

Client Status Report
For
North Coast Railroad Authority
(NCRA)

July - August 2017

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*as of September 8, 2017

Summary

Parallel Infrastructure recently became part of Florida East Coast Railway and has changed its name to FEC Real Estate Services (FEC). Since 2013, PI/FEC has successfully generated over \$136K in revenue for NCRA's Right of Way (ROW) portfolio. FEC is negotiating other prospective opportunities which could potentially generate over \$140K in new income.

The Pacific Gas & Electric (PG&E) management team has tentatively agreed to incorporate 32 undocumented/unlicensed encroachments currently residing in the Right of Way into the existing blanket agreement with NCRA with proper compensation for the crossings.

NCRA's Valuation maps for the Right of Way north of Willits up to Arcata (Including portions of the A&M branch) were recently rescanned to provide document clarity & readability. The rescanned maps are now a valuable resource for researching additional opportunities north of Willits (MP 140).

Areas of potential interest are listed below:

- Recology Inc. has agreed to pay a onetime license fee of \$25,000 for an at grade crossing located in Samoa (MP 300.9). The license agreement has been tendered and is awaiting execution.
- Trinity River Timber dba North Fork Lumber Company has submitted application to utilize the northern portion of the Willits Railyard for material laydown and laying in a drainage culvert. The license will produce ~\$18,000/annually (\$1,500/monthly) once the license is executed and materials from a previous tenant removed.
- The Mercer Fraser Company has reviewed their use footprint (approximately 1.6 acres) on NCRA's property located in the Dyerville Loop Road Area (MP237.16) for aggregate laydown/storage area and is providing a survey of the use area. The use agreement for the aggregate stockpile will then be solidified.
- Humboldt Municipal Water District is still waiting on a decision on the project grant funding from FEMA. Once funding is approved, actual construction of the facility & execution of the license would begin in late 2018.

Current Account Metrics

	Surface	Utility*	Total
Prioritized Encroachments	181	180	361
Prospects Contacted	230	114	344
Amendments	0	0	0
Closed Opportunities	52	7	59

*Category limited to phone, fiber, power, and gas utilities with major companies

New Agreements awaiting Execution

Proposed Tenant	Milepost/Location	Stage	Comments / Next Steps
Humboldt Municipal Water District	Arcata	Out for Signature	\$1,200/Annually – Awaiting FEMA funding
Humbud - Collective	KAM Branch	Pending Signature	\$3,000/Annually
Recology	300.9	Out for Signature	\$25,000/20 year License
North Fork Lumber	139.87	Out for Signature	\$18,000/Annually (\$1,500/monthly)

Encroachments/Inquiries

Proposed Tenant	Milepost/Location	Stage	Comments / Next Steps
Trentadue Winery LLC	73.24 73.42	Out for Signature	Hicks Represented Client
Mercer, Fraser Co.	237.16	Negotiating	Working on exact lease area – Aggregate Storage – Dyerville
Garth & Linda Sundberg	KAM Branch	Negotiating	Calculating use area – Building Encroachments – Glendale Area
Ocino, Inc.	120.0	Negotiating	Looking at using Building for Operation

Marketing/Outreach Opportunities

Proposed Tenant	Milepost/Location	Stage	Comments / Next Steps
PG&E	Multi	Proposal Sent	PG&E to Amend 32 undocumented crossings into Blanket Agreement

Closed Agreements

Proposed Tenant	Milepost/Location	Stage	Comments / Next Steps
Big Daddy Garden	114.31	Closed	Fully executed and delivered to NCRA
Andrew Lee Burgess	119.48	Closed	Fully executed and delivered to NCRA
Asti & Associates	82.41	Closed	Fully executed and delivered to NCRA
Alpha Analytical	114.5	Closed	Fully executed and delivered to NCRA
Animal Medical Center	70.31	Closed	Fully executed and delivered to NCRA
MacDonald Ltd. Partnership	77.76	Closed	Fully executed and delivered to NCRA

