

## Public Notice and Agenda for a Special Meeting of the Successor Agency to the Sanger Redevelopment Agency of the City of Sanger

## Thursday, January 25, 2018 4:00 PM

Council Chamber Sanger City Hall 1700 7<sup>th</sup> Street Sanger, California 93657

Prior to action by the Successor Agency on any item on this agenda, the public may comment on that item.

- A. CALL TO ORDER
- B. FLAG SALUTE
- C. ROLL CALL
- D. <u>DEPARTMENT REPORT</u>
  - 1. <u>SUBJECT:</u> Recognized Obligation Payment Schedule (ROPS 18-19).

    <u>RECOMMENDATION:</u> That the Successor Agency approve Resolution No. 18-01 adopting the July 2018 through June 2019 Recognized Obligation Payment Schedule (ROPS 18-19) pursuant to Health and Safety Code Section 34177.
  - 2. <u>SUBJECT:</u> Last and Final Recognized Obligation Payment Schedule.

    <u>RECOMMENDATION:</u> That the Successor Agency approve Resolution No.

    18-02 adopting the July 2018 through June 2046 Last and Final Recognized Obligation Payment Schedule pursuant to Health and Safety Code Section 34177.
  - SUBJECT: Full Reconveyance on a Deed of Trust Regarding Former Redevelopment Agency.
     RECOMMENDATION: That the Successor Agency authorize the City Manager to execute necessary documents to reconvey deed of trust regarding 1728 Sanger Avenue, Sanger, CA 93657 to The Desmond Family Real Estate Limited Partnership, a California Limited Partnership.

## E. ADJOURNMENT

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate at this meeting, please contact the City Clerk at 559/876-6300 Ext 1350.

I certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Dated this 24th day of January 2018.

Rebeca Padron, City Clerk



Agenda Item No.:

0-1

## SUCCESSOR AGENCY TO THE SANGER REDEVELOPMENT AGENCY OF THE CITY OF SANGER

## Report to the Successor Agency

To:	Successor Agency Board of Directors
From:	Gary Watahira, Director of Administrative Services
Subject:	Recognized Obligation Payment Schedule (ROPS 18-19)
Attachments	Resolution No. 18-01  Adopting the July 2018 through June 2019 Recognized Obligation Payment Schedule (ROPS 18-19) Pursuant to Health and Safety Code Section 34177
CONFLICT	<u>OF INTEREST</u> :
None.	
RECOMME	NDATION:
That the Succ Recognized C 34177.	cessor Agency approves Resolution Nol 2-01 adopting the July 2018 through June 2019 Obligation Payment Schedule (ROPS 18-19) Pursuant to Health and Safety Code Section
EXECUTIV	E SUMMARY:
	or Agency will consider a resolution approving the Recognized Obligation Payment the July 1, 2018 through June 30, 2019 time (ROPS 18-19).
Prepared by:	Gary Watahira Approved by:
REVIEW: Ci	ty Manager: City Attorney:
TYPE OF ITE	M: COUNCIL ACTION: APPROVED DENIED NO ACTION
Depai	I done iteming

## **BACKGROUND:**

Assembly Bill x126, Assembly Bill 1484, and Senate Bill (SB) 107 dissolved Redevelopment Law and require the Successor Agency to the Sanger Redevelopment Agency (Successor Agency) to prepare a Recognized Obligation Payment Schedule (ROPS). Prior to 2016, the ROPS was prepared every six months. Beginning in 2016, the report is prepared annually.

The ROPS must be approved by the Successor Agency and submitted to the State Department of Finance (DOF). Pursuant to the Health and Safety Code (HSC), the completed ROPS 17-18 is due to DOF by February 1, 2017 by electronic submission. Pursuant to HSC Section 34177(I)(2)(C), a copy of the ROPS must also be submitted to the Fresno County Auditor-Controller and the State Controller's Office.

In addition to a list of enforceable obligations and requested funds to pay them during the upcoming twelve-month period, the ROPS form includes a Report of Cash Balances. On the Report of Cash Balances, successor agencies identify any available funds on hand that can be used to pay enforceable obligations.

After all available funds on hand are allocated, the Successor Agency can request funding for enforceable obligations from the Redevelopment Property Tax Fund (RPTTF), through which the County Auditor-Controller distributes property tax increment revenue. Allocations of RPTTF require approval by the Successor Agency and DOF.

## **REASON FOR RECOMMENDATION:**

Assembly Bill x1 26 requires the Successor Agency to adopt by resolution a Recognized Obligation Payment Schedule to identify all Agency obligations for July 1, 2018 through June 30, 2019.

## **FISCAL IMPACT:**

The County-Auditor- Controller will allocate property tax increment to the Successor Agency to pay the debts listed on the ROPS.

## **ALTERNATIVES:**

None presented at this time.

## **ACTIONS FOLLOWING APPROVAL:**

The approved ROPS will be submitted electronically to the Department of Finance by February 1, 2018 which is the deadline.

RESOLUTION	

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER SANGER REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE JULY 1, 2018 THROUGH JUNE 30, 2019 RECOGNIZED OBLIGATION PAYMENT SCHEDULE ("ROPS 18-19") PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177

WHEREAS, the City of Sanger elected to serve as the Successor Agency to the former Sanger Redevelopment Agency ("Successor Agency") pursuant to Assembly Bill x1 26 ("AB x1 26", or the "Dissolution Act") as codified in the California Health & Safety Code ("H&SC"); and

WHEREAS, among the duties of successor agencies under the Dissolution Act is the preparation of a Recognized Obligation Payment Schedule ("ROPS") for the ensuing twelve-month period for consideration by a local oversight board and the California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and,

**WHEREAS**, as amended by Assembly Bill 1484 ("AB 1484"), the Dissolution Act requires that the proposed ROPS be transmitted to the local oversight board, after which time the oversight board may approve and transmit the adopted ROPS to DOF, the County Auditor-Controller, and the State Controller's Office for their consideration; and,

WHEREAS, the proposed ROPS for the twelve-month period from July 1, 2018 through June 30, 2019 ("18-19"), attached hereto as Exhibit "A", has been prepared and is consistent with the provisions of the Dissolution Act and in the format made available by DOF; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the Successor Agency to the Sanger Redevelopment Agency hereby adopts the Recognized Obligation Payment Schedule attached as Exhibit "A," and directs Agency staff to monitor and review Agency obligations to ensure compliance with the Schedule and the Act, and, if necessary, to prepare an amended Schedule to be considered and adopted by this Board as necessary to comply with the Act.

BE IT FURTHER RESOLVED, that the City's City Manager, or designee, is authorized and directed to take any action and execute any documents necessary to implement this Resolution.

