CERTIFIED COPY

RESOLUTION NO. 2013 - 06

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE SAN BRUNO REDEVELOPMENT AGENCY APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the Redevelopment Dissolution Law (AB1x 26, enacted June 28, 2013, as amended by AB 1484, enacted June 26, 2013) provided for creation of the Successor Agency ("**Successor Agency**") to the former San Bruno Redevelopment Agency ("**Redevelopment Agency**") and required the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency as directed by the Oversight Board ("**Oversight Board**") created pursuant to Section 34179 of the California Health and Safety Code; and

WHEREAS, following the successful completion of certain statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance by letter dated April 24, 2013; and

WHEREAS, Health and Safety Code Section 34191.5(b) states that the Successor Agency shall prepare a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency, which shall be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion; and

WHEREAS, Health and Safety Code Section 34191.5, subdivision (c)(1) sets forth the required contents of the Long-Range Property Management Plan and subdivision (c)(2) sets forth the permissible uses of the subject real properties.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE SAN BRUNO REDEVELOPMENT AGENCY DOES RESOLVE AS FOLLOWS:

Section 1. Based on the foregoing recitals, and the information contained in the Long-Range Property Management Plan and other documentation presented to the Oversight Board at a public meeting, the Oversight Board hereby approves the Long-Range Property Management Plan, in the form attached to this Resolution and incorporated herein by reference.

1. The staff of the Successor Agency is hereby authorized to make such minor, technical and clarifying revisions to the Long-Range Property Management Plan as are deemed necessary to carry out the purposes and intent of this Resolution.

2. The staff of the Successor Agency is hereby directed to submit the Long-Range Property Management plan to the Department of Finance for potential review pursuant to Health and Safety Code Sections 34179(h), 34181(f) and 34191.5(b) and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and to carry out the purposes and intent of this Resolution.

---oOo---

I hereby certify that foregoing **Resolution No. 2013 - 06** was introduced and adopted by the Oversight Board for the Successor Agency to the San Bruno Redevelopment Agency at a meeting on September 17 , 2013, by the following vote following vote:

AYES: Board Members: Baigent, Cappel, Christensen, Jackson, McManus, Vice Chair Ruane, Chair Jensen

NOES: Board Members: None

ABSENT: Board Members: None

Carol Bonner, Clerk of the Board

CITY OF SAN BRUNO INCORPORATED DEC. 23RD 1914 SAN MATEO CO CAL

I hereby certify this to be a full, true and correct copy of the document it puports to be, the original of which is on file in my office.

Dated: 10-24-13

Vicky S. Hasha Deputy City Clerk

City Clerk of the City of San Bruno

CITY OF SAN BRUNO
FINANCE DEPARTMENT

October 21, 2013

Ana Matasantos, Director
California Department of Finance
915 L Street, Floor 8
Sacramento, CA 95814
redevelopment_administration@dof.ca.gov

Dear Ms. Matasantos:

In accordance with the provisions of Section 33491 of the California Community Redevelopment Law (Health and Safety Code Section 33000 *ef seq.),* this letter serves as the formal notification that the Oversight Board to the Successor Agency of the San Bruno Redevelopment Agency, at a public meeting held on September 17, 2013, approved the Long Range Property Management Plan (LRPMP) for the property located at 470 San Mateo Avenue, which is the only property owned by the former San Bruno RDA. Please find the approved LRPMP and a certified copy of the Oversight Board resolution approving the LRPMP attached to this letter. This letter also confirms that the Successor Agency approved the LRPMP on September 10, 2012.

As explained in the LRPMP, the City desires to retain the site in its current use as a permanent pocket park in the downtown. The City purchased the subject property in 1996. In 2002, the RDA purchased the property from the City and demolished a vacant bank building on the site. After later efforts to redevelop the site proved unsuccessful, it was converted to a pocket park in 2007. The City's General Plan encourages provision of small public parks in Downtown San Bruno, with improvements such as benches, water fountains, and trees, to serve as resting spots for pedestrians, commuters and shoppers. The City's Transit Corridors Plan further calls for incorporating an iconic feature that identifies each pocket park/plaza and specifically envisions future installation of additional improvements to the pocket park on San Mateo Avenue, such as playground equipment, when it becomes a permanent park.

Under the Redevelopment Dissolution Law, the Oversight Board is authorized to approve transfers of former Redevelopment Agency properties from the Successor Agency to the City for a "governmental purpose", which is defined to include parks. (Health & Safety Code Section 34181(a).) The Oversight Board approved the Long-Range Property Management Plan addressing the disposition of this former RDA asset (Section 34191.5(b).), recommending transfer of the San Mateo Avenue parcel to the City for continued use as a public park. The Oversight Board directed the Successor Agency to establish appropriate restrictions on the future use of the property through a

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http://sanbruno.ca.gov

deed restriction. Legal counsel for the Successor Agency is crafting provisions to include in the deed restricting the use as a public park. The Oversight Board must approve the deed restriction before the transfer can occur.

If you have any questions or requests regarding the LRPMP, please contact me at (650) 616-7053 or by email msullivan@sanbruno.ca.gov.

Mark Sullivan
Long-Range Planning Manager
City of San Bruno

LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Successor Agency to the San Bruno Redevelopment Agency**

Date Finding of Completion Received: April 24, 2013

Date Oversight Board Approved LRPMP: September 17, 2013

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes 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.

☒ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☒ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☒ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☒ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☒ Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☒ Yes ☐ No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name:	David Woltering	Name:	Mark Sullivan
Title:	Community Development Director	Title:	Long-Range Planning Manager
Phone:	650-616-7054	Phone:	650-616-7053
Email:	dwoltering@sanbruno.ca.gov	Email:	msullivan@sanbruno.ca.gov
Date:	October 22, 2013	Date:	October 22, 2013

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____

Form DF-LRPMP (11/15/12)

Long-Range Property Management Plan

Prepared by

City of San Bruno

Redevelopment Successor Agency

October, 2013

City Of San Bruno
567 El Camino Real
San Bruno, CA 94066

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San Bruno-Long Range Property Management Plan
October, 2013

Introduction

This document constitutes the Long-Range Property Management Plan (LRPMP) of the Successor Agency (Successor Agency) of the former Redevelopment Agency of the City of San Bruno (Former RDA), prepared in accordance with Health and Safety Code Section 34191.5. In summary, the Former RDA owned one Property, which is currently used as a pocket park in the downtown area. The Successor Agency and City request that the property be transferred to the City of San Bruno to be improved as a permanent public open space and gathering area.

The Former RDA was dissolved on February 1, 2012, pursuant to ABx1 26 (as amended by AB 1484). These Redevelopment Dissolution Statutes govern the dissolution of the Former RDA, which includes the disposition of its former real property. At the time of its dissolution, the Former RDA owned one parcel of real property (the Property), which is fully described in this LRPMP. Pursuant to the Redevelopment Dissolution Statutes, ownership of the Property transferred on February 1, 2012, to the Successor Agency. Figure 1 below provides a general location map of the Property within San Bruno.

Figure 1: 470 San Mateo Avenue Location Map

The Property is located within the boundaries of the San Bruno Redevelopment Project Area (Project Area) and is subject to the provisions of the Redevelopment Plan for the San Bruno Redevelopment Project (the Redevelopment Plan is described further in Part II of this LRPMP), the San Bruno General Plan, the City's zoning and land use regulations, as set forth in City codes and ordinances, and the San Bruno Transit Corridors Specific Plan (Transit Corridors Plan).

The Successor Agency is now responsible for disposition of the Property in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Section 34191.1, 34191.3, 34191.4(a), and 34191.5.

The Successor Agency obtained a "finding of completion" from the California Department of Finance (DOF) on April 23, 2013 (Appendix B), pursuant to Health and Safety Code Section 34179.7 that entitles the Successor Agency to submit this LRPMP for approval by the Oversight Board for the Successor Agency (Oversight Board) and DOF. Both the Successor Agency and the Oversight Board have approved this LRPMP allowing it to be transmitted to DOF. The San Bruno Successor Agency (i.e., San Bruno City Council serving in its separate capacity as the governing board of the Successor Agency) considered and approved the draft LRPMP on September 10, 2013. The Oversight Board approved the LRPMP on September 17, 2013. DOF approval is required in order to transfer property can be transferred to the appropriate local jurisdiction.

In accordance with Health and Safety Code Section 34191.5(c), Part I of this LRPMP contains an inventory of specified information related to the Property, and Part II addresses and sets forth the proposed plan for disposition and uses of the Property. Accompanying this LRPMP is the information checklist required by the DOF (Appendix C), and the optional DOF tracking worksheet (attached to the transmittal of this LRPMP to DOF).

The remaining sections of this LRPMP are organized as follows:

- Overview of San Bruno and Its Redevelopment History;
- Part I: Property Inventory; and
- Part II: Property Disposition and Use.

