

RESOLUTION OB2015-003

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE TRACY COMMUNITY DEVELOPMENT AGENCY APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the California state legislature enacted Assembly Bill X1 26 (the Dissolution Act") to dissolve Redevelopment Agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et.seq.); and

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in California Redevelopment Association, et al. v. Ana Matosantos, et al. (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Community Development Agency of the City of Tracy (the "Agency") transferred to the control of the Successor Agency to the Community Development Agency of the City of Tracy (the "Successor Agency") by operation of law; and

WHEREAS, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012 to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the City; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared a Long-Range Property Management Plan that provides for the disposition and use of real property assets of the former Agency; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must submit the Long-Range Property Management Plan to the Oversight Board and the California Department of Finance (the "DOF"); and

WHEREAS, pursuant to Health and Safety Code Section 34191.3, once approved by the Oversight Board and the DOF, the Long-Range Property Management Plan will govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the Successor Agency; and

WHEREAS, as of the date of the adoption of this Resolution, the Successor Agency has not yet received a finding of completion from the DOF pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the accompanying staff report provides supporting information upon which the action set forth in this Resolution is based.

NOW, THEREFORE, BE IT RESOLVED, That the Oversight Board of the Successor Agency to the Tracy Community Development Agency hereby finds, determines, resolves, and orders as follows:

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

Section 2. The Oversight Board hereby finds and determines that the Long-Range Property Management Plan is created in accordance with Health and Safety Code Section

34191.5(b), and is subject only to the DOF's issuance of a finding of completion to the Successor Agency, pursuant to Health and Safety Code Section 34179.7.

Section 3. The Successor Agency is hereby authorized and directed to complete and submit the Long-Range Property Management Plan, with such changes therein as the officer executing the document may require or approve.

Section 4. The Successor Agency, as necessary, implement the disposition and use of the real property assets of the Former Community Development Agency of the City of Tracy in accordance with the terms approved in the Long-Range Property Management Plan and this Resolution.

Section 5. The staff of the Successor Agency is hereby directed to provide DOF written notice and information regarding the action taken by the Oversight Board pursuant to this Resolution. Such notice and information shall be provided by electronic means and in a manner of DOF's choosing.

Section 6. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to execute such documents and instruments and to do any and all other things which they may deem necessary or advisable to effectuate this Resolution.

Section 7. This Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

ADOPTED, December 1, 2015 by the Oversight Board of the Successor Agency of the Tracy Community Development Agency.

- AYES: BORWICK, KHAN, MACIEL, THOMAS, SENSIBAUGH
- NOES: NONE
- ABSTAIN: NONE
- ABSENT: MILLER, PUENTES-GRIFFITH


Chair

ATTEST:

Successor Agency Secretary



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 Community Development Agency of the City of Tracy**

Date Finding of Completion Received: Pending

Date Oversight Board Approved LRPMP: 12/01/2015

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

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Date:	11/20/2015	Date:	11/20/2015

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____



Think Inside the Triangle™

**SUCCESSOR AGENCY TO THE CITY OF TRACY
COMMUNITY DEVELOPMENT AGENCY**

LONG-RANGE PROPERTY MANAGEMENT PLAN

November 20, 2015

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Long Range Property Management Plan

Successor Agency to the City of Tracy Community Development Agency

Introduction

As part of the dissolution process of former redevelopment agencies, State Assembly Bill 26 (ABX1 26) required successor agencies to dispose of real property assets owned by former redevelopment agencies “expeditiously and in a manner aimed at maximizing value.” State Assembly Bill 1484 (AB 1484) clarified how successor agencies should dispose of these assets with direction to prepare a Long Range Property Management Plan (LRPMP) governing the disposition and use of the former Agency owned properties to be submitted to their Oversight Board and the State Department of Finance (DOF) within six months of receiving a Finding of Completion. The Successor Agency to the City of Tracy Community Development Agency (Successor Agency) has not yet received its Finding of Completion; however, the dissolution statutes require that all LRPMP’s be approved by the DOF no later than December 31, 2015.

Section 34191.5 of the Health and Safety Code, which was added by AB 1484, requires that the LRPMP include an inventory and site history of each of the former Agency owned properties as well as a plan for the future use or disposition of each site. AB 1484 allows for four permissible uses of the properties, including: the retention of the property for governmental use, the retention of the property for future development, the use of the property to fulfill an enforceable obligation (either through sale of the property or revenue received), or the sale of the property. SB 107 further modifies this by allowing the retention of government use parking lots.

This document is the Long Range Property Management Plan for the Successor Agency to the City of Tracy Community Development Agency and incorporates the following:

- An inventory of all properties in the Property Trust Fund. The inventory consist of all of the following information:
 - 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.
 - The purpose for which the property was acquired.
 - Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
 - An estimate of the current value of the parcel including, if available, any appraisal information.

- 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.
 - The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
 - A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
 - A brief history of previous development proposals and activity, including the rental or lease of property.
- Addresses the use or disposition of all of the properties in the Property Trust Fund. Permissible uses include the retention of the property for governmental use, 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 LRPMP shall separately identify and list properties in the Property Trust Fund 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:
 - If the LRPMP directs the use of the property for a project identified in an approved redevelopment plan, the property shall transfer to the City.
 - If the LRPMP directs the liquidation of the property or the use of revenues generated from the property for any purpose other than to fulfill an enforceable obligation or other than that specified immediately above, the proceeds from the sale shall be distributed as property tax to the taxing entities.

According to Health and Safety Code 34180(f), if a city wishes to retain any properties or other assets for future redevelopment activities, it must reach a compensation agreement with the other taxing entities to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained.

This plan contains no properties which the City desires to retain for future development or that require negotiating a Compensation Agreement.

Summary of Property Owned by the Successor Agency

The Successor Agency owns and controls various properties within the City of Tracy. Each site and the required information under AB 1484 will be discussed in greater detail in the "Summary" matrix. For three properties, the Successor Agency shares and undivided interest in the property with the City of Tracy. In those cases, the Successor Agency's interest is deemed to be 50%. Table 1 below is an overview of the classification of the Successor Agencies properties:

Table 1

Property/Parcel				AB 1484 Classification			
				Governmental Purpose Use	Enforceable Obligation Use	Approved Redevelopment Plan Use	Liquidation /Maximize Value of Proceeds Use
Ref #	APN	Description	Address				
1	235-056-15	Improved Public Parking Lot	15 W 9th St	X			
2	235-056-16	Improved Public Parking Lot	31 W 9th St	X			
3	235-056-17	Improved Public Parking Lot	41 W 9th St	X			
4	235-056-19	Improved Public Parking Lot	50 W Gillette Ally	X			
5	235-056-21	Improved Public Parking Lot	71 W 9th St	X			
6	235-056-22	Improved Public Parking Lot	918 "B" St	X			
7	212-040-28	Vacant Land/Sewer Easement *	Naglee Rd ROW	X			
8	212-290-44	Remnant Parcel 1	Abandoned Old Naglee Rd	X			
9	212-260-09	Remnant Parcel 2	3055 N Corral Hollow Rd				X
10	212-290-39	Park-N-Ride Lot *	(Parcels "A" & "B")				X
* City of Tracy and Successor Agency shared property interest							

Property Inventory

Health and Safety Code Section 34191.5 requires that the Long Range Property Management Plan include an inventory of all properties owned by the Former Community Development Agency of the City of Tracy, which are held in a Property Trust Fund. The Successor Agency to the City of Tracy Community Development Agency has possession of ten (10) parcels that were referenced in the previous section and have been included in this plan. The properties have been placed into different categories based upon the specifics of the property and approach to its disposition. Several of these parcels have been combined into a single property (e.g. parking lot) and the combined parcels are treated as a group. Exhibit B contains the specific inventory with additional relevant information.

A. Properties that will be retained by the City for government purpose. These properties have no commercial value and include remnant pieces, landscape areas, ROW, slope area, and properties that are governmental use, and also include parking lots. The staff recommends that these properties be conveyed to the City at no cost. There are eight (8) properties listed under this category. These have been further categorized into two groups: parking lots and remnant parcels.

