

**LONG-RANGE PROPERTY MANAGEMENT PLAN
(Pursuant to Health and Safety Code Section 34191.5)**

San Rafael Successor Agency

May 18, 2015

Introduction

Procedural Background

The San Rafael Redevelopment Agency (the "Former RDA") was dissolved on February 1, 2012, pursuant to ABx1 26 (as amended by AB 1484, the "Redevelopment Dissolution Statutes"). The Redevelopment Dissolution Statutes govern the Redevelopment Dissolution of the Former RDA, which includes the disposition of its former real property including housing assets, governmental use properties and other real property assets of the Former RDA.

At the time of its Redevelopment Dissolution on February 1, 2012, the Former RDA transferred ownership to the City of San Rafael (the "City"), in its capacity as housing successor of the Former RDA, the housing assets authorized and approved for such transfer by the California Department of Finance (the "DOF") in accordance with Health and Safety Code Section 34176 as listed in the Housing Asset Transfer list.

Under Health and Safety Code Section 34191.5(b), upon receipt of the finding of completion, the San Rafael Successor Agency (the "Successor Agency"), the successor agency to the Former RDA under Health and Safety Code Section 34173, is entitled to and must prepare a Long-Range Property Management Plan (the "LRPMP") in connection with the disposition of the real property assets of Former RDA (excluding "housing assets" as defined in and transferred under Health and Safety Code Section 34176). The Successor Agency must submit the LRPMP to its Oversight Board and the State Department of Finance (the "DOF"), no later than six months following the issuance by the DOF of the Finding of Completion, or May 24, 2015.

The Successor Agency obtained a "finding of completion" from DOF by letter dated November 24, 2014, pursuant to Health and Safety Code Section 34179.7, indicating that the Successor Agency has satisfactorily made a series of required payments of Former RDA funds in accordance with the Redevelopment Dissolution Statutes. Issuance of the finding of completion, now entitles the Successor Agency to submit an LRPMP for approval by the Oversight Board and DOF. This document constitutes the Long-Range Property Management Plan (the "LRPMP") prepared in accordance with Health and Safety Code Section 34191.5.

This LRPMP is scheduled for consideration by the Successor Agency's Oversight Board on May 18, 2015 and, if approved by the Oversight Board, will be transmitted to the DOF for its approval in accordance with Health and Safety Code Section 34191.5(b).

The Successor Agency engaged an independent public accounting firm to prepare the Housing Fund Due Diligence Review and the Other Funds Due Diligence Review as required under the Redevelopment Dissolution Statutes (the "DDR"). The accounting firm preparing the DDRs noted no transfers of Former RDA assets to the City and noted no properties owned by the Former RDA, other than a \$39,000 non-depreciable capital asset, and only that one property was reflected in the Former RDA's financial records. Similarly, the State Controller's Office (the "SCO") conducted an asset transfer review and also found that no non-housing assets had been transferred to the City and the no further action was required by the Successor Agency with respect to the housing asset transfers of Former RDA housing assets to the City. The DDRs and SCO's report all reflect that the City and Former RDA records showed no properties, other than the one \$39,000 capital asset, as owned by the Former RDA. However, the

Successor Agency requested ownership information from the County Assessor and learned that the Former RDA held title to 24 properties, including (the "Properties") that both the City's and the Former RDA's books and records showed were City-owned properties and had been for many years.

As detailed more in Part I below, all Properties (the " Properties") are mistakenly in the name of the Former RDA and the Successor Agency has requested both the Oversight Board and the DOF to approve a title transfer to the Properties to their rightful owner, the City of San Rafael. The majority of the Properties are; a) remnant parcels from the Andersen Drive extension and the Highway 101 widening project (Francisco Blvd. West), which should be transferred back to the City as right of way governmental use properties; b) parking lots and structures that the Agency acquired pursuant to the Redevelopment Plan and subsequent Redevelopment Five Year Implementation Plans (1995 to 2015), that have been operated by the City of San Rafael and for which the City has pledged the parking operating revenues to a bond issue, which should be transferred to the City as governmental use properties; c) Pickleweed Park and a secondary City Corporation facility at 519 Fourth Street which should be transferred to the City as governmental use properties. It should be noted that the Former RDA Board and the City Council approved the transfer of certain of these Properties to the City in 1974, 1980 and 2005 but for some reason the title for the property continued in the name of the Former RDA.

Without waiving any right to the City's and Successor Agency's claim that the Properties are City-owned properties and not subject to the Redevelopment Dissolution Statutes property disposition rules, the Successor Agency has prepared this LRPMP to be in full compliance with the Redevelopment Dissolution Statutes.

Under Health and Safety Code Sections 34177, 34181(a) and 34191.3 the Oversight Board is authorized to approve and direct the disposition, by the Successor Agency to the City, of governmental purpose properties. All of the Properties are government purpose properties and approved redevelopment project properties and fall into one of three categories; government use in accordance with 34181(a), as set forth below:

1. Property located in San Rafael identified as Marin County Assessor's Parcel Nos. 011-205-01, 011-224-05, 011-224-06, 011-252-10, 011-261-26, 011-261-30, 011-271-12, 011-271-13 and 011-271-14 which are publicly owned, operated, and maintained area dedicated for use as parking facilities (collectively, the "Parking Parcels"); and
2. Property located in San Rafael identified as Marin County Assessor's Parcel Nos. 011-205-15, 011-256-34, 011-263-05, 011-271-16, 013-012-24, 013-012-26, 013-021-47, 013-041-44, 018-014-53, 018-180-52, publicly owned, operated, and maintained area dedicated for use as a public road right-of-way (the "Right of Way Parcels"); and
3. Property located in San Rafael identified as Marin County Assessor's Parcel No. 009-032-06, 009-032-07, 009-032-08, 013-014-45 and 014-123-06 are publically owned, and operated for governmental uses, a developed park, a sewer pump station and a secondary city corporation storage facility (the "Other Governmental Use Parcels").
4. Property, APN 018-180-52, proposed to be liquidated.

