RESOLUTION NO. 2016-04-OB

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN DESIGNATING THE PERMISSIBLE USE OF THE PUBLIC PARKING LOT LOCATED AT 123 SOUTH GRANT AVENUE AS GOVERNMENTAL USE PURSUANT TO THE PROVISIONS OF HEALTH AND SAFETY CODE SECTIONS 34181(a) and 34191.3(b)

WHEREAS, pursuant to AB X1 26 (as amended and supplemented, the "Dissolution Act") and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.,* 53 Cal. 4th 231 (2011), the Manteca Redevelopment Agency ("Former Agency") was dissolved as of February 1, 2012, the Successor Agency of the former Manteca Redevelopment Agency ("Successor Agency") was constituted, and the Oversight Board of the Successor Agency ("Oversight Board") was established; and

WHEREAS, pursuant to Health & Safety Code ("HSC") Section 34175(b), all real properties of the Former Agency transferred to the control of the Successor Agency by operation of law; and

WHEREAS, pursuant to HSC Section 34191.5(b), the Successor Agency prepared a second, revised "final" long range property management plan ("LRPMP"); and

WHEREAS, the Oversight Board adopted its Resolution No. 2015-07-OB, on September 22, 2015, approving the LRPMP, and the State Department of Finance ("DOF") issued its letter dated December 17, 2015, indicating its approval of the LRPMP; and

WHEREAS, a parking lot located at 123 South Grant Avenue in the City (APN No. 221-020-35) ("Parking Lot") is included in the LRPMP as Item No. 5, and the LRPMP provides for the sale of the Parking Lot; and

WHEREAS, on September 23, 2015, the State Legislature enacted SB 107, which (i) amended HSC Section 34181(a)(1) by adding "parking facilities and lots dedicated solely to public parking" as an example of real property which may be retained by a city for governmental use, and (ii) added HSC Section 34191.3(b), which provides that if the DOF has approved a successor agency's long range property management plan before January 1, 2016, the successor agency may amend the plan once to allow for the retention of real properties that constitute "parking facilities and lots dedicated solely to public parking" for governmental use pursuant to HSC Section 34181; and

WHEREAS, HSC Section 34191.3(c) provides that, for the purpose of an amendment to a long range property management plan pursuant to HSC Section 34191.3(b), the subject property must not be one that, as of the date of transfer pursuant to the amended plan, generates revenues in excess of reasonable maintenance costs of the property; and

WHEREAS, the Successor Agency has prepared an amendment to the LRPMP pursuant to HSC Section 34191.3(b) to provide for the retention of the Parking Lot by the City for governmental use; and

WHEREAS, the Parking Lot does not generate revenues in excess of reasonable maintenance costs; and

WHEREAS, the Oversight Board desires to approve the proposed amendment to the LRPMP; and

WHEREAS, pursuant to HSC Section 34180(j), at the same time the Successor Agency submitted the proposed amendment to the LRPMP to the Oversight Board, the Successor Agency submitted it to the County Administrative Officer, the County Auditor-Controller, and DOF; and

WHEREAS, pursuant to HSC Section 34179(h), written notice and information about all actions taken by the Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing, and an Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review;

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE 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 approves the amendment to the LRPMP, substantially in the form attached hereto as Exhibit A, designating the Parking Lot as a property to be retained for governmental use pursuant to HSC Section 34181(a). Upon the effectiveness of this Resolution pursuant to the Dissolution Act, the LRPMP shall be deemed so amended, effective immediately, and Successor Agency staff is directed to attach this Resolution, including Exhibit A hereto, to the LRPMP.

SECTION 3. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) (the "Guidelines"), the Oversight Board has determined that the approval of the proposed amendment to the LRPMP is not a project pursuant to CEQA and is exempt from CEQA because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of such amendment to the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

SECTION 4. The members of this Oversight Board and the staff of the Successor Agency are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution, and all such actions previously taken are hereby ratified.

PASSED, APPROVED AND ADOPTED this 28th day of June, 2016.

DARYLL QUARESMA, CHAIR

ATTEST:

LISA BLACKMON, SECRETARY
OVERSIGHT BOARD FOR THE
SUCCESSOR AGENCY TO THE
MANTECA REDEVELOPMENT AGENCY

CERTIFICATION

I, Lisa Blackmon, Secretary to the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, hereby certify that Resolution No. 2016-04-OB was adopted by the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held this 28th day of June, 2016, and was approved and passed by the following vote:

AYES: Boardmembers Khan, Madison, Thomas, Silverman and Quaresma

NOES: None

ABSTAIN: None

ABSENT: Boardmembers Menge and Reitkerk

LISA BLACKMON, SECRETARY
OVERSIGHT BOARD FOR THE
SUCCESSOR AGENCY TO THE
MANTECA REDEVELOPMENT AGENCY

Exhibit A

CITY OF MANTECA

Long-Range Property Management Plan

City of Manteca as Successor Agency
to the former
Manteca Redevelopment Agency

THIRD REVISION

-FINAL -

Approved by Oversight Board on

June 28, 2016

CITY OF MANTECA
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY
LONG-RANGE PROPERTY MANAGEMENT PLAN

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that makes substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill X1 26. One of the key components of AB 1484 is the requirement that all "Successor Agencies" develop a Long-Range Property Management Plan that governs the disposition and use of the former non-housing redevelopment agency properties. This document is the Long-Range Property Management Plan (LRPMP) for the Successor Agency to the former Manteca Redevelopment Agency (RDA).

RESOLUTION OF LONG-RANGE PROPERTY PLAN APPROVAL

Included as Exhibit A is a certified copy of the revised resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Long-Range Property Management Plan (LRPMP).

SUMMARY OF PROPERTIES OWNED

The former Manteca Redevelopment Agency acquired properties in an effort to revitalize blighted portions of the City. There were originally eight (8) properties or parcels owned and controlled by the Successor Agency, but one (1) of those properties has been removed from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca. The seven (7) remaining properties can currently be broken down into two categories – *Intention to Sell* and *Government Use*.

INTENTION TO SELL

1. **1115 S. Airport Way**: This is vacant land that was originally purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. While Stadium Center did get developed, this property remains vacant. The Agency plans to sell this property to a private party for development.
2. **682 S. Main Street**: This land was originally purchased for a proposed court facility. There are currently no City plans for future development of the property. There is no permanent structure located on the property. The Agency plans to sell this property to a private party for development.
3. **555 Industrial Park Drive**: This land was originally purchased to become the site for the city's new Police Station. There are currently no plans for future development of the property. The building located on the property is currently used for storage, and for Police and Fire training exercises. The building has deteriorated during the long vacancy period, and will need repairs or a discount in the purchase price to convey the property to a private party. The Agency plans to sell this property to a private party for development.
4. **600-800 Moffat Boulevard**: This property has been removed from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca.

GOVERNMENT USE – WILL BE CONVEYED TO THE CITY

5. **123 S. Grant Avenue**: This parcel has been a public parking lot since the Redevelopment Agency purchased the property in 1993. It was acquired to help alleviate blight conditions and provide sufficient parking in the downtown area. There is no proposed development for this parcel, and the Agency is proposing to convey this property to the City of Manteca for continued use as a public parking lot.

6. **2260 W. Yosemite Avenue**: This narrow undeveloped vacant parcel was acquired in 2006 for the purpose of extending Milo Candini Drive to a new intersection at Yosemite Avenue, in conformity with the Circulation Element of the City's adopted General Plan. The Agency is proposing to transfer ownership of this property to the City of Manteca which will enable the road extension to be constructed, as depicted in the included exhibit.

7. **2470 Daniels Street**: This property is a storm water detention basin that is located directly behind and serves as the drainage basin for the Stadium Center shopping mall. The Agency plans to convey this property to the City. There is no revenue source for this property, thus it has no private use value.

8. **220 Moffat Boulevard**: This is a large property located in the downtown area next to the Union Pacific Railroad tracks. The three remnant parcels were abandoned by the Union Pacific Railroad company and were purchased by the RDA in 2008 and 2010. These properties were conveyed to the City in March 2011 and combined into one large parcel. This property was developed into the City's public transit station using grants from the Federal Transit Administration, State Proposition 1B, and local transportation funds. All revenue received from this public transit station must go back into the City's transit fund and be used for transit related purposes.

These properties are described in greater detail in the "Inventory" section located below, with a spreadsheet of all 7 properties, a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.

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: **City of Manteca as Successor Agency to the former Redevelopment Agency**

Date Finding of Completion Received: May 31, 2013

Date Oversight Board Approved Revised LRPMP: June 28, 2016

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.

X 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.

X 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.

X 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.

X 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.

X Yes ☐ No

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

X 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:	Karen L. McLaughlin	Name:	
Title:	City Manager	Title:	
Phone:	(209) 456-8050	Phone:	
Email:	kmclaughlin@mantecagov.com	Email:	
Date:	June 28, 2016	Date:	

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: _____

Form DF-LRPMP (11/15/12)

INVENTORY

Section 34191.59(c)(1) of the Health and Safety Code, which was added as part of AB 1484, requires that the Long-Range Property Management Plan include an inventory of all the properties held in the Community Redevelopment Property Trust Fund. For the Manteca Successor Agency, this includes the seven (7) parcels referenced in the prior section. As per the statute, each of these properties is described below in the Long-Range Property Management Plan Spreadsheet, along with a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.

PROPERTIES TO BE SOLD

TO

PRIVATE DEVELOPER

PARCEL #1: 1115 S. AIRPORT WAY

PARCEL INFORMATION

Address: 1115 S. Airport Way
APN: 241-310-22
Acquisition Date: June 2, 2004
Current Zoning: CG – General Commercial
Property Type: Vacant Lot/Land
Lot Size: 3.1 Acre
Purpose of Acquisition: This property was purchased as part of a group of parcels that were assembled and sold to a developer for a retail shopping center. This site was left undeveloped for future expansion of the center.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property
Permissible Use Detail: This property will be put up for auction and sold to a private developer. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: Purchased as part of a number of land parcels that were then further subdivided for development. The pro rata value of this property at the time of purchase was $534,743.
Estimated Current Value: $1,239,630
Value Basis: Estimated current value based on appraisal done for another city-owned property on Daniels Street, conducted in 2012 (included in the appendix). Successor Agency proposes to conduct a new appraisal for this property prior to sale.
Date of Estimated Current Value: September 29, 2012
Proposed Sale Value: To be auctioned at an estimated sale price of $1,239,630 (proposed sale price subject to a new appraisal to be completed prior to sale).
Proposed Sale Date: January 31, 2016

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Biological Assessment completed by Jones and Stokes– 2003.

Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates – 2004.

Environmental Noise Analysis completed by Bollard and Brennen, Inc.– 2004.

Remediation Efforts: The Environmental Initial Study concerns were the effect on biological resources, air quality and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and "Park and Ride" services are available five days a week to reduce auto emissions. To address impacts on geology and soils, the project was designed to reduce any potential soil impacts to a less-than- significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally part of a Master Plan for the retail development known as Stadium Center. Stadium Center was developed adjacent to this property, but this property remained vacant with the plan of developing future commercial retail on the property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

The Circulation Element in the 2023 Manteca General Plan includes a goal to provide Transit-Oriented Development (TOD) in appropriate locations in the City. Higher-intensity residential and commercial developments are encouraged within ¼-mile of existing and potential future high-frequency bus transit corridors, especially in areas where two or more high-frequency transit lines cross.

Construction of the Tidewater Bikeway, including the adoption and implementation of a Bicycle Master Plan, has expanded the potential for transit-oriented development. The Tidewater Bikeway Path is dispersed throughout the central core of the City and connects to the Manteca Transit Center.

Manteca Transit is located in downtown Manteca and provides a public transportation hub to a central area of the City. Manteca Transit offers Dial-A-Ride services for those who are not in the immediate vicinity of a bus stop. There are three routes offered, with approximately 50 different bus stops throughout the City. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which has two routes that connect the City of Manteca to other cities within the County. Manteca Transit also connects the public to the Altamont Commuter Express (ACE), which is located between the cities of Manteca and Lathrop. ACE connects Manteca citizens to California's Bay Area.

1115 S. Airport Way is located across the street from a Manteca Transit bus stop. It is located in an area permitted for higher-intensity commercial development; therefore, it is conducive to transit-oriented development, however, there are no current plans to develop a transit-oriented project on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of developing it into commercial retail. The location of the property is in close proximity to Highway 120 and highly visible to a large flow of traffic.

Selling this property to a private developer advances the Successor Agency's planning objective of establishing new businesses and promoting commercial retail in the City, as described in the Economic Development Element of the 2023 General Plan and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. The goal of the Successor Agency is to effectively anticipate and address the type of infrastructure needed for future development. This property is located across the street from a high-intensity commercial development and is visible from Highway 120. It will reach its full potential once it is developed for commercial use.

PARCEL #2: 682 S. MAIN STREET

PARCEL INFORMATION

Address: 682 S. Main Street
APN: 221-050-14
Acquisition Date: April 8, 2005
Current Zoning: CMU – Commercial Mixed Use
Property Type: Mixed-Use
Lot Size: 8.1 Acres
Purpose of Acquisition: Acquired for a proposed court facility. No development has occurred on the site.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property
Permissible Use Detail: This property will be put up for auction and sold to a private developer. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

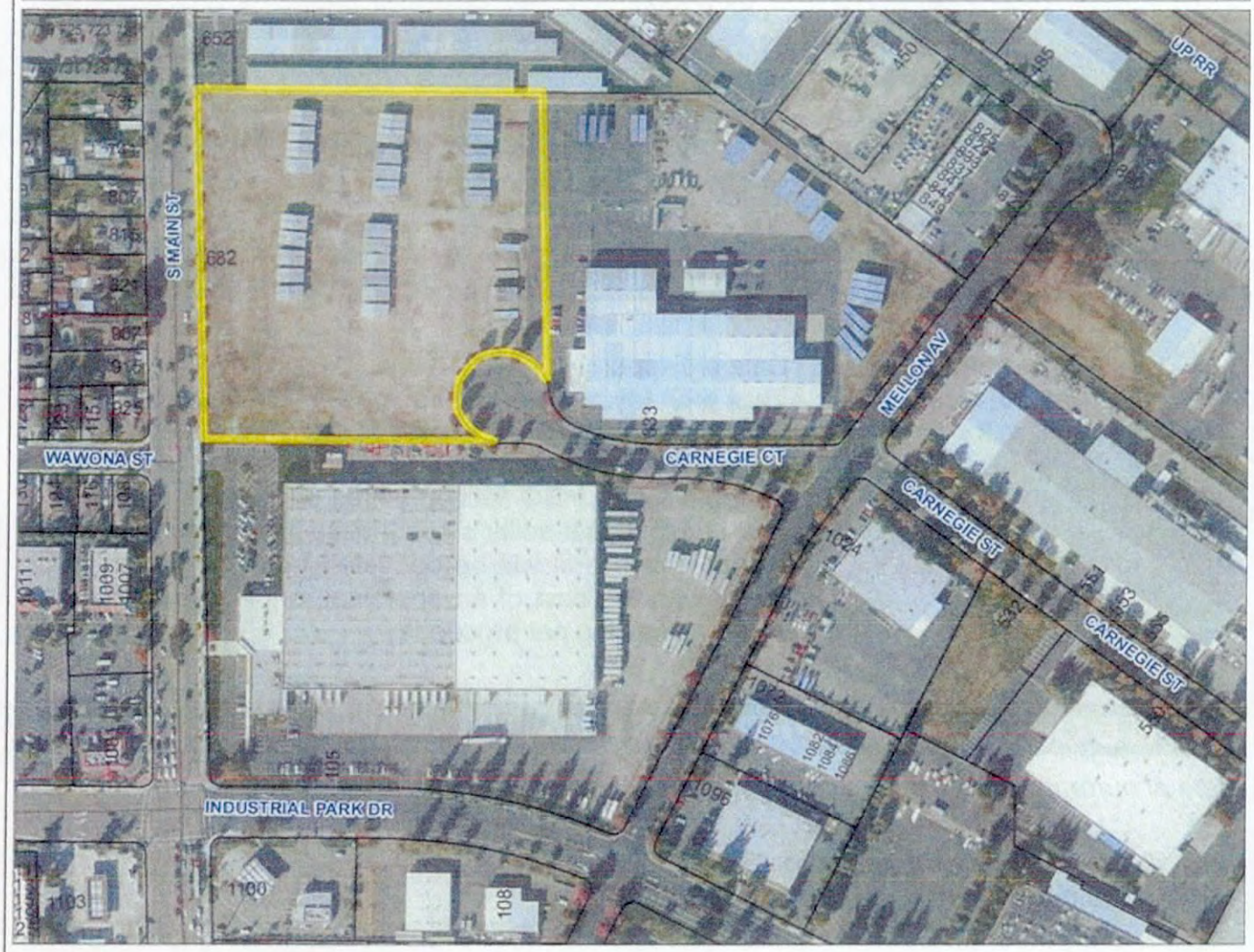
ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $2,600,000
Estimated Current Value: $3,200,000
Value Basis: Estimated current value based on appraisal done for another vacant city-owned property on Daniels Street, conducted in 2012. Successor Agency proposes to conduct a new appraisal for this property prior to sale.
Date of Estimated Current Value: September 29, 2012
Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.
Proposed Sale Date: January 31, 2016

AERIAL PHOTO OF SUBJECT PROPERTY

682 S MAIN ST
APN: 221-050-14



Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.

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ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	$330,000 over a five-year period. Property does not currently generate revenue.
Source of Income/Revenue:	This property was leased to American Modular Systems Inc. from 2005-2010.
Contractual Requirements for use of Income/Revenue:	None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status:	None
Studies Conducted:	Phase I Environmental Assessment Report competed by Kleinfelder & Associates – 2004 Soil Assessment Chemical Analysis completed by Kleinfelder & Associates – 2004 Phase II Environmental Assessment Report completed by Kleinfelder & Associates – 2005
Remediation Efforts:	No significant environmental impacts were found and no remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally purchased to be a proposed court facility. There are currently no plans for future development of this property. This property was leased to American Modular for the storage of its modular units from 2005 to 2010. There are no permanent structures on this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

682 S. Main Street is located in a business industrial section of the City of Manteca. It is located just 0.2 miles from the Manteca Transit Center. There are no current plans for transit oriented development on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to become a proposed court facility. This plan is no longer in effect.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park. A private developer will be able to eliminate the blight of the property and bring more infrastructure to the park, which is a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

PARCEL #3: 555 INDUSTRIAL PARK DRIVE

PARCEL INFORMATION

Address: 555 Industrial Park Drive
APN: 221-190-36
Acquisition Date: May 11, 2006
Current Zoning: M1 – Light Industrial
Property Type: Light Industrial
Lot Size: 4.9 Acres
Purpose of Acquisition: Acquired to be a proposed police station. Design for the facility was completed, but no development has occurred, The project has been cancelled.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of property
Permissible Use Detail: This property has a dilapidated building on site that will need to be assessed for necessary improvements. The property will be put up for auction once it is determined safe to do so, or sold at a discount due to the poor condition, subject to approval. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $3,695,000
Estimated Current Value: $1,500,000
Value Basis: Comparative market analysis by local industrial broker in 2010, including a discount for repairs needed to bring the building up to code.
Date of Estimated Current Value: 2010
Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.
Proposed Sale Date: January 31, 2016

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Inspection of Asbestos completed by Hazardous Materials Associates, Inc. – 1988

Phase I Environmental Assessment Report completed by Certified Earth Metrics – 1993

Facility Inspection of Asbestos completed by Enviro Solutions, Inc. – 1997

Phase I Environmental Assessment Report completed by Geologica, Inc. – 2003

Facility Inspection of Asbestos done by JW Mack Consulting- 2004

San Joaquin Valley Air Pollution District Report – 2004

Remediation Efforts: No potential environmental issues were discovered through the environmental assessment reports. No significant amount of asbestos was detected. No remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was previously owned by Qualex Inc. The land was originally purchased by the Redevelopment Agency to become the City's new police station. It was considered an ideal location for the Police Department due to the large abandoned building on the property, which could be used to house the station. Further building inspections showed unforeseen expenses to bring the building up to code with current building standards. There are currently no plans for future development of the property. The building located on the property is used for storage, and for Police and Fire personnel training exercises. The City is planning on selling the property to a private developer.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

555 Industrial Park Drive is located in an industrial park that is in a centralized area of the city, with a variety of other land uses in the vicinity including residential and commercial. This property is not conducive to transit-oriented development due to its close proximity to the city's transit station.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased to become the new police station. The intention was to remove the blight of the dilapidated abandoned building located on the property and help improve the surrounding property values. The property was also purchased to provide the Police Department with more-adequate working conditions. The advancement of these goals were not met due to unforeseen expenses to bring the abandoned building up to code.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park, a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

A private developer will be able to eliminate the blight of the property, providing better public safety through the rehabilitation of the dilapidated building. A private developer will also bring more infrastructure to the industrial park. All of these outcomes will advance the planning objectives of the Successor Agency.