City parking lots are considered governmental use and will continue to be used as such. These parking lots generate no revenue, as the City provides free downtown parking and these are dedicated solely to public parking. The City has been responsible for all maintenance, upkeep and insurance since the dissolution of the Community Development Agency.

The balance of the government use parcels are remnant parcels. Due to the roadway uses, undevelopable nature, irregular shape, and inadequate sizes of the remnant parcels, it is not possible to determine a marketable value for the parcels. The Successor Agency proposes to transfer title of these properties to the City to be used for storage or other uses.

Parking Lots

The City parking lot consists of six (6) parcels combined to form two adjoining parking lots on a single city block. The parcels were purchased both separately and in a group over a period of 18 years for the purpose of providing free parking for retail, commercial and institutional businesses. The block is bounded by 9th St, B St and Gillette Alley with commercial buildings on the remaining side (N. Central). Two residences remain, abutting into the parcel on the 9th St side. The Successor Agency proposes transferring all six (6) parcels to the City of Tracy for government use. The City intends to continue to use these properties solely as public parking lots.

1. 15 W 9th St (APN 235-056-15) – Downtown public park parking lot which provides free public parking to commercial, retail and institutional businesses in the downtown Tracy area.
2. 31 W 9th St (APN 235-056-16) – Downtown public park parking lot which provides free public parking to commercial, retail and institutional businesses in the downtown Tracy area.
3. 41W 9thSt (APN 235-056-17) – Downtown public park parking lot which provides free public parking to commercial, retail and institutional businesses in the downtown Tracy area.

4. 50 W Gillette Aly (APN 235-056-19) – Downtown public park parking lot which provides free public parking to commercial, retail and institutional businesses in the downtown Tracy area.
5. 71 W 9th St (APN 235-056-21) – Downtown public park parking lot which provides free public parking to commercial, retail and institutional businesses in the downtown Tracy area.
6. 918 B St (APN 235-056-22) – Downtown public park parking lot which provides free public parking to commercial, retail and institutional businesses in the downtown Tracy area.

Remnant Parcels & Easements for Public Use

The remnant parcels consist of two (2) remnants from previous redevelopment activity and are not considered feasible for further development do to their roadway uses, irregular shape, inadequate size, location and accessibility. It is not possible to determine a marketable value for the parcels.

7. No address listed (APN 212-040-28) – This is vacant land with a sewer easement. The Successor Agency and the City of Tracy share an undivided interest in this property acquired through a condemnation and bankruptcy. The disposition of the Successor Agency’s interest in this property is discussed in detail in the Discussion of Properties section on page 8.
8. No address listed (APN 212-290-44) – Remnant parcel. This parcel was created with the abandonment of Old Naglee Rd. The parcel is both landlocked and also set-aside for the future expansion of the I-205 Naglee Rd Interchange. As such, this property has no market value is not considered developable. The Successor Agency proposes ratifying the transfer of this property to the City of Tracy and subsequently to the State of California for government use for the Interchange expansion.

B. Properties for Liquidation. The Successor Agency proposes to liquidate several properties. Those properties are to be sold under Exclusive Negotiating Rights Agreements (ENRA), marketed through direct contact with interested parties or through the use of brokers. Proposals would be evaluated based upon acceptable development plans. There are two (2) parcels listed under this category that represent three (3) properties. The City has a negotiated sale pending on one of these properties. A second property will be sold after an appraisal is obtained. Two of these properties have an undivided interest with the City of Tracy.

9. 3055 N Corral Hollow Rd (APN 212-260-09) – Remnant parcel. This parcel is land-locked and due to the roadway uses, undevelopable nature, irregular shape, and inadequate size of this parcel, it is not possible to determine a marketable value for the parcel. The Successor Agency proposes to attempt to sell the property to an adjacent landowner.

10. Park-N-Ride Lot (APN 212-290-39):

Parcel “A” – This is a remnant parcel leftover from prior redevelopment activity and a Condemnation order (see APN 212-290-28). The Successor Agency and the City of Tracy share an undivided interest in the property. The parcel currently contains one-half of a Park-N-Ride commuter parking lot. The Successor Agency proposes to liquidate in coordination with the City, the Successor Agency’s interest in this parcel. This property has been appraised and the City currently has an offer for the appraised value. The City has entered into an ENRA with a developer to purchase this parcel for use as a restaurant. The Successor Agency proposes to subdivide this parcel and sell Parcel “A” for the \$550,000 appraised value upon approval of this plan. If that sale cannot be fulfilled, the City and the Successor Agency propose to seek a buyer that would both maximize the value of the property and provide the most benefit to the surrounding area. Upon the sale of the parcel, the net proceeds of sales would be split equally between the Successor Agency and the City of Tracy. The Successor Agency share would be distributed to the taxing entities.

Parcel “B” – This is a remnant parcel leftover from prior redevelopment activity and a Condemnation order (see APN 212-290-28). The Successor Agency and the City of Tracy share an undivided interest in the property. The parcel currently contains a Park-N-Ride commuter parking lot. The Successor Agency proposes to subdivide this parcel and liquidate in coordination with the City, the Successor Agency’s interest in Parcel “B” which contains one-half of the Park-N-Ride lot. Because of the commercial nature of this parcel and the surrounding area, the City and the Successor Agency propose to seek a buyer that would both maximize the value of the property and provide the most benefit to the surrounding area. Upon the sale of the parcel, the net proceeds of sale would be split equally between the Successor Agency and the City of Tracy. The Successor Agency share would be distributed to the taxing entities.

Discussion and Disposition of Properties

In researching each specific parcel, and in discussion with City staff, several abnormalities, ambiguities and peculiarities have surfaced regarding specific properties. This section discusses

each property, which may be a group of multiple parcels, the property history, where significant, specific issues with that property, and staff recommendations on the resolution and disposition of the property.

Parking Lots (Properties 1 – 6)

APN 235-056-15, APN 235-056-16, APN 235-056-17,
APN 235-056-19, APN 235-056-21, APN 235-056-22

The CDA acquired six (6) mostly contiguous parcels (Table 1) between 1990 and 2004 which comprise the majority of a city block. These properties, taken as a whole, comprise the largest city-owned parking lot in the Downtown Business Improvement District. The purpose was to acquire properties to provide free parking for retail, commercial and institutional customers in an area immediately adjacent to shopping, restaurants and financial institutions in an effort to revitalize the downtown area. Parking is unmetered so these do not generate any revenue.

Disposition – These properties will be transferred to the City of Tracy for continued Government Use.

Remnant – Old Naglee Rd (APN 212-290-44)

This parcel represents “Old Naglee Rd” which was abandoned by the City for the development of the Grant Line Rd/Naglee Rd I-205 Freeway Interchange. This parcel is needed by CalTrans for the future expansion of this interchange. The parcel is essentially land-locked and had been excluded from any development plans due to its planned use as a future freeway interchange right-of-way.

On September 28, 2012, following the transfer of the Property to the City and prior to the State Controller’s Office (SCO) audit of the Other Funds and Accounts Due Diligence Review (OFADDR). This property was transferred to the State of California for the purpose outlined above. In the SCO audit, the City was ordered to return all properties transferred to the City.

Disposition – Ratify the transfer of the property to the City and the City’s subsequent transfer to the State of California for Government Use and authorize staff to prepare any necessary documents ratifying said transfers.

Remnant – 3055 Corral Hollow Rd (APN 212-260-09)

This is a remnant parcel leftover from a ROW access purchase for the I-205 freeway. The parcel is land-locked and, due to the roadway uses, undevelopable nature, irregular shape, and inadequate size of this parcel, it is not possible to determine a market value for the parcel. This property could have value in the future if a) one of the adjoining property owners is willing to purchase it, or b) future development occurs in this area.