Proposed Property Disposition

Health and Safety Code Section 34191.5 authorizes four categories for disposition of a successor agency's property, as summarized in Table 1:

Table 1: Permitted Uses/Disposition of Successor Agency Real Property Under a Long-Range Property Management Plan (Health and Safety Code Section 34191.5)

Plan Category	Use/Disposition Purpose of Property	Property Transferee
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan	Host Community (City)
Other Liquidation	Distribution of Sale Proceeds as Property Taxes to Affected Taxing Entities	Liquidation

Without waiving any right to the City's and Successor Agency's claim that the Properties are City-owned properties and not subject to the Redevelopment Dissolution Statutes property disposition rules, for the reasons detailed in this LRPMP, the Parking Parcels, the Right of Way Parcels and the Other Government Use Parcels also qualify for disposition to the City as governmental use property in accordance with Section 34177 and 34181(a). Consequently, as further detailed in Part II below, this LRPMP directs the conveyance of the Parking Parcels, the Right of Way Parcels and the Other Governmental Use Parcels by the Successor Agency to the City upon approval of the LRPMP. The transfer to the City would be without compensation or payment due from the City, and without the requirement for further action or approval of the Oversight Board and the DOF with regards to the transfer of the Parking Parcels, the Right of Way Parcels, and the Other Government Use Parcels, beyond the initial approval of this LRPMP itself.

Organization of LRPMP

Part I of this LRPMP contains a summary of the reasons the Properties are actually owned by the City of San Rafael and for which title should transfer to the City regardless of the disposition process set forth in the Redevelopment Dissolution Statutes.

Without waiving any right to the City's and Successor Agency's claim that the Properties are City-owned properties and not subject to the Redevelopment Dissolution Statutes property disposition rules, in accordance with Health and Safety Code Section 34191.5(c); Part II addresses and sets forth the proposed plan for disposition of the Properties and Part III of this LRPMP contains an inventory of specified information related to the Properties. Accompanying this LRPMP is the information checklist required by the DOF ([Appendix A](#)) and the DOF Tracking Worksheet ([Appendix B](#)).

Part I: General Information on the Properties

The Former RDA is listed on title as the owner of all of the Properties listed in this Plan. However, the Agency believes that all of the Properties contained in the Plan are mis-titled and are, in fact, City-owned and therefore, the Oversight Board and the DOF should approve transfer of the title to these Properties to the City for the following reasons:

A. Transfer from Former RDA to City Approved Many Years Ago

The following Table 2 outlines the City and Former RDA resolutions that approved the transfer of certain of the Parking Parcels from the Former RDA to the City many years ago. It appears there was an inadvertent omission to record the actual deeds to implement the resolutions. The applicable resolutions were adopted in 1974, 1980 and 2005 and are attached in [Appendix C](#).

Table 2: Transfer Resolutions

No.	Name	APN	Former RDA Reso.	City Council Reso
8.	1412 Second Street Parking Lot	11-252-10	80-17 & 80-18, adopted 4/7/1980	#5882, adopted 4/7/1980
.13- 15	Parking Lot –Third & Lootens	011-271-12, 011-271-13, 011-271-014	80-17 & 80-18, adopted 4/7/1980	#5882, adopted 4/7/1980
16	Fifth -Lootens	011-271-16	74-14, adopted 6/17/1974	

B. Properties Reflected as City Properties for Many Years

The Properties have been included in the City's fixed asset schedule in the City's financial statements for many years. In addition, the City insured these Properties through the California Joint Powers Risk Management Authority. The City also paid for the operations and maintenance costs for these properties.

For all these reasons, the Properties are City owned and the Oversight Board and the DOF should approve the title transfer to the City without additional conformance to the Redevelopment Dissolution Statutes.

Part II: LRPMP Property Disposition Parameters

This Part II contains a summary of the previous transfers made by the Successor Agency, and approved by the Oversight Board, which are reaffirmed under this LRPMP. Without waiving any right to the City's and Successor Agency's claim that the Properties listed in this Report are City-owned properties and not subject to the Redevelopment Dissolution Statutes property disposition rules, in accordance with Health and Safety Code Section 34191.5(c), this Part II further sets forth the parameters that will govern the disposition and use of the Properties prescribed in Part III of this LRPMP.

A. Previous Transfers

Disposition of Housing Assets. At the time of its Redevelopment Dissolution on February 1, 2012, and in accordance with Health and Safety Code Section 34176(b) (2), the Former RDA transferred ownership of the Former RDA's "housing assets" to the City. The transferred housing assets were listed in the "Housing Asset Transfer List" prepared in accordance with Section 34176(a) (2) and approved by the California Department of Finance (the "DOF"). This document reaffirms the transfers of the housing assets to the City as described in the Housing Asset Transfer List.

B. Parameters for Transfers Pursuant to LRPMP

Without waiving any right to the City's and Successor Agency's claim that the Properties are City-owned properties and not subject to the Redevelopment Dissolution Statutes property disposition rules, the following is the Successor Agency plan for disposition of the Properties in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, to the extent applicable, with particular reference to Health and Safety Code Section 34191.1, 34191.3, 34191.4(a), and 34191.5.

Property Uses/Disposition. Health and Safety Code Section 34191.5 authorizes four categories for disposition of a successor agency's property, as summarized in Table 3, below:

Table 3: Permitted Uses/Disposition of Successor Agency Real Property Under a LRPMP (Health and Safety Code Section 34191.5)

Plan Category	Use/Disposition Purpose of Property	Property Transferee
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan	Host Community (City of San Rafael)
Other Liquidation	Distribution of Sale Proceeds as Property Taxes to Affected Taxing Entities	Liquidation

Part III of this LRPMP contains the proposed designated use and disposition for each of the Properties if the oversight Board and the DOF do not simply direct that title to the Properties be corrected to be in the name of the City.

Compensation Agreements.

The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities pursuant to Health and Safety Code Section 34180(f) are not required in connection with the disposition of the Successor Agency's Properties to the City under authority of Health and Safety Code Section 34191.5(c) (2) (A) for use or further disposition by the City as governmental use properties or for projects identified in the Former RDA's approved redevelopment plans.

However, the City and the Successor Agency will enter into a compensation agreement pursuant to Health and Safety Code Section 34180(f) (the "Compensation Agreement") with the affected taxing entities (the "Taxing Entities") specifying that the Net Proceeds (as further defined and described below), of the City's use of the Properties and any further disposition by the City to third parties of the

Properties, will be remitted to the County Auditor-Controller for distribution to all of the Taxing Entities on a pro-rata basis in proportion to each Taxing Entity's respective share of the property tax base.