Overview of San Bruno and Its Redevelopment History

San Bruno is a city encompassing approximately 5.5 square miles with a resident population in 2013 of approximately 42,000 people. San Bruno is located in northern San Mateo County generally bounded by the Cities of Millbrae, Pacifica, South San Francisco, and the San Francisco International Airport, with the coastal hills to the west and San Francisco Bay to the East. San Bruno is an ethnically diverse community with a daytime employment population of 17,000 persons.

Redevelopment was initiated in San Bruno with the creation of the San Bruno Improvement Agency in 1988. However, a Redevelopment Plan was not established at that time. In 1998, the City Council reestablished and renamed the San Bruno Improvement Agency as the San Bruno Redevelopment Agency. The Redevelopment Agency and City Council adopted San Bruno's only Redevelopment Plan and Redevelopment Project Area on July 6, 1999.

The San Bruno Redevelopment Project Area comprises 717 acres primarily in the older, eastern parts of the City east of El Camino Real, including the City's downtown area, as well as a small non-contiguous area (approximately 17 acres) on the west side of the City at the junction of San Bruno Avenue W and Glenview Drive. The Project Area is shown in Figure 2.

Figure 2: San Bruno Redevelopment Project Area

The Project Area includes the oldest sections of the city with a number of blight factors including aging and deteriorating buildings and infrastructure, vacant and underutilized properties, small and irregular shaped lots for proper or economic development, and lots in multiple ownership. Commercial corridors including the downtown area and El Camino Real suffered from declining sales and deteriorating physical conditions due to an aging building stock, vacant buildings, changing demographics and shopping preferences. The opening of the Tanforan Shopping Center in the 1970s contributed significantly to this decline of the downtown by drawing shoppers away.

The Project Area substantially benefitted from redevelopment because it helped revitalize blighted commercial corridors, funded public improvements, and created new affordable housing opportunities. The purpose of the Redevelopment Plan was generally to eliminate blight, facilitate economic development and job opportunities, and provide additional quality affordable housing for residents within the Project Area and Citywide. A major program to implement the Redevelopment Project was the adoption of The U.S. Navy Site and Its Environs Specific Plan in June, 2000. The Navy Site Specific Plan created a framework for a mixed use development on the site of a 20-acre decommissioned US Naval administrative facility within the Redevelopment Project Area.

A sampling of major accomplishments of the San Bruno Redevelopment Agency includes:

- Purchase of the vacant property at 470 San Mateo Avenue, the subject of this LRPMP, in 2002 to plan for an appropriate reuse of the site. In 2007, the Former RDA installed park improvements, including landscaping, a fountain, and two public seating areas with benches. The Property continues to be used as a pocket park.
- Adoption and implementation of US Navy Site and its Environs Specific Plan, which resulted in the development of The Crossing, a master planned community. The Crossing development includes new street and landscaping infrastructure, new signalized intersection on El Camino Real, 1,063 multifamily housing units, recreation center, open space, and a 12,250 square feet commercial retail facility. The City purchased the last vacant development site (1.5 acres), and is working with a developer to facilitate construction of a 150-200 room select service hotel.
- Subsidized the creation of 97 affordable rental units, and facilitated development of 228 affordable senior apartments at The Crossing.
- Construction of a new San Bruno Police Facility at the new San Bruno BART Station in 2002.
- Adoption of Transit Corridors Specific Plan to create a framework for mixed use transit oriented development along commercial corridors surrounding the new San Bruno Caltrain and Grade Separation Project. The City is beginning implementation without the benefit of redevelopment tax increment funding.
- Downtown streetscape improvements, including new street trees, additional on street parking spaces, improved drainage
- Small business assistance through commercial rehabilitation loans for façade improvements, primarily in the downtown.
- Property owner outreach and coordination to redevelop significant commercial sites as part of the Transit Corridors Plan adoption process

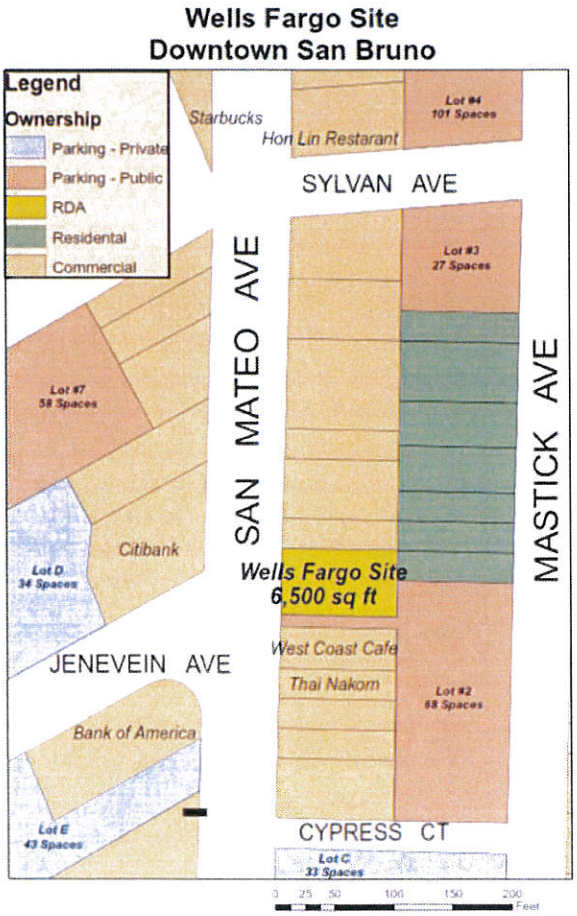
Part I: Property Inventory

The following is the required inventory information for the Property transferred from the Former RDA to the Successor Agency. This inventory addresses the specific LRPMP inventory subsections listed in Health and Safety Code Section 34191.5(c)(1), with each item corresponding to the specific section of the Health and Safety Code. The Former RDA owned one property at the time of it dissolution, described below:

Property 1—470 San Mateo Avenue Site

The Property is located at 470 San Mateo Avenue in downtown San Bruno. San Mateo Avenue between El Camino Real to the south and Huntington Avenue to the north is the historic downtown and "Main Street" of San Bruno. The Property was the location of a Wells Fargo Bank branch for many years. After the bank closed, the City of San Bruno purchased the Property from Wells Fargo Bank in 1996, and it remained vacant until 2007, when the Former RDA installed improvements to create a pocket park.

Figure 3: 470 San Mateo Avenue (Former Wells Fargo Bank)



The following discussion is organized to address the required information for a LRPMP as set forth in Health and Safety Code Section 34191.5(c)(1).

(A) ***Acquisition Information***

The Former RDA acquired the Property from the City of San Bruno in September 2002. The purchase price was $566,000. The RDA demolished the bank building and cleared the site in October 2002 at a cost of $85,000.

(B) ***Purpose of Acquisition***

The RDA acquired the Property to facilitate redevelopment of the vacant site and to achieve the Redevelopment Plan goal of stimulating revitalization of the downtown. The RDA planned to demolish the building and clear the site, identify a viable new use, and redevelop the Property.

(C) ***Parcel Data***

The Property is a rectangular 6,500 square foot parcel with 65 feet of frontage on San Mateo Avenue, and 100-foot depth. The Property is on the City's main downtown street, adjacent to downtown commercial uses to the north and south, a City parking lot to the east, and across from the intersection of San Mateo Avenue and Jenevein Avenue to the west. A 10-foot wide pedestrian walkway runs along the southern Property line.

The Zoning district is C-D-B (Central Business District), which allows a variety of downtown retail and related service uses, professional offices, parking lots and mixed use development, with residential allowed above the ground floor. The General Plan Land Use classification is Transit Oriented Development (TOD). The City is currently updated the Zoning to be consistent with the General Plan. The City and Successor Agency seek to reclassify the Property as open space.

(D) ***Current Value***

The estimated value of the Property (in June 2012) is $450,000 ($70 per square foot). This valuation is based on an appraisal prepared by Appraisal Research Corporation, which the Oversight Board requested in April 2012 (Appendix E). There are currently no potential buyers for the Property.

(E) ***Revenues Generated By the Property; Contractual Requirements***

The Property does not generate any lease, rental, or other revenue. There is no contractual requirement related to disposition of the Property.

(F) ***Environmental Contamination and Remediation***

A Phase 1 Environmental Site Assessment was completed in June 2006, which revealed no evidence or likely presence of any hazardous substances or petroleum products on the Property.

(G) ***Potential for Transit-Oriented Development and Advancement of Planning Objectives.***

The Property has limited potential as a transit oriented development site. It is relatively small and has a limited capacity to accommodate parking in a multistory mixed use development.

Although the Property is within the General Plan TOD land use designation, other larger sites are more suitable for mixed use development.