Welch Commercial Properties	70.15	Closed	Fully executed and delivered to NCRA
E&M Electric Machine (Deas Family Trust)	68.32	Closed	Fully executed and delivered to NCRA
Jacquard Products (Rupert, Gibbon, Spider)	69.38	Closed	Fully executed and delivered to NCRA
H&W Vineyards	120.69	Closed	Fully executed and delivered to NCRA
Crofoot Ranch	103.72	Closed	Fully executed and delivered to NCRA
Pine Ridge Winery dba Seghesio Family Vineyards	68.95	Closed	Fully executed and delivered to NCRA
Foley Family Wines	79.60	Closed	Fully executed and delivered to NCRA
Foley Family Wines	79.72	Closed	Fully executed and delivered to NCRA
PG&E	117.66	Closed	Fully executed and delivered to NCRA
Comcast	115.20	Closed	Fully executed and delivered to NCRA
Valentine Vineyards	89.70	Closed	Fully executed and delivered to NCRA
PG&E	72.90	Closed	Fully Executed and Delivered to NCRA
Ray & Betty Jo Pigoni	77.22	Closed	Fully Executed and Delivered to NCRA
Duckhorn Wine Co.	77.22	Closed	Fully Executed and Delivered to NCRA
Jackson Family Wines, Inc.	72.62	Closed	Fully Executed and Delivered to NCRA
PG&E (Temp Access)	Blanket	Closed	Fully Executed and Delivered to NCRA
Humboldt Redwood Company LLC	237.25	Closed	Fully Executed and Delivered to NCRA
PG&E (One Time)	Blanket	Closed	Fully Executed and Delivered to NCRA
Mary Ann Fredson & Logan Hopper	72.79	Closed	Fully Executed and Delivered to NCRA
KBarr Daughters, LLC	77.39	Closed	Fully Executed and Delivered to NCRA
Michael & Lorene Kuimelis	79.35	Closed	Fully Executed and Delivered to NCRA
Mendocino Forest Products LLC	116.59	Closed	Fully Executed and Delivered to NCRA
Vino Farms, LLC	74.25 74.65 74.88 75.10	Closed	Fully Executed and Delivered to NCRA
Black Horse Vineyards	77.54	Closed	Fully Executed and Delivered to NCRA
Constellation Brands	76.58 76.76	Closed	Fully Executed and Delivered to NCRA
Pastori Winery	77.77 77.88	Closed	Fully Executed and Delivered to NCRA
Everett & Ora Lampson Trust	73.16	Closed	Fully Executed and Delivered to NCRA
Linde Vineyards	79.24	Closed	Fully Executed and Delivered to NCRA
Hotel Hopland LLC	99.97	Closed	Fully Executed and Delivered to NCRA
Mendocino Forest Products LLC	116.17	Closed	Fully Executed and Delivered to NCRA

AT&T	Multi	Closed	Blanket Agreement Executed
Cristobal Lopez dba Hopland Weighing Station	99.7	Closed	Fully Executed & Delivered to NCRA

Encroachments – Stagnant or Unable to Convert to Lease/License

Proposed Tenant	Milepost/Location	Stage	Comments / Next Steps
Mike Griggs, Sr (Kari Barcelow)	139.16	Stalled	Griggs indicated will not lease unless nominal and will not cease using until receives cease and desist letter
Cerro Pacific Lumber (Lee Burgess)	122.195	Stalled	Lee Burgess, property owner, refuses to require tenant to move fence and encroachment.
Grant Street Enterprises	68.85	Stalled	Building encroachment on NCRA right of way, NW quadrant of Grant Street. Owner Not responding. Recommend NCRA legal review and reach out.
Tim Zimmerer Construction	112.04	No Response	Tim Zimmerer Const. has not removed encroachments despite several attempts to contact and resolve he continues to use R/W has he pleases. Recommend Legal pursue.
Arlen Burpee	122.13	Stalled	Private access road. Mr. Burpee became irate and refused to lease or cease utilization
Superette	119.80	No Response	Using NCRA Right of Way for building encroachment and parking/driveway. Formerly held lease and paid for the land use. Refused to continue paying, not able to get a response to secure new agreement. Recommend NCRA legal contact.
Keith Lampson	73.16	Referred to Legal	Attorney for Laura Ann Furlong successor in interest questioned NCRA rights to have them enter into License Agreement. Referred to Legal to review and respond
Max & Joan Schlienger	104.49	Referred to Legal	Max Negotiating directly with NCRA counsel
Flight Rail Corp.	105.26	Referred to Legal	Max Negotiating directly with NCRA counsel
Ferrari-Carano Vineyards	78.56	Out for Signature	Hick Represented Client
Granite Const. Company	115.73 117.79	Out for Signature	Received response from Granite – in Legal review by NCRA
Agwood Mill & Lumber, Inc.	115.93	Negotiating	Negotiating with Owner
Dufferin Bevill	77.77	Out for Signature	Hicks Represented Client/No Response
E & J Gallo Winery	80.90 81.12 81.28 81.84	Out for Signature	Hicks Represented Client/No Response

Marietta Cellars & Chris Bilbro	77.10	Out for Signature	Hicks Represented Client/No Response
Dennis and Nancy McFarland	119.75	Referred to Legal	Mr. McFarland claims crossing is a public Road.
Granite Const. Co.			
AG 101, LLC	120.0	Decided not to Lease	Doesn't fit in current business plan – Building repairs costly – Not on Property
John E. Fetzter/Orci	101.47	No Response	Will not respond – may refer to legal
Marin Ventures, LLC	115.20	Negotiating	Marin doesn't want to meet NCRA Terms
MCI Transformer	138.78	Proposal Sent	Has not responded to Proposal/Follow-up
Francis Coppola Winery	76.97	Negotiating	Revised Proposal with longer term – Waiting on Attorney
Moreno & Company	76.97	Negotiating	
RER Properties, LLC	119.86	Negotiating	Owner called possibly selling property

NCRA Actions/Open Items

- Reconcile and Prepare for ongoing billings for FEC-procured agreements
- NCRA Legal to work with FEC to settle with AT&T on multiple crossing encroachments

FEC Actions/Open Items

- Progress viable negotiations, advance agreement opportunities for execution, and monitor other opportunities
- Review identified encroaching parties that have received proposals and not responded.
- Explore new opportunities north of Willits

Application Fees Collected

- Nine (9) application fees have been collected to date in 2017, for a total of \$9,000.