


<b>REFERENCE SERVICE SLIP</b>						DATE 5/31/05	NO.
NAME OF REQUESTOR Sebby, Daniel					AGENCY OR ADDRESS 025978		
<b>UNITS OF SERVICE</b>						<b>SOURCE OF REQUEST (Check)</b>	
INFORMATION SERVICE (Number of replies)		RECORDS FURNISHED (Number of items)	TEXTUAL, STILL PICTURES, ETC. (Number of pages)	MOTION PICTURES (Number of feet)	SOUND RECORDINGS (Number of feet)	NA Administrative Use	
						Agency of Origin	
WRITTEN	ORAL					Other Government	JUN 1 AM 11:02
		2				Nongovernment	
						REQUEST HANDLED BY RG	
RG NO. 270	STACK AREA		ROW	COMPARTMENT 3274		SHELF J	OUTCARD NO.
RECORD IDENTIFICATION							
<p>War Assets Admin.</p> <p>Boxes 141-142 - Visalia AAF</p> <p style="text-align: right;">JUN 1 AM 11:02 A</p>							
RECEIVED BY 			DATE JUN	RETURNED TO			DATE

NATIONAL ARCHIVES AND RECORDS ADMINISTRATION

DO NOT REMOVE FROM RECORDS

NA FORM 14001 (11-85)

Scanned  
6/2

REAL PROPERTY CLASSIFICATION

1. PROPERTY IDENTIFICATION

Visalia Army Airfield  
Tulare County, Calif.

2. WAR ASSET NUMBER

W-04111-117

OWNING AGENCY NUMBER

WD-681 a

DATE OF DECLARATION

April 19, 1948

2. AREA

20 Acres Lease

3. CORRECTION CLASSIFICATION

a. AGRICULTURAL

01 Agricultural

20 Acres Lease

No Money

b. INDUSTRIAL

c. INSTITUTIONAL

d. RESIDENTIAL

e. OTHER

5. REMARKS

Whereas, Tract of 20 acres covered by Lease W 2972-eng 1159 dated June 1, 1943 from John O. Raybourn and Mertie and his wife was terminated by Corp of Engineers by release dated 1/30/45, but was inadvertently included in Declaration and Department of Army to correct said error on 4/19/48, issued a correction SPB-5 to delete said 20 acres of Leased Land.

Therefore, it is recommended that Tract of 20 acres be deleted from Classification 01 Agricultural and Accounting Records.

RECOMMENDED

APPROVED

6. FIELD DIRECTOR, ACQUISITION AND EXCHANGE DIVISION  
Appraisal Division

DEPUTY REGIONAL DIRECTOR - REAL PROPERTY R-10  
Regional Director

MAY 28 1948

MAY 28 1948

DATE

DATE

Revised  
E. T. G.  
6-9-48  
WAB.

72A-2049

REAL PROPERTY

1. PROPERTY IDENTIFICATION		2. RECORDING AGENCY NUMBER	
Visalia Army Airfield Tulare County, California		WD 68	
3. AREA		DATE OF DECLARATION	
291.77 Acres of Leased Land 193.95 Acres Fee Land		May 2, 1946	

4. CLASSIFICATION	
a. AGRICULTURAL	
b. INDUSTRIAL	
c. INSTITUTIONAL	
d. RESIDENTIAL	
e. OTHER	
Government interest only in 267 Acres of leased land, 193.95 Acres fee and Government constructed betterments. - Airport Property (11-000)	

REMARKS

The Government interest only in and to the lease on 267 acres of land, Government owned 193.95 acres of land, and Government constructed betterments are recommended for classification as Airport Property.

It is further recommended that the lease on 267 acres be cancelled and the property returned to the City of Visalia and certain Government constructed betterments be transferred to the City of Visalia. There were about 13 City owned buildings existent on the facility when it was leased from the City.

The above recommendations are concurred in by the Civil Aeronautics Administration and the Surplus Airport Disposal Committee who also recommend that the 193.95 acres of Government owned land be transferred to the City of Visalia for airport purposes and that the boundary fence and necessary roads be added to the existing transfer.

It is also recommended that the lease on 24.77 acres of land leased from individuals be canceled.

Request for determination concerning fissionable materials on land herein classified has been forwarded to the Department of Interior.