The development potential is limited by restricted floor area ratio for smaller development sites and parking requirements under the City's General Plan. The General Plan calls for graduated density through Floor Area Ratio (FAR) limits, with smaller sites (under 20,000 square feet) limited to an FAR of 2.0, while larger sites (greater than 20,000 square feet) are limited only by the allowed building envelop as determined by maximum height and setbacks. Thus, the subject Property would need to be merged with one or more adjacent parcels to benefit from the higher FAR limit. Based on the floor area requirements, the maximum square footage of new development allowed would be 13,000 square feet, requiring parking for 52 cars (at 1 space per 250 square feet).

The previous bank building use had a floor area of 6,100 square feet and no onsite parking spaces, which is consistent with a majority of retail buildings in the Central Business District which paid into the parking assessment district in past decades. A new development on the site would receive parking credit for the former building floor area (24 parking spaces), but would be responsible for providing on-site parking for any additional square footage. Therefore, in order to develop a 13,000 square foot building, 28 additional on-site parking spaces would be required.

On the other hand, the property has the potential to provide an amenity for transit oriented development as a pocket park or plaza. Such an enhancement to the public space in downtown would improve the downtown environment and encourage mixed use development in the area.

(H) ***History of Development Proposals and Activity***

The City purchased the Property from Wells Fargo Bank in 1996 with the intent of facilitating redevelopment of the site. The lot was developed with a vacant and deteriorated two-story bank building. An inspection revealed that the building had significant health and safety problems and the Property remained vacant for several years.

In 2001, the City prepared a Downtown Improvement Plan to advance redevelopment programs and objectives through the design of public improvements and promoting economic revitalization. The Plan resulted in construction of streetscape improvements along San Mateo Avenue and recommended alternative uses for the former Wells Fargo site.

In 2002, the Former RDA purchased the property from the City and demolished the building. The RDA evaluated reuse alternatives for the Property, including open space, driveway access to the public parking lot in the rear, and mixed use development. The RDA concluded that mixed-use development was the most suitable use for the Property. However the open space alternative also had strong public support, including a petition that garnered over 300 signatures.

In 2006, the RDA issued a Request for Proposals (RFP) to redevelop the Property. The RDA selected a proposal to construct a three-story mixed use project, with 5,600 square feet of ground floor retail and 31 residential units above. The proposed project required the merger of the subject Property with an adjacent 20,000 square foot City-owned parking lot to create a 27,500 square foot development site. An appraisal was prepared which estimated the value of the Wells Fargo Site alone at $585,000. The RDA did not approve the proposed project

because it required a large financial subsidy and did not provide sufficient parking for the development.

No new proposals were received following the RFP process. Thus, in 2007 the RDA installed improvements to create a temporary pocket park on the Property, which continues to operate. The park includes two seating areas with four benches, a fountain, landscaping, and public art by local artists. The pocket park has become a valued amenity in the downtown, and the City believes that a permanent open space is the best long-term use for the Property.

Part II: Property Disposition and Use

This Part of the LRPMP addresses the planned use or disposition of the Property in the manner described in Health and Safety Code Section 34191.5(c)(2). Permitted uses under a property management plan include:

1. Retention of property for governmental use pursuant to subdivision (a) of Section 34181
2. Retention of property for future development
3. Sale of the property
4. Use of the property to fulfill an enforceable obligation

The legislation goes on to state the following:

- The plan should separately identify and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling and enforceable obligation.
- Property intended to be used for a project identified in an approved redevelopment plan will be transferred to the host city or county.
- If the successor agency plans to liquidate the property or use the revenues from the property for any purpose other than fulfilling an enforceable obligation or for a contemplated redevelopment project, the proceeds from the sale shall be distributed as property tax to the taxing entities.
- Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

The Successor Agency requests that the property be retained for a government purpose in order to continue its use as a public open space in the downtown, and to allow the City to construct a permanent park or plaza. The table below outlines the reasons for the proposed disposition of the property for a governmental purpose.

H&S Code Section 34191.5(c)(2). Permitted uses	Explanation
1. *Retention of the Property for a governmental purpose.*	Preferred option for the Successor Agency and the City. Allows the City to construct a permanent park or public plaza in the downtown that is identified in the approved redevelopment plan and the City's General Plan and Transit Corridors Specific Plan. The Property has been used as a pocket park since 2007, which has become a well-utilized and valued amenity in the downtown.

2. *Retention of property for future development.*	Development of this property is not a specific project identified in the Redevelopment Plan. The site has limited potential for a transit oriented development mixed use project. Management of this property disposition process would require considerable staff, attorney, and consultant time and expense.
3. *Sale of the property.*	As a property used for a governmental purpose since 2007, the property should not be sold to a private entity. The City has identified the site for a permanent downtown park or plaza. The site has limited potential for a transit oriented development mixed use project.
4. *Use of the property to fulfill an enforceable obligation*	The property is not needed to be retained for purposes of fulfilling an enforceable obligation

Summary of San Bruno Property Disposition and Uses under the LRPMP

The San Bruno Successor Agency wishes to retain its one Property for governmental use and requests that the Property be transferred to the City. Retention of the Property for a governmental purpose is the Successor Agency's preferred option in order to construct a permanent pocket park or public plaza project in the downtown that is identified in the approved redevelopment plan. The Property is suitable as a small park or a plaza since the downtown area lacks a centrally located public space. The Property has been used as a pocket park since 2007, which has become a well-utilized and valued amenity in the downtown.

A park or plaza use in the downtown has been identified in all City long-range planning documents related to downtown planning. The City's General Plan policies support small open space areas on sites such as this Property in the downtown area to create public gathering spaces and eliminate gaps that disrupt the continuity of the community. The San Bruno Redevelopment Plan identified a project to provide parks and community facilities in the downtown. The Transit Corridors Plan specifically identifies the Property for a permanent open space use in the downtown including design guidelines for the Property. The Redevelopment Agency funded the preparation of the Transit Corridors Specific Plan to create standards and guidelines for public and private improvements in the downtown, and the Redevelopment Five-Year Implementation Plan (2010) describes a program to complete and implement the Transit Corridors Plan. The policies described below.

- Redevelopment Plan Project 8C: Improve parks, recreation and community facilities including park improvements and public plaza in downtown.
- General Plan Policy OSR-6: Provide small public parks and/or plazas within BART and Caltrain station areas, within Downtown, and along El Camino Real. Provide benches, water fountains and trees to serve as resting areas for pedestrians, commuters, and shoppers.
- Transit Corridors Plan Open Space Guideline C1: Incorporate an iconic feature that distinctly identifies each pocket park/plaza. If the pocket park on San Mateo Avenue opposite the Jenevein Avenue intersection becomes a permanent park, install additional improvements, such as playground equipment.
- Five-Year Implementation Plan (2010) program: Complete preparation of and implement the Transit Corridors Specific Plan.

Installation of a permanent park on the Property also meets many of the broader goals and objectives of the Redevelopment Plan, including:

- The elimination of adverse physical and economic conditions within the Project Area
- The provision of a centrally located open space use in the downtown in support of higher density, mixed use, transit-oriented developments in appropriate locations.

This option would allow the City to create a permanent park or plaza and would provide a greatly needed public space in the downtown. It would enhance the pedestrian experience and provide an attractive amenity for future transit oriented development. Future users of the park would have a very short walk to utilize the Caltrain (1/2 mile) and BART (one mile) transit Stations providing regular service to San Francisco and San Jose as well as and SamTrans bus routes. It would also contribute to increased economic viability of the downtown area, enhanced property values, increased property taxes for local taxing entities, and the enhanced appearance of the downtown. These benefits would encourage additional new private sector investment in the downtown area.

Transfer of the property to the City as a property with a governmental purpose would generate no revenue to Redevelopment Property Tax Trust Fund (RPTTF) for distribution to taxing entities.

In accordance with direction from the Oversight Board, the deed transferring the San Mateo Avenue property to the City for governmental purposes would be subject to two express conditions acceptable to the Oversight Board. The first condition would restrict the future uses of the property to public park purposes. The second condition would require that in the event the City were to sell the property in the future so that it could be converted to non-park uses, then any proceeds would have to be transferred to the County Auditor-Controller for distribution to the local taxing entities.

Short Term Planned Use/Disposition of Each San Bruno LRPMP Property

This LRPMP anticipates that the City will pursue a public review and design process to a design a permanent open space on the Property, which could be a small park or a plaza. As such, until the long term, optimal planned public open space is designed and installed, the City will continue the current use of the Property as a pocket park with existing improvements.

APPENDIX A

Health and Safety Code Sections 34191.1, 34191.3, 34191(a), 34191.5

HEALTH AND SAFETY CODE SECTION 34191.1-34191.5

34191.1. The provisions of this chapter shall apply to a successor agency upon that agency's receipt of a finding of completion by the Department of Finance pursuant to Section 34179.7.

34191.3. Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency. If the department has not approved a plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that successor agency.