Disposition – Liquidate the parcel to an adjacent landowner or offer to highest bidder with the net proceeds of sale to be disbursed to the local taxing agencies.

APN 212-040-28

In September 1996, The City of Tracy and the CDA were awarded joint title through a Final Order of Condemnation (FOC) from the U.S. Bankruptcy Court, Eastern District of California Case No. 92-94652-A-11. The Successor Agency believes that this FOC awarded both title to real property through the reference to APN 212-040-28 and to a sewer easement across said real property.

The legal description in the attached order had been interpreted by City staff and is attached as Exhibit D. Staff believes that this covers an area between the newly aligned Naglee Rd and several parcels that the CDA previously owned or currently owns, more specifically, the Park & Ride lots. However, prior to the Final Order of Condemnation, this property was subdivided into multiple parcels and this specific APN no longer existed.

With the exception of the Park & Ride lot, City staff does not believe that there is any remaining property contained in this order that has not been addressed elsewhere in the report or has not been disposed of the former CDA.

- **Park & Ride Parcel**

The CDA and the City acquired APN 212-290-39 in 1994 as part of the overall I-205/Naglee Rd redevelopment. This parcel was subsequently improved as a Park & Ride lot due to its proximity to the I-205/grant Line Rd freeway Interchange. The CDA planned future development as the area built-out. As of this date, the parcel remains a Park & Ride commuter lot.

As the area built out and the value of the property increased, the City began exploring commercial uses for this parcel and subsequently entered into an Exclusive Negotiating Rights Agreement (ENRA) for approximately one-half of the

parcel, deemed Parcel "A".

In January 2015, the City had the parcel appraised and has since been working with a development interest on the acquisition of the parcel. The City has proposed dividing the parcel into Parcel "A" and Parcel "B" as it determined that this would provide maximum value in an expeditious manner while supporting the City's planning objectives for the area. As title is vested in both the City of Tracy and the former CDA, the City has taken the lead in developing and liquidating the property.

Parcel "A" has been appraised for \$550,000 and the city has a sale pending for this property, subject to final approval and authorization to execute the transfer pursuant to this plan.

The City and the Successor Agency believe that Parcel "B" can be sold in an expeditious manner through an ENRA and has some interested parties. By using an ENRA, the value of the parcel can be maximized while supporting the planning and redevelopment objectives of the City. The property could also be auctioned; however, while an auction would be faster, it is unlikely to maximize the value of the property.

Disposition – In order to maximize value and provide for the most expeditious liquidation of the property, the disposition of APN 212-290-39 is being addressed in multiple parts:

- Parcel Split – City staff, at the direction of the Successor Agency, will separately transfer Parcel "A" comprising approximately 42% and Parcel "B" comprising approximately 58% of APN 212-290-39.
- Parcel "A" – Parcel "A" has a negotiated sale pending for the appraised value of \$550,000 and will be sold by the City and Successor Agency. As the City and the Successor Agency have an undivided interest in the property, the net sales proceeds will be split equally between both entities with the Successor Agency share distributed to the local taxing agencies.
- Parcel "B" – The City, acting in coordination with the Successor Agency, shall seek to enter into an ENRA agreement with a qualified developer to maximize the value of parcel and the subsequent sale of the parcel at or near its appraised value. As the City and the Successor Agency have an undivided interest in the property, the sales net proceeds will be split equally between both entities with the Successor Agency share distributed to the local taxing

agencies.

- **Sewer Easement**

As discussed in APN 212-040-28 above, the CDA and the City received title to a sewer easement. This easement is critical for the City to provide utility services to the area and is vital to the health and safety of the community.

Disposition – Transfer title of the Successor’s interest in the sewer easement to the City of Tracy for continued Government Use.

Environmental Remediation

Health and Safety Code Section 34191.5 requires that the Long Range Property Management Plan include any environment contamination studies and/or remediation and designation of a brownfield site. None of the properties in this plan have any history of environment contamination or remediation or have been designated as a brownfield site.

EXHIBIT A

LEGAL DESCRIPTIONS OF THE PROPERTIES

Summary of Parcels

<u>Parcel</u>	<u>APN</u>	<u>SITUS ADDRESS</u>	<u>ACRES</u>	<u>DESCRIPTION</u>
1	235-056-15	15 W 9th St	0.373	Improved as Downtown Parking
2	235-056-16	31 W 9th St	0.162	Improved as Downtown Parking
3	235-056-17	41W 9thSt	0.155	Improved as Downtown Parking
4	235-056-19	50 W Gillette Aly	0.057	Improved as Downtown Parking
5	235-056-21	71 W 9th St	0.186	Improved as Downtown Parking
6	235-056-22	918 B St	0.373	Improved as Downtown Parking
7	212-040-28	None Listed	9.880	Land/Sewer Easement
8	212-290-44	None Listed	0.759	Remnant Parcel/Old Naglee Rd
9	212-260-09	3055 N Corral Hollow Rd	0.461	Remnant Parcel
10a	212-290-39	None Listed	1.154	50% Interest in Park & Ride Lot (Parcel "A")
10b	212-290-39	None Listed	1.626	50% Interest in Park & Ride Lot (Parcel "B")

PARCEL 1 (235-056-15) (Figure 1):

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 14, 15 16 AND 17, BLOCK 58, AS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OR PLAT THEREOF FILED FOR RECORD ON JUNE 29, 1892 IN VOLUME 2 OF MAPS AND PLATS, AT PAGE 63 OF THE SAN JOAQUIN COUNTY RECORDS.

PARCEL 2 (235-056-16) (Figure 1):

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13, E. 16 2/3 OF LOT 12, IN BLOCK 58, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF THE TOWN OF TRACY" FILED FOR RECORD ON JUNE 29, 1892, IN VOLUME 2 OF MAPS AND PLATS, AT PAGE 63 OF THE SAN JOAQUIN COUNTY RECORDS.

PARCEL 3 (235-056-17) (Figure 1):

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 8 1/3 FEET OF LOT 10, AND THE WEST 8 1/3 FEET OF LOT 12, IN BLOCK 58, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF THE TOWN OF TRACY" FILED FOR RECORD ON JUNE 29, 1892, IN VOLUME 2 OF MAPS AND PLATS, AT PAGE 63 OF THE SAN JOAQUIN COUNTY RECORDS.

PARCEL 4 (235-056-19) (Figure 2):

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 50 FEET OF EACH LOTS 7 AND 8 IN BLOCK 58 SHOWN ON THE OFFICIAL MAP OR PLAT THEREOF FILED FOR RECORD ON JUNE 29, 1892 IN VOLUME 2 OF MAPS AND PLATS, AT PAGE 63 OF THE SAN JOAQUIN COUNTY RECORDS.

PARCEL 5 (235-056-21) (Figure 2):

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 8 1/3 FEET OF LOT 10, AND THE WEST 8 1/3 FEET OF LOT 12, IN BLOCK 58, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF THE TOWN OF TRACY" FILED FOR RECORD ON JUNE 29, 1892, IN VOLUME 2 OF MAPS AND PLATS, AT PAGE 63 OF THE SAN JOAQUIN COUNTY RECORDS.

PARCEL 6 (235-056-22) (Figure 3):

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4 IN BLOCK 58 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED "MAP OF THE TOWN OF TRACY" FILED FOR RECORD ON JUNE 29, 1892 IN VOLUME 2 OF MAPS AND PLATS, AT PAGE 63 OF THE SAN JOAQUIN COUNTY RECORDS.