I hereby certify that the foregoing was duly passed and adopted by the Successor Agency of the Sanger Redevelopment Agency, Fresno County, State of California, at a regular meeting thereof held on January 25, 2018, by the following vote:

AYES: NOES: ABSTAIN: ABSENT:	Board Members: Board Members: Board Members: Board Members:			
		ATTEST:		
			Rebeca Padron, Clerk to the Board	

## Sanger Recognized Obligation Payment Schedule (ROPS 18-19) - Report of Cash Balances July 1, 2015 through June 30, 2016 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from incorrect, and CAC paid \$139,777 excess RPTTF referenced above. Also, includes interest earned over authorized. Request to use in Other Funds ROPS 18-19, and Last and Final. Beginning bond balance = Account 6711798704 Bond Revenue includes \$33.70 and \$138.69 as Authorized for expenditure \$139,777 of Other Funds in ROPS 17-18, but DOF Schedule was through December 31, 2017, to portray current Bonds agree to fiscal agent statement dated (477) December 31, 2017. only. Accounts 6711798700 (\$33.70) and 6711798701 (\$138.69) added as revenue to increase amounts to actual overall ending Comments available cash. balance. property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [INSERT URL LINK TO CASH BALANCE TIPS SHEET] 586,422 39,837 486,959 139,777 Non-Admin RPTTF Admin I 25 (21,417)42,752 20,490 interest, etc. Rent, grants, Other O 49 reserve for future distributed as Prior ROPS period(s) RPTIF Reserve Balance Fund Sources Prior ROPS period balances No entry required DOR RPTTF balances retained and ш Bonds issued on or after 01/01/11 0 Bond Proceeds 362,535 | \$ Bonds issued on 1,672 3 360,917 or before 12/31/10 ပ 49 RevenuelIncome (Actual 06/30/16)
RPTTF amounts should tie to the ROPS 15-16 total distribution from the County Auditor-Controller during June 2015 and January 2016. Retention of Available Cash Balance (Actual 06/30/16)
RPTTF amount retained should only include the amounts distributed as reserve for future period(s) Expenditures for ROPS 15-16 Enforceable Obligations (Actual 06/30/16) Cash Balance Information for ROPS 15-16 Actuals Beginning Available Cash Balance (Actual 07/01/15) Ending Actual Available Cash Balance (06/30/16) C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5) (07/01/15 - 06/30/16) ROPS 15-16 RPTTF Balances Remaining m 9 m

Item #	Notes/Comments	
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Sanger Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail

## July 1, 2018 through June 30, 2019

(Report Amounts in Whole Dollare)

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Agenda Item No.: D-2

## SUCCESSOR AGENCY TO THE SANGER REDEVELOPMENT AGENCY OF THE **CITY OF SANGER**

## Poport to the Suggest Agency

	Report to the Successor Agency
To:	Successor Agency
From:	Gary Watahira, Director of Administrative Services
Subject:	Last and Final Recognized Obligation Payment Schedule
Attachmen	ts: Resolution No. 18-02 Adopting the Last and Final Recognized Obligation Payment Schedule Pursuant to Health and Safety Code Section 34177
CONFLIC'	T OF INTEREST:
None.	
RECOMM	ENDATION:
	accessor Agency approves Resolution Not 202 adopting the July 2018 through June 2046 nal Recognized Obligation Payment Schedule Pursuant to Health and Safety Code Section
EXECUTI	VE SUMMARY:
	sor Agency will consider a resolution approving the Last and Final Recognized Obligation shedule for the July 1, 2018 through June 30, 2046.
BACKGRO	DUND:
_	Bill x126, Assembly Bill 1484, and Senate Bill (SB) 107 dissolved Redevelopment Law the Successor Agency to the Sanger Redevelopment Agency (Successor Agency) to
Prepared by:	Gary Watahina Approved by:
REVIEW: C	City Manager: City Attorney:
TYPE OF IT	EM: COUNCIL ACTION: APPROVED DENIED NO ACTION
X Action Department	Public Hearing Matter Initiated by a Council Member On Item Other artment Report essor Agency  Public Hearing Matter Initiated by a Council Member Other Continued to:

prepare a Recognized Obligation Payment Schedule (ROPS). Prior to 2016, the ROPS was prepared every six months. Beginning in 2016, the report is prepared annually and will cover the entire fiscal year.

The ROPS must be approved by the Successor Agency and submitted to the State Department of Finance (DOF). Pursuant to the Health and Safety Code (HSC), the completed ROPS 17-18 is due to DOF by February 1, 2018 by electronic submission. This submission will be the last and final for July 1, 2018 through June 30, 2046 pursuant to HSC section 34191.6 (c). Finance has 100 days to review the Last and Final ROPS and communicate its determination to the agency. Any Last and Final ROPS approved less than 15 days prior to the date of property tax distribution shall not be effective until the next property tax distribution date.

## **REASON FOR RECOMMENDATION:**

Assembly Bill x1 26 requires the Successor Agency to adopt by resolution a Recognized Obligation Payment Schedule to identify all Agency obligations for July 1, 2018 through June 30, 2046. This report will serve as the last and final.

## FISCAL IMPACT:

The Department of Finance has 100 days to review. The loan repayment amounts listed in the Finance-approved Last and Final ROPS shall represent the maximum allowable loan repayment amount for each ROPS period.

## **ALTERNATIVES:**

None presented at this time.

## **ACTIONS FOLLOWING APPROVAL:**

The approved Last and Final ROPS will be submitted electronically to the Department of Finance by February 1, 2018 which is the deadline.

## RESOLUTION 18-02

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER SANGER REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE LAST AND FINAL JULY 1, 2018 THROUGH JUNE 30, 2046 RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177

WHEREAS, the City of Sanger elected to serve as the Successor Agency to the former Sanger Redevelopment Agency ("Successor Agency") pursuant to Assembly Bill x1 26 ("AB x1 26", or the "Dissolution Act") as codified in the California Health & Safety Code ("H&SC"); and,

WHEREAS, among the duties of successor agencies under the Dissolution Act is the preparation of a Recognized Obligation Payment Schedule ("ROPS") for the ensuing twelve-month period for consideration by a local oversight board and the California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and,

WHEREAS, as amended by Assembly Bill 1484 ("AB 1484"), the Dissolution Act requires that the proposed ROPS be transmitted to the local oversight board, after which time the oversight board may approve and transmit the adopted ROPS to DOF, the County Auditor-Controller, and the State Controller's Office for their consideration; and,

WHEREAS, the proposed Last and Final ROPS for the twelve-month period from July 1, 2018 through June 30, 2046 (attached hereto as Exhibit "A", has been prepared and is consistent with the provisions of the Dissolution Act and in the format made available by DOF; and,

NOW, THEREFORE, BE IT RESOLVED, that the Successor Agency to the Sanger Redevelopment Agency hereby adopts the Last and Final Recognized Obligation Payment Schedule attached as Exhibit "A," and directs Agency staff to monitor and review Agency obligations to ensure compliance with the Schedule and the Act, and, if necessary, to prepare an amended Schedule to be considered and adopted by this Board as necessary to comply with the Act.

