

**REGULAR MEETING OF THE  
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY  
TO THE FORMER MADERA REDEVELOPMENT AGENCY**

**Monday, May 13, 2013**

**9:00 a.m. – Regular Session**

City of Madera City Hall – Council Chambers  
205 West Fourth Street, Madera, California

**Action/Summary Minutes**

**1. CALL TO ORDER – REGULAR SESSION**

Meeting called to order by Chairperson Brett Frazier at 9:00 a.m.

**ROLL CALL**

**Board Members Present:**

Brett Frazier, Chairperson  
Stell Manfredi, Vice-Chairperson  
Donald Horal, Board Member  
Cecilia Massetti, Ed.D, Board Member  
Bob Wilson, Board Member

**Board Members Absent:**

Ric Arredondo, Board Member  
Max Rodriguez, Board Member

**Successor Agency Staff Members Present:**

Successor Agency Executive Director Jim Taubert, General Counsel Brent Richardson, and Office Assistant Claudia Mendoza

The Pledge of Allegiance was led by Chairperson Brett Frazier.

**PUBLIC COMMENT**

The first fifteen minutes of the meeting are reserved for members of the public to address the Board on items which are within the subject matter jurisdiction of the Board. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Board is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Board does not respond to public comment at this time.

*Chairperson Frazier opened the public comment portion of the meeting. There being no comments offered, the public comment portion of the meeting was closed.*

**2. CONSENT CALENDAR**

**2.1 Minutes of the Regular Meeting of the Oversight Board for April 15, 2013**

**Action:** Approval of the Consent Calendar item as presented.

**Moved by:** Board Member Manfredi; seconded by Board Member Wilson.

**Vote:** 5/0. Ayes: Board Members Frazier, Manfredi, Horal, Massetti, and Wilson. Noes: None;

**Absent:** Board Members Arredondo and Rodriguez.

### **3. PRESENTATIONS/ADMINISTRATIVE REPORTS**

#### **3.1 Report Regarding Correspondence from Department of Finance**

Summary of staff report: Successor Agency Executive Director Jim Taubert presented the staff report providing the members of the Oversight Board with an update on recent communications with the Department of Finance. Discussion followed.

**Informational staff report only – no formal action required.**

#### **3.2 Update Regarding Legislation Related to Infrastructure, Economic Development and Affordable Housing Financing**

Summary of staff report: Successor Agency Executive Director Jim Taubert presented the staff report providing the members of the Oversight Board with an update regarding the legislature's efforts to provide stable and ongoing funding for infrastructure, economic development, and affordable housing. Discussion followed.

**Informational staff report only – no formal action required.**

#### **3.3 Status Report on Finding of Completion issued by Department of Finance**

Summary of staff report: Successor Agency Executive Director Jim Taubert presented the staff report providing the members of the Oversight Board with information on the process associated with the Finding of Completion. Discussion followed.

**Informational staff report only – no formal action required.**

### **4. NEW BUSINESS**

#### **4.1 Reconsideration of Oversight Board Resolution 12-31 Related to the Transfer of Property at 103 Grove Street (APN 012-015-001) in the City of Madera**

Summary of staff report: Successor Agency Executive Director Jim Taubert presented the staff report noting that The Department of Finance is asking the Oversight Board to reconsider the finding that the property located at 103 Grove Street (APN 012-015-001) is being used for governmental purposes.

This item is asking you to, if in your opinion; feel that this property is used for a governmental purpose. If so, we will send back to the Department of Finance with the finding that the Oversight Board reviewed it, reconsidered it, and based on the all the information provided, came to the determination it is being used for a governmental purpose.

Vice-Chairperson Manfredi stated this is for a right-of-way, and they do not think that this may not be for a governmental purpose?

Executive Director Taubert responded "yes".

Board Member Wilson stated that we transferred this property to the City. An action we should have taken quite a long time ago. But since we hadn't taken it at that point, when we did it that is what brought it to their attention. I don't even think they really looked at it to see what the property is. It is an uneconomic remnant, when Olive was changed over there.

Vice-Chairperson Manfredi stated "Unless Jim, there is something that at least I or we don't know as the Oversight Board, unless there is a discussion; I make a motion that we send it back saying that it is a public purpose. People are walking on it as a pathway."

**Action:** Oversight Board determined that the property located at 103 Grove Street (APN 012-015-001) is being used for government purposes.

**Moved by:** Board Member Manfredi; seconded by Board Member Horal.

**Vote:** 5/0. Ayes: Board Members Frazier, Manfredi, Massetti, and Wilson;

Noes: None

**Absent:** Board Members Arredondo and Rodriguez.



5. **GENERAL**

There are no items for this section.

6. **BOARD MEMBER REPORTS**

No reports were offered.

7. **ADJOURNMENT**

The meeting was adjourned at 9:25 a.m.

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Claudia Mendoza, Agency Secretary

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Brett Frazier, Chairperson

/cm

**REGULAR MEETING OF THE  
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY  
TO THE FORMER MADERA REDEVELOPMENT AGENCY**

**Monday, June 17, 2013**

**9:00 a.m. – Regular Session**

City of Madera City Hall – Council Chambers  
205 West Fourth Street, Madera, California

**Action/Summary Minutes**

**1. CALL TO ORDER – REGULAR SESSION**

Meeting called to order by Vice-Chairperson Stell Manfredi at 9:03 a.m.

**ROLL CALL**

**Board Members Present:**

Stell Manfredi, Vice-Chairperson  
Donald Horal, Board Member  
Cecilia Massetti, Ed.D, Board Member  
Bob Wilson, Board Member  
Max Rodriguez, Board Member  
Ric Arredondo, Board Member

**Board Members Absent:**

Brett Frazier, Chairperson

**Successor Agency Staff Members Present:**

City Attorney Brent Richardson and Office Assistant Claudia Mendoza

The Pledge of Allegiance was led by Board Member Bob Wilson

**PUBLIC COMMENT**

The first fifteen minutes of the meeting are reserved for members of the public to address the Board on items which are within the subject matter jurisdiction of the Board. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Board is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Board does not respond to public comment at this time.

*Vice-Chairperson Manfredi opened the public comment portion of the meeting. There being no comments offered, the public comment portion of the meeting was closed.*

**2. CONSENT CALENDAR**

**2.1 Minutes of the Regular Meeting of the Oversight Board for April 15, 2013**

**2.2 Minute Order – Rejecting all bid for the East Yosemite Avenue (SR 145) & Elm Avenue Traffic Signal – RDA Project No. RDA 13-01**

**2.3 Consideration of Resolution Acknowledging and Approving the Conveyance of an Easement Deed from the City of Madera Successor Agency to the Former Madera Redevelopment Agency to the City of Madera to Complete a Projected 80 Foot Right of Way for “E” Street at Clinton Street**

Vice-Chairperson Manfredi pulled item 2.1 at the request of Successor Agency staff. Item will be brought back at next regular meeting of the Oversight Board.

**Action:** Approval of the Consent Calendar items as presented. Including the adoption of Resolution No. OB 13-08, Acknowledging and Approving the Conveyance of an Easement Deed from the City of Madera Successor Agency to the Former Madera Redevelopment Agency to the City of Madera to Complete a Projected 80 Foot Right of Way for "E" Street at Clinton Street

**Moved by:** Board Member Wilson; seconded by Board Member Rodriguez.

**Vote:** 6/0. Ayes: Board Members Manfredi, Arredondo, Horal, Massetti, Rodriguez, and Wilson.

**Noes:** None;

**Absent:** Board Member Frazier.

### **3. PRESENTATIONS/ADMINISTRATIVE REPORTS**

#### **3.1 Update on Pending Legislation Related to Infrastructure, Economic Development and Affordable Housing**

##### **Summary of staff report:**

In absence of Executive Director Taubert, City Attorney Brent Richardson presented the staff report providing the members of the Oversight Board with updates on various legislation that is in the works. The one that caught his attention is AB 564, which would make Oversight Board actions final upon receiving the Finding of Completion (which we have).

Board Member Massetti stated that she is aware of a number of projects that were built with pass through dollars. She is concerned with where the schools fall within the RDA lite legislation (AB 1080).

Vice-Chairperson Manfredi asked that Mr. Taubert continue to update Oversight Board on the status of any upcoming legislation.

No further questions or comments were made.

**Informational staff report only – no formal action required.**

### **4. NEW BUSINESS**

#### **4.1 Discussion Regarding Department of Finance Objection to Oversight Board Action Related to the Successor Agency Acquisition of the property located at 300 South "G" Street (APN 010-162-001) and Reconsideration of Prior Approval of this Item.**

##### **Summary of staff report:**

In absence of Executive Director Taubert, City Attorney Brent Richardson presented staff report that the Department of Finance objected to the acquisition of the property located at 300 South "G" Street. This property was acquired as part of the Courthouse Project, which the Successor Agency maintains is an enforceable obligation. The Department of Finance has objected to the transaction and they have asked the Oversight Board to reconsider that item. If the Oversight Board would like to reaffirm its prior decision, it would take a motion reaffirming that decision with the findings listed on the recommendation on the staff report. Those findings include: 1) that the MOU constitutes an enforceable obligation that existed prior to June 27, 2011. 2)The Successor Agency approved that acquisition as a means to satisfy that enforceable obligation. 3)On April 10, 2013, the Oversight Board acknowledged and approved the Successor Agency action related to acquisition. 4)The Oversight Board finds this action in compliance with HSC 34163(b) and HSC 34177.3(a). Staff requests that the Oversight Board reaffirm its prior decision based on those findings. If the decision is reaffirmed it will then be submitted to the Department of Finance.

Vice-Chairperson Manfredi and Board Member Wilson concurred with Executive Taubert's staff report .

Board Member Wilson stated that the County MOU is definitely an enforceable obligation. The Department of Finance has also recognized this obligation on all of our ROPS. I agree that this action will be applied to that enforceable obligation and the Oversight Board does find that this action is in compliance with HSC 34163(b) and HSC 34177.3(a)

Board Member Arredondo asked aside from the date, is there anything else that can exclude this action from going forward?

City Attorney Richardson responded, it is our contention that this is part of that enforceable obligation that was enacted prior to June 27, 2011. It is part of the Courthouse Project, part of the obligation that Redevelopment Agency and now the Successor Agency had. It is part of the overall transaction. It is our contention that it is part of a previous enforceable obligation.

It was pointed out by Vice-Chairperson Manfredi that three of the Oversight Board members present were involved in the original MOU.

Vice Chairperson Manfredi asked what would happen if the escrow was not closed in time? City Attorney Richardson responded that escrow has not closed. Executive Taubert has left instructions that if the Oversight Board reaffirms the prior action, and if we do not receive a response from Department of Finance, escrow will close on June 28<sup>th</sup> or June 29<sup>th</sup>. That will be enough time for the clock to run on it. If they respond before that and object, escrow cannot close.

Vice Chairperson Manfredi asked Board Member Wilson if the Department of Finance decision was based on the fact that escrow had not closed?

Board Member Wilson stated that the Department of Finance is looking at this and determined that this is a new agreement, and not part of satisfying our MOU with the County.

Board Member Arredondo also asked that the Department of Finance is considering the amended agreement a new agreement?

City Attorney Richardson responded that this acquisition has not closed escrow. It is an acquisition that is occurring now. The Department of Finance is ignoring that it was required of an existing enforceable obligation, and that the failure to acquire the property was essentially a breach of the MOU.

Vice Chairperson Manfredi addressed Board Member Arredondo's question, because the transaction has not been fully completed in reference to the agreement that the City and RDA had with the County. The Department of Finance is saying it is not completed so it's not an enforceable agreement.

City Attorney Richardson stated, it is an obligation we had existing prior to the cutoff date. It is part of the MOU. For some reason, the Department of Finance is wanting to break it off because we are acquiring a piece of property now, treating it as a separate deal, and acting as if nothing that actually required us to do this in this in the first place has ever existed with this project. It is an incorrect determination.

Board Member Arredondo stated that as he read the body of the letter from the Department of Finance and it mentions the amended agreement and escrow instructions. They are pointing out to the modification that took place on April 15, 2013.

City Attorney Richardson stated that this obligation existed before June 27, 2011. There was no modification to the MOU. Originally, there was an error on the title report, and that is the reason for the modification. The actual MOU that created this agreement existed prior to that date.

No further questions or comments were made.

**Action:** Oversight Board reaffirmed their prior action that the property located at 300 South "G" Street (APN 010-162-001) is an enforceable obligation and finds that the Successor Agency is in compliance of HSC 34163(b) and HSC 34177.3(a). This was done by motion which incorporated the following findings:

1. The County MOU constitutes an Enforceable Obligation that occurred prior to June 27, 2011.
2. The Successor Agency approved the acquisition 300 South "G" Street as a means to satisfy this Enforceable Obligation.
3. On April 10, 2013 the Oversight Board acknowledged and approved the Successor Agency action related to the acquisition of 300 South "G" Street.
4. The Oversight Board finds this action to be in compliance with HSC 34163(b) and HSC 34177.3(a).

**Moved by:** Board Member Rodriguez; seconded by Board Member Massetti.

**Vote:** 6/0. Ayes: Board Members Manfredi, Arredondo, Horal, Massetti, Rodriguez, and Wilson;

Noes: None

Absent: Board Member Frazier.

5. **GENERAL**

There are no items for this section.

6. **BOARD MEMBER REPORTS**

No reports were offered.

7. **ADJOURNMENT**

The meeting was adjourned at 9:21 a.m.

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Claudia Mendoza, Office Assistant

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Brett Frazier, Chairperson

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# **REPORT TO THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**

**BOARD MEETING OF:** July 15, 2013

**AGENDA ITEM NUMBER:** 3.1

**APPROVED BY:**

  
\_\_\_\_\_  
Executive Director

**Subject:** Consideration of a Resolution Approving the Long Range Property Management Plan

**Summary:** The Oversight Board will be presented with the Long Range Property Management Plan (LRPMP) as required by AB 1484.

## **HISTORY/BACKGROUND**

Per AB 1484, the Successor Agency is responsible for drafting a Long Range Property Management Plan (LRPMP). Within six (6) months after receipt of the Finding of Completion, the Successor Agency must submit a LRPMP for the real property of the dissolved redevelopment agency to the Oversight Board and the Department of Finance. The former Madera Redevelopment Agency had thirty-four (34) properties to be included in the LRPMP. The LRPMP is not required to include properties that were transferred to the Successor Housing Agency.

The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses under a property management plan include:

- Retention of the property for government use;
- Retention of the property for future development;
- Sale of the property; and
- Use of the property to fulfill our enforceable obligations.

Upon approval of the LRPMP, the properties are to be placed in a Community Redevelopment Trust Fund administered by the Successor Agency in accordance with the approved property management plan. If the property management plan specifies the governmental use of the property for a project identified in the approved LRPMP, that property is to be transferred to the City as sponsoring agency for that purpose.



If the property management plan specifies the liquidation of the property, the proceeds from the sale will be deposited in the Successor Agency Trust Fund and are to be used by the Successor Agency to fulfill enforceable obligations. Any surplus funds are to be distributed as property taxes to the taking entities.

### **SITUATION**

All of the properties in the LRPMP were acquired with proceeds from the 2003 or 2008 Tax Allocation Bonds. Per HSC 34177 (i)

Continue to oversee development of properties until the contracted work has been completed or the contractual obligations of the former redevelopment agency can be transferred to other parties. Bond proceeds shall be used for the purposes for which bonds were sold unless the purposes can no longer be achieved, in which case, the proceeds may be used to defease the bonds.

and HSC 34193.3(c)(1)

Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

It is proposed that proceeds from land sales be utilized to fund enforceable obligations replacement housing obligations and projects indentified in the Five Year Implementation Plan.