One copy of SPB-5 with attachments is forwarded herewith to the Airports Division with a copy of the first sheet of SPB-5 which, with a copy of this communication, should be sent to the Reporting Agency.

Two extra copies of this communication are forwarded to the Airports Division. The necessary copies would be forwarded to the field with appropriate instructions. A copy of SPB-5 with maps and related documents is retained in the Real Property files for reference purposes.

JWThompson/emc  
P.H.C.

RECOMMENDED	APPROVED
<i>Patrick H. Slark</i> PATRICK H. SLARK DIRECTOR, CLASSIFICATION DIVISION	<i>John J. O'Brien</i> JOHN J. O'BRIEN Deputy Assistant Administrator - REAL PROPERTY
September 10, 1946 DATE	September 10, 1946 DATE



## REAL PROPERTY CLASSIFICATION

1. PROPERTY IDENTIFICATION <b>Visalia Army Airfield, Tulare County, California</b>	3. WAA CASE NUMBER <b>W - Calif.</b>
2. AREA <b>Buildings Only</b>	OWNING AGENCY NUMBER <b>WD 68</b>
	DATE OF DECLARATION <b>May 2, 1946</b>
4. <b>RE</b> CLASSIFICATION	
a. AGRICULTURAL	
b. INDUSTRIAL	
c. INSTITUTIONAL	
d. RESIDENTIAL	
e. OTHER	

5. REMARKS **War Housing Structures & Improvements (06) \$45,547.00**

## RECLASSIFICATION

This property was classified September 10, 1945.

This reclassification is made to expedite the disposal of certain buildings not necessary for the operation of the Airport.

These buildings are identified in the Declaration of Surplus as numbers

T-100	T-115	T-314	T-403
T-102	T-116	T-315	T-404
T-103	T-118	T-415	T-405
T-104	T-120	T-409	T-406
T-105	T-121	T-411	T-407
T-106	T-122	T-412	T-408
T-107	T-131	T-413	T-410
T-110	T-132	T-414	
T-111	T-300	T-416	
T-112	T-302	T-40	
T-115	T-311	T-401	
T-313	T-312	T-402	

Three extra copies of this communication are forwarded to the Urban Division. The necessary copies should be forwarded to the field with appropriate instructions. One copy should be forwarded to the interested Regional Office. A copy of "PB-5 with maps and related documents is retained in the Real Property files for reference purposes.

JWHompson/emc

P.H.C.

Chief,  
Classification Branch

RECOMMENDED

APPROVED

DIRECTOR, REAL PROPERTY ADMINISTRATION

XXXXXXXX

Appraisal

November 13, 1946

DEPUTY ADMINISTRATOR, REAL PROPERTY

November 13, 1946

WAA Form 1005  
(5-10-46)UNITED STATES AMERICA  
WAR ASSETS ADMINISTRATIONForm approved  
Budget Bureau No. 16R005.3.

## DECLARATION OF SURPLUS REAL PROPERTY

(TO THE WAR ASSETS ADMINISTRATOR, WASHINGTON 25, D. C.)

## IMPORTANT

SEE INSTRUCTIONS ON REVERSE FOR COMPLETING THIS FORM

## 1. REPORTING AGENCY

Department of the Army  
Corps of Engineers, Washington, D. C.

## 2. PROPERTY IDENTIFICATION

Visalia Army Airfield  
Tulare County, California

## 3. AREA

## 4. USE OF PROPERTY PRIOR TO ACQUISITION

## 5. OPINION OF BEST FUTURE USE

## 6. DATE OF ACQUISITION

PRIOR TO 1/1/40 ☐MIXED ☐SUBSEQUENT TO 12/31/39 ☐

## 7. FORMER OWNER

## 8. REMARKS

The purpose of this "Correction" is to delete Lease No. W2972-eng-1159 (Tract 7) 20 acres from the Declaration of Surplus Real Property, certified to War Assets Administration 2 May 1946, Reporting Agency No. WD 681.

This lease was terminated by Corps of Engineers, release dated 30 January 1945.