**BE IT FURTHER RESOLVED,** that the City's City Manager, or designee, is authorized and directed to take any action and execute any documents necessary to implement this Resolution.

I hereby certify that the foregoing was duly passed and adopted by the Successor Agency of the Sanger Redevelopment Agency, Fresno County, State of California, at a special meeting thereof held on January 25, 2018, by the following vote:

AYES: NOES: ABSTAIN: ABSENT:	Board Members: Board Members: Board Members: Board Members:	
		ATTEST: Clerk to the Board

# Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary Filed for the July 1, 2018 through June 30, 2046 Period

County:	Fresno	
Initial ROPS Period	ROPS 18-19A	
Final ROPS Period	ROPS 45-46B	
Requested Funding for Enforceable Obligations	eable Obligations	Total Outstanding Obligation
A Enforceable Obligation	Enforceable Obligations Funded as Follows (B+C):	\$ 496,312
Bond Proceeds		362,535
C Other Funds		133,777
D Redevelopment Prope	Redevelopment Property Tax Trust Fund (RPTTF) (E+F):	\$ 610,804
E RPTTF		590,804
F Administrative RPTTF	TF	20,000
G Total Outstanding Enfo	Total Outstanding Enforceable Obligations (A+D):	\$ 1,107,116

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

Title		Date
Name	/s/	Signature

tail	
ant Schedule (ROPS) - ROPS Detai	30, 2046
Last and Final Recognized Obligation Payment	July 1, 2018 through June 30
Sanger	

		ROPS Perior		ROPS 18-19B	ROPS 19-20B	ROPS 20-21B	ROPS 21-22B	ROPS 22-23B	ROPS 23-24B	<b>ROPS 24-25B</b>	ROPS 25-26B	ROPS 26-27B	<b>ROPS 27-28B</b>	ROPS 28-29B	ROPS 29-30B	ROPS 30-31B	ROPS 31-32B	ROPS 32-33B	ROPS 33-34B	ROPS 34-35B	ROPS 35-36B	ROPS 36-37B	ROPS 37-38B	ROPS 38-39B	ROPS 39-40B	ROPS 40-41B	ROPS 41-42B	ROPS 42-43B	ROPS 43-44B	ROPS 44-45B	<b>ROPS 45-46B</b>
		Six-Month Total	\$ 1,107,116	\$ 607,359	\$ 499,757	\$	\$	\$	-	- 49	- \$	\$	- \$	\$	\$	\$	*	- \$	-	\$	- \$	·	-	- \$	*	-	-	-		€9	-
		Admin RPTTF	\$ 20,000	20,000	-	-	-		-		-								•								-		_	_	
A Period July - December	Fund Sources	RPTTF	\$ 590,804	91,047	499,757				-	•	-		-		-	-	•				-				7	•	1				2
A Jufy - [	Fund	Other Funds	<del>69</del>	133,777	'	-	•	-	•	•	•	-	•	-		-	-	-	•	-	-	-	-	-	-	-	-	-	•	-	T
		Bond Proceeds	\$ 362,535	362,535		'		•	-	_		-	•	•		•	-		•	-	-	-	-		-			-	-	-	
		ROPS Period		ROPS 18-19A	ROPS 19-20A	ROPS 20-21A	ROPS 21-22A	ROPS 22-23A	ROPS 23-24A	ROPS 24-25A	ROPS 25-26A	ROPS 26-27A	ROPS 27-28A	ROPS 28-29A	ROPS 29-30A	ROPS 30-31A	ROPS 31-32A	ROPS 32-33A	ROPS 33-34A	ROPS 34-35A	ROPS 35-36A	ROPS 36-37A	ROPS 37-38A	ROPS 38-39A	ROPS 39-40A	ROPS 40-41A	ROPS 41-42A	ROPS 42-43A	ROPS 43-44A	ROPS 44-45A	ROPS 45-46A

		January - Ju	January - June				
		Fund S	Fund Sources				
ROPS Period	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	Six-Month Total	Twelve-Month Total	nth Total
	69	69	49	<b>69</b>	59	8	1,107,116
ROPS 18-19B					69	€9	607,359
ROPS 19-20B					<b>6</b>	<del>69</del>	499,757
ROPS 20-21B			•		₩	89	
ROPS 21-22B			-		5	63	,
ROPS 22-23B					\$	S	
ROPS 23-24B					8	ss.	١
ROPS 24-25B			-		6	69	
ROPS 25-26B		•			8	<del>63</del>	
ROPS 26-27B					49	69	
ROPS 27-28B					€9	69	
ROPS 28-29B				r	<b>69</b>	<del>\$</del>	
ROPS 29-30B	,				€3	<del>69</del>	
ROPS 30-31B	1		1		€9	69	
ROPS 31-32B		-			₩	₩	
ROPS 32-33B					<del>.</del>	49	
ROPS 33-34B		1			<del> </del>	49	•
ROPS 34-35B	-		-		5	€9	
ROPS 35-36B			-		· •э	69	,
ROPS 36-37B					₩	s)	
ROPS 37-38B					-	69	-
ROPS 38-39B				-	₩	es.	
ROPS 39-40B		-	-		69	es.	1
ROPS 40-41B	-	-	_	_	69	69	
ROPS 41-42B	-	•	-		- \$	\$	-
ROPS 42-43B	-	-	_		- \$	\$	
ROPS 43-44B	-	-	•		- \$	s	٠
ROPS 44-45B	-		•		•	\$	
POPS 45.46R	_		1	_	8	65	