235-05

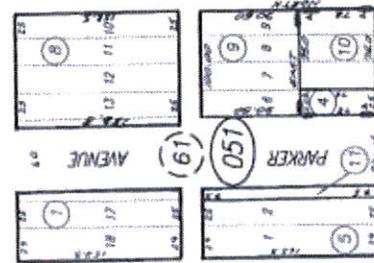
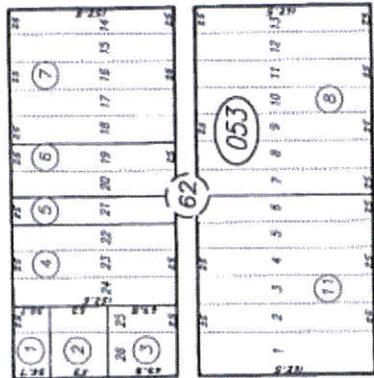
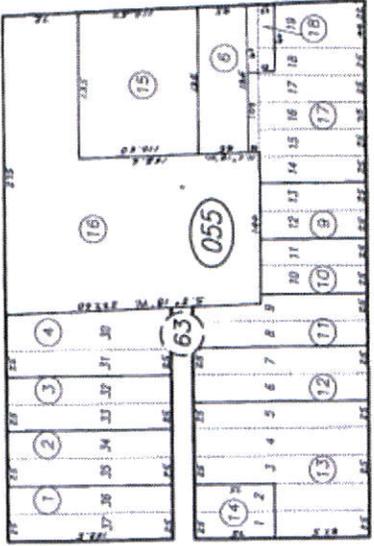


THIS MAP FOR ASSESSMENT USE ONLY

Bk. 233

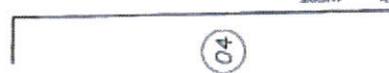
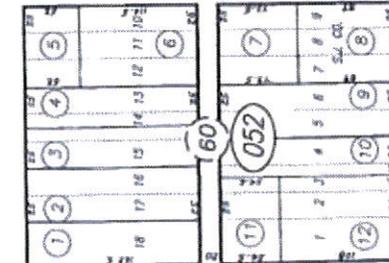
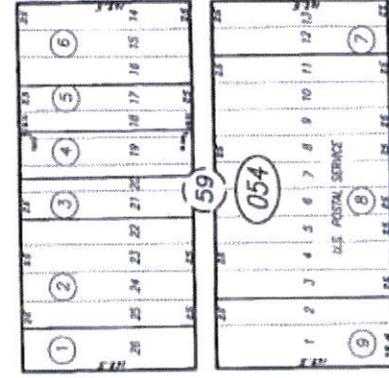
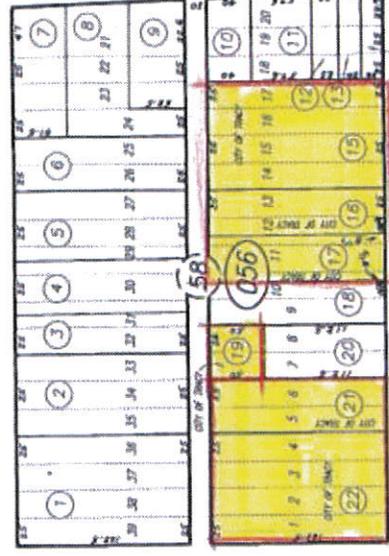
POR. TRACY

ELEVENTH STREET



STREET

TENTH



CENTRAL

17

HIGHEST A.P.N. USED	YEAR	05	06	07	08	09	10	11	12	13	14	15	16	17
	05-20													

CITY OF TRACY Assessor's Map Bk. 235 Pg. 05 County of San Joaquin, Calif.

06

06

06

APN
 235-056-15
 235-056-16
 235-056-17
 235-056-19
 235-056-21
 235-056-22

NOTE: Assessor's Parcel Numbers Shown in Circles Assessor's Block Numbers Shown in Ellipses

R. M. Bk. 02 Pg. 013 A - R. S. Bk. 18 Pg. 017



Figure 1 - 15, 31 & 41 W 9th St.



Figure 2 - 71 W 9th St & 818 B St



Figure 3 - 50 W Gillette Ally

PARCEL 7 (212-040-28):

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 39 OF THE NAGLEE BURK TRACT IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, AS PER MAP RECORDED IN VOLUME 5, PAGE 18, OF BOOK OF MAPS AND PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING at the intersection of the westerly line of said Lot 39 and the northerly line of Naglee Road as described as Parcel 5 in the Final Order of Condemnation recorded September 26, 1969 in Book 3338, Page 327, of Official Records in said office of the County Recorder, thence along said westerly line N. $0^{\circ}02'45''$ W, 396.84 feet to the beginning of a curve concave to the southeast having a radius of 661.00 feet; thence leaving said line from a tangent line bearing N. $58^{\circ}01'49''$ E., northeasterly 184.30 feet along said curve through a central angle of $15^{\circ}58'30''$; thence N. $74^{\circ}00'19''$ E, 405.89 feet to the beginning of a curve concave to the northwest having a radius of 539.00 feet; thence northeasterly 17.25 feet along said curve through a central angle of $1^{\circ}50'00''$ to the beginning of a curve concave to the northwest having a radius of 35.00 feet; thence northerly 62.02 feet along said curve through a central angle of $101^{\circ}31'52''$; thence N. $29^{\circ}21'33''$ W., 50.62 feet; thence N. $60^{\circ}38'27''$ E, 134.50 feet; thence S. $29^{\circ}21'33''$ E., 50.00 feet to the beginning of a curve concave to the north having a radius of 35.00 feet; thence easterly 62.23 feet along said curve through a central angle of $101^{\circ}52'46''$ to the beginning of a curve concave to the northwest having a radius of 539.00 feet; thence easterly 180.50 feet along said curve through a central angle of $19^{\circ}11'12''$ to the southerly line of Parcel B as per map recorded in Book 19, Page 122 of Surveys in the office of said County Recorder; thence along said line N. $89^{\circ}57'15''$ E., 141.84 feet to the beginning of a Curve concave to the northwest having a radius of 666.00 feet; thence leaving said line from a tangent line bearing S. $23^{\circ}31'57''$ W. southwesterly 306.71 feet along said curve through a central angle of $26^{\circ}23'12''$ to Point A; thence on a non-tangent line S. $11^{\circ}06'19''$ W., 43.87 feet; thence S. $27^{\circ}41'51''$ E. 176.30 feet to the beginning of a curve concave to the northeast having a radius of 314.96 feet; thence southeasterly 20.20 feet along said curve through a central angle of $3^{\circ}40'30''$ to said northerly line of Naglee Road the beginning of a curve concave to the northwest having a radius of 570.00 feet; thence along said line from a tangent line bearing S. $35^{\circ}32'38''$ W., southwesterly 345.3 feet along said curve through a central angle of $34^{\circ}42'42''$; thence S. $70^{\circ}15'20''$ W., 405.62 feet to the beginning of a curve concave to the north having a radius of 570.00 feet; thence westerly 200.21 feet along said curve through a central angle of $20^{\circ}07'30''$; thence N. $89^{\circ}37'10''$ W., 72.10 feet to the point of beginning.

Containing an area of 430,263 square feet (9.58 acres) more or less

PARCEL 8 (212-290-44) (Figure 6):

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 39 OF THE NAGLEE BURK TRACT IN THE RANCHO EL PESCADERO ACCORDING TO THE OFFICIAL MAP, FILED IN VOLUME 5 OF MAPS AND PLATS, AT PAGE 18 OF THE SAN JOAQUIN COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PARCEL THAT IS SHOWN AND DESCRIBED AS ASSESSOR'S PARCEL NUMBER 212-290-44.

PARCEL 9 (APN 212-260-09):

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 39 AND 40 OF NAGLEE BURK TRACT PER MAP FILED IN BOOK 5 OF MAPS AND PLATS, AT PAGE 18, OF THE SAN JOAQUIN COUNTY RECORDS, DESCRIBED AS FOLLOWS:

CONTAINING MORE OR LESS 2.78 ACRES (121,096 SQUARE FEET)

PARCEL 10 (APN 212-290-39) (Figures 4, 5):

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 39 OF THE NAGLEE BURK TRACT IN THE RANCHO EL PESCADERO ACCORDING TO THE OFFICIAL MAP, FILED IN VOLUME 5 OF MAPS AND PLATS, AT PAGE 18 OF THE SAN JOAQUIN COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PARCEL THAT IS SHOWN AND DESCRIBED AS ASSESSOR'S PARCEL NUMBER 212-290-39.