### **RECOMMENDATION**

Staff recommends the Oversight Board adopt the resolution approving the Long Range Property Management Plan.

JET:cm

Attachments:

Resolution

Long Range Property Management Plan

RESOLUTION NO. OB 13-

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE  
FORMER MADERA REDEVELOPMENT AGENCY APPROVING A LONG-RANGE  
PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH  
AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, as authorized by applicable law, the City of Madera has elected to serve as the Successor Agency to the former Madera Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare long-range property management plans to address the disposition and use of the real property of the former Madera Redevelopment Agency; and

**WHEREAS**, the Successor Agency has prepared a proposed long-range property management plan ("Plan") in accordance with Health and Safety Code Section 34191.5, and a copy of the Plan is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, the Oversight Board has received, reviewed and considered the Plan, and considered all written and oral staff reports regarding the Plan and any written and oral public comments on the Plan, during a duly noticed public meeting held on July 15, 2013; and

**WHEREAS**, the Oversight Board finds that the Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5.

**NOW, THEREFORE**, the Oversight Board of Successor Agency to the former Madera Redevelopment Agency does hereby resolve as follows:

1. Finds and determines that the foregoing recitals are true and correct.
2. The Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.
3. Successor Agency staff is hereby authorized and directed to transmit the approved Plan and this Resolution to the Department of Finance for review and approval in accordance with the requirements of Health and Safety Code Section 34191.5.

\* \* \* \* \*

PASSED AND ADOPTED by the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency of the City of Madera this 15<sup>th</sup> day of July 2013, by the following vote:

AYES:

NOES:

ABSENT:

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Brett Frazier, Chairperson

ATTEST:

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Claudia Mendoza, Agency Secretary

[illegible]

**PROPERTY  
INVENTORY  
DATA #**

	asmt	Current Owner	formattedsitus1	Land Use	Exh	
11	004-111-018-000	CITY OF MADERA	1224 NEBRASKA AVE	Housing		
12	004-111-018-000	MADERA REDEVEL AGENCY	1224 NEBRASKA AVE	Housing		
13	004-111-019-000	CITY OF MADERA	1220 NEBRASKA AVE	Housing		
14	004-111-019-000	MADERA REDEVEL AGENCY	1220 NEBRASKA AVE	Housing		
15	004-170-007-000	MADERA REDEVELOPMENT AGENCY	1708 N LAKE ST	Housing		
16	005-014-008-000	MADERA REDEVEL AGENCY	1019 E RIVERSIDE DR	Housing		
17	005-014-009-000	MADERA REDEVEL AGENCY	1023 E RIVERSIDE DR	Housing		
18	005-014-010-000	MADERA REDEVEL AGENCY	758 MERCED ST	Housing		
19	005-014-011-000	MADERA REDEVEL AGENCY	770 MERCED ST	Housing		
20	005-014-012-000	MADERA REDEVEL AGENCY	784 MERCED ST	Housing		
21	005-014-013-000	MADERA REDEVEL AGENCY	783 MERCED ST	Housing		
22	005-014-014-000	MADERA REDEVEL AGENCY	769 MERCED ST	Housing		
23	005-014-015-000	MADERA REDEVEL AGENCY	757 MERCED ST	Housing		
24	005-014-016-000	MADERA REDEVEL AGENCY	1109 E RIVERSIDE DR	Housing		
25	005-014-017-000	MADERA REDEVEL AGENCY	1106 E RIVERSIDE DR	Housing		
26	005-014-018-000	MADERA REDEVEL AGENCY	1102 E RIVERSIDE DR	Housing		
27	005-014-019-000	MADERA REDEVEL AGENCY	1100 E RIVERSIDE DR	Housing		
28	005-014-020-000	MADERA REDEVEL AGENCY	1034 E RIVERSIDE DR	Housing		
29	005-014-021-000	MADERA REDEVEL AGENCY	1030 E RIVERSIDE DR	Housing		
30	005-014-022-000	MADERA REDEVEL AGENCY	733 RIVERSIDE CT	Housing		
31	005-014-023-000	MADERA REDEVEL AGENCY	719 RIVERSIDE CT	Housing		
32	005-014-024-000	MADERA REDEVEL AGENCY	705 RIVERSIDE CT	Housing		
33	005-014-025-000	MADERA REDEVEL AGENCY	704 RIVERSIDE CT	Housing		
34	005-014-026-000	MADERA REDEVEL AGENCY	718 RIVERSIDE CT	Housing		
35	005-014-027-000	MADERA REDEVEL AGENCY	732 RIVERSIDE CT	Housing		
36	005-014-028-000	MADERA REDEVEL AGENCY	731 FRESNO ST	Housing		
37	005-014-029-000	MADERA REDEVEL AGENCY	717 FRESNO ST	Housing		
38	005-014-030-000	MADERA REDEVEL AGENCY	703 FRESNO ST	Housing		
39	007-021-001-000	CITY OF MADERA	303 E CENTRAL AVE	Housing		
40	007-022-002-000	MADERA REDEVELOPMENT AGENCY	514 N B ST	Housing		
41	007-022-006-000	MADERA REDEVELOPMENT AGENCY	329 E CENTRAL AVE	Housing		
42	007-022-007-000	MADERA REDEVELOPMENT AGENCY	325 E CENTRAL AVE	Housing		
43	007-022-008-000	MADERA REDEVELOPMENT AGENCY	321 E CENTRAL AVE	Housing		
44	007-022-010-000	MADERA REDEVELOPMENT AGENCY	315 E CENTRAL AVE	Housing		
45	007-022-014-000	MADERA REDEVELOPMENT AGENCY	Sandoval (C Street & River)	Housing		
46	007-031-001-000	MADERA REDEVELOPMENT AGENCY	420 N A ST	Housing		
47	007-031-002-000	MADERA REDEVELOPMENT AGENCY	416 N A ST	Housing		
48	007-031-004-000	MADERA REDEVELOPMENT AGENCY	408 1/2 N A ST	Housing		
49	007-031-005-000	MADERA REDEVELOPMENT AGENCY	408 N A ST	Housing		
50	007-031-016-000	MADERA REDEVELOPMENT AGENCY	413 N B ST	Housing		
51	007-031-017-000	MADERA REDEVEL AGENCY	417 N B ST	Housing		
52	007-031-018-000	MADERA REDEVELOPMENT AGENCY	421 N B ST	Housing		
53	007-031-019-000	MADERA REDEVELOPMENT AGENCY	427 N B ST	Housing		
54	007-063-001-000	MADERA REDEVELOPMENT AGENCY	501 N C ST	Housing		
55	007-065-003-000	MADERA REDEVELOPMENT AGENCY	411 N B ST	Housing		
56	007-092-013-000	MADERA REDEVELOPMENT AGENCY	217 N A ST	Housing		
57	007-101-016-000	MADERA REDEVEL AGENCY	120 N E ST	Non-Housing	A	15
58	007-101-017-000	MADERA REDEVEL AGENCY	5 E. Yosemite	Non-Housing	A	16
59	007-112-014-000	MADERA REDEVELOPMENT AGENCY	121 N C ST	Non-Housing	C	8
60	007-112-015-000	MADERA REDEVELOPMENT AGENCY	125 N C ST	Non-Housing	C	8
61	007-142-001-000	MADERA REDEVELOPMENT AGENCY	1321 E YOSEMITE AVE	Non-Housing	D	3
62	007-161-006-000	MADERA REDEVELOPMENT AGENCY	218 E YOSEMITE AVE	Non-Housing	C	7
63	007-165-019-000	MADERA REDEVEL AGENCY	428 E YOSEMITE AVE	Non-Housing	A	17
64	007-174-009-000	MADERA REDEVELOPMENT AGENCY	616 E 6TH ST	Housing		
65	007-174-010-000	MADERA REDEVELOPMENT AGENCY	620 E 6TH ST	Housing		
66	007-184-010-000	MADERA REDEVELOPMENT AGENCY	320 S D ST	Non-Housing	B	9
67	007-184-023-000	MADERA REDEVELOPMENT AGENCY	107 E. 7th Street	Non-Housing	B	10
68	007-184-024-000	MADERA REDEVELOPMENT AGENCY	321 S. E Street	Non-Housing	B	11
69	007-191-010-000	CITY OF MADERA	309 S D ST			
70	007-191-010-000	CITY OF MADERA	309 S D ST			
71	007-191-013-000	CITY OF MADERA	313 S D ST			
72	007-191-013-000	CITY OF MADERA	313 S D ST			
73	007-191-016-000	CITY OF MADERA	340 S C ST			
74	007-191-018-000	CITY OF MADERA	330 S C ST			
75	007-203-016-000	MADERA REDEVELOPMENT AGENCY	614 E 7TH ST	Housing		
76	007-203-018-000	MADERA REDEVELOPMENT AGENCY	625 E 7TH ST	Housing		

						PROPERTY INVENTORY DATA #
asmt	Current Owner	formattedsitus1	Land Use	Exh		
77	007-203-022-000 MADERA REDEVELOPMENT AGENCY	620 E 7TH ST	Housing			
78	007-203-023-000 MADERA REDEVELOPMENT AGENCY	624 E 7TH ST	Housing			
79	008-022-010-000 MADERA REDEVELOPMENT AGENCY	Sold (Spencer) - Deed problems	Sold			
80	008-022-014-000 MADERA REDEVELOPMENT AGENCY	Elm Street	Housing			
81	008-022-022-000 CITY OF MADERA					
82	008-022-024-000 CITY OF MADERA					
83	008-022-035-000 MADERA REDEVELOPMENT AGENCY	Sold (Spencer) - Deed problems	Sold			
84	008-022-036-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		23
85	008-023-012-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		24
86	008-043-022-000 MADERA REDEVELOPMENT AGENCY	Santa Fee Street	Street	F		29
87	008-082-056-000 MADERA REDEVELOPMENT AGENCY	Street	Street	F		30
88	008-082-057-000 MADERA REDEVELOPMENT AGENCY	Street	Street	F		31
89	008-082-069-000 MADERA REDEVELOPMENT AGENCY	Street	Street	F		32
90	008-093-026-000 MADERA REDEVELOPMENT AGENCY	Median	Median	F		20
91	008-093-027-000 MADERA REDEVELOPMENT AGENCY	Median	Median	F		21
92	008-093-028-000 MADERA REDEVELOPMENT AGENCY	Sawmill Street	Steet	F		28
93	008-102-022-000 MADERA	739 ADELAIDE AVE				
94	008-120-051-000 MADERA REDEVELOPMENT AGENCY	Storm Pond	Pond	F		22
95	008-120-052-000 MADERA REDEVELOPMENT AGENCY	Drysdale Way	Street	F		33
96	008-142-037-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		25
97	008-142-041-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		26
98	008-142-042-000 MADERA REDEVELOPMENT AGENCY	301 PERCY ST	Housing			
99	008-142-043-000 MADERA REDEVELOPMENT AGENCY	307 PERCY ST	Housing			
100	008-142-044-000 MADERA REDEVELOPMENT AGENCY	313 PERCY ST	Housing			
101	008-142-045-000 MADERA REDEVELOPMENT AGENCY	319 PERCY ST	Housing			
102	008-142-046-000 MADERA REDEVELOPMENT AGENCY	325 PERCY ST	Housing			
103	008-142-047-000 MADERA REDEVELOPMENT AGENCY	331 PERCY ST	Housing			
104	008-142-048-000 MADERA REDEVELOPMENT AGENCY	339 PERCY ST	Housing			
105	008-142-053-000 MADERA REDEVELOPMENT AGENCY	318 PERCY ST	Housing			
106	008-142-054-000 MADERA REDEVELOPMENT AGENCY	312 PERCY ST	Housing			
107	008-142-055-000 MADERA REDEVELOPMENT AGENCY	1418 SANTA FE ST	Housing			
108	008-142-056-000 MADERA REDEVELOPMENT AGENCY	1414 SANTA FE ST	Housing			
109	008-142-057-000 MADERA REDEVELOPMENT AGENCY	1410 SANTA FE ST	Housing			
110	008-142-058-000 MADERA REDEVELOPMENT AGENCY	1406 SANTA FE ST	Housing			
111	008-142-059-000 MADERA REDEVELOPMENT AGENCY	297 ELM ST	Housing			
112	008-142-060-000 MADERA REDEVELOPMENT AGENCY	275 ELM ST	Housing			
113	008-142-061-000 MADERA REDEVELOPMENT AGENCY	253 ELM ST	Housing			
114	008-142-062-000 MADERA REDEVELOPMENT AGENCY	239 ELM ST	Housing			
115	008-142-063-000 MADERA REDEVELOPMENT AGENCY	221 ELM ST	Housing			
116	008-142-064-000 MADERA REDEVELOPMENT AGENCY	252 PERCY ST	Housing			
117	008-142-065-000 MADERA REDEVELOPMENT AGENCY	270 PERCY ST	Housing			
118	008-142-066-000 MADERA REDEVELOPMENT AGENCY	294 PERCY ST	Housing			
119	008-142-067-000 MADERA REDEVELOPMENT AGENCY	Percy Street	Street	F		34
120	008-143-001-000 MADERA REDEVELOPMENT AGENCY	ROW (E. Yose, util ROW)	ROW	F		27
121	008-143-003-000 MADERA REDEVELOPMENT AGENCY	1407 E YOSEMITE AVE	Non-Housing	D		4
122	008-143-018-000 MADERA REDEVELOPMENT AGENCY	1401 A E YOSEMITE AVE	Non-Housing	D		5
123	008-143-019-000 MADERA REDEVELOPMENT AGENCY	1401 E YOSEMITE AVE	Non-Housing	D		1
124	008-143-020-000 MADERA REDEVELOPMENT AGENCY	1403 E YOSEMITE AVE	Non-Housing	D		2
125	008-143-021-000 MADERA REDEVELOPMENT AGENCY	1405 E YOSEMITE AVE	Non-Housing	D		6
126	010-134-011-000 MADERA REDEVELOPMENT AGENCY	228 S G ST	Courthouse Project	Deeded to State		
127	011-011-005-000 MADERA REDEVELOPMENT AGENCY	E Street By RR tracks	Non-Housing	B		19
128	011-011-006-000 MADERA REDEVELOPMENT AGENCY	E Street By RR tracks	Non-Housing	B		19
129	011-131-015-000 MADERA REDEVELOPMENT AGENCY	723 S A ST	Housing			
130	011-152-009-000 MADERA REDEVELOPMENT AGENCY	South E Street, small strip north of pond	Non-Housing	E		18
131	011-183-002-000 MADERA REDEVELOPMENT AGENCY	929 S E ST	Non-Housing	E		18
132	011-183-004-000 MADERA REDEVELOPMENT AGENCY	South E Street, stip east of pond	Non-Housing	E		18
133	011-213-011-000 MADERA REDEVELOPMENT AGENCY	425 STINSON AVE	Housing			
134	011-213-024-000 MADERA REDEVELOPMENT AGENCY	429 STINSON AVE	Housing			
135	011-233-017-000 MADERA REDEVELOPMENT AGENCY	401 HULL AVE	Housing			
136	011-233-029-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
137	011-233-030-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
138	011-233-031-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
139	011-233-032-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
140	012-015-001-000 CITY OF MADERA	103 GROVE ST	Non-Housing	A		14



# **MADERA LONG RANGE PROPERTY MANAGEMENT PLAN**

## **Introduction**

Per AB1484, the Successor Agency is responsible for drafting a Long-Range Property Management Plan (LRPMP). Within six (6) months after receipt of the Finding of Completion, the Successor Agency must submit a LRPMP for the real property of the dissolved redevelopment agency to the Oversight Board and the Department of Finance.