1 2006 Tax Allocation Bonds Bonds Issued On or 12/1/2006 8/1/2018 Union Bank Bond Issued to fund non housing merged 352,93 9 Successor Agency Administrative Costs Admin Costs 7/1/2017 6/30/2018 City of Sanger Administrative Costs 20,00 13 Tech Park Loan from City Water Fund City/County Loan (Prior 06/28/11), Cash exchange 6/30/2024 City of Sanger Loan determined to be for legitimate RDA purposes per AB1484 Secion 34191.4(b) (1) 15 Bond Disclosure Reporting Fees 2/2/2/2016 8/1/2018 Union Bank Trustee for bonds 7.50				(Ne	port Amounts in Whol	e Dollars)			
Item # Project Name/Debt Obligation Obligation Type Contract/Agreement Execution Date Contract/Agreement Termination Date Payee Description/Project Scope Project Area Obligation  1 2006 Tax Allocation Bonds Bonds Issued On or 12/1/2006 8/1/2018 Union Bank Bond Issued to fund non housing merged \$1,107,116  5 Year End Audit Admin Costs 3/7/2010 6/30/2016 MUN, CPA Year end audit, state controllers report 6,40  9 Successor Agency Administrative Costs Admin Costs 7/1/2017 6/30/2018 City of Sanger Administrative Costs 20,00  13 Tech Park Loan from City Water Fund 06/28/11), Cash exchange 14/2004 6/30/2024 City of Sanger Loan determined to be for legitimate RDA purposes per AB1484 Section 34191.4(b) (1)  14 Union Bank Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds 2,50  15 Bond Disclosure Reporting Fees 2/2/2/016 8/1/2018 Union Bank Trustee for bonds 2,50  15 Gond Disservington Axen									
Item # Project Name/Debt Obligation Obligation Type Execution Date Execution Date Payee Description/Project Scope Project Area Obligation  1 2006 Tax Allocation Bonds Bonds Issued On or 12/1/2006 8/1/2018 Union Bank Bond Issued to fund non housing merged 352,93  9 Successor Agency Administrative Costs Admin Costs 7/1/2017 6/30/2018 City of Sanger Administrative Costs City/County Loan (Prior 06/28/11), Cash exchange 14 Union Bank Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds Trustee for bonds 1,50  15 Bond Disclosure Reporting Fees 2/22/2016 8/1/2018 IGService Gossular assistance for annual disclosure requirements	Α	В	С	D	E	F	<b>G</b>	Н н	
Project Name/Debt Obligation  Obligation Type  Execution Date  Termination Date  Payee  Description/Project Scope  Project Area  Obligation Obligation  Obligation Type  Execution Date  Termination Date  Payee  Description/Project Scope  Project Area  Obligation  Obligat									
1 2006 Tax Allocation Bonds Bonds Issued On or 12/1/2006 8/1/2018 Union Bank Bond issued to fund non housing merged 352,93  9 Successor Agency Administrative Costs Admin Costs 7/1/2017 6/30/2018 City of Sanger Administrative Costs 20,00  13 Tech Park Loan from City Water Fund Clty/County Loan (Prior 06/28/11), Cash exchange 0/30/2024 City of Sanger Loan determined to be for legitimate RDA purposes per AB1484 Secion 34/191.4(b) (1)  14 Union Bank Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds 2,500  15 Bond Disclosure Reporting Fees 2/22/2016 8/1/2018 IGService Consulting assistance for annual disclosure requriements	Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Obligation
5 Year End Audit Admin Costs 3/7/2010 6/30/2016 MUN, CPA Year end audit, state controllers report 6,40 9 Successor Agency Administrative Costs Admin Costs 7/1/2017 6/30/2018 City of Sanger Administrative Costs 20,00 13 Tech Park Loan from City Water Fund Clty/County Loan (Prior 06/28/11), Cash exchange 6/30/2024 City of Sanger Loan determined to be for legitimate RDA purposes per AB1484 Secion 34191.4(b) (1) 14 Union Bank Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds 2,500 15 Bond Disclosure Reporting Fees 2/22/2016 8/1/2018 IGService Consulting assistance for annual disclosure requirements	1	2006 Tax Allocation Bonds	Bonde legued On or	12/1/2006	0/4/0040				
9 Successor Agency Administrative Costs Admin Costs 7/1/2017 6/30/2018 City of Sanger Administrative Costs 20,00  13 Tech Park Loan from City Water Fund Clty/County Loan (Prior 06/28/11), Cash exchange 6/30/2024 City of Sanger Loan determined to be for legitimate RDA purposes per AB1484 Secion 34191.4(b) (1)  14 Union Bank Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds 2,500  15 Bond Disclosure Reporting Fees 2/22/2016 8/1/2018 IGService Consulting assistance for annual disclosure requirements	5	Year End Audit			8/1/2018	Union Bank	Bond issued to fund non housing	merged	352,935
Tech Park Loan from City Water Fund  City/County Loan (Prior 06/28/11), Cash exchange  City of Sanger  City of Sanger  Loan determined to be for legitimate RDA purposes per AB1484 Secion 34191.4(b) (1)  Trustee for bonds  Solution Bank  Trustee for bonds  Solution Bank  Trustee for bonds  City of Sanger  Loan determined to be for legitimate RDA purposes per AB1484 Secion 34191.4(b) (1)  Trustee for bonds  Solution Bank  Trustee for bonds  Consulting assistance for annual disclosure requirements	0	Supposes Assess Administrative On the					Year end audit, state controllers report		6.400
06/28/11), Cash exchange  14 Union Bank Fees 12/1/2006 B/1/2018 Union Bank Trustee for bonds 2,500 15 Bond Disclosure Reporting Fees 2/22/2016 B/1/2018 IGService Consulting assistance for annual disclosure requriements					6/30/2018	City of Sanger	Administrative Costs		20,000
14 Union Bank         Fees         12/1/2006         8/1/2018         Union Bank         Trustee for bonds         2,500           15 Bond Disclosure Reporting         Fees         2/22/2016         8/1/2018         IGService         Consulting assistance for annual disclosure requriements         1,500	13	Tech Park Loan from City Water Fund	Clty/County Loan (Prior 06/28/11), Cash exchange	1/4/2004	6/30/2024	City of Sanger	Loan determined to be for legitimate RDA purposes per AB1484 Secion		723,781
15 Bond Disclosure Reporting Fees 12/1/2016 8/1/2018 Union Bank Trustee for bonds 2,500 Consulting assistance for annual disclosure requirements	44	D. J. D. J.	· ·				34191_4(b) (1)		
15 Bond Disclosure Reporting Fees 2/22/2016 8/1/2018 IGService Consulting assistance for annual disclosure requirements					8/1/2018	Union Bank	Trustee for bonds		
			Fees	2/22/2016	8/1/2018		Consulting assistance for annual		2,500 1,500
Costs for Cuty as Dissemination Agent Costs for Cuty as Dissemination	161	Bond Dissemination Agent	Fees	6/1/2015	RAJONAS.	District Control			
				Proposition of the second	D 112030	City of Sanger	Costs for City as Dissemination Agent		La La Company
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A	В	С	D	E	F	G	н	J	K		м
									18-19A (July -	December)	184
									75 1011(041)	Describer)	
			Contract/Agreement	Contract/Agreement				<u> </u>	Fund So	urces	
Item #	Project Name/Debt Obligation	Obligation Type	Execution Date	Termination Date	Payee	Description/Project Scope	Desired 4				
					,00	Description/Project Scope	Project Area	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF
1	2006 Tax Allocation Bonds	Bonds Issued On or	12/1/2006	8/1/2018	Union Bank	Bond issued to fund non housing	merged	\$ 362,535	\$ 133,777	\$ 91,047	\$ 20,000
	Year End Audit		3/7/2010	8/1/2018 6/30/2016	MUN, CPA	Year end audit, state controllers report	mergeo	352,935 3,200			
9	Successor Agency Administrative Costs	Admin Costs	7/1/2017	6/30/2018	City of Sanger	Administrative Costs		3,200			
											20,000
13	Tech Park Loan from City Water Fund	City/County Loan (Prior	1/4/2004	6/30/2024	City of Sanger	Loan determined to be for legitimate		2,400	120 777	04.047	