PARCEL #4: 600-800 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 600-800 Moffat Boulevard

APN: 221.040.61

Acquisition Date: October 7, 1996

Current Zoning: P – Park

Property Type: Public Park

Lot Size: 7.6 Acres

Purpose of Acquisition: This property was acquired with the intention of eliminating blight by eventually selling the property to a private developer and stimulating economic growth in the downtown area.

PERMISSIBLE USE DETAIL

This Property is owned by the City of Manteca, and has been deleted from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca. A copy of the deed is included as Exhibit A.

PROPERTIES TO BE CONVEYED

FROM

THE SUCCESSOR AGENCY

TO

THE CITY OF MANTECA

PARCEL #5: 123 S. GRANT AVENUE

PARCEL INFORMATION

Address: 123 S. Grant Avenue
APN: 221.020.35
Acquisition Date: April 21, 1993
Current Zoning: CBD – Commercial Business District
Property Type: Parking Lot/Structure
Lot Size: .5 Acres
Purpose of Acquisition: This property was acquired to be a public parking lot to serve the downtown area to help relieve the blight condition of insufficient available parking. Pursuant to SC Section 34191.3(b), since the DOF has previously approved the Successor Agency's long range property management plan before January 1, 2016, the Successor Agency is allowed to amend the plan once to allow for the retention of real properties that constitute "parking facilities and lots dedicated solely to public parking" for governmental use pursuant to HSC Section 34181.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use – Public Parking Lot
Permissible Use Detail: This property will be conveyed to City to ensure it remains a parking facility dedicated solely to public parking for governmental use, pursuant to HSC Section 34181.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $151,030

Estimated Current Value: $185,000

Value Basis: Determined by comparative market analysis from local broker data.

Date of Current Value: October 2013

Proposed Sale Value: Proposed to be conveyed, and ownership transferred, to the City of Manteca.

Proposed Sale Date: August 1, 2016

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: No records of studies have been found for this site.

Remediation Efforts: None

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was purchased in 1993 to be used as public parking in the downtown area. This site has been utilized for public parking since acquired, with no proposed development plans.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

123 S. Grant Avenue is located within two blocks of a Manteca Transit bus station, reducing the need for transit-oriented development on this site. The property is located in the Central Business District – the heart of downtown, in an area not conducive to high-intensity commercial development. There are no plans to develop a transit-oriented project on this site.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of utilizing it for public parking in the downtown area. Continued use of this property as a public parking lot advances the goal of the Successor Agency to provide easy public access to the downtown area in order to stimulate economic growth and eliminate the potential for blight.

One goal of the Economic Development Element of the 2023 General Plan is to enhance the commercial environment of the downtown area and meet the demand for public parking. This improves property values and increases circulation in the downtown area.

The Economic Development Element also describes the goal of supporting downtown merchants by providing solutions to problems specific to the downtown area. The Successor Agency is meeting this objective by addressing the lack of parking in the downtown area and providing a public parking lot as a solution.

The 2001 Manteca Downtown Improvement Plan also describes the goal of meeting parking supply and demand with the objective of parking being available no more than four blocks from shopping and office space. The Successor Agency is meeting this planning objective through this strategically placed public parking lot, located in the "core" downtown area.

Transferring this property to the City of Manteca will ensure that this property remains a public parking facility and continues to meet the objectives described above.

PARCEL #6: 2260 W. YOSEMITE AVENUE

PARCEL INFORMATION

Address: 2260 W. Yosemite Avenue

APN: 241.300.06

Acquisition Date: December 26, 2006

Current Zoning: M1 – Light Industrial

Property Type: Vacant Lot/Land

Lot Size: 1.9 Acres

Purpose of Acquisition: Property was acquired to extend Milo Candini Drive north to Yosemite Avenue, a major traffic corridor through the City.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City for construction of a public roadway.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $751,351

Estimated Current Value: $70,000

Value Basis: Determined by comparative market analysis from local broker data, and assessed valuation of an adjacent vacant parcel of similar size, dimension and zoning.

Date of Current Value: October 2013

Proposed Sale Value: Proposed to be transferred to City

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY

2260 W YOSEMITE AVE

APN: 214-300-06

Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.

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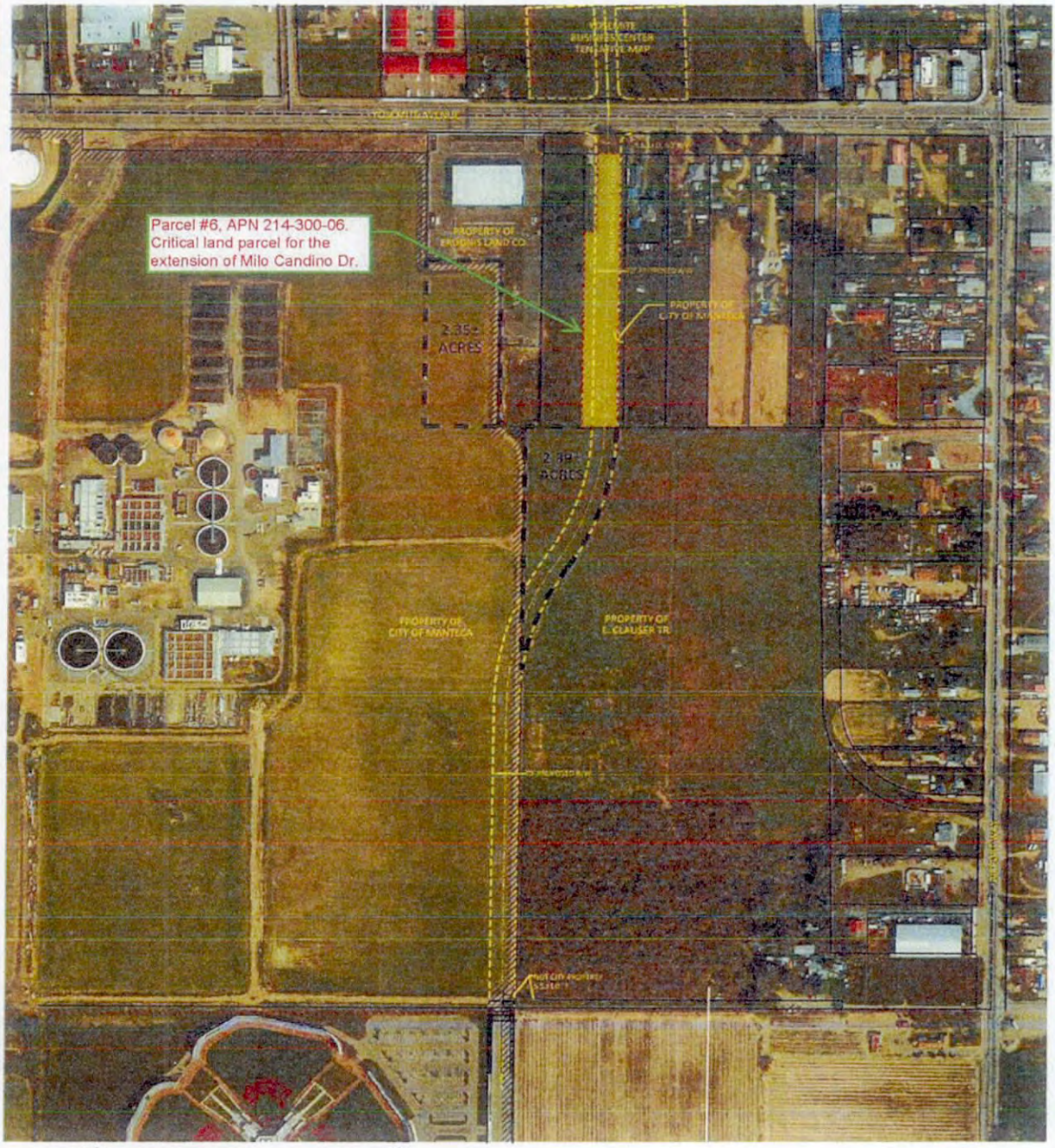
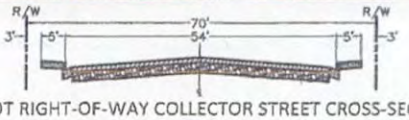
Miles

City of Manteca Street Master Plan for Milo Candini Drive
Parcel 6, APN #214-300-06 included as Right of Way





70-FOOT RIGHT-OF-WAY COLLECTOR STREET CROSS-SECTION

PLAN "B"

NORTH

SCALE 1" = 400'

City of Manteca
Community Development
1001 W. Center Street
Manteca, California 95337

MILO CANDINI DRIVE EXTENSION
PROPOSED ALIGNMENT

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	None
Source of Income/Revenue:	None
Contractual Requirements for use of Income/Revenue:	None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status:	None
Studies Conducted:	No records of studies have been found for this site.
Remediation Efforts:	With no plans to begin development on the property, no environmental assessments have been completed on the property to date, thus no remediation efforts have been needed.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This parcel is vacant remnant property that was acquired with the intention of extending Milo Candini Drive, located to the south of the property, north to West Yosemite Avenue. This road extension is part of the plan to develop higher-intensity commercial and recreational uses along Highway 120. The extension of the road is intended to help alleviate traffic impacts as this development occurs.

This property was acquired at the time of a road widening project on West Yosemite Avenue, and the acquisition assisted in that project as well. This 1.9 acre industrially-zoned parcel is only 75' wide, which severely limits development potential and impacts the value of the land.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

2260 W. Yosemite Avenue was acquired with the intention of extending Milo Candini Drive to West Yosemite Avenue, a major traffic corridor through the City of Manteca. The extension of this road will alleviate high traffic volumes if high-intensity commercial and recreational development occurs along Highway 120. There are otherwise no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to meet future infrastructure needs. The purchase of the property assisted with widening West Yosemite Avenue, a major traffic corridor of the City. The property was also acquired in anticipation of needing to extend Milo Candini Drive north to West Yosemite Avenue. This is necessary as high-intensity commercial and recreational development occurs to the south of West Yosemite Avenue along Highway 120.

Conveying this property to the City meets Successor Agency planning objectives laid out in the Economic Development Element of the 2023 General Plan because the purchase of the property was in anticipation of future infrastructure needs. It also meets the goal of providing adequate public infrastructure to serve for planned economic growth, which was also included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

PARCEL #7 - 2470 DANIELS STREET

PARCEL INFORMATION

Address: 2470 Daniels Street

APN: 241.530.03

Acquisition Date: May 28, 2004

Current Zoning: CG – General Commercial

Property Type: Other

Lot Size: 4.8 Acres

Purpose of Acquisition: This property was purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. As part of the project, the City and the RDA entered into a Stormwater Basin Agreement with the developer, which was recorded on title and commits the City to perpetually operating this facility.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City to ensure it remains a storm water detention basin that continues to meet essential public infrastructure requirements. There is no revenue source for this property, thus it has no private use value. The City funded materials and construction costs for the basin, thus it is an equitable obligation of the Redevelopment Agency to convey this property to the City.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: **$827,988**

Estimated Current Value: $0

Value Basis: Since the property serves as a storm water detention basin, it has no development potential. Development value is $0

Date of Current Value: October 2013

Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY

2470 DANIELS ST
APN: 241-530-03

Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.

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ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Biological Assessment completed by Jones and Stokes – 2003

Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates– 2004

Environmental Noise Analysis done by Bollard & Brennen, Inc. – 2004

Remediation Efforts: The Environmental Initial Study concerns were the effect on biological resources, air quality, and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and "Park and Ride" services are available five days a week to reduce auto emissions. To address geology and soils impacts, the project was designed to reduce any potential soil impacts to a less-than- significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

2470 Daniels Street was originally part of a master plan for a large retail development project known as Stadium Center. After Stadium Center was developed, this property became a storm water detention basin, per the Development Agreement for Stadium Center. No other development proposals have been received for this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

This property currently serves as a storm water detention basin and there are no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was intended to be a storm water basin, as part of the Development Agreement between the developers of Stadium Center and the Redevelopment Agency.

This property meets the planning objective of the Successor Agency to adequately plan for necessary public infrastructure. This property meets an important need to the City by capturing excess storm water and preventing flooding and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. Conveying this property to the City will help ensure this property remains a storm water basin.

PARCEL #8 - 220 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 220 Moffat Boulevard

APN: 221-030-25

Acquisition Date: August 17, 2010

Current Zoning: CBD – Central Business Overlay

Property Type: Public Building

Lot Size: 3.28 Acres

Purpose of Acquisition: Three adjoining properties were originally acquired by the RDA in 2008 and 2010. The parcels were assembled into one parcel with the intent of conveying the property to the City for development of a multimodal transit center, in compliance with grant requirements.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: A public transit station was developed on the property to serve local residents, opening in September 2013. The project was funded by grants from the Federal Transit Administration, State of California Prop 1B, and local transportation funds, and the land was used as part of matching grant requirements. All revenue from the facility must go back into the transit fund to be used solely for transportation purposes. There is no revenue source for this property that has a private use value.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $1,215,000

Estimated Current Value: $0

Value Basis: The property is fully developed as a public multi-modal transit facility. It has no value for commercial development.

Date of Current Value: October 2013

Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY

220 MOFFAT BL

APN: 221-030-25

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ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	Some revenue may be received for renting of the community room. However, any funds received from private use of the community space is required to be deposited into the City of Manteca Transit fund for maintenance and operations of the building and associated parking areas.
Source of Income/ Revenue:	Revenue from rental fees for the on-site community room.
Contractual Requirements for use of Income/ Revenue:	All income/revenue from this property must go back into the transit fund and be used for transportation related projects per the grant funding agreement.

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status:	None
Studies Conducted:	Phase I Environmental Site Assessment Report done by Levine Fricke – 1991 Phase II Environmental Site Assessment Report done by Levine Fricke – 1995 Phase I Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010 Phase II Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010
Remediation Efforts:	Findings were that the intent of the project is to provide increased access to bus transit and ridesharing which helps reduce vehicle emissions in the City. A Mitigated Negative Declaration proposes measures to reduce impacts related to air quality through dust control measures and diesel bus idling limitations. The Mitigated Negative Declaration also proposed soil assessment, on-site drum assessment and a lead based paint and asbestos survey to address concerns of hazardous materials. Concerns about water quality and impacts were addressed with an on-site storm water collection system. The Mitigated Negative Declaration determined all impacts discussed above are less than significant.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was abandoned railroad right-of-way owned by Union Pacific. The Redevelopment Agency purchased three separate parcels in 2008 and 2010 with the intent of conveying the property to the City for development of a multimodal site. This eliminated blight in the downtown area. It is now the Manteca Transit Station and part of the city-wide Tidewater Bikeway.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

220 Moffat Boulevard is the location of the Manteca Transit Station. Manteca Transit provides a multi-modal public transportation hub, offering local bus service and connection to regional transit. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which routes that connect the City of Manteca to other cities within the region, including the Dublin BART station. Manteca Transit also connects the public to the Altamont Corridor Express (ACE), which is located between the cities of Manteca and Lathrop. ACE and BART connect local citizens to the Silicon Valley and the San Francisco Bay Area.

This property has reached its full potential for transit oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

The acquisition of this property meets the Successor Agency's planning objective of providing adequate public infrastructure to serve economic growth and adequate circulation throughout the downtown area, a goal specifically described in the 2001 Downtown Improvement Plan. The project is also in conformity with the and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

APPENDIX

Exhibit A. Grant Deed for Parcel #4: 600-800 Moffat Blvd., APN: 221-040-61

Exhibit B. Grant Deed for Parcel #6: 2260 W. Yosemite Ave., APN: 241-300-06

Exhibit C. Grant Deed for Parcel #8: 220 Moffat Blvd., APN: 221-030-25

Exhibit D. Resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Revised Long-Range Property Management Plan (LRPMP).

RESOLUTION NO. 2015-07-OB

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING THE SECOND REVISED "FINAL" LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE FINAL LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

RECITALS:

A. 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 Manteca Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency (the "Successor Agency") by operation of law.

B. Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7.

C. Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on May 31, 2013.

D. The staff of the Successor Agency has prepared and submitted, and the Board of the Successor Agency approved the Long-Range Property Management Plan in November 2013.

E. The staff of the Successor Agency then prepared and submitted, and the Board of the Successor Agency approved the "Revised" Long-Range Property Management Plan in February 2015. Subsequent to changes proposed by DOF, the staff of the Successor Agency has prepared and hereby submits to the attached hereto as Exhibit A (the Second Revised "Final LRPMP"), which Final LRPMP addresses the disposition and use of the real properties of the

former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c).

F. Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the Revised LRPMP to the Oversight Board, the Successor Agency submitted the Revised LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT 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. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the Final LRPMP substantially in the form attached hereto as Exhibit A. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the Final LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 4. Pursuant to Health and Safety Code Section 34180(j), Staff of the Successor Agency is hereby authorized and directed to transmit the Final LRPMP to the Oversight Board, the County Administrative Officer, the County Auditor-Controller, and DOF.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*)(the "Guidelines"), the Successor Agency has determined that the approval of the Final LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the Final LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

DATED: September 22, 2015

ROLL CALL:

AYES: Boardmembers Durrer, Khan, Puentes-Griffith, Silverman and Thomas

NOES: None

ABSENT: Boardmembers Madison, Quaresma and Shields

ABSTAIN: None

RICH SILVERMAN
VICE-CHAIRMAN

ATTEST:

JOANN TILTON, MMC
AGENCY SECRETARY

EXHIBIT A
Final Long-Range Property Management Plan

CITY OF MANTECA

Long-Range Property Management Plan

City of Manteca as Successor Agency
to the former
Manteca Redevelopment Agency

SECOND REVISION

-FINAL -

Approved by Oversight Board on

September 22, 2015

CITY OF MANTECA
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY
LONG-RANGE PROPERTY MANAGEMENT PLAN

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that makes substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill X1 26. One of the key components of AB 1484 is the requirement that all "Successor Agencies" develop a Long-Range Property Management Plan that governs the disposition and use of the former non-housing redevelopment agency properties. This document is the Long-Range Property Management Plan (LRPMP) for the Successor Agency to the former Manteca Redevelopment Agency (RDA).

RESOLUTION OF LONG-RANGE PROPERTY PLAN APPROVAL

Included as Exhibit A is a certified copy of the revised resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Long-Range Property Management Plan (LRPMP).

SUMMARY OF PROPERTIES OWNED

The former Manteca Redevelopment Agency acquired properties in an effort to revitalize blighted portions of the City. There were originally eight (8) properties or parcels owned and controlled by the Successor Agency, but one (1) of those properties has been removed from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca. The seven (7) remaining properties can currently be broken down into two categories – *Intention to Sell* and *Government Use*.