34191.4. The following provisions shall apply to any successor agency that has been issued a finding of completion by the Department of Finance:

(a) All real property and interests in real property identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5 shall be transferred to the Community Redevelopment Property Trust Fund of the successor agency upon approval by the Department of Finance of the long-range property management plan submitted by the successor agency pursuant to subdivision (b) of Section 34191.7 unless that property is subject to the requirements of any existing enforceable obligation.

(b) (1) Notwithstanding subdivision (d) of Section 34171, upon application by the successor agency and approval by the oversight board, loan agreements entered into between the redevelopment agency and the city, county, or city and county that created by the redevelopment agency shall be deemed to be enforceable obligations provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.

(2) If the oversight board finds that the loan is an enforceable obligation, the accumulated interest on the remaining principal amount of the loan shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund. The loan shall be repaid to the city, county, or city and county in accordance with a defined schedule over a reasonable term of years at an interest rate not to exceed the interest rate earned by funds deposited into the Local Agency Investment Fund. The annual loan repayments provided for in the recognized obligations payment schedules shall be subject to all of the following limitations:

(A) Loan repayments shall not be made prior to the 2013-14 fiscal year. Beginning in the 2013-14 fiscal year, the maximum repayment amount authorized each fiscal year for repayments made pursuant to

this subdivision and paragraph (7) of subdivision (e) of Section 34176 combined shall be equal to one-half of the increase between the amount distributed to the taxing entities pursuant to paragraph (4) of subdivision (a) of Section 34183 in that fiscal year and the amount distributed to taxing entities pursuant to that paragraph in the 2012-13 base year. Loan or deferral repayments made pursuant to this subdivision shall be second in priority to amounts to be repaid pursuant to paragraph (7) of subdivision (e) of Section 34176.

(B) Repayments received by the city, county or city and county that formed the redevelopment agency shall first be used to retire any outstanding amounts borrowed and owed to the Low and Moderate Income Housing Fund of the former redevelopment agency for purposes of the Supplemental Educational Revenue Augmentation Fund and shall be distributed to the Low and Moderate Income Housing Asset Fund established by subdivision (d) of Section 34176.

(C) Twenty percent of any loan repayment shall be deducted from the loan repayment amount and shall be transferred to the Low and Moderate Income Housing Asset Fund, after all outstanding loans from the Low and Moderate Income Housing Fund for purposes of the Supplemental Educational Revenue Augmentation Fund have been paid.

(c) (1) Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

(2) (A) Notwithstanding Section 34177.3 or any other conflicting provision of law, bond proceeds in excess of the amounts needed to satisfy approved enforceable obligations shall thereafter be expended in a manner consistent with the original bond covenants. Enforceable obligations may be satisfied by the creation of reserves for projects that are the subject of the enforceable obligation and that are consistent with the contractual obligations for those projects, or by expending funds to complete the projects. An expenditure made pursuant to this paragraph shall constitute the creation of excess bond proceeds obligations to be paid from the excess proceeds. Excess bond proceeds obligations shall be listed separately on the Recognized Obligation Payment Schedule submitted by the successor agency.

(B) If remaining bond proceeds cannot be spent in a manner consistent with the bond covenants pursuant to subparagraph (A), the proceeds shall be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation.

34191.5. (a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the successor agency, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.

(b) The successor agency shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the successor agency of the finding of completion.

(c) The long-range property management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of

the property.

(B) The purpose for which the property was acquired.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

(D) An estimate of the 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.

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

(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

APPENDIX B

California Department of Finance, "Finding of Completion" Letter, April 24, 2013

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

April 24, 2013

Ms. Kim Juran, Finance Director
City of San Bruno
567 El Camino Real
San Bruno, CA 94066

Dear Ms. Juran:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of San Bruno Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).

- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Mr. Mark Sullivan, Housing Manager, City of San Bruno
Mr. Robert Adler, Auditor Controller, San Mateo County
California State Controller's Office

APPENDIX C

California Department of Finance, Long-Range Property Management Plan
Submittal Checklist

LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Successor Agency to the San Bruno Redevelopment Agency**

Date Finding of Completion Received: April 24, 2013

Date Oversight Board Approved LRPMP: September 17, 2013

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes 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.

☒ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☒ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☒ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☒ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☒ Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☒ Yes ☐ No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name:	David Woltering	Name:	Mark Sullivan
Title:	Community Development Director	Title:	Long-Range Planning Manager
Phone:	650-616-7054	Phone:	650-616-7053
Email:	dwoltering@sanbruno.ca.gov	Email:	msullivan@sanbruno.ca.gov
Date:	October 22, 2013	Date:	October 22, 2013

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____

Form DF-LRPMP (11/15/12)

APPENDIX D

LEGAL DESCRIPTION

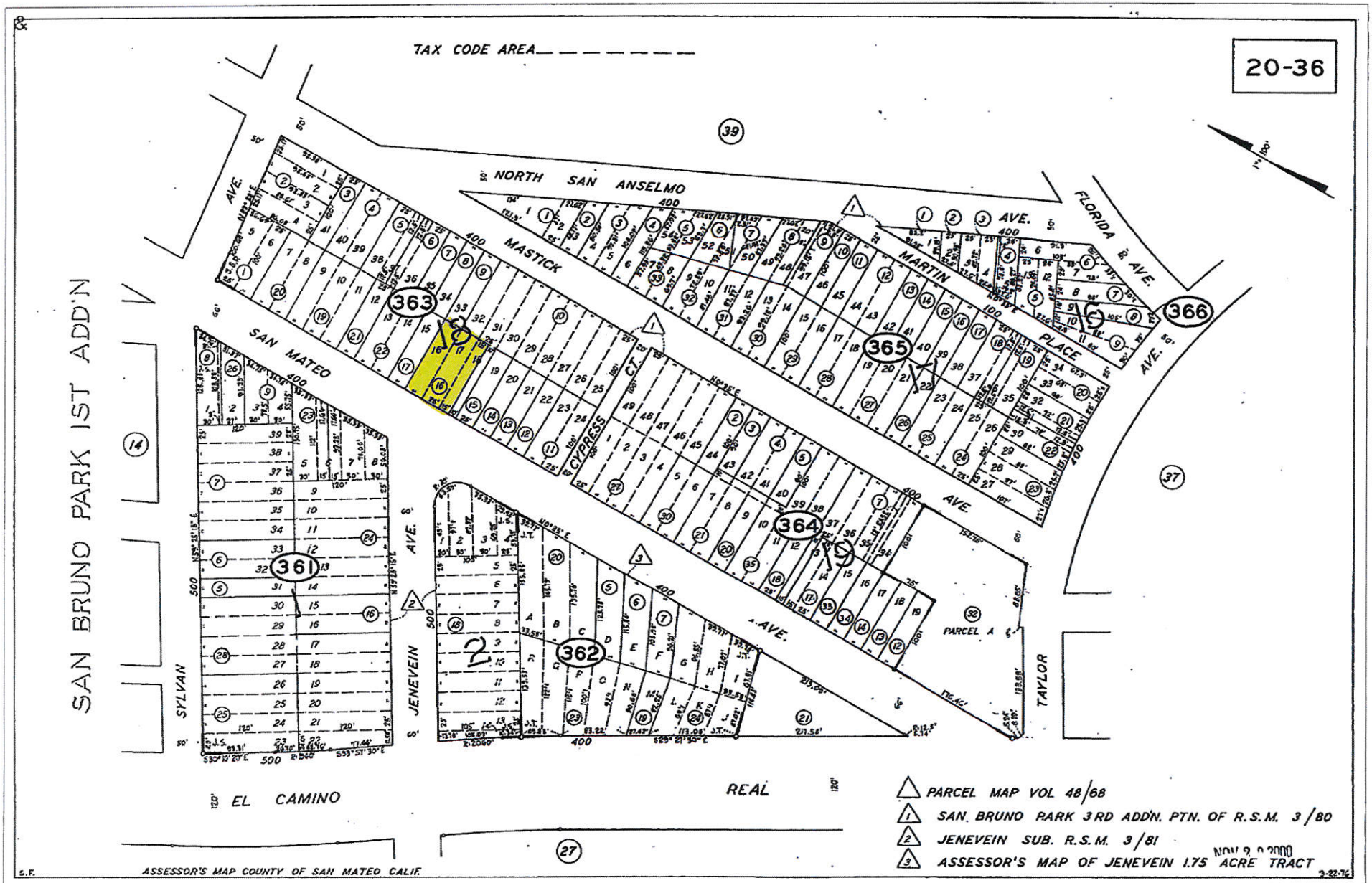
470 San Mateo Avenue (former Wells Fargo Site)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN BRUNO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lots 16, 17, 18 excepting therefrom the Southerly 10 feet of Lot 18, Block 18, as shown on that certain map entitled, "MAP OF SAN BRUNO PARK 3RD ADDITION BEING A SUBDIVISION OF THE D.O. MILLS TRACT IN THE BURI BURI RANCHO, SAN MATEO COUNTY, CALIFORNIA", filed in the office of the Recorder of the County of San Mateo, State of California on October 18, 1905 in Book "E" of Maps at page(s) 72 and a copy entered in Book 3 of Maps at page(s) 80.

