CALL TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE

ORAL COMMUNICATIONS
This is the time to address the Oversight Board on any matter, whether or not it appears on this agenda. No action will be taken on any item not on the agenda unless the Oversight Board makes a determination that an emergency exists or that the need to take action on the item rose subsequent to the posting of the agenda. Public comments shall be limited to a maximum of three (3) minutes per person and an overall time period of fifteen minutes for items not considered on the regular agenda.

SCHEDULED MATTERS

1. Oversight Board Review and Approval of Revised Long Range Property Management Plan
   Re: Consideration of a resolution approving the revised Long Range Property Management Plan (LRPMP) prepared pursuant to Health & Safety Code Section 34191.5 and submittal of the LRPMP to the Department of Finance.

2. Termination of Disposition and Development Agreement and Grant Deed Covenants
   Re: Consideration of a draft resolution approving the Termination of Disposition and Development Agreement and Grant Deed Covenants.

3. Future Meeting Date

CHAIR AND BOARD MEMBERS' COMMENTS AND SUGGESTIONS

ADJOURNMENT

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the Office of City Clerk at (559) 782-7464. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet.

Materials related to an item on this agenda submitted to the Oversight Board after distribution of the agenda packet are available for public inspection during normal business hours at the Office of City Clerk, 291 North Main Street, Porterville, CA 93257, and on the City’s website at www.ci.porterville.ca.us.
OVERSIGHT BOARD

SUBJECT: OVERSIGHT BOARD REVIEW AND APPROVAL OF REVISED LONG RANGE PROPERTY MANAGEMENT PLAN

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT

COMMENT: Health and Safety Code Section 34191.5, as modified by AB 1484, requires the Successor Agency to prepare a Long Range Property Management Plan (Plan) that addresses the disposition and use of the real properties of the former redevelopment agency within six months of receiving a Finding of Completion from the Department of Finance (DOF). The DOF issued a Finding of Completion on August 7, 2013.


Following approvals from the Successor Agency and the Oversight Board, the Plan was provided to the DOF for approval. The changes required from the DOF are highlighted in yellow on the attached Plan (Attachment 1).

On July 7, 2015, the Successor Agency approved the Revised Long Range Property Management Plan and adopted Successor Agency Resolution No. 2015-03. Under Section 34191.5, the Plan shall be approved by the Oversight Board and the Department of Finance prior to any property being transferred.

RECOMMENDATION: That the Oversight Board adopt a Resolution approving the revised Long Range Property Management Plan, prepared pursuant to Health & Safety Code Section 34191.5 and direct Successor Agency staff to submit the Long Range Property Management Plan to Department of Finance.

ATTACHMENTS: 1. Revised Long Range Property Management Plan
2. Draft Resolution approving the revised Long Range Property Management Plan, pursuant to Health & Safety Code Section 34191.5 and directing transmittal of the revised Long Range Property Management Plan to the Department of Finance
LONG-RANGE PROPERTY MANAGEMENT PLAN

SUCCESSOR AGENCY TO THE FORMER
PORTERVILLE REDEVELOPMENT AGENCY

291 NORTH MAIN STREET
PORTERVILLE, CA 93257
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Long-Range Property Management Plan

Successor Agency to the former
Porterville Redevelopment Agency

INTRODUCTION

The City of Porterville (City) is located in the south central portion of the San Joaquin Valley, at the base of the foothills of the Sierra Nevada Mountains, in Tulare County. The California Department of Finance (DOF) reports the City population to be 55,490 as of January 1, 2013.

With the discovery of gold in California in 1848, came vast numbers of settlers from across the United States and abroad. This tremendous migration to California rolled through Porterville between 1840 and 1852. In 1854, Peter Goodhue established the Butterfield Overland Mail Stage Station on the banks of the old Tule River Channel. This was the stopping place along the Emigrant Train which is Main Street Today. In 1860, Royal Porter Putnam came to work at the station, and assumed command of lodging and trading facilities. He purchased 40 acres of land from Goodhue, surveyed and divided the land into town lots and officially recorded this tract in 1870. Porterville was founded in 1864 and named after Royal Putnam Porter. In 1888, Porterville’s first railroad, the Southern Pacific Railway, came to town. This transformed the small town to an agricultural marketing center. The City of Porterville was incorporated in 1902.
Former Redevelopment Agency

The former Porterville Redevelopment Agency (Agency) was created pursuant to § 33000 of the California Health and Safety Code Community Redevelopment Law. The City Council adopted Project Area No. 1 containing approximately 471 acres on July 3, 1990 by Ordinance No. 1436. On July 6, 2004, the City Council adopted Amendment No. 1 which removed 26 acres from the Project Area by Ordinance No. 1655. In August of 2010, an Amendment to Project Area No. 1 was adopted by Ordinance No. 1765. This Amendment added approximately 1,698 acres to the area for a total of 2,143 acres.

Currently, the Project Area is zoned for a variety of land uses. The area includes mostly developed land, including but not limited to, shopping areas, commercial developments, public parking lots, public buildings, and housing.

Dissolution of Porterville Redevelopment Agency

On June 27, 2012 Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that made substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill 1X26 (AB 1X 26). One of the key components of AB 1484 is the requirement that all successor agencies develop a long-range property management plan that governs the disposition and use of the former redevelopment agency’s properties. This document is the Long-Range Property Management Plan (Plan) for the Successor Agency to the former Porterville Redevelopment Agency (Agency).

This Long Range Property Management Plan was prepared in compliance with Health and Safety Code §34191.5

SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY

There are seven (7) six (6) properties owned and controlled by the Agency. Parcel 7 was and one property that has been approved by the Oversight Board and the Department of Finance as an approved expenditure of bond proceeds to acquire, demolish, remediate and release the property for sale. The Agency acquired the property on August 28, 2014. Parcels 1 through 6 were acquired by the former Porterville Redevelopment Agency in an effort to revitalize a portion of the downtown area. These seven (7) properties are subject to the provisions of the Agency’s Redevelopment Strategic Plan and the Five-Year Implementation Plan and amendment adopted in 2010. The properties include the following:

Parcel 1 APN 253-177-008. The property is located at the southeast corner of Garden Avenue and Second Street. The property is zoned DMX (Downtown Mixed-Use) and is 40,777 square feet. It is developed and currently used as a public parking lot.

Parcel 2 APN 261-123-001. The property is located at the northeast corner of Olive Avenue and Second Street. The property is zoned DR-N (Downtown Retail – North of Olive) and is 23,210 square feet. It is developed and currently used as a public parking lot.
Parcel 3  APN 253-207-008. The property is located at the northwest corner of Thurman and Second Street. The property is zoned D-PO (Downtown Professional Office) and is 26,400 square feet. It is developed and currently used as a public parking lot.

Parcel 4  APN 253-131-001. The property is located at the southeast corner of Morton and Fourth Street. The property is zoned D-PO (Downtown Professional Office) and is 29,192 square feet. It is developed and currently used as a public parking lot.

Parcel 5  APN 252-183-006. The property address is 293 N. Hockett Street. The property is zoned D-PO (Downtown Professional Office) and is 6,050 square feet. It is currently undeveloped vacant land, but utilized as a parking lot for City vehicles.

