

EDMUND G. BROWN JR. - GOVERNOR

915 L STREET SACRAMENTO GA 95814-3706 WWW.DOF.CA.GOV

December 31, 2015

Ms. Darlene Thompson, Finance Director/Treasurer City of Tulare 411 East Kern Avenue Tulare, CA 93274

Dear Ms. Thompson:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Tulare Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on December 12, 2013. The Agency subsequently submitted a revised LRPMP to Finance on October 2, 2015. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on June 12, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

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

Please direct inquiries to Cindie Lor, Supervisor, or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely,

JUST YN HOWARD

Program Budget Manager

cc: Ms. Roxanne Yoder, Chief Deputy City Clerk, City of Tulare Ms. Rita A. Woodard, Auditor-Controller, Tulare County

OSB RESOLUTION 15-05

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF TULARE APPROVING THE SECOND REVISED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the City of Tulare elected to serve as the Successor Agency to the former Tulare Redevelopment Agency ("Successor Agency") pursuant to the Dissolution Act (enacted by Assembly Bills x1 26 and 1484, as codified in the California Health and Safety Code); and

WHEREAS, among the duties of successor agencies under the Dissolution Act is the preparation of a long range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and,

WHEREAS, the Long Range Property Management Plan ("LRPMP") shall be submitted to the Oversight Board of the Successor Agency ("Oversight Board") and to DOF within six months after receiving a Finding of Completion from DOF; and,

WHEREAS, the LRPMP shall include an inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust"), which was established to serve as the repository of the former redevelopment agency's real properties; and,

WHEREAS, the original LRPMP was submitted to DOF on December 12, 2013; and,

WHEREAS, DOF requested additional information and modifications to the original LRPMP; and,

WHEREAS, the first revised LRPMP was submitted to DOF on September 26, 2014 with the requested additional information and modifications; and,

WHEREAS, DOF denied the first revised LRPMP and instructed the Successor Agency to include the 24 properties identified by the State Controller's Office ("SCO") Asset Transfer Review ("24 Properties") for return to the Successor Agency in a second revised LRPMP; and,

WHEREAS, the Successor Agency continues to maintain that the 24 Properties are owned by the City of Tulare, not the Successor Agency, and the City does not consider these properties to be subject to the LRPMP, but due to DOF's insistence that they are included in the LRPMP if the plan is to be approved in total, the Successor Agency has added them in with the City's consent, subject to a final judicial determination of ownership; and,

WHEREAS, the issue of ownership of these properties is being litigated in Court between the City and SCO and the matter is awaiting an appeal of the trial court ruling; and

WHEREAS, the City, by including these properties in the LRPMP, does not concede that they are subject to the LRPMP and reserves its rights to retain the ownership of these properties, subject to a final judicial determination of ownership; and,

WHEREAS, the second revised LRPMP, attached hereto as Exhibit "A", has been prepared by staff and consultants consistent with the provisions of the Dissolution Act, Health and Safety Code Section 34191.5, and the guidelines made available by DOF; and

WHEREAS, the Oversight Board of the Successor Agency wishes to approve the second revised LRPMP and submital it to the DOF; and,

BE IT HEREBY RESOLVED by the Oversight Board of the Successor Agency as follows:

- 1. All the recitals in this Resolution are true and correct and incorporated herein.
- 2. The Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Tulare hereby approves and adopts the revised Long Range Property Management Plan required by HSC Section 34191.5.
- 3. The Secretary shall attest to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED at a special meeting of the Oversight Board of the Successor Agency to the dissolved Redevelopment Agency of the City of Tulare, on the <u>23rd</u> day of <u>September 2015</u>.

Chair of the Oversight Board of Successor Agency to City of Tulare Redevelopment Agency

ATTEST:

STATE OF CALIFORNIA) COUNTY OF TULARE) ss. CITY OF TULARE)

I, Roxanne Yoder, Chief Deputy City Clerk of the City of Tulare, Oversight Board Secretary, certify the foregoing is the full and true Resolution 15-05 passed and adopted by the Oversight Board of Successor Agency to City of Tulare Redevelopment Agency at a special meeting held on September 23, 2015, by the following vote:

Aye(s) John Hess; Ken Nunes; John Beck; Bill Postlewaite; Kathy Melerdez Absent/Abstention(s) Pete Vurderloel NA Noe(s) **OVERSIGHT BOARD SECRETARY** Dated: 123 2015 Roxanne Yoder

Exhibit A

Second Revised Long Range Property Management Plan (LRPMP) Including the following:

- 1. DOF determination letter for the original LRPMP, dated March 6, 2014
- 2. DOF determination letter for the first revised LRPMP, dated December 30, 2014
- 3. Long Range Property Management Plan Checklist
- 4. Property Inventory Spreadsheet
- 5. Property documentation with supplemental site descriptions

Prepared by: Successor Agency to the Tulare Redevelopment Agency



EDMUND G, BROWN JR. 🛎 GOVERNOR

915 L STREET M SACRAMENTO CA N 95814-3706 N WWW.DOF.CA.GOV

March 6, 2014

Ms. Darlene Thompson, Finance Director/Treasurer City of Tulare 411 East Kern Ave Tulare, CA 93274