Joint Plant No: 020-036-363-16A

APN: 020-363-160


20-36
TAX CODE AREA
NORTH SAN ANSELMO
MASTICK
MARTIN
PLACE
AVE.
FLORIDA AVE.
SAN MATEO
CYPRESS CT.
SAN BRUNO PARK 1ST ADD'N
SYLVAN
JENEVEIN
TAYLOR
EL CAMINO
REAL
PARCEL A
363
364
365
366
361
362
PARCEL MAP VOL 48/68
SAN. BRUNO PARK 3RD ADD'N. PTN. OF R.S.M. 3/80
JENEVEIN SUB. R.S.M. 3/81
ASSESSOR'S MAP OF JENEVEIN 1.75 ACRE TRACT
ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.

APPENDIX E

2012 Appraisal
470 San Mateo Avenue, San Bruno, CA

APPRAISAL RESEARCH CORPORATION

1375 SUTTER STREET SUITE 205 SAN FRANCISCO, CA 94109

DATE: July 1st, 2012

TO: Mark Sullivan
Housing & Development Manager
Successor Agency to the San Bruno Redevelopment Agency
567 El Camino Real
San Bruno, CA 94066

RE: EVALUATION OF LAND
470 San Mateo Avenue, San Bruno, CA
APN # 020-363-160
ARC File No. 12-234

This Evaluation is an assessment and our opinion of value the above reference property and is prepared according to the *Interagency Appraisal and Evaluation Guidelines*, dated April 1st, 2012 and the OCC Commercial Real Estate and Construction Handbook – Appendix E. This document is intended to meet the requirements of a Summary Appraisal Report.

The intended client, City of San Bruno serving as the Successor Agency to the San Bruno Redvelopment Agency, and the undersigned have discussed and mutually agreed to the adequacy of this document based on the limited investigation undertaken and the intended use. This report is intended only for the use of City San Bruno for purposes of determining current market value.

SUBJECT PROPERTY:	470 San Mateo Avenue
LOCATION:	San Bruno, CA
INTERNAL FILE NO:	ARC File No. 12-234
ASSESSOR'S PARCEL NO:	020-363-160
PURPOSE OF EVALUATION:	Determine current Market value
INTENDED USE:	Market Value
VALUE PREMISE:	Market Value
PROPERTY INTEREST (S):	Fee Simple
EFFECTIVE DATE OF VALUE:	June 27, 2012
RECOMMENDATIONS:	None
EVALUATION CONCLUSIONS:	$450,000
MARKET VALUE AS-IS:	$450,000

DISCLAIMER

THIS REPORT IS PREPARED FOR THE SOLE USE AND BENEFIT OF CITY OF SAN BRUNO, CA FOR THE PURPOSES O F ESTATE PLANNING. NEITHER THIS REPORT, NOR ANY OF THE INFORMATION CONTAINED HEREIN SHALL BE USED OR RELIED UPON FOR ANY PURPOSE BY ANY PERSON OR ENTITY OTHER CITY OF SAN BRUNO. THIS IS PREPARED AS A RESTRICTED APPRAISAL REPORT.

SCOPE OF THE APPRAISAL

1. Appraisal Report Type: Summary Appraisal Report. Following is the scope of the investigation undertaken: inspection of site and neighborhood, research and analysis of comparable sales and market trends and development of the appropriate valuation methods.
2. The term market value used herein is in accordance with the definition of the office of the Comptroller of the Currency, under 12-CFR, part 34, subpart C-Appraisals, 34.42 Definitions [F].
3. A preliminary title report has not been provided or reviewed. If reviewed, the legal description on the title report is presumed consistent with the Assessor's Parcel Number (APN) indicated in this appraisal report.
4. The appraiser accomplished a physical inspection of the subject property.

Three-Year Sales History of the Subject	The subject has not been sold or listed for sale in the past 36 months. Last sale 4/26/1996 for $410,000
Highest and Best Use/Zoning	Commercial
As Vacant	Commercial
As Improved	Park
Estimated Marketing Time	60 - 180 days
Estimated Exposure Time	60 - 180 days

PROPERTY ANALYSIS

Property Type/Description	Level, interior lot with 65 foot frontage along San Mateo Ave.
Current Use/Projected Use	Park
Land Size (Square Feet)	6,500 square feet
Yr. Built / Effective Age / Remaining Life	N/A
Building Size (Square Feet, Units, etc.)	N/A
Interior Finish	N/A
Occupancy (As a %)	0% occupied by improvements
Special Features	Level Topography
Physical Condition	Average
Surrounding Property Uses	Commercial
Environmental Problems	None known
Earthquake Zone	Located in Alquist Priolo Special Zone
Flood Zone	Panel Date: 1980 Community/Map Id/Panel Number: 060326001N Flood Zone: C
Title Exceptions	Not Provided or reviewed. If reviewed, the legal description in the Title Report is presumed to be consistent with data

	reviewed.

San Bruno is a city in San Mateo County, California, United States, located 12 miles south of San Francisco. The 2010 census reported the city's population to be 41,114. Major employers include Youtube (400 employees), IronPort (373 employees), Lash Group (309 employees), Sear (287 employees) , Target (286 employees), J.C. Penny (237 employees), Lowe's (156 employees). Census Bureau reports the city to have a total area of 5.5 square miles. The city spreads from the mostly flat lowlands near San Francisco Bay. Portions of Mills Park, Crestmoor, and Rollingwood are very hilly and feature some canyons and ravines. San Andreas Lake is just west of highway 280

There were 15,356 housing units at an average density of 2,803 per square mile of which 8,938 (60.8%) were owner-occupied, and 5,763 (39.2%) were occupied by renters. The homeowner vacancy rate was 1.1%; the rental vacancy rate was 3.9%. 24,712 people (60.1% of the population) lived in owner-occupied housing units and 16,004 people (38.9%) lived in rental housing units. The median household income for the city was $60,081, and the median income for a family was $69,251.

San Bruno City Park, bordered by Crystal Springs Avenue and El Crystal School, is the major municipal park. Junipero Serra County Park, also accessible from Crystal Springs Avenue, is a 100 acre (405 square kilometer) park owned by San Mateo County. The park is administered by the San Mateo County Parks and Recreation Department.

TRANSIT CORRIDORS AREA

On March 28, 2012, the City of San Bruno released the Transit Corridors Plan, a draft of an Environmental Impact Report that details the specific plans for a higher density development in the areas surrounding the future San Bruno Caltrain Station, the Downtown District of San Bruno along San Mateo Avenue from El Camino Real to San Bruno Avenue; the Station Area north of San Bruno Avenue to 1-380 and between 2nd Avenue and the train tracks; Huntington Avenue from San Bruno Avenue to the BART station; San Bruno Avenue from Elm Avenue to 7th Avenue; and El Camino Real from Crystal Springs Road to 1-380.

The subject is located in the historic downtown Corridor that spans El Camino Real to San Bruno Avenue along San Mateo Avenue, commonly referred to as the "Avenue". South of the subject is a proposed eight parcel assemblage designated as a redevelopment opportunity that would serve as a gateway to downtown San Bruno. The plan envisions medium to high-density, mixed-use retail/residential development, inclusive of a 50,000 square foot facility for public gathering (community / entertainment center).

The redevelopment plans and its intended effects are still somewhat influx and any positive contributions to the site have yet to manifest itself in the sales data.

Comments on Property Analysis: The subject property is an interior lot at the junction of Jenevein Avenue and San Mateo Avenue in the City of San Bruno. The lot is level and spans 65 ft in width across San Mateo Mateo and runs 100 feet deep. Of the 65 feet, there is an approximately 15 foot section that provides a walkway to the parking in at the rear of the lot.