INTENTION TO SELL

1. **1115 S. Airport Way**: This is vacant land that was originally purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. While Stadium Center did get developed, this property remains vacant. The Agency plans to sell this property to a private party for development.
2. **682 S. Main Street**: This land was originally purchased for a proposed court facility. There are currently no City plans for future development of the property. There is no permanent structure located on the property. The Agency plans to sell this property to a private party for development.
3. **555 Industrial Park Drive**: This land was originally purchased to become the site for the city's new Police Station. There are currently no plans for future development of the property. The building located on the property is currently used for storage, and for Police and Fire training exercises. The building has deteriorated during the long vacancy period, and will need repairs or a discount in the purchase price to convey the property to a private party. The Agency plans to sell this property to a private party for development.
4. **600-800 Moffat Boulevard**: This property has been removed from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca.

GOVERNMENT USE – WILL BE CONVEYED TO THE CITY

5. **123 S. Grant Avenue**: This parcel has been a public parking lot since the Redevelopment Agency purchased the property in 1993. It was acquired to help alleviate blight conditions and provide sufficient parking in the downtown area. There is no proposed development for this parcel, and the Agency is proposing to sell this property to the City of Manteca for continued use as a public parking lot.

6. **2260 W. Yosemite Avenue**: This narrow undeveloped vacant parcel was acquired in 2006 for the purpose of extending Milo Candini Drive to a new intersection at Yosemite Avenue, in conformity with the Circulation Element of the City's adopted General Plan. The Agency is proposing to transfer ownership of this property to the City of Manteca which will enable the road extension to be constructed, as depicted in the included exhibit.

7. **2470 Daniels Street**: This property is a storm water detention basin that is located directly behind and serves as the drainage basin for the Stadium Center shopping mall. The Agency plans to convey this property to the City. There is no revenue source for this property, thus it has no private use value.

8. **220 Moffat Boulevard**: This is a large property located in the downtown area next to the Union Pacific Railroad tracks. The three remnant parcels were abandoned by the Union Pacific Railroad company and were purchased by the RDA in 2008 and 2010. These properties were conveyed to the City in March 2011 and combined into one large parcel. This property was developed into the City's public transit station using grants from the Federal Transit Administration, State Proposition 1B, and local transportation funds. All revenue received from this public transit station must go back into the City's transit fund and be used for transit related purposes.

These properties are described in greater detail in the "Inventory" section located below, with a spreadsheet of all 7 properties, a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.

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: **City of Manteca as Successor Agency to the former Redevelopment Agency**

Date Finding of Completion Received: May 31, 2013

Date Oversight Board Approved Revised LRPMP: September 22, 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.

X 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.

X 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.

X 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.

X 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.

X Yes ☐ No

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

X 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:	Karen L. McLaughlin	Name:	
Title:	City Manager	Title:	
Phone:	(209) 456-8050	Phone:	
Email:	kmclaughlin@mantecagov.com	Email:	
Date:	September 22, 2015	Date:	

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: _____

INVENTORY

Section 34191.59(c)(1) of the Health and Safety Code, which was added as part of AB 1484, requires that the Long-Range Property Management Plan include an inventory of all the properties held in the Community Redevelopment Property Trust Fund. For the Manteca Successor Agency, this includes the seven (7) parcels referenced in the prior section. As per the statute, each of these properties is described below in the Long-Range Property Management Plan Spreadsheet, along with a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.

City of Manteca Successor Agency
Long Range Property Management Plan (LRPMP)

PARCEL	Property Information							Owner Information		Proposed Disposition of Property
	APN	Parcel Size (Ac.)	Parcel Size (Sq/Ft.)	Building (Sq.Ft.)	Property Type	Current Zoning	Situs Address	Owner Name	Date Acquired	
1	241-310-22	3.14	136,778	None	Vacant Land	CG - General Commercial	1115 S. Airport Way	Manteca Successor Agency (formerly RDA)	6/2/2004	Sale by Public Auction
2	221-050-14	8.07	351,529	None	Vacant Land	CMU - Commercial Mixed Use	682 S. Main Street	Manteca Successor Agency (formerly RDA)	4/8/2005	Sale by Public Auction
3	221-190-36	4.85	211,266	57,329	Light Industrial	M1 - Light Industrial	555 Industrial Park Dr.	Manteca Successor Agency (formerly RDA)	5/11/2006	Sale by Public Auction
4*	221-040-61	7.55	328,878	None	Public Park	P - Park	600 Moffat Blvd.	City of Manteca	10/7/1996	*Note: Deleted from LRPMP as directed by DOF
5	221-020-35	0.53	23,269	None	Public Parking Lot	CBD - Central Business District	123 S. Grant Avenue	Manteca Successor Agency (formerly RDA)	4/21/1993	Sale to City of Manteca for public parking use
6	241-300-06	1.93	84,070	None	Vacant Lot	M1 - Light Industrial	2260 W. Yosemite Ave.	Manteca Successor Agency (formerly RDA)	12/26/2006	Convey to City of Manteca to construct public roadway
7	241-530-03	4.77	207,781	None	Storm Drain Basin /City Park	CG - General Commercial	2470 Damiels St.	Manteca Successor Agency (formerly RDA)	5/28/2004	Convey to City of Manteca for storm drain/park use
8	221-030-25	3.28	142,877	7,000	City Intermodal Transit Facility	CBD - Central Business District	220 Moffat Blvd.	Manteca Successor Agency (formerly RDA)	8/17/2010	Convey to City of Manteca for intermodal transit facility.

PROPERTIES TO BE SOLD

TO

PRIVATE DEVELOPER

PARCEL #1: 1115 S. AIRPORT WAY

PARCEL INFORMATION

Address: 1115 S. Airport Way
APN: 241-310-22
Acquisition Date: June 2, 2004
Current Zoning: CG – General Commercial
Property Type: Vacant Lot/Land
Lot Size: 3.1 Acre
Purpose of Acquisition: This property was purchased as part of a group of parcels that were assembled and sold to a developer for a retail shopping center. This site was left undeveloped for future expansion of the center.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property
Permissible Use Detail: This property will be put up for auction and sold to a private developer. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: Purchased as part of a number of land parcels that were then further subdivided for development. The pro rata value of this property at the time of purchase was $534,743.
Estimated Current Value: $1,239,630
Value Basis: Estimated current value based on appraisal done for another city-owned property on Daniels Street, conducted in 2012 (included in the appendix). Successor Agency proposes to conduct a new appraisal for this property prior to sale.
Date of Estimated Current Value: September 29, 2012
Proposed Sale Value: To be auctioned at an estimated sale price of $1,239,630 (proposed sale price subject to a new appraisal to be completed prior to sale).
Proposed Sale Date: January 31, 2016

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Biological Assessment completed by Jones and Stokes– 2003.

Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates – 2004.

Environmental Noise Analysis completed by Bollard and Brennen, Inc.– 2004.

Remediation Efforts: The Environmental Initial Study concerns were the effect on biological resources, air quality and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and "Park and Ride" services are available five days a week to reduce auto emissions. To address impacts on geology and soils, the project was designed to reduce any potential soil impacts to a less-than- significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally part of a Master Plan for the retail development known as Stadium Center. Stadium Center was developed adjacent to this property, but this property remained vacant with the plan of developing future commercial retail on the property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

The Circulation Element in the 2023 Manteca General Plan includes a goal to provide Transit-Oriented Development (TOD) in appropriate locations in the City. Higher-intensity residential and commercial developments are encouraged within ¼-mile of existing and potential future high-frequency bus transit corridors, especially in areas where two or more high-frequency transit lines cross.

Construction of the Tidewater Bikeway, including the adoption and implementation of a Bicycle Master Plan, has expanded the potential for transit-oriented development. The Tidewater Bikeway Path is dispersed throughout the central core of the City and connects to the Manteca Transit Center.

Manteca Transit is located in downtown Manteca and provides a public transportation hub to a central area of the City. Manteca Transit offers Dial-A-Ride services for those who are not in the immediate vicinity of a bus stop. There are three routes offered, with approximately 50 different bus stops throughout the City. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which has two routes that connect the City of Manteca to other cities within the County. Manteca Transit also connects the public to the Altamont Commuter Express (ACE), which is located between the cities of Manteca and Lathrop. ACE connects Manteca citizens to California's Bay Area.

1115 S. Airport Way is located across the street from a Manteca Transit bus stop. It is located in an area permitted for higher-intensity commercial development; therefore, it is conducive to transit-oriented development, however, there are no current plans to develop a transit-oriented project on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of developing it into commercial retail. The location of the property is in close proximity to Highway 120 and highly visible to a large flow of traffic.

Selling this property to a private developer advances the Successor Agency's planning objective of establishing new businesses and promoting commercial retail in the City, as described in the Economic Development Element of the 2023 General Plan and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. The goal of the Successor Agency is to effectively anticipate and address the type of infrastructure needed for future development. This property is located across the street from a high-intensity commercial development and is visible from Highway 120. It will reach its full potential once it is developed for commercial use.

PARCEL #2: 682 S. MAIN STREET

PARCEL INFORMATION

Address: 682 S. Main Street
APN: 221-050-14
Acquisition Date: April 8, 2005
Current Zoning: CMU – Commercial Mixed Use
Property Type: Mixed-Use
Lot Size: 8.1 Acres
Purpose of Acquisition: Acquired for a proposed court facility. No development has occurred on the site.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property
Permissible Use Detail: This property will be put up for auction and sold to a private developer. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $2,600,000
Estimated Current Value: $3,200,000
Value Basis: Estimated current value based on appraisal done for another vacant city-owned property on Daniels Street, conducted in 2012. Successor Agency proposes to conduct a new appraisal for this property prior to sale.
Date of Estimated Current Value: September 29, 2012
Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.
Proposed Sale Date: January 31, 2016

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	$330,000 over a five-year period. Property does not currently generate revenue.
Source of Income/Revenue:	This property was leased to American Modular Systems Inc. from 2005-2010.
Contractual Requirements for use of Income/Revenue:	None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status:	None
Studies Conducted:	Phase I Environmental Assessment Report competed by Kleinfelder & Associates – 2004 Soil Assessment Chemical Analysis completed by Kleinfelder & Associates – 2004 Phase II Environmental Assessment Report completed by Kleinfelder & Associates – 2005
Remediation Efforts:	No significant environmental impacts were found and no remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally purchased to be a proposed court facility. There are currently no plans for future development of this property. This property was leased to American Modular for the storage of its modular units from 2005 to 2010. There are no permanent structures on this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

682 S. Main Street is located in a business industrial section of the City of Manteca. It is located just 0.2 miles from the Manteca Transit Center. There are no current plans for transit oriented development on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to become a proposed court facility. This plan is no longer in effect.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park. A private developer will be able to eliminate the blight of the property and bring more infrastructure to the park, which is a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

PARCEL #3: 555 INDUSTRIAL PARK DRIVE

PARCEL INFORMATION

Address: 555 Industrial Park Drive
APN: 221-190-36
Acquisition Date: May 11, 2006
Current Zoning: M1 – Light Industrial
Property Type: Light Industrial
Lot Size: 4.9 Acres
Purpose of Acquisition: Acquired to be a proposed police station. Design for the facility was completed, but no development has occurred, The project has been cancelled.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of property
Permissible Use Detail: This property has a dilapidated building on site that will need to be assessed for necessary improvements. The property will be put up for auction once it is determined safe to do so, or sold at a discount due to the poor condition, subject to approval. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $3,695,000
Estimated Current Value: $1,500,000
Value Basis: Comparative market analysis by local industrial broker in 2010, including a discount for repairs needed to bring the building up to code.
Date of Estimated Current Value: 2010
Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.
Proposed Sale Date: January 31, 2016

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Inspection of Asbestos completed by Hazardous Materials Associates, Inc. – 1988

Phase I Environmental Assessment Report completed by Certified Earth Metrics – 1993

Facility Inspection of Asbestos completed by Enviro Solutions, Inc. – 1997

Phase I Environmental Assessment Report completed by Geologica, Inc. – 2003

Facility Inspection of Asbestos done by JW Mack Consulting- 2004

San Joaquin Valley Air Pollution District Report – 2004

Remediation Efforts: No potential environmental issues were discovered through the environmental assessment reports. No significant amount of asbestos was detected. No remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was previously owned by Qualex Inc. The land was originally purchased by the Redevelopment Agency to become the City's new police station. It was considered an ideal location for the Police Department due to the large abandoned building on the property, which could be used to house the station. Further building inspections showed unforeseen expenses to bring the building up to code with current building standards. There are currently no plans for future development of the property. The building located on the property is used for storage, and for Police and Fire personnel training exercises. The City is planning on selling the property to a private developer.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

555 Industrial Park Drive is located in an industrial park that is in a centralized area of the city, with a variety of other land uses in the vicinity including residential and commercial. This property is not conducive to transit-oriented development due to its close proximity to the city's transit station.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased to become the new police station. The intention was to remove the blight of the dilapidated abandoned building located on the property and help improve the surrounding property values. The property was also purchased to provide the Police Department with more-adequate working conditions. The advancement of these goals were not met due to unforeseen expenses to bring the abandoned building up to code.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park, a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

A private developer will be able to eliminate the blight of the property, providing better public safety through the rehabilitation of the dilapidated building. A private developer will also bring more infrastructure to the industrial park. All of these outcomes will advance the planning objectives of the Successor Agency.

PARCEL #4: 600-800 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 600-800 Moffat Boulevard

APN: 221.040.61

Acquisition Date: October 7, 1996

Current Zoning: P – Park

Property Type: Public Park

Lot Size: 7.6 Acres

Purpose of Acquisition: This property was acquired with the intention of eliminating blight by eventually selling the property to a private developer and stimulating economic growth in the downtown area.

PERMISSIBLE USE DETAIL

This Property is owned by the City of Manteca, and has been deleted from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca. A copy of the deed is included as Exhibit A.

PROPERTIES TO BE CONVEYED

FROM

THE SUCCESSOR AGENCY

TO

THE CITY OF MANTECA

PARCEL #5: 123 S. GRANT AVENUE

PARCEL INFORMATION

Address: 123 S. Grant Avenue
APN: 221.020.35
Acquisition Date: April 21, 1993
Current Zoning: CBD – Commercial Business District
Property Type: Parking Lot/Structure
Lot Size: .5 Acres
Purpose of Acquisition: This property was acquired to be a public parking lot to serve the downtown area to help relive the blight condition of insufficient available parking.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property
Permissible Use Detail: This property will be sold to City to ensure it remains a public parking facility in the downtown area, or sold to the public at auction if sufficient City funds are not available to execute the purchase. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B).

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $151,030

Estimated Current Value: $185,000

Value Basis: Determined by comparative market analysis from local broker data.

Date of Current Value: October 2013

Proposed Sale Value: Proposed to be sold to City at a price to be determined by an updated comparative market analysis from local broker data.

Proposed Sale Date: January 31, 2016

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: No records of studies have been found for this site.

Remediation Efforts: None

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was purchased in 1993 to be used as public parking in the downtown area. This site has been utilized for public parking since acquired, with no proposed development plans.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

123 S. Grant Avenue is located within two blocks of a Manteca Transit bus station, reducing the need for transit-oriented development on this site. The property is located in the Central Business District – the heart of downtown, in an area not conducive to high-intensity commercial development. There are no plans to develop a transit-oriented project on this site.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of utilizing it for public parking in the downtown area. Continued use of this property as a public parking lot advances the goal of the Successor Agency to provide easy public access to the downtown area in order to stimulate economic growth and eliminate the potential for blight.

One goal of the Economic Development Element of the 2023 General Plan is to enhance the commercial environment of the downtown area and meet the demand for public parking. This improves property values and increases circulation in the downtown area.

The Economic Development Element also describes the goal of supporting downtown merchants by providing solutions to problems specific to the downtown area. The Successor Agency is meeting this objective by addressing the lack of parking in the downtown area and providing a public parking lot as a solution.

The 2001 Manteca Downtown Improvement Plan also describes the goal of meeting parking supply and demand with the objective of parking being available no more than four blocks from shopping and office space. The Successor Agency is meeting this planning objective through this strategically placed public parking lot, located in the "core" downtown area.

Selling this property to the City of Manteca will ensure that this property remains a public parking facility and continues to meet the objectives described above. In the event that the City of Manteca is unable to execute the purchase, the property will be put up for sale, with the proceeds proportionally distributed to the various taxing entities, as described above.

PARCEL #6: 2260 W. YOSEMITE AVENUE

PARCEL INFORMATION

Address: 2260 W. Yosemite Avenue

APN: 241.300.06

Acquisition Date: December 26, 2006

Current Zoning: M1 – Light Industrial

Property Type: Vacant Lot/Land

Lot Size: 1.9 Acres

Purpose of Acquisition: Property was acquired to extend Milo Candini Drive north to Yosemite Avenue, a major traffic corridor through the City.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City for construction of a public roadway.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $751,351

Estimated Current Value: $70,000

Value Basis: Determined by comparative market analysis from local broker data, and assessed valuation of an adjacent vacant parcel of similar size, dimension and zoning.

Date of Current Value: October 2013

Proposed Sale Value: Proposed to be transferred to City

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY

City of Manteca Street Master Plan for Milo Candini Drive
Parcel 6, APN #214-300-06 included as Right of Way

70-FOOT RIGHT-OF-WAY COLLECTOR STREET CROSS-SECTION

PLAN "B"

NORTH

SCALE 1" = 400'

City of Manteca
Community Development
1001 W. Center Street
Manteca, California 95337

MILO CANDINI DRIVE EXTENSION
PROPOSED ALIGNMENT

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	None
Source of Income/Revenue:	None
Contractual Requirements for use of Income/Revenue:	None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status:	None
Studies Conducted:	No records of studies have been found for this site.
Remediation Efforts:	With no plans to begin development on the property, no environmental assessments have been completed on the property to date, thus no remediation efforts have been needed.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This parcel is vacant remnant property that was acquired with the intention of extending Milo Candini Drive, located to the south of the property, north to West Yosemite Avenue. This road extension is part of the plan to develop higher-intensity commercial and recreational uses along Highway 120. The extension of the road is intended to help alleviate traffic impacts as this development occurs.

This property was acquired at the time of a road widening project on West Yosemite Avenue, and the acquisition assisted in that project as well. This 1.9 acre industrially-zoned parcel is only 75' wide, which severely limits development potential and impacts the value of the land.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

2260 W. Yosemite Avenue was acquired with the intention of extending Milo Candini Drive to West Yosemite Avenue, a major traffic corridor through the City of Manteca. The extension of this road will alleviate high traffic volumes if high-intensity commercial and recreational development occurs along Highway 120. There are otherwise no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to meet future infrastructure needs. The purchase of the property assisted with widening West Yosemite Avenue, a major traffic corridor of the City. The property was also acquired in anticipation of needing to extend Milo Candini Drive north to West Yosemite Avenue. This is necessary as high-intensity commercial and recreational development occurs to the south of West Yosemite Avenue along Highway 120.

Conveying this property to the City meets Successor Agency planning objectives laid out in the Economic Development Element of the 2023 General Plan because the purchase of the property was in anticipation of future infrastructure needs. It also meets the goal of providing adequate public infrastructure to serve for planned economic growth, which was also included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

PARCEL #7 - 2470 DANIELS STREET

PARCEL INFORMATION

Address: 2470 Daniels Street

APN: 241.530.03

Acquisition Date: May 28, 2004

Current Zoning: CG – General Commercial

Property Type: Other

Lot Size: 4.8 Acres

Purpose of Acquisition: This property was purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. As part of the project, the City and the RDA entered into a Stormwater Basin Agreement with the developer, which was recorded on title and commits the City to perpetually operating this facility.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City to ensure it remains a storm water detention basin that continues to meet essential public infrastructure requirements. There is no revenue source for this property, thus it has no private use value. The City funded materials and construction costs for the basin, thus it is an equitable obligation of the Redevelopment Agency to convey this property to the City.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: **$827,988**

Estimated Current Value: $0

Value Basis: Since the property serves as a storm water detention basin, it has no development potential. Development value is $0

Date of Current Value: October 2013

Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY

2470 DANIELS ST
APN: 241-530-03

Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.

