

October 20, 2015

Ms. Marie Lorenzi, Senior Accountant
City of Turlock
156 South Broadway, Suite 110
Turlock, CA 95380

Dear Ms. Lorenzi:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the Turlock Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on July 17, 2015. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on April 26, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

Finance notes the following, which does not require a submittal of a revised LRPMP.

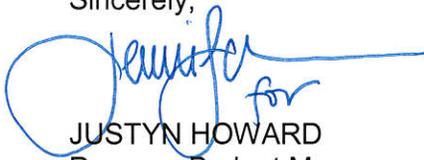
- Property No. 1 – This property is located at 301 Starr Avenue. Since the Agency purchased this property with Low-Moderate Income Housing Funds, the Agency should transfer this property to the Housing Successor pursuant to an Oversight Board action.
- Properties Nos. 2 through 5 – Title for these properties are held by the City of Turlock, not the Agency. Therefore, it was not necessary for the Agency to list these properties on the LRPMP.

In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

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Please direct inquiries to Wendy Griffe, Supervisor, or Jared Smith, Lead Analyst, at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Program Budget Manager

cc: Ms. Kellie Weaver, City Clerk, City of Turlock
Ms. Lauren Klein, Auditor-Controller, Stanislaus County