COMPETITIVE MARKET ANALYSIS

How does the property compare to the other properties in the competitive market?	The subject is well located for foot traffic, being located across the street from Bank of America and serviced by street parking and rear parking. It has good visibility being at the junction of Jenevein Ave.
Sale Price Range/Sq. Ft. (Land Area)	$ 37 Sq.ft. to $91 / Sq.ft. (sales only)
Market Rent Range	N/A
Market Concessions	All cash - cash equivalent
Average Vacancy in this Property Type	Leased Land
Supply of this Property Type	Limited
Demand for this Property Type	Average

Comments on Competitive Market Analysis:

INCOME ANALYSIS	Actual	Evaluation
Potential Gross Income	N/A	N/A
Vacancy and Credit Loss	N/A	N/A
Effective Gross Income	N/A	N/A
Total Operating Expenses	N/A	N/A
Net Operating Income (NOI)	N/A	N/A
Overall Capitalization Rate	N/A	N/A
As-Is Value from Income Analysis (NOI/Cap Rate)	N/A	N/A

Comments on Income Analysis: NA

COMPETITIVE SALES ANALYSIS

Sale History of Subject Property	No sale in the past 36 months
Sale Prices of Competitive Properties ($/Sq. Ft.)	$37 / Sq.ft. to $91 / Sq.ft.
Sale Price of Competitive Properties ($/Unit)	NA
Competitive Properties GRM	NA
Date Range of Comparable Sales	12/28/10 to 4/17/12
Unit Range of Comparable Sales	NA
Size Range of Comparable Sales	2,998 sq. ft. to 34,848 sq. ft.
Value from Comparable Sales Analysis	$449,000

RECONCILIATION OF VALUE(S) / ADDITIONAL COMMENTS

The sales comparison approach is based on the principle of substitution. That is, an informed buyer would not pay more for a property than the cost of acquiring an equally desirable substitute. In this case, we analyzed five (5) comparable sales, one pending sale and one active listing from the market area of the subject and the surrounding markets. Several were good or reasonable indicators of value while some were useful in establishing upper and lower limits of value. This approach is adequately supported and has in our opinion, produced a reliable estimate of value.

The most reliable approach to value, in our opinion, is the Sales Comparison Approach.

COMMERCIAL LAND SALES

Sales occurred between December 2010 and May 2012. Due to a scarcity of land sales within the City of San Bruno, it was necessary to consider a broad geographic area for land sales.

TABLE OF COMPARABLE SALES

	Comparable Land Sales Location	Closing Date	Sales Price Eff. Sales $	Lot Size Sq.ft.	Price Per Sq.Ft.	Zoning Height	FAR Entitlements	
1	616 Maple Avenue So. San Francisco 012-171-170	4/17/2012 K532340	$540,000	10,500	$51	DRM 35	1.25 No	Demolition required of a SFR. Site was sold for development purposes Residential development. Finance - Convent.
2	0 Hillside Blvd Daly City, CA 006-484-110	4/20/2012 K54904	$190,000	5,200	$37	C1 30	50% Lot Coverage	Commercial development. No improvements to the site. Level pad. Private Lender Financing
3	406 San Mateo Ave San Bruno, CA 020-364-320	12/12/2011 K150650	$1,980,000	34,848	$57	CBD 50	3.0 No	Parcel improved with 24,500 square foot building in need of renovation. Plans and studies completed for mixed-use complex. Finance - Convent.
4	726 El Camino Real 014-031-220 So. San Francisco,CA	5/10/2011 K52650	$130,000	2,998	$43	ECRMX 25	0.60 No	Located on El Camino Real. Sold along with another parcel. Intended use and current use is a parking lot for adjacent restaurant.
5	0 Grand Avenue 012-316-060 So. San Francisco	12/28/2010 K162165	$320,000	3,500	$91	DCL 60	3.0 No	Located along Grand Avenue. Infill lot backing into city parking. Commercial / mixed-used development purchased by So.SF Redevelopment
6	2880 San Bruno Ave 019-41-015 019-042-160 San Bruno, CA	PENDING 05/01/12LD	$3,180,000	47,044	$68	PD 37	40% Lot Coverage	Pending sale. Residential development project. Entitlements inlcuded for 16 Townhomes. Originally listed for $4,98,0000
7	111 San Bruno Ave 020-121-360 San Bruno,CA	ACTIVE	$3,200,000	18,000	$89 $111	C 50	3.0 No	Property represented by Mark Kaplan. Owner are asking $3.2mil. Broker represented that he received two offers: First offer is $1.6 million ($89/Sq.Ft.) & Second for $2 million ($111/Sq.ft.) with two year close
	470 San Mateo Ave	7/1/2012	N/A	6,500		CBD 50	3 No	

Comparable #1 is located on Maple Avenue in South San Francisco. This is a level lot, measuring 10,500 square feet. The lot is improved with a single family home in poor condition and ready for demolition. Zoning is DRM which restricts commercial development but allows residential development. The site has a 1.25 FAR, allowing up to 6 units.

Comparable #2 is located on Hillside Blvd in Colma. This is a level lot, bare of any structures and measuring 5,200 square feet. Its C1 zoning allows for commercial development up to 30 feet in height.

Comparable #3 is located at 406 San Mateo Avenue in San Bruno, just south of the subject on the corner of El Camino Real. It is improved with a 24,500 square foot building. It was listed in 2010 for $2,400,000. The broker's remarks indicate that the building required renovation. The

property was subsequently listed on 08/12/2011 for $2,750,000 as a development site. It closed on 12/12/2011 for $1,980,000. It is a larger, improved parcel, measuring 34,845 square feet. In compliance with zoning, it would allow for a mixed-use development project.

Comparable #4 is located in the City of South San Francisco on El Camino Real. It is a smaller, level, parcel, measuring 2,500 square feet. The lot is currently vacant and zoned for commercial use with a maximum height of 25 feet. It sold along with an improved parcel and is currently being used a parking lot.

Comparable #5 is located in the City of South San Francisco. It is a level, unimproved interior lot. It is zoned DC. It has a 3.0 FAR and a height limit of 37 feet, allowing for retail on the ground level and two stories of residential. The site has an area of 3,500 square feet.

Comparable #6 is located in the City San Bruno on San Bruno Ave. It is a level lot measuring 47,044 square feet. It is a pending sale. It was listed with Far East Realty for $3,180,000. The site consists of an assemblage of two parcels. It is zoned PD, residential use only. It has plans and permits for 16 Townhomes. The price per square foot equates to $67.

Comparable #7 is located in the City of San Bruno on the corner of San Mateo Avenue and San Bruno Avenue. It is a level, corner lot, currently improved with three-story vacant office building and measuring 18,000 square feet. There is an "Available" sign posted by Mark Kaplan of Rockwell Properties. Though not listed in the MLS services, Mr. Kaplan explained that the owner/seller is asking for $3,200,000, which equates to $178 per square foot for the land. The site is zoned C and would allow a mixed-use development. He has received two offers. The first offer is all-cash, subject to financing, for $1,600,000 (equating to $88 per square foot) with close date within 90 days. The second offer is for $2,000,000 (equating to $111 per square foot) and subject to a 2 year close escrow.

Considering all the sales, the average gross land area sales price is $70.00 per square foot. A unit value above the midpoint was selected given the subject's good central location, accessibility to parking, and close proximity to El Camino Real, equating to the following:

6,500 square feet x $70 = $455,000

$450,000 (rounded)

<u>FOUR HUNDRED FIFTY THOUSAND DOLLARS</u>

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal has been prepared subject to the following general assumptions and limiting conditions. They are critical to the analyses and conclusions contained in this report.

1. The subject property is appraised free and clear of any and all liens or encumbrances unless otherwise stated. Encumbrances considered in the valuation include, where applicable: real estate taxes, recorded easements and/or covenants, CC&R's, purchase options or sale agreements, signed leases, and unpaid bond debt.
2. It is assumed that any easements noted on the title report without specific locations will have no material effect on the normal use of any of the subject parcels.
3. Responsible ownership and competent property management are assumed.
4. Information furnished by others is believed to be reliable if it cannot be independently verified by the appraiser. However, no warranty is given for its accuracy.
5. No responsibility is assumed for the legal description or other matters involving legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
6. All engineering surveys are assumed to be correct. The plot plans and other illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the subject property, subsoil, or structures that would render it more or less valuable than other comparable properties. No responsibility is assumed for any such conditions or for professional engineering services that might be required to discover such facts. No soils or geologic reports were made available to provide further input in this area.
8. It is assumed that all customary public utilities for this property type and market are reasonably available to the subject property, unless otherwise stated.
9. It is assumed that the subject is in compliance with all applicable zoning use regulations and restrictions, unless otherwise stated. It is further assumed that any required governmental entitlements, licenses, certificates of occupancy, consents, etc., have been or can be obtained or renewed for any use upon which the value estimate in this report is based.
10. Any forecasts or projections contained in this report are the product of the analysis of current, historical, and anticipated market conditions and assume continuation of prevailing political, social, economic, and environmental conditions. Such factors and contingent forecasts and/or projections are subject to change.
11. It is assumed that any utilization of land and improvements is within the described legal boundaries of the subject property, and that there is no encroachment or trespass, unless otherwise noted.
12. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
13. The Americans with Disabilities Act (ADA) became effective in January 1992. The appraiser has not made a specific compliance survey or analysis of this property to determine whether it is in conformance with the various, detailed requirements of the ADA. The value estimate is predicated on the assumption that, except as identified by the appraiser, the subject improvements comply with the ADA. It is possible that a comprehensive compliance survey could reveal additional areas in which the property does not conform to one or more of the Act's requirements. If so, this could have a negative effect upon the market value or marketability of the property.
14. Unless otherwise noted, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The presence of hazardous

materials, if any, may impact the value of the property. The value estimate is predicated on the assumption there is no such material on or in the property which would cause a loss in value. No responsibility is assumed for any such conditions, or for the expertise ore engineering knowledge required to discover them. Should the client have concerns over the existence of hazardous materials on or in the property, they should consider the services of a qualified, independent engineer or contractor to determine the existence and/or extent of any hazardous materials, as well as the cost associated with any required mitigation and/or removal.