212-29

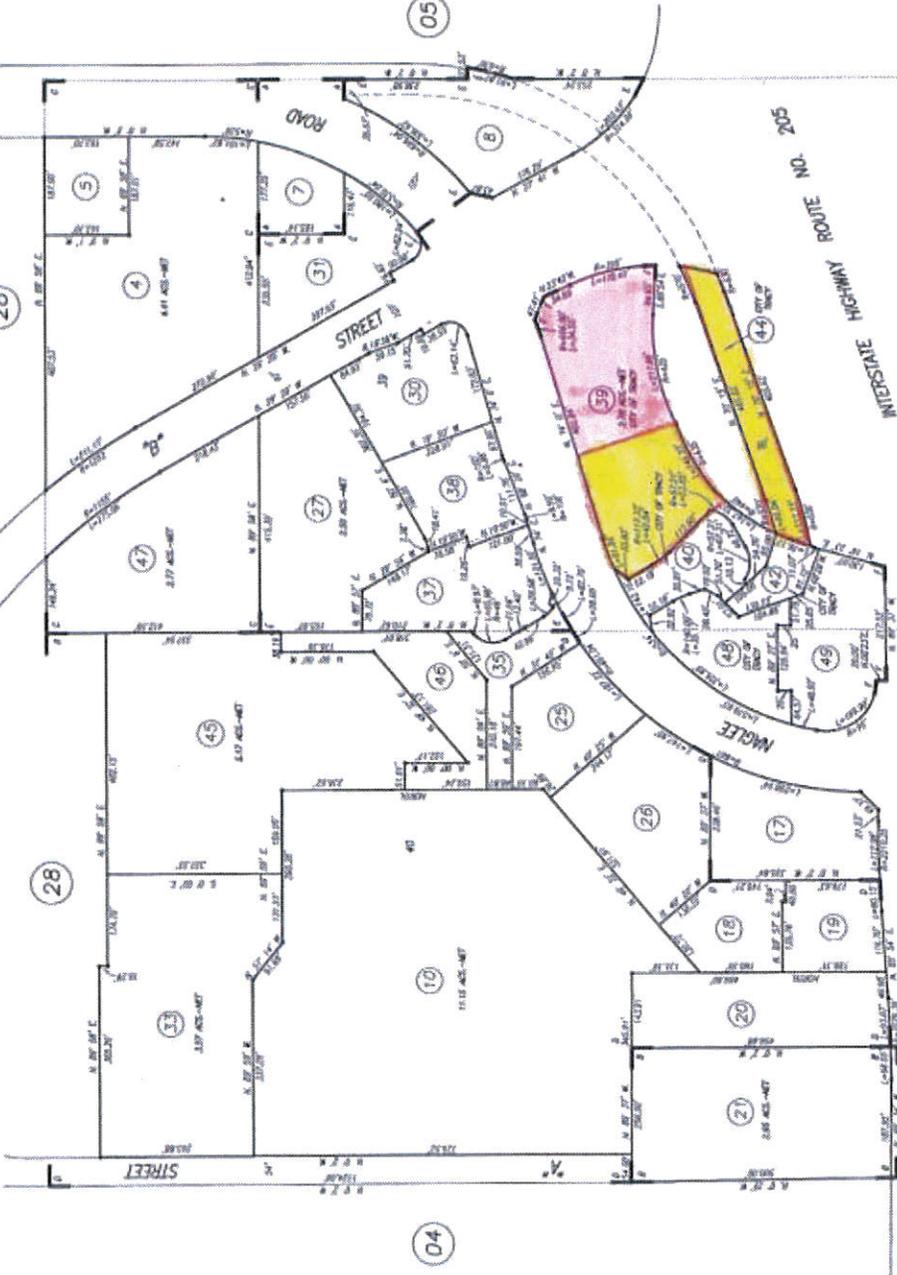
THIS MAP IS FOR ASSESSMENT USE ONLY

POR. NAGLEE BURK TRACT



- A - R. S. Bl. 19 Pg. 122
- B - P. M. Bl. 09 Pg. 047
- C - P. M. Bl. 21 Pg. 026
- D - P. M. Bl. 22 Pg. 044
- E - P. M. Bl. 22 Pg. 076
- F - P. M. Bl. 23 Pg. 129

YEAR	TRAC. JUAL. F. VAL. F.	VAL. F.
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NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

Bk. 238

CITY OF TRACY
Assessor's Map Bk. 212 Pg. 29
County of San Joaquin, Calif.

03-04

APN
212-290-41 (from 212-290-39)
212-290-44



Figure 4 - Park-N-Ride (Entrance view)



Figure 5 - Park-N-Ride (Street view)



Figure 6 - Remnant Parcel

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Exhibit B – Department of Finance LRPMP Inventory

Property No.	1	2	3	4	5	6	7	8	9	10		
HSC 34191.5 (c)(1)(C)	Address or Description	15 W 9th St	31 W 9th St	41 W 9th St	50 W Gillette Ally	71 W 9th St	918 N B St	Sewer Easement	Old Naglee Rd	3055 N Corral Hollow Rd	Park & Ride Parcel "A"	Park & Ride Parcel "B"
	APN	235-056-15	235-056-16	235-056-17	235-056-19	235-056-21	235-056-22	212-040-28	212-290-44	212-260-09	212-290-41 from 212-290-39	212-290-39 (Remainder)
	Property Type	Improved Public Parking						Public Utility Easement	Remnant Parcel		Vacant Lot/Land	
HSC 34191.5 (c)(2)	Permissible Use	Governmental Use								Sale of Property		
	If Sale of Property, specify intended use of sale proceeds	N/A								Distribute to Taxing Entities	Properties share an undivided interest between Successor Agency & City of Tracy; Distribute 50% share to Taxing Entities	
	Permissible Use Detail	Transfer property to City of Tracy for Government Use (Parking Lots)						Transfer property to City of Tracy for Government Use		Liquidate property for taxing entities		
HSC 34191.5 (c)(1)(A)	Acquisition Date	09/30/2004	09/30/2004	09/30/2004	03/29/2007	07/10/1990	7/25/1990	9/3/1996	10/25/1994	05/24/1995	10/25/1994	10/25/1994
	Value at Time of Acquisition	976,000			70,000	540,000	750,000	0	0	0	0	0
	Estimated Current Value	3,422,470						0	0	0	550,000	600,000
	Date of Estimated Current Value	06/30/15						06/30/2015	06/30/15	06/30/2015	01/23/2015	10/01/2015
	Estimated Current Value Basis	Book						Book	Book	Book	Appraised	Staff Estimate
SALE OF PROPERTY (If applicable)	Proposed Sale Value	0						0	0	0	550,000	600,000
	Proposed Sale Date	N/A						N/A	N/A	06/30/2016	01/01/2016	01/01/2017
HSC 34191.5 (c)(1)(B)	Purpose for which property was acquired	Public Parking						Sewer line easement	Remnant parcel from Condemnation	Right of Way Acquisition Remnant	Remnant parcel from Condemnation	
HSC 34191.5 (c)(1)(C)	Lot Size	0.373 Acres	0.162 Acres	0.155 Acres	0.057 Acres	0.186 Acres	0.373 Acres	9.88 Acres	0.709 Acres	0.461 Acres	1.154 Acres	1.154 Acres
	Current Zoning	Gov't						Unknown	Unknown	Unknown	PUD/Freeway Commercial	

	Property No.	1	2	3	4	5	6	7	8	9	10	
HSC 34191.5 (c)(1)(D)	Estimate of Current Parcel Value	0						0	0	0	550,000	550,000
HSC 34191.5 (c)(1)(E)	Annual Estimate of Income/Revenue	\$0 - the City of Tracy provides free, unmetered parking.						0	0	0	0	0
	Are there any contractual requirements for use of income/revenue?	No						No	No	No	No	No
HSC 34191.5 (c)(1)(F)	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	No	No	No	No	No	No	No	No	No	No	No
HSC 34191.5 (c)(1)(G)	Does the property have the potential as a transit oriented development?	No						No	No	No	No	No
	Were there advancements to the successor agency's planning objectives?	Yes						No	No	No	Yes	Yes
HSC 34191.5 (c)(1)(H)	Does the property have a history of previous development proposals and activity?	No						No	No	No	Yes	Yes