Parcel 6  APN 252-183-007. The property address is 287 N. Hockett Street. The property is zoned D-PO (Downtown Professional Office) and is 7,150 square feet. It is developed with a 2,446 square feet office building. The building is vacant.

Parcel 7  APN 261-122-007. The property address is 14 N. Main Street and is otherwise known as the “Porterville Hotel Project”. The property is zoned DR-N (Downtown Retail – North of Olive) and is 11,000 square feet. The property was a blighted mixed-use project that was deemed uninhabitable in December, 2006. There was a catastrophic fire on December 26, 2013, that damaged the structure beyond repair.

The Successor Agency is interested in transferring ownership of Parcels 1 through 4-5 to the City in order to continue utilizing them as public parking and entering into a Compensation agreement between the City and taxing entities. Parcels 1 through 4 are encumbered with an Operation Use and Maintenance Covenant for public parking facilities that run with the land. In the event legislation is enacted that clarifies Parcels 1 through 5 are eligible to be conveyed to the City as governmental use properties, this Plan will be amended to change the designation of such properties in accordance with then-applicable law. Parcel 6 is proposed to be transferred to the City for governmental purposes as an administrative building utilized for staff, be sold for fair market value with the net proceeds used for enforceable obligations, or distributed to the taxing entities; Parcel 7 was acquired on August 28, 2014, is proposed to be acquired in compliance with the expenditure of bond funds as approved by the Oversight Board and Department of Finance. It is proposed to complete demolition, demolished remediated for environmental concerns, and sell with the net proceeds to be used to defease the bond debt pursuant to Health and Safety Code (HSC) section 34191.4(e)(2)(B) to be distributed to taxing entities or to fulfill enforceable obligations.
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PROPOSED USE AND DISPOSITION OF PROPERTIES

Parcel 1
Garden Avenue and Second Street Parking Lot
APN 253-177-008

1. Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A).

The former Porterville Redevelopment Agency acquired the parcel in January of 1993 for $53,625. An appraisal had been obtained and the property was purchased in an amount equivalent to the appraisal. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $143,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.

2. Purpose for which the property was acquired (HSC 34191.5(c)(1)(B).

The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objectives included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment
Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot effectuated two of the listed projects: Project A(4) Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District and Project N(1) Parking Lot Project – Olive to Thurman in Central Business District.

In addition to the Redevelopment Plan, the Redevelopment Agency adopted the Strategic Plan for the Redevelopment Area in February of 1992. The Strategic Plan included an Action Plan which established priority projects and milestones in order to achieve the Strategic Plan’s objectives for the revitalization of the Project Area. The development of parking on this property was an adopted project of Phase A of the Action Plan.

3. **Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(1)(C)).**

   APN: 253-177-008

   Address: No site address, southeast corner of Garden Avenue and Second Street

   Lot size: 40,777 square feet

   **Zoning/Permitted Uses:** The property is zoned DMX (Downtown Mixed-Use – see Exhibit E)

4. **Estimate of the current value, including appraisal information (HSC 34191.5(c)(1)(D)).**

   The property was appraised in April of 2011 for $143,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues (HSC 34191.5(c)(1)(E)).**

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts (HSC 34191.5(c)(1)(F)).**

   A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.
7. The property's potential for transit-oriented development and the advancement of the planning objections of the successor agency (*HSC 34191.5(c)(1)(G)*).

The City of Porterville Transit system has a bus stop located across the street from the property.

8. A brief history of previous development proposals and activity, including the rental or lease of property (*HSC 34191.5(c)(1)(H)*).

The property has been developed as a public parking lot since 1994. There is no history of previous development proposals and activity.
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1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).**

The former Porterville Redevelopment Agency acquired the parcel in February of 1993 for $71,500. An appraisal had been obtained and the property was purchased in an amount equivalent to the appraisal. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $97,000 in April 2011. **The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.**

2. **Purpose for which the property was acquired (HSC 34191.5(c)(1)(B)).**

The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objectives included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot effectuated two of the listed projects: Project A(4) Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District and Project N(1) Parking Lot Project – Olive to Thurman in Central Business District.
In addition to the Redevelopment Plan, the Redevelopment Agency adopted the Strategic Plan for the Redevelopment Area in February of 1992. The Strategic Plan included an Action Plan which established priority projects and milestones in order to achieve the Strategic Plan’s objectives for the revitalization of the Project Area. The development of parking on this property was an adopted project of Phase A of the Action Plan.

3. **Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(1)(C)).**

   APN: 261-123-001

   Address: No site address, northeast corner of Olive Avenue and Second Street

   Lot size: 23,210 square feet

   Zoning/Permitted Uses: The property is zoned DR-N (Downtown Retail – North of Olive Avenue – see Exhibit E)

4. **Estimate of the current value, including appraisal information (HSC 34191.5(c)(1)(D)).**

   The property was appraised in April of 2011 for $97,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues (HSC 34191.5(c)(1)(E)).**

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts (HSC 34191.5(c)(1)(F)).**

   A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. **The property’s potential for transit-oriented development and the advancement of the planning objections of the successor agency (HSC 34191.5(c)(1)(G)).**

   The City of Porterville Transit system has a bus stop located across the street from the property.

8. **A brief history of previous development proposals and activity, including the rental or lease of property (HSC 34191.5(c)(1)(H)).**
The property has been developed as a public parking lot since 1994. There is no history of previous development proposals and activity.
1. Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property \( \textit{HSC 34191.5(c)(1)(A)} \).

The former Porterville Redevelopment Agency acquired the parcel in July of 1994 for $270,850. The original acquisition was of four parcels. A parcel merger was subsequently completed, forming the existing assessor parcel 253-207-008. An appraisal regarding the value of the property was not obtained at the time of acquisition. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $93,000 in April 2011. \textit{The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.}

2. Purpose for which the property was acquired \( \textit{HSC 34191.5(c)(1)(B)} \).

The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objections included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot effectuated two of the listed projects: Project A(4)
Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District and Project N(1) Parking Lot Project – Olive to Thurman in Central Business District.

3. Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(I)(C)).

APN: 253-207-008

Address: No site address, northwest corner of Thurman Avenue and Second Street

Lot size: 26,400 square feet

Zoning/Permitted Uses: The property is zoned D-PO (Downtown Professional Office – see Exhibit E)

4. Estimate of the current value, including appraisal information (HSC 34191.5(c)(I)(D)).

The property was appraised in April of 2011 for $93,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues (HSC 34191.5(c)(I)(E)).

None.

6. The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts (HSC 34191.5(c)(I)(F)).

A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. The property’s potential for transit-oriented development and the advancement of the planning objections of the successor agency (HSC 34191.5(c)(I)(G)).

The City of Porterville Transit system has a bus stop located at the property.

8. A brief history of previous development proposals and activity, including the rental or lease of property (HSC 34191.5(c)(I)(H)).

The property has been developed as a public parking lot since 1997. There is no history of previous development proposals and activity.
1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).**

The former Porterville Redevelopment Agency acquired the parcel in November of 1994 for $28,879. An appraisal had been obtained and the property was purchased in an amount equivalent to the appraisal. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $102,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.