CERTIFICATION OF THE APPRAISER:

- We certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal impartial and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent on the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- We have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.

(If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

Norman Nowicki

Norman Nowicki
State Certified General Real Estate Appraiser
AG016239

Thomas A. Myers

Thomas A. Myers
State Certified Real Estate Appraiser
ARO11317

Exhibits:

Subject Photos
Subject Parcel Map
Summary of Comparable Sales

Subject Photos
Front

Street View

Rear Photo of Lot

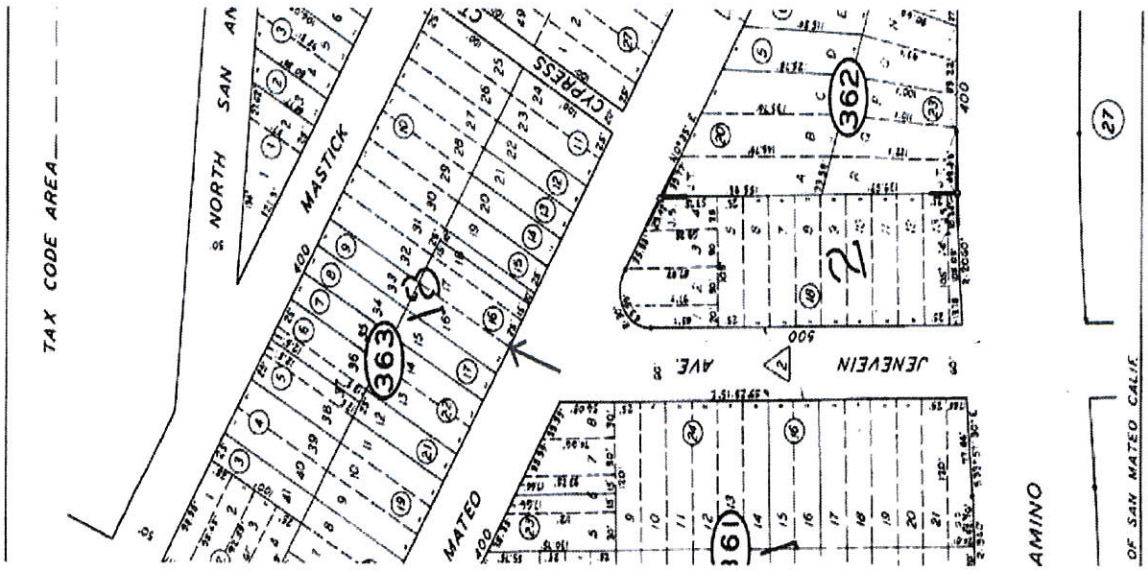
Parking In rear

Building to the South of Subject

Across the street from Subject

SUBJECT PARCEL MAP

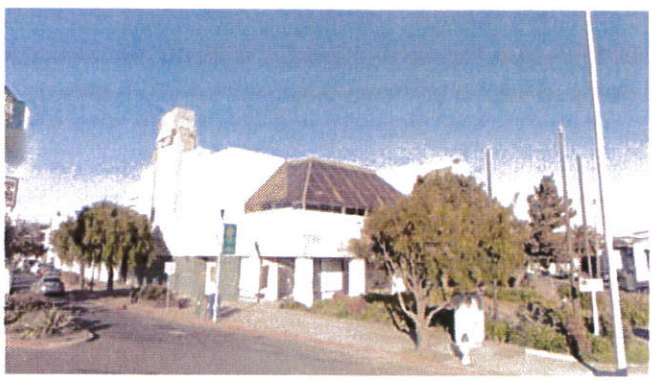
APN 065-2662-001



Comparable Location Map

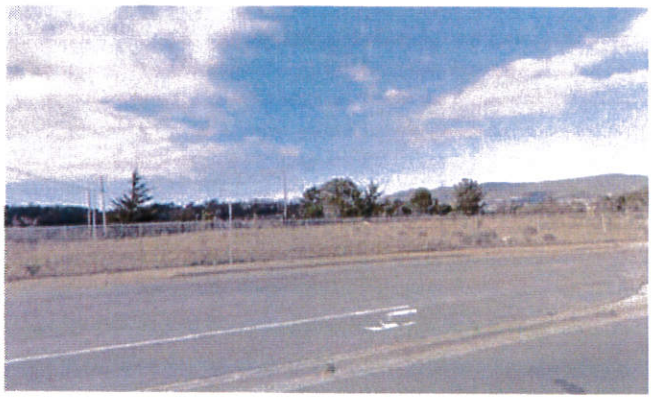
Comparable #1 and #2

Comparable #3 and #4



Comparable #5 and #6

Comparable #7 and #8



NORMAN NOWICKI, SCREA

EDUCATION

St. Ignatius High School, San Francisco
University of San Francisco - B.A. Degree in Economics
University of California - Graduate Studies in Economics
American Institute of Real Estate Appraisers - Courses I, II, IA
Society of Real Estate Appraisers - R-2 Course
Division of Highways - Real Estate and Condemnation Law, Title Procedure, Negotiations, Appraisal Practice and Property Management
Various Seminars conducted by the American Institute of Real Estate Appraisers, Society of Real Estate Appraisers and the International Right of Way Association

EXPERIENCE

1964 to present - Independent Appraiser; Appraisals, negotiations and consultation for various public agencies, attorneys, companies, corporations and private clients

1957 to 1964 - Right of Way Agent, State of California, Division of Highways

Qualified as Expert Witness in Superior Court: Counties of Alameda, Contra Costa, Marin, San Francisco, San Mateo, and Santa Clara

Licensed Real Estate Broker

ASSOCIATIONS

Member San Francisco Association of Realtors

NORMAN NOWICKI

PARTIAL LIST OF CLIENTS

COUNTIES

Contra Costa
Marin
San Francisco
San Mateo
Santa Clara
Santa Cruz
Sonoma

SCHOOL DISTRICTS

Berryessa Union School District
Cupertino Union School District
Jefferson School District
Laguna Salada School District
Los Altos School District
Milpitas Unified School District
Oakley School District
San Carlos School District
Santa Clara County Supt. of Schools
Sequoia Union High School District
West Valley Joint Community College District

PUBLIC AGENCIES

Federal Deposit Insurance Corporation
Numerous Agencies of the Federal Government
Golden Gate Bridge District
Honolulu Redevelopment Agency
Oakland Redevelopment Agency
Resolution Trust Corporation
San Francisco Bay Area Rapid Transit District
San Francisco Redevelopment Agency
San Jose Redevelopment Agency
San Mateo Transportation Agency
Santa Clara Traffic Authority
Santa Clara Valley Water District
Sewerage Agency of Southern Marin
State of Alaska Housing Authority
State of California
Vallejo Sanitation & Flood Control
West Bay Transit Authority

CITIES

Antioch
Belmont
Brisbane
Burlingame
Concord
Cupertino
Daly City
East Palo Alto
El Cerrito
Foster City
Fremont
Millbrae
Mill Valley
Milpitas
Mountain View
Napa
Novato
Pacifica
Paso Robles
Redwood City
Richmond
San Anselmo
San Carlos
San Diego
San Francisco
San Jose
San Mateo
Santa Cruz
Sausalito
Walnut Creek
Woodside

LENDERS

Bank of America
Bank of California
Columbus Savings/Marin Savings
Cupertino National Bank
Eastlake Financial Corporation
Federal Deposit Insurance Corporation
First Fidelity Thrift & Loan
First Financial Mortgage Corporation
First National Bank
First Nationwide Bank
Gibraltar Savings
GMAC - Milwaukee/Universal City
Homestead Savings
Home Savings of America
Imperial Bank
Pacific Property Mortgage
Peninsula Bank of Commerce
Resolution Trust Corporation (RTC)
San Francisco Federal Savings
Sunbelt National Mortgage

Terra Firma Investments Inc.
West America Trust Company
West America Bank
Various Credit Unions

Services have also been performed for numerous corporations, companies, attorneys and private individuals.

Thomas A. Myers
TAM Real Estate Services, LLC
California State Certified Appraiser
California Real Estate Broker

Overview: Thomas Myers has appraised and sold real estate for over 20 years in the San Francisco Bay Area. Assignments include residential buildings, industrial buildings, offices, shopping centers, development sites, multi-family residential income buildings, and special use properties. On-going clients include financial institutions, law firms, brokerage firms, and development firms. Assignments are completed in a thorough timely manner and can take the form of simple form report and narrative format, depending on the complexity and scope of the appraisal problem. Mr. Myers' practice has spanned the booms and busts that area unique to the Bay Area real estate market. His practice strives to maintain a keen appreciation of current market conditions in order to provide accurate and reliable data and conclusions.