Property No.	1	2	3	4	5	6	7	8	9	10
Other Property Info							<p>Sewer easement and narrow band of property acquired through condemnation & bankruptcy.</p> <p>The City and the Successor Agency have an undivided interest in the property.</p>	<p>This parcel created from the split of 212-290-44 which was originally acquired through condemnation proceedings during the construction of the I-205/Grant line Rd Interchange project.</p> <p>Abandoned 'Old Naglee Rd'. CalTrans requires this property for the future expansion of the I-205/Grant Line Rd expansion project.</p>	<p>Parcel is a land-locked remnant left over from the I-205/Grant Line Rd Interchange project.</p>	<p>These parcels created from split of 212-290-44 which were all originally acquired through condemnation proceedings during the construction of the I-205/Grant Line Rd Interchange project.</p> <p>The City and the Successor Agency have an undivided interest in the property.</p>

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C 96100070 O

1 GARY R. RINEHART, SBN 24787
TODD A. AMSPOKER, SBN 111245
2 RINEHART & AMSPOKER
2201 Broadway, Suite 805
3 Oakland, California 94612
Telephone: (510) 763-5100

FILED

SEP 5 1996

4 Attorneys for plaintiffs
5 City of Tracy and Tracy
Community Development Agency

U.S. Bankruptcy Court

7 UNITED STATES BANKRUPTCY COURT
8 EASTERN DISTRICT OF CALIFORNIA
9 (MODESTO DIVISION)

10
11 In re

No. 92-94652-A-11

12 M.Y. ASSOCIATES, INC. dba Y.M.
13 ASSOCIATES,

Adversary Proceeding No.
96-9044-A

14 Debtor.

15 CITY OF TRACY and TRACY COMMUNITY
16 DEVELOPMENT AGENCY,

FINAL ORDER OF
CONDEMNATION

17 Plaintiffs

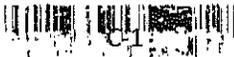
18 vs.

19 M. Y. ASSOCIATES, et al.,

20 Defendants.

21 Pursuant to the stipulation for Judgment and Judgment
22 entered in this proceeding;

23 IT IS HEREBY ORDERED AND ADJUDGED that the real property
24 situated in the County of San Joaquin, State of California, and
25 more particularly described in Exhibit "A", attached hereto and
26 made a part hereof, be condemned to Plaintiff in fee simple
27 absolute.
28



96100070

RECORDER
COUNTY CLERK
JAMES M. JONATHAN

96 OCT -1 AM 11:07

SAN JOAQUIN COUNTY
ATTORNEY

FEE

exempt

Recording Requested By:

City of Tracy

Return to:

TODD A. AMEPOKER
RINEHART & AMEPOKER
2201 Broadway, Suite 805
Oakland, CA 94612
Attorneys for
City of Tracy

Document Title(s)

FINAL ORDER OF CONDEMNATION



96100070

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IT IS FURTHER ORDERED AND ADJUDGED that a certified copy of this Order be recorded in the office of the Recorder of San Joaquin County, State of California, and thereupon title to said property described in Exhibit "A" shall vest in Plaintiff in fee simple absolute and all interest of Defendants M.V. ASSOCIATES, INC., dba Y.M. ASSOCIATES, GEORGE PADIS, JOSEPHINE PADIS, GEORGE KASTELANIDES and his spouse, DONALD H. VALLEY, MARY J. POMBO, JOYCE DONALDSON, individually and as trustee, ALICE E. BURROWS, BETTY ROSE MATTOS, ALFRED P. POMBO, MABEL POMBO, VIRGINIA P. ABEL, trustee, DAMON R. POMBO, PAULINE POMBO, ISABEL L. MATTOS, KING, SHAPIRO, MITTELMAN & BUCHMAN, MILLER, STARR & REGALIA, ANGELO TSAKOPOULOS, FROSA CHRISTOPHER, PELLE FINANCIAL CORPORATION, ALL-AMERICAN FORECLOSURE SERVICE, YIANNI Y. MICHAELIDES aka YIANNI Y. MICHAEL, JEAN MICHAELIDES, CALIFORNIA TRUST DEEDS, INC., THE JONATHAN GROUP, FIRST AMERICAN TITLE COMPANY, TRACY 19.6, a California general partnership, ANDREW GIANULIAS, JULIE GIANULIAS, and GUS GIANULIAS shall be terminated.

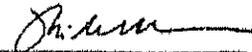
IT IS FURTHER ORDERED AND ADJUDGED that the underground sewer easement more particularly described in Exhibit "B" attached hereto and made a part hereof be condemned to Plaintiff and as against Defendants M.V. ASSOCIATES, INC., dba Y.M. ASSOCIATES, GEORGE PADIS, JOSEPHINE PADIS, GEORGE KASTELANIDES and his spouse, DONALD H. VALLEY, MARY J. POMBO, JOYCE DONALDSON, individually and as trustee, ALICE E. BURROWS, BETTY ROSE MATTOS, ALFRED P. POMBO, MABEL POMBO, VIRGINIA P. ABEL, trustee, DAMON R. POMBO, PAULINE POMBO, ISABEL L. MATTOS, KING, SHAPIRO, MITTELMAN & BUCHMAN, MILLER, STARR & REGALIA, ANGELO TSAKOPOULOS, FROSA

96100070

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CHRISTOPHER, PELLE FINANCIAL CORPORATION, ALL-AMERICAN
FORECLOSURE SERVICE, YIANNI Y. MICHAELIDES aka YIANNI Y. MICHAEL,
JEAN MICHAELIDES, CALIFORNIA TRUST DEEDS, INC., THE JONATHAN
GROUP, FIRST AMERICAN TITLE COMPANY, TRACY 19.6, a California
general partnership, ANDREW GIANULIAS, JULIE GIANULIAS, and GUS
GIANULIAS.