0.1 0 0.04 0.1
Miles

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Biological Assessment completed by Jones and Stokes – 2003

Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates– 2004

Environmental Noise Analysis done by Bollard & Brennen, Inc. – 2004

Remediation Efforts: The Environmental Initial Study concerns were the effect on biological resources, air quality, and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and "Park and Ride" services are available five days a week to reduce auto emissions. To address geology and soils impacts, the project was designed to reduce any potential soil impacts to a less-than- significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

2470 Daniels Street was originally part of a master plan for a large retail development project known as Stadium Center. After Stadium Center was developed, this property became a storm water detention basin, per the Development Agreement for Stadium Center. No other development proposals have been received for this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

This property currently serves as a storm water detention basin and there are no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was intended to be a storm water basin, as part of the Development Agreement between the developers of Stadium Center and the Redevelopment Agency.

This property meets the planning objective of the Successor Agency to adequately plan for necessary public infrastructure. This property meets an important need to the City by capturing excess storm water and preventing flooding and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. Conveying this property to the City will help ensure this property remains a storm water basin.

PARCEL #8 - 220 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 220 Moffat Boulevard

APN: 221-030-25

Acquisition Date: August 17, 2010

Current Zoning: CBD – Central Business Overlay

Property Type: Public Building

Lot Size: 3.28 Acres

Purpose of Acquisition: Three adjoining properties were originally acquired by the RDA in 2008 and 2010. The parcels were assembled into one parcel with the intent of conveying the property to the City for development of a multimodal transit center, in compliance with grant requirements.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: A public transit station was developed on the property to serve local residents, opening in September 2013. The project was funded by grants from the Federal Transit Administration, State of California Prop 1B, and local transportation funds, and the land was used as part of matching grant requirements. All revenue from the facility must go back into the transit fund to be used solely for transportation purposes. There is no revenue source for this property that has a private use value.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $1,215,000

Estimated Current Value: $0

Value Basis: The property is fully developed as a public multi-modal transit facility. It has no value for commercial development.

Date of Current Value: October 2013

Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	Some revenue may be received for renting of the community room. However, any funds received from private use of the community space is required to be deposited into the City of Manteca Transit fund for maintenance and operations of the building and associated parking areas.
Source of Income/ Revenue:	Revenue from rental fees for the on-site community room.
Contractual Requirements for use of Income/ Revenue:	All income/revenue from this property must go back into the transit fund and be used for transportation related projects per the grant funding agreement.

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status:	None
Studies Conducted:	Phase I Environmental Site Assessment Report done by Levine Fricke – 1991 Phase II Environmental Site Assessment Report done by Levine Fricke – 1995 Phase I Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010 Phase II Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010
Remediation Efforts:	Findings were that the intent of the project is to provide increased access to bus transit and ridesharing which helps reduce vehicle emissions in the City. A Mitigated Negative Declaration proposes measures to reduce impacts related to air quality through dust control measures and diesel bus idling limitations. The Mitigated Negative Declaration also proposed soil assessment, on-site drum assessment and a lead based paint and asbestos survey to address concerns of hazardous materials. Concerns about water quality and impacts were addressed with an on-site storm water collection system. The Mitigated Negative Declaration determined all impacts discussed above are less than significant.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was abandoned railroad right-of-way owned by Union Pacific. The Redevelopment Agency purchased three separate parcels in 2008 and 2010 with the intent of conveying the property to the City for development of a multimodal site. This eliminated blight in the downtown area. It is now the Manteca Transit Station and part of the city-wide Tidewater Bikeway.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

220 Moffat Boulevard is the location of the Manteca Transit Station. Manteca Transit provides a multi-modal public transportation hub, offering local bus service and connection to regional transit. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which routes that connect the City of Manteca to other cities within the region, including the Dublin BART station. Manteca Transit also connects the public to the Altamont Corridor Express (ACE), which is located between the cities of Manteca and Lathrop. ACE and BART connect local citizens to the Silicon Valley and the San Francisco Bay Area.

This property has reached its full potential for transit oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

The acquisition of this property meets the Successor Agency's planning objective of providing adequate public infrastructure to serve economic growth and adequate circulation throughout the downtown area, a goal specifically described in the 2001 Downtown Improvement Plan. The project is also in conformity with the and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

APPENDIX

Exhibit A. Grant Deed for Parcel #4: 600-800 Moffat Blvd., APN: 221-040-61

Exhibit B. Grant Deed for Parcel #6: 2260 W. Yosemite Ave., APN: 241-300-06

Exhibit C. Grant Deed for Parcel #8: 220 Moffat Blvd., APN: 221-030-25

Exhibit D. Resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Revised Long-Range Property Management Plan (LRPMP).

Exhibit A

Grant Deed for Parcel #4: 600-800 Moffat Boulevard

APN: 221-040-61

Exhibit B

Grant Deed for Parcel #6: 2260 W. Yosemite Avenue

APN: 241-300-06

Exhibit C

Grant Deed for Parcel #8: 220 Moffat Boulevard

APN: 221-030-25

Exhibit D

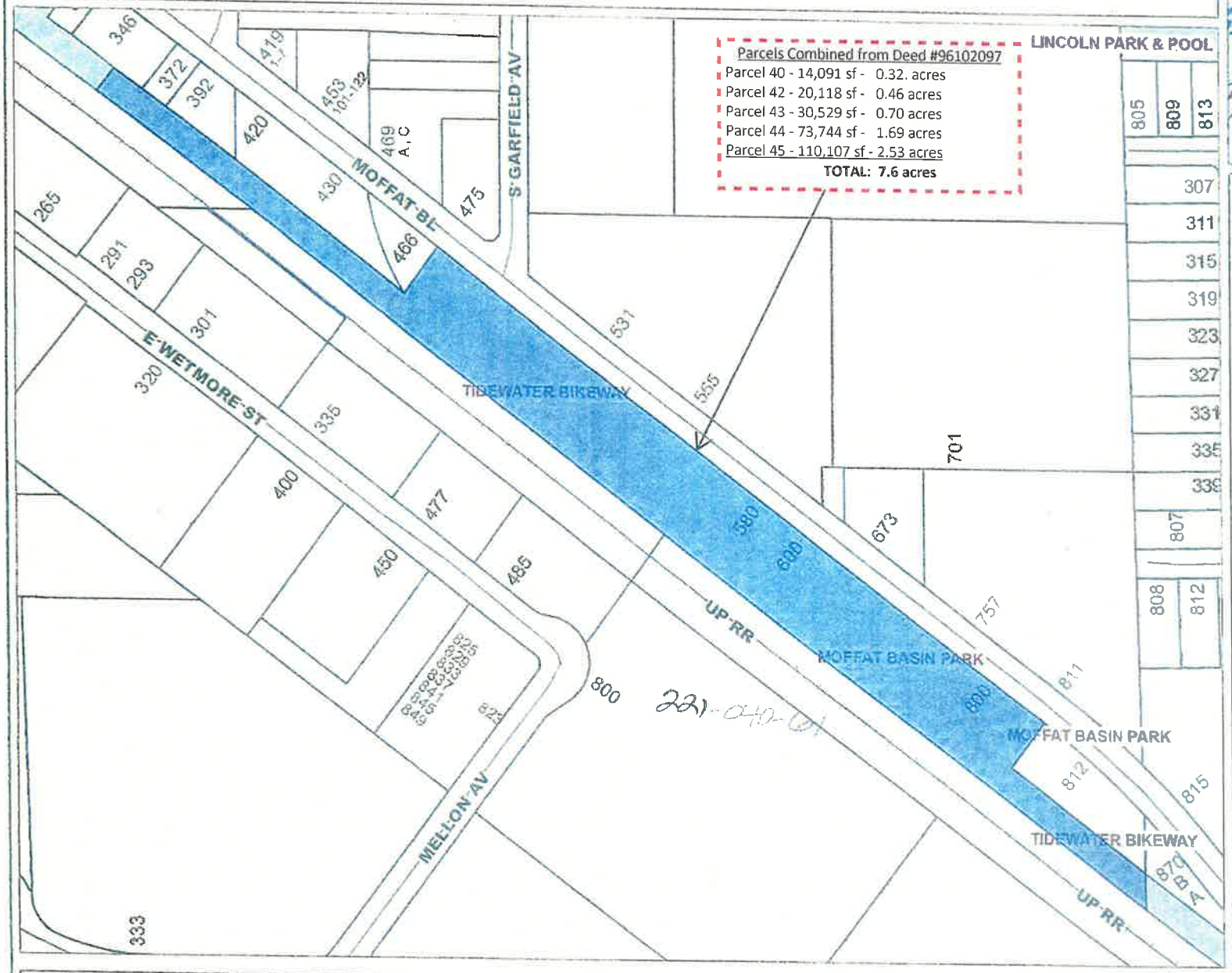
Resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Revised Long-Range Property Management Plan (LRPMP)

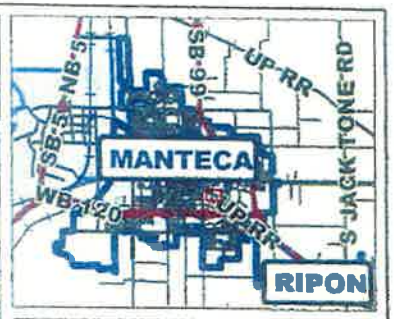
Exhibit A

Grant Deed for Parcel #4: 600-800 Moffat Boulevard

APN: 221-040-61

CITY OF MANTECA





LEGEND

- STREET NAMES
- STREET LINES
  - <all other values>
  - 18
  - 19
  - 20
  - 21
  - 22
  - 23
  - 24
  - 25
  - 26
  - 27
  - 28
  - 29
  - 30
  - 32
- PARKS
- PARCELS
- CITY LIMITS
  - ESCALON
  - LATHROP
  - LODI
  - MANTECA
  - RIPON
  - STOCKTON
  - TRACY

Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.

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Miles

96102097

RECORDER
COUNTY CLERK
JAMES M. JOHNSTON

96 OCT -7 PM 2:16

SAN JOAQUIN COUNTY

COMMONWEALTH LAND TITLE INS. CO.

FEE _____

EXEMPT FROM FEE

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

CITY OF MANTECA
1001 W. Center Street
Manteca, California 95337
Attn: Becky Meredith

MAIL TAX STATEMENTS TO:

CITY OF MANTECA
1001 W. Center Street
Manteca, California 95337
Attn: Lettie Espinoza

Selected Parcels that have been merged into APN 221-040-61 include 40,42,43,44,45 marked in red on the following pages of this deed #96102097

(Space above for Recorder's use only)

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Utah corporation (which through merger with The Western Pacific Railroad Company became successor in interest to the real property described herein), Grantor, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto CITY OF MANTECA, a municipal corporation of the State of California, Grantee, whose address is shown above and unto its successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in and to that certain real property (the "Property") situated in the City of Manteca, County of San Joaquin, State of California, described in **Exhibit A** attached hereto and incorporated by reference.

EXCEPTING AND RESERVING UNTO GRANTOR, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the Property or any portion of the Property above a plane five hundred feet (500') below the surface of the Property, and in such manner as not to damage the surface of the Property or to interfere with the use thereof by Grantee, its successors or assigns.

96102097

391-67

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the property described in **Exhibit A** unto the said Grantee and unto its successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 18th day of JUNE, 1996.

UNION PACIFIC RAILROAD COMPANY,
a Utah corporation

Attest:

R C Ingram (Seal)
Assistant Secretary

By: [signature]
Its: Assistant Vice President

96102097

391-67

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged on this 18TH day of June, 1996, before me, a Notary Public duly commissioned, qualified and acting, within and for the said County and State, by R. D. UHRICH and R. C. INGRAM, to me personally known, who stated that they were the ASSISTANT VICE PRESIDENT and Assistant Secretary, respectively, of UNION PACIFIC RAILROAD COMPANY, a Utah corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

GENERAL NOTARY-State of Nebraska
C.J. CHRISTENSEN
My Comm. Exp. Oct. 13, 1998

C. J. Christensen
Notary Public

(SEAL)

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary C. J. Christensen
Date Commission Expires Oct. 13, 1998
Place of Execution Nebraska
Date of Execution June 18, 1996

Commonwealth
Signature (Firm name if any)

96102097

PARCEL NO. 23:

THE WEST FIFTY (W. 50) FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY TWO (32), TOWNSHIP ONE (1) SOUTH, RANGE SEVEN (7) EAST, M. D. B. & M.

PARCEL NO. 24:

A STRIP OF LAND 50 FEET WIDE, BEING THE EAST 50 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 7 EAST, M.D.B. & M.

PARCEL NO. 25:

A STRIP OF LAND 50 FEET WIDE BEING THE WEST 50 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 7 EAST, M.D.B. & M.

PARCEL NO. 26:

THE EAST 50 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 7 EAST, M.D.B. & M.

PARCEL NO. 27:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 32, AND RUNNING THENCE SOUTHERLY ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4, 1347.4 FEET TO THE SOUTHERLY LINE OF LAND OF W.B. MILLER; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 116.5 FEET; THENCE FOLLOWING A CURVE, THE RADIUS OF WHICH IS 624 FEET, NORTHWESTERLY 286.6 FEET TO A POINT 50 FEET EAST OF THE FORESAID WEST LINE OF THE SOUTHEAST 1/4; THENCE PARALLEL TO AND 50 FEET DISTANT FROM SAID WEST LINE, NORTHERLY 1072.8 FEET TO THE NORTHERLY LINE OF THE LAND OF THE ABOVE MENTIONED W.B. MILLER; THENCE WESTERLY ALONG SAID NORTHERLY LINE 50 FEET TO THE POINT OF BEGINNING, AND BEING A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 7 EAST, M.D.B. & M.

EXHIBIT A

PARCEL NO. 28: 96102097

THE EAST 20 FEET OF ALL THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 7 EAST, M.D.B. & M., SAN JOAQUIN COUNTY, CALIFORNIA, LYING NORTH OF THE SOUTHERN PACIFIC RAILROAD.

PARCEL NO. 29:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 7 OF THE TOWN OF NORTH MANTECA, AND RUN THENCE S89°30'W 84.32 FEET ALONG THE SOUTH LINE OF CENTER STREET AND TO THE NORTHEASTERLY LINE OF AN 80 FOOT RESERVED STRIP OF LAND, SAID STRIP BEING 80 FEET WIDE AND PARALLEL AND ADJACENT TO THE NORTHERLY 100 FOOT RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE S54°08'E 324.22 FEET TO THE EXTENDED EAST LINE OF SAID BLOCK 7; THENCE S35°52'W 20 FEET; THENCE N54°08'W 408.72 FEET; THENCE S89°30'W 16.86 FEET; THENCE N54°08'W 530 FEET PARALLEL AND 50 FEET PERPENDICULAR DISTANCE FROM THE SAID NORTHERLY C.P.RY. R.O.W. LINE; THENCE S89°30'W 84.32 FEET TO THE SAID RIGHT OF WAY LINE; THENCE N54°08'W 465 FEET MORE OR LESS ALONG THE SAID RIGHT OF WAY LINE TO THE NORTH AND SOUTH CENTER LINE OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 7 EAST; THENCE N2°25'W 104 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE N89°28'E ALONG THE NORTH LINE OF THE SAID SOUTH 1/2 AND TO A POINT NORTH OF THE NORTHWEST CORNER OF BLOCK 6 OF THE SAID TOWNSITE; THENCE S0°30'E 44.55 FEET TO THE SAID NORTHWEST CORNER OF BLOCK 6; THENCE S54°08'E ALONG THE SOUTHERLY LINE OF BLOCK 6 AND 5 AND ACROSS THE SAID CENTER STREET TO THE POINT OF BEGINNING.

PARCEL NO. 30:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 7 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

EXHIBIT A

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BEGINNING AT THE NORTHWEST CORNER OF BLOCK 7 IN THE TOWN OF NORTH MANTECA, AS SHOWN ON THE REVISED MAP ON FILED IN THE RECORDER'S OFFICE IN THE SAID COUNTY OF SAN JOAQUIN; RUN WESTERLY ALONG THE SOUTH LINE OF CENTER STREET TO THE NORTHEASTERLY LINE OF AN 80 FOOT STRIP MARKED ON SAID MAP AS "RESERVED"; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT MARKED "RESERVED" TO THE SOUTH LINE OF LOTS 18, 19, 20 AND 21, BLOCK 9, IN THE SAID TOWN, IF SAID SOUTH LINE WERE EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT DISTANT 148 FEET FROM THE CENTER LINE OF RIGHT OF WAY OF THE CENTRAL PACIFIC RAILROAD COMPANY, MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; THENCE NORTHWESTERLY PARALLEL TO AND DISTANT 148 FEET FROM THE CENTER LINE OF SAID RIGHT OF WAY OF SAID CENTRAL PACIFIC RAILROAD COMPANY, TO THE EAST LINE OF BLOCK 8 OF SAID TOWN IF SAID EAST LINE WERE EXTENDED SOUTHERLY; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF BLOCK 8; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF BLOCK 8 AND BLOCK 7 TO THE POINT OF BEGINNING.

PARCEL NO. 31:

BEING A PARCEL OF LAND IN LOT 5 OF THE AMENDED MAP OF BLOCK 1, OF THE MANTECA TOWNSITE, AS SHOWN ON A MAP OF RECORD, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN BOOK OF MAPS, VOL. 8, PAGE 31, OF THE RECORDS OF SAN JOAQUIN COUNTY, CALIFORNIA AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THE SAID LOT 5, AND RUNNING THENCE NORTH 89° 30' EAST, 52.15 FEET ALONG THE NORTH LINE OF LOT 5; THENCE ALONG A LINE CURVING TO THE SOUTH AND RUNNING IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 152.65 FEET, TO A POINT ON THE EAST LINE, AND 98.75 FEET SOUTH FROM THE NORTHEAST CORNER OF THE SAID LOT 5, THE SAID CURVE LYING SOUTHERLY OF LONG CORD AND CORD BEARING SOUTH 50° 04' EAST, 152.24 FEET TO THE SAID POINT IN THE EAST LINE OF LOT 5; THE RADIUS OF THE SAID CURVE 760.55 FEET; THENCE FROM THE SAID POINT IN THE EAST LINE SOUTH 0° 30' EAST, 25 FEET ALONG THE SAID EAST LINE TO THE MOST SOUTHERLY CORNER OF LOT 5 AND ON THE NORTHERLY 50 FOOT SOUTHERN PACIFIC RAILWAY RESERVATION; THENCE NORTH 54° 08' WEST, 208.71 FT ALONG THE SOUTHERLY LINE OF LOT 5 TO THE POINT OF BEGINNING.

PARCEL NO. 32:

LOT 6, AMENDED MAP OF BLOCK 1, MANTECA TOWNSITE, AS RECORDED IN BOOK 8, PAGE 31, MAPS OF SAN JOAQUIN COUNTY, CALIFORNIA,

800127

EXCEPTING THEREFROM ALL THAT PORTION OF THE EASTERLY 40.0 FEET OF LOT 6 OF THE AMENDED MAP OF BLOCK 1 OF MANTECA TOWNSITE, LYING NORTH OF A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF SAID BLOCK NO. 1, AND DISTANT 20.13 FEET MEASURED NORTHEASTERLY AT RIGHT ANGLES THEREFROM, AND ALSO EXCEPTING THEREFROM ALL THAT PART OF THE WEST 10 FEET OF LOT NO. 6 OF AMENDED BLOCK NO. 1 OF MANTECA TOWNSITE, LYING NORTH OF THE RIGHT OF WAY OF TIDEWATER SOUTHERN RAILWAY COMPANY.