		06/28/11), Cash exchange	Į			RDA purposes per AB1484 Secion		2,400	133,777	91,047	
- 44	Hates Beet					34191.4(b) (1)				İ	
			12/1/2006	8/1/2018	Union Bank	Trustee for bonds		2,500			
10	Bond Disclosure Reporting	Fees	2/22/2016	8/1/2018	IGService	Consulting assistance for annual		1,500			
16	Bond Dissamination Agen	(distribution)				disclosure requriements		. 1,000			
10	Dono Dissemination Agent	Ees	6/1/2015	8/1/2018	Cuy of Sanger	Costs for City as Dissemination Agent					
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			Contract/Agreement	Contract/Agreement					Fund Sc	ources	
Item #	Project Name/Debt Obligation	Obligation Type	Execution Date	Termination Date	Payee	Description/Project Scope	Project Area	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF
1	2006 Tax Allocation Bonds	Bonds Issued On or	12/1/2006	0/4/0040				\$		\$	\$ -
5	Year End Audit	Admin Costs	3/7/2010	8/1/2018 6/30/2016	Union Bank	Bond issued to fund non housing Year end audit, state controllers report	merged				
9	Successor Agency Administrative Costs	Admin Costs		0/30/2016	MUN, CPA	Year end audit, state controllers report					
				6/30/2018	City of Sanger	Administrative Costs					
13	Tech Park Loan from City Water Fund	City/County Loan (Prior 06/28/11), Cash exchange	1/4/2004	6/30/2024	City of Sanger	Loan determined to be for legitimate RDA purposes per AB1484 Secion					
14	Union Bank	Fees	12/1/2006	D/4/0040		34191.4(b) (1)					
15	Bond Disclosure Reporting			8/1/2018	Union Bank	Trustee for bonds					
				8/1/2018	IGService	Consulting assistance for annual disclosure requriements					
10	Sond Dissemination Agent	Fees	6/1/2015	8/1/2018	City of Sanger	Costs for City as Dissemination Agent					
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Item # Project Name/Debt Obligation   Obligation Type   Contract/Agreement   Execution Date   Execution Date   Payee   Description/Project Scope   Project Area   Bond Proceeds   Other Funds   RPTIF   Admin RPTTF	-										<del></del>	<del></del>
Item # Project Name/Debt Obligation   Obligation Type   Contract/Agreement   Execution Date   Payee   Description/Project Scope   Project Area   Bond Proceeds   Other Funds   RPTTF   Admin RPTTF	A	В	С	D	E	F	G	н	R	s	T .	11
Termination Date   Payee   Description/Project Scope   Project Area   Bond Proceeds   Other Funds   RPTTF   Admin RPTTF											•	
Item # Project Name/Debt Obligation   Obligation Type   Contract/Agreement   Termination Date   Payee   Description/Project Scope   Project Area   Bond Proceeds   Other Funds   RPTTF   Admin RPTTF						Ì						
Temm # Project Name/Debt Obligation Type   Execution Date   Payee   Description/Project Scope   Project Area   Bond Proceeds   Other Funds   RPTTF   Admin RPTTF				Contract/Agreement	Contract/Agreement					Fund Sc	ources	
1 2006 Tax Allocation Bonds Bonds Issued On or 12/1/2006 8/1/2018 Union Bank Bond Issued to fund non housing merged \$ - \$ - \$ - \$ 499,757 \$ - \$ 5 Year End Audit Admin Costs 3/7/2010 6/30/2016 MUN, CPA Year end audit, state controllers report 9 Successor Agency Administrative Costs Admin Costs 7/1/2017 6/30/2018 City of Sanger Administrative Costs  13 Tech Park Loan from City Water Fund O6/28/11), Cash exchange 06/28/11), Cash exchange 06/28/11), Cash exchange 1/4/2006 8/1/2018 Union Bank Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds 15 Bond Disclosure Reporting Fees 2/22/2016 8/1/2018 IGService Consulting assistance for annual disclosure requirements	Item #	Project Name/Debt Obligation	Obligation Type	Execution Date	Termination Date	Payee	Description/Project Scope	Project Area	Bond Proceeds	Other Funds	ROTTE	Admin PRTTE
5 Year End Audit Admin Costs 3/7/2010 6/30/2016 MUN, CPA Year end audit, state controllers report 3,200  9 Successor Agency Administrative Costs Admin Costs 7/1/2017 6/30/2018 City of Sanger Administrative Costs  13 Tech Park Loan from City Water Fund O6/28/11), Cash exchange O6/28/11), Cash exchange City Of Sanger City of Sanger Loan determined to be for legitimate RDA purposes per AB1484 Secion 34191.4(b) (1)  14 Union Bank Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds  15 Bond Disclosure Reporting Fees 2/22/2016 8/1/2018 IGService Consulting assistance for annual disclosure requirements	1	2006 Tax Allocation Bonds	Reads leaved On an	40/4/0000								¢
Tech Park Loan from City Water Fund City/County Loan (Prior 06/28/11), Cash exchange City of Sanger City of San	5	Year End Audit	Admin Cooks	12/1/2006	8/1/2018	Union Bank	Bond issued to fund non housing	merged	<u> </u>		Ψ 400,707	Ψ -
13 Tech Park Loan from City Water Fund O6/28/11), Cash exchange O6/28/11), Cash exchange O6/28/11), Cash exchange O6/28/11), Cash exchange O6/28/18 Union Bank Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds O7/2018 Union Bank Trustee for bonds O7/2018 Union Bank Trustee for bonds O7/2018 Union Bank O7/2018 Unio	0	Successor Agonous Administrative Conta	Admin Costs		6/30/2016	MUN, CPA	Year end audit, state controllers report				2 200	
14 Union Bank   Fees   12/1/2006   8/1/2018   Union Bank   Trustee for bonds   15 Bond Disclosure Reporting   Fees   2/22/2016   8/1/2018   IGService   Consulting assistance for annual disclosure requriements				7/1/2017	6/30/2018	City of Sanger	Administrative Costs				3,200	
06/28/11), Cash exchange	13	Tech Park Loan from City Water Fund	City/County Loan (Prior	1/4/2004	6/30/2024	City of Sanger	I can determined to be for logitimate					
14 Union Bank   Fees   12/1/2006   8/1/2018   Union Bank   Trustee for bonds   15 Bond Disclosure Reporting   Fees   2/22/2016   8/1/2018   IGService   Consulting assistance for annual disclosure requriements	ļ		06/28/11), Cash exchange			l sky or ourigor	PDA purposes per AP4494 Conica				496,557	
15 Bond Disclosure Reporting Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds  15 Bond Disclosure Reporting Fees 2/22/2016 8/1/2018 IGService Consulting assistance for annual disclosure requriements							34191.4(h) (1)		[			
15 Bond Disclosure Reporting Fees 2/22/2016 8/1/2018 IGService Consulting assistance for annual disclosure requriements					8/1/2018	Union Bank	Trustee for bonds					
disclosure requriements	15	Bond Disclosure Reporting	Fees			IGService						
Feel   Cluster   Feel   Cluster							disclosure requirements		i			
	16	Bond Dissemmation Agent	Fees	6/1/2015	8/1/2018	Cay of Sanger	Costs for City as Disseminators Assessed					
State							OCSIS for City as pisserimianori Agent	L				
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A B C D E F G H V W X Y  19-208 (January - June)  Cortisol/Agreement Execution Davis  Description-Project Sciope  Description-Project Sciope  Project Name Description-Project Sciope  Cortisol/Agreement Termination Davis  Pages  Description-Project Sciope  Project Name Description-Project Sciope  Rect Proceeds College To Project Sciope  Rect Project Alexander  Rect Proceeds College To Project Sciope  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander  Rect Project Alexander					Port Amounts in Willow							
Rem #   Project Name/Det Obligation   Obligation Type   Contract/Agreement   Contract/Agreement   Execution Date   Payee   Description/Project Scope   Project Name/Det Obligation Type   Obligation Type   Contract/Agreement   Termination Date   Payee   Description/Project Scope   Project Area   Bend Proceeds   Other Funds   RPTTF										<u>.                                      </u>	<u> </u>	