## 9. DATE

19 April 1948

## 10. REPORTING AGENCY No.

WD 681-A

## 11. WAA No.

W. Calif. 147

## 12. DISPOSAL AGENCY No.

## 13. REPRESENTATIVES TO CONTACT

## 14. LOCATION OF TITLE PAPERS

## 15. COST OF PROPERTY

ACQUISITIONS \$

BETTERMENTS \$

TOTAL \$

## 16. PROCEEDS

## DO NOT FILL IN

DATE OF ASSIGNMENT

ASSIGNED TO

ASSIGNED BY

(SIGNATURE)

(DIVISION)

WAA

## 17. AUTHORIZED BY

Chief of Engineers:

Edward J. Fanflik  
(SIGNATURE OF REPORTING OFFICIAL)EDWARD J. FANFLIK  
Chief, Management & Disposal Div.,  
Real Estate

(NAME AND TITLE) Please type

RECEIVED  
WAA  
APR 20 8 40 AM '48  
MAIL ROOM CONTROL

CORRECTION

BLOCK SCHEDULE  
TRACT REGISTER TO ACCOMPANY

ORIGINAL TRACT NUMBER	NAME AND ADDRESS OF FORMER OWNER	ORIGINAL ACREAGE	ORIGINAL COST (ESTIMATED IF NOT KNOWN) OF ACREAGE DE- CLARED SURPLUS	ACREAGE REPORTED FOR DISPOSAL	ACQUISITION			TITLE EVIDENCE	LOCATION OF LAND		OUTSTANDING INTEREST (INCLUDING THOSE GRANTED BY THE GOVERN- MENT)
					DATE	(P) PURCHASE (D) DECLARA- TION OF TAKING	CHARACTER OF INTEREST HELD BY GOVT (F) FEE SIMPLE (L) LEASEHOLD (G) JOINT TENANT (O) OTHER		NAME AND AD- DRESS OF TITLE OR AB- STRACTING COMPANY	(110)	
7	John C. Raybourn and Mertie H. Raybourn 1505 College Ave. Visalia, Calif.	20	1102.71 Crop Damages; 50.00 per Month Rental	20	1 Jun '43	P	L	None	None	(110)	(111)
							Lease No. W-2972-eng-1159				

Lease No.  
W-2972-eng-1159

**DECLARATION OF SURPLUS REAL PROPERTY**  
(In the continental United States, its Territories and possessions)  
to the Surplus Property Board, Washington 25, D. C.

IMPORTANT.—Instructions for completing this form appear on reverse.

1. FROM:

War Department, Army Service Forces,  
Corps of Engineers, Washington 25, D. C.

2. LOCATION OF PROPERTY (ATTACH MAP)

14 Miles West of Visalia

(See Block 6, Schedule B)

3. REPRESENTATIVES TO CONTACT

E. J. Ellingson, Chief, Real Estate  
Div., So. Pac. Div., 351 Calif. St., S. F.  
Phone GARfield 6900 (See Block 3 Schedule)

4. USE OF PROPERTY WHEN ACQUIRED

Airport 267 acres Balance for  
Auto Court - 2.19 acres Agriculture.

(See Block 4 Schedule)

5. OPINION OF BEST FUTURE USE

Airport

(See Block 5 Schedule)

6. GENERAL DESCRIPTION OF PROPERTY

Installation known as Visalia Army Airfield. Government-owned property consists of 193.95 acres of land improved with administration building, barracks, shops, roads, runways and utilities.

In general, the improvements are all in good condition with the exception of existing farm buildings, which are in poor condition. See Block 6, Schedule A to E for detailed information.

The airport constitutes the substantial portion of the leased property, which totaled 291.77 acres. The airport is covered by lease No. W 868-eng-5167 at an annual rental of \$1.00. Other leased property is covered by leases numbered W 868-eng-5074; W 868-eng-4022; and W 2972-eng-1159.

7. DATE <b>2 MAY 1946</b>		8. REPORTING AGENCY NO. <b>W 602</b>
9. SURPLUS PROPERTY BOARD NO. <b>W-Calif 147</b>		10. DISPOSAL AGENCY NO.
11. APPROXIMATE AREA Fee 193.95 acres Leased 291.77 "		
12. COST OF PROPERTY (Block 6, Sch. C & D)		
ACQUISITION	\$ 50,500.00	
BETTERMENTS	\$1,010,018.00	
TOTAL	\$1,060,518.00	
13. PROCEEDS: IF "REIMBURSABLE", GIVE SYMBOL AND TITLE OF APPROPRIATION OR GOVERNMENT CORPORATION.		

