

## SURPLUS PROPERTY FACT SHEET

<b>PROJECT NAME</b>	<b>HIDDEN LAKE ESTATES PARCEL</b>
<b>LOCATION OF PROPERTY/ ASSESSOR PARCEL NUMBER</b>	(no street address) Hidden Lake Boulevard, Friant, CA 93626  Assessor Parcel Number 051-121-010-000
<b>SUBMITTING AGENCY (agency name, contact person, and contact information)</b>	Department of Parks and Recreation (DPR)  Contact: Karen M. Patche, (916) 375-4120, <a href="mailto:Karen.Patche@dgs.ca.gov">Karen.Patche@dgs.ca.gov</a>
<b>DATE PROPERTY AVAILABLE FOR SALE</b>	Property is unoccupied and available for sale.
<b>SIZE (IN ACRES) AND SHAPE</b>	±1.52acres, irregularly-shaped parcel
<b>TOPOGRAPHY</b>	Lakefront lot, gently sloping northwest to southeast towards Millerton Lake.
<b>IMPROVEMENTS</b>	Vacant land, except a small restroom reportedly constructed by a concessionaire who operated boat slips on the lake adjacent to the parcel in the 1960's, no septic system or electricity; however, parcel is an out lot in a subdivision and utilities are available from Hidden Lake Boulevard.
<b>PRESENT USE (Currently occupied by agency, vacant, leased, etc.)</b>	Vacant, unoccupied
<b>ACCESSIBILITY</b>	Direct access from Hidden Lake Boulevard
<b>REASON FOR DECLARING SURPLUS</b>	The State originally acquired the property in the late 1960s to develop public access to Millerton Lake as a part of the Millerton Lake State Recreation Area located in another area on the lake; however, the site was never developed as planned and the property is surplus to the DPR's parks program.  Declared surplus land in Chapter 178 of the Statutes of 2011 (AB 1272)
<b>YEAR ACQUIRED</b>	1966
<b>EVIDENCE OF STATE TITLE</b>	<i>Grant Deed</i> recorded February 1, 1966, Book 955, Page 73, Official Records of Madera County.  Preliminary Report dated June 14, 2012, vesting title in the State of California.
<b>LEGAL DESCRIPTION MAP</b>	See legal description, assessor's map, and aerial photograph.
<b>SPI Real Property No. SPI Parcel History No.</b>	1130 72-2435
<b>LAND ENCUMBRANCE</b>	See Amended Preliminary Report dated January 20, 2012.
<b>ESTIMATED MARKET VALUE</b>	Public bid opening scheduled for <b>September 21, 2012</b> . The DGS encourages interested parties to conduct their own research of market value and make their best possible bid. Notwithstanding unusual conditions in bid offers, the DGS will select the highest bid.

<p><b>DISCLOSURES</b></p>	<ul style="list-style-type: none"> <li>➤ The property currently has no septic tank and no water entitlement. As the parcel is undeveloped, there is no electricity to the property; however, electricity is available from the street (Hidden Lake Boulevard).</li> <li>➤ In the late 1960s, the developer constructed a small restroom facility on the parcel to serve the public using a boat slip concession in the lake. The restroom did not have a septic tank connection and instead used an above-ground storage tank (AST). The concessionaire removed the AST from the property when the restrooms closed. There is no evidence any underground storage tank was ever installed on the site.</li> <li>➤ Someone, presumably the developer, constructed a concrete helipad on the site. The helipad remains on the site, but is unusable in its current location as it is too close to an adjoining residential property constructed in 2007.</li> <li>➤ The County of Madera placed a building moratorium on the subdivision in or around 2009, which currently affects the ability to construct improvements on all unimproved parcels in the subdivision, except those parcels that began the permitting process prior to December 6, 2005. According to the county, the reason for the moratorium, which is temporary, is because the MD-1's water treatment plant is insufficient to serve the entire subdivision. In <b>April 2012</b>, the county received approval for state funds to replace the treatment plant and make other modifications to the plant to increase water capacity and remedy water quality issues. Please direct all questions regarding the treatment plant and water entitlement to the county's Special Districts Office.</li> </ul>
<p><b>DISCLAIMER</b></p>	<p>The State reserves the right to amend or revise the content of this website at its sole discretion and as necessary to support the State's business needs and address any public health or public safety concerns. In the interest of homeland security and in accordance with Government Code Section 11011, certain data may be excluded. The State makes every effort to ensure the accuracy and completeness of the information presented, but disclaims liability for omissions or errors in the contents of this website.</p>