Transfer of the Properties by the Successor Agency to the City in accordance with this LRPMP is conditioned upon full execution of a Compensation Agreement by the City, the Successor Agency and the Taxing Entities, to the extent applicable. As will be further set forth in the Compensation Agreement, the Net Proceeds to be remitted by the City for distribution to the Taxing Entities will consist generally of the following:

- So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.
- Upon disposition of a property by the City to private development entity, the Net Proceeds will consist of the sale proceeds, if any, received by the City with respect to the property minus the documented costs to the City of the improvement, operation, maintenance and disposition of the property.

Notwithstanding the foregoing or any other provision of this LRPMP, no Compensation Agreement will be required, and the City may retain any proceeds from the use or disposition of the Properties, if a court order, legislation or DOF policy reverses the DOF's directive regarding the need for a Compensation Agreement (a "Reversal"). In the event of a Reversal that occurs prior to the full execution of the Compensation Agreement, the properties will be transferred to as directed under this LRPMP without the condition of or need for such full execution. If a Reversal occurs after the full execution of the Compensation Agreement, the Compensation Agreement will provide that it can be terminated by any party. Upon such termination, any Net Proceeds received by the City after such termination, may be retained by the City and are directed pursuant to this LRPMP to be used by the City to pay costs of one or more projects identified in the approved redevelopment plans.

It should be noted that the San Rafael Joint Powers Authority issued Lease Revenue Bonds for Public Parking projects in 2003. These bonds pledged the unencumbered amounts on deposit in the Parking Fund for the bond payments. These 2003 Parking Lease Revenue Bonds were refunded in 2012 as Series 2012. To the extent required under the existing bond documents, parking revenues that are security for these bonds will be unavailable as net proceeds.

Enforceable Obligations. Three of the Properties, located on continuous lots, are directed under this LRPMP to be owned and retained by the City to fulfill enforceable obligations described in further detail below. The City will be required to hold such Properties in accordance with the specified terms of the enforceable obligations. As a condition of the City's ownership, the City will collect the revenues generated under the enforceable obligations encumbering the three Properties. The City will also be required to use the revenues it collects exclusively for costs incurred to implement the Former RDA's obligations under the enforceable obligations, including making any required payments. Information on the Enforceable Obligation for the Properties listed as #13-#15 in the LRPMP is included in Appendix C.

Because the Successor Agency's liability is limited under Health and Safety Code Section 34173(e), the liability of the City under the enforceable obligations shall be limited to the extent of the total sum of

revenues the City in possession of and the value of the three Properties encumbered by the enforceable obligations.

To the extent the costs incurred to implement the Former RDA's obligations under the enforceable obligations exceed the revenues collected by the City; the Successor Agency shall continue to be responsible to fulfill the continued obligations of the Former RDA required under the terms of the enforceable obligations until such time as required thereunder. The City shall maintain complete and accurate financial accounts, documents and records with respect to the performance of its obligations under the enforceable obligations, and shall make the same available to the authorized agents of the Successor Agency for copying and auditing upon reasonable prior notice.

If in the future any of the Properties retained to fulfill an enforceable obligation are no longer required to fulfill the enforceable obligation, the City may retain the property for public use, sell the property for private development for projects identified in the Former RDA's approved redevelopment plan, or liquidate the Properties with the consent of the Successor Agency and its Oversight Board.

Liquidation. One (APN 018-180-52) of the Properties is directed under this LRPMP to be liquidated by the Successor Agency. For the Property to be liquidated, the Successor Agency will either list the Property for sale for the appraised value or place the Property for auction, and the proceeds of the sale minus the documented costs to the Successor Agency for holding the Property until sale and transferring the Property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B)

Retention for Public Use. The remaining twenty Properties are directed under this LRPMP to be retained by the City for the development or continued use and operation by the City of a governmental use identified in the Former RDA's approved redevelopment plans. As discussed above, the Properties fall into three types of uses, the Parking Parcels, the Right of Way Parcels and the Other Governmental Use Parcels.

At this time, it is anticipated that any lease rental income, use fee income, or other income that may be obtained by the City from such City-retained Properties will be far exceeded by the costs to the City of improving, operating and maintaining such Properties as governmental use properties, with the result that any Net Proceeds are considered unlikely. If in the future any of the properties retained for public use is to be sold by the City for private development for projects identified in the Former RDA's approved redevelopment plans, the Properties will be transferred following the procedures described directly below.

Transfer for Projects in an Approved Redevelopment Plan. Properties directed under this LRPMP to be retained by the City for future private development for projects identified in the Former RDA's approved redevelopment plans, and if in the future any of the Properties retained for public use is to be sold by the City for private development for projects identified in the Former RDA's approved redevelopment plans, the Properties will be sold in the manner prescribed below.

Transfers, for private development for a projects identified in the Former RDA's approved redevelopment plan, by the City will be made to a selected development entity in accordance with the terms of a property conveyance agreement approved by the City Council acting in accordance with the requirements of Chapter 2 of Part 4 of Division 1 of Title 5 of the California Government Code (commencing with Government Code Section 52201).

In accordance with Government Code Section 52201(b), the purchase price or lease payments to be paid by the selected developer of each such Property under a property conveyance agreement will equal not less than either the fair market value of the Property at its highest and best use or the fair reuse value of the Property at the use and with the covenants and conditions and the development costs authorized pursuant to the property conveyance agreement, as determined by formal action of the City Council.

The amount of any Net Proceeds from the sale of each of these Properties by the City will depend on the purchase price or lease payments determined in accordance with the statutory requirements cited above, and the counterbalancing documented costs incurred by the City in connection with the improvement, operation, maintenance, and disposition of the Property.

Not Surplus Property. Because the City is obligated to dispose of the Properties in accordance with this LRPMP and to satisfy goals, objectives and purposes of the City's General Plan, the Former RDA's approved redevelopment plans, and the Redevelopment Dissolution Statutes, the Properties are not "surplus" property of the City and are not subject to the disposition requirements and procedures of the Surplus Lands Act (Government Code Section 54220 *et seq.*).

Instead, disposition of the Properties in accordance with this LRPMP constitutes a "common benefit" that may take place under authority of Government Code Section 37350 and/or other disposition authority deemed appropriate by the City. The provisions of the California Environmental Quality Act and Government Code Section 65402(a) regarding General Plan conformance will apply to the disposition by the City of each Property.