5-3

DO NOT FILL IN

FORWARDED BY SPB TO:

14. AUTHORIZED BY

**Chief of Engineers**

**ROBERT H. FABIAN**

(Name of reporting official (please type))

**Lt. Col, Corps of Engineers**

(Title (please type))

**Signed**

BY

(Signature of authorized official)

Date

Initials

Cy to War Assets Admin.

VISALIA ARMY AIRFIELD  
Tulare County, California

S.F.B. - 5 Report

INDEX OF SCHEDULES

Block 3 Schedule:	List of Representatives to Contact
Block 4 Schedule:	Use of Property When Acquired
Block 5 Schedule:	Opinion of Best Future Use
Block 6 Schedule A:	Legal Description of Property (perimeter & tract description)
Block 6 Schedule B:	Final Project Map of the Land
Block 6 Schedule C:	List of Buildings and Utilities
Block 6 Schedule C-1:	Plot Plan of Buildings and Utility Map
Block 6 Schedule D:	Tract Register
Block 6 Schedule D-1:	Exceptions to Fee Title
Block 6 Schedule D-2:	Attorney's Report on Government's Legal Title
Block 6 Schedule E:	Narrative Report of Additional Information
Block 6 Schedule F:	Copies of documents



VISALLA ARMY AIRFIELD  
Tulare County, California

S.P.B.-5 Report

LIST OF REPRESENTATIVES TO CONTACT

W. H. Sullivan, Jr.  
Chief, Management & Disposal, Real Estate Division  
South Pacific Division  
351 California Street  
San Francisco 19, California

Garfield 6900 - Extension 26

Donn A. Biggs  
Chief, San Francisco Sub-Office  
Real Estate Division, South Pacific Division  
350 California Street  
San Francisco, California

Garfield 6900 - Extension 197

C. B. Faulkner  
Chief, Management & Disposal Section  
San Francisco Sub-Office  
Real Estate Division, South Pacific Division  
350 California Street  
San Francisco, California

Garfield 6900 - Extension 76

C. E. Byde, Appraiser  
1745 Cornell Ave  
Fresno, California  
3-2681

N. H. Hong (Prepared this report)  
Management & Disposal Section  
San Francisco Sub-Office  
Real Estate Division, South Pacific Division  
350 California Street  
San Francisco, California

Garfield 6900 - Extension 145

VISALIA ARMY AIRFIELD  
Tulare County, California

S.P.B.-5 Report

USE OF PROPERTY WHEN ACQUIRED

Due to the fairly good grade of soil and favorable climatic conditions, part of the subject property was devoted to both general and diversified agriculture. The productivity of the land is good and it was in a good state of agricultural development prior to its occupation by the Army.

The 267 acres leased from the City of Visalia was formerly the Visalia Municipal airport.

An area of 2.19 acres was used by private individuals for the operation and maintenance of an auto court. ✓

VISALIA ARMY AIRFIELD  
Tulare County, California

S.P.B.-5 Report

OPINION OF BEST FUTURE USE

Owing to the fact that a large portion of the subject property was already utilized as a Municipal Airport by the City of Visalia, the continued use of said property as an airport appears to be the best future use. However, certain tracts of land which are not essential to the operation of the airport may be reconverted to agricultural use. A given tract of land which was formerly used in operation of an auto court could easily be reconverted to its former use.

VISALIA ARMY AIRFIELD

Visalia, California

S.P.B. - 5 Report

LEGAL DESCRIPTION OF PROPERTY

All that real property situate in the county of Tulare, State of California more particularly described as follows:

Beginning at the southeast corner of Section 32, Township 18 South, Range 24 East, Mount Diablo Base & Meridian, running thence west along the South line of Section 32, a distance of 1031 ft. thence leaving said south line of Section 32 and running in a direct line in a northwesterly direction a distance of 1880.2 ft. to a point on the south line of the northwest quarter of the southeast quarter of Section 32, said point being 1039.7 ft. from the southeast corner of the northwest quarter of the southeast quarter; running thence westerly along the south line of the north half of the south east quarter, and the south line of the north half of the southwest quarter to its intersection with the northeasterly line of U.S. Highway No. 99, running thence northwesterly along the northeasterly line of U.S. Highway No. 99 to its intersection with the southerly line of State Highway 198, said line lying 50 ft. southerly of the north line of said Section 32, running thence easterly along the southerly line of said State Highway No. 198 to its intersection with the westerly line of the northeast quarter said Section 32, running thence southerly along said westerly line a distance of 397.05 ft. running thence easterly parallel and distant southerly 447.5 ft. at right angles from the northerly line of said Section 32 a distance of 834.20 ft. to the southeast corner of the lands now or formerly owned by J.M. Farr, running thence northerly along the easterly line of said lands of J.M. Farr a distance of 407.5 ft. to a point 40 ft. southerly from the northerly line of Section 32, running thence easterly parallel and distant 40 ft. southerly at right angles from the northerly line of Section 32 a distance of 484.85 ft. to a point on the westerly line of the East half of the Northeast quarter said Section 32, running thence northerly along said westerly line to the north line of said Section 32, running thence easterly along the North line of Section 32 to the northeast corner thereof, running thence southerly along the easterly line of said Section 32 to the northwest corner of southwest quarter of northwest quarter Section 33, Township 18 South, Range 24 East, M.D.B. & M., running thence easterly along the North line of the southwest quarter of the northwest quarter of Section 33 to the northeast corner thereof, running thence southerly along the easterly line of said southwest quarter of the northwest quarter of Section 33 to the southeast corner thereof, running

BLOCK 6, Schedule A

Page No. 1



VISALIA ARMY AIRFIELD

Visalia, California

S.P.B. -5 Report

LEGAL DESCRIPTION OF PROPERTY (Cont.)

thence westerly along the southerly line of said southwest quarter of northwest quarter to the east quarter corner of the aforementioned Section 32, running thence southerly along the easterly line of said Section 32 to the point of beginning.

Subject however to existing easements of record,

Containing 193.95 acres more or less in FEE  
291.77 acres more or less in LEASE

BLOCK 6, Schedule A

Page No. 2

VISALIA ARMY AIRFIELD

Tulare County, California

S.P.B.-5 Report

LEGAL DESCRIPTION OF PROPERTY

Tract #2

Parcel 1

The East half of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section Thirty-two (32), Township Eighteen (18) South, Range Twenty-four (24) East, Mount Diablo Base and Meridian, in the County of Tulare, State of California.

Parcel 2

The North half of the Southwest quarter of the Northwest quarter of Section Thirty-three (33), Township Eighteen (18) South, Range Twenty-four (24) East, Mount Diablo Base and Meridian, in the County of Tulare, State of California.

VISALEA ARMY AIR FIELD

COST OF CONSTRUCTION

Buildings on Leased Ground	\$ 27,134
Building on Government-Owned Land	52,237

Construction on both Leased and Government-Owned Land

Removal of Existing Structures and Utilities	39,236
General Site Grading	1,763
Fencing	8,467
Water Supply Storage and Distribution	6,491
Power and Light Distribution	6,933
Gas Generation Storage and Distribution	3,553
Gasoline and Oil Storage and Distribution	65,104
Runways, Taxiways and Aprons	492,600
Passive Protection	84,789
Airfield Lighting	6,973
Airplane Revetments and Taxiways	210,612
Bomb Storage Roads	4,126
Total	\$ 930,647

Total Cost of Construction by U. S. Engineers - - - - - \$1,010,018

It has not been possible to separate cost of utilities, roads, water, sewer, etc. between Government-owned and Leased land and total costs only are shown. Costs shown are for work by the U. S. Engineers and have been obtained from the Form 39-B -- Project Cost Summary.

In general, all construction is in Good Condition, with exception of existing farm buildings which are in poor condition.