Rem #   Project Name/Det Obligation   Obligation Type   Contract/Agreement   Contract/Agreement   Execution Date   Payee   Description/Project Scope   Project Name/Det Obligation Type   Obligation Type   Contract/Agreement   Termination Date   Payee   Description/Project Scope   Project Area   Bend Proceeds   Other Funds   RPTTF	Δ	B							-			
Item # Project Name(Debt Obligation Type   Contract/Agreement   Execution Date   Payee   Description/Project Scope   Project Area   Bond Forced Sources   Project Area   Bond Proceeds   Other Funds   Payer   Project Area   Bond Proceeds   Other Funds   Payer   Project Area   Bond Proceeds   Other Funds   Payer   Project Area   Project Area   Bond Proceeds   Other Funds   Payer   Payer   Payer   Project Area   Project Area   Bond Proceeds   Other Funds   Payer   Pay		Р	С	D	E	F	G	Н	V	W	v	V
Item # Project Name/Debt Obligation Type   Contract/Agreement   Execution Date   Payea   Description/Project Scope   Project Area   Bond Proceeds   RPTTF												
Item # Project Name/Debt Obligation Type   Contract/Agreement   Execution Date   Payea   Description/Project Scope   Project Area   Bond Proceeds   RPTTF									1.1	9-20B (Janu	ary - June	
Item #   Project Name/Debt Obligation   Obligation Type   Execution Date   Fayee   Description/Project Scope   Project Area   Bond Proceeds   Other Funds   RPTTF   Admin   RPTTF				1		1	_			The state of the s		
Item #   Project Name/Debt Obligation   Obligation Type   Execution Date   Fayee   Description/Project Scope   Project Area   Bond Proceeds   Other Funds   RPTTF   Admin   RPTTF								1		Fund So	LITCAS	
Termination Date    Payer   Project Area   Project				Contract/Agreement	Contract/Agreement					T dila 00	T T	
12006 Tex Allocation Bonds   Bonds Issued On or   12/1/2006   8/1/2018   Union Bank   Bond Issued to fund non housing   First   S   S   S   S   S   S   S   S   S	Item #	Project Name/Debt Obligation	Obligation Type	Execution Date	Termination Date	Pavee	Description/Project Scans	Desired Asses	1			
S   Year End Audit		<u> </u>				,	Description/Froject Scope	Project Area				RPTTF
S   Year End Audit	1	2006 Tax Allocation Bonds	Bonds Issued On or	12/1/2006	8/1/2018	Union Bank	Rond logged to find now have		\$ -	\$ -	\$ -	\$ -
13 Tech Park Loan from City Water Fund City/County Loan (Prior D6/28/11), Cash exchange 1/4/2004 B/30/2024 City of Sanger RDA purposes per AB1484 Secion 34191.4(b) (1)  14 Union Bank Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds 1  15 Bond Disclosure Reporting Fees 2/2/2016 8/1/2018 IGService Consulting assistance for annual disclosure requirements	5	Year End Audit	Admin Costs	3/7/2010	6/30/2016	MUN CPA	Vegr end guidit state controllers send	merged				
13 Tech Park Loan from City Water Fund 06/28/11), Cash exchange 06/28/11), Cash exchange 1/4 Union Bank Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds 15 Bond Dissoure Reporting Fees 2/2/2016 8/1/2018 IGService Consulting assistance for annual disclosure requirements	9	Successor Agency Administrative Costs	Admin Costs	7/1/2017		City of Sanger	Administrative Controllers report					
14 Union Bank   Fees   12/1/2006   8/1/2018   Union Bank   Truste for bonds						only or carrigor	Administrative Costs		1			
14 Union Bank   Fees   12/1/2008   8/1/2018   Union Bank   Trustee for bonds	13	Tech Park Loan from City Water Fund	City/County Loan (Prior	1/4/2004	6/30/2024	City of Sanger	l can determined to be fee legitles at		<del>                                     </del>			
14 Union Bank   Fees   12/1/2006   8/1/2018   Union Bank   Trustee for bonds			06/28/11), Cash exchange			only or ourigor	RDA purposes per AR1494 Cooler					
15   Bond Disclosure Reporting   Fees   12/12/2016   8/1/2018   IGService   Consulting assistance for annual disclosure requirements						1	34101 4/h) (1)					
15 Bond Disclosure Reporting   Fees   2/22/2016   8/1/2018   IGService   Consulting assistance for annual disclosure requirements	14	Union Bank	Fees	12/1/2006	8/1/2018	Union Bank	Trustee for hands					
16 Bond Dissemination Againt Faes 6/1/2015 81/2018 City of Sarger Costs for the Costs	15	Bond Disclosure Reporting	Fees	2/22/2016								
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5   Year End Audit				(1/46	poπ Amounts in Whol	e Dollars)				
Item #   Project Name/Debt Obligation   Obligation Type   Contract/Agreement   Termination Date   Payee   Description/Project Scope   Project Area   Total	A	В	С	D	Е	F	G	н		HZ
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Item #   Project Name/Detr Obligation   Obligation Type   Execution Date   Payee   Description/Project Scope   Project Area   Trotal	]					İ				
1   2006   Tax Allocation Bonds   Bonds   Issued On or   12/19006   S1/12018   Union Bank   Bond Issued to fund non housing   S1,1071,	Item #	Project Name/Debt Obligation	C) II	Contract/Agreement	Contract/Agreement					
1,2006 Tax Allocation Bonds	Item#	Project Name/Debt Obligation	Obligation Type	Execution Date	Termination Date	Payee	Description/Project Scope	Project Area		Total
Sylver End Audit	1	2006 Tax Allocation Bonds	Bonds Issued On or	12/1/2006	8/1/2019	Data Baut			\$	1,107,116
9 Successor Agency Administrative Costs Administrative Costs Administrative Costs Administrative Costs Administrative Costs Administrative Costs Signature Administrative Costs Signature Administrative Costs Signature Administrative Costs Signature Administrative Costs Signature Administrative Costs Signature Administrative Costs Signature Administrative Costs Signature Administrative Costs Signature Administrative Costs Signature Administrative Costs Signature Administrative Costs Signature Signature Administrative Costs Signature	5	Year End Audit	Admin Costs		6/30/2016	Union Bank	Bond issued to fund non housing	merged	_\$	352,935
13   Tech Park Loan from City Water Fund   City/County Loan (Prior 06/28/11), Cash exchange   1/4/2004   6/30/2024   City of Sanger   Loan determination to be for legitimate   \$ 723, if \$ 723, i	9	Successor Agency Administrative Costs	Admin Costs				Year end audit, state controllers report		\$	6,400
14 Union Bank   Fees   12/1/2008   8/1/2018   Union Bank   Fees   12/1/2008   8/1/2018   Union Bank   Tustee for bonds   \$ 2.7					0/30/2016	City of Sanger	Administrative Costs		\$	20,000
14 Union Bank   Fees   121/12006   81/12018   Union Bank   Trustee for bonds   \$ 2,2	13	Tech Park Loan from City Water Fund	City/County Loan (Prior	1/4/2004	6/30/2024	City of Sanger	I can determined to be for logitimate			700
14 Union Bank Fees 12/1/2006 8/1/2018 Union Bank Trustee for bonds \$ 2,5	, i		06/28/11), Cash exchange			, , , , , , , , , , , , , , , , , , , ,	RDA purposes per AR1494 Section	ļ	\$	723,781
15   Bond Disclosure Reporting   Fees   2/22/2016   8/1/2018   IGService   Consulting assistance for annual disclosure requirements   \$ 1,0	14	Union Bank	po				34191.4(b) (1)	i		
1.6   6   6   6   6   6   6   6   6   6	15	Bond Disclosure Reporting					Trustee for bonds		\$	2,500
16   Sand Dissemnation Agent   Fees   6/1/2015   8/1/2016   Cay o' Sanger   Costs for City as Dissemnation Agent   \$   \$   \$   \$   \$   \$   \$   \$   \$		Dona Dibblobbie Reporting	rees	2/22/2016	8/1/2018 	IGService	Consulting assistance for annual			1,500
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Agenda Item No.:



## SUCCESSOR AGENCY TO THE SANGER REDEVELOPMENT AGENCY OF THE CITY OF SANGER

## Report to the Successor Agency

To:

**Successor Agency Board of Directors** 

From:

Gary Watahira, Director of Administrative Services

Subject:

Full Reconveyance on a Deed of Trust Regarding Former Redevelopment Agency

## **CONFLICT OF INTEREST:**

None known.

## **RECOMMENDATION:**

Authorize City Manager to execute necessary documents to reconvey deed of trust regarding 1728 Sanger Avenue, Sanger, CA 93657 to The Desmond Family Real Estate Limited Partnership, a California limited Partnership.

## **EXECUTIVE SUMMARY:**

On January 18, 2018, the City received a Request for Full Reconveyance on a Deed of Trust from Placer Title regarding property with an address of 1728 Sanger Avenue, Sanger, CA 93657. The Deed of Trust had been recorded in 1993 by the former Redevelopment Agency of the City of Sanger.

The Desmond Family Real Estate Limited Partnership, a California limited Partnership is the current owner. The Trust Deed still lists previous owners Richard L. Lawson and Peggy Sue Lawson on the title. The request asked that the City forward its demand for payment in full on the loan and property.

Staff has reviewed Finance Department and former Redevelopment Agency records as well as submissions of enforceable obligations and ROPS by the Successor Agency to the California

Prepared by:	Approved by:
REVIEW: City Manager	Finance: City Attorney:
TYPE OF ITEM:	COUNCIL ACTION: APPROVED DENIED NO ACTION
Consent Info Item X Action Item Department Report X Successor Agency	Public Hearing  Matter Initiated by a Council Member  Other  Continued to:

Department of Finance. When the Dissolution Act (dissolving redevelopment agencies and having cities become successor agencies), staff reviewed all debt to and from the Redevelopment Agency and was required to submit detailed reports to the Successor Agency, Oversight Board, and the Department of Finance. Based on staff's review, there is no debt owing to the Successor Agency; however, the reconveyance was never recorded.

The Title Company has prepared necessary documents for the reconveyance including a zero demand, a Substitution of Trust, and Full Reconveyance to release the Deed of Trust.

The City Attorney has reviewed this matter and based on staff's review has advised that the documents need to reflect the "Successor Agency to the Redevelopment Agency of the City of Sanger, a public agency" as the entity involved and that the Successor Agency authorize the City Manager to sign the subject documents.

## **REASON FOR RECOMMENDATION:**

This is a housekeeping matter that will allow current property owners to sell the property.

## **FISCAL IMPACT:**

None.

## **ACTIONS FOLLOWING APPROVAL:**

The City Manager will execute the necessary documents.



Successor Agency to the Redevelopment Agency of the City of Sanger, a public agency Attn: Tim Chapa Date: 1/23/2018

Please direct correspondence to: 7643 North Ingram Avenue, Suite 101

Fresno, CA 93711 Phone: (559)261-2910 Fax: (559)261-2963

Escrow Number: P-250898

Your Number:

Borrower: The Desmond Family Real Estate Limited

Partnership, a California limited Partnership

**Property Address:** 

1728 Sanger Avenue, Sanger, CA 93657

Attn: Payoff Department

I am requesting a zero demand for the above-referenced address. It is our understanding that this Deed of Trust was paid in full by the previous owners listed below. The current owners are selling the property but there is not a Full Reconveyance of record.

In reference to the following Deed of Trust or Mortgage;

Previous Trustor/Owner:

Richard L. Lawson and Peggy Sue Lawson, husband and wife

Trustee:

Chicago Title Company

Original Beneficiary/Mortgagee:

The Redevelopment Agency of the City of Sanger, a public agency

Date Recorded:

9/28/1993

Recording Information:

93-148548

Please fax a copy of your Statement to: Fax No. (559)261-2963

) Gray

If the subject property is located in the State of California, the above request is made pursuant to provisions of Section 2943 of the California Civil Code. All fees as provided therein shall be paid upon your compliance with said provisions.

For transactions closing after January 1, 2018, the Affordable Housing Recording Fee should be included in your statement unless you are paying the fee.

Sincerely,

Geina Duron for Darryl Evans

Escrow Officer

Order Number: P-250898

## EXHIBIT "A" LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Fresno, City of Sanger, described as follows:

### PARCEL 1:

The South 150 Feet Of Lot 4 In Block 17 Of Parkhurst's South Villa Addition To The Town Of Sanger (Now City) Map No. 2, According To The Map Thereof, Recorded June 15, 1890, In Book 4 Page 48 Of Plats, Fresno County Records.