Dear Ms. Thompson:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Tulare Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on December 12, 2013. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

HSC section 34191.5 defines the requirements of the LRPMP. Based on our review and application of the law, the Agency's LRPMP is not approved as follows:

- Property Nos. 1, 2, and 3 The LRPMP directs the Agency to sell these properties; however, the specific use of the proceeds is not contemplated in the LRPMP or corresponding oversight board (OB) action.
- The plan did not address several items required per HSC sections 34191(c) (1) (E) through 34191(c) (1) (H). Specifically, Agency's plan stated "N/A" for those items. The plan must provide a response and a description, if necessary, for information regarding the following items:
 - o Estimate of income/ revenue
 - o Contractual requirements for use of income/ revenue
 - History of environmental contamination, studies, and/or remediation and designation as a brownfield site
 - o Description of property's potential for transit oriented development
 - o Advancement of planning objectives of the Agency
 - o History of previous development proposals and activity
- Pursuant to HSC section 34167.5 the State Controller's Office (SCO) ordered the return
 of 24 parcels listed on Schedule 2 of the Asset Transfer Review issued December 2012.
 HSC section 34191.5 (b) states the Agency shall prepare a LRPMP that addresses the
 disposition and use of the real properties of the former redevelopment agency; therefore,
 the parcels ordered to be returned to the Agency should be included in the LRPMP.

As authorized by HSC section 34191.5 (b), Finance is not approving the LRPMP. The Dissolution Act does not allow a meet and confer for Finance's review of the LRPMP.

Ms. Darlene Thompson March 6, 2014 Page 2

Therefore, the Agency should revise the LRPMP to address the issues noted above and resubmit an OB approved revised LRPMP to Finance for approval.

Please direct inquiries to Beliz Chappule, Supervisor, or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely,

JUSTYN HOWARD Assistant Program Budget Manager

 Ms. Roxanne Yoder, Chief Deputy City Clerk, City of Tulare
 Ms. Rita A. Woodard, Tulare County Auditor-Controller
 Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State Controller's Office
 California State Controller's Office



EDMUND G. BROWN JR. . GOVERNOR 915 L STREET SACRAMENTO CA S95814-3706 WWW.DOF.CA.GOV

December 30, 2014

Ms. Darlene Thompson, Finance Director/Treasurer City of Tulare 411 East Kern Ave Tulare, CA 93274

Dear Ms. Thompson:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Tulare (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on December 12, 2013. The Agency subsequently submitted a revised LRPMP to Finance on September 26, 2014. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

HSC section 34191.5 defines the requirements of the LRPMP. Based on our review and application of the law, the Agency's LRPMP is not approved as follows:

 The State Controller's Office (SCO) completed its Asset Transfer Review pursuant to HSC section 34167.5 and ordered the return of 24 parcels listed on Schedule 2 of the SCO report issued in December 2012. The Agency should include these properties in its LRPMP and address the disposition and use of these properties pursuant to HSC section 34191.5 (b).

As authorized by HSC section 34191.5 (b), Finance is not approving the LRPMP. The Dissolution Act does not allow a meet and confer for Finance's review of the LRPMP. Therefore, the Agency should revise the LRPMP to address the issues noted above and resubmit an OB approved revised LRPMP to Finance for approval.

Please direct inquiries to Beliz Chappule, Supervisor, or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely. JUSTYN HOWARD Acting Program Budget Manager

cc: on the following page

cc:

Ms. Roxanne Yoder, Chief Deputy City Clerk, City of Tulare Ms. Rita A. Woodard, Tulare County Auditor-Controller

Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State Controller's Office

California State Controller's Office



ONG-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 Tulare Successor Agency

Date Finding of Completion Received: June 12, 2013

Date Oversight Board Approved LRPMP: September 23, 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.

Х	Yes	No
× •	100	

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

Х	Yes		No
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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
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For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Χ	Yes		No
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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.

XYes 🗌 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 No
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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 No
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The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

XYes 🗌 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.

The Department of Finance determination letters on the Long Range Property Management Plan dated March 6, 2014 and December 30, 2014 request that 24 properties ordered for return by the State Controller's Office and listed on Schedule 2 of the Asset Transfer Review be included in the LRPMP.

The Successor Agency continues to maintain that those 24 properties are owned by the City of Tulare, not the Successor Agency, and the City does not consider these properties to be subject to the LRPMP. However, the Successor Agency has added them in with the City's consent, subject to a final judicial determination of ownership, to satisfy DOF's request that they be included in the LRPMP for the plan to be approved.

The issue of ownership of these properties is being litigated in Court as SCO has ordered them returned to the Successor Agency. The matter is awaiting an appeal of the trial court ruling. The City, by including these properties in the LRPMP, does not concede that they are subject to the LRPMP and reserves its rights to retain the ownership of these properties if the Court of Appeals rules in favor of the City.