Inventory Report of  
Buildings and Structures on Government-Owned Land

VISALIA ARMY AIR FIELD  
Visalia, California

Post Bldg. No.	Designation	Construction	Size	Cost
T-100	Administration	Wood	20'x100'	\$2,152.00
> T-101	Mess	Wood	20'x140'	3,913.00
T-102	P.X.	Wood	20'x41'	1,923.00
T-103	Foot Bridge	Wood	4'x38'	211.00
T-104	Barrack	Wood	20'x100'	1,866.00
T-105	Barrack	Wood	20'x100'	1,745.00
T-106	Barrack	Wood	20'x100'	1,866.00
T-107	Bath	Wood	20'x28'	999.00
T-110	Pump	Wood	5'x5'6"	1,591.93
T-111	Barrack	Wood	20'x100'	1,866.00
T-112	Bath	Wood	20'x28'	999.00
T-113	Barrack	Wood	20'x100'	1,866.00
> T-114	Barrack	Wood	20'x100'	1,866.00

Constructed by U. S. Engineers



Inventory Report of  
Buildings and Structures on Government-Owned Land (Cont'd.)

VISALLA ARMY AIR FIELD  
Visalia, California

Post Bldg. No.	Designation	Construction	Size	Cost
<u>Constructed by U. S. Engineers</u>				
T-115	Barracks	Wood	20'x100'	\$ 1,866.00 —
T-116	Barracks	Wood	20'x100'	1,866.00 —
T-119	Bath	Wood	20'x28'	999.00 —
T-120	Foot Bridge	Wood	4'x50'	211.00 —
T-121	Barracks	Wood	20'x100'	1,866.00 —
T-122	Barracks	Wood	20'x100'	1,873.00 —
> T-130	Barracks	Wood	20'x100'	5,746.00 —
T-131	Barracks	Wood	20'x100'	1,877.00 —
T-132	Latrine	Wood	8'x10'	533.00 —
T-300	Guard	Wood	8'x8'	433.00 —
> T-301	Small Arms Storage	Wood	20'x100'	5,173.00 —
T-302	Latrine	Wood	8'x10'	300.00 —
T-311	Fuse Storage	Mtl. Units	5'x10'	57.00 —
T-312	Fuse Storage	Mtl. Units	5'x10'	57.00 —

Inventory Report of  
Buildings and Structures on Government-Owned Land (Cont'd.)

VISALIA ARMY AIR FIELD  
Visalia, California

Post Bldg. No.	Designation	Construction	Size	Cost
<u>Constructed by U. S. Engineers</u>				
T-313	Fuse Storage	Mtl. Units	5'x10'	\$ 57.00
T-314	Fuse Storage	Mtl. Units	5'x10'	57.00
T-315	Fuse Storage	Mtl. Units	5'x10'	57.00
T-409	Crew Shelter	Wood	10'x20'	805.00
T-411	Crew Shelter	Wood	10'x20'	805.00
T-412	Crew Shelter	Wood	10'x20'	805.00
T-413	Crew Shelter	Wood	10'x20'	805.00
T-414	Crew Shelter	Wood	10'x20'	805.00
T-415	Crew Shelter	Wood	10'x20'	805.00
T-416	Crew Shelter	Wood	10'x20'	805.00
TOTAL				\$52,237.00

Inventory Report of  
Buildings and Structures on Government-Owned Land

VISALIA ARMY AIR FIELD  
Visalia, California

Post Hldg. No.	Designation	Construction	Size	Cost
<u>Constructed by Others</u>				
150	Farm Buildings Barn	Wood	40' x 45'	No Costs Available
151	Pump House	Wood	12' x 12'	
152	Barn	Wood	38' x 40'	
153	Farmhouse	Wood	34' x 50'	
154	Chicken Coop	Wood	12' x 20'	
155	Shed	Wood	8' x 16'	
156	Shed	Wood	8' x 16'	
157	Garage	Wood	12' x 18'	
170	Latrine	Wood	8' x 16'	
432	Toilet	Wood	4' x 15'	
433	Tourist Cabin	Wood	14' x 122'	
434	Tourist Cabin	Wood	18' x 22'	
436	Office	Wood	30' x 35'	
437	Shower Rooms	Wood	12' x 24'	

INVENTORY REPORT OF  
BUILDINGS AND STRUCTURES ON LEASED LAND

VISALIA ARMY AIR FIELD  
Visalia, California

Post Bldg. No.	Designation	Construction	Size	Cost
<u>Constructed by U. S. Engineers</u>				
T-8	Link Trainer	Wood	25'x36'	\$2,350.00
T-9	School	Wood	20'x52'	2,