PARCEL NO. 33:

A STRIP OF LAND EIGHTEEN (18) FEET IN WIDTH LYING EQUALLY NINE (9), FEET ON EAST SIDE OF THE CENTER LINE OF THE RAILROAD OF TIDEWATER SOUTHERN RAILWAY COMPANY, AS NOW LOCATED THROUGH AND ACROSS LOT NO. FOUR (4), IN BLOCK NO. ONE (1), AS SAID LOT IS DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "AMENDED MAP OF BLOCK 1, IN MANTECA TOWNSITE, SAN JOAQUIN COUNTY, CAL.", FILED OCTOBER 6TH, 1914, AT 2:27 P.M., IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA AND PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT NUMBER 4, AS SAID LOT IS DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "AMENDED MAP OF BLOCK 1 IN MANTECA TOWNSITE, SAN JOAQUIN COUNTY, "CAL"., FILED OCTOBER 6TH 1914 AT 2:27 P.M., IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, RUNNING THENCE N. 2° 44' W. ALONG THE WESTERLY LINE OF VINE STREET TO A POINT THEREON DISTANT 18 FEET AT RIGHT ANGLES NORTHEASTERLY FROM THE NORTHERLY LINE OF THE RIGHT OF WAY OF CENTRAL PACIFIC RAILWAY COMPANY, THENCE N. 54° 08 W. PARALLEL WITH THE DISTANT 18 FEET FROM SAID RIGHT OF WAY LINE, TO THE EASTERLY LINE OF LOT 6 AS DELINEATED UPON SAID MAP ABOVE REFERRED TO; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 6 TO THE SAID NORTHERLY LINE OF RIGHT OF WAY OF CENTRAL PACIFIC RAILWAY COMPANY, THENCE ALONG SAID RIGHT OF WAY LINE, S. 54° 08' E. 397.08 FEET TO THE POINT OF BEGINNING.

APN 219-400-08 (PORTION)

PARCEL 33A:

A STRIP OF LAND EIGHTEEN (18) FEET IN WIDTH LYING EQUALLY NINE (9) FEET ON EACH SIDE OF THE CENTER LINE OF THE RAILROAD OF TIDEWATER SOUTHERN RAILWAY COMPANY, AS NOW LOCATED THROUGH AND ACROSS LOT NO. FIFTEEN (15) IN BLOCK NO. TWO (2), AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THE MAP ENTITLED, "MAP OF MANTECA", FILED FEBRUARY 17, 1908, AT 9:08 A.M., IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, AND PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

96102097

EXHIBIT A

800127

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 2, AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF MANTECA" FILED FEBRUARY 17TH 1908, AT 9:08 A.M., IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, AND RUNNING THENCE NORTH WESTERLY ALONG THE RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILWAY COMPANY (SHOWN UPON SAID MAP OF MANTECA AS S.P.R.R.) 186.7 FEET TO THE WEST LINE OF SAID LOT 15, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15, TO A POINT THEREON 18 FEET AT RIGHT ANGLES NORTHEASTERLY FROM THE RIGHT OF WAY LINE OF SAID CENTRAL PACIFIC RAILWAY COMPANY, THENCE SOUTHEASTERLY PARALLEL WITH AND DISTANT 18 FEET FROM SAID RIGHT OF WAY LINE TO THE WEST LINE OF THE ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 2, THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY TO THE POINT OF BEGINNING.

APN 219-410-12 (PORTION)

PARCEL 33B:

A STRIP OF LAND EIGHTEEN (18) FEET IN WIDTH LYING EQUALLY NINE (9) FEET ON EACH SIDE OF THE CENTER LINE OF THE RAILROAD OF PLAINTIFF, TIDEWATER SOUTHERN RAILWAY COMPANY, AS NOW LOCATED THROUGH AND ACROSS LOTS NOS. NINETEEN (19), TWENTY (20) AND TWENTY-ONE (21), IN BLOCK NO. TWO (2), AS SAID LOTS AND BLOCKS ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF MANTECA", FILED FEBRUARY 17TH 1908 AT 9:08 A.M., IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, AND PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21 IN BLOCK 2 AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF MANTECA" FILED FEBRUARY 17TH 1908, AT 9"08 A.M., IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, AND RUNNING THENCE NORTH ALONG THE WEST LINE OF COWELL AVENUE TO A POINT THEREOF 18 FEET AT RIGHT ANGELES NORTHEASTERLY FROM THE NORTHERLY LINE OF THE RIGHT OF WAY OF CENTRAL PACIFIC RAILWAY COMPANY (SHOWN UPON SAID MAP OF MANTECA AS S.P.R.R.), THENCE NORTHWESTERLY PARALLEL WITH AND DISTANT 18 FEET FROM SAID RIGHT OF WAY LINE, THROUGH LOTS 21, 20 AND 19 OF SAID BLOCK 2, TO THE EAST LINE OF THE ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 2, THENCE SOUTH ALONG THE SAID EAST LINE OF ALLEY TO THE NORTHERLY LINE OF RIGHT OF WAY OF SAID CENTRAL PACIFIC RAILWAY COMPANY; THENCE SOUTHEASTERLY ALONG THE SAID NORTHERLY LINE OF RIGHT OF WAY OF CENTRAL PACIFIC RAILWAY COMPANY TO THE POINT OF BEGINNING.

96102097

800127

EXHIBIT A

PARCEL NO. 36:

BEING A PORTION OF LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14) AND FIFTEEN (15) BLOCK THREE (3) OF THE MANTECA TOWNSITE, AND A PORTION OF THE NORTHWEST QUARTER (1/4) OF SECTION FOUR (4), TOWNSHIP TWO (2) SOUTH, RANGE SEVEN (7) EAST, MOUNT DIABLO BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING ON THE WEST LINE AND 4.75 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14; THENCE 54° 08′ EAST 142.61 FEET PARALLEL TO THE SOUTHERN PACIFIC RAILWAY; THENCE NORTH 99° 01′ EAST 100 FEET; THENCE NORTH 54° 08′ WEST 270.57 FEET TO THE WEST LINE OF THE SAID LOT 12; THENCE SOUTH 2° 44′ EAST 76.77 FEET ALONG THE WEST LINE OF LOTS 12, 13 AND 14 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND AS DESCRIBED IN THE DEED FROM TIDEWATER SOUTHERN RAILWAY CORPORATION TO THE CITY OF MANTECA, RECORDED AUGUST 22, 1979, INSTRUMENT NO. 79063238, OFFICIAL RECORDS.

PARCEL NO. 37:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN "COWELL ADDITION" TO MANTECA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, SAID PIECE OR PARCEL OF LAND BEING A PORTION OF LOTS 19 AND 20 OF SAID ADDITION, ACCORDING TO THE OFFICIAL PLAT OF SAID "COWELL ADDITION" TO MANTECA AS FILED IN VOLUME 10 OF MAPS, AT PAGE 27, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN JOAQUIN COUNTY, AND WHICH SAID PIECE OR PARCEL OF LAND IS PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A POINT 270.57 FEET DISTANT, MEASURED SOUTH 54° 08′ EAST ALONG THE SOUTHERLY LINE OF THE STATE HIGHWAY FROM THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE OF SAID STATE HIGHWAY WITH THE EASTERLY LINE OF HOGAN ROAD OR MAIN STREET, THENCE CONTINUING SOUTH 54° 08′ EAST ALONG SAID SOUTHERLY LINE OF SAID STATE HIGHWAY, A DISTANCE OF 66.68 FEET TO A POINT; THENCE SOUTH 5° 43′ EAST PARALLEL TO AND 8-1/2 FEET DISTANT, MEASURED EASTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF THE SPUR TRACK OF THE TIDEWATER SOUTHERN RAILWAY COMPANY, A DISTANCE OF 80.20 FEET TO A POINT; THENCE NORTH 54° 08′ WEST, A DISTANCE OF 199.48 FEET TO A POINT; THENCE NORTH 89° 01′ EAST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

96102097

800127

EXHIBIT A

PARCEL NO. 37A:

THAT PORTION OF LOT 20 OF COWELL ADDITION TO THE CITY OF MANTECA, AS SAID LOT 20 IS SHOWN AND DELINEATED ON THAT CERTAIN MAP ENTITLED "COWELL ADDITION", RECORDED FEBRUARY 10, 1921 IN VOL. 10 OF MAPS AT PAGE 27, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 20, AND RUNNING THENCE ALONG THE EASTERLY LINE OF SAID LOT 20, SOUTH 01 59' EAST A DISTANCE OF 74.98 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 20, NORTH 54° 08' WEST A DISTANCE OF 175.54 FEET TO A POINT; THENCE ALONG THE EASTERLY LINE OF THAT PORTION OF SAID LOT 20 CONVEYED BY MANTECA WAREHOUSE INCORPORATED TO THE TIDEWATER SOUTHERN RAILWAY COMPANY BY DEED DATED AUGUST 29, 1921, AND RECORDED SEPTEMBER 26, 1921 AT PAGE 111 OF BOOK "A" VOLUME 488 OF DEEDS, SAN JOAQUIN COUNTY RECORDS, NORTH 5° 43' WEST A DISTANCE OF 80.20 FEET TO A POINT IN THE NORTHERLY LINE, SOUTH 54° 08' EAST, A DISTANCE OF 183.32 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL NO. 38:

BEING A PORTION OF LOTS 14, 15, AND 16, IN BLOCK THREE (3) OF THE MANTECA TOWNSITE, AND A PORTION OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION FOUR (4) TOWNSHIP TWO (2) SOUTH, RANGE SEVEN (7) EAST M. D. B. & M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF FOUR AND SEVENTY-FIVE ONE-HUNDREDTH (4.75) FEET SOUTH OF THE NORTHWEST (N W) CORNER OF THE SAID LOT 14, BLOCK THREE (3) AS SAME IS SHOWN UPON "MAP OF MANTECA," BEGIN A SUBDIVISION OF A PORTION OF SECTIONS FOUR (4) AND FIVE (5) OF TOWNSHIP TWO (2) SOUTH, RANGE SEVEN (7) EAST M D B & M. SAID MAP BEING FILED IN THE COUNTY RECORDER'S OFFICE OF SAN JOAQUIN COUNTY ON THE SEVENTEENTH DAY OF FEBRUARY, NINETEEN HUNDRED AND EIGHT, AT EIGHT MINUTES PAST NINE O'CLOCK A.M. AT PAGE 15 OF VOLUME 4 OF OFFICIAL MAPS AND PLATS OF SAN JOAQUIN COUNTY; THENCE FROM SAID POINT OF BEGINNING SOUTH TWO (2) DEGREES TWENTY-SEVEN (27) MINUTES EAST, ALONG THE EASTERLY BOUNDARY OF COWELL AVENUE AS SHOWN UPON THE SAID "MAP OF MANTECA", SIXTY-FOUR AND SIX TENTHS (64.6) FEET TO A POINT; THENCE SOUTH FIFTY-FOUR (54) DEGREES EIGHT (8) MINUTES EAST, TWO HUNDRED AND NINETY (290) FEET TO A POINT; THENCE AT RIGHT ANGLES SOUTH THIRTY-FIVE (35) DEGREES FIFTY-TWO (52) MINUTES WEST, A DISTANCE OF FIFTY (50) FEET TO A POINT ON THE BOUNDARY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY, FIFTY AND NOT TENTHS (50.0) FEET DISTANT NORTHEASTERLY AT RIGHT ANGLES FROM THE CENTER OF THE MAIN LINE TRACK; THENCE ALONG

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THE SAID BOUNDARY LINE OF THE SOUTHERN PACIFIC RAILROAD PARALLEL TO AND FIFTY AND NO TENTHS (50.0) FEET NORTHEASTERLY AT RIGHT ANGLES FROM CENTER OF MAIN LINE TRACK, SOUTH FIFTY FOUR (54) DEGREES EIGHT (8) MINUTES EAST SEVEN HUNDRED SIXTY FOUR AND SEVEN-TENTHS (764.7) FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY AND AT RIGHT ANGELS THERETO, NORTH THIRTY-FIVE (35) DEGREES FIFTY-TWO (52) MINUTES EAST FIFTY AND NO TENTHS (50.0_ FEET TO AN ANGLE; THENCE AT RIGHT ANGLES AND PARALLEL TO AND FIFTY AND NO TENTHS (50.0) FEET DISTANT FROM THE SAID NORTHERLY RIGHT OF WAY BOUNDARY LINE OF THE SOUTHERN PACIFIC RAILROAD NORTH FIFTY FOUR (54) DEGREES EIGHT (8) MINUTES WEST FIVE HUNDRED THIRTY SEVEN AND SEVEN-TENTHS (537.7) FEET TO A POINT; THENCE NORTH NO DEGREES (0°) FIFTY-NINE (59) MINUTES WEST SIXTY-TWO AND FIVE TENTHS (62.5) FEET TO A POINT; THENCE NORTH FIFTY FOUR (54) DEGREES AND EIGHT (8) MINUTES WEST FIVE HUNDRED EIGHTEEN AND FIVE-TENTHS (518.5) FEET TO THE POINT OF BEGINNING.

PARCEL NO. 39:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 89° 01′ EAST 464.1 FEET ALONG THE NORTH LINE OF SAID SECTION 4 TO THE WEST LINE OF THE MIKESELL ADDITION IN THE CITY OF MANTECA, CALIFORNIA; THENCE 0° 59′ EAST 932.5 FEET ALONG THE SAID WEST LINE OF THE MIKESELL ADDITION AND ITS EXTENSION SOUTHERLY TO A POINT ON THE SOUTHERLY LINE OF THE STATE HIGHWAY AND POINT OF BEGINNING; THENCE SOUTH 54° 08′ EAST 474.94 FEET ALONG THE SAID SOUTHERLY LINE OF THE STATE HIGHWAY TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE 35° 52′ WEST 100 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE TIDEWATER SOUTHERN RAILWAY COMPANY; THENCE NORTH 54° 08′ WEST 400.0 FEET ALONG THE SAID RIGHT OF WAY LINE TO THE SAID WEST LINE OF THE MIKESELL ADDITION; THENCE NORTH 0° 59′ WEST 124.97 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL NO. 40:

COMMENCE AT A POINT 464.1 FEET EAST OF THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 2 SOUTH RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, THENCE RUN NORTH 89° 01′ EAST 640.6 FEET; THENCE SOUTH 0° 59′ EAST 1600.3 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY FOR A POINT OF BEGINNING, THENCE NORTH 54° 08′ WEST ALONG RAILROAD RIGHT OF WAY 300.54 FEET, THENCE NORTH 35° 52′ EAST 50 FEET; THENCE SOUTH 54° 08′ EAST 259. 04 FEET, LAST COURSE BEING 50 FEET NORTH FROM AND PARALLEL TO SOUTHERN PACIFIC RIGHT OF WAY, THENCE SOUTH 0° 59′ EAST 62.5 FEET TO THE POINT OF BEGINNING.

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EXHIBIT A

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PARCEL NO. 42:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING EAST OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED MADE AND EXECUTED BY ALBERT N. DAVIS TO UNION OIL COMPANY OF CALIFORNIA, WHICH DEED IS DATED THE 11TH DAY OF FEBRUARY 1920, AND RECORDED IN BOOK "A" OF DEEDS, VOL. 420, PAGE 53, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, TOWIT:

COMMENCING AT A POINT ON THE NORTH LINE OF AND 1104.7 FEET EAST OF THE NORTHEAST CORNER OF SAID SECTION FOUR (4) AND RUNNING THENCE SOUTH 0° 59' EAST 1412.58 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 0° 59' EAST 124.97 FEET TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE TIDEWATER SOUTHERN RAILWAY COMPANY, THENCE SOUTH 54° 08' EAST 610.59 FEET ALONG SAID NORTHEASTERLY LINE OF SAID RIGHT OF WAY, THENCE NORTH 0° 59' WEST 124.97 FEET; THENCE NORTH 54° 08' WEST 610.59 FEET TO THE POINT OF BEGINNING, AND BEING A PORTION OF SECTION FOUR (4) TOWNSHIP TWO (2) SOUTH, RANGE SEVEN (7) EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 89° 00' 30" EAST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1104.06 FEET; THENCE SOUTH 0° 59' EAST, A DISTANCE OF 1537.39 FEET, TO A POINT OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE TIDEWATER SOUTHERN RAILWAY COMPANY PROPERTY; THENCE SOUTH 54° 08' EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 371.93 FEET, TO THE SOUTHEAST CORNER OF THE LAND CONVEYED BY ALBERT N. DAVIS TO THE UNION OIL COMPANY OF CALIFORNIA, AS RECORDED IN BOOK "A" OF DEEDS, VOLUME 420, PAGE 53, SAN JOAQUIN COUNTY RECORDS AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE EASTERLY LINE OF SAID UNION OIL COMPANY PROPERTY, ALONG A CURVE CONCAVE TO THE NORTHEAST, FROM A TANGENT BEARING NORTH 33° 03' 02" WEST, HAVING A RADIUS OF 469.28 FEET, THROUGH A CENTRAL ANGLE OF 22° 51' 56", A CURVE DISTANCE OF 187.28 FEET, TO THE NORTHEAST CORNER OF SAID UNION OIL COMPANY PROPERTY; THENCE SOUTH 54° 08' EAST, A DISTANCE OF 156.88 FEET; THENCE SOUTH 35° 52' WEST, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

BEING A PORTION OF SECTION FOUR (4), TOWNSHIP TWO (2) SOUTH, RANGE SEVEN (7) EAST, MOUNT DIABLO BASE AND MERIDIAN.

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EXHIBIT A

COMMENCING AT A POINT ON THE NORTH LINE OF AND 1104.7 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 0° 59' EAST 1412.58 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 0° 59' EAST, 124.97 FEET TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE TIDEWATER SOUTHERN RAILWAY COMPANY; THENCE SOUTH 54° 08' EAST, 360 FEET MORE OR LESS ALONG SAID NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE TIDEWATER SOUTHERN RAILWAY COMPANY TO THE SOUTHWESTERLY SIDE OF A PROPOSED RIGHT OF WAY FOR A SPUR TRACK, SAID RIGHT OF WAY BEING 20 FEET IN WIDTH THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF AND 1104.7 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 0° 59' EAST, 1568.79 FEET MORE OR LESS TO THE CENTER OF THE MAIN LINE TRACK OF THE TIDEWATER SOUTHERN RAILWAY COMPANY; THENCE ALONG SAID CENTER LINE OF SAID MAIN LINE TRACK, SOUTH 54° 08' EAST, 524.9 FEET MORE OR LESS, THENCE NORTH 45° 58' WEST, 68.1 FEET TO THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT SAID CURVE HAVING A DEGREE OF CURVATURE EQUAL TO 12° 30', A LENGTH OF 360 FEET, A CENTRAL ANGLE OF 45° 00' AND A RADIUS OF 459.28 FEET; THENCE ALONG SAID SOUTHWESTERLY SIDE OF SAID PROPOSED RIGHT OF WAY FOR SAID SPUR TRACK IN A GENERAL NORTHWESTERLY DIRECTION TO A POINT THAT IS SOUTH 54° 08' EST, 290 FEET EXACTLY FROM THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND; THENCE NORTH 54° 08' WEST, 290 FEET EXACTLY TO POINT OF BEGINNING.