Part III: LRPMP Property Information Inventory and Proposed Uses

The Properties that transferred to the ownership of the Successor Agency in connection with the Former RDA's Redevelopment Dissolution that were not housing assets disposed of pursuant to Health and Safety Code Section 34176, and that are thereby subject to the LRPMP, consist of the Former RDA properties listed in Table 4 below. Table 4 also summarizes the designated use and disposition for the Properties under Health and Safety Code Section 34191.5(c) (2).

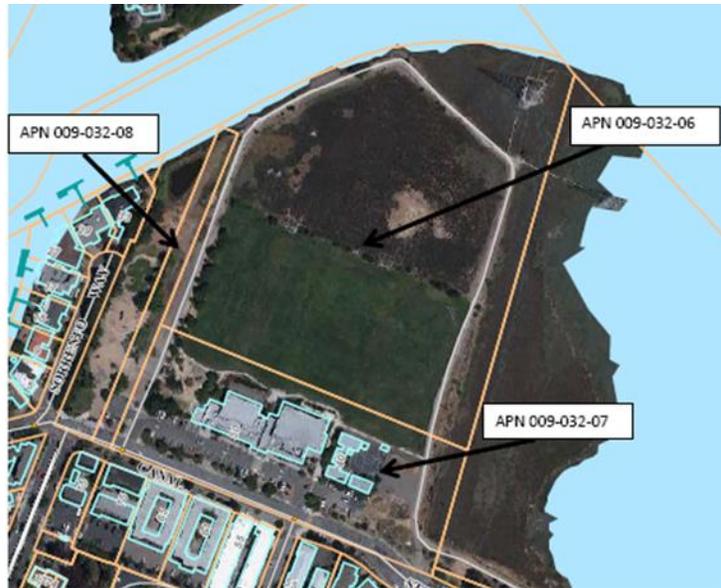
Table 4: Summary of LRPMP List of Properties and Designated Use/Disposition

No.	APN	Address	Referenced as:	Recommended Use
1-3.	009-032-06,07,08	Pickleweed Park	Existing Park & Community Center	Governmental Use
4	011-205-01,	1317 Fifth	5th & D parking	Governmental Use
5	011-205-15	Sessi Ally	Sessi Alley	Governmental Use
6	011-224-05	813 Fifth	Parking lot	Governmental
7	011-224-06	809 Fifth	Parking lot	Governmental Use
8	011-252-10	1412 Second	Parking lot	Governmental Use
9	011-256-34	Easement between B & C and 3 rd & 4 th	Easement between B & C and 3 rd & 4 th	Governmental Use

10-11	011-261-26,30	A Street	Parking structure	Governmental Use
12	011-263-05	941 Fourth	Alleyway-pedestrian access	Governmental Use
13-15	011-271-12,13,14	830 Third Street	Third - Cijos Parking Lot	Governmental Use/Enforceable Obligation
16	011-271-16	Commercial Place Alleyway	914 Lootens	Governmental Use
17	013-012-24,	Andersen Drive	Andersen @ A	Governmental Use
18	013-012-26	Palm Promenade median	Andersen @ A	Governmental Use
19	013-014-45	Sewer Pump Station	Second & EFB	Governmental Use
20	013-021-47	Frontage to 788 Lincoln	Turn lane- Second @ Lincoln	Governmental Use
21	013-041-44	Remnant from 101 HOV Project-Rice Drive	ROW –Rice & FBW	Governmental Use
22.	014-123-06	Secondary City Storage Facility	519 Fourth Street	Governmental Use
23.	018-014-53	Andersen Drive &	Andersen Drive@ FBW	Governmental Use
24.	018-180-52	Andersen Drive	Hillside next to PG&E 1220	Other Liquidation

The Property Inventory Sheets attached to this Report, provide the required information for the Properties. The Inventory Sheets also address the specific LRPMP requirements listed in Health and Safety Code Section 34191.5(c) (1).

**SAN RAFAEL SUCCESSOR AGENCY
LONG RANGE PROPERTY MANAGEMENT PLAN
PROPERTY INVENTORY SHEETS FOR TWENTY FOUR PARCELS**



Property Description: Albert J. Boro Park aka Pickleweed Park (1, 2, 3)

Address: 50 Canal Street

APN: 009-032-06, 009-032-07, 009-032-08

Acquisition Date: December 6, 1976

Purchase Price: \$710,000 including #3

Lot Size: 221,720 square feet

Zoning: Parks/Open Space

Current Use: Park and community center

Purpose of Purchase: Park/Recreation Area

Estimated Current Value:

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance.

Lease Value: None- since property is a public park

Environmental Studies: Many studies undertaken done in connection with the development of the park and community center.

Potential for transit-oriented development: None- since property is a public park

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer the parcel to the City as a governmental use property for the continued use and operation of the park and community center. So long as the property is retained in the ownership of the City, the Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description: 5th and D Parking Lot (4)

Address: 1317 Fifth Avenue

APN: 011-205-01

Acquisition Date: 1973

Purchase Price: \$173,839

Lot Size: 21,770 square feet

Zoning: 5/MR/O

Current Use: Parking lot and location of satellite City offices.

Purpose of Purchase: This property was acquired to provide public parking pursuant to 1972 Redevelopment Plan and subsequent amendments and Redevelopment Implementation Plans for 1995-2001, 2001-2005, 2006-2010, & 2010-2015.

Estimated Current Value: \$149,189

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance.

Lease or Rental Income for the private use of the property: No lease or rental income is being generated. Any revenue collected is used to pay for operating costs which exceed the cost of operation for the parking and maintenance of the facility.

Contractual Requirements for Use of Funds: Listed on the Agency's EOPS approved by the CADOF. City parking revenues are required to be maintained in a separate enterprise fund used to part for the cost of operating the parking system, including payment of the Lease Revenue Parking Bond issued in 2003.

Environmental Contamination/Studies: None to date

Potential for transit-oriented development: See discussion in LRPMP on potential transit oriented development on Downtown parking lots. Potential for a maximum 19 units per zoning- will require between 19-38 parking spaces for the residential units. Site will most likely not be large enough to accommodate full development.

Previous Development Proposals: The site is included in the City's 2014 Essential Facilities Strategic Plan for use as a public safety building and storage area.