EXPERIENCE:

TAM Real Estate Services, LLC – 1375 Sutter Street, Suite, 205, SF, CA
Owner (1997-Present)
Providing appraisal services for residential and commercial real estate in the San Francisco Bay Area. Services include form reports, narrative reports, letters, partial-interest appraisals. Reports are customized to the individual needs of clients and dependent upon the scope the assignment which may include estates and trusts, purchase and refinance scenarios, retrospective values for divorce and probate, partial interest for estates and tenants-in-common, property tax appeals. Summary narrative reports for industrial, office, retail, shopping centers, raw land, subdivisions, easements, eminent domain, and water lots completed in association with Appraisal Research Corporation, Inc.

Xpress Appraisal, Inc. –1255 Post Street, Suite 747, SF, CA
Co-owner / Managing-Partner (1992-1997)
Xpress Appraisal Inc., an appraisal company founded in San Francisco and servicing the greater San Francisco Bay Area. Xpress Appraisal, Inc. Xpress Appraisal, Inc. included a broad range of clients from Credit Unions, Financial Institutions, laws firms, and brokerage firms. As managing partner, Mr. Myers' responsibilities included appraising, training, and office management.

Maroten & Associates
Fee Appraiser (1991 – 1992)
Independent Fee Appraiser for large appraisal company. Assignments included single family residencies, condominiums, two to four residential income buildings, research and data collection for commercial assignments. Clients included financial institutions, credit unions and brokerage firms.

EDUCATION:
Marquette University (1975-1979)

Bachelor of Arts

APPRAISAL COURSES AND SEMINARS:

Recent Continuing Education Course Work 2006-2009

National USPAP Update Course
Office Building Valuation – A Contemporary Perspective
Self-Storage Economics and Appraisal
Understanding Preliminary Title Report
Appraiser Liability
San Francisco Residential and Office market Update
Appraising High-Value and Historic Homes
Forecasting Revenue
National USPAP Update Course
Appraisal Today 2006
REAMUG Fall 2006
Appraisal Fraud
LGF Quality Road Show

ASSOCIATIONS

SHARP – Vice President of Sunset Heights Association of Responsible People
REAA – Real Estate Appraisal Association
MLS Boards and Services

CERTIFICAION AND LICENSES:

California State Certified Appraiser – ARO11317
California Real Estate Broker – 00895955

SERVICE AREA:

Residential: San Francisco, San Mateo
Commercial and Industrial: Greater San Francisco Bay Area

REFERENCES:

As a professional courtesy to my clients, references are provided only upon a personal request. References are no longer provided on an open publication basis.

CLIENTS:

Wells Fargo
Bank of America
J.P. Morgan Chase
Washington Mutual
Bay Equity
Axis Management Solutions
LSI

APPENDIX F

Property Inventory Data Table

Successor Agency: City of San Bruno
County: San Mateo County

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)
No.	Property Type	Permissable Use	Permissable Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired
1	The Zoning district is C-D-B (Central Business District). The General Plan Land Use classification is Transit Oriented Development (TOD). The property has been used as a pocket park since 2007.	C-D-B zoning allows a variety of downtown retail and related service uses, professional offices, parking lots and mixed use development with residential. The City and Successor Agency seek to reclassify the Property as open space.	Section 12.96.120. Stores, shops, cafes, restaurants, professional offices. Conditional uses inlcude grocery stores, laundries, secondhand sales, dance studios. Residential only allowed above the ground floor.	9/10/2002	566,000	459,000		7/1/2012			City has used the site as a temporary park since 2007. The downtown area lacks open space, and City has determined that the park is the best use for the site. The site was purchased in 2002 facilitate reuse of blighted property in the downtown, including demolition of deteriorated building and consider alternatives uses.
2											

Successor Agency: City of San Bruno
County: San Mateo County

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

		HSC 3411	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)
No.	**Property Type**	**Permissable Use**	**Address**	**APN #**	**Lot Size**	**Current Zoning**	**Estimate of Current Parcel Value**	**Estimate of Income/Revenue**	**Contractual requirements for use of income/revenue**	**History of environmental contamination, studies, and/or remediation, and designation as a brownfield site**
1	The Zoning district is C-D-B (Central Business District). The General Plan Land Use classification is Transit Oriented Development (TOD). The property has been used as a pocket park since 2007.	C-D-B zoning allows a variety of downtown retail and related service uses, professional offices, parking lots and mixed use development with residential. The City and Successor Agency seek to reclassify the Property as open space.	470 San Mateo Avenue, San Bruno CA 94066	020-363-160	6,500 sq ft	C-B-D	The estimated value of the Property (in June 2012) is $450,000 ($70 per square foot). This valuation is based on an appraisal prepared by Appraisal Research Corporation, which the Oversight Board requested in April 2012. There are currently no potential buyers for the Property	The Property does not generate any lease, rental, or other revenue.	There is no contractual requirement related to disposition of the Property	A Phase 1 Environmental Site Assessment was completed in June 2006, which revealed no evidence or likely presence of any hazardous substances or petroleum products on the Property
2										

Successor Agency: City of San Bruno
County: San Mateo County

v.2.22.13

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

		HSC 3415	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)H)
No.	Property Type	Permissable Use	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	The Zoning district is C-D-B (Central Business District). The General Plan Land Use classification is Transit Oriented Development (TOD). The property has been used as a pocket park since 2007.	C-D-B zoning allows a variety of downtown retail and related service uses, professional offices, parking lots and mixed use development with residential. The City and Successor Agency seek to reclassify the Property as open space.	The Property has limited potential as a transit oriented development site. It is relatively small and has a limited capacity to accommodate parking in a multistory mixed use development. Although the Property is within the General Plan TOD land use designation, other larger sites are more suitable for mixed use development.	The property has the potential to provide an amenity for transit oriented development as a pocket park or plaza. Such an enhancement to the public space in downtown would improve the downtown environment and encourage mixed use development in the area.	Agency negotiated with developer to combine the site with a 21,000 sq ft public parking lot, for an asssembled development site of 27,500 sq ft, to build a mixed use project, 31 residential units over commercial. Negotiations failed produce a deal. Subsidy request was too high.
2					

APPENDIX G

Oversight Board Resolution approving LRPMP

CERTIFIED COPY

RESOLUTION NO. 2013 - 06

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE SAN BRUNO REDEVELOPMENT AGENCY APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the Redevelopment Dissolution Law (AB1x 26, enacted June 28, 2013, as amended by AB 1484, enacted June 26, 2013) provided for creation of the Successor Agency ("**Successor Agency**") to the former San Bruno Redevelopment Agency ("**Redevelopment Agency**") and required the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency as directed by the Oversight Board ("**Oversight Board**") created pursuant to Section 34179 of the California Health and Safety Code; and

WHEREAS, following the successful completion of certain statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance by letter dated April 24, 2013; and

WHEREAS, Health and Safety Code Section 34191.5(b) states that the Successor Agency shall prepare a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency, which shall be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion; and

WHEREAS, Health and Safety Code Section 34191.5, subdivision (c)(1) sets forth the required contents of the Long-Range Property Management Plan and subdivision (c)(2) sets forth the permissible uses of the subject real properties.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE SAN BRUNO REDEVELOPMENT AGENCY DOES RESOLVE AS FOLLOWS:

Section 1. Based on the foregoing recitals, and the information contained in the Long-Range Property Management Plan and other documentation presented to the Oversight Board at a public meeting, the Oversight Board hereby approves the Long-Range Property Management Plan, in the form attached to this Resolution and incorporated herein by reference.

1. The staff of the Successor Agency is hereby authorized to make such minor, technical and clarifying revisions to the Long-Range Property Management Plan as are deemed necessary to carry out the purposes and intent of this Resolution.

2. The staff of the Successor Agency is hereby directed to submit the Long-Range Property Management plan to the Department of Finance for potential review pursuant to Health and Safety Code Sections 34179(h), 34181(f) and 34191.5(b) and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and to carry out the purposes and intent of this Resolution.

---oOo---

I hereby certify that foregoing **Resolution No. 2013 - 06**
was introduced and adopted by the Oversight Board for the Successor Agency to the San Bruno Redevelopment Agency at a meeting on September 17 , 2013, by the following vote following vote:

AYES: Board Members: Baigent, Cappel, Christensen, Jackson, McManus, Vice Chair Ruane, Chair Jensen

NOES: Board Members: None

ABSENT: Board Members: None

Carol Bonner, Clerk of the Board

CITY OF SAN BRUNO INCORPORATED DEC. 23RD 1914 SAN MATEO CO CAL

I hereby certify this to be a full, true and correct copy of the document it puports to be, the original of which is on file in my office.

Dated: 10-24-13

Vicky S. Hirsh Deputy City Clerk

City Clerk of the City of San Bruno