Agency Contact Information									
Name:	Darlene Thompson	Name:	Tara Matthews						
Title:	Finance Director/Treasurer	Title:	Consultant						
Phone:	559.684.4255	Phone:	714.316.2111						
Email:	dthompson@ci.tulare.ca.us	Email:	tmatthews@webrsg.com						
Date:	September 23, 2015	Date:	September 23, 2015						
Name:Darlene ThompsonName:Tara MatthewsTitle:Finance Director/TreasurerTitle:ConsultantPhone:559.684.4255Phone:714.316.2111Email:dthompson@ci.tulare.ca.usEmail:tmatthews@webrsg.comDate:September 23, 2015Date:September 23, 2015									
APPROVED/DE	NIED BY:	DATE:							
APROVAL OR E	DENIAL LETTER PROVIDED: VES DATE AG	SENCY NOTIFIED:	and the second second						

Form DF-LRPMP (11/15/12)

Successor Agency: Tulare City

	Tulare												erty Value/Sale Info										r Property Info
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA										Prop										Othe			
HSC 34191.5 (c)(1)(C)			HSC 34	4191.5 (c)(2)	HSC	: 34191.5 (c)(1)	(A)			SALE OF	PROPERTY	HSC 34191 5 (c)(1)(B)	н	ISC 3419	1.5 (c)(1)(C)	HSC 34191.5 (c)(1)(D)	HSC 34	191,5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	HSC 34 Does the	191.5 (c)(1)(G)	HSC 34191.5 (c)(1)H)
No. Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value		Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot S	Siza	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/ Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	property have the potential as a transit oriented	Were there advancements to the successor agency's planning objectives?	development proposals
	1	Vacant	Sale of	Fulfill an Enforceable	Sell property and apply sales proceeds to			1				Once approved			Square	Single-Family Residenlial - R-1-6			Ne			Vec.	
1 568 East Walnut	181-040-011	Lot/Land Vacant	Sale of	Obligation Fulfill an Enforceable	fulfill approved enforceable obligations. Sell property and apply sales proceeds to	6/30/2011	<u>\$ 21,517</u>	\$ 22,000		Market	\$ 22,000	by DOF Once approved	Eliminate Blight	42,611	Square	Retail Commercial -	\$ 22,000	0	NO	190	INO	105	NO
2 225-227 South K Street	176-051-003	Lol/Land Vacant	Property Sale of	Obligation Fulfill an Enforceable	fulfill approved enforceable obligations. Sell property and apply sales proceeds to	10/06/2010	\$ 65,044	\$ 42,000	12/06/2013	Market	\$ 42,000	by DOF Once approved	Eliminate Blight			C-3 Single-Family	\$ 42,000	0	No	No	No	Yes	No
3 820 Wright Way	175-220-010	LoVLand	Property	Obligation	fulfill approved enforceable obligations	12/21/2007	\$ 252,119	\$30,000	12/06/2013	Market	\$ 30,000	by DOF	Eliminate Blight	42,661	Feel	Residential - R-1-6	\$ 30,000	0	No	No	No	Yes	No
4 SW Corner J & Cross (A)	169-140-013	Vacant Lot/Land	Sale of Property	Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	2/7/2007	\$ 206,516	\$ 482,766	12/21/2012	Book	\$ 482,000	Once approved by DOF*	Eliminate Blight	46,587	Feel	Service Commercial District - C-4	\$ 482,766	\$24,000	Yes	Yes	No	Yes	Yes
5 SW Comer J & Cross (B)	169-140-014	Vacant Lol/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations	2/7/2007	\$ 331,582		12/21/2012	Book	\$ 584,000	Once approved by DOF*	Eliminate Blight	74.801	Square Feet	Service Commercial District - C-4	\$ 584.389	Included in Property #4	Yes	Yes	No	Yes	Yes
		Concerns.	Sale of	Fulfill an Enforceable	Sell property and apply sales proceeds to					0t		Once approved	201		Square	Retail Commercial -						74	
6 424 North N Street	170-232-008	Vacant	Property Sale of	Obligation Fulfill an Enforceable	fulfill approved enforceable obligations. Sell property and apply sales proceeds to	8/4/2008	\$ 385,000	5 407 297	12/21/2012	BOOK	\$ 407,000	Once approved	Eliminate Blight Mixed use development		Square	Retail Commercial -	\$ 407,297	\$12	Yes	ND	NO	res	res
7 450 1/2 North N Street	170-232-010	Lot/Land Vacant	Property Sale of	Obligation Fulfill an Enforceable	fulfill approved enforceable obligations. Self property and apply sales proceeds to	11/3/2008	\$ 86,000	\$ 116,462	12/21/2012	Book	\$ 116,000	by DOF* Once approved	with medical office Mixed use development	5,625	1 000	C-3 Relail Commercial -	<u>\$ 116,462</u>	0	No	No	No	Yes	No
8 446 North N Street	170-232-011	Lot/Land	Property	Obligation	fulfill approved enforceable obligations	11/3/2008	\$ 90,000	\$ 95,947	12/21/2012	Book	\$ 95,000	by DOF*	with medical office	5,625	Feet	C-3	\$ 95,947	0	No	No	No	Yes	No
9 400 Block North N Streat	170-232-016	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations	11/18/2006	\$ 91,322	\$ 112,105	12/21/2012	Book	\$ 112,000	Once approved by DOF*	Mixed use development with medical office	12,645		Professional Office - C-2	\$ 112,105	0	No	No	No	Yes	No
N 63150 - 200 - 1/100069 - 30		Vacant	Governmental	N/A	Transfer to the City for use as a dog park	11/18/2006				Deek		Once approved	Mixed use development with medical office		Square	Professional Office -	s 218,532	0	NIC	No	Ma	Vas	Nia
10 400 Block North O Street	170-232-017	Lot/Land Vacant	Sale of	Fulfill an Enforceable	along the Santa Fe Trail Sell property and apply sales proceeds to			\$ 218,532		DUUK		by DOF* Once approved	Mixed use development		Square	Retail Commercial -		0	NO	NO	140	res	
11 400 Block North O Street	170-233-012	Lol/Land Vacant	Property Sale of	Obligation Fulfill an Enforceable	fulfill approved enforceable obligations.	11/18/2006	\$ 360,000	\$ 365,772	12/21/2012	Book	\$ 365,000	by DOF* Once approved	with medical office Mixed use development	51,540		C-3 Professional Office -	\$ 365,772	0	No	No	No	Yes	No