PARCEL NO. 43:

A STRIP OF LAND 50 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 1104.7 FEET EAST OF THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, RUN SOUTH 0° 59' EAST 1600.3 FEET TO THE CENTRAL PACIFIC RAILROAD RIGHT OF WAY FOR A POINT OF BEGINNING; THENCE SOUTH 54° 08' EAST, 610.59 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 0° 59' WEST 62.5 FEET; THENCE NORTH 54° 08' WEST 610.59 FEET, LAST COURSE GIVEN BEING 50 FEET FROM AND PARALLEL TO THE CENTRAL PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTH 0° 59' EAST 62.5 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 44:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH RANGE 7 EAST OF MOUNT DIABLO BASE AND MERIDIAN, WITH THE NORTH LINE OF SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, RUNNING THENCE N54° 08' WEST

1400.81 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SOUTHERN PACIFIC RAILROAD TO INTERSECTION OF THE WEST LINE OF THAT CERTAIN 45.96 ACRE TRACT DESCRIBED IN DEED RECORDED IN BOOK "A" OF DEEDS, VOL. 507, PAGE 211, SAN JOAQUIN COUNTY RECORDS; THENCE NORTH 62 1/2 FEET TO THE NORTH LINE OF RIGHT OF WAY OF TIDEWATER SOUTHERN RAILROAD COMPANY AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; RUNNING THENCE SOUTH 54° 08' EAST PARALLEL WITH RAILROAD RIGHT OF WAY 700 FEET; THENCE NORTH 35° 32' EAST 100 FEET TO SOUTHERLY LINE OF STATE HIGHWAY; THENCE NORTH 54° 08' WEST ALONG SOUTH LINE OF STATE HIGHWAY 775 FEET TO THE WEST LINE OF SAID 45.96 ACRE TRACT; THENCE SOUTH 0° 59' EAST 125 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED.

PARCEL NO. 45:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 2 SOUTH RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD, THENCE NORTH 54° 08' WEST 1400.81 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 0° 59' WEST TO A POINT 50 FEET A RIGHT ANGLES FROM NORTHERLY RIGHT OF WAY LINE OF SOUTHERN PACIFIC RAILROAD; THENCE SOUTH 54° 08' EAST 700 FEET PARALLEL TO RAILROAD; THENCE NORTH 35° 52' EAST 100 FEET TO SOUTHERLY LINE OF STATE HIGHWAY AS LOCATED THROUGH NORTHWEST QUARTER OF SAID SECTION 4, THENCE SOUTH 54° 08' EAST 400.4 FEET ALONG SAID SOUTHERLY LINE TO A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 1470 FEET; THENCE ALONG SAID CURVE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 4, THENCE SOUTH 2° 29' EAST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 4 TO A POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT AN IRON PIPE SET AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE F THE TIDEWATER SOUTHERN RAILWAY COMPANY WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION FOUR (4), TOWNSHIP TWO (2) SOUTH, RANGE SEVEN (7) EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 2° 29' WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 63.76 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED; SAID POINT OF BEGINNING BEING 50 FEET AT RIGHT ANGLES NORTHEASTERLY FROM SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE NORTH 54° 08' WEST, PARALLEL TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF TIDEWATER SOUTHERN RAILWAY COMPANY AND DISTANT 50 FEET NORTHEASTERLY AT RIGHT ANGLES THEREFROM, A DISTANCE OF

300 FEET TO A POINT; THENCE NORTH 35° 52' EAST, A DISTANCE OF 100 FEET TO A POINT IN THE SOUTHWESTERLY BOUNDARY LINE OF THE STATE HIGHWAY; THENCE SOUTH 54° 08' EAST ALONG SAID BOUNDARY LINE OF HIGHWAY, A DISTANCE OF 0.82 OF A FOOT TO A POINT; THENCE CONTINUING ALONG SAID BOUNDARY LINE OF HIGHWAY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1470 FEET, A DISTANCE OF 235.95 FEET TO A POINT IN THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, (THE LONG CHORD OF SAID CURVE BEARS SOUTH 49° 32' EAST, 235.75 FEET); THENCE SOUTH 2° 29' EAST ALONG THE EAST LINEOF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 103.44 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 46:

A STRIP OF LAND 50 FEET IN WIDTH LYING ALONG THE SOUTHERLY LINE OF THE FOLLOWING DESCRIBED PROPERTY AND ADJACENT TO THE SOUTHERN PACIFIC RAILWAY RIGHT OF WAY;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4 TOWNSHIP 2 SOUTH RANGE 7 WEST, M.D.B.&M., THENCE SOUTH 1320 FEET; THENCE NORTH 88° 46' WEST 1072 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 2679.8 FEET TO THE NORTH LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE ALONG THE SAID NORTH LINEOF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY NORTH 50° 02' WEST 1981.1 FEET; THENCE NORTH 00° 22' WEST 1492 FEET; THENCE SOUTH 88° 46' EAST 1570.6 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 47:

PARCEL OF LAND 50 FEET IN WIDTH, BEING BETWEEN THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHERN PACIFIC COMPANY AND THE SOUTHWESTERLY LINE OF THE STATE HIGHWAY, ALL IN THE SOUTHWEST 1/4 OF SECTION 3, AND SOUTHEAST 1/4 SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST, M.D.B.&M., COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID SECTION 4, WHICH LIES SOUTHERLY THEREON A DISTANCE OF 4883.9 FEET FROM THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHERN PACIFIC COMPANY; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 35.3 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 561.42 FEET, AN ARC DISTANCE OF 204.63 FEET, TO A POINT IN THE SAID SOUTHWESTERLY LINEOF STATE HIGHWAY, AS DESCRIBED IN DEED FROM SPRECKEL SUGAR COMPANY FILED JANUARY 10, 1918 IN BOOK "A" OF DEEDS, IN VOL. 326 AT PAGE 141, SAN JOAQUIN COUNTY RECORDS; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY HIGHWAY LINE, ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 2970 FEET, AN ARC

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DISTANCE OF 278.19 FEET, TO A CONCRETE MONUMENT MARKING THE END OF SAID CURVE; THENCE NORTHWESTERLY, CONTINUING ALONG SAID SOUTHWESTERLY HIGHWAY LINE, A DISTANCE OF 1334.37 FEET, TO A POINT ON THE BOUNDARY LINE BETWEEN THE LANDS OF SPRECKLES SUGAR COMPANY, AND THOSE NOW, OR FORMERLY OWNED BY ED POWERS; THENCE SOUTHWESTERLY, ALONG SAID BOUNDARY LINE, A DISTANCE OF 63.89 FEET, TO A POINT IN THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHERN PACIFIC COMPANY; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1336.63 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed dated June 18, 1996, from UNION PACIFIC RAILROAD COMPANY, A UTAH CORPORATION (which through merger with the Western Pacific Railroad Company became successor in interest to the real property described herein), to theCITY OF MANTECA , A MUNICIPAL CORPORATION, is hereby accepted by the undersigned on behalf of the CITY OF MANTECA pursuant to authority conferred by Resolution No. R1996-227 of the MANTECA CITY COUNCIL adopted September 3, 1996, and the grantee consents to the recordation thereof by its duly authorized officer.

DATED: October 3, 1996

JOANN TILTON, CITY CLERK
CITY OF MANTECA

RESOLUTION NO. R1996-227

96102097

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA APPROVING THE FINAL CLOSING OF THE TIDEWATER SOUTHERN RIGHT-OF-WAY FROM THE UNION PACIFIC RAILROAD - BEGINNING AT LOUISE AVENUE TO JUST SOUTH OF SPRECKELS ROAD

RESOLVED AND ORDERED by the City Council of the City of Manteca that it does hereby approve the purchase of Union Pacific Railroad Company Parcels 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 33A, 33B, 36, 37, 37A, 38, 39, 40, 42, 43, 44, 45, 46 and 47, also known as Segments 3, 4, 5, 6 and 7 known as the Tidewater Southern right-of-way, from Louise Avenue to just south of Spreckels Road.

BE IT RESOLVED AND ORDERED that WILLIAM L. PERRY, Mayor of the City of Manteca, be and he is hereby authorized to sign the Escrow Instructions and the Assignment and Assumption Agreement for the above Parcels.

BE IT FURTHER RESOLVED AND ORDERED that pursuant to Agreement No. A1446A, the First Amendment to the Purchase and Sale Agreement, $1,863,997.31, of which $1,862,500.00 represents the purchase price and $1,497.32 the escrow fees, be deposited into Escrow Account 800127R from the following City Accounts and in the amounts shown below:

ISTEA #1	045-2005-445-55-05	$200,000.00
CMAQ	045-2005-445-55-06	$245,990.00
CMAQ - Match	045-2005-445-55-07	$ 31,870.00
City LTF	045-2005-445-55-01	$485,246.63
City Measure K	045-2005-445-55-02	$691,000.00
City Measure K	045-2005-445-55-02	$ 9,890.68
Measure K Grant	045-2005-445-55-08	$200,000.00

DATED: September 3, 1996
ROLL CALL:

AYES: Councilmen Flores, Harris, Smart and W. Perry
NOES: Councilman C. Perry
ABSENT: None

William L. Perry
WILLIAM L. PERRY
MAYOR

ATTEST:

JOANN TILTON, CMC
CITY CLERK

The foregoing is a correct copy of the original on file in this office.
ATTEST 10-1 1996
JOANN TILTON, City Clerk

ORIGINAL

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391-67

SEPARATE STATEMENT OF
DOCUMENTARY TRANSFER TAX

County Recorder
San Joaquin County

STOCKTON, California

Ladies/Gentlemen:

In accordance with Revenue and Taxation Code section 11932, it is requested that this statement of documentary transfer tax due not be recorded with the attached deed, but affixed to the deed after recordation and before return as directed on the deed.

The deed names Union Pacific Railroad Company, a Utah corporation, as Grantor, and City of Manteca, a municipal corporation of the State of California, as Grantee. The property being transferred is located in the City of Manteca, County of San Joaquin, State of California.

The amount of documentary transfer tax due on the attached deed is Two Thousand Forty Eight and 75/100ths Dollars ~~and~~ xxxxxxxxxx ~~Cents~~ ($ 2,048.75), computed on the full value of the property (less the value of any liens and encumbrances remaining on the property at the time of sale).

Very truly yours,

UNION PACIFIC RAILROAD COMPANY,
a Utah corporation

COMMONWEALTH LAND TITLE INS. CO.

By
Its Assistant Vice President

DOCUMENTARY TRANSFER TAX
COUNTY 2048.75
CITY

06/17/96

Exhibit B

Grant Deed for Parcel #6: 2260 W. Yosemite Avenue

APN: 241-300-06

RECORDING REQUESTED BY:

Old Republic Title Company

ORDER #: 1211012540-DC
APN #: 241-300-06

Same as Parcel #6 in the Manteca LRPMP

WHEN RECORDED MAIL TO

City of Manteca Redevelopment Agency
1001 West Center Street
Manteca, CA 95337

DOC # 2006-267969
12/26/2006 07:33A Fee:NC
Page 1 of 3
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by OLD REPUBLIC TITLE CO

SPACE ABOVE THIS LINE FOR RECORDERS USE

Grant Deed

Monument Preservation Fee is _____
The undersigned grantor(s) declare(s):
Documentary transfer tax is R & T 11922 Governmental Agency acquiring
(X) computed on full value of property conveyed, or
( ) computed on full value less of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City of Manteca

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Richard S. Mendoza and Darlene S. Mendoza, his wife, as Joint Tenants

hereby GRANT(S) to
City of Manteca Redevelopment Agency, a public body, corporate and politic

that property in City of Manteca, San Joaquin County, State of California, described as:
See "Exhibit A" attached hereto and made a part hereof.

Mail Tax Statements to Grantee at address above

Date November 21, 2006

Richard S. Mendoza

Darlene S. Mendoza

State of California

County of San Joaquin

On 12-20-06 before me,
Michelle A. Brooks
a Notary Public in and for said State, personally appeared
Richard S. Mendoza and Darlene S. Mendoza,
~~personally known to me~~ (or 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.

MICHELLE A. BROOKS
COMM. # 1518990
NOTARY PUBLIC-CALIFORNIA
SAN JOAQUIN COUNTY
COMM. EXP. OCT. 10, 2008

WITNESS my hand and official seal.

Signature Michelle A. Brooks

Name Michelle A. Brooks
(typed or printed)

(This area for official notarial seal)

FTGIS-140 8/94

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORDER NO. : 1211012540-DC

EXHIBIT A

The land referred to is situated in the County of San Joaquin, City of Manteca, State of California, and is described as follows:

A portion of the Northeast Quarter of Section 1, Township 2 South, Range 6 East, Mount Diablo Base and Meridian, described as follows:

Commencing at a point that is South 70 feet from the Northeast corner of said Section 1; thence West 558 feet; thence South 60 feet; thence West 604 feet to point of beginning; thence South 799 feet; thence East 116 feet; thence North 799 feet; thence West 116 feet to the point of beginning.

Excepting therefrom an undivided 1/2 interest in all oil, gas and minerals in and under said land, together with all easements and rights of way necessary for the production of same, as reserved by California lands, Inc., by Deed recorded March 11, 1937 in Book of Official Records, Volume 570, Page 35, San Joaquin County Records.

Also except the North 231 feet of the Westerly 38 feet 4 inches as conveyed to Ruth Oxondine, a married woman, by Deed recorded June 8, 1956 in Official Records, Volume 1874, Page 540, San Joaquin County Records.

APN: 241-300-06

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed dated November 21, 2006, from RICHARD S. MENDOZA AND DARLENE S. MENDOZA, his wife, as Joint Tenants, (collectively, the "grantor") to CITY OF MANTECA REDEVELOPMENT AGENCY, a public body, corporate and politic (the "Grantee") is hereby accepted by order of the Manteca Redevelopment Agency, on November 20, 2006, and the Grantee consents to recordation thereof by its duly authorized officer.

DATED: December 15, 2006

JOANN TILTON, CITY CLERK

Exhibit C

Grant Deed for Parcel #8: 220 Moffat Boulevard

APN: 221-030-25

RECORDING REQUESTED BY

PLACER TITLE COMPANY

Escrow Number: 1002-13896-ST

AND WHEN RECORDED MAIL TO

CITY OF MANTECA
1001 WEST CENTER ST
MANTECA, CA. 95337

Doc #: 2012-107282
08/21/2012 01:30:20 PM
Page: 1 of 5 Fee: $26.00
Kenneth W Blakemore
San Joaquin County Recorders
Paid By: SHOWN ON DOCUMENT

A.P.N.: 221-030-25

Same as Parcel #8 in the Manteca LRPMP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $--0-- City Transfer Tax: $0.00
( ) Unincorporated Area (X) City of MANTECA
(____) computed on full value of property conveyed, or
(____) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CITY OF MANTECA, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA**

Hereby GRANT(S) to **CITY OF MANTECA, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, CITY OF MANTECA, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

****THE INTENT OF THIS DOCUMENT IS TO MERGE THESE SIX (6) LOTS INTO ONE (1) SINGLE PARCEL****

Dated: July 08, 2012

CITY OF MANTECA, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA

BY _____
Mayor

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name | Street Address | City & State

STATE OF CALIFORNIA
COUNTY OF San Joaquin

On 7/24/12 before me, Lisa Diane Schimmelfennig Notary Public, personally appeared Willie Weatherford

_____, 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: Lisa Diane Schimmelfennig

LISA DIANE SCHIMMELFENNIG
COMM. #1840303
Notary Public-California
SAN JOAQUIN COUNTY
My Comm. Exp. MAR 13, 2013

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name | Street Address | City & State

EXHIBIT "A"

LEGAL DESCRIPTION

All of Parcels 36, 37, 37A, 38 and 39, being the parcels of land deeded to the City of Manteca and described in that certain Quitclaim Deed recorded October 7, 1996 in Instrument No. 96102097, all of the parcel of land deeded to the City of Manteca described in that certain Grant Deed recorded March 29, 2011 in Document No. 2011-037489, hereinafter referred to as Lot 22, San Joaquin County Records, situate in the City of Manteca, San Joaquin County, State of California, lying within the northwest quarter (NW 1/4) of Section 4, Township 2 South, Range 7 East, Mount Diablo Base and Meridian, being more particularly described as follows:

All of said Parcel 36.

TOGETHER WITH the following described parcel of land:

All of said Parcel 37.

TOGETHER WITH the following described parcel of land:

All of said Parcel 37A.

TOGETHER WITH the following described parcel of land:

All of said Parcel 38.

TOGETHER WITH the following described parcel of land:

All of said Parcel 39.

TOGETHER WITH the following described parcel of land:

All of said Lot 22.

A plat (Exhibit "B") showing the above described area is attached hereto and made a part thereof.

Containing 3.28 acres total, more or less.

Subject to all easements and/or rights-of-way of record.

The intent of this legal description is to merge these six (6) parcels into one (1) single parcel.