Intended disposition of property: The Successor Agency will transfer this property to the City as a governmental use property for the continued use and operation of a public parking lot. So long as the property is retained in the ownership of the City, Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description: Sessi Alley (5)

Address: D Street

APN: 011-205-15

Acquisition Date: April 3, 1978

Purchase Price: \$22,500

Lot Size: .17 acres

Zoning: 5/M R/O

Current Use: Access to rear entrances of private buildings and some metered parking.

Purpose of Purchase: Acquisition of additional ROW on an existing alleyway to provide better access.

Estimated Current Value: The current estimated value of the property with the easements is approximately \$0.

Value Basis: N/A

Lease Value: No lease or rental income is being generated. Any revenue collected is used to pay for operating costs which exceed the cost of operation for the parking and maintenance of the facility.

Contractual Requirements: Adjoining properties have had prospective easements since the early 1900's when alleyway parcel was created. Adjacent property owners contributed \$100,000 for the cost of improving the alley and redevelopment paid \$12,000.

Environmental Contamination/Studies: No current studies on environmental contamination. The City has undertaken recent studies to provide information to address the structural repairs and ongoing maintenance costs and issues with this decked parking area.

Potential for transit-oriented development: The parcel is a small right of way parcel and has no potential for transit oriented development. The lot size, lot configuration and the proscriptive easements of the adjoining properties severely limits the development potential.

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer the parcel to the City as a governmental use property for the continued use and operation of the road right of way. So long as the property is retained in the ownership of the City, the Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description: Parking Lot (6)
Address: 813 Fifth Avenue
APN: 011-224-05
Acquisition Date: April 30, 1980
Purchase Price: \$209,000 (includes item 7)
Lot Size: 5,216 square feet
Zoning: 5/M R/O
Current Use: Public parking in decked lot

Purpose of Purchase: This property was acquired to provide public parking pursuant to 1972 Redevelopment Plan and subsequent amendments and Redevelopment Implementation Plans for 1995-2001, 2001-2005, 2006-2010, & 2010-2015.

Estimated Current Value: \$40,113

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance.

Lease Value: No lease or rental income is being generated. Any revenue collected is used to pay for operating costs which exceed the cost of operation for the parking and maintenance of the facility.

Contractual Requirements for Use of Funds: N/A

Environmental Contamination/Studies: No current studies on environmental contamination. A 2007 Parking Structure Condition Appraisal Report prepared by Walker Restoration Consultants for the City of San Rafael indicated a minimum repair-restoration cost of \$ 349,300 for both lots.

Potential for transit-oriented development: Potential for 16 residential units total on lots #6 & #7. Would also require between 16-32 parking spaces. Construction will be very expensive due to current subterranean parking, substantial grade change and requirement to remove existing upper parking.

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer this property to the City as a governmental use property for the continued use and operation of a public parking lot. So long as the property is retained in the ownership of the City, Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description: Parking Lot (7)

Address: 809 Fifth Avenue

APN: 011-224-06

Acquisition Date: 1978

Purchase Price: Included in item 6

Lot Size: 5,546 square feet

Zoning: 5/M R/O

Current Use: Public parking in decked lot

Purpose of Purchase: This property was acquired to provide public parking pursuant to 1972 Redevelopment Plan and subsequent amendments and Redevelopment Implementation Plans for 1995-2001, 2001-2005, 2006-2010, & 2010-2015.

Estimated Current Value: \$448,292

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance.

Lease Value: No lease or rental income is being generated. Any revenue collected is used to pay for operating costs which exceed the cost of operation for the parking and maintenance of the facility.

Contractual Requirements: N/A

Environmental Contamination/Studies: None

Potential for transit-oriented development: See above #6.

Previous Development Proposals: A 2007 Parking Structure Condition Appraisal Report prepared by Walker Restoration Consultants for the City of San Rafael indicated a minimum repair-restoration cost of \$ 349,300 for lots # 7 & 8.

Intended disposition of property: The Successor Agency will transfer this property to the City as a governmental use property for the continued use and operation of a public parking lot. So long as the property is retained in the ownership of the City, Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description: Parking Lot (8)

Address: 1412 Second Street

APN: 011-252-10

Acquisition Date: 1976

Purchase Price: \$958,609

Lot Size: 7,300 square feet

Zoning: 2/3 MUW

Current Use: Public parking

Purpose of Purchase: This property was acquired to provide public parking pursuant to 1972 Redevelopment Plan and subsequent amendments and Redevelopment Implementation Plans for 1995-2001, 2001-2005, 2006-2010, & 2010-2015.

Estimated Current Value: \$958,609

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance.

Lease Value: No Lease or rental income is being generated. Any revenue collected is used to pay for operating costs which exceed the cost of operation for the parking and maintenance of the facility.

Contractual Requirements: The Agency transferred this property to the City of San Rafael pursuant to resolutions 80-17 and 80-18 adopted on April 7, 1980. The City accepted the transfer by Resolution 5882 adopted on April 7, 1980. In addition, the use of property is limited due to access easement to adjacent property at 1416 Second Street.

Environmental Contamination/ Studies: None

Potential for transit-oriented development: None- lot is too small, once the access easement for the adjacent property is considered.

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer property to the City as a governmental use property and to fulfill an enforceable obligation of the Successor Agency, namely to comply with the access easement and address the property transfer pursuant to Resolutions 80-17 and 80-18. As a condition of the disposition to the City, the City will collect the revenues generated under the enforceable obligations encumbering the Property and will be required to use the revenues it collects exclusively for costs incurred to implement the Former RDA's obligations under the enforceable obligations. As further described in Part II.B above, to the extent the costs incurred to implement the Former RDA's obligations under the enforceable obligations exceed the revenues collected by the City, the Successor Agency shall continue to be responsible to fulfill continued obligations of the Former RDA required under the terms of the enforceable obligations until such time as required thereunder. Excess Rent revenues will be distributed as described in Part II.B *Enforceable Obligations*, above.



Property Description: Easement between B & C and Third & Fourth next to Lone Palm (9)

Address: C Street

APN: 011-256-34

Acquisition Date: April 4, 1977

Purchase Price: The value of this parcel at the time it was acquired is unknown because it was not acquired separately; it was a long standing access easement potentially dating back to the early 1900's.