12 300 Block North M Street	170-241-011	LoVLand	Property	Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	11/18/2006	\$ 160,000	\$ 163,018	12/21/2012	Book	\$ 163,000	by DOF*	with medical office	22,500	Feel	C-2	\$ 163,018	0	No	No	No	Yes	No
13 300 Block North N Street	170-241-012	Vacant Lot/Land	Sale of Property	Fuifill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	11/18/2006	\$ 160,000	\$ 162,726	12/21/2012	Book	\$ 162,000	Once approved by DOF*	Mixed use development with medical office	22,500		Professional Office - C-2	\$ 162,726	0	No	No	No	Yes	No
		Vacant	Sale of	Fulfill an Enforceable	Sell property and apply sales proceeds to							Once approved	Mixed use development		Square	Professional Office -		0	NI	his	b1-	Var	NI-
14 300 Block North N Street	170-242-016	Lot/Land Vacant	Property Sale of	Obligation Fulfill an Enforceable	fulfill approved enforceable oblications. Sell property and apply sales proceeds to	11/18/2006	\$ 133,866	5 136,772	12/21/2012	BOOK	\$ 136,000	by DOF* Once approved	with medical office Mixed use development	18,718		C-2 Professional Office -	\$ 136,772	0	NO	ND	INO	Yes	NO
15 300 Block North O Street	170-242-017	Lot/Land Vacant	Property Sale of	Obligation Fulfill an Enforceable	fulfill approved enforceable obligations.	11/18/2006	\$ 161,134	\$ 161,659	12/21/2012	Book	\$ 161,000	by DOF* Once approved	with medical office Partnership development	22,532		C-2 Multi-family	\$ 161,659	0	No	No	No	Yes	No
16 NW Corner M & San Joaquin	170-253-017	Lol/Land	Property	Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	6/1/1998	\$ 117,000	\$ 1,450	12/21/2012	Book	\$ 1,000	by DOF*	with Salvation Army	11,250	Feet	Residential - R-M-3	\$ 1,450	0	No	No	No	Yes	Yes
17 420 North J Street	170-261-015	Parking Lot/Structure	Governmental Use	N/A	Transfer to the City for continued availability as a parking lot.	2/3/2007	\$ 98.239	\$ 162.037	12/21/2012	Book	\$ 162.000	Once approved by DOF*	Eliminate Blight	18,450		Relail Commercial - C-3	\$ 162,037	0	No	No	No	Yes	Yes
· · · · · · · · · · · · · · · · · · ·		Parking	Governmental	ALCO.	Transfer to the City for continued availability							Once approved			Square	Retail Commercial -			Ne	No	bla	Vez	Vez
18 400 Block North K Street	170-261-016	Lot/Structure Vacant	Use Sale of	Fulfill en Enforceable	as a parking lot. Sell property and apply sales proceeds to	2/3/2007			12/21/2012			by DOF* Once approved	Eliminate Blight	22,330	Square	C-3 Retail Commercial -	\$ 118,724	0	140		NO	162	108
19 424 North K Street	170-263-002	Lot/Land	Property	Obligation	fulfill approved enforceable obligations. Transfer to Tulare Transit for use as part of	1/8/2008	\$ 240,000	\$ 251,624	12/21/2012	Book	\$ 251,000	by DOF* Once approved	Eliminate Blight	7,500		C-3 Relail Commercial -	\$ 251,624	0	No	No	No	Yes	No
20 400 Block North K Street	170-263-016	Vacant Lot/Land	Governmental Use	N/A	the Tulare Transit Center.	11/18/2006	\$ 91,120	\$ 91,120	12/21/2012	Book	\$ 91,000	by DOF*	Eliminate Blight	3,750	Feet	C-3	\$ 91,120	0	No	No	No	Yes	No
21 335 South J Street	176-031-001	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	6/1/2007	\$ 295.000	\$ 473.031	12/21/2012	Book	S 473.000	Once approved by DOF*	Eliminate Blight	11,742		Service Commercial District - C-4	\$ 473,031	0	No	No	No	Yes	No
			Sale of	Fulfill an Enforceable	Sell property and apply sales proceeds to							Once approved			Square	Retail Commercial -		£40.540		bla		¥	Y
22 113-117 South M Street	176-076-004	Commercial	Property Sale of	Obligation Fulfill an Enforceable	fulfill approved enforceable obligations. Sell property and apply sales proceeds to	5/11/2010			12/21/2012			by DOF* Once approved	Eliminate Blight		Square	C-3 Retail Commercial -	\$ 333,929	\$48,540			140	res	res
23 134 South K Street	176-082-010	Commercial	Properly Sale of	Obligation	fulfill approved enforceable obligations.	12/10/2011	\$ 350,000	\$ 350,000	12/21/2012	Book	\$ 350,000	by DOF* Once approved	Eliminate Blight	6,818		C-3	\$ 350,000	\$12,000	Yes	No	No	Yes	Yes
24 SE Corner K & O'Neal	181-040-014/15	Vacant Lot/Land	Property	Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations	5/1/2007	\$ 441,685	\$ 10,655	12/21/2012	Book	\$ 10,000	by DOF*	Eliminate Blight	108,900		Light Industrial - M-1	\$ 10,655	0	No	No	No	Yes	No
25 510 E. Almond Court	181-050-044	Vacani Loi/Land	Sale of Property	Fulfil an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations	8/29/2008	\$ 193.681	\$ 244.906	12/21/2012	Book	\$ 244.000	Once approved by DOF*	Eliminate Blight	15,065	Square Feet	Light Industrial - M-1	\$ 244,906	0	No	No	No	Yes	No
		Vacant	Sale of	Fulfill an Enforceable	Sell property and apply sales proceeds to							Once approved			Square	Multi family			NI.	NI.	A.L.		
26 1285 East Paige	191-070-015	Lot/Land Vacant	Property Governmental	Obligation	fulfill approved enforceable obligations. Transfer to City for use in intersection	3/26/2008	\$ 1,650,000	\$ 1,729,453	12/21/2012	Book	\$ 1,729,000	Once approved	Eliminate Blight	576,734	Square	Residential - R-M-3	\$ 1,729,453	0	INO	INO .	140	res	40
27 4266 South K Street	191-350-010/11	Lol/Land	Use	N/A	improvements.	1/1/2006	\$ 160,535	\$ 293,518	12/21/2012	Book	\$ 293,000		Interchange improvement	217,800	Feet	Light Industrial - M-1	\$ 293,518	\$1,200	Yes	Yes	No	Yes	Yes
* Subject to final judicial determination	on of ownership.																						