The LRPMP must include an inventory (with specified information) about each property and address the use or disposition of each property. Upon approval of the LRPMP, the properties are to be placed in a Community Redevelopment Trust Fund administered by the Successor Agency in accordance with the approved plan.

If the LRPMP specifies the liquidation of the property, the proceeds from the sale will be deposited in the Successor Agency Trust Fund and are to be used by the Successor Agency to fulfill enforceable obligations. Any surplus funds are to be distributed as property taxes to taxing entities.

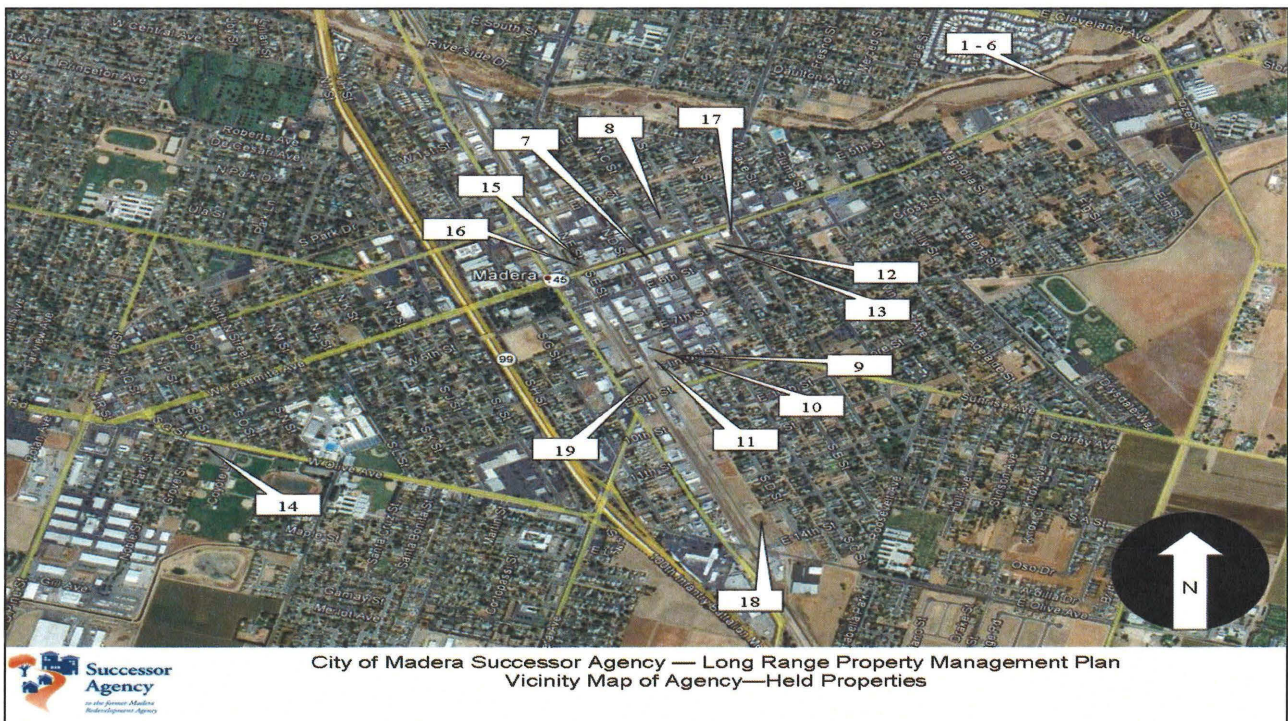
The former redevelopment agency conveyed twenty (20) properties. The properties at 1321 – 1407 East Yosemite Avenue are contiguous and should be treated as a single parcel. AB 1484 requires specific information on each property. This is outlined in the attached matrix.

Permitted uses under a property management plan include the following:

- Retention of the property for government use;
- Retention of the property for future development;
- Use of the property to fulfill an enforceable obligation; and
- Sale of property.

## **History of Previous Development Activities**

As noted in the map below, the properties tend to be concentrated in the central business district, South “E” Street corridor, and East Yosemite Avenue corridor.



1. **Central Business District**

Six (6) of the properties are located in the central business district. These would include:

- 5 East Yosemite Avenue
- 218 East Yosemite Avenue
- 428 East Yosemite Avenue
- 109/111 South "B" Street
- 121/125/129 North "C" Street
- 120 North "E" Street

Since its creation in 1991, the former RDA has spent millions of dollars in an effort to revitalize Downtown Madera. Activities have included the facade renovation program, streetscape improvements, construction of parking facilities, and the acquisition/demolition of substandard buildings. Many of the past acquisitions were done to facilitate the location of government offices or health services. This would include Social Security, First Five, Madera County Courthouse, Darin Camarena Health Center, Post Office, Police Station and RDA/Neighborhood Revitalization offices. Property at 109/111 South "B" Street has been sold to Darin Camarena Health Centers for the purpose of constructing administrative offices.

2. **South "E" Street Corridor**

In 2007, the former RDA contracted with TRIAD Architects and Planning, and Blair, Church and Flynn Consulting Engineers to develop a specific plan for the "E" Street commercial corridor. The Madera Tribune and Union Pacific Railroad properties were acquired in 2008. Escrows on the Boyle, Evan's and Holiday properties were canceled due to declining property tax revenues and the state take of redevelopment funds.

3. **East Yosemite Avenue Corridor**

In 2003, the former RDA initiated the acquisition of a number of properties in the East Yosemite Avenue corridor. The result was the development of the Crossroads Shopping Center (Q/S Tozer) and the Sugar Pine Village Subdivision (RDA). Other acquisitions included the Yosemite/Fig property and the properties included in this report, which were acquired in 2008. The Yosemite/Fig property was sold to Ironhorse Development in 2010. Additional acquisition activities ceased in 2008 due to declining property tax revenue and the state take of redevelopment funds.

4. **Miscellaneous**

In 2006, the former RDA acquired/demolished a substandard building at 103 Grove Street. Hardscape improvements were constructed in conjunction with the Olive Street Widening Project. The right-of-way was transferred to the City of Madera in October 2012.

## **Governmental Use Properties**

Among the properties transferred to the Successor Agency are several properties constructed, acquired or used for governmental purposes. Health and Safety Code Section 34181(a) includes examples such as "roads, school buildings, parks, police and fire stations, libraries and local agency administrative buildings." The properties that are determined to be governmental purpose properties that are proposed for retention by the City include the following:

1. **5 East Yosemite Avenue/120 North "E" Street**

The City originally acquired the property through a state grant as a part of the construction of the Intermodal Facility. Covenants restrict both the ownership and use of the property. The former RDA acquired the property in 2000. The property at 120 North "E" Street is occupied by the Madera District Chamber of Commerce. They pay \$1,200 annually and are required to provide a number of services for the City. The property at 5 East Yosemite Avenue was occupied by the



former RDA from 1991 to 2010. The current tenant is Two Monkey's Brewing Company; however, eviction proceedings are about to commence due to non-payment of rent. Fair market rent would be \$1,200 to \$1,400 monthly.

2. **428 East Yosemite Avenue**

The property originally contained five (5) parcels and two (2) substandard buildings and was acquired by the former RDA in 2008. The substandard buildings were demolished, and one of the five parcels located at 124 South "A" Street was sold to Darin Camarena Health Center. A vacant office building, now 428 East Yosemite Avenue, was remodeled to accommodate the employees of the City of Madera Neighborhood Revitalization Department and the former RDA.

3. **103 Grove Street**

The property was acquired in conjunction with the Olive Street Widening Project.

A more detailed description of each property is included in Exhibit A.

Exhibit F includes fifteen (15) parcels that should have been transferred to the City upon completion of the projects. They include streets, rights-of-way, drainage ponds and landscaped medians. They will be transferred to the City upon the approval of the Long Range Property Management Plan.

### **Property Retained for Future Development**

AB1484 allows the Successor Agency to propose that properties be retained for future development. Most of the properties proposed to be retained are in areas where significant planning has occurred and all of the areas were identified in the 2008-2013 Five Year Implementation Plan. The properties proposed for retention include the following:

1. **E Street Corridor**

- 100 East 7<sup>th</sup> Street (former Madera Tribune)
- 321 South "E" Street
- 320 South "D" Street
- APN: 011-011-005/006





In addition to the previous studies by TRIAD (planning) and Blair, Church & Flynn (infrastructure), the Successor Agency has a contract with Quad-Knopf to relocate an irrigation canal, which impacts future development on three (3) of the properties. Prior to dissolution, P. G. & E. contacted Agency staff regarding the donation of 43,000± sf at the SE corner of Clinton and "E" Street. Should this occur, the development potential of the area would be significantly enhanced.

### **Development Constraints**

"E" Street from Clinton to 9<sup>th</sup> Street, and Clinton from "D" to "E" Street, is characterized by the lack of curb and gutter and that is reflected in the quality of the streets. APN 011-011-004 lacks depth, is irregularly shaped and has an abandoned rail spur. 320 South "D" Street has an abandoned metal structure that needs to be demolished. The former Madera Tribune building needs a new roof but is well suited to handle multiple tenants. Parking is adequate. The relocation of the MID irrigation canal would significantly improve development opportunities.

### **Development Opportunities**

Interest in the Tribune property has been expressed by two (2) government agencies, motorcycle dealer, alarm company and feed store. Due to the fact we have been in "redevelopment purgatory," none of the projects were aggressively pursued. Evan's Feed has a strong interest in APN 011-011-005/006. The ideal scenario would be the following:

- Obtain title to P. G. & E. property
- Acquire four (4) small parcels on Clinton
- Abandon Clinton
- Relocate the MID irrigation canal

These activities would create a developable site of approximately 3.3± acres (143,748 sf).

A more detailed description of each property is included in Exhibit B.

## **2. Central Business District**

- 121/125/129 North "C" Street
- 218 East Yosemite Avenue
- 109/111 South "B" Street





Downtown Madera is a reflection of the adjacent neighborhoods it serves. Very low to moderate income Hispanics are the residents of these neighborhoods and are the primary customer base for downtown businesses. Agencies, such as the Department of Social Services, Workforce Development Office, First Five, Social Security Office and Darin Camarena Health Center are also located in the central business district. All provide services to low income residents.

Prior to dissolution, the former RDA had conducted pre-acquisition on 112/122/126 North "B" Street. When combined with the North "C" Street property, the former RDA would have controlled one-half of a city block.

### **Development Constraints**

The property at 218 East Yosemite Avenue has size limitations as it is a 25' x 150' parcel.

### **Development Opportunities**

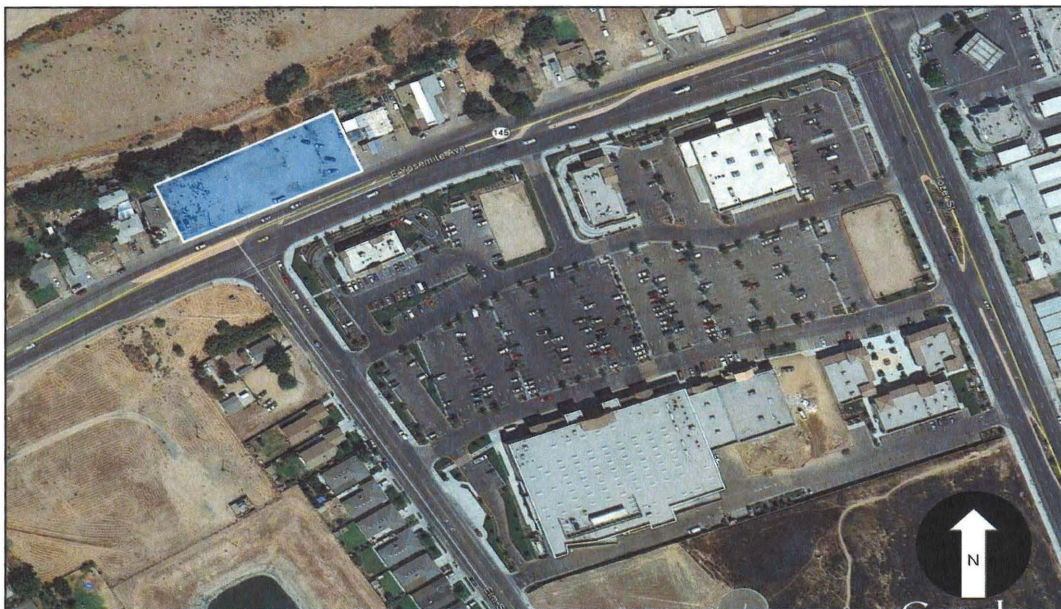
The Buenrostro family had 218 East Yosemite Avenue property in escrow; however, they did not meet performance timelines. They still have a strong interest in the site to create an outdoor dining space for the Tijuana Bar and Grill, which is located on the adjacent parcel.

The Workforce Development Office is actively looking for a new office. The lack of suitable sites is causing them to look outside of the central business district. When combined, the "C" Street property and "B" Street lots would create a fully improved 50,250± sf parcel.

A more detailed description of each property is included in Exhibit C.

### **3. East Yosemite Avenue Corridor**

- 1321 East Yosemite Avenue
- 1399 East Yosemite Avenue
- 1401 East Yosemite Avenue
- 1403 East Yosemite Avenue
- 1405 East Yosemite Avenue
- 1407 East Yosemite Avenue





Significant public and private investment has occurred in the area. The Crossroads Shopping Center is at 75% build-out and four (4) homes have been built at the Successor Housing Agency owned Sugar Pine Village Subdivision. The 40,000± sf Pavilion Shopping Center and a 65-unit apartment complex are in the preliminary planning stages. The initial plan called for the acquisition/demolition of all of the properties from Yosemite Christian Center to Tozer Street. The primary intent was to construct a second travel lane on westbound Yosemite Avenue (State Highway 145). Presently, the properties north of Yosemite Avenue are dominated by vacant buildings, substandard houses and incompatible land uses. They detract from the development occurring on the south side of Yosemite Avenue.

#### **Development Constraints**

Most of the properties lack curb, gutter and streetlights. Parcel depth varies from 100 to 230 feet. The properties are bordered by a state highway to the south and the Fresno River to the north. Development proposals will require approval from the City, Caltrans, MID, Bureau of Reclamation, Department of Fish and Game and possibly the Army Corps of Engineers.

#### **Development Opportunities**

Location, location, location!!! Yosemite Avenue is the eastern entrance to the City. In addition, recent developments have created a significant amount of vehicular traffic. Traveling eastbound, State Route 145/Yosemite Avenue is the primary route for access to eastern Madera County and Yosemite National Park.

A more detailed description of each property is included in Exhibit D.

#### **4. Properties for Immediate Sale**

- APN 011-183-002; 004 ("E" and 14<sup>th</sup> Street)
- APN 011-152-009 (alley)



The properties were initially acquired from Union Pacific Railroad as part of the master planning for the "E" Street corridor. The anticipated use was light manufacturing. The second parcel is an alley.



**Development Constraints**

The property has an abandoned storm drainage pond, lacks curb and gutter and is 150 feet from the main line of the Union Pacific Railroad. The adjacent property is a former potato shed that has been 80% demolished.

**Development Opportunities**

At 77,400± sf, the site is large enough to accommodate a number of non-residential uses. The site has great visibility from vehicular traffic on Olive Avenue. The former potato shed closed escrow within the last 90 days. The buyer will be contacted upon approval of the LRPMP.

A more detailed description of each property is included in Attachment E.