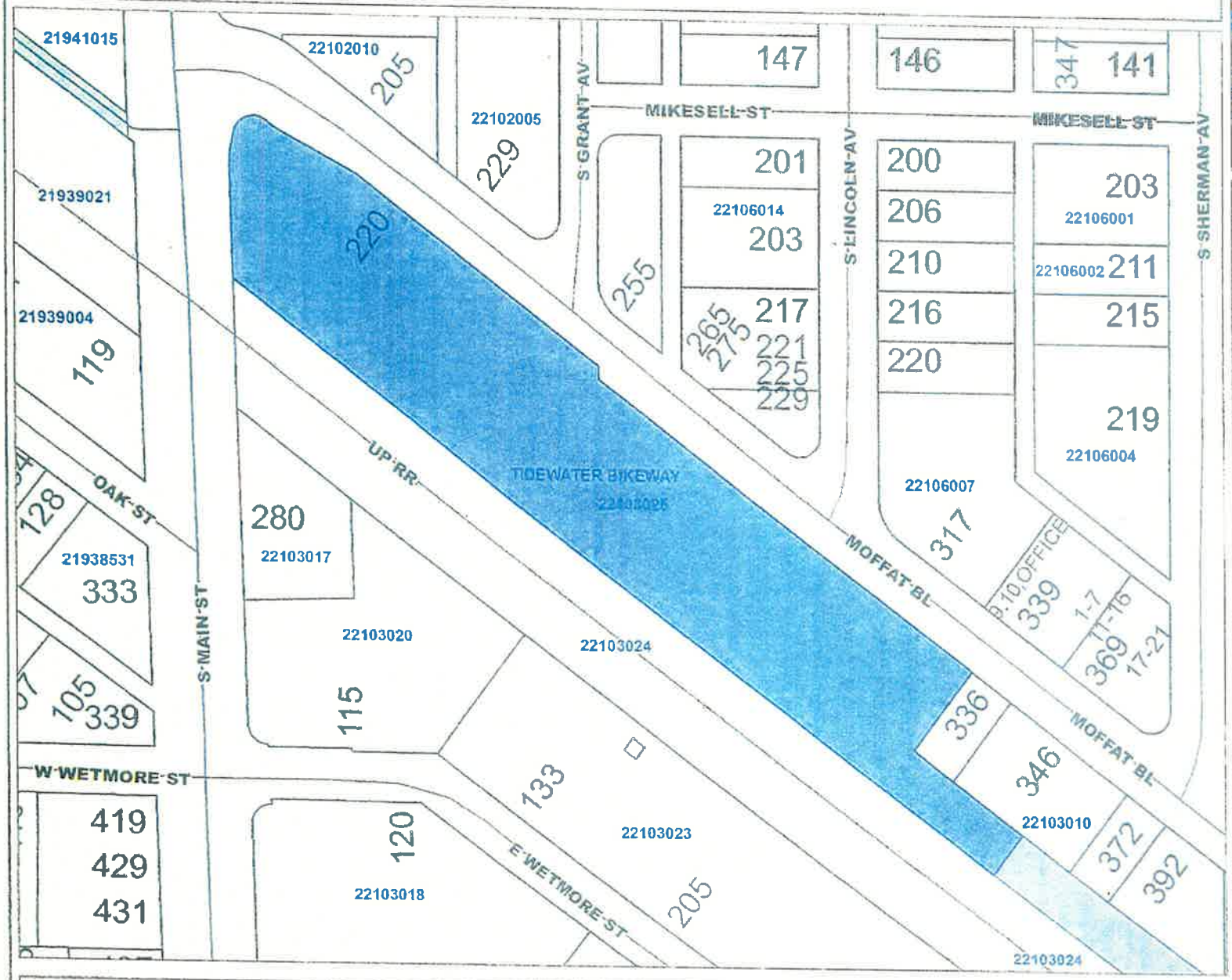
END OF DESCRIPTION

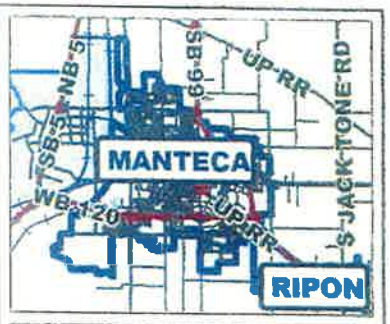
Dated: 5.29.12

LICENSED LAND SURVEYOR
DOUGLAS F. BANKS
No. 8159
Expires 12.31.12
STATE OF CALIFORNIA

12-009 LM 1 LEGAL.doc

CITY OF MANTECA





LEGEND

STREET NAMES

STREET LINES

- <all other values>
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 32

PARKS

PARCELS

CITY LIMITS

- ESCALON
- LATHROP
- LODI
- MANTECA
- RIPON
- STOCKTON
- TRACY

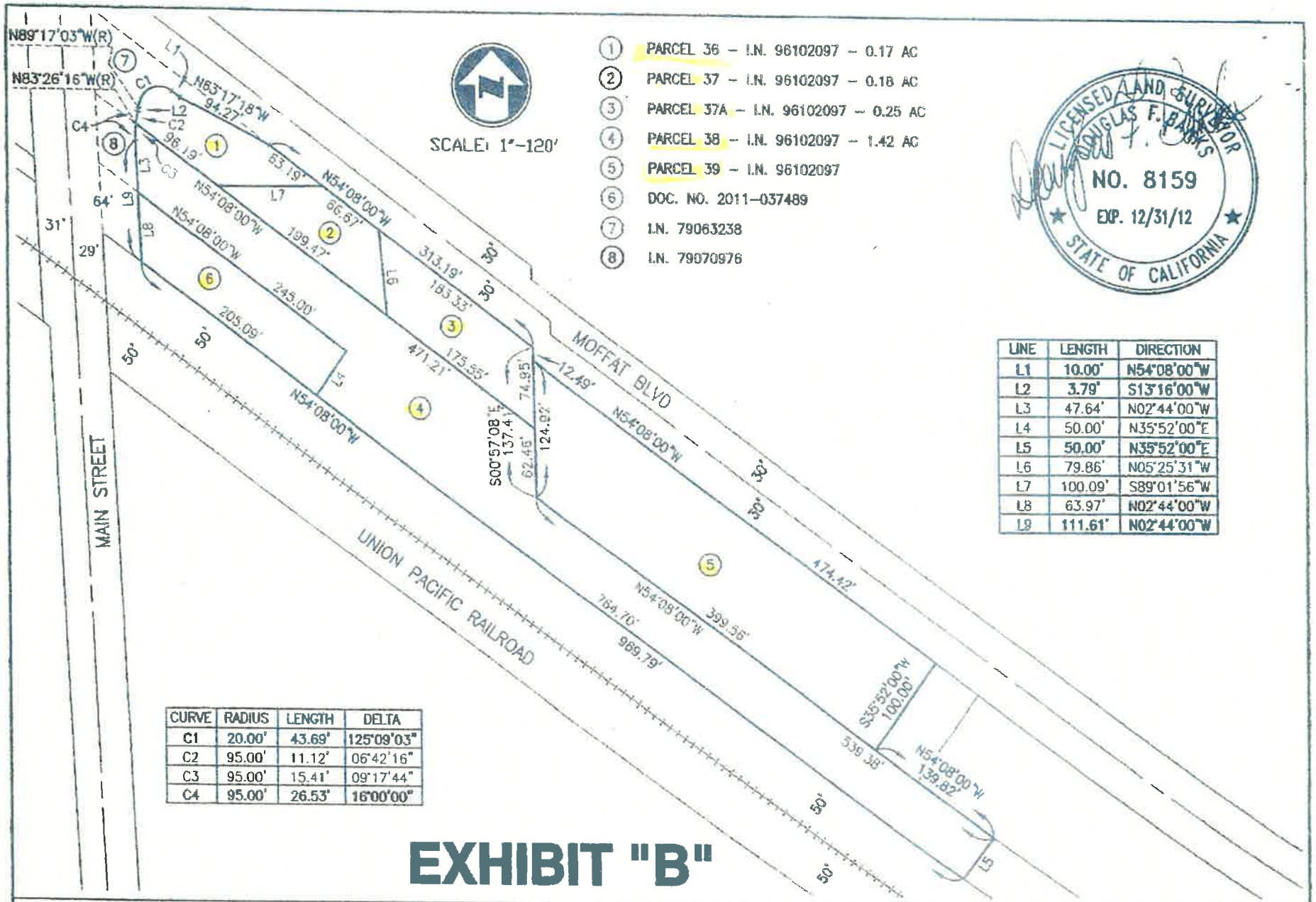
Deed

2012-107282

Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.

0.1 0 0.03 0.1

Miles



1. PARCEL 36 – I.N. 96102097 – 0.17 AC
2. PARCEL 37 – I.N. 96102097 – 0.18 AC
3. PARCEL 37A – I.N. 96102097 – 0.25 AC
4. PARCEL 38 – I.N. 96102097 – 1.42 AC
5. PARCEL 39 – I.N. 96102097
6. DOC. NO. 2011-037489
7. I.N. 79063238
8. I.N. 79070976

LICENSED LAND SURVEYOR
DOUGLAS F. BANKS
NO. 8159
EXP. 12/31/12
STATE OF CALIFORNIA

LINE	LENGTH	DIRECTION
L1	10.00'	N54°08'00"W
L2	3.79'	S13°16'00"W
L3	47.64'	N02°44'00"W
L4	50.00'	N35°52'00"E
L5	50.00'	N35°52'00"E
L6	79.86'	N05°25'31"W
L7	100.09'	S89°01'56"W
L8	63.97'	N02°44'00"W
L9	111.61'	N02°44'00"W

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	43.69'	125°09'03"
C2	95.00'	11.12'	06°42'16"
C3	95.00'	15.41'	09°17'44"
C4	95.00'	26.53'	16°00'00"

EXHIBIT "B"

MCR ENGINEERING
www.mcreng.com
MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

LOT MERGER OF SIX PARCELS INTO ONE SINGLE PARCEL (BEFORE MERGER)

BY: DFB
DATE: 2-28-12
SHEET: 1 OF 2
FILE: 12-009 LLA 1.dwg

RESOLUTION NO. 2015-03-SA

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING THE SECOND REVISED "FINAL" LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE FINAL LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

RECITALS:

A. 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 Manteca Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency (the "Successor Agency") by operation of law.

B. Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7.

C. Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on May 31, 2013.

D. The staff of the Successor Agency has prepared and submitted, and the Board of the Successor Agency approved the Long-Range Property Management Plan in November 2013.

E. The staff of the Successor Agency then prepared and submitted, and the Board of the Successor Agency approved the "Revised" Long-Range Property Management Plan in February 2015. Subsequent to changes proposed by DOF, the staff of the Successor Agency has prepared and hereby submits to the attached hereto as Exhibit A (the Second Revised "Final LRPMP"), which Final LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c).

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT 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 Successor Agency hereby approves the Final LRPMP substantially in the form attached hereto as Exhibit A. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the Final LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 3. Pursuant to Health and Safety Code Section 34180(j), Staff of the Successor Agency is hereby authorized and directed to transmit the Final LRPMP to the Oversight Board, the County Administrative Officer, the County Auditor-Controller, and DOF.

Section 4. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

Section 5. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*)(the "Guidelines"), the Successor Agency has determined that the approval of the Final LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the Final LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

DATED: September 15, 2015

ROLL CALL:

AYES: Board members DeBrum, Hernandez, Moorhead, Morowit and Silverman

NOES: None

ABSENT: None

ABSTAIN: None

STEPHEN F. DEBRUM
CHAIRMAN

ATTEST:

JOANN TILTON, MMC
AGENCY SECRETARY

EXHIBIT A
Long-Range Property Management Plan

CITY OF MANTECA

Long-Range Property Management Plan

City of Manteca as Successor Agency
to the former
Manteca Redevelopment Agency

SECOND REVISION

-FINAL -

Approved by Oversight Board on

September 22, 2015

CITY OF MANTECA
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY
LONG-RANGE PROPERTY MANAGEMENT PLAN

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that makes substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill X1 26. One of the key components of AB 1484 is the requirement that all "Successor Agencies" develop a Long-Range Property Management Plan that governs the disposition and use of the former non-housing redevelopment agency properties. This document is the Long-Range Property Management Plan (LRPMP) for the Successor Agency to the former Manteca Redevelopment Agency (RDA).

RESOLUTION OF LONG-RANGE PROPERTY PLAN APPROVAL

Included as Exhibit A is a certified copy of the revised resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Long-Range Property Management Plan (LRPMP).

SUMMARY OF PROPERTIES OWNED

The former Manteca Redevelopment Agency acquired properties in an effort to revitalize blighted portions of the City. There were originally eight (8) properties or parcels owned and controlled by the Successor Agency, but one (1) of those properties has been removed from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca. The seven (7) remaining properties can currently be broken down into two categories – *Intention to Sell* and *Government Use*.

INTENTION TO SELL

1. **1115 S. Airport Way**: This is vacant land that was originally purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. While Stadium Center did get developed, this property remains vacant. The Agency plans to sell this property to a private party for development.
2. **682 S. Main Street**: This land was originally purchased for a proposed court facility. There are currently no City plans for future development of the property. There is no permanent structure located on the property. The Agency plans to sell this property to a private party for development.
3. **555 Industrial Park Drive**: This land was originally purchased to become the site for the city's new Police Station. There are currently no plans for future development of the property. The building located on the property is currently used for storage, and for Police and Fire training exercises. The building has deteriorated during the long vacancy period, and will need repairs or a discount in the purchase price to convey the property to a private party. The Agency plans to sell this property to a private party for development.
4. **600-800 Moffat Boulevard**: This property has been removed from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca.

GOVERNMENT USE – WILL BE CONVEYED TO THE CITY

5. **123 S. Grant Avenue**: This parcel has been a public parking lot since the Redevelopment Agency purchased the property in 1993. It was acquired to help alleviate blight conditions and provide sufficient parking in the downtown area. There is no proposed development for this parcel, and the Agency is proposing to sell this property to the City of Manteca for continued use as a public parking lot.

6. **2260 W. Yosemite Avenue**: This narrow undeveloped vacant parcel was acquired in 2006 for the purpose of extending Milo Candini Drive to a new intersection at Yosemite Avenue, in conformity with the Circulation Element of the City's adopted General Plan. The Agency is proposing to transfer ownership of this property to the City of Manteca which will enable the road extension to be constructed, as depicted in the included exhibit.

7. **2470 Daniels Street**: This property is a storm water detention basin that is located directly behind and serves as the drainage basin for the Stadium Center shopping mall. The Agency plans to convey this property to the City. There is no revenue source for this property, thus it has no private use value.

8. **220 Moffat Boulevard**: This is a large property located in the downtown area next to the Union Pacific Railroad tracks. The three remnant parcels were abandoned by the Union Pacific Railroad company and were purchased by the RDA in 2008 and 2010. These properties were conveyed to the City in March 2011 and combined into one large parcel. This property was developed into the City's public transit station using grants from the Federal Transit Administration, State Proposition 1B, and local transportation funds. All revenue received from this public transit station must go back into the City's transit fund and be used for transit related purposes.

These properties are described in greater detail in the "Inventory" section located below, with a spreadsheet of all 7 properties, a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.

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: **City of Manteca as Successor Agency to the former Redevelopment Agency**

Date Finding of Completion Received: May 31, 2013

Date Oversight Board Approved Revised LRPMP: September 22, 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.

X 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.

X 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. ,

X 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.

X 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.

X Yes ☐ No

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

X 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:	Karen L. McLaughlin	Name:	
Title:	City Manager	Title:	
Phone:	(209) 456-8050	Phone:	
Email:	kmclaughlin@mantecagov.com	Email:	
Date:	September 22, 2015	Date:	

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: _____

INVENTORY

Section 34191.59(c)(1) of the Health and Safety Code, which was added as part of AB 1484, requires that the Long-Range Property Management Plan include an inventory of all the properties held in the Community Redevelopment Property Trust Fund. For the Manteca Successor Agency, this includes the seven (7) parcels referenced in the prior section. As per the statute, each of these properties is described below in the Long-Range Property Management Plan Spreadsheet, along with a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.

PROPERTIES TO BE SOLD

TO

PRIVATE DEVELOPER

PARCEL #1: 1115 S. AIRPORT WAY

PARCEL INFORMATION

Address: 1115 S. Airport Way
APN: 241-310-22
Acquisition Date: June 2, 2004
Current Zoning: CG – General Commercial
Property Type: Vacant Lot/Land
Lot Size: 3.1 Acre
Purpose of Acquisition: This property was purchased as part of a group of parcels that were assembled and sold to a developer for a retail shopping center. This site was left undeveloped for future expansion of the center.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property
Permissible Use Detail: This property will be put up for auction and sold to a private developer. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: Purchased as part of a number of land parcels that were then further subdivided for development. The pro rata value of this property at the time of purchase was $534,743.
Estimated Current Value: $1,239,630
Value Basis: Estimated current value based on appraisal done for another city-owned property on Daniels Street, conducted in 2012 (included in the appendix). Successor Agency proposes to conduct a new appraisal for this property prior to sale.
Date of Estimated Current Value: September 29, 2012
Proposed Sale Value: To be auctioned at an estimated sale price of $1,239,630 (proposed sale price subject to a new appraisal to be completed prior to sale).
Proposed Sale Date: January 31, 2016

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Biological Assessment completed by Jones and Stokes– 2003.

Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates – 2004.

Environmental Noise Analysis completed by Bollard and Brennen, Inc.– 2004.

Remediation Efforts: The Environmental Initial Study concerns were the effect on biological resources, air quality and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and "Park and Ride" services are available five days a week to reduce auto emissions. To address impacts on geology and soils, the project was designed to reduce any potential soil impacts to a less-than- significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally part of a Master Plan for the retail development known as Stadium Center. Stadium Center was developed adjacent to this property, but this property remained vacant with the plan of developing future commercial retail on the property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

The Circulation Element in the 2023 Manteca General Plan includes a goal to provide Transit-Oriented Development (TOD) in appropriate locations in the City. Higher-intensity residential and commercial developments are encouraged within ¼-mile of existing and potential future high-frequency bus transit corridors, especially in areas where two or more high-frequency transit lines cross.

Construction of the Tidewater Bikeway, including the adoption and implementation of a Bicycle Master Plan, has expanded the potential for transit-oriented development. The Tidewater Bikeway Path is dispersed throughout the central core of the City and connects to the Manteca Transit Center.

Manteca Transit is located in downtown Manteca and provides a public transportation hub to a central area of the City. Manteca Transit offers Dial-A-Ride services for those who are not in the immediate vicinity of a bus stop. There are three routes offered, with approximately 50 different bus stops throughout the City. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which has two routes that connect the City of Manteca to other cities within the County. Manteca Transit also connects the public to the Altamont Commuter Express (ACE), which is located between the cities of Manteca and Lathrop. ACE connects Manteca citizens to California's Bay Area.

1115 S. Airport Way is located across the street from a Manteca Transit bus stop. It is located in an area permitted for higher-intensity commercial development; therefore, it is conducive to transit-oriented development, however, there are no current plans to develop a transit-oriented project on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of developing it into commercial retail. The location of the property is in close proximity to Highway 120 and highly visible to a large flow of traffic.

Selling this property to a private developer advances the Successor Agency's planning objective of establishing new businesses and promoting commercial retail in the City, as described in the Economic Development Element of the 2023 General Plan and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. The goal of the Successor Agency is to effectively anticipate and address the type of infrastructure needed for future development. This property is located across the street from a high-intensity commercial development and is visible from Highway 120. It will reach its full potential once it is developed for commercial use.

PARCEL #2: 682 S. MAIN STREET

PARCEL INFORMATION

Address: 682 S. Main Street
APN: 221-050-14
Acquisition Date: April 8, 2005
Current Zoning: CMU – Commercial Mixed Use
Property Type: Mixed-Use
Lot Size: 8.1 Acres
Purpose of Acquisition: Acquired for a proposed court facility. No development has occurred on the site.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property
Permissible Use Detail: This property will be put up for auction and sold to a private developer. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $2,600,000
Estimated Current Value: $3,200,000
Value Basis: Estimated current value based on appraisal done for another vacant city-owned property on Daniels Street, conducted in 2012. Successor Agency proposes to conduct a new appraisal for this property prior to sale.
Date of Estimated Current Value: September 29, 2012
Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.

Proposed Sale Date: January 31, 2016

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	$330,000 over a five-year period. Property does not currently generate revenue.
Source of Income/Revenue:	This property was leased to American Modular Systems Inc. from 2005-2010.
Contractual Requirements for use of Income/Revenue:	None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status:	None
Studies Conducted:	Phase I Environmental Assessment Report competed by Kleinfelder & Associates – 2004 Soil Assessment Chemical Analysis completed by Kleinfelder & Associates – 2004 Phase II Environmental Assessment Report completed by Kleinfelder & Associates – 2005
Remediation Efforts:	No significant environmental impacts were found and no remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally purchased to be a proposed court facility. There are currently no plans for future development of this property. This property was leased to American Modular for the storage of its modular units from 2005 to 2010. There are no permanent structures on this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

682 S. Main Street is located in a business industrial section of the City of Manteca. It is located just 0.2 miles from the Manteca Transit Center. There are no current plans for transit oriented development on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to become a proposed court facility. This plan is no longer in effect.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park. A private developer will be able to eliminate the blight of the property and bring more infrastructure to the park, which is a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

PARCEL #3: 555 INDUSTRIAL PARK DRIVE

PARCEL INFORMATION

Address: 555 Industrial Park Drive
APN: 221-190-36
Acquisition Date: May 11, 2006
Current Zoning: M1 – Light Industrial
Property Type: Light Industrial
Lot Size: 4.9 Acres
Purpose of Acquisition: Acquired to be a proposed police station. Design for the facility was completed, but no development has occurred, The project has been cancelled.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of property
Permissible Use Detail: This property has a dilapidated building on site that will need to be assessed for necessary improvements. The property will be put up for auction once it is determined safe to do so, or sold at a discount due to the poor condition, subject to approval. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $3,695,000
Estimated Current Value: $1,500,000
Value Basis: Comparative market analysis by local industrial broker in 2010, including a discount for repairs needed to bring the building up to code.
Date of Estimated Current Value: 2010
Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.
Proposed Sale Date: January 31, 2016

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Inspection of Asbestos completed by Hazardous Materials Associates, Inc. – 1988

Phase I Environmental Assessment Report completed by Certified Earth Metrics – 1993

Facility Inspection of Asbestos completed by Enviro Solutions, Inc. – 1997

Phase I Environmental Assessment Report completed by Geologica, Inc. – 2003

Facility Inspection of Asbestos done by JW Mack Consulting- 2004

San Joaquin Valley Air Pollution District Report – 2004

Remediation Efforts: No potential environmental issues were discovered through the environmental assessment reports. No significant amount of asbestos was detected. No remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was previously owned by Qualex Inc. The land was originally purchased by the Redevelopment Agency to become the City's new police station. It was considered an ideal location for the Police Department due to the large abandoned building on the property, which could be used to house the station. Further building inspections showed unforeseen expenses to bring the building up to code with current building standards. There are currently no plans for future development of the property. The building located on the property is used for storage, and for Police and Fire personnel training exercises. The City is planning on selling the property to a private developer.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

555 Industrial Park Drive is located in an industrial park that is in a centralized area of the city, with a variety of other land uses in the vicinity including residential and commercial. This property is not conducive to transit-oriented development due to its close proximity to the city's transit station.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased to become the new police station. The intention was to remove the blight of the dilapidated abandoned building located on the property and help improve the surrounding property values. The property was also purchased to provide the Police Department with more-adequate working conditions. The advancement of these goals were not met due to unforeseen expenses to bring the abandoned building up to code.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park, a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

A private developer will be able to eliminate the blight of the property, providing better public safety through the rehabilitation of the dilapidated building. A private developer will also bring more infrastructure to the industrial park. All of these outcomes will advance the planning objectives of the Successor Agency.