Dated: 3 Sept. 1996



JUDGE OF THE UNITED
STATES BANKRUPTCY COURT

This is to certify
copy of the original
of the undersigned Bankruptcy Judge

Dated: 9-23-96 Michael S. McManus
Bankruptcy Judge

By 
Deputy Clerk



96100070

LEGAL DESCRIPTION
SANITARY SEWER EASEMENT

A 20 FOOT WIDE SANITARY SEWER EASEMENT SITUATE IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 39 OF THE NAGLEE BURK TRACT IN THE RANCHO EL PESCADERO AS SHOWN ON THE MAP FILED MARCH 7 1911 IN VOLUME 5 AT PAGE 18 OF OFFICIAL MAPS AND PLATS OF SAN JOAQUIN COUNTY AND BEING ALSO A PORTION OF THE LANDS OF M.V. ASSOCIATES, INC. AS DESCRIBED IN THE GRANT DEED SERIES 88-088612 OF OFFICIAL RECORDS OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE EASTERLY LINE OF LOT 39 OF SAID NAGLEE BURK TRACT BEING MARKED UPON THE GROUND BY AN 1/4" IRON PIPE AS SHOWN ON THE RECORD OF SURVEY MAP FILED AUGUST 28 1969 IN BOOK 19 OF SURVEYS AT PAGE 122 OF OFFICIAL RECORDS OF SAN JOAQUIN COUNTY FROM WHICH THE NORTHEAST CORNER OF LOT 36A OF SAID NAGLEE BURK TRACT BEING MARKED UPON THE GROUND BY A SPIKE WITH CHISELED CROSS AS SHOWN ON SAID RECORD OF SURVEY BEARS NORTH 00°28'17" WEST 4588.84 FEET; THENCE FROM SAID POINT OF COMMENCEMENT COINCIDENT WITH THE CENTERLINE OF NAGLEE ROAD AND BEING ALSO THE EASTERLY LINE LOT 39 OF SAID NAGLEE BURK TRACT NORTH 00°28'17" WEST 875.77 FEET; THENCE SOUTH 89°31'43" WEST 30.00 FEET TO THE NORTHEASTERLY CORNER OF PARCEL "B" AS SHOWN ON SAID RECORD OF SURVEY; THENCE COINCIDENT WITH THE NORTHERLY LINE OF SAID PARCEL "B" SOUTH 89°31'43" WEST 264.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "B"; THENCE COINCIDENT WITH THE NORTHERLY LINE OF PARCEL "A" AS SHOWN ON SAID RECORD OF SURVEY SOUTH 89°31'43" WEST 685.09 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING COINCIDENT WITH SAID NORTHERLY LINE NORTH 89°31'43" EAST 30.85 FEET; THENCE SOUTH 49°07'16" WEST 141.52 FEET TO THE WESTERLY LINE OF LOT 39 OF SAID NAGLEE BURK TRACT SAID COURSE BEING PARALLEL AND DISTANT 85.00 FEET FROM THE CENTERLINE OF THE SOUTHERLY TRANSMISSION LINE TOWERS AS THEY NOW EXIST; THENCE COINCIDENT WITH SAID WESTERLY LINE NORTH 00°28'17" WEST 26.27 FEET; THENCE NORTH 49°07'16" EAST 101.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.425 SQUARE FEET OR 0.056 ACRES MORE OR LESS.

END OF DESCRIPTION

file is: c:\tracy\plats\legaldoc
parcel: m.v. associates - ssa
apn 212-040-28

EXHIBIT B

96100070

City of Tracy
County of San Joaquin

A.P. No. 212-040-28
M.Y. Associates, et al

Legal Description

That portion of Lot 39 of the Naglee Burk Tract in the City of Tracy, County of San Joaquin, State of California, as per map recorded in Volume 5, Page 18, of Book of Maps and Plans in the office of the County Recorder of said County, described as follows:

BEGINNING at the intersection of the westerly line of said Lot 39 and the northerly line of Naglee Road as described as Parcel 5 in the Final Order of Condemnation recorded September 26, 1969 in Book 3338, Page 327, of Official Records in said office of the County Recorder; thence along said westerly line N. 0°02'45" W., 396.84 feet to the beginning of a curve concave to the southeast having a radius of 661.00 feet; thence leaving said line from a tangent line bearing N. 58°01'49" E., northeasterly 184.30 feet along said curve through a central angle of 15°58'30"; thence N. 74°00'19" E., 405.89 feet to the beginning of a curve concave to the northwest having a radius of 539.00 feet; thence northeasterly 17.25 feet along said curve through a central angle of 1°50'00" to the beginning of a curve concave to the northwest having a radius of 35.00 feet; thence northerly 62.02 feet along said curve through a central angle of 101°31'52"; thence N. 29°21'33" W., 50.62 feet; thence N. 60°38'27" E., 134.50 feet; thence S. 29°21'33" E., 50.00 feet to the beginning of a curve concave to the north having a radius of 35.00 feet; thence easterly 62.23 feet along said curve through a central angle of 101°52'46" to the beginning of a curve concave to the northwest having a radius of 539.00 feet; thence easterly 180.50 feet along said curve through a central angle of 49°11'12" to the southerly line of Parcel B as per map recorded in Book 19, Page 122 of Surveys in the office of said County Recorder; thence along said line N. 89°57'15" E., 141.84 feet to the beginning of a curve concave to the northwest having a radius of 666.00 feet; thence leaving said line from a tangent line bearing S. 23°31'57" W., southwesterly 306.71 feet along said curve through a central angle of 26°23'12" to Point A; thence on a non-tangent line S. 11°06'39" W., 43.87 feet; thence S. 27°41'51" E., 176.30 feet to the beginning of a curve concave to the northeast having a radius of 314.96 feet; thence southeasterly 20.20 feet along said curve through a central angle of 3°40'30" to said northerly line of Naglee Road the beginning of a curve concave to the northwest having a radius of 570.00 feet; thence along said line from a tangent line bearing S. 35°32'38" W., southwesterly 345.32 feet along said curve through a central angle of 34°42'42"; thence S. 70°15'20" W., 405.62 feet to the beginning of a curve concave to the north having a radius of 570.00 feet; thence westerly 200.21 feet along said curve through a central angle of 20°07'30"; thence N. 89°37'10" W., 72.10 feet to the point of beginning.

Containing an area of 430,263 square feet (9.88 acres) more or less.

EXHIBIT A

96100070

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights of access, appurtenant to grantor's remaining property, in and to said freeway over and across the following courses:

Beginning at the above-described Point A; thence S. $11^{\circ}06'39''$ W., 43.87 feet; thence S. $27^{\circ}41'51''$ E., 176.30 feet to the beginning of a curve concave to the northeast having a radius of 314.96 feet; thence southeasterly 20.20 feet along said curve through a central angle of $3^{\circ}40'30''$ to said northerly line of Naglee Road, the point of termination.

The bearings and distances used are on the California Coordinate System of 1983, Zone 3. Multiply distances used by 1.0000675 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Robert Ray Vaughn
Robert Ray Vaughn LS 5199