Subject to final judicial determination of ownership.
 Subject to final judicial determination of ownership.
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 NOTE: The Successor Agency continues to maintain that properties #4.27, which are the same 24 properties listed on Schedule 2 of the State Controller's Office Asset Transfer
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 (The Court of Appeals rules in favor of the City.

SUBJECT SITES DESCRIPTION

Properties for sale

Property 1 – 568 Walnut Avenue

Parcel Description: Property 1 consists of a vacant parcel of approximately 42,661 square feet.

<u>Site Improvements</u>: Property 1 was formerly the location of a single-family residence served by City water, sanitary sewer, storm water drainage, solid waste, and street cleaning services. Being within the City Limits of the City of Tulare, Property 1 is also serviced by City Police and Fire and other City Municipal Departments. The single-family residence is no longer on the site, and the site is currently vacant.

Current Designation: Property 1 is currently designated:

- General Plan Low Density Residential (LDR)
- Zoning Single-Family Residential (R-1-6)

<u>Estimate of Current Value</u>: The property was acquired on June 30, 2011 for \$21,517. Craig Smith of Craig Smith and Associates, one of the largest independent real estate brokerages in Tulare, estimated the current value as of December 6, 2013 to be approximately \$22,000-\$25,000.

Property 2 - 225 - 227 South "K" Street

<u>Parcel Description</u>: Property 2 is an approximately 7,275 square-foot parcel located at 227 South K Street in the City of Tulare. The property is vacant and formerly the site of a Downtown Retail Commercial structure and business.

<u>Site Improvements</u>: Property 2 is a vacant lot served by City water, sanitary sewer, storm water drainage, solid waste, and street cleaning services. Being within the City Limits of the City of Tulare, the Site is also serviced by City Police and Fire and other City Municipal Departments.

Current Designation: Property 2 is currently designated:

- General Plan Central Business District (CBD)
- Zoning Commercial (C-3)

<u>Estimate of Current Value</u>: The property was acquired on October 6, 2010 for \$65,044. Craig Smith of Craig Smith and Associates, one of the largest independent real estate brokerages in Tulare, estimated the current value as of December 6, 2013 to be approximately \$42,000-\$45,000.

Property 3 – 820 Wright Way

Parcel Description: Property 3 consists of a vacant parcel of approximately 42,661 square feet.

<u>Site Improvements</u>: Property 3 was formerly the location of a single-family residence served by City water, sanitary sewer, storm water drainage, solid waste, and street cleaning services. Being within the City Limits of the City of Tulare, the Site is also serviced by City Police and Fire and other City Municipal Departments. The single-family residence is no longer on the site, and the site is currently vacant.

<u>Current Designation</u>: Property 3 is currently designated:

- General Plan Low Density Residential (LDR)
- Zoning Single-Family Residential (R-1-6)

<u>Estimate of Current Value</u>: The property was acquired on December 27, 2007 for \$252,119. Craig Smith of Craig Smith and Associates, one of the largest independent real estate brokerages in Tulare, estimated the current value as of December 6, 2013 to be approximately \$30,000-\$35,000.