2. **Purpose for which the property was acquired (HSC 34191.5(c)(1)(B)).**

The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objections included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot was identified as Project A(4) Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District.
3. Parcel data, including address, lot size, and current zoning *(HSC 34191.5(c)(1)(C)).*

   APN:    253-131-001
   Address: No site address, southeast corner of Morton Avenue & Fourth Street
   Lot size:    29,192 square feet
   Zoning/Permitted Uses: The property is zoned D-PO (Downtown Professional Office – see Exhibit E)

4. Estimate of the current value, including appraisal information *(HSC 34191.5(c)(1)(D)).*

   The property was appraised in April of 2011 for $102,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues *(HSC 34191.5(c)(1)(E)).*

   None.

6. The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts *(HSC 34191.5(c)(1)(F)).*

   A Phase 1 environmental was not performed at the time of acquisition. The parcel was formerly a portion of the Tulare Valley Railroad Company; however, the parcel was adjacent to the rail line and there is no suspected contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. The property’s potential for transit-oriented development and the advancement of the planning objections of the successor agency *(HSC 34191.5(c)(1)(G)).*

   The property is incorporated into the Porterville Transit system as a transit bus stop complete with seating and trellis.

8. A brief history of previous development proposals and activity, including the rental or lease of property *(HSC 34191.5(c)(1)(H)).*

   The property has been developed as a public parking lot since 1995. There is no history of previous development proposals and activity.
1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).**

The former Porterville Redevelopment Agency acquired the parcel in February of 2001 for $45,000. An appraisal regarding the value of the property was not obtained at the time of acquisition. In April of 2011, the property appraised for $25,000. The **Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as a parking lot used by City vehicles as a Governmental Use. At this time, the proposed sale value and transfer date is unknown.**

2. **Purpose for which the property was acquired (HSC 34191.5(c)(1)(B)).**

The purpose of the acquisition fulfilled two objectives of the Redevelopment Plan and the Five Year Implementation Plan 1999-2004: (1) Acquire land for the development of public facilities, i.e. parking lots and (2) the Creation of additional parking districts in order to facilitate development.

3. **Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(1)(C)).**

   **APN:** 252-183-006

   **Address:** 293 N. Hockett Street

   **Lot size:** 6,050 square feet

   **Zoning/Permitted Uses:** The property is zoned D-PO (Downtown Professional Office – see Exhibit E)
4. Estimate of the current value, including appraisal information \((HSC \ 34191.5(c)(1)(D))\).

The property was appraised in April of 2011 for $25,000. Property values in the Porterville area have remained relatively stable for the last few years.

5. Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues \((HSC \ 34191.5(c)(1)(E))\).

None.

6. The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts \((HSC \ 34191.5(c)(1)(F))\).

A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. The property’s potential for transit-oriented development and the advancement of the planning objections of the successor agency \((HSC \ 34191.5(c)(1)(G))\).

The City of Porterville Transit system has a bus stop located across the street from the property.

8. A brief history of previous development proposals and activity, including the rental or lease of property \((HSC \ 34191.5(c)(1)(H))\).

It was anticipated to develop the property as a parking facility for City vehicles. The design and construction plans have been completed and the project was programmed in the ten year Capital Improvement Program for construction during fiscal year 2012/13.
1. Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).

The former Porterville Redevelopment Agency acquired the parcel in February of 2001 for $132,500. An appraisal regarding the value of the property was not obtained at the time of acquisition. The property appraised for $185,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City for Governmental Use. The City would utilize the facility for an administrative building, not available to the public, such as the Information Technology Department, the Fire Investigation Unit and/or the Police Dispatch Center. At this time, the proposed sale value and transfer date is unknown.

2. Purpose for which the property was acquired (HSC 34191.5(c)(1)(B)).

The purpose of the acquisition fulfilled two objectives of the Redevelopment Plan and the Five Year Implementation Plan 1999-2004: (1) Acquire land for the development of public facilities and (2) the Creation of additional parking districts in order to facilitate development.

3. Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(1)(C)).

APN: 252-183-007

Address: 287 N. Hockett Street

Lot size: 7,150 square feet

Zoning/Permitted Uses: The property is zoned D-PO (Downtown Professional Office – see Exhibit E)
4. Estimate of the current value, including appraisal information *(HSC 34191.5(c)(1)(D)).*

The property was appraised in April of 2011 for $185,000. Property values in the Porterville area have remained relatively stable for the last few years.

5. Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues *(HSC 34191.5(c)(1)(E)).*

None.

6. The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts *(HSC 34191.5(c)(1)(F)).*

A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. The property’s potential for transit-oriented development and the advancement of the planning objections of the successor agency *(HSC 34191.5(c)(1)(G)).*

Due to the proximity of the Porterville Transit Center, the building had the potential of being purchased for the transit headquarters, but time constraints required the transit headquarters to find a different location.

8. A brief history of previous development proposals and activity, including the rental or lease of property *(HSC 34191.5(c)(1)(H)).*

There is no history of previous development proposals and activity.
Parcel 7
14 N. Main Street – The Porterville Hotel
APN 261-122-007

Fire – December 26, 2013
Hotel remains – December 26, 2013

1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).**

The former Porterville Redevelopment Agency obtained bond proceeds, by refunding Agency debt in 2008, to acquire and eliminate the blighted development. The property has not yet been acquired and has not been appraised. *The property was acquired by the Agency on August 28, 2014, for the amount of $1,649,705.70. A Broker’s Price Opinion estimated the value of the property to be $198,000, with the assumption the lot is completely cleaned, leveled, and filled to pass compaction tests necessary to comply with state and local building codes. This property was acquired in compliance with the expenditure of bond funds as approved by the Oversight Board and Department of Finance, in order to eliminate the blight, the site is proposed to be demolished, remediated for environmental concerns, and sold with the net proceeds to be used to fulfill an enforceable obligation. At this time, the proposed value and sell date is unknown.*
2. **Purpose for which the property was acquired (HSC 34191.5(c)(1)(B)).**

The property is proposed to be acquired for removal of blight, through the demolition and remediation of environmental concerns, and the sale of the property for future development, in compliance with the expenditure of bond funds, as approved by the Oversight Board and Department of Finance. In accordance with HSC section 34191.4(c)(2)(B), the net proceeds shall be used to *[fulfill an enforceable obligation][enforceable]* defease the bond debt.

3. **Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(1)(C)).**

APN: 261-122-007

Address: 14 N. Main Street

Lot size: 11,000 square feet

Zoning/Permitted Uses: The property is zoned DR-N (Downtown Retail – North of Olive Avenue – see Exhibit E)

4. **Estimate of the current value, including appraisal information (HSC 34191.5(c)(1)(D)).**

*An Broker’s Price Opinion, obtained on June 23, 2015, estimated the value of the property to be $198,000, with the assumption the lot is completely cleaned, leveled, and filled to pass compaction tests necessary to comply with state and local building codes. The property has not been appraised.*

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues (HSC 34191.5(c)(1)(E)).**

None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts (HSC 34191.5(c)(1)(F)).**

In 2011, prior to trying to acquire the property, a *[Historic Document Review][Historic Document Review] – Phase I environmental study* was performed on the property. The study found significant asbestos and lead based paint. Part of the planned demolition, included environmental remediation. Although the fire destroyed the structure, the Agency will continue with plans identified by the bond proceeds to acquire the property, demolish, remediate environmental concerns, and sell the property as a clean site.
7. The property's potential for transit-oriented development and the advancement of the planning objections of the successor agency (HSC 34191.5(c)(1)(G)).