Lot Size: 74 square feet

Zoning: 2/3MUW

Current Use: Vacant parcel for access- pedestrian alleyway

Purpose of Purchase: Property was included in the Agency purchase of land for affordable housing development at Lone Palm. This piece was not transferred to the developer when the other pieces were sold due to the access easement restrictions.

Estimated Current Value: \$63,451

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance

Lease Value: None

Contractual Requirements for Use of Funds: Access to adjacent properties

Environmental Contamination/Studies: None

Potential for transit-oriented development: None

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer the parcel to the City as a governmental use property for the continued use and operation of the access-alleyway. So long as the property is retained in the ownership of the City, the Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.

Environmental Contamination/Studies: No current studies on environmental contamination. A 2007 Parking Structure Condition Appraisal Report prepared by Walker Restoration Consultants for the City of San Rafael indicated a minimum repair-restoration cost of \$128,000.

Potential for transit-oriented development: Potential for a maximum of 57 residential units. Mostly likely much less due to existing access easements. Required parking for residential use would be 65 -120 units. Substantial cost due to need to remove existing parking structure.

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer properties #10 and #11 to the City as government use properties and to fulfill an enforceable obligation of the Successor Agency. The City will collect the revenues generated under the enforceable obligations encumbering the Properties 011-261-26, 011-261-30, and will be required to use the revenues it collects exclusively for costs incurred to implement the Former RDA's obligations under the enforceable obligations. As further described in Part II.B above, to the extent the costs incurred to implement the Former RDA's obligations under the enforceable obligations exceed the revenues collected by the City, the Successor Agency shall continue to be responsible to fulfill continued obligations of the Former RDA required under the terms of the enforceable obligations until such time as required thereunder. Excess Rent revenues will be distributed as described in Part II.B *Enforceable Obligations*, above.



Property Description: Part of A Street Structure (11)

Address: 1148 Third Street

APN: 011-261-30

Acquisition Date: April 9, 1984

Purchase Price: No information available

Lot Size: 4,358 square feet

Zoning: CSMU

Current Use: Public parking in decked lot

Purpose of Purchase: This property was acquired to provide public parking pursuant to 1972 Redevelopment Plan and subsequent amendments and Redevelopment Implementation Plans for 1995-2001, 2001-2005, 2006-2010, & 2010-2015.

Estimated Current Value: \$143,720.31

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance

Lease Value: No lease or rental income is being generated. Any revenue collected is used to pay for operating costs which exceed the cost of operation for the parking and maintenance of the facility.

Contractual Requirements: The Agency transferred this property to the City of San Rafael pursuant to resolutions 80-17 and 80-18 adopted on April 7, 1980. The City accepted the transfer by Resolution 5882 adopted on April 7, 1980.

Environmental Contamination/Studies: No current studies on environmental contamination. The City has undertaken recent studies to provide information to address the structural repairs and ongoing maintenance costs and issues with this decked parking area.

Potential for transit-oriented development: None- area is too small and has multiple access easements to properties on Third and B Streets.

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer properties #10 and #11 to the City as governmental use properties and to fulfill an enforceable obligation of the Successor Agency. As a condition of the disposition to the City, the City will collect the revenues generated under the enforceable obligations encumbering Properties 011-261-30 and 011-261-26 and will be required to use the revenues it collects exclusively for costs incurred to implement the Former RDA's obligations under the enforceable obligations. As further described in Part II.B above, to the extent the costs incurred to implement the Former RDA's obligations under the enforceable obligations exceed the revenues collected by the City, the Successor Agency shall continue to be responsible to fulfill continued obligations of the Former RDA required under the terms of the enforceable obligations until such time as required thereunder. Excess Rent revenues will be distributed as described in Part II.B *Enforceable Obligations*, above.



Property Description: Alley/Pedestrian Access (12)

Address: 941 Fourth Street

APN: 011-263-05

Acquisition Date: 1977

Purchase Price: \$113,052.10

Lot Size: 3,432 square feet

Zoning: 4SRC

Current Use: Alleyway for pedestrian access

Purpose of Purchase: Alleyway for pedestrian access

Estimated Current Value: \$299,500.92

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance

Lease Value: The operation of the alleyway does not generate any fees, or any lease, rent or other revenue to the Successor Agency.

Contractual Requirements: N/A **Environmental Contamination/Studies:** None

Potential for transit-oriented development: No potential due to size.

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer the parcel to the City as a governmental use property for the continued use and operation of the road right of way. So long as the property is retained in the ownership of the City, the Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description: Parking Lot (13)

Address: Third Street & Lootens

APN: 011-271-12

Acquisition Date: 1976

Purchase Price: \$90,000 (includes item 14)

Lot Size: 3,432 square feet

Zoning: 2/3MUE

Current Use: Public Parking

Purpose of Purchase: This property was acquired to provide public parking pursuant to 1972 Redevelopment Plan and subsequent amendments and Redevelopment Implementation Plans for 1995-2001, 2001-2005, 2006-2010, & 2010-2015.

Estimated Current Value: \$220,352

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance.

Lease Value: No lease or rental income is being generated. Any revenue collected is used to pay for operating costs which exceed the cost of operation for the parking and maintenance of the facility.

Contractual Requirements: The Agency transferred these three properties #13, #14, #15 to the City of San Rafael pursuant to resolutions 80-17 and 80-18 adopted on April 7, 1980. The City accepted the transfer by Resolution 5882 adopted on April 7, 1980. In addition, in 1997 there was a recorded use and maintenance agreement for the same three properties 011-271-12, 011-271-13, 011-271-14 between the San Rafael Redevelopment Agency and Samuelson Schafer to maintain the properties for public parking for a minimum of sixty five years. Listed on the Agency's EOPS and approved by the CADOF.

Environmental Contamination/Studies: None

Potential for transit-oriented development: None due to use agreement for public parking

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer properties #13, #14 & #15 to the City as governmental use properties and to fulfill an enforceable obligation of the Successor Agency, the use agreement with Samuelson Schafer which requires the three properties to remain as public parking for at least 65 years. As a condition of the disposition to the City, the City will collect the revenues generated under the enforceable obligations encumbering the three Properties and will be required to use the revenues it collects exclusively for costs incurred to implement the Former RDA's obligations under the enforceable obligations. As further described in Part II.B above, to the extent the costs incurred to implement the Former RDA's obligations under the enforceable obligations exceed the revenues collected by the City, the Successor Agency shall continue to be responsible to fulfill continued obligations of the Former RDA required under the terms of the enforceable obligations until such time as required thereunder. Excess Rent revenues will be distributed as described in Part II.B *Enforceable Obligations*, above.