Property 4 – SW Corner J & Cross (A)

<u>Parcel Description and History</u>: Property 4 consists of a vacant parcel of approximately 46,587 square feet with a history of remediated environmental contamination. This property, together with property 5, was part of a planned grocery store to be developed by The Orosco Group. The development did not occur due to the 2008 economic downturn, but The Orosco Group has still expressed intent to develop the grocery store. Revenue from properties 4 and 5 is entirely spent on maintenance by contractual agreement.

<u>Site Improvements</u>: Property 4 is currently vacant.

<u>Current Designation</u>: Property 4 is currently designated:

- General Plan Central Business District
- Zoning Service Commercial District (C-4)

<u>Estimate of Current Value</u>: The property was acquired on 2/7/2007 for \$206,516. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$482,766.

Property 5 – SW Corner J & Cross (B)

<u>Parcel Description and History</u>: Property 5 consists of a vacant parcel of approximately 74,801 square feet with a history of remediated environmental contamination. This property, together with property 4, was part of a planned grocery store to be developed by The Orosco Group. The development did not occur due to the 2008 economic downtown, but The Orosco Group has still expressed intent to develop the grocery store. Revenue from properties 4 and 5 is entirely spent on maintenance by contractual agreement.

Site Improvements: Property 5 is currently vacant.

Current Designation: Property 5 is currently designated:

- General Plan Central Business District
- Zoning Service Commercial District (C-4)

<u>Estimate of Current Value</u>: The property was acquired on 2/7/2007 for \$331,582. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$584,389.

Property 6 – 424 North N Street

Parcel Description: Property 6 consists of a parcel of approximately 7,500 square feet.

<u>Site Improvements</u>: Property 6 contains a building approximately 3,750 square feet in size, currently leased to and used by the Tulare Emergency Aid Council ("TEAC"). TEAC provides emergency services to the working poor, homeless, elderly, transients, migrant workers, and unemployed. Services provided include food, shelter, transportation, clothing, medical prescriptions, gasoline, and referrals to other service organizations. Revenue from property 6 is entirely spent on maintenance by contractual agreement.

Current Designation: Property 6 is currently designated:

- General Plan Central Business District
- Zoning Retail Commercial (C-3)

<u>Estimate of Current Value</u>: The property was acquired on 8/4/2008 for \$385,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$407,297.

Property 7 – 450 1/2 North N Street

<u>Parcel Description and History</u>: Property 7 consists of a vacant parcel of approximately 5,625 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 7 is currently vacant.

<u>Current Designation</u>: Property 7 is currently designated:

- General Plan Central Business District
- Zoning Retail Commercial (C-3)

Estimate of Current Value: The property was acquired on 11/3/2008 for \$86,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$116,462.

Property 8 – 446 North N Street

<u>Parcel Description and History</u>: Property 8 consists of a vacant parcel of approximately 5,625 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 8 is currently vacant.

Current Designation: Property 8 is currently designated:

- General Plan Central Business District
- Zoning Retail Commercial (C-3)

<u>Estimate of Current Value</u>: The property was acquired on 11/3/2008 for \$90,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$95,947.

Property 9 – 400 Block North N Street

<u>Parcel Description and History</u>: Property 9 consists of a vacant parcel of approximately 12,645 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 9 is currently vacant.

Current Designation: Property 9 is currently designated:

- General Plan Central Business District
- Zoning Professional Office (C-2)

<u>Estimate of Current Value</u>: The property was acquired on 11/18/2006 for \$91,322. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$112,105.

Property 11 – 400 Block North O Street

<u>Parcel Description and History</u>: Property 11 consists of a vacant parcel of approximately 51,540 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 11 is currently vacant.

Current Designation: Property 11 is currently designated:

- General Plan Central Business District
- Zoning Retail Commercial (C-3)

<u>Estimate of Current Value</u>: The property was acquired on 11/18/2006 for \$360,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$365,772.

Property 12 – 300 Block North M Street

<u>Parcel Description and History</u>: Property 12 consists of a vacant parcel of approximately 22,500 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 12 is currently vacant.

<u>Current Designation</u>: Property 12 is currently designated:

- General Plan Central Business District
- Zoning Professional Office (C-2)

<u>Estimate of Current Value</u>: The property was acquired on 11/18/2006 for \$160,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$163,018.

Property 13 – 300 Block North N Street

<u>Parcel Description and History</u>: Property 13 consists of a vacant parcel of approximately 22,500 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 13 is currently vacant.

Current Designation: Property 13 is currently designated:

- General Plan Central Business District
- Zoning Professional Office (C-2)

<u>Estimate of Current Value</u>: The property was acquired on 11/18/2006 for \$160,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$162,726.

Property 14 – 300 Block North N Street

<u>Parcel Description and History</u>: Property 14 consists of a vacant parcel of approximately 18,718 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 14 is currently vacant.

Current Designation: Property 14 is currently designated:

- General Plan Central Business District
- Zoning Professional Office (C-2)

<u>Estimate of Current Value</u>: The property was acquired on 11/18/2006 for \$133,866. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$136,772.