**Use of Sale Proceeds**

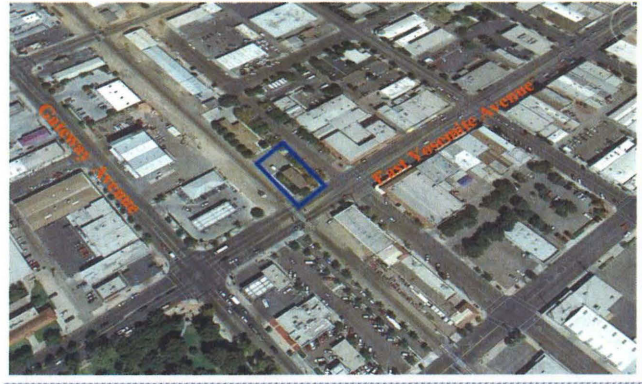
Per Health and Safety Code Section 34171(d)(1)(C), obligations imposed by state law are considered "Enforceable Obligations." H&S Section 34173(b) vests in the Successor Agency all "obligations previously vested with the former redevelopment agencies". Expressly excepted from these are any provisions that have been repealed. The replacement housing obligations contained in H&S Section 33413 were not repealed, and they are accordingly vested in successor agencies by operation of law pursuant to Section 34173(b).

In two (2) "Meet and Confer" determinations the Department of Finance continues to ignore these sections of the law that were passed by the legislature and signed by the governor. In direct conflict with ABx1 26 and AB1484, they state "... the obligation is the responsibility of the housing entity and not an enforceable obligation of the Agency." To that end, they have consistently denied the use of RPTTF to fund the requirements imposed by Health and Safety Code Section 33413 and avoided discussions regarding the relationship of these two (2) sections of the law.

Since as discussed above, the requirements of Section 33413 have not been repealed, and are by definition an enforceable obligation inasmuch as they are an obligation imposed by state law, it is proposed that land sale proceeds be utilized to fund our replacement housing obligations, and other enforceable obligations.

JET:sb

7/3/13



### Background Information

• Map Reference	#16
• Address	5 E. Yosemite Avenue
• Assessor Parcel Number(s)	007-101-017
• Current Zoning	C-1/C-2 (Heavy Commercial Zone - Central business district)
• Current Use	Microbrew house
• Original Seller	City of Madera
• Original Appraised Value	\$200,000
• Purchase Price	\$200,000
• Primary and Supplemental Funding Sources	Tax Allocation Bond
• <u>Property History</u>	
In January 2000 the property was sold to the Madera Redevelopment Agency for \$200,000. The grant deed (attached) stipulates that the use of the property to its owner or tenants only whose primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public. The City has the right to take possession of the property if the Agency defaults.	

### Parcel Information

• Land Description	
Lot Size	10,000 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	2,379 sf
Construction Type	Class "C", brick
Year Built	
Improvement Date	
Vehicle Parking	On and off site parking

### Agency Revenue

Is Agency receiving lease or rental income	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
--	---	-----------------------------

for the private use of the property?	
If Yes, indicate amount of Agency's annual rent/lease income	\$15,600
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	Renter: Two Monkeys Brewing Co. Term: 3 years commencing October 1, 2011, \$1,300 per month

### Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I/II EIR 9/7/1990 Asbestos Assessment 8/3/1990
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property	

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Two Monkeys Brewing Co. will be evicted for default on monthly payments.
--	--

### Estimate of Current Property Value

<ul style="list-style-type: none"> <li>• <b><u>Fair Market Value Appraisal</u></b> No appraisal has been completed.</li> <li><u>Sales Comparison</u></li> <li><u>Income Capitalization Analysis</u></li> </ul>	
• <b><u>Estimated Current Value</u></b>	

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	The use of the property required primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public.
• Describe the reuse potential of the	



property in terms of advancing the  
Successor Agency's planning objectives.

• Recommended Action:

Governmental Purpose

Recorded in Official Records, Madera County

**REBECCA MARTINEZ**

Madera County Recorder

CIT Madera City

8/15/2011

2:43 PM

JG

RECORDING REQUESTED BY:  
City of Madera

AFTER RECORDING RETURN TO:  
Office of the City Clerk  
City of Madera  
205 W. 4th Street  
Madera, CA 93637

Doc#: 2011020904



Titles: 1 Pages: 8

Fees	0.00
Taxes	0.00
Other	0.00
PAID	\$0.00

Fee waived per Section 27383 of the Government Code

No Fee Due

No Doc. Tax Due

Deed # 1754

## GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE CITY OF MADERA**, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA ("GRANTOR"), DOES HEREBY GRANT TO **MADERA REDEVELOPMENT AGENCY**, A PUBLIC BODY, CORPORATE AND POLITICAL ("GRANTEE") THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" AND SHOWN ON EXHIBIT "B", ATTACHED AND HEREBY MADE A PART HEREOF

CITY OF MADERA

Dated: August 10, 2011

By:   
Robert L. Poythress, Mayor

*Attach Notary Acknowledgement*

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

That portion of land situate in Section 24, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, County of Madera, State of California, being Parcel 1 and Parcel 2, of Parcel Map 90-P-12, recorded September 10, 1991 in Book 38, at Pages 94 and 95, records of said County. Said Parcel Map 90-P-12, sheet 2 of 2, is attached hereto as Exhibit "B"

Together with all rights, claim, title and interest, if any, excepting mineral rights as herein before reserved.

Also reserving unto the Southern Pacific Transportation Company its successors and assigns an easement for communication purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 10 feet wide lying 5.0 feet on each side of the center line of the existing fiber optics communication cable as delineated on said Parcel Map 90-P-12.

Also reserving unto the Southern Pacific Transportation Company, its successors and assigns an easement for power and communication purposes over, on, under and across said Parcel 1, said Parcel 2. Said easement being a strip of land 10.00 feet wide lying 5.0 feet on each side of the center line of existing pole lines as delineated on said Parcel Map 90-P-12.

Also reserving unto Southern Pacific Transportation Company all interests in land reserved to said Company in a deed Recorded September 12, 1991 as Document No. 9122929.

Also reserving unto the City of Madera, its successors and assigns, an easement for streetscape and landscape purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 16.00 feet wide lying adjacent to the easterly line of said Parcel 1 and said Parcel 2 and said line also being the westerly line of North "E" Street as delineated on said Parcel Map 90-P-12.

APN 007-101-016 and APN 007-101-017



38/95

BLOCK 39 OF THE CITY OF MADERA  
BOOK 3 PAGES 41-50  
MARCH 1, 1897, FRESNO COUNTY RECORDS

FD. 34" IRON  
PIPE FLUSH  
TAGGED R.C.E. 13,900

PARCEL MAP  
BOOK 27  
PAGE 109  
M.C.R.

NORTH "E" STREET

PARCEL No. 1  
0.44 ± AC.

PARCEL No. 2  
0.21 ± AC.

AVENUE

E. YOSEMITE

NORTH GATEWAY DRIVE

SOUTH "D" STREET

STREET

SIXTH

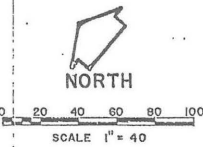
E.

**LEGEND**

- SET 34" IRON PIPE, 24" LONG, DOWN 6"  
TAGGED R.C.E. 13,341
- FOUND MONUMENTS AS NOTED
- + FOUND OR CUT CROSS AS NOTED
- ( ) RECORD DATA BOOK 3, PAGES 41 THRU 50  
FRESNO COUNTY RECORDS (MARCH 1, 1897)
- (( )) RECORD DATA PARCEL MAP BOOK 25, PAGE 140  
MADERA COUNTY RECORDS.
- [ ] RECORD DATA PARCEL MAP BOOK 36, PAGE 91  
MADERA COUNTY RECORDS.
- [ ] RECORD DATA PARCEL MAP BOOK 27, PAGE 109  
MADERA COUNTY RECORDS.
- ⊙ BRASS TAG SET IN CONCRETE MONUMENT.

PARCEL MAP  
BOOK 25 PAGE 140  
MADERA COUNTY RECORDS

FD. 1/2" IRON PIPE  
UP 0.50', 0.20' N.E.  
DID NOT ACCEPT



**BASIS OF BEARINGS:**

THE CENTER LINE OF THE SOUTHERN PACIFIC  
RAILROAD WAS TAKEN TO BE N39°57'03" W  
AS SHOWN ON PARCEL MAP FILED FOR RECORD  
IN BOOK 25 OF MAPS, AT PAGE 140, MADERA  
COUNTY RECORD

**PARCEL MAP No. 90-P-12**

SHEET 2 OF 2

EXHIBIT "B"

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

\*\*\*\*\*

State of California

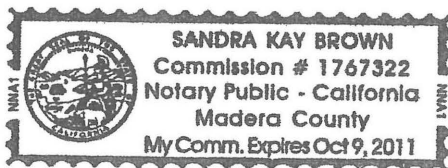
County of Madera

On August 10, 2011 before me, **Sandra Kay Brown**, Notary Public, personally appeared **Robert L. Poythress**

who proved to me on the basis of satisfactory evidence  
be the person(s) whose names(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of  
the State of California that the foregoing paragraph is true  
and correct.

WITNESS my hand and official seal.



Signature Sandra Kay Brown  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

The information below is not required by law

## Description of Attached Document

Title or Type of Document: **Grant Deed (APN 007-101-016 and APN 007-101-017)**

Document Date: **August 10, 2011** Number of Pages: **3**

Signer(s) Other Than Named Above: **None**

**CERTIFICATE OF ACCEPTANCE**  
(Government Code 27281)

This is to certify that the interest in real property conveyed by the Grant Deed attached hereto and dated August 10, 2011 from the **City of Madera, a Municipal Corporation of the State of California**, (Grantor) to the **Madera Redevelopment Agency**, a public body, corporate and politic, (Grantee) is hereby accepted by the undersigned officer or agent on behalf of the **Madera Redevelopment Agency** pursuant to authority conferred by Resolution Number MRA-1487 of the Madera Redevelopment Agency adopted on August 10, 2011 and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: August 10, 2011

**Madera Redevelopment Agency**

By:   
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary



/sb

120 No E/5 E. Yosemite  
APN: 007-101-016; 007-101-017

CERTIFIED

RESOLUTION No. MRA-1487

A RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY, ACCEPTING PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET TO BE CONVEYED FROM THE CITY OF MADERA AND AUTHORIZING THE CHAIRPERSON TO EXECUTE ALL AGREEMENTS AND DOCUMENTS RELATED THERETO AND ACCEPT THE PROPERTY ON BEHALF OF THE MADERA REDEVELOPMENT AGENCY

WHEREAS, the City of Madera ("City") is the owner of real property, generally located at 428 East Yosemite Avenue, 5 East Yosemite Avenue and 120 North 'E' Street and desires to convey such property to the Madera Redevelopment Agency ("Agency"); and

WHEREAS, there is no possibility that the conveyance of these properties will cause a significant environmental impact; and

WHEREAS, given the nature of the land use, Agency has a legal interest in the properties to be acquired; and

WHEREAS, a Grant Deed which is on file in the Office of the City Clerk and referred to for full particulars, has been prepared which includes a legal description of the Property and provides for the conveyance of the Properties; and

WHEREAS, the Madera Redevelopment Agency Board has reviewed the Grant Deed and determined that the Grant Deed will allow the Agency to acquire property currently owned by the City of Madera without cost to the Agency, and therefore the acceptance of the Grant Deed for the properties is in the best interest of the citizens of the City of Madera.

NOW, THEREFORE THE MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.

2. The Properties offered to the Agency by the City are hereby accepted.
3. The Chairperson is authorized to accept the Properties on behalf of the Madera Redevelopment Agency.
4. This resolution is effective immediately upon adoption.

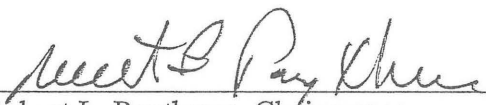
\* \* \* \* \*

PASSED AND ADOPTED by the Madera Redevelopment Agency this 10<sup>th</sup> day of August, 2011, by the following vote:

AYES: Agency Members Poythress, Frazier, Bompreszi, Medellin and Svanda

NOES: None

ABSENT: None

  
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary

Approved as to Legal Form:

  
J. Brent Richardson, Interim General Counsel





# Madera Redevelopment Agency

## CERTIFIED COPY

I hereby certify that the foregoing is a true and correct copy of Resolution MRA-1487 adopted by the Madera Redevelopment Agency Board at a regular meeting thereof held on August 10, 2011.

Date: August 15, 2011.



  
\_\_\_\_\_  
Sandi Brown, Agency Secretary





### Background Information

• Map Reference	#16
• Address	120 North E Street
• Assessor Parcel Number(s)	007-101-016
• Current Zoning	C-1/C-2 (Heavy Commercial Zone - Central business district)
• Current Use	Chamber of Commerce
• Original Seller	City of Madera
• Original Appraised Value	\$200,000
• Purchase Price	\$200,000
• Primary and Supplemental Funding Sources	Tax Allocation Bond
• Property History	In January 2000 the property was sold to the Madera Redevelopment Agency for \$200,000. The grant deed (attached) stipulates that the use of the property to its owner or tenants only whose primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public. The City has the right to take possession of the property if the Agency defaults.

### Parcel Information

• Land Description	
Lot Size	18,200 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	2,002 sf
Construction Type	Class "C", brick
Year Built	
Improvement Date	
Vehicle Parking	On and off site parking

### Agency Revenue

Is Agency receiving lease or rental income	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
--	---	-----------------------------

for the private use of the property?	
If Yes, indicate amount of Agency's annual rent/lease income	\$100/month
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	Renter: Chamber of Commerce Term: Renews Annually, \$1,200/month \$100 per month is paid in lieu of the remainder being in cash, the Lessee may pay for such remainder by providing services to the Lessor.

### Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I/II EIR Testing 9/7/1990 Asbestos Testing 8/3/1990
• If Yes, describe the current environmental condition of the site	Asbestos removed when building was rehabbed in 2002
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property	

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	It is anticipated that the Chamber of Commerce will continue to occupy 120 N. E Street.
--	---

### Estimate of Current Property Value

<ul style="list-style-type: none"> <li>• <b><u>Fair Market Value Appraisal</u></b> No appraisal has been completed.</li> <li>• <u>Sales Comparison</u></li> <li>• <u>Income Capitalization Analysis</u></li> </ul>	
• <b><u>Estimated Current Value</u></b>	

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	The use of the property required primary focus is in providing those direct and incidental services traditionally focused on the needs of
---	---

the (non-automotive) traveling public.

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

- Recommended Action:

Governmental Purpose



Recorded in Official Records, Madera County

**REBECCA MARTINEZ**

Madera County Recorder

CIT Madera City

8/15/2011

2:43 PM

JG

RECORDING REQUESTED BY:  
City of Madera

AFTER RECORDING RETURN TO:

Office of the City Clerk  
City of Madera  
205 W. 4th Street  
Madera, CA 93637

Doc#: 2011020904



Titles: 1

Pages: 8

Fees	0.00
Taxes	0.00
Other	0.00
PAID	\$0.00

Fee waived per Section 27383 of the Government Code

No Fee Due

No Doc. Tax Due

Deed # 1754


## GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE CITY OF MADERA**, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA ("GRANTOR"), DOES HEREBY GRANT TO **MADERA REDEVELOPMENT AGENCY**, A PUBLIC BODY, CORPORATE AND POLITICAL ("GRANTEE") THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" AND SHOWN ON EXHIBIT "B", ATTACHED AND HEREBY MADE A PART HEREOF

CITY OF MADERA

Dated: August 10, 2011

By:

  
Robert L. Poythress, Mayor

*Attach Notary Acknowledgement*

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

That portion of land situate in Section 24, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, County of Madera, State of California, being Parcel 1 and Parcel 2, of Parcel Map 90-P-12, recorded September 10, 1991 in Book 38, at Pages 94 and 95, records of said County. Said Parcel Map 90-P-12, sheet 2 of 2, is attached hereto as Exhibit "B"

Together with all rights, claim, title and interest, if any, excepting mineral rights as herein before reserved.