Property Description: Parking Lot – Third & Lootens (14)

Address: 840 Third Street

APN: 011-271-13

Acquisition Date: 1976

Purchase Price: Included in Item 13

Lot Size: 3,432 square feet

Zoning: 2/3MUE

Current Use: Public parking lot

Purpose of Purchase: See above #14

Estimated Current Value: \$220,352

Value Basis: See above #14

Lease Value: See above #14

Contractual Requirements for Use of Funds: See above #14

Environmental Contamination/Studies: See above #14

Potential for transit-oriented development: See above #14

Previous Development Proposals: See above #14

Intended disposition of property: Governmental Purpose and Enforceable Obligation. See above #14



Property Description: Parking Lot – Third & Lootens (15)

Address: 844 Third Street

APN: 011-271-14

Acquisition Date: June 16, 1977

Purchase Price: \$90,000

Lot Size: 3,432 square feet

Zoning: 2/3MUE

Current Use: Public parking

Purpose of Purchase: See above #14

Estimated Current Value: \$226,050

Value Basis: See above #14

Lease Value: See above #14

Contractual Requirements for Use of Funds: See above #14

Environmental Contamination/Studies: See above #14

Potential for transit-oriented development: See above #14

Previous Development Proposals: See above #14

Intended disposition of property: Governmental Purpose and Enforceable Obligation. See above #14



Property Description: Commercial Place Alleyway (16)

Address: 914 Looten's Place

APN: 011-271-16

Acquisition Date: June 16, 1980

Purchase Price: \$100,000

Lot Size: 3,473 square feet

Zoning: 2/3MUE

Purpose of Purchase: Acquisition of additional ROW on an existing alleyway to provide better access and additional metered parking for Downtown

Estimated Current Value: The current estimated value of the property is approximately \$0.

Value Basis: None Available

Lease Value: No Lease or rental income is being generated. Any revenue collected is used to pay for operating costs which exceed the cost of operation for the parking and maintenance of the facility.

Contractual Requirements: Public alleyway provides required access to adjacent properties.

Current Use: Public Alley

Purpose of Purchase: This property was acquired to provide public parking pursuant to 1972 Redevelopment Plan and subsequent amendments and Redevelopment Implementation Plans for 1995-2001, 2001-2005, 2006-2010, & 2010-2015.

Estimated Current Value: \$233,137

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance

Lease Value: No Lease or rental income is being generated. Any revenue collected is used to pay for operating costs which exceed the cost of operation for the parking and maintenance of the facility.

Contractual Requirements: None

Environmental Contamination/Studies: None

Potential for transit-oriented development: Parcel is too small for development- does not meet zoning requirements for lot size.

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer this property to the City as a governmental use property for the continued use and operation of a public parking lot. So long as the property is retained in the ownership of the City, Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description: Andersen Drive (17)

Address: N/A

APN: 013-012-24

Acquisition Date: 1999

Purchase Price: The value of this parcel at the time it was acquired is unknown because it was not acquired separately, but was instead a remnant parcel created at the completion of a roadway project.

Lot Size: .03 acres

Zoning: CSMU

Current Use: roadway/landscaping

Purpose of Purchase: Part of the Andersen Drive extension

Estimated Current Value: \$430.22

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance

Lease Value: The operation of right of way does not generate any parking fees, or any lease, rent or other revenue to the Successor Agency.

Contractual Requirements: N/A

Environmental Contamination/Studies: N/A

Potential for transit-oriented development: None- parcel is too small.

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer the parcel to the City as a governmental use property for the continued use and operation of the road right of way. So long as the property is retained in the ownership of the City, the Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description: Palm Promenade Median (18)

Address: A Street @ Andersen

APN: 013-012-26

Acquisition Date: 1999

Purchase Price: The value of this parcel at the time it was acquired is unknown because it was not acquired separately, but was instead a remnant parcel created at the completion of a roadway project.

Lot Size: 6,483 square feet

Zoning: CSMU

Current Use: Right of Way/Landscaping

Purpose of Purchase: Part of the Andersen Drive extension

Estimated Current Value: \$6,438.28

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance

Lease Value: The operation of right of way does not generate any parking fees, or any lease, rent or other revenue to the Successor Agency.

Contractual Requirements: N/A

Environmental Contamination/Studies: N/A

Potential for transit-oriented development: None-this is a small right of way parcel

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer the parcel to the City as a governmental use property for the continued use and operation of the road right of way. So long as the property is retained in the ownership of the City, the Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description: Sewer Pump Station (19)

Address: 100 Francisco Blvd. West

APN: 013-021-45

Acquisition Date: 2000

Purchase Price: The value of this parcel at the time it was acquired is unknown because it was not acquired separately, but was instead a remnant parcel created at the completion of a roadway project.

Lot Size: 3,944 square feet

Zoning: Planned Development

Current Use: Sewer pump station for San Rafael Sanitation District

Purpose of Purchase: Sewer pump station

Estimated Current Value: Unknown

Value Basis: N/A

Lease Value: None. Use is for a sewer pump station

Contractual Requirements: Sewer pump station

Environmental Contamination/Studies: N/A

Potential for transit-oriented development: None for a sewer pump station

Previous Development Proposals: None on this parcel

Intended disposition of property: The Successor Agency will transfer the parcel to the San Rafael Sanitation District, a member of the Oversight Board as the largest taxing agency in the former Redevelopment Project Area outside of the school districts, as a governmental use property for the continued use and operation of the sewer pump station.



Property Description: Roadway at Second/Lincoln 788 Lincoln Ave. (20)

Address: 788 Lincoln

APN: 013-021-47

Acquisition Date: 2000

Purchase Price: The value of this parcel at the time it was acquired is unknown because it was not acquired separately, but was instead a remnant parcel created at the completion of a roadway project.

Lot Size: .095 acres

Zoning: Planned Development

Current Use: Right of Way-turn lane

Purpose of Purchase: Widening of Second Street, part of the San Rafael Corporate Center DDA

Estimated Current Value: \$187,205.88

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance

Lease Value: The operation of right of way does not generate any parking fees, or any lease, rent or other revenue to the Successor Agency.

Contractual Requirements for Use of Funds: The San Rafael Corporate Center DDA is a contractual obligation of the Successor Agency as recognized by the CADOF on the EOPS.

Environmental Contamination/Studies: N/A

Potential for transit-oriented development: None

Previous Development Proposals: None for this specific parcel

Intended disposition of property: The Successor Agency will transfer the parcel to the City as a governmental use property for the continued use and operation of the road right of way. So long as the property is retained in the ownership of the City, the Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description:	Remnant from US Highway 101 HOV Project (21)
Address:	Rice Drive
APN:	013-041-44
Acquisition Date:	1982
Purchase Price:	The value of this parcel at the time it was acquired is unknown because it was not acquired separately, but was instead a remnant parcel created at the completion of a roadway project.
Lot Size:	6,153
Zoning:	GC
Current Use:	Right of Way
Purpose of Purchase:	Francisco Blvd West extension-widening. Part of the Highway 101 widening.
Estimated Current Value:	\$236,942.86
Value Basis:	City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance.
Lease Value:	No current value, as the Agency cannot provide direct access to the property.
Contractual Requirements:	None
Environmental Contamination/Studies:	None

Potential for transit-oriented development: None- lot is too small for stand-alone development, does not meet zoning standards, and is poorly served by transit.

Previous Development Proposals: None

Intended disposition of property: This lot is adjacent to the Sonoma Marin Area Rapid Transit (“SMART”) which is currently under construction from San Rafael to Santa Rosa. SMART anticipates receiving funding to extend the train to Larkspur within the next two years. This area is part of the San Rafael to Larkspur segment. The rail alignment is uncertain at this time and the City and SMART are anticipating some swapping of the road and rail areas. Therefore, the property cannot be sold at this time. In addition, the property is not large enough for a stand-alone development per the zoning requirements so it is unlikely that a private party would be interested in buying the parcel.

The Successor Agency will transfer the property to the City as a governmental use property and to fulfill an enforceable obligation of the Successor Agency to fulfill an Agreement with the City, County, Agency and others regarding the SMART extension to Larkspur. As a condition of the disposition to the City, the City will collect the rent, if any, generated under the enforceable obligations encumbering the Property and will be required to use the rent it collects exclusively for costs incurred to implement the Former RDA's obligations under the enforceable obligations. As further described in Part II.B above, to the extent the costs incurred to implement the Former RDA's obligations under the enforceable obligations exceed the rent collected by the City, the Successor Agency shall continue to be responsible to fulfill continued obligations of the Former RDA required under the terms of the enforceable obligations until such time as required thereunder. Excess Rent revenues will be distributed as described in Part II.B *Enforceable Obligations*, above.



Property Description: Secondary Corporation Yard Storage Facility (22)

Address: 519 Fourth Street

APN: 014-123-06

Acquisition Date: August 11, 1983

Purchase Price: \$450,000

Lot Size: 13,326 square feet

Zoning: Commercial/Office

Current Use: Secondary Corporation Yard Storage Facility

Purpose of Purchase: Secondary Corporation Yard Storage Facility

Estimated Current Value: \$100,956.85

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance

Lease Value: None

Contractual Requirements: Groundwater monitoring wells installed in 1989. Requires ongoing monitoring and testing. Listed on the Agency's initial EOPS.

Environmental Contamination/Studies: Site of former County of Marin garage and Corp Yard. City purchased from County. Underground tanks removed in late 1980's and groundwater monitoring wells installed per DTSC.

Potential for transit-oriented development: Severely limited due to environmental contamination and poor access to transit.

Previous Development Proposals: None.

Intended disposition of property: The Successor Agency will transfer the parcel to the City as a governmental use property for the continued use and operation of the secondary corporation yard. So long as the property is retained in the ownership of the City, the Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description: Andersen Drive@ Francisco Blvd. West (23)

Address: Andersen Drive

APN: 018-014-53

Acquisition Date: 1999

Purchase Price: The value of this parcel at the time it was acquired is unknown because it was not acquired separately, but was instead a remnant parcel created at the completion of a roadway project.

Lot Size: .47 acres

Zoning: Public/Quasi Public

Current Use: Roadway/landscaping

Purpose of Purchase: The former RDA acquired property for a roadway project-Andersen Drive extension

Estimated Current Value: The current estimated value of the property is approximately \$0.

Value Basis: N/A

Lease Value: The operation of right of way does not generate any parking fees or any lease, rent, or other revenue to the Successor Agency

Contractual Requirements for Use of Funds: N/A

Environmental Contamination/Studies: None

Potential for transit-oriented development: The parcel is a small right of way parcel and has no potential for transit oriented development. The lot size & configuration severely limits the development potential.

Previous Development Proposals: None

Intended disposition of property: The Successor Agency will transfer the parcel to the City as a governmental use property for the continued use and operation of the road right of way. So long as the property is retained in the ownership of the City, the Net Proceeds will consist of the use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.



Property Description: Hillside next to PG&E 1220 Andersen (24)

Address: Andersen Drive

APN: 018-180-52

Acquisition Date: 1982

Purchase Price: The value of this parcel at the time it was acquired is unknown because it was not acquired separately, but was instead a remnant parcel created at the completion of a roadway project.

Lot Size: 10,454 square feet

Zoning: Light Industrial/Office

Current Use: Right of way

Purpose of Purchase: Roadway extension-Andersen Drive extension from CSMA to SFD Blvd.

Estimated Current Value: \$50,379.52

Value Basis: City's fixed asset schedule and improvement value reported to California Joint Powers Risk Management Authority for City's property insurance

Lease Value: The operation of right of way does not generate any parking fees or any lease, rent. Or other revenue to the Successor Agency

Contractual Requirements: N/A

Environmental Contamination/Studies: N/A

Potential for transit-oriented development: The parcel is a small right of way parcel and has no potential for transit oriented development. The lot size & configuration severely limits the development potential.

Previous Development Proposals: None

Intended disposition of property: The Successor Agency proposes to allow the City to liquidate the property by listing APN 018-180-52 for sale for the appraised value or the highest offer received or to place the APN 018-180-52 Property for auction, and the proceeds of the sale minus the documented costs to the City for holding the property prior to sale and transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or will be sent to the County Auditor-Controller for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).