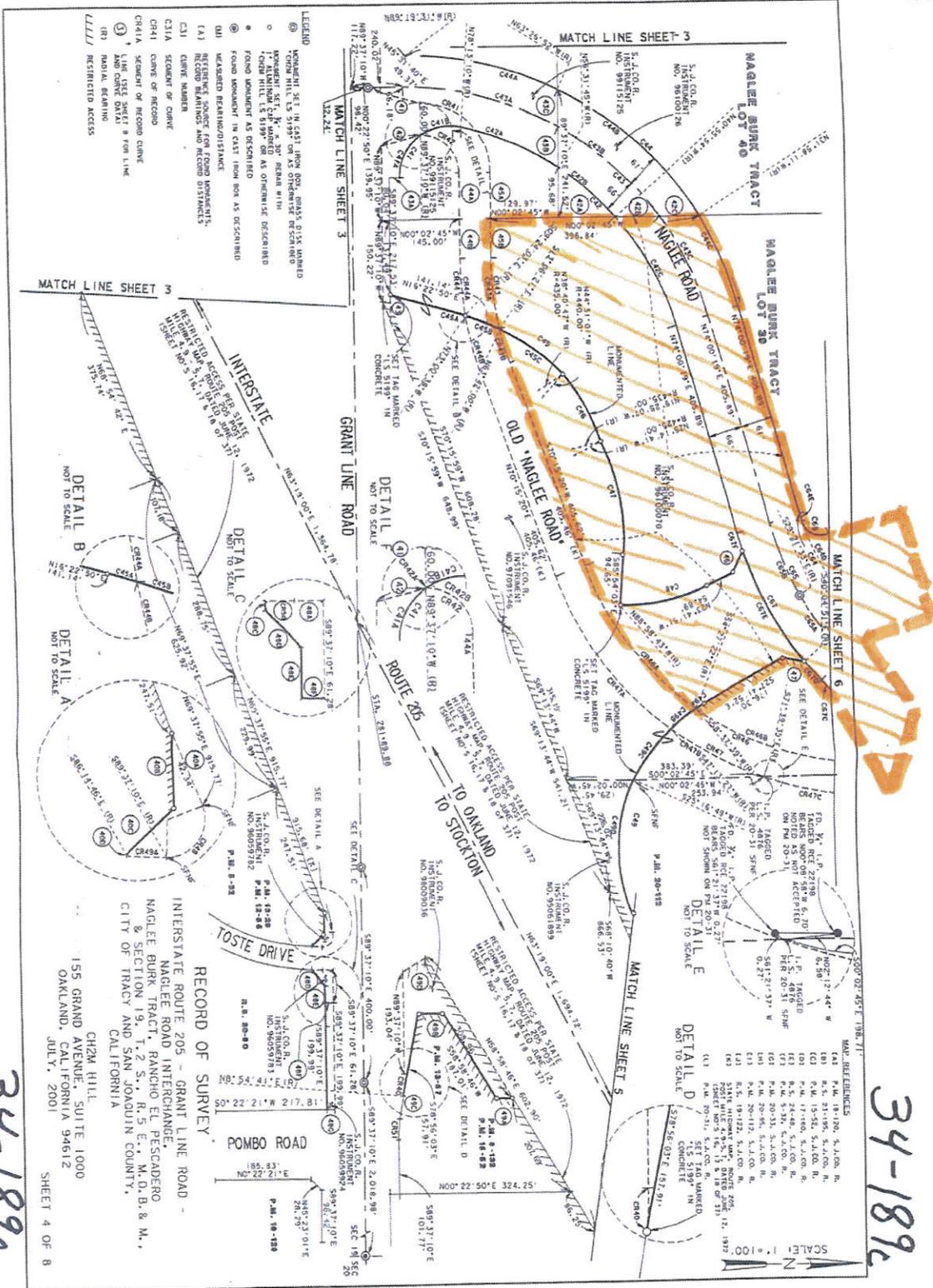
12-4-95
Date



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EXHIBIT D

1 of 1)



The plot of APN 212-040-28's legal description as shown in the Final Order of Condemnation was interpreted by City staff. This has not been surveyed and is believed to be an accurate visualization of the Legal description of APN 212-040-28 but no warranty is express or implied.

EXHIBIT D

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RECORDING REQUESTED BY:

CITY OF TRACY
When Recorded Mail To:
City of Tracy
Office of the City Clerk
333 Civic Center Plaza
Tracy, CA 95376
ATTN: Carole Fleischmann

Doc #: 2012-126277
09/28/2012 08:49:08 AM
Page: 1 of 5 Fee: \$0
Kenneth W Blakemore
San Joaquin County Recorders
Paid By: SHOWN ON DOCUMENT



Space above this line for Recorder's Use

QUITCLAIM DEED

APN 212-290-44

District	County	Route	Post Mile	Number
10	SJ	205	5.3	16585-1

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CITY OF TRACY, a municipal corporation,

does hereby remise, release, and quitclaim to the STATE OF CALIFORNIA, all of its rights, title, and interest in the following described real property in the City of Tracy, County of San Joaquin, State of California, as described in Exhibit "A" and "B", attached hereto and made a part hereof.

SEE
ATTACHED
LEGAL DESCRIPTION
for
"OLD NAGLEE ROAD"
APN 212-290-44

Number
16585-1

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this 20th day of SEPTEMBER 2012.

CITY OF TRACY

Brent H. Ives
By: Brent Ives
Title: City Mayor

Date: 9/20/12

Attest:

Sandra Edwards
By: Sandra Edwards
Title: City Clerk

Date: 9-20-12

[CORPORATE SEAL]

ACKNOWLEDGMENT

State of California }
County of San Joaquin } SS

(Here insert name and title of the officer)

On 9/20/12 before me, Sharon K. Davis, Notary Public, personally appeared Brent H. Ives

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

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

WITNESS my hand and official seal.

Signature Sharon K. Davis (Seal)



THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand

This 27th day of September, 2012.

Acting MALCOM DOUGHERTY
Director of Transportation

By Sharon A. Parsons
Attorney in Fact

SHARON A. PARSONS
RIGHT OF WAY ACQUISITIONS CHIEF
E-2

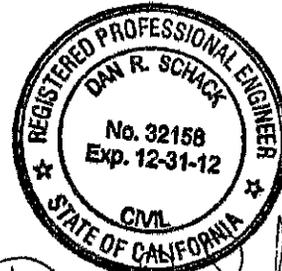
LEGAL DESCRIPTION
"OLD NAGLEE ROAD"
212-290-44

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 39 AND 40 OF NAGLEE BURK TRACT ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN VOLUME 5 OF MAPS AND PLATS, PAGE 18, SAN JOAQUIN COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD JULY 13, 2005 IN BOOK 23 OF PARCEL MAPS, AT PAGE 125, SAN JOAQUIN COUNTY RECORDS; THENCE NORTH 16 DEGREES 22 MINUTES 50 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL A AND PARCEL C OF SAID MAP, 141.14 FEET TO A POINT; THENCE CONTINUING ALONG SAID EASTERLY LINE OF PARCEL C, ALONG A CURVE TO THE NORTHWEST, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 4.67 FEET, A CENTRAL ANGLE OF 00 DEGREES 36 MINUTES 32 SECONDS AND A CHORD BEARING NORTH 16 DEGREES 41 MINUTES 07 SECONDS EAST, 4.67 FEET TO A POINT ON THE SOUTH LINE OF "OLD NAGLEE ROAD" AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY MAP, FILED FOR RECORD ON AUGUST 30, 2001 IN BOOK 34 OF SURVEYS, AT PAGE 189, SAN JOAQUIN COUNTY RECORDS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED STRIP OF LAND; THENCE CONTINUING ALONG THE EASTERLY LINE OF PARCEL C AS SHOWN ON SAID PARCEL MAP (BOOK 23, PAGE 125) ALONG A CURVE TO THE NORTHWEST, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 71.50 FEET, A CENTRAL ANGLE OF 09 DEGREES 18 MINUTES 38 SECONDS AND A CHORD BEARING 21 DEGREES 38 MINUTES 40 SECONDS EAST, 71.42 FEET TO A POINT ON THE NORTH LINE OF "OLD NAGLEE ROAD" AS SHOWN ON SAID RECORD OF SURVEY (BOOK 34, PAGE 189); THENCE ALONG SAID NORTH LINE OF "OLD NAGLEE ROAD" ALONG A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 570.00 FEET, AN ARC LENGTH OF 66.04 FEET, A CENTRAL ANGLE OF 06 DEGREES 38 MINUTES 19 SECONDS AND A CHORD BEARING NORTH 73 DEGREES 34 MINUTES 31 SECONDS EAST, 66.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE OF "OLD NAGLEE ROAD" NORTH 70 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG SAID NORTH LINE OF "OLD NAGLEE ROAD," 405.62 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE OF "OLD NAGLEE ROAD" ALONG A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 570.00 FEET, AN

ARC LENGTH OF 78.68 FEET, A CENTRAL ANGLE OF 07 DEGREES 54 MINUTES 31 SECONDS, AND A CHORD BEARING NORTH 66 DEGREES 18 MINUTES 04 SECONDS EAST, 78.62 FEET TO A POINT; THENCE SOUTHERLY ALONG A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 395.00 FEET, AN ARC LENGTH OF 75.23 FEET, A CENTRAL ANGLE OF 10 DEGREES 54 MINUTES 46 SECONDS AND A CHORD BEARING SOUTH 11 DEGREES 33 MINUTES 08 SECONDS WEST, 75.12 FEET TO A POINT ON THE SOUTH LINE OF SAID "OLD NAGLEE ROAD"; THENCE ALONG SAID SOUTH LINE OF "OLD NAGLEE ROAD," ALONG A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 39.43 FEET, A CENTRAL ANGLE OF 03 DEGREES 35 MINUTES 10 SECONDS AND A CHORD BEARING SOUTH 68 DEGREES 27 MINUTES 45 SECONDS WEST, 39.43 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTH LINE OF "OLD NAGLEE ROAD" SOUTH 70 DEGREES 15 MINUTES 20 SECONDS WEST, 405.62 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTH LINE OF "OLD NAGLEE ROAD", ALONG A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 113.73 FEET, A CENTRAL ANGLE OF 10 DEGREES 20 MINUTES 37 SECONDS AND A CHORD BEARING SOUTH 75 DEGREES 25 MINUTES 39 SECONDS WEST, 113.58 FEET TO THE POINT OF BEGINNING.



Dan R. Schack
03/14/11

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