Excepting Therefrom The North 75 Feet Thereof.

### PARCEL 2:

Parcel B Of Parcel Map No. 76-3, According To The Map Thereof, Recorded In Book 21 Page 75 Of Parcel Maps, Fresno County Records.

## PARCEL 3:

Parcel C Of Parcel Map No. 76-3, According To The Map Thereof, Recorded In Book 21 Page 75 Of Parcel Maps, Fresno County Records.

### PARCEL 4:

Parcel A Of Parcel Map No. 76-3, According To The Map Thereof, Recorded In Book 21 Page 75 Of Parcel Maps, Fresno County Records.

APN: 322-150-24

### **RECORDING REQUESTED BY**

Placer Title Company

### AND WHEN RECORDED MAIL TO

The Desmond Family Real Estate Limited Partnership 312 W. Cromwell Fresno, CA 93711

Escrow no. P-250898

Space above this line for Recorder's Use

## SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, Chicago Title Company, a California Corporation is the present Trustee of record under that certain Deed of Trust executed on 9/17/1993, by Richard L. Lawson and Peggy Sue Lawson, husband and wife as Trustor(s), to Chicago Title Company, a California Corporation as Trustee, recorded on 9/28/1993, as 93-148548, of Official Records in the Office of The County Recorder of Fresno County, California;

AND WHEREAS, the undersigned, **City of Sanger, Successor Agency to The Redevelopment Agency of the City of Sanger, a public agency** is the present holder of the beneficial interest under said Deed of Trust, and hereby appoints itself as Trustee in place and stead of said Chicago Title Company under said Deed of Trust;

AND WHEREAS, the indebtedness secured by said Deed of Trust has been fully paid and satisfied;

NOW THEREFORE, City of Sanger, Successor Agency to The Redevelopment Agency of the City of Sanger, a public agency as substituted Trustee under said Deed of Trust, does hereby reconvey to the parties entitled thereto all right, title and interest which was heretofore acquired under said Deed of Trust.

Dated: January 23, 2018

City of Sanger, Successor Agency to The Redevelopment Agency of the City of Sanger, a public agency

Ву:		
-	Tim Chapa, City Manager	_
	Beneficiary/Trustee	

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of	)	
County of	) SS. )	
On	before r	ne,
Notary Public personally appeared	· · · · · · · · · · · · · · · · · · ·	
within instrument and acknowledged to me that he	e to be the person(s) whose name(s) is/are subscribershe/they executed the same in his/her/their authorize on the instrument the person(s), or the entity upon that.	zed
I certify under PENALTY OF PERJURY under the true and correct. WITNESS my hand and official s	laws of the State of California that the foregoing pareal.	agraph is
SIGNATURE		

## CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO

NAME The Redevelopment Agency of the City of Sanger 1700 Seventeenth Street ADDRESS

Sanger, CA 93657

SEP 28 1993

FRESNO COUNTY, CALLYCRINA VALLIAM G. GREENWOOD, GOLRY Fincords DONALDE, COLEMAN BY DEPUTY RECORDER

Title Order No. REDELY AGCY-CTY SHGR/LANSON

435932-LE Estrow No. 435932-GR (PH)

DEED OF TRUST AND ASSIGNMENT OF RENTS

This DEED OF TRUST, made this IN EN CAVON, husband and wife

.1993

, between

herein called TRUSTOR, whose address is 3272 N. Greenwood, Sanger, CA 93657

THE REDEVELOPMENT AGENCY OF THE CITY OF SAMCER, a public agency

and herein called TRUSTEE, and

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale that property in the Office of

SANORS

LEGAL DESCRIPTION EXHIBIT ATTACHED AND HADE A PART HEREOF BY REFERENCE

\*\*\* SEE ATTACHED LEGAL DESCRIPTION FOR ADUITIONAL PROVISION

Trustor also assigns to BENEFICIARY all runit, increa and profit from seld real property PESERVING, HOWEVER, the right to collect and use the series co long as there is no adding default hereunder, and DOSS REREBY AUTHORIZE BENEFICIARY to collect and recover the same in the name of Trustor or his auccessor in interest by use of any lawful means.

FOR THE PURPOSE OF SECURING (1) payment of the sum of

227,500.00 ) Dollars with interest thereon according to title ferms of a promissory note or noise of swendais berewith made by TRUSTOR, payable to order of BEINERKKARY, and extensions of renewals thereof; (2) the performance of each agreement of TRUSTOR Incorporated of TRUSTOR incorporated by reference or contained herein; and (3) payment of any additional sums and advances hereafter make by BEREFICIARY or his satignee to TRUSTOR or his successor in ownership of the real property ensumbered hereby.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST TRUSTOR AGREES that all of the provisions of Section A. Paragraphs 1 through 5, and IT IS MUTUALLY AGREED that all of the provisions of Section B, Paragraphs 1 through S, both of that certain Plottious Dated of Trist recorded in the

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Kom 3766 690 Orange 7162 18 Siera 36 187 Page 14977. [which provisions, identical in all countles, are Printed on the attachment made a part hereof are hereby incorporated hereb, and the parties he to be bound thereby as though fully self-orth herein. All reference to properly, obligations and parties in the provisions of self-follous Deed of Trust are the property, obligations and parties set forth in this Deed of Trust.

The undereigned THUSTOR requests that a copy of any Notice of Default and any Notice STATE OF CALIFORNIA

COUNTY OF Freeno September 17, 1993

a Notary Public in and for said County and State, personally appears
Richard L. Lewson and Perny Sug Lawson

personally known to me (or proved to me on the basis of sufference) to be the person(e) whose name(e) leyers subscribed to the within instrument and acknowledged to me that the jobs, they executed the same in higher their authorized copacity feet, and that by his tracy their algrestive to the instrument the person (c), or the entity upon behalf of which the person (d), exted, executed the instrument. WITNESS my hand and official seed.

HOWELEN THE BRICHOU



Xecrow No. 435932

PARCEL 1:

Page 1

- American

The South 150 feet of Lot 4 in Block 17 of PARKEURET'S SOUTH VILLA ADDITION TO THE TOWN OF SANGER (Now City), according to the Map No. 2 remorded June 16, 1890 in Book 4 Page 48 of Plats, Fresho County Records.

EXCEPTING, THEREPROM the North 75 feet thereof.

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PARGEL 2:

Parcels B and C of Parcel Map No. 76-3, according to the map thereof recorded in Book 21 Page 75 Parcel Maps, Freeno County Records.

\*\*\* The lien of this deed of trust shall not be changed or defeated by any revision and/or lot line adjustment of Parcels 1 and/or 2, as described in Legal Description Exhibit.

FRESNO COUNTY RECORDERS OFFI

SEP 28 198