The property is located in the heart of downtown near major retail and employment areas on a major thoroughfare serviced by numerous bus lines.

8. A brief history of previous development proposals and activity, including the rental or lease of property (HSC 34191.5(c)(1)(H)).

There is no history of previous development proposals and activity.
OVERSIGHT BOARD RESOLUTION NO. ________

A RESOLUTION OF THE OVERSIGHT BOARD TO THE
PORTERVILLE REDEVELOPMENT AGENCY APPROVING THE REVISED LONG
RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH & SAFETY CODE
SECTION 34191.5 AND DIRECTING TRANSMITTAL OF THE REVISED LONG RANGE
PROPERTY MANAGEMENT PLAN TO THE OVERSIGHT BOARD

WHEREAS, as of and on and after February 1, 2012, in accordance with the provisions of
Health and Safety Code 34179(a)(1), the City Council of the City of Porterville serves and acts as
the Successor Agency to the dissolved Porterville Redevelopment Agency (Agency) and, by
resolution, the City will perform the functions of the Successor Agency under the Dissolution Act
to administer the enforceable obligations of the former Agency and otherwise unwind the
Agency’s affairs, all subject to the review and approval by a seven-member Oversight Board
(Oversight Board); and

WHEREAS, Section 34191.5 requires the Successor Agency to prepare a Long Range
Property Management Plan that addresses the disposition and use of the real properties of the
former redevelopment agency within six months of receiving a Finding of Completion from the
Department of Finance and submit it to the Oversight Board for approval; and

WHEREAS, the Department of Finance issued a Finding of Completion on August 7, 2013,
pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, pursuant to Section 34191.5(c)(1), the Successor Agency’s Long Range
Property Management Plan is required to include an inventory of all properties and shall include
the following information: (a) date of the acquisition and value of the property at that time, and an
estimate of current value of the property; (b) the purpose for which the property was acquired; (c)
parcel data, including address, lot size, and current zoning; (d) an estimate of current value of the
parcel including, if available, any appraisal information; (e) an estimate of any lease, rental, or any
other revenues generated by the property, and a description of the contractual requirements for the
disposition of those funds; (f) the history of environmental contamination, including designation
as a brownfield site, any related environmental studies, and history of any remediation efforts; (g)
a description of the property’s potential for transit-oriented development and the advancement of
the planning objectives of the successor agency; and (h) a brief history of previous development
proposals and activity, including the rental or lease of property; and

WHEREAS, on February 4, 2014, the proposed Long Range Property Management Plan
was approved by the Successor Agency adopting Successor Agency Resolution No. 2014-01; and

WHEREAS, on February 7, 2014, the proposed Long Range Property Management Plan
was approved by the Oversight Board adopting Oversight Board Resolution No. 2014-02; and

WHEREAS, on July 7, 2015, the Revised Long Range Property Management Plan was
approved by the Successor Agency adopting Successor Agency Resolution No. 2015-03; and

Page 1 of 2

ATTACHMENT
ITEM NO. 2
WHEREAS, the revised Long Range Property Management Plan, as approved by the Oversight Board, will be provided to the Department of Finance for final approval, prior to the disposition of property.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE PORTERVILLE REDEVELOPMENT AGENCY:

1. The above recitals are true and correct, are a substantive part of this Resolution, and are adopted as the findings of the Successor Agency.

2. Pursuant to the Dissolution Act, the Successor Agency hereby approves the revised Long Range Property Management Plan in the form attached hereto as Exhibit A and incorporated herein by this reference.

3. Upon approval of the revised Long Range Property Management Plan by the Oversight Board, the City Manager, or his authorized designees, shall provide written notice and information about the Oversight Board’s approval of the revised Long Range Property Management Plan to the State of California Department of Finance for further approval by the Department of Finance.

4. This Resolution shall be effective immediately upon adoption.

5. The Agency Secretary on behalf of the Oversight Board shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 23rd day of July, 2015.

By: ____________________________

Dr. John Snavely, Chair
Oversight Board to the Successor Agency of the Porterville Redevelopment Agency

ATTEST:

_____________________________

Patrice Hildreth, Board Secretary
LONG-RANGE PROPERTY MANAGEMENT PLAN

SUCCESSOR AGENCY TO THE FORMER
PORTERVILLE REDEVELOPMENT AGENCY

291 NORTH MAIN STREET
PORTERVILLE, CA 93257
Long-Range Property Management Plan

Successor Agency to the former
Porterville Redevelopment Agency

INTRODUCTION

The City of Porterville (City) is located in the south central portion of the San Joaquin Valley, at the base of the foothills of the Sierra Nevada Mountains, in Tulare County. The California Department of Finance (DOF) reports the City population to be 55,490 as of January 1, 2013.

With the discovery of gold in California in 1848, came vast numbers of settlers from across the United States and abroad. This tremendous migration to California rolled through Porterville between 1840 and 1852. In 1854, Peter Goodhue established the Butterfield Overland Mail Stage Station on the banks of the old Tule River Channel. This was the stopping place along the Emigrant Train which is Main Street Today. In 1860, Royal Porter Putnam came to work at the station, and assumed command of lodging and trading facilities. He purchased 40 acres of land from Goodhue, surveyed and divided the land into town lots and officially recorded this tract in 1870. Porterville was founded in 1864 and named after Royal Putnam Porter. In 1888, Porterville’s first railroad, the Southern Pacific Railway, came to town. This transformed the small town to an agricultural marketing center. The City of Porterville was incorporated in 1902.
**Former Redevelopment Agency**

The former Porterville Redevelopment Agency (Agency) was created pursuant to § 33000 of the California Health and Safety Code Community Redevelopment Law. The City Council adopted Project Area No. 1 containing approximately 471 acres on July 3, 1990 by Ordinance No. 1436. On July 6, 2004, the City Council adopted Amendment No. 1 which removed 26 acres from the Project Area by Ordinance No. 1655. In August of 2010, an Amendment to Project Area No. 1 was adopted by Ordinance No. 1765. This Amendment added approximately 1,698 acres to the area for a total of 2,143 acres.

Currently, the Project Area is zoned for a variety of land uses. The area includes mostly developed land, including but not limited to, shopping areas, commercial developments, public parking lots, public buildings, and housing.

**Dissolution of Porterville Redevelopment Agency**

On June 27, 2012 Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that made substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill 1X26 (AB 1X 26). One of the key components of AB 1484 is the requirement that all successor agencies develop a long-range property management plan that governs the disposition and use of the former redevelopment agency’s properties. This document is the Long-Range Property Management Plan (Plan) for the Successor Agency to the former Porterville Redevelopment Agency (Agency).

This Long Range Property Management Plan was prepared in compliance with Health and Safety Code §34191.5

**SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY**

There are seven (7) properties owned and controlled by the Agency. Parcel 7 was approved by the Oversight Board and the Department of Finance as an approved expenditure of bond proceeds to acquire, demolish, remediate and release the property for sale. The Agency acquired the property on August 28, 2014. Parcels 1 through 6 were acquired by the former Porterville Redevelopment Agency in an effort to revitalize a portion of the downtown area. These seven (7) properties are subject to the provisions of the Agency’s Redevelopment Strategic Plan and the Five-Year Implementation Plan and amendment adopted in 2010. The properties include the following:

- **Parcel 1** APN 253-177-008. The property is located at the southeast corner of Garden Avenue and Second Street. The property is zoned DMX (Downtown Mixed-Use) and is 40,777 square feet. It is developed and currently used as a public parking lot.

- **Parcel 2** APN 261-123-001. The property is located at the northeast corner of Olive Avenue and Second Street. The property is zoned DR-N (Downtown Retail – North of Olive) and is 23,210 square feet. It is developed and currently used as a public parking lot.
Parcel 3  APN 253-207-008. The property is located at the northwest corner of Thurman and Second Street. The property is zoned D-PO (Downtown Professional Office) and is 26,400 square feet. It is developed and currently used as a public parking lot.

Parcel 4  APN 253-131-001. The property is located at the southeast corner of Morton and Fourth Street. The property is zoned D-PO (Downtown Professional Office) and is 29,192 square feet. It is developed and currently used as a public parking lot.

Parcel 5  APN 252-183-006. The property address is 293 N. Hockett Street. The property is zoned D-PO (Downtown Professional Office) and is 6,050 square feet. It is currently undeveloped vacant land, but utilized as a parking lot for City vehicles.

Parcel 6  APN 252-183-007. The property address is 287 N. Hockett Street. The property is zoned D-PO (Downtown Professional Office) and is 7,150 square feet. It is developed with a 2,446 square feet office building. The building is vacant.

Parcel 7  APN 261-122-007. The property address is 14 N. Main Street and is otherwise known as the “Porterville Hotel Project”. The property is zoned DR-N (Downtown Retail – North of Olive) and is 11,000 square feet. The property was a blighted mixed-use project that was deemed uninhabitable in December, 2006. There was a catastrophic fire on December 26, 2013, that damaged the structure beyond repair.

The Successor Agency is interested in transferring ownership of Parcels 1 through 5 to the City in order to continue utilizing them as public parking and entering into a Compensation agreement between the City and taxing entities. Parcels 1 through 4 are encumbered with an Operation Use and Maintenance Covenant for public parking facilities that run with the land. In the event legislation is enacted that clarifies Parcels 1 through 5 are eligible to be conveyed to the City as governmental use properties, this Plan will be amended to change the designation of such properties in accordance with then-applicable law. Parcel 6 is proposed to be transferred to the City for governmental purposes as an administrative building utilized for staff. Parcel 7 was acquired on August 28, 2014, in compliance with the expenditure of bond funds as approved by the Oversight Board and Department of Finance. It is proposed to complete demolition, remediate environmental concerns, and sell with the net proceeds to be used to fulfill enforceable obligations.
PROPOSED USE AND DISPOSITION OF PROPERTIES

Parcel 1
Garden Avenue and Second Street Parking Lot
APN 253-177-008

1. Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).

The former Porterville Redevelopment Agency acquired the parcel in January of 1993 for $53,625. An appraisal had been obtained and the property was purchased in an amount equivalent to the appraisal. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $143,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.

2. Purpose for which the property was acquired (HSC 34191.5(c)(1)(B)).

The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objectives included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment
Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot effectuated two of the listed projects: Project A(4) Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District and Project N(1) Parking Lot Project – Olive to Thurman in Central Business District.

In addition to the Redevelopment Plan, the Redevelopment Agency adopted the Strategic Plan for the Redevelopment Area in February of 1992. The Strategic Plan included an Action Plan which established priority projects and milestones in order to achieve the Strategic Plan’s objectives for the revitalization of the Project Area. The development of parking on this property was an adopted project of Phase A of the Action Plan.

3. **Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(1)(C)).**

   **APN:** 253-177-008

   **Address:** No site address, southeast corner of Garden Avenue and Second Street

   **Lot size:** 40,777 square feet

   **Zoning/Permitted Uses:** The property is zoned DMX (Downtown Mixed-Use – see Exhibit E)

4. **Estimate of the current value, including appraisal information (HSC 34191.5(c)(1)(D)).**

   The property was appraised in April of 2011 for $143,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues (HSC 34191.5(c)(1)(E)).**

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts (HSC 34191.5(c)(1)(F)).**

   A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.
7. The property’s potential for transit-oriented development and the advancement of the planning objections of the successor agency (HSC 34191.5(c)(1)(G)).

The City of Porterville Transit system has a bus stop located across the street from the property.

8. A brief history of previous development proposals and activity, including the rental or lease of property (HSC 34191.5(c)(1)(H)).

The property has been developed as a public parking lot since 1994. There is no history of previous development proposals and activity.
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1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).**

The former Porterville Redevelopment Agency acquired the parcel in February of 1993 for $71,500. An appraisal had been obtained and the property was purchased in an amount equivalent to the appraisal. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $97,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.

2. **Purpose for which the property was acquired (HSC 34191.5(c)(1)(B)).**

The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objectives included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot effectuated two of the listed projects: Project A(4) Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District and Project N(1) Parking Lot Project – Olive to Thurman in Central Business District.
In addition to the Redevelopment Plan, the Redevelopment Agency adopted the Strategic Plan for the Redevelopment Area in February of 1992. The Strategic Plan included an Action Plan which established priority projects and milestones in order to achieve the Strategic Plan's objectives for the revitalization of the Project Area. The development of parking on this property was an adopted project of Phase A of the Action Plan.

3. **Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(1)(C)).**

   APN: 261-123-001

   Address: No site address, northeast corner of Olive Avenue and Second Street

   Lot size: 23,210 square feet

   Zoning/Permitted Uses: The property is zoned DR-N (Downtown Retail – North of Olive Avenue – see Exhibit E)

4. **Estimate of the current value, including appraisal information (HSC 34191.5(c)(1)(D)).**

   The property was appraised in April of 2011 for $97,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues (HSC 34191.5(c)(1)(E)).**

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts (HSC 34191.5(c)(1)(F)).**

   A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. **The property's potential for transit-oriented development and the advancement of the planning objections of the successor agency (HSC 34191.5(c)(1)(G)).**

   The City of Porterville Transit system has a bus stop located across the street from the property.

8. **A brief history of previous development proposals and activity, including the rental or lease of property (HSC 34191.5(c)(1)(H)).**
The property has been developed as a public parking lot since 1994. There is no history of previous development proposals and activity.
Parcel 3
Thurman Avenue and Second Street Parking Lot
APN 253-207-008

1. Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).

The former Porterville Redevelopment Agency acquired the parcel in July of 1994 for $270,850. The original acquisition was of four parcels. A parcel merger was subsequently completed, forming the existing assessor parcel 253-207-008. An appraisal regarding the value of the property was not obtained at the time of acquisition. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $93,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.

2. Purpose for which the property was acquired (HSC 34191.5(c)(1)(B)).

The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objectives included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot effectuated two of the listed projects: Project A(4)
Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District and Project N(1) Parking Lot Project – Olive to Thurman in Central Business District.

3. **Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(1)(C).**

   APN: 253-207-008

   Address: No site address, northwest corner of Thurman Avenue and Second Street

   Lot size: 26,400 square feet

   Zoning/Permitted Uses: The property is zoned D-PO (Downtown Professional Office – see Exhibit E)

4. **Estimate of the current value, including appraisal information (HSC 34191.5(c)(1)(D).**

   The property was appraised in April of 2011 for $93,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues (HSC 34191.5(c)(1)(E).**

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts (HSC 34191.5(c)(1)(F).**

   A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. **The property’s potential for transit-oriented development and the advancement of the planning objections of the successor agency (HSC 34191.5(c)(1)(G).**

   The City of Porterville Transit system has a bus stop located at the property.

8. **A brief history of previous development proposals and activity, including the rental or lease of property (HSC 34191.5(c)(1)(H).**

   The property has been developed as a public parking lot since 1997. There is no history of previous development proposals and activity.
1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).**

The former Porterville Redevelopment Agency acquired the parcel in November of 1994 for $28,879. An appraisal had been obtained and the property was purchased in an amount equivalent to the appraisal. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $102,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.

2. **Purpose for which the property was acquired (HSC 34191.5(c)(1)(B)).**

The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objections included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot was identified as Project A(4) Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District.
3. Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(1)(C)).

   APN: 253-131-001

   Address: No site address, southeast corner of Morton Avenue & Fourth Street

   Lot size: 29,192 square feet

   Zoning/Permitted Uses: The property is zoned D-PO (Downtown Professional Office – see Exhibit E)

4. Estimate of the current value, including appraisal information (HSC 34191.5(c)(1)(D)).

   The property was appraised in April of 2011 for $102,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues (HSC 34191.5(c)(1)(E)).

   None.

6. The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts (HSC 34191.5(c)(1)(F)).

   A Phase 1 environmental was not performed at the time of acquisition. The parcel was formerly a portion of the Tulare Valley Railroad Company; however, the parcel was adjacent to the rail line and there is no suspected contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. The property’s potential for transit-oriented development and the advancement of the planning objections of the successor agency (HSC 34191.5(c)(1)(G)).

   The property is incorporated into the Porterville Transit system as a transit bus stop complete with seating and trellis.

8. A brief history of previous development proposals and activity, including the rental or lease of property (HSC 34191.5(c)(1)(H)).

   The property has been developed as a public parking lot since 1995. There is no history of previous development proposals and activity.
1. Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).

The former Porterville Redevelopment Agency acquired the parcel in February of 2001 for $45,000. An appraisal regarding the value of the property was not obtained at the time of acquisition. In April of 2011, the property appraised for $25,000. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as a parking lot used by City vehicles as a Governmental Use. At this time, the proposed sale value and transfer date is unknown.

2. Purpose for which the property was acquired (HSC 34191.5(c)(1)(B)).

The purpose of the acquisition fulfilled two objectives of the Redevelopment Plan and the Five Year Implementation Plan 1999-2004: (1) Acquire land for the development of public facilities, i.e. parking lots and (2) the Creation of additional parking districts in order to facilitate development.

3. Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(1)(C)).

APN: 252-183-006

Address: 293 N. Hockett Street

Lot size: 6,050 square feet

Zoning/Permitted Uses: The property is zoned D-PO (Downtown Professional Office – see Exhibit E)
4. Estimate of the current value, including appraisal information \((HSC 34191.5(c)(1)(D))\).

The property was appraised in April of 2011 for $25,000. Property values in the Porterville area have remained relatively stable for the last few years.

5. Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues \((HSC 34191.5(c)(1)(E))\).

None.

6. The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts \((HSC 34191.5(c)(1)(F))\).

A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. The property's potential for transit-oriented development and the advancement of the planning objections of the successor agency \((HSC 34191.5(c)(1)(G))\).

The City of Porterville Transit system has a bus stop located across the street from the property.

8. A brief history of previous development proposals and activity, including the rental or lease of property \((HSC 34191.5(c)(1)(H))\).

It was anticipated to develop the property as a parking facility for City vehicles. The design and construction plans have been completed and the project was programmed in the ten year Capital Improvement Program for construction during fiscal year 2012/13.
1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).**

The former Porterville Redevelopment Agency acquired the parcel in February of 2001 for $132,500. An appraisal regarding the value of the property was not obtained at the time of acquisition. The property appraised for $185,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City for Governmental Use. The City would utilize the facility for an administrative building, not available to the public, such as the Information Technology Department, the Fire Investigation Unit and/or the Police Dispatch Center. At this time, the proposed sale value and transfer date is unknown.

2. **Purpose for which the property was acquired (HSC 34191.5(c)(1)(B)).**

The purpose of the acquisition fulfilled two objectives of the Redevelopment Plan and the Five Year Implementation Plan 1999-2004: (1) Acquire land for the development of public facilities and (2) the Creation of additional parking districts in order to facilitate development.

3. **Parcel data, including address, lot size, and current zoning (HSC 34191.5(c)(1)(C)).**

   APN: 252-183-007

   Address: 287 N. Hockett Street

   Lot size: 7,150 square feet

   Zoning/Permitted Uses: The property is zoned D-PO (Downtown Professional Office – see Exhibit E)
4. **Estimate of the current value, including appraisal information** (*HSC 34191.5(c)(1)(D).*

The property was appraised in April of 2011 for $185,000. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues** (*HSC 34191.5(c)(1)(E).*

None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts** (*HSC 34191.5(c)(1)(F).*

A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. **The property’s potential for transit-oriented development and the advancement of the planning objections of the successor agency** (*HSC 34191.5(c)(1)(G).*

Due to the proximity of the Porterville Transit Center, the building had the potential of being purchased for the transit headquarters, but time constraints required the transit headquarters to find a different location.

8. **A brief history of previous development proposals and activity, including the rental or lease of property** (*HSC 34191.5(c)(1)(H).*

There is no history of previous development proposals and activity.
Parcel 7
14 N. Main Street – The Porterville Hotel
APN 261-122-007

Fire – December 26, 2013
Hotel remains – December 26, 2013

1. Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property (HSC 34191.5(c)(1)(A)).

The former Porterville Redevelopment Agency obtained bond proceeds, by refunding Agency debt in 2008, to acquire and eliminate the blighted development. The property was acquired by the Agency on August 28, 2014, for the amount of $1,649,705.70. A Broker’s Price Opinion estimated the value of the property to be $198,000, with the assumption the lot is completely cleaned, leveled, and filled to pass compaction tests necessary to comply with state and local building codes. This property was acquired in compliance with the expenditure of bond funds as approved by the Oversight Board and Department of Finance, in order to eliminate the blight, the site is proposed to be demolished, remediated for environmental concerns, and sold with the net proceeds to be used to fulfill an enforceable obligation. At this time, the proposed value and sell date is unknown.
2. Purpose for which the property was acquired (*HSC 34191.5(c)(1)(B)*).

The property is proposed to be acquired for removal of blight, through the demolition and remediation of environmental concerns, and the sale of the property for future development, in compliance with the expenditure of bond funds, as approved by the Oversight Board and Department of Finance. In accordance with HSC section 34191.4(c)(2)(B), the net proceeds shall be used to fulfill an enforceable obligation.

3. Parcel data, including address, lot size, and current zoning (*HSC 34191.5(c)(1)(C)*).

   APN: 261-122-007

   Address: 14 N. Main Street

   Lot size: 11,000 square feet

   Zoning/Permitted Uses: The property is zoned DR-N (Downtown Retail – North of Olive Avenue – see Exhibit E)

4. Estimate of the current value, including appraisal information (*HSC 34191.5(c)(1)(D)*).

   A Broker’s Price Opinion, obtained on June 23, 2015, estimated the value of the property to be $198,000, with the assumption the lot is completely cleaned, leveled, and filled to pass compaction tests necessary to comply with state and local building codes.

5. Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues (*HSC 34191.5(c)(1)(E)*).

   None.

6. The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts (*HSC 34191.5(c)(1)(F)*).

   In 2011, prior to trying to acquire the property, a Historic Document Review was performed on the property. The study found significant asbestos and lead based paint. Part of the planned demolition, included environmental remediation. Although the fire destroyed the structure, the Agency will continue with plans identified by the bond proceeds to acquire the property, demolish, remediate environmental concerns, and sell the property as a clean site.

7. The property’s potential for transit-oriented development and the advancement of the planning objections of the successor agency (*HSC 34191.5(c)(1)(G)*).
The property is located in the heart of downtown near major retail and employment areas on a major thoroughfare serviced by numerous bus lines.

8. A brief history of previous development proposals and activity, including the rental or lease of property (HSC 34191.5(c)(1)(H)).

There is no history of previous development proposals and activity.
EXHIBIT A

LONG RANGE PROPERTY MANAGEMENT PLAN CHECKLIST
EXHIBIT B

PROPERTY INVENTORY DATA
EXHIBIT C

RESOLUTION OF THE SUCCESSOR AGENCY
EXHIBIT D

RESOLUTION OF THE OVERSIGHT BOARD
EXHIBIT E

CHART SHOWING PERMITTED USES
AGENDA: JULY 30, 2015

OVERSIGHT BOARD

SUBJECT: TERMINATION OF DISPOSITION AND DEVELOPMENT AGREEMENT AND GRANT DEED COVENANTS

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT

COMMENT: The Porterville Redevelopment Agency ("Former Agency"), and Ennis Commercial Properties, LLC, a California limited liability company ("Former Owner"), entered into that certain Disposition and Development Agreement ("DDA") dated as of November 1, 2005, concerning the development and use of certain real property located at the southeast corner of Main Street and Thurman Avenue in the City of Porterville, California (the "Property"). Pursuant to the DDA, the Former Agency conveyed the Property to the Former Owner by "Grant Deed." Sections 1 through 9 of the Grant Deed contain covenants relating to the use and operation of the Property ("Grant Deed Covenants").

The City acquired fee title to the Property and thereby succeeded to the interests of Former Owner under the DDA (as "Developer" thereunder) and Grant Deed (as "Grantee" thereunder). Pursuant to the Dissolution Act, the Successor Agency to the Porterville Redevelopment Agency ("Successor Agency") has succeeded to the Former Agency’s rights under the DDA and the Grant Deed.

All obligations of the "Developer" under the DDA have been performed, the construction of the Project is complete, and it is now appropriate to terminate the rights and obligations of the parties to the DDA. Further, the Successor Agency has no resources to monitor compliance with or enforce the provisions of the DDA or the Grant Deed Covenants. Therefore, pursuant to Health and Safety Code Section 34181(e), the Successor Agency has determined that the termination of the DDA and Grant Deed Covenants is appropriate to reduce liabilities and increase net revenues to the taxing entities and that such termination is in the best interest of the taxing agencies.

City and Successor Agency now desire to terminate the DDA and the Grant Deed Covenants and withdraw the DDA and the Grant Deed Covenants as encumbrances against the Property. This will have the effect of clearing title to the Property, which was previously redeveloped under the Redevelopment Law, will provide more flexibility for future uses of this Property, and will ultimately make the property more valuable to the City and other end users of the Property, resulting in increased tax revenues from the Property.

Therefore, it is the intention of City and Successor Agency, as the parties to the
DDA, and Successor Agency, as beneficiary of the Grant Deed Covenants, to release and terminate the DDA and the Grant Deed Covenants as to the Property pursuant to the Termination of Disposition and Development Agreement and Grant Deed Covenants submitted herewith ("Termination Agreement"). Oversight Board and Department of Finance approval of the Termination Agreement is required pursuant to Health and Safety Code Sections 34179(h) and 34181(e).

RECOMMENDATION: That the Oversight Board, by resolution, approve the Termination of Disposition and Development Agreement and Grant Deed Covenants.

ATTACHMENT:

1. Oversight Board Draft Resolution
2. Termination of Disposition and Development Agreement and Grant Deed Covenants
OVERSIGHT BOARD RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE PORTERVILLE REDEVELOPMENT AGENCY APPROVING A TERMINATION OF DISPOSITION AND DEVELOPMENT AGREEMENT AND GRANT DEED COVENANTS BETWEEN THE FORMER PORTERVILLE REDEVELOPMENT AGENCY AND ENNIS COMMERCIAL PROPERTIES, LLC AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

WHEREAS, the former Porterville Redevelopment Agency ("Former Agency") was established as a redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, et seq., and previously authorized to transact business and exercise powers of a redevelopment agency pursuant to action of the City Council of the City of Porterville ("City"); and

WHEREAS, Assembly Bill 1x 26, chaptered and effective on June 28, 2011 ("AB1x 26"), added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484 ("AB 1484"), chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

WHEREAS, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and the City Council serves as the governing board of the Successor Agency to the Porterville Redevelopment Agency ("Successor Agency"); and

WHEREAS, the Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

WHEREAS, the Former Agency and Ennis Commercial Properties, LLC, a California limited liability company ("Former Owner"), entered into that certain Disposition and Development Agreement ("DDA") dated as of November 1, 2005, concerning the development and use of certain real property located at the southeast corner of Main Street and Thurman Avenue in the City of Porterville, California, as more fully described in the DDA (the "Property"); and

WHEREAS, pursuant to the DDA, the Former Agency conveyed the Property to the Former Owner by that certain "Grant Deed" recorded in the Official Records of Tulare County, California on April 21, 2006 as Instrument No. 2006-0042397; and

WHEREAS, Sections 1 through 9 of the Grant Deed contain covenants relating to the use and operation of the Property ("Grant Deed Covenants"); and

WHEREAS, City acquired fee title to the Property and thereby succeeded to the interests of Former Owner under the DDA (as "Developer" thereunder) and Grant Deed (as "Grantee" thereunder); and
WHEREAS, all obligations of the “Developer” under the DDA have been performed, the construction of the Project is complete, and it is now appropriate to terminate the rights and obligations of the parties to the DDA; and

WHEREAS, the Successor Agency has no resources to monitor compliance with or enforce the provisions of the DDA or the Grant Deed Covenants; and

WHEREAS, in the event the City desires to sell the Project, the ultimate purchaser will likely require the removal of the DDA and the Grant Deed Covenants from title to the Property; and

WHEREAS, termination of the DDA and the Grant Deed Covenants will have the effect of clearing title to the Property, will provide more flexibility for future uses of this Property, and will ultimately make the property more valuable to the City and other end users of the Property, resulting in increased tax revenues from the Property; and

WHEREAS, pursuant to Health and Safety Code Section 34185(e), the termination of the DDA and Grant Deed Covenants is appropriate to reduce liabilities and increase net revenues to the taxing entities and that such termination is in the best interest of the taxing agencies; and

WHEREAS, City and Successor Agency desire to terminate the DDA and the Grant Deed Covenants and withdraw the DDA and the Grant Deed Covenants as encumbrances against the Property and the Oversight Board desires to approve the termination of the DDA and the Grant Deed Covenants.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE PORTERVILLE REDEVELOPMENT AGENCY:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The Oversight Board hereby finds and determines, based on all the evidence in the record before it, as follows:

a. All obligations of the “Developer” under the DDA have been performed, the construction of the Project is complete, and it is now appropriate to terminate the rights and obligations of the parties to the DDA.

b. The Successor Agency has no resources to monitor compliance with or enforce the provisions of the DDA or the Grant Deed Covenants.

c. Termination of the DDA and the Grant Deed Covenants will have the effect of clearing title to the Property, will provide more flexibility for future uses of this Property, and will ultimately make the property more valuable to the City and other end users of the Property, resulting in increased tax revenues from the Property.
d. Termination of the DDA and Grant Deed Covenants is appropriate to reduce liabilities and increase net revenues to the taxing entities and therefore termination of the DDA and the Grant Deed Covenants is in the best interest of the taxing agencies.

Section 3. The Oversight Board hereby approves the Termination of Disposition and Development Agreement and Grant Deed Covenants in substantially the form submitted herewith, pursuant to Health and Safety Code Section 34181(e).

Section 4. The Chair and Secretary of the Oversight Board shall sign the passage and adoption of this Resolution.

Section 5. The Successor Agency is hereby directed to transmit this Resolution and the accompanying staff report and all exhibits thereto, each of which is incorporated herein, to the DOF pursuant to Health and Safety Code Sections 34179(h).

Section 6. This Resolution shall take effect upon approval hereof by the DOF or failure to request review within five (5) days following submittal of this Resolution to DOF, pursuant to Health and Safety Code Section 34179(h).

APPROVED AND ADOPTED this 23rd day of July, 2015.

Dr. John Snavely, Chair
Oversight Board to the Successor Agency to the
Porterville Redevelopment Agency

(SEAL)

ATTEST:

Patrice Hildreth, Secretary
Oversight Board to the Successor Agency to the
Porterville Redevelopment Agency
TERMINATION OF DISPOSITION AND DEVELOPMENT AGREEMENT
AND GRANT DEED COVENANTS

This TERMINATION OF DISPOSITION AND DEVELOPMENT AGREEMENT AND
GRANT DEED COVENANTS ("Termination") is made as of ____________, 2014 ("Effective
Date"), by and between the CITY OF PORTERVILLE, a California municipal corporation and
charter city ("City"), and the SUCCESSOR AGENCY TO THE PORTERVILLE
REDEVELOPMENT AGENCY, a public body, corporate and politic ("Successor Agency"),
relating to the Property, as hereinafter defined and described.

RECITALS

A. The Porterville Redevelopment Agency, a former California public body, corporate
and politic ("Former Agency"), and Ennis Commercial Properties, LLC, a California limited
liability company ("Former Owner"), entered into that certain Disposition and Development
Agreement ("DDA") dated as of November 1, 2005, concerning the development and use of that
certain real property located at the southeast corner of Main Street and Thurman Avenue in the
City of Porterville, California, as more fully described in Exhibit "A" attached hereto and made a
part hereof (the "Property"). The DDA was recorded against the Property in the Official Records
of Tulare County, California on April 21, 2006 as Instrument No. 2006-0042398.

B. Pursuant to the DDA, the Former Agency conveyed the Property to the Former
Owner by that certain "Grant Deed" recorded in the Official Records of Tulare County, California
on April 21, 2006 as Instrument No. 2006-0042397.

C. Sections 1 through 9 of the Grant Deed contain covenants relating to the use and
operation of the Property ("Grant Deed Covenants").

D. City acquired fee title to the Property and thereby succeeded to the interests of
Former Owner under the DDA (as "Developer" thereunder) and Grant Deed (as "Grantee"
thereunder).

E. Pursuant to Parts 1.8 and 1.85 of Division 24 of the Health and Safety Code, the
Former Agency was dissolved and the Successor Agency is the successor to the Former Agency
pursuant to Health and Safety Code Section 34173, subdivisions (a) and (b).
F. All obligations of the “Developer” under the DDA have been performed, the construction of the Project is complete, and it is now appropriate to terminate the rights and obligations of the parties to the DDA. Further, the Successor Agency has no resources to monitor compliance with or enforce the provisions of the DDA or the Grant Deed Covenants. Therefore, pursuant to Health and Safety Code Section 34181(e), the Successor Agency has determined that the termination of the DDA and Grant Deed Covenants is appropriate to reduce liabilities and increase net revenues to the taxing entities and that such termination is in the best interest of the taxing agencies.

G. City and Successor Agency now desire to terminate the DDA and the Grant Deed Covenants and withdraw the DDA and the Grant Deed Covenants as encumbrances against the Property. Therefore, it is the intention of City and Successor Agency, as the parties to the DDA, and Successor Agency, as beneficiary of the Grant Deed Covenants, by this Termination, to release and terminate the DDA and the Grant Deed Covenants as to the Property.

NOW, THEREFORE, City and Successor Agency hereby agree as follows:

1. Effective immediately upon recordation of this Termination, the DDA and the Grant Deed Covenants and all covenants, rights, obligations, and liabilities under the DDA and the Grant Deed Covenants affecting and/or relating to the Property are hereby terminated and the DDA and the Grant Deed Covenants shall no longer encumber title to the Property.

[Signatures appear on following page.]
IN WITNESS WHEREOF, City and Successor Agency have executed this Termination as of the date first set forth above.

CITY:

CITY OF PORTERVILLE,
a California municipal corporation and charter city

By: __________________________
   John Lollis, City Manager

ATTEST:

____________________________
Patricia Hildreth,
Chief Deputy City Clerk

SUCCESSOR AGENCY:

SUCCESSOR AGENCY TO THE PORTERVILLE REDEVELOPMENT AGENCY,
a public body, corporate and politic

By: __________________________
   John Lollis, Executive Director

ATTEST:

____________________________
Patricia Hildreth,
Chief Deputy Successor Agency Secretary
EXHIBIT “A”

LEGAL DESCRIPTION

Parcel 1 of Lot Line Adjustment 7-2004, Resolution No. 482, recorded July 15, 2004 as Document No. 2004-0070266, in the office of the Tulare County Recorder, being also a portion of the Southwest quarter of Section 25, Township 21 South, Range 27 East, Mount Diablo Base & Meridian, in the City of Porterville, County of Tulare, State of California, as shown on map in the office of the County Recorder of said County, more particularly described as follows:

Lot 5 and the North 20 feet of Lot 6 of Block 7 of Pioneer & Murphy Additions in the City of Porterville, County of Tulare, State of California as per map filed in Volume 4 of Maps, at page 29 in the office of the County Recorder of said County.
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )
 ) ss.
COUNTY OF ___________________________ )

On ___________________________ before me, ___________________________, Notary Public, personally appeared ___________________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(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 OF NOTARY PUBLIC
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )
COUNTY OF ______________________ ) ss.

On __________________ before me, ____________________________, Notary Public,

personally appeared ________________________________, who proved to me on the basis of satisfactory evidence to 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 OF NOTARY PUBLIC