Property 15 – 300 Block North O Street

<u>Parcel Description and History</u>: Property 15 consists of a vacant parcel of approximately 22,532 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 15 is currently vacant.

Current Designation: Property 15 is currently designated:

- General Plan Central Business District
- Zoning Professional Office (C-2)

<u>Estimate of Current Value</u>: The property was acquired on 11/18/2006 for \$161,134. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$161,659.

Property 16 – NW Corner M & San Joaquin

<u>Parcel Description and History</u>: Property 16 consists of a vacant parcel of approximately 11,250 square feet. The former Redevelopment Agency purchased property 16 to help the Salvation Army, located adjacent to the property, develop a fitness gym. This property was purchased in part with CDBG funds.

Site Improvements: Property 16 is currently vacant.

Current Designation: Property 16 is currently designated:

- General Plan Central Business District
- Zoning Multi-family residential (R-M-3)

<u>Estimate of Current Value</u>: The property was acquired on 6/1/1998 for 117,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$1,450.

Property 19 – 424 North K Street

Parcel Description: Property 19 consists of a vacant parcel of approximately 7,500 square feet.

Site Improvements: Property 19 is currently vacant.

<u>Current Designation</u>: Property 19 is currently designated:

- General Plan Central Business District
- Zoning Retail Commercial (C-3)

<u>Estimate of Current Value</u>: The property was acquired on 1/8/2008 for \$240,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$251,624.

Property 21 – 335 South J Street

<u>Parcel Description</u>: Property 21 consists of a vacant parcel of approximately 11,742 square feet.

Site Improvements: Property 21 is currently vacant.

Current Designation: Property 21 is currently designated:

- General Plan Service Commercial
- Zoning Service Commercial District (C-4)

<u>Estimate of Current Value</u>: The property was acquired on 6/1/2007 for \$295,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$473,031.

Property 22 – 113-117 South M Street

<u>Parcel Description and History</u>: Property 22 consists of a parcel of approximately 5,000 square feet. A developer described plans to develop this site, but did not proceed with any proposals. Revenue from property 22 is entirely spent on maintenance by contractual agreement.

<u>Site Improvements</u>: Property 22 includes a 5,000 square-foot office building with multiple units. Tenants include the Tulare County Court Referral Program, Tulare Volunteer Bureau, Tulare County Mental Health One-Stop Center, and Success Auto Insurance.

Current Designation: Property 22 is currently designated:

- General Plan Central Business District
- Zoning Retail Commercial (C-3)

<u>Estimate of Current Value</u>: The property was acquired on 5/11/2010 for \$330,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$333,929.

Property 23 – 134 South K Street

<u>Parcel Description</u>: Property 23 consists of a parcel of approximately 6,818 square feet. Revenue from property 22 is entirely spent on maintenance by contractual agreement.

<u>Site Improvements</u>: Property 23 contains a 5,400 square-foot retail building currently occupied by Sid's Upholstery, a local business.

Current Designation: Property 23 is currently designated:

- General Plan Central Business District
- Zoning Retail Commercial (C-3)

<u>Estimate of Current Value</u>: The property was acquired on 12/10/2011 for \$350,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$350,000.

Property 24 – SE Corner K & O'Neal

<u>Parcel Description and History</u>: Property 24 consists of two adjacent, vacant parcels totaling approximately 108,900 square feet.

Site Improvements: Property 24 is currently vacant.

Current Designation: Property 24 is currently designated:

- General Plan Light Industrial
- Zoning Light Industrial (M-1)

Estimate of Current Value: The property was acquired on 5/1/2007 for \$441,685. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$10,655.

Property 25 – 510 East Almond Court

<u>Parcel Description</u>: Property 25 consists of a vacant parcel of approximately 15,065 square feet.

Site Improvements: Property 25 is currently vacant.

Current Designation: Property 25 is currently designated:

- General Plan Light Industrial
- Zoning Light Industrial (M-1)

<u>Estimate of Current Value</u>: The property was acquired on 8/29/2008 for \$193,681. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$244,906.

Property 26 – 1285 East Paige

<u>Parcel Description</u>: Property 26 consists of a vacant parcel of approximately 576,734 square feet.

<u>Site Improvements</u>: Property 26 is currently vacant. It features a storm drain used by the City for Golden State Highway, State Route 99.

<u>Current Designation</u>: Property 26 is currently designated:

- General Plan Community Commercial
- Zoning Multi-family residential (R-M-3)

<u>Estimate of Current Value</u>: The property was acquired on 3/26/2008 for \$1,650,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$1,729,453.

Properties dedicated to governmental use purposes

Property 10 – 400 Block North O Street

<u>Parcel Description and History</u>: Property 10 consists of a vacant parcel of approximately 32,355 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 10 is currently vacant.

Current Designation: Property 10 is currently designated:

- General Plan Central Business District
- Zoning Professional Office (C-2)

<u>Estimate of Current Value</u>: The property was acquired on 11/18/2006 for \$233,678. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$218,532.

Property 17 – 420 North J Street

Parcel Description: Property 17 consists of a parcel of approximately 18,450 square feet.

<u>Site Improvements</u>: Property 17 currently contains a parking lot serving local businesses. The parking lot produces no income.

Current Designation: Property 17 is currently designated:

- General Plan Central Business District
- Zoning Retail Commercial (C-3)

<u>Estimate of Current Value</u>: The property was acquired on 2/3/2007 for \$98,239. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$162,037.

Property 18 – 400 Block North K Street

Parcel Description: Property 18 consists of a parcel of approximately 22,330 square feet.

<u>Site Improvements</u>: Property 18 currently contains a parking lot serving local businesses. The parking lot produces no income.

<u>Current Designation</u>: Property 18 is currently designated:

- General Plan Central Business District
- Zoning Retail Commercial (C-3)

<u>Estimate of Current Value</u>: The property was acquired on 2/3/2007 for 118,695. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$118,724.

Property 20 – 400 Block North K Street

Parcel Description: Property 20 consists of a vacant parcel of approximately 3,750 square feet.

Site Improvements: Property 20 is currently vacant.

Current Designation: Property 20 is currently designated:

- General Plan Central Business District
- Zoning Retail Commercial (C-3)

<u>Estimate of Current Value</u>: The property was acquired for \$91,120. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$91,120.

Property 27 – 4266 South K Street

<u>Parcel Description and History</u>: Property 27 consists of two adjacent, vacant parcels of approximately 217,800 square feet. The property was environmentally contaminated. The former Redevelopment Agency used EPA Brownfield Program funding to clean it. The Redevelopment Agency planned to use this property for an interchange improvement. Revenue from property 27, derived from a billboard on site, is entirely spent on maintenance by contractual agreement.

Site Improvements: Property 27 is currently vacant except for a billboard.

Current Designation: Property 27 is currently designated:

- General Plan Heavy Industrial
- Zoning Light Industrial (M-1)

Estimate of Current Value: The property was acquired on 1/1/2006 for \$160,535. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be \$293,518.

Note on Additional 24 Properties

The Successor Agency continues to maintain that properties #4-27, which are the same 24 properties listed on Schedule 2 of the State Controller's Office Asset Transfer Review, are owned by the City of Tulare, not the Successor Agency, and the City does not consider these properties to be subject to the LRPMP. However, the Successor Agency has added them in with the City's consent, subject to a final judicial determination of ownership, to satisfy DOF's request that they be included in the LRPMP if the plan is to be approved.

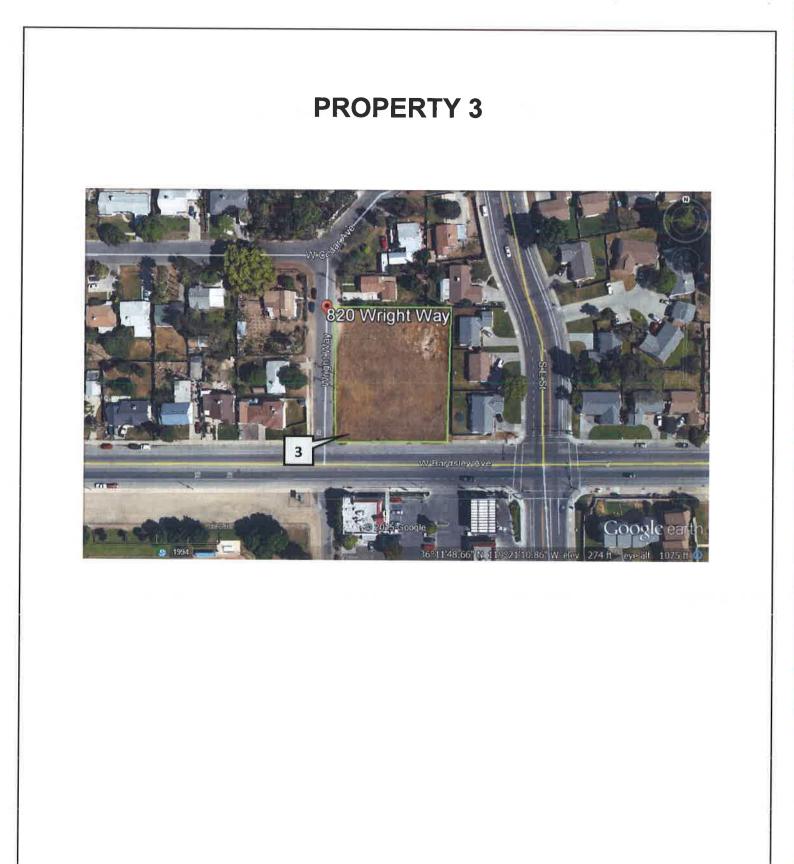
The issue of ownership of these properties is being litigated in Court as SCO has ordered them returned to the Successor Agency. The matter is awaiting an appeal of the trial court ruling. The City, by including these properties in the LRPMP, does not concede that they are subject to the LRPMP and reserves its rights to retain the ownership of these properties if the Court of Appeals rules in favor of the City.

PROPERTIES 1, 24, AND 25



PROPERTIES 2 AND 21





PROPERTIES 4, 5, 17, 18, 19, AND 20



PROPERTIES 6 to 16



PROPERTIES 22 AND 23



PROPERTY 26



PROPERTY 27