PARCEL #4: 600-800 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 600-800 Moffat Boulevard

APN: 221.040.61

Acquisition Date: October 7, 1996

Current Zoning: P – Park

Property Type: Public Park

Lot Size: 7.6 Acres

Purpose of Acquisition: This property was acquired with the intention of eliminating blight by eventually selling the property to a private developer and stimulating economic growth in the downtown area.

PERMISSIBLE USE DETAIL

This Property is owned by the City of Manteca, and has been deleted from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca. A copy of the deed is included as Exhibit A.

PROPERTIES TO BE CONVEYED

FROM

THE SUCCESSOR AGENCY

TO

THE CITY OF MANTECA

PARCEL #5: 123 S. GRANT AVENUE

PARCEL INFORMATION

Address: 123 S. Grant Avenue
APN: 221.020.35
Acquisition Date: April 21, 1993
Current Zoning: CBD – Commercial Business District
Property Type: Parking Lot/Structure
Lot Size: .5 Acres
Purpose of Acquisition: This property was acquired to be a public parking lot to serve the downtown area to help relive the blight condition of insufficient available parking.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property
Permissible Use Detail: This property will be sold to City to ensure it remains a public parking facility in the downtown area, or sold to the public at auction if sufficient City funds are not available to execute the purchase. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B).

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $151,030

Estimated Current Value: $185,000

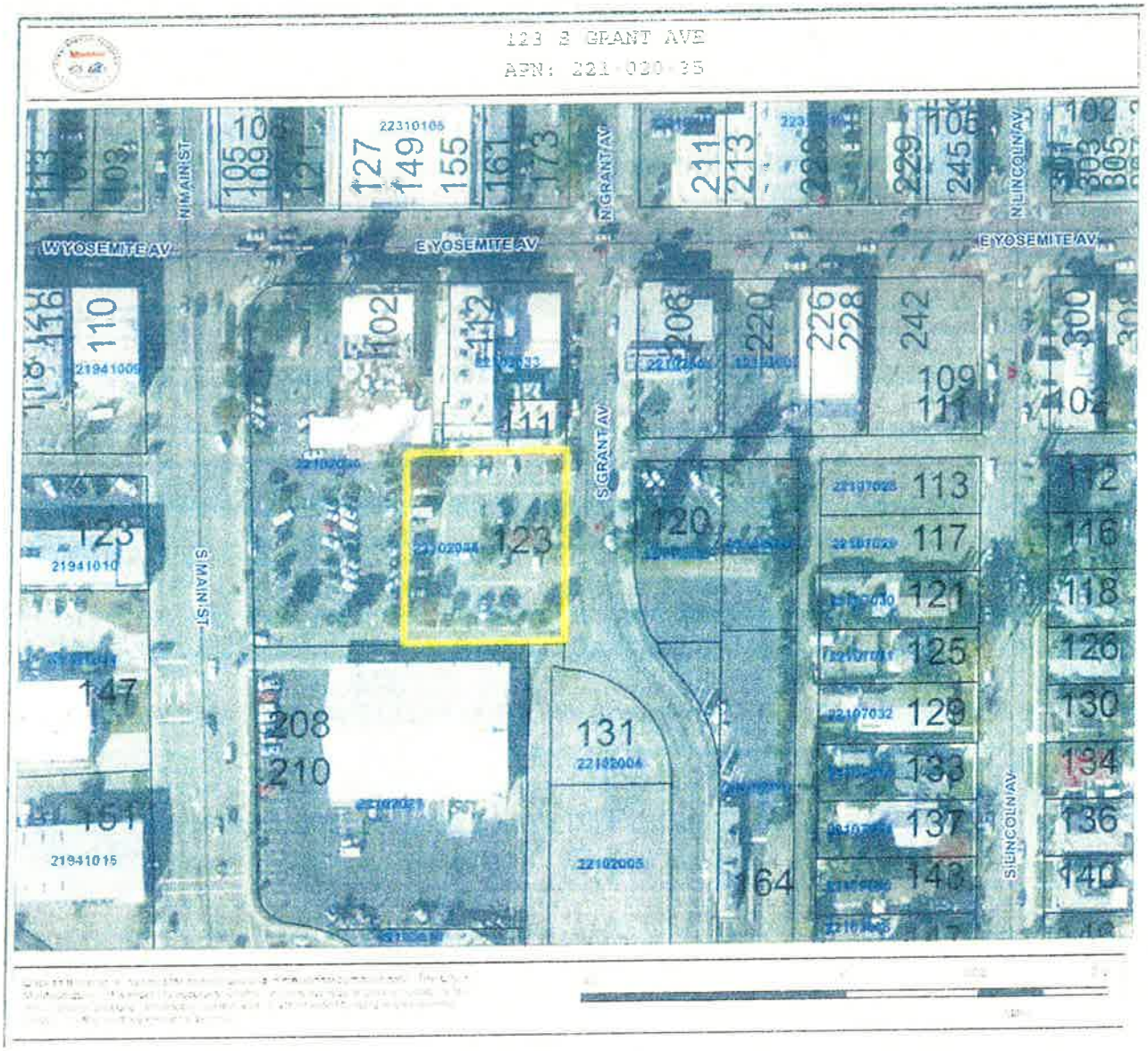
Value Basis: Determined by comparative market analysis from local broker data.

Date of Current Value: October 2013

Proposed Sale Value: Proposed to be sold to City at a price to be determined by an updated comparative market analysis from local broker data.

Proposed Sale Date: January 31, 2016

AERIAL PHOTO OF SUBJECT PROPERTY



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: No records of studies have been found for this site.

Remediation Efforts: None

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was purchased in 1993 to be used as public parking in the downtown area. This site has been utilized for public parking since acquired, with no proposed development plans.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

123 S. Grant Avenue is located within two blocks of a Manteca Transit bus station, reducing the need for transit-oriented development on this site. The property is located in the Central Business District – the heart of downtown, in an area not conducive to high-intensity commercial development. There are no plans to develop a transit-oriented project on this site.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of utilizing it for public parking in the downtown area. Continued use of this property as a public parking lot advances the goal of the Successor Agency to provide easy public access to the downtown area in order to stimulate economic growth and eliminate the potential for blight.

One goal of the Economic Development Element of the 2023 General Plan is to enhance the commercial environment of the downtown area and meet the demand for public parking. This improves property values and increases circulation in the downtown area.

The Economic Development Element also describes the goal of supporting downtown merchants by providing solutions to problems specific to the downtown area. The Successor Agency is meeting this objective by addressing the lack of parking in the downtown area and providing a public parking lot as a solution.

The 2001 Manteca Downtown Improvement Plan also describes the goal of meeting parking supply and demand with the objective of parking being available no more than four blocks from shopping and office space. The Successor Agency is meeting this planning objective through this strategically placed public parking lot, located in the "core" downtown area.

Selling this property to the City of Manteca will ensure that this property remains a public parking facility and continues to meet the objectives described above. In the event that the City of Manteca is unable to execute the purchase, the property will be put up for sale, with the proceeds proportionally distributed to the various taxing entities, as described above.

PARCEL #6: 2260 W. YOSEMITE AVENUE

PARCEL INFORMATION

Address: 2260 W. Yosemite Avenue

APN: 241.300.06

Acquisition Date: December 26, 2006

Current Zoning: M1 – Light Industrial

Property Type: Vacant Lot/Land

Lot Size: 1.9 Acres

Purpose of Acquisition: Property was acquired to extend Milo Candini Drive north to Yosemite Avenue, a major traffic corridor through the City.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City for construction of a public roadway.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $751,351

Estimated Current Value: $70,000

Value Basis: Determined by comparative market analysis from local broker data, and assessed valuation of an adjacent vacant parcel of similar size, dimension and zoning.

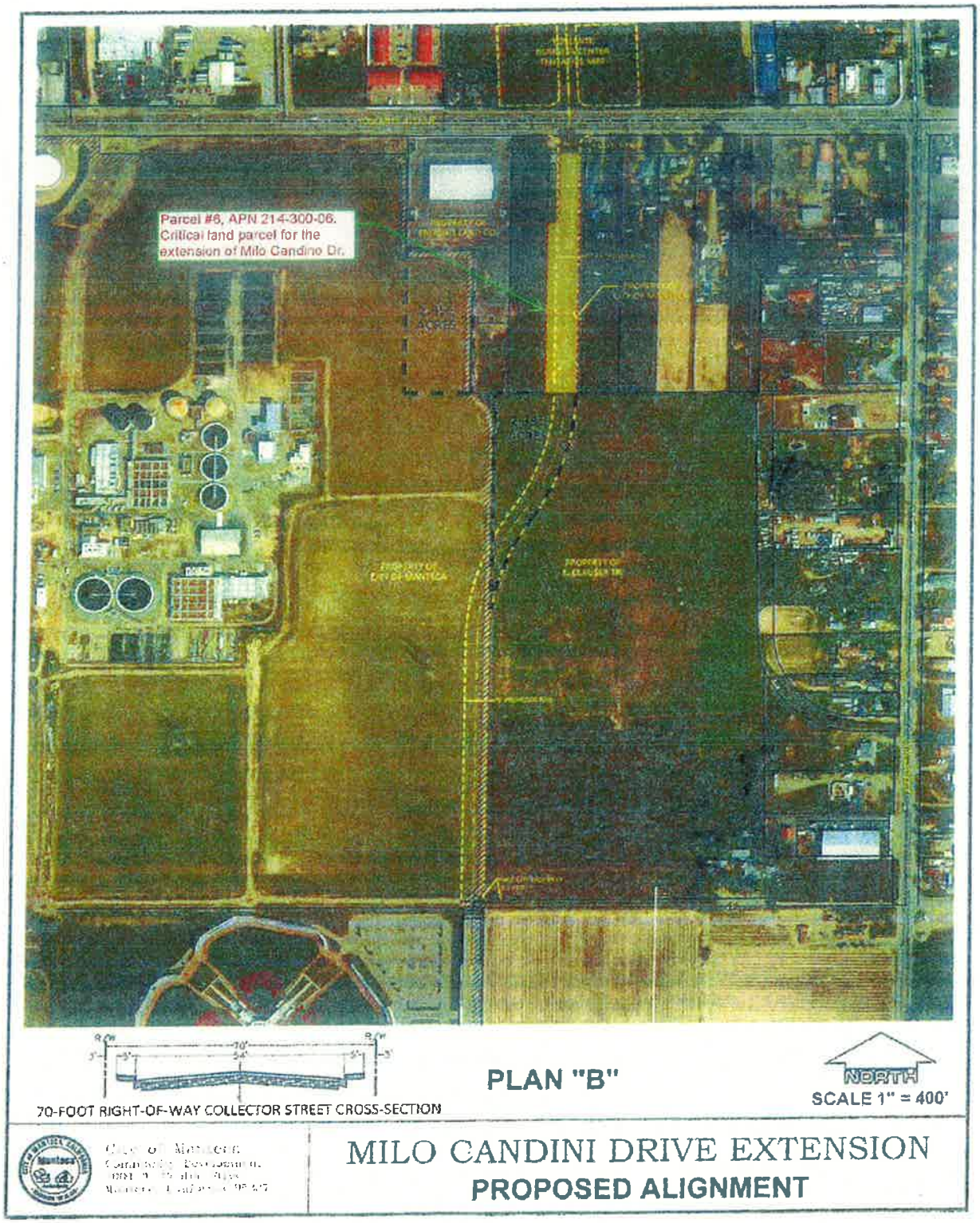
Date of Current Value: October 2013

Proposed Sale Value: Proposed to be transferred to City

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY

City of Manteca Street Master Plan for Milo Candini Drive
Parcel 6, APN #214-300-06 included as Right of Way



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	None
Source of Income/Revenue:	None
Contractual Requirements for use of Income/Revenue:	None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status:	None
Studies Conducted:	No records of studies have been found for this site.
Remediation Efforts:	With no plans to begin development on the property, no environmental assessments have been completed on the property to date, thus no remediation efforts have been needed.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This parcel is vacant remnant property that was acquired with the intention of extending Milo Candini Drive, located to the south of the property, north to West Yosemite Avenue. This road extension is part of the plan to develop higher-intensity commercial and recreational uses along Highway 120. The extension of the road is intended to help alleviate traffic impacts as this development occurs.

This property was acquired at the time of a road widening project on West Yosemite Avenue, and the acquisition assisted in that project as well. This 1.9 acre industrially-zoned parcel is only 75' wide, which severely limits development potential and impacts the value of the land.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

2260 W. Yosemite Avenue was acquired with the intention of extending Milo Candini Drive to West Yosemite Avenue, a major traffic corridor through the City of Manteca. The extension of this road will alleviate high traffic volumes if high-intensity commercial and recreational development occurs along Highway 120. There are otherwise no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to meet future infrastructure needs. The purchase of the property assisted with widening West Yosemite Avenue, a major traffic corridor of the City. The property was also acquired in anticipation of needing to extend Milo Candini Drive north to West Yosemite Avenue. This is necessary as high-intensity commercial and recreational development occurs to the south of West Yosemite Avenue along Highway 120.

Conveying this property to the City meets Successor Agency planning objectives laid out in the Economic Development Element of the 2023 General Plan because the purchase of the property was in anticipation of future infrastructure needs. It also meets the goal of providing adequate public infrastructure to serve for planned economic growth, which was also included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

PARCEL #7 - 2470 DANIELS STREET

PARCEL INFORMATION

Address: 2470 Daniels Street

APN: 241.530.03

Acquisition Date: May 28, 2004

Current Zoning: CG – General Commercial

Property Type: Other

Lot Size: 4.8 Acres

Purpose of Acquisition: This property was purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. As part of the project, the City and the RDA entered into a Stormwater Basin Agreement with the developer, which was recorded on title and commits the City to perpetually operating this facility.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City to ensure it remains a storm water detention basin that continues to meet essential public infrastructure requirements. There is no revenue source for this property, thus it has no private use value. The City funded materials and construction costs for the basin, thus it is an equitable obligation of the Redevelopment Agency to convey this property to the City.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: **$827,988**

Estimated Current Value: $0

Value Basis: Since the property serves as a storm water detention basin, it has no development potential. Development value is $0

Date of Current Value: October 2013

Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status: None

Studies Conducted: Biological Assessment completed by Jones and Stokes – 2003

Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates– 2004

Environmental Noise Analysis done by Bollard & Brennen, Inc. – 2004

Remediation Efforts: The Environmental Initial Study concerns were the effect on biological resources, air quality, and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and "Park and Ride" services are available five days a week to reduce auto emissions. To address geology and soils impacts, the project was designed to reduce any potential soil impacts to a less-than- significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

2470 Daniels Street was originally part of a master plan for a large retail development project known as Stadium Center. After Stadium Center was developed, this property became a storm water detention basin, per the Development Agreement for Stadium Center. No other development proposals have been received for this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

This property currently serves as a storm water detention basin and there are no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was intended to be a storm water basin, as part of the Development Agreement between the developers of Stadium Center and the Redevelopment Agency.

This property meets the planning objective of the Successor Agency to adequately plan for necessary public infrastructure. This property meets an important need to the City by capturing excess storm water and preventing flooding and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. Conveying this property to the City will help ensure this property remains a storm water basin.

PARCEL #8 - 220 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 220 Moffat Boulevard

APN: 221-030-25

Acquisition Date: August 17, 2010

Current Zoning: CBD – Central Business Overlay

Property Type: Public Building

Lot Size: 3.28 Acres

Purpose of Acquisition: Three adjoining properties were originally acquired by the RDA in 2008 and 2010. The parcels were assembled into one parcel with the intent of conveying the property to the City for development of a multimodal transit center, in compliance with grant requirements.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: A public transit station was developed on the property to serve local residents, opening in September 2013. The project was funded by grants from the Federal Transit Administration, State of California Prop 1B, and local transportation funds, and the land was used as part of matching grant requirements. All revenue from the facility must go back into the transit fund to be used solely for transportation purposes. There is no revenue source for this property that has a private use value.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $1,215,000

Estimated Current Value: $0

Value Basis: The property is fully developed as a public multi-modal transit facility. It has no value for commercial development.

Date of Current Value: October 2013

Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: November 30, 2015

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	Some revenue may be received for renting of the community room. However, any funds received from private use of the community space is required to be deposited into the City of Manteca Transit fund for maintenance and operations of the building and associated parking areas.
Source of Income/ Revenue:	Revenue from rental fees for the on-site community room.
Contractual Requirements for use of Income/ Revenue:	All income/revenue from this property must go back into the transit fund and be used for transportation related projects per the grant funding agreement.

ENVIRONMENTAL CONTAMINATION HISTORY

History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Brownfield Status:	None
Studies Conducted:	Phase I Environmental Site Assessment Report done by Levine Fricke – 1991 Phase II Environmental Site Assessment Report done by Levine Fricke – 1995 Phase I Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010 Phase II Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010
Remediation Efforts:	Findings were that the intent of the project is to provide increased access to bus transit and ridesharing which helps reduce vehicle emissions in the City. A Mitigated Negative Declaration proposes measures to reduce impacts related to air quality through dust control measures and diesel bus idling limitations. The Mitigated Negative Declaration also proposed soil assessment, on-site drum assessment and a lead based paint and asbestos survey to address concerns of hazardous materials. Concerns about water quality and impacts were addressed with an on-site storm water collection system. The Mitigated Negative Declaration determined all impacts discussed above are less than significant.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was abandoned railroad right-of-way owned by Union Pacific. The Redevelopment Agency purchased three separate parcels in 2008 and 2010 with the intent of conveying the property to the City for development of a multimodal site. This eliminated blight in the downtown area. It is now the Manteca Transit Station and part of the city-wide Tidewater Bikeway.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

220 Moffat Boulevard is the location of the Manteca Transit Station. Manteca Transit provides a multi-modal public transportation hub, offering local bus service and connection to regional transit. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which routes that connect the City of Manteca to other cities within the region, including the Dublin BART station. Manteca Transit also connects the public to the Altamont Corridor Express (ACE), which is located between the cities of Manteca and Lathrop. ACE and BART connect local citizens to the Silicon Valley and the San Francisco Bay Area.

This property has reached its full potential for transit oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

The acquisition of this property meets the Successor Agency's planning objective of providing adequate public infrastructure to serve economic growth and adequate circulation throughout the downtown area, a goal specifically described in the 2001 Downtown Improvement Plan. The project is also in conformity with the and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

APPENDIX

Exhibit A. Grant Deed for Parcel #4: 600-800 Moffat Blvd., APN: 221-040-61

Exhibit B. Grant Deed for Parcel #6: 2260 W. Yosemite Ave., APN: 241-300-06

Exhibit C. Grant Deed for Parcel #8: 220 Moffat Blvd., APN: 221-030-25

Exhibit D. Resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Revised Long-Range Property Management Plan (LRPMP).

Exhibit A

Grant Deed for Parcel #4: 600-800 Moffat Boulevard

APN: 221-040-61

Exhibit B

Grant Deed for Parcel #6: 2260 W. Yosemite Avenue

APN: 241-300-06

Exhibit C

Grant Deed for Parcel #8: 220 Moffat Boulevard

APN: 221-030-25

Exhibit D

Resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Revised Long-Range Property Management Plan (LRPMP)