Also reserving unto the Southern Pacific Transportation Company its successors and assigns an easement for communication purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 10 feet wide lying 5.0 feet on each side of the center line of the existing fiber optics communication cable as delineated on said Parcel Map 90-P-12.

Also reserving unto the Southern Pacific Transportation Company, its successors and assigns an easement for power and communication purposes over, on, under and across said Parcel 1, said Parcel 2. Said easement being a strip of land 10.00 feet wide lying 5.0 feet on each side of the center line of existing pole lines as delineated on said Parcel Map 90-P-12.

Also reserving unto Southern Pacific Transportation Company all interests in land reserved to said Company in a deed Recorded September 12, 1991 as Document No. 9122929.

Also reserving unto the City of Madera, its successors and assigns, an easement for streetscape and landscape purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 16.00 feet wide lying adjacent to the easterly line of said Parcel 1 and said Parcel 2 and said line also being the westerly line of North "E" Street as delineated on said Parcel Map 90-P-12.

APN 007-101-016 and APN 007-101-017

38/95

BLOCK 39 OF THE CITY OF MADERA  
BOOK 3 PAGES 41-50  
MARCH 1, 1987, FRESNO COUNTY RECORDS

FD. 3/4" IRON  
PIPE FLUSH  
TAGGED R.C.E. 13,900

PARCEL MAP  
BOOK 27  
PAGE 109  
M.C.R.

NORTH "E" STREET

PARCEL No. 1  
0.44 ± AC.

PARCEL No. 2  
0.21 ± AC.

AVENUE

E. YOSEMITE

PARCEL MAP  
BOOK 25 PAGE 140  
MADERA COUNTY RECORDS

NORTH GATEWAY DRIVE

FD. 1/2" IRON PIPE  
UP 0.50, 0.20' N.E.  
DID NOT ACCEPT

FD. CROSS CUT  
ON CONCRETE

SOUTH "D" STREET

STREET

SIXTH

E

FD. CROSS CUT  
ON CONCRETE

FD. CROSS CUT  
ON CONCRETE

EXISTING PIPE LINE  
EASEMENT

CENTERLINE OF SOUTHERN  
PACIFIC RAILROAD

(N39°57'03"W) BASIS OF BEARINGS

PARCEL No. 3  
350.28' 0.28 ± AC.

PARCEL No. 4  
350.27' 0.27 ± AC.

PARCEL No. 2

PARCEL MAP No. 90-P-07  
BOOK 36 PAGE 91  
MADERA COUNTY RECORDS

FD. UNDER CONCRETE  
CUT CROSS ON CONCRETE

FD. CROSS CUT ON  
CONCRETE 5' SOUTH  
OF TRUE POINT.

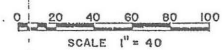
# LEGEND

- SET 3/4" IRON PIPE, 24" LONG, DOWN 6"  
TAGGED R.C.E. 15,341
- FOUND MONUMENTS AS NOTED
- + FOUND OR CUT CROSS AS NOTED
- ( ) RECORD DATA BOOK 3, PAGES 41 THRU 50  
FRESNO COUNTY RECORDS, (MARCH 1, 1987)
- ( ) RECORD DATA PARCEL MAP BOOK 25, PAGE 140  
MADERA COUNTY RECORDS.
- ( ) RECORD DATA PARCEL MAP BOOK 36, PAGE 91  
MADERA COUNTY RECORDS.
- ( ) RECORD DATA PARCEL MAP BOOK 27, PAGE 109  
MADERA COUNTY RECORDS.
- ◎ BRASS TAG SET IN CONCRETE MONUMENT.

## BASIS OF BEARINGS:

THE CENTER LINE OF THE SOUTHERN PACIFIC  
RAILROAD WAS TAKEN TO BE N39°57'03"W  
AS SHOWN ON PARCEL MAP FILED FOR RECORD  
IN BOOK 25 OF MAPS, AT PAGE 140, MADERA  
COUNTY RECORD

NORTH



PARCEL MAP No. 90-P-12

SHEET 2 OF 2

EXHIBIT "B"



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

\*\*\*\*\*

State of California

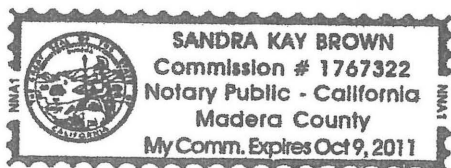
County of Madera

On **August 10, 2011** before me, **Sandra Kay Brown**, Notary Public, personally appeared **Robert L. Poythress**

who proved to me on the basis of satisfactory evidence  
be the person(~~s~~) whose names(~~s~~) is/~~are~~ subscribed to the  
within instrument and acknowledged to me that he/~~she~~/~~they~~  
executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~),  
and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the  
person(~~s~~), or the entity upon behalf of which the person(~~s~~)  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of  
the State of California that the foregoing paragraph is true  
and correct.

WITNESS my hand and official seal.



Signature Sandra Kay Brown  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

The information below is not required by law

## Description of Attached Document

Title or Type of Document: **Grant Deed (APN 007-101-016 and APN 007-101-017)**

Document Date: **August 10, 2011** Number of Pages: **3**

Signer(s) Other Than Named Above: **None**

**CERTIFICATE OF ACCEPTANCE**  
(Government Code 27281)

This is to certify that the interest in real property conveyed by the Grant Deed attached hereto and dated August 10, 2011 from the **City of Madera, a Municipal Corporation of the State of California**, (Grantor) to the **Madera Redevelopment Agency**, a public body, corporate and politic, (Grantee) is hereby accepted by the undersigned officer or agent on behalf of the **Madera Redevelopment Agency** pursuant to authority conferred by Resolution Number MRA- 1487 of the Madera Redevelopment Agency adopted on August 10, 2011 and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: August 10, 2011

**Madera Redevelopment Agency**

By:   
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary



/sb

120 No E/5 E. Yosemite

APN: 007-101-016; 007-101-017

CERTIFIED

RESOLUTION No. MRA-1487

A RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY, ACCEPTING PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET TO BE CONVEYED FROM THE CITY OF MADERA AND AUTHORIZING THE CHAIRPERSON TO EXECUTE ALL AGREEMENTS AND DOCUMENTS RELATED THERETO AND ACCEPT THE PROPERTY ON BEHALF OF THE MADERA REDEVELOPMENT AGENCY

WHEREAS, the City of Madera ("City") is the owner of real property, generally located at 428 East Yosemite Avenue, 5 East Yosemite Avenue and 120 North 'E' Street and desires to convey such property to the Madera Redevelopment Agency ("Agency"); and

WHEREAS, there is no possibility that the conveyance of these properties will cause a significant environmental impact; and

WHEREAS, given the nature of the land use, Agency has a legal interest in the properties to be acquired; and

WHEREAS, a Grant Deed which is on file in the Office of the City Clerk and referred to for full particulars, has been prepared which includes a legal description of the Property and provides for the conveyance of the Properties; and

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NOW, THEREFORE THE MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.

2. The Properties offered to the Agency by the City are hereby accepted.
3. The Chairperson is authorized to accept the Properties on behalf of the Madera Redevelopment Agency.
4. This resolution is effective immediately upon adoption.

\* \* \* \* \*

PASSED AND ADOPTED by the Madera Redevelopment Agency this 10<sup>th</sup> day of August, 2011, by the following vote:

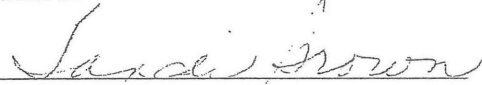
AYES: Agency Members Poythress, Frazier, Bompreszi, Medellin and Svanda

NOES: None

ABSENT: None

  
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary

Approved as to Legal Form:

  
J. Brent Richardson, Interim General Counsel





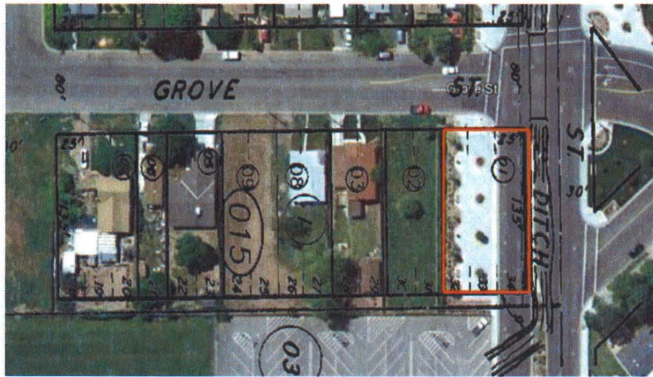
**CERTIFIED COPY**

I hereby certify that the foregoing is a true and correct copy of Resolution MRA-1487 adopted by the Madera Redevelopment Agency Board at a regular meeting thereof held on August 10, 2011.

Date: August 15, 2011.



  
\_\_\_\_\_  
Sandi Brown, Agency Secretary



### Background Information

• Map Reference	#14
• Address	103 Grove Street
• Assessor Parcel Number(s)	012-015-001
• Current Zoning	R1
• Current Use	Open space on remant lot
• Original Seller	Bradley W. Knisely
• Original Appraised Value	
• Purchase Price	\$20,000
• Primary and Supplemental Funding Sources	Tax Allocation Bond
• <u>Property History</u>	The residential vacant lot was purchased by the Agency to acquire ROW for the widening of Olive Avenue. The resulting remnant lot was developed into an open community space. By request from DOF on May 13, 2013 the Agency Oversight Board reconsidered the the conveyed grant deed to City of Madera and made findings that the property is being used for a governmental purpose.

### Parcel Information

• Land Description	
Lot Size	10,125
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	0
Building Area	Public Open Space
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	



### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

### Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property			

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	
--	--

### Estimate of Current Property Value

<ul style="list-style-type: none"><li>• <b><u>Fair Market Value Appraisal</u></b>  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u></li></ul>
• <b><u>Estimated Current Value</u></b>

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	None
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	
• Recommended Action:	Governmental Purpose



### Background Information

• Map Reference	#17 - Floor plan attached
• Address	428 E. Yosemite Avenue
• Assessor Parcel Number(s)	007-165-019
• Current Zoning	C1 Light Commercial(central business district)
• Current Use	Governmental Office - Code Enforcement & RDA
• Original Seller	Oberti-Alessini Investments
• Original Appraised Value	\$1,050,000
• Purchase Price	\$1,050,000
• Primary and Supplemental Funding Sources	Tax Allocation Bonds
• <u>Property History</u>	<p>The property was acquired by the Madera Redevelopment Agency on December 19, 2008 and improvements totaling \$1,600,000 were completed April 1, 2011. Prior to rehabilitation the on-site building was originally the Bank of America, then the State Employment Development Department, and later a church. Currently the building houses the City of Madera Neighborhood Revitalization Department and the City of Madera Successor Agency to the Former Redevelopment Agency. A use floor plan is attached which shows office space by department. The purchase and rehabilitation for governmental use was accomplished with public use non-taxable tax allocation bonds.</p>

### Parcel Information

• Land Description	
Lot Size	37,849 SF
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	8,685 SF
Construction Type	Concrete Building
Year Built	1968
Improvement Date	April 1, 2011
Vehicle Parking	On Site 56 Spaces



## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

## Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey Inspection
• If Yes, describe the current environmental condition of the site	Asbestos removed at renovation
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	

## Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property to be transferred to City; Governmental use H&SC Section 34181(a)
--	--

## Estimate of Current Property Value

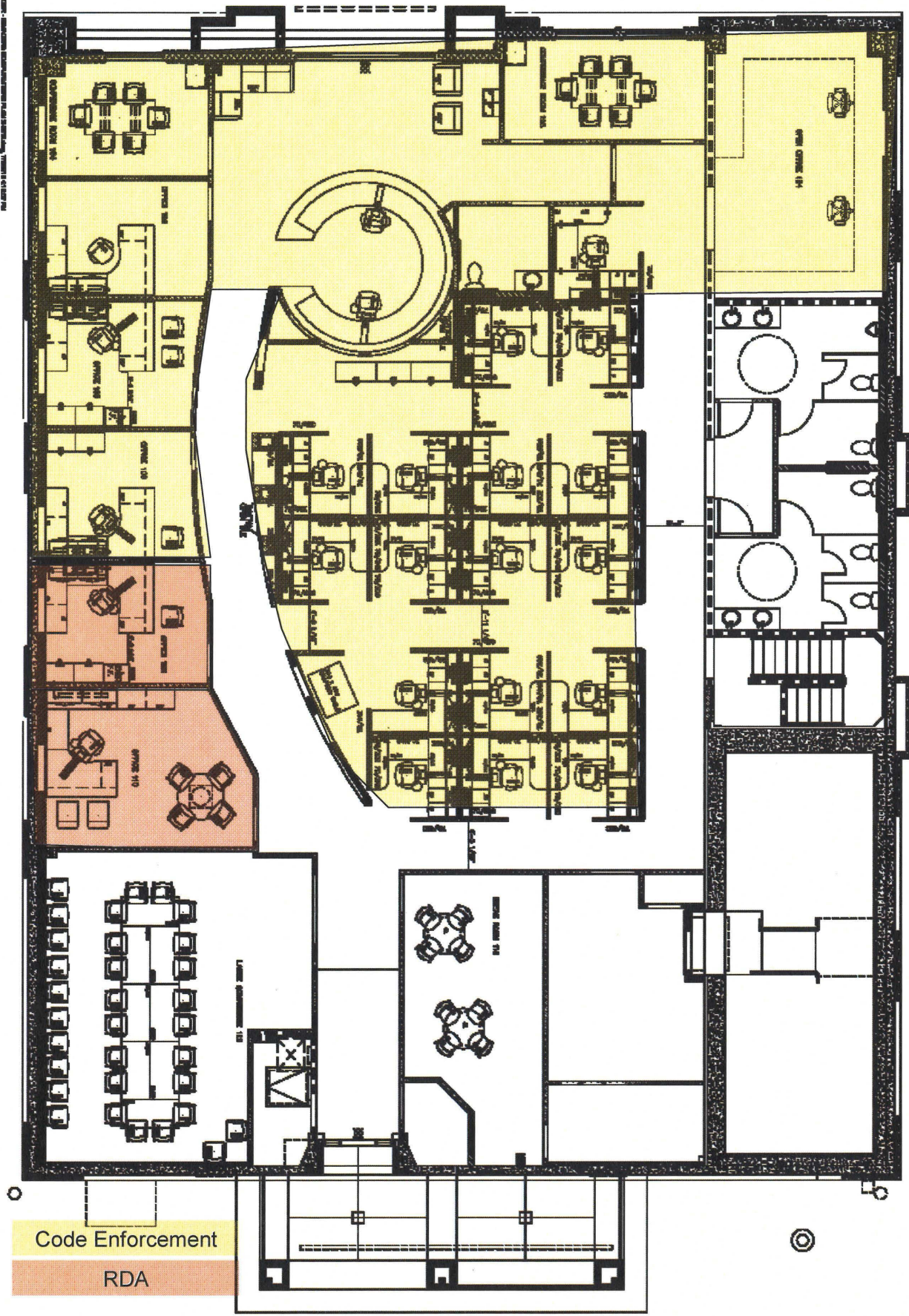
• <b><u>Fair Market Value Appraisal</u></b> \$1,700,000  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>	
• <b><u>Estimated Current Value</u></b> \$1,700,000	



### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	A bus stop is located in front of the building
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	
• Recommended Action:	Governmental Purpose

Code Enforcement and RDA Office  
428 East Yosemite Avenue  
Floor Plan Use







# City of Madera Successor Agency Long Range Property Management Plan

Exhibit B

Page 1 of 3



## Background Information

• Map Reference	#10
• Address	100 East 7 <sup>th</sup> Street
• Assessor Parcel Number(s)	007-184-023
• Current Zoning	C-2
• Current Use	Vacant building
• Original Seller	Madera Printing and Publishing Company
• Original Appraised Value	\$950,000
• Purchase Price	\$950,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	
	1948-1953: Automotive Sales and Repair
	1963-2009: Madera Tribune

## Parcel Information

• Land Description	
Lot Size	28,000 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	One
Building Area	16,180 sf
Construction Type	Concrete block wall
Year Built	1948
Improvement Date	1948
Vehicle Parking	40±

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Phase I EIR and Asbestos Survey, 07/2008  
Phase II EIR, 01/2009

- If Yes, describe the current environmental condition of the site

Presence of asbestos

- Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

- Describe any remediation work performed on the property

None

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

Several prospective buyers have looked at the building, but none resulted in an offer to purchase.

### Estimate of Current Property Value

- **Fair Market Value Appraisal**

Sales Comparison

Income Capitalization Analysis

- **Estimated Current Value**

An appraisal conducted in April 2012 placed the value at \$245,000.

### Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

None

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The first scenario would be to sell the property "as is" to Evan's Feed and Livestock Supply. They are a successful locally-owned business operating at capacity. To expand their



on-site storage they have strong interest in the railroad property at E and 9<sup>th</sup> Streets.

The second scenario has the potential to generate a significant amount of property and sales tax revenue for local taxing entities. This scenario would require the expenditure of remaining bond proceeds on the following activities.

- Building Demolition - \$40,000
- Property Acquisition (Four(4) Parcels) - \$250,000
- Canal Relocation - \$780,000

This would ultimately create the opportunity for 40,000-50,000 sf in new construction; however, there would be a high element of risk.

• Recommended Action:

Property retained for future development



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit B

Page 1 of 3



## Background Information

• Map Reference	#9
• Address	320 South D Street
• Assessor Parcel Number(s)	007-184-010
• Current Zoning	C-1
• Current Use	Vacant building and lot
• Original Seller	Madera Printing and Publishing Company
• Original Appraised Value	\$74,000
• Purchase Price	\$74,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Storage	

## Parcel Information

• Land Description	
Lot Size	35,000 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	One
Building Area	3,750 sf
Construction Type	Steel
Year Built	Pre-1950
Improvement Date	Unknown
Vehicle Parking	None

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

• Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Phase I EIR and Asbestos Survey, 07/2008  
 Phase II EIR, 01/2009

• If Yes, describe the current environmental condition of the site

Presence of asbestos

• Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

• If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

• Describe any remediation work performed on the property

None

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

### Estimate of Current Property Value

• **Fair Market Value Appraisal**

Sales Comparison

Income Capitalization Analysis

• **Estimated Current Value**

\$44,703

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The reuse of this property will be influenced by what happens with the former Tribune. In any event, the vacant steel building on the parcel should be demolished. This could be accomplished in



conjunction with the demolition project associated with the new DA/Probation office. On the plus side, a large parcel in the central business district offers great potential. On the negative side, the property has been in this condition for over forth (40) years.

• Recommended Action:

Property retained for future development





### Background Information

• Map Reference	#10
• Address	321 South E Street
• Assessor Parcel Number(s)	007-184-024
• Current Zoning	C-2
• Current Use	Vacant lot
• Original Seller	Madera Printing and Publishing Company
• Original Appraised Value	\$74,000
• Purchase Price	\$74,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Part of Tribune property	

### Parcel Information

• Land Description	
Lot Size	17,500 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Phase I EIR and Asbestos Survey, 07/2008  
Phase II EIR, 01/2009

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

- Describe any remediation work performed on the property

None

•

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

### Estimate of Current Property Value

- **Fair Market Value Appraisal**

Sales Comparison

Income Capitalization Analysis

- **Estimated Current Value**

\$44,703

### Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The reuse of this property will be influenced by what happens with the former Tribune building on the adjacent parcel. A large parcel in the central business district offers great potential.
• Recommended Action:	Property retained for future development





### Background Information

• Map Reference	#19
• Address	(no street address)
• Assessor Parcel Number(s)	011-011-005 and 011-011-006
• Current Zoning	Industrial
• Current Use	Vacant lot
• Original Seller	Union Pacific Railroad Company
• Original Appraised Value	\$118,722
• Purchase Price	\$118,722
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	The property has been under successive railroad ownership for many decades.

### Parcel Information

• Land Description	
Lot Size	21,287± sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

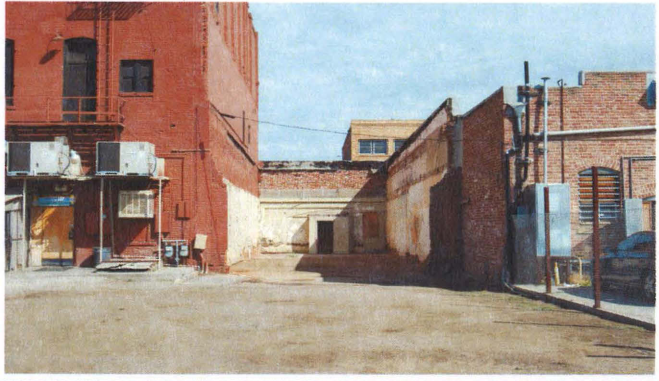
### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	



rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I and Phase II EIR/Borings-Soil Sampling, 2/2008
• If Yes, describe the current environmental condition of the site	Clean
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	None
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
<b>Estimate of Current Property Value</b>	
<b>• Fair Market Value Appraisal</b>  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>	
<b>• Estimated Current Value</b> Based on October 3, 2012 appraisal, the property is valued at \$36,250.	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	NA
• Describe the reuse potential of the	The property is adjacent to the storage yard of Evan's Feed

property in terms of advancing the Successor Agency's planning objectives.	and Livestock Supply. They have expressed preliminary interest in the site and will be contacted upon approval of the LRPMP. Absent a deal with Evans, the reuse of the property will be impacted by what happens with the former Tribune building.
• Recommended Action:	Property retained for future development



### Background Information

• Map Reference	#7
• Address	218 East Yosemite Avenue
• Assessor Parcel Number(s)	007-161-006
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Fleming/Salter
• Original Appraised Value	\$113,000
• Purchase Price	\$113,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Bar	

### Parcel Information

• Land Description	
Lot Size	3,750 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$



If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

• Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Asbestos Survey, 5/2001

• If Yes, describe the current environmental condition of the site

• Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

• If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

• Describe any remediation work performed on the property

Asbestos removed

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

Approved sales agreement with Buenrostro family.

### Estimate of Current Property Value

• **Fair Market Value Appraisal**

\$18,750

Sales Comparison

Income Capitalization Analysis

• **Estimated Current Value**

\$18,750

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The Successor Agency/Oversight Board approved the sale of the property to the Buenrostro family in August 2012. The owners desired to expand the restaurant component of their



business. The agreement required that within 90 days they had to obtain construction financing and building permits. They failed to meet these requirements and the agreement has terminated.

Given the irregular shape and small size, the property would be difficult to develop by anybody other than adjacent property owners (Buenrostro or Perez). Buenrostro is the most obvious as the restaurant is experiencing some growth. He will be contacted following approval of the LRPMP.

• Recommended Action:

Property retained for future development



### Background Information

• Map Reference	#8
• Address	121/125/129 North C Street
• Assessor Parcel Number(s)	007-112-015 and 007-112-014
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Marathon Properties
• Original Appraised Value	\$225,000
• Purchase Price	\$225,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	
The property was a parking lot for activities held at Griffin Hall.	

### Parcel Information

• Land Description	
Lot Size	22,500 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	



If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

## Environmental

• Have any environmental tests or assessments been performed on the property?

Yes ☐

No ☒

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

• If Yes, describe the current environmental condition of the site

• Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

• If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

• Describe any remediation work performed on the property

None

## Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

A private developer submitted plans for a ten (10) unit apartment complex that never went through the planning process.

## Estimate of Current Property Value

### • Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

### • Estimated Current Value

\$112,500 (\$5.00 psf)

## Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The property has been in its current state for over forty (40) years. During a majority of that time there was a covenant that prevented the sale or development of the

property. That covenant is no longer in place.

The acquisition of 112/122/126 North B Street would have increased the size of the property to 48,750 sf. This would require the expenditure of remaining bond proceeds. The problem is that the B Street properties were appraised in 2007 at the height of the real estate boom. Values have probably declined by 30-40%; however, the property owners will be fixed on the 2007 values.

Over the past ten (10) years most of the new construction in the “central business district” has been driven by the public sector or the Darin Camarena Health Centers. This is in spite of the fact the vacancy rate is lower than other areas of the City. The tenants tend to be small, family-owned businesses and Sears is the only national chain located in the downtown area. This creates a scenario whereby the City/taxing entities may not realize an immediate return on investment.

• Recommended Action:

Property retained for future development





### Background Information

• Map Reference	#12 and #13
• Address	109/111 South B Street
• Assessor Parcel Number(s)	007-165-011 and 007-165-010
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Hernandez/Kyoji and Kiyoko Michioka
• Original Appraised Value	\$220,000/\$172,000
• Purchase Price	\$220,000/\$172,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	
	Foster Parker Insurance/Dale's Camera
	County Mental Health/Darin Camarena Family Health

### Parcel Information

• Land Description	
Lot Size	11,700 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒ No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

109 South B - Asbestos Survey, 4/2009  
111 South B – Asbestos Survey, 3/2010

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a “Brownfield” site?

Yes ☐ No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐ No ☒ Unknown ☐

- Describe any remediation work performed on the property

Asbestos removed

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

Sale of property to Darin Camarena approved on September 1, 2012

### Estimate of Current Property Value

- **Fair Market Value Appraisal**  
\$67,500

Sales Comparison

Income Capitalization Analysis

- **Estimated Current Value**  
\$67,500

### Reuse Assessment and Recommended Plan

- Describe the property’s potential transit-oriented development.

None

- Describe the reuse potential of the property in terms of advancing the Successor Agency’s planning objectives.

By previous action, the Successor Agency and Oversight Board approved the sale of 109/111 South B Street to Darin Camarena Family Health Centers. They intend to construct

	4,500± sf of administrative offices.
• Recommended Action:	Property retained for future development





### Background Information

• Map Reference	#3
• Address	1321 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	007-142-001
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Isidrio and Alicia Sandoval
• Original Appraised Value	\$180,000
• Purchase Price	\$205,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

### Parcel Information

• Land Description	
Lot Size	4,138 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$



If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Asbestos Survey, 12/007

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

- Describe any remediation work performed on the property

Asbestos survey performed prior to demolition; no asbestos was detected.

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

### Estimate of Current Property Value

- **Fair Market Value Appraisal**

Sales Comparison

Income Capitalization Analysis

- **Estimated Current Value**

\$20,690 (\$5.00 psf)

### Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

N/A

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite

Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.

• Recommended Action:

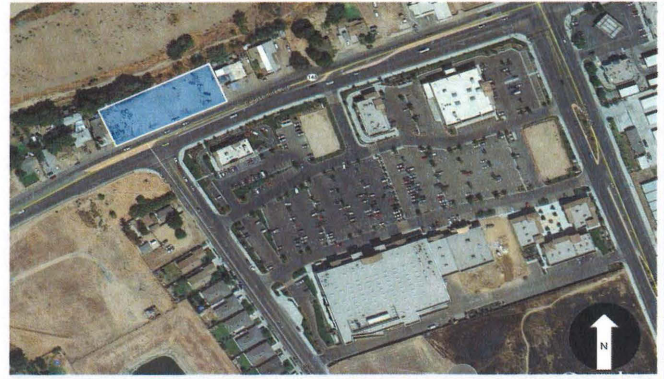
Property Retained for Future Development



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

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## Background Information

• Map Reference	#5
• Address	1399 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-018
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Alice G. Lovine
• Original Appraised Value	\$174,000
• Purchase Price	\$174,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

## Parcel Information

• Land Description	
Lot Size	6,120 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	



rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 7/2008
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey conducted prior to demolition detected amounts of asbestos that was removed when the substandard building was demolished.
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
<b>Estimate of Current Property Value</b>	
<b>• Fair Market Value Appraisal</b>  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>	
<b>• Estimated Current Value</b> \$30,600 (\$5.00 psf)	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are

Successor Agency's planning objectives.	primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	Property Retained for Future Development





# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

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## Background Information

• Map Reference	#1
• Address	1401 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-019
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Rosalva Arteaga
• Original Appraised Value	\$200,000
• Purchase Price	\$200,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

## Parcel Information

• Land Description	
Lot Size	5,250 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	



rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 12/2007
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey conducted prior to demolition detected amounts of asbestos that was removed when the substandard building was demolished.
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
<b>Estimate of Current Property Value</b>	
• <b><u>Fair Market Value Appraisal</u></b>	
<u>Sales Comparison</u>	
<u>Income Capitalization Analysis</u>	
• <b><u>Estimated Current Value</u></b> \$26,250 (\$5.00 psf)	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are

Successor Agency's planning objectives.	primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	Property Retained for Future Development

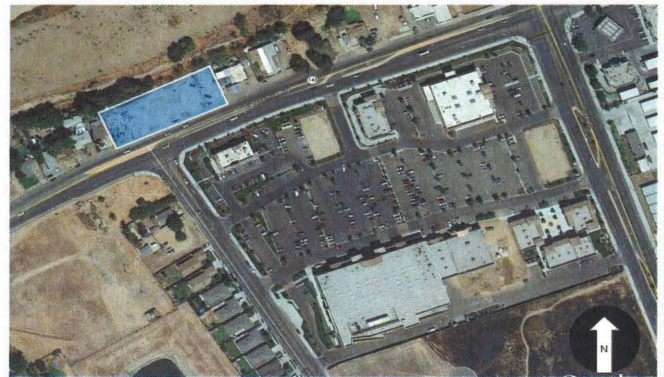




# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

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## Background Information

• Map Reference	#2
• Address	1403 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-020
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Christobal and Rosalva Arteaga
• Original Appraised Value	\$52,500
• Purchase Price	\$52,500
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

## Parcel Information

• Land Description	
Lot Size	5,244 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	



rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

### Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 12/2007
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey performed prior to demolition; no asbestos was detected.

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
--	------

### Estimate of Current Property Value

<p>• <b><u>Fair Market Value Appraisal</u></b></p> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>	
<p>• <b><u>Estimated Current Value</u></b> \$26,250 (\$5.00 psf)</p>	

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and

Successor Agency's planning objectives.	incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	Property Retained for Future Development





# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

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## Background Information

• Map Reference	#6
• Address	1405 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-021
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Francisco Candido
• Original Appraised Value	\$32,000
• Purchase Price	\$42,640
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

## Parcel Information

• Land Description	
Lot Size	5,310 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$



If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 6/2010
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey performed prior to demolition; no asbestos was detected.
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
<b>Estimate of Current Property Value</b>	
<p>• <b><u>Fair Market Value Appraisal</u></b></p> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>	
<p>• <b><u>Estimated Current Value</u></b></p> <p>\$26,550</p>	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite

	Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	Property retained for future development



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

Page 1 of 3



## Background Information

• Map Reference	#4
• Address	1407 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-003
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Jesus and Martha Saucedo
• Original Appraised Value	\$100,000
• Purchase Price	\$100,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

## Parcel Information

• Land Description	
Lot Size	5,377 sf
Topography	Slightly below grade
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	



rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

### Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 2/2007
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey performed prior to demolition; no asbestos was detected.

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
--	------

### Estimate of Current Property Value

<p>• <b><u>Fair Market Value Appraisal</u></b></p> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>
<p>• <b><u>Estimated Current Value</u></b> \$26,885 (\$5.00 psf)</p>

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and

Successor Agency's planning objectives.	incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	Property Retained for Future Development



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit E

Page 1 of 3



## Background Information

• Map Reference	#18
• Address	(no street address)
• Assessor Parcel Number(s)	011-183-002 and 004, 011-152-009
• Current Zoning	Industrial
• Current Use	Vacant lot/Abandoned Storm Drainage Pond
• Original Seller	Union Pacific Railroad Company
• Original Appraised Value	\$435,021
• Purchase Price	\$435,021
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	Temporary storm drainage pond (privately owned).

## Parcel Information

• Land Description	
Lot Size	78,000 sf
Topography	Mostly level
Known Drainage Issues	Basin needs fill
Known Ground Stability Issues	
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	



rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I and Phase II EIR/Borings-Soil Sampling, 2/2008
• If Yes, describe the current environmental condition of the site	Clean
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	None
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	E Street Master Plan
<b>Estimate of Current Property Value</b>	
• <b><u>Fair Market Value Appraisal</u></b>  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>	
• <b><u>Estimated Current Value</u></b> \$120,000	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	None
• Describe the reuse potential of the	These properties were originally acquired as part of a plan to

property in terms of advancing the Successor Agency's planning objectives.	realign E Street sixty to sixty-five feet to the west. This would create an opportunity to construct a linear park from 9 <sup>th</sup> Street to Olive Avenue and create more developable interior lots. The re-opening of the Pitman Grain Mill and the dissolution of redevelopment means this plan is no longer feasible. The nearby former Potato Shed was recently sold. The buyer will be contacted upon the approval of the LRPMP.
• Recommended Action:	Property retained for future development



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit F

Page 1 of 3

## Background Information

• Map Reference	See Parcel Maps attached
• Address	N/A
• Assessor Parcel Number(s)	008-093-026 Median Island – see map 08-09
• Parcel Maps Attached	008-093-027 Median Island – see map 08-09
•	008-093-028 Sawmill Street – see map 08-09
	008-120-051 Storm Pond – see map 08-12
	008-120-052 Drysdale Way see map 08-12
	008-022-036 Street or ROW – see map 08-02
	008-023-012 Street or ROW – see map 08-02
	008-142-037 Street or ROW see map 08-14 sheet 3 of 3
	008-142-041 Street or ROW see map 08-14 sheet 3 of 3
	008-142-067 Percy Street see map 08-14 sheet 3 of 3
	008-143-001 Street or ROW see map 08-14 Sheet 2 of 3
	008-043-022 Santa Fe Street see map 08-04
	008-082-056 Street see map 08-08
	008-082-057 Street see map 08-08
	008-082-069 Street see map 08-08
• Current Zoning	N/A
• Current Use	City Infrastructure – parcel maps attached
• Original Seller	
• Original Appraised Value	
• Purchase Price	
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	
All these parcels represent streets, ROW, storm ponds and median islands that need to be deeded to the city. Maps are attached for all parcels.	

## Parcel Information

• Land Description	
Lot Size	N/A
Topography	N/A



Known Drainage Issues	N/A
Known Ground Stability Issues	N/A
• Building Description	
No. of Buildings	N/A
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	N/A

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

### Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property	N/A

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	N/A
--	-----

### Estimate of Current Property Value

<b>• Fair Market Value Appraisal</b> No appraisals have been completed on these parcels.  <u>Sales Comparison</u> N/A
---

Income Capitalization Analysis

N/A

• Estimated Current Value

N/A

**Reuse Assessment and Recommended Plan**

- Describe the property's potential transit-oriented development.

N/A

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

N/A

- Recommended Action:

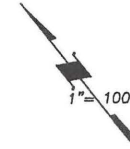
Governmental Purpose

# SUGAR PINE ESTATES

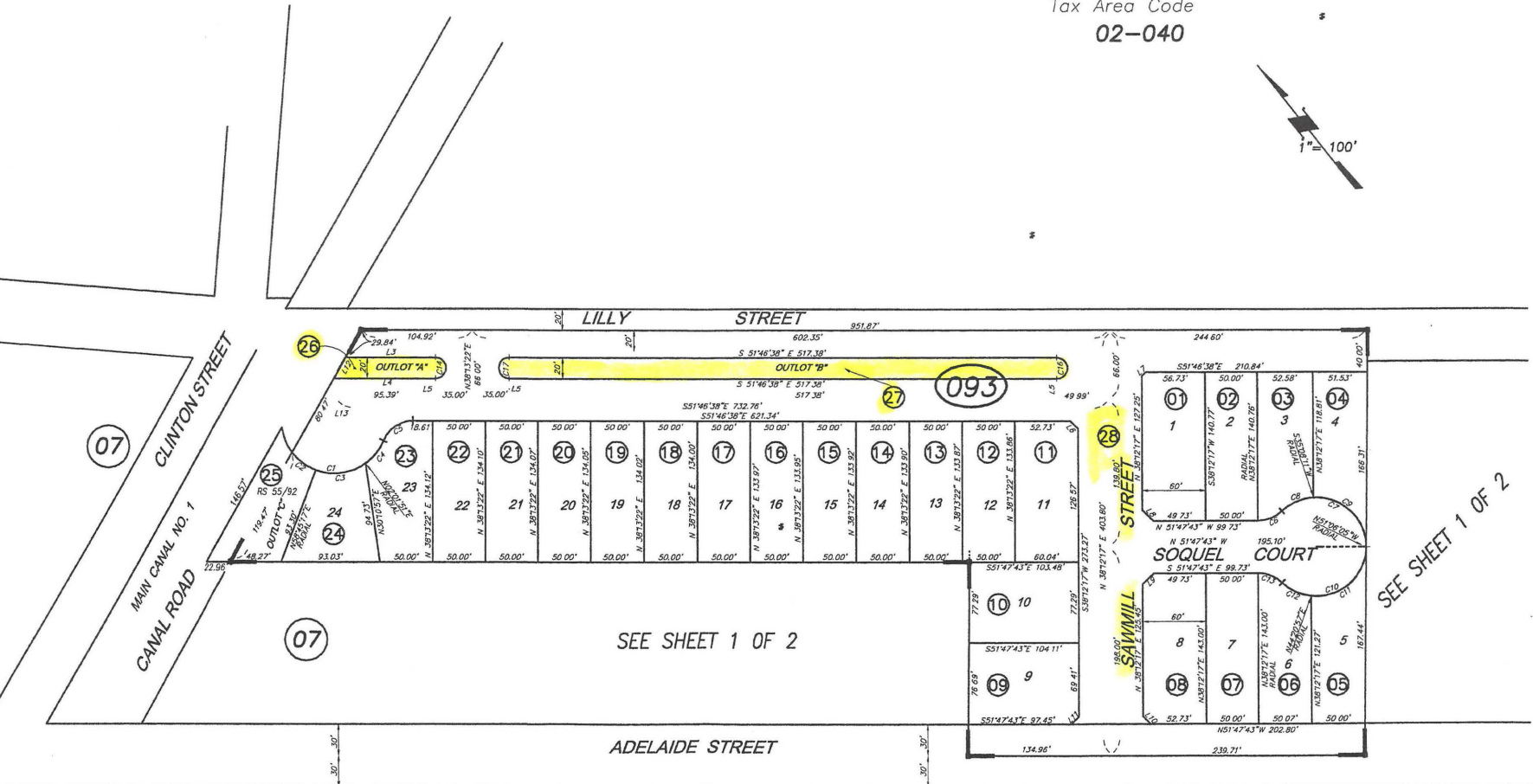
M.B. VOL. 49 PGS. 64-65

08-09  
SHEET 2 of 2

Tax Area Code  
02-040



ORIGINAL



NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

CURVE TABLE			LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	LINE	LENGTH BEARING
C1	105.54	50.00	120°56'09"	L3	84.56 S51°46'38"E
C2	28.30	50.00	32°29'41"	L4	95.82 S51°46'38"E
C3	49.50	50.00	58°43'22"	L5	20.00 S38°13'22"W
C4	27.74	50.00	31°47'01"	L6	10.28 N06°42'11"W
C5	35.59	30.00	67°58'32"	L7	4.63 S81°12'49"W
C6	25.07	33.00	43°31'52"	L8	14.53 S06°47'43"E
C7	110.11	47.00	134°13'30"	L9	14.53 S83°12'17"W
C8	33.19	47.00	40°27'46"	L10	10.28 S06°47'43"E
C9	76.91	47.00	93°45'44"	L11	10.28 S83°12'17"W
C10	108.97	47.00	132°50'14"	L12	22.95 N67°36'17"E
C11	78.30	47.00	95°27'02"	L13	20.00 N38°13'22"E
C12	30.67	47.00	37°21'12"		
C13	25.07	33.00	43°31'52"		
C14	31.42	10.00	180°00'00"		
C16	31.42	10.00	180°00'00"		
C17	31.42	10.00	180°00'00"		

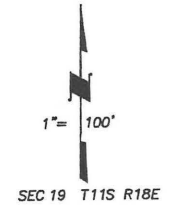
Assessor's Map No. 08-09  
Sheet 2 of 2  
Madera Unified  
City of Madera  
County of Madera, Calif.  
2001



NE 1/4 SEC. 19 T.11S. R.18E. M.D.B.&M.  
VISTA DEL SIERRA  
VOL 52 PAGES 43-44

08-12

Tax Area Code  
02-052



IN BLUE  
ORIGINAL



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Assessor's Map No. 08-12  
Madera Unified  
City of Madera  
County of Madera, Calif.  
1980

6

PEARL ADDN.  
M.B. 4-111

YOSEMITE ADDN.  
M.B. 2-23

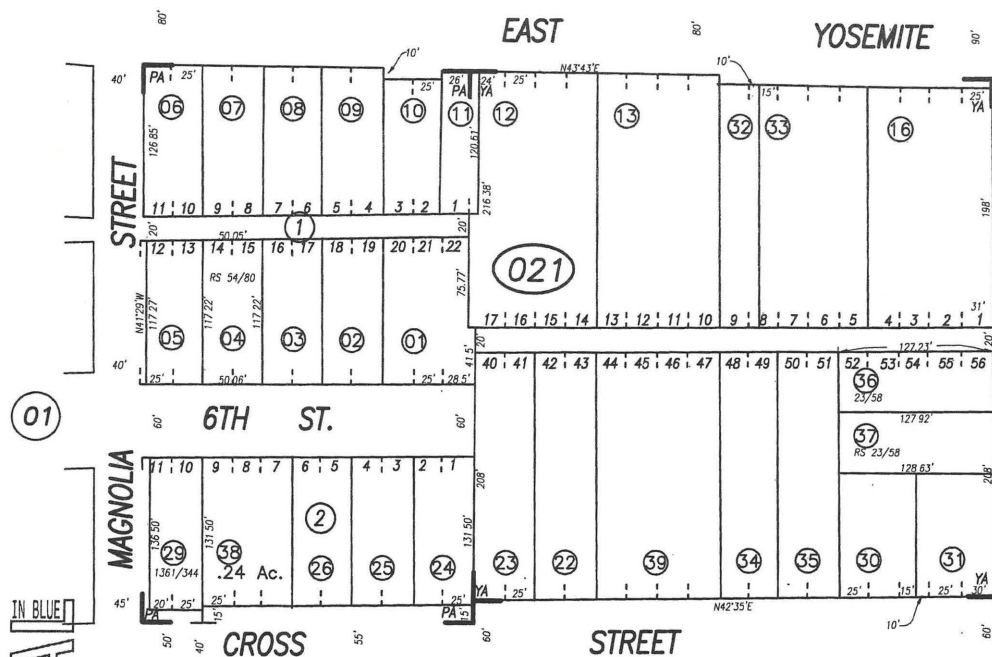
07  
14

RIO VISTA ADDN.  
M.B. 5-12

WOOLLEY ADDN.

M.B. 4-70 F.C.R.  
AND SUBDIVISION OF BLOCKS 1, 3, 33, 34, 44 & 45  
M.B. 4-73 F.C.R.

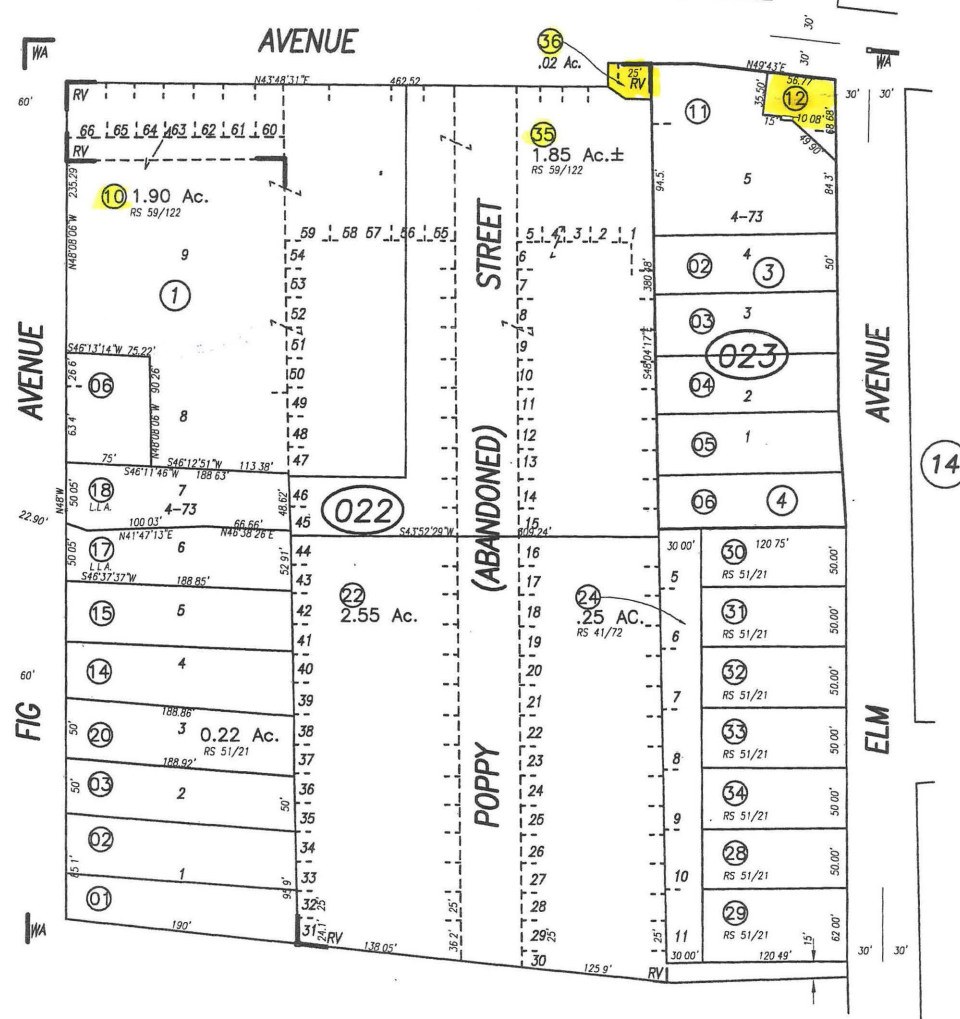
Tax Area Code  
02-040



NOTE- Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

Assessor's Map No. 08-02  
Madera Unified  
City of Madera  
County of Madera, Calif.  
1956



SEE SHEET 2 OF 3

ORIGINAL

ELM ESTATES VOL.43 PGS.62-63

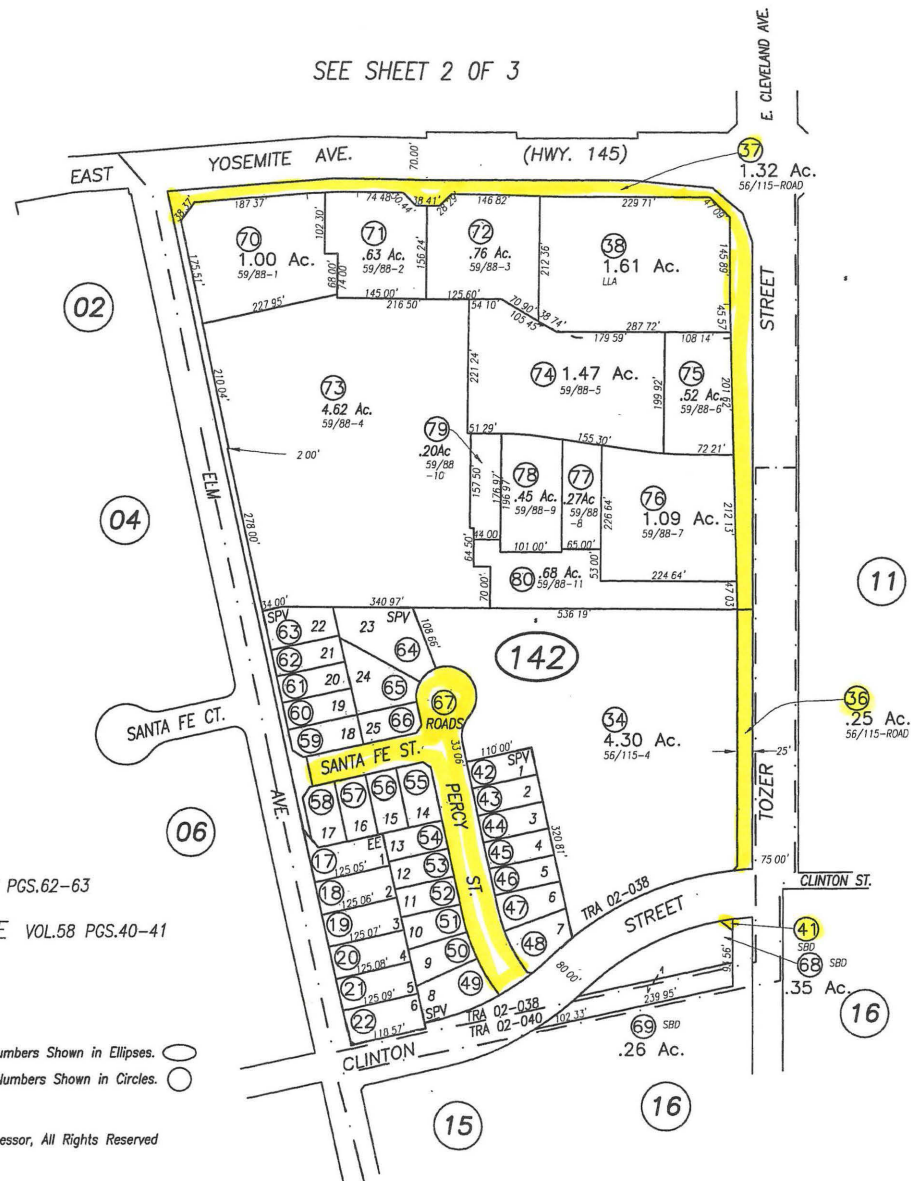
SUGAR PINE VILLAGE VOL.58 PGS.40-41

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

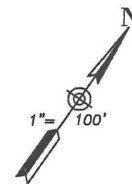
NOTE- Assessor's Block Numbers Shown in Ellipses. ○  
Assessor's Parcel Numbers Shown in Circles. ○

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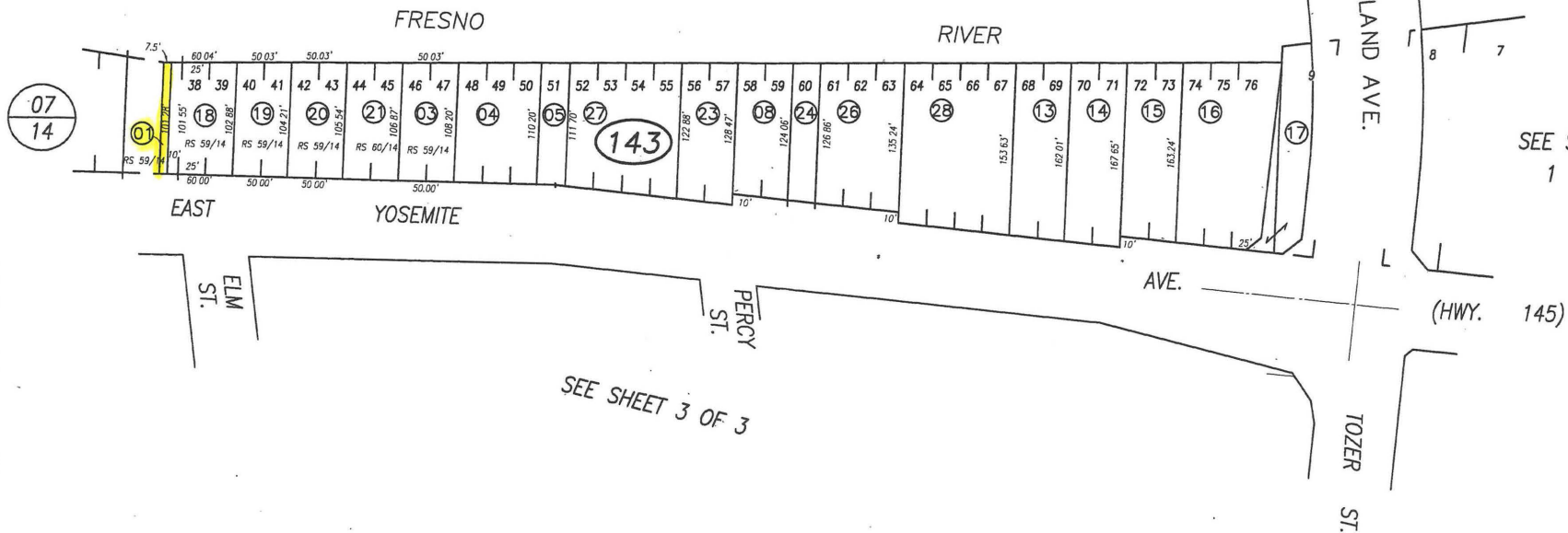
Assessor's Map No. 08-14  
Sheet 3 of 3  
Madera Unified School Dist.  
City of Madera  
County of Madera, Calif.  
1990









SEE SHEET 1 OF 3



SEE SHEET  
1 OF 3

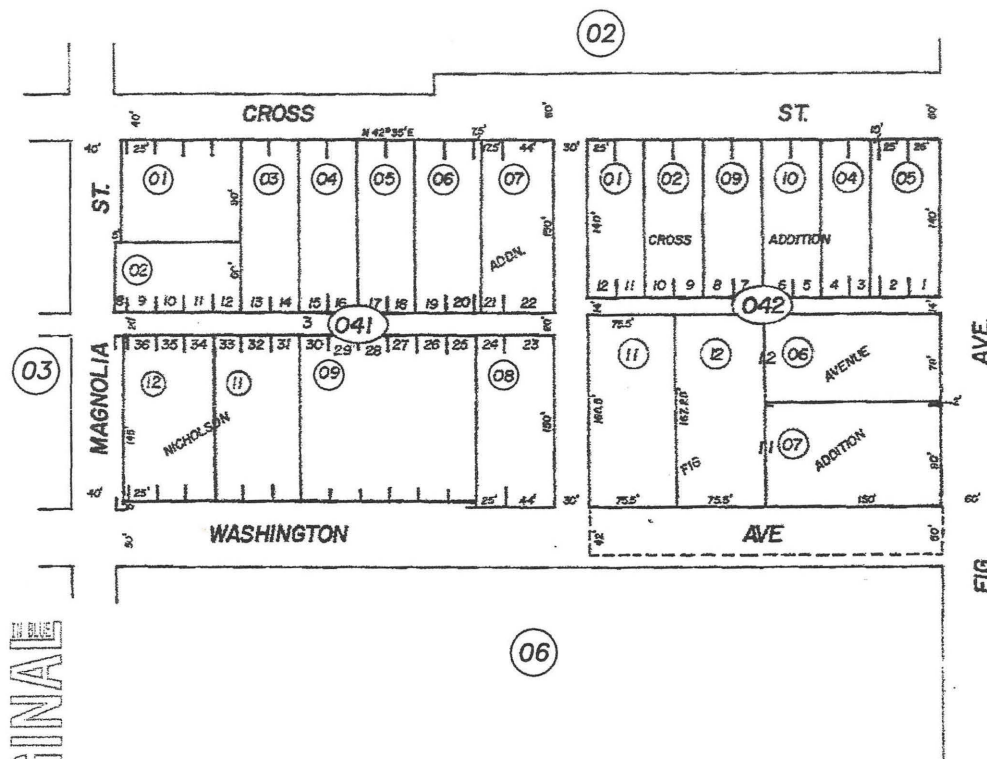
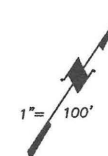
SEE SHEET 3 OF 3

NOTE- Assessor's Block Numbers Shown in Ellipses.   
Assessor's Parcel Numbers Shown in Circles. 

Assessor's Map No. 08-14  
Sheet 2 of 3  
Madera Unified  
City of Madera  
County of Madera, Calif.  
1990

08-04

Tax Area Code  
**02-040**

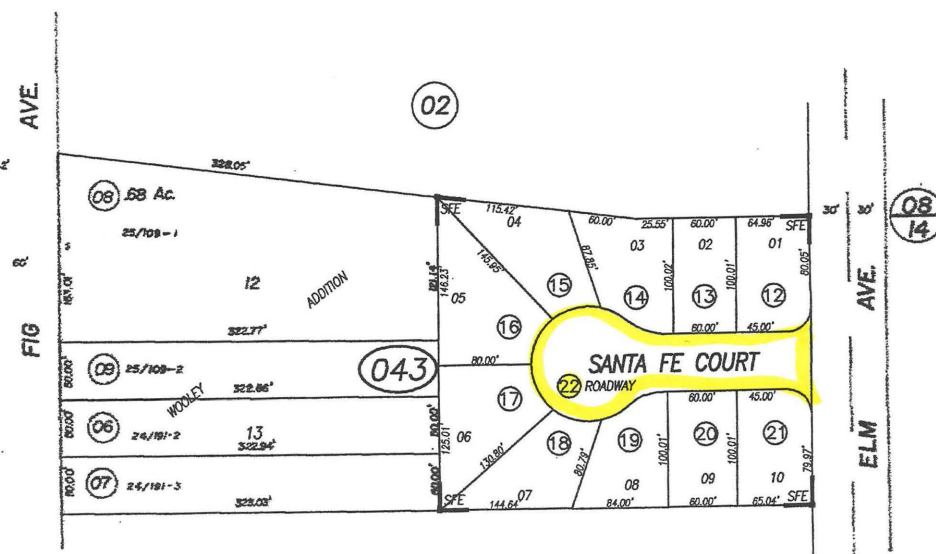


ORIGINAL

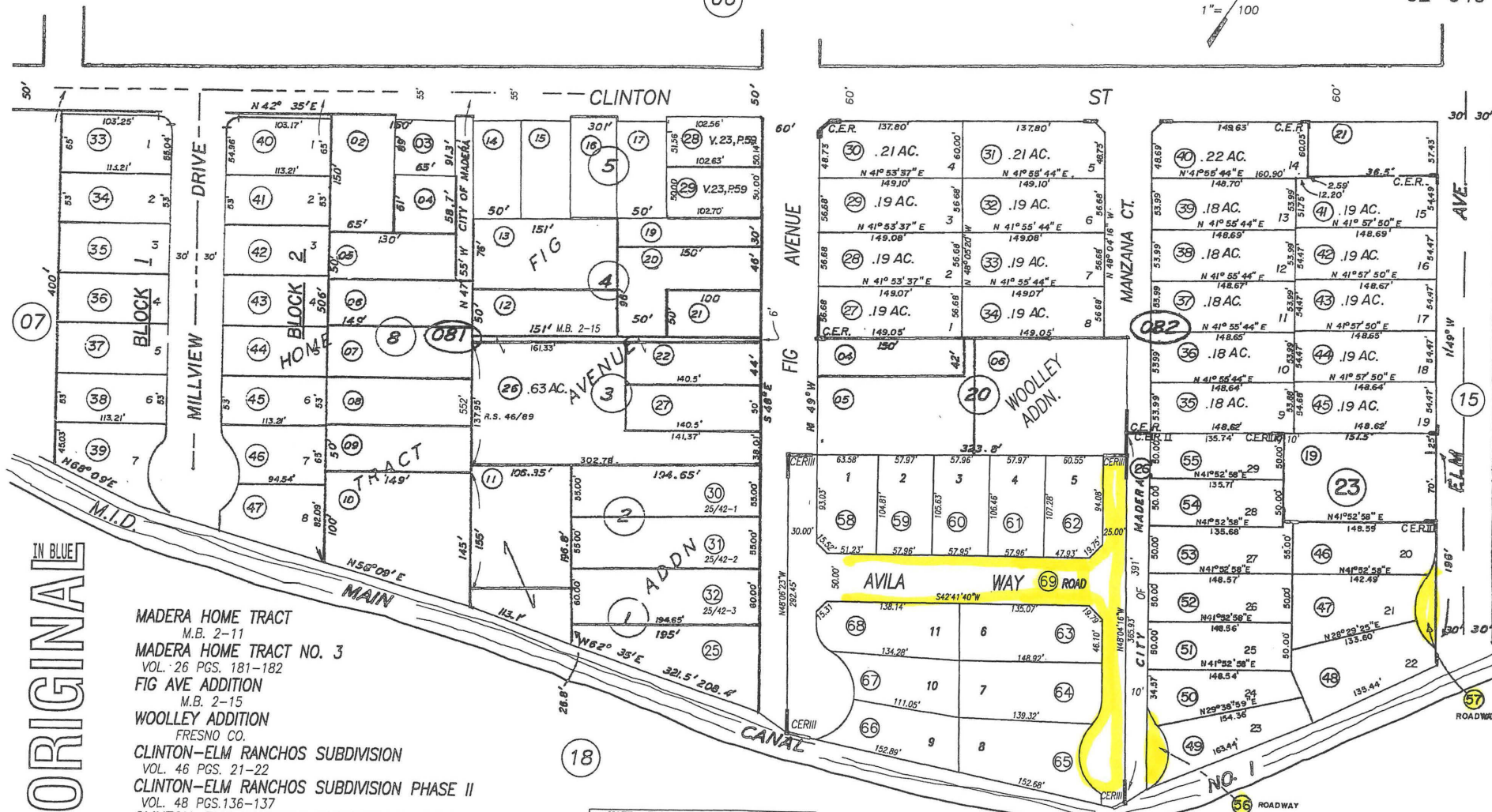
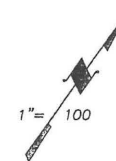
05234-1-12  
-2-12  
-3-22 CLR

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Assessor's Map No. 08-04  
Madera Unified  
City of Madera  
County of Madera, Calif.



ORIGINAL  
IN BLUE

MADERA HOME TRACT  
M.B. 2-11

MADERA HOME TRACT NO. 3

VOL. 26 PGS. 181-182

FIG AVE ADDITION

M.B. 2-15

WOOLLEY ADDITION

FRESNO CO.

CLINTON-ELM RANCHOS SUBDIVISION

VOL. 46 PGS. 21-22

CLINTON-ELM RANCHOS SUBDIVISION PHASE II

VOL. 48 PGS. 136-137

CLINTON-ELM RANCHOS SUBDIVISION PHASE III

VOL. 51 PGS. 62-63

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Assessor's Map No. 08-08  
Madera Unified  
City of Madera  
County of Madera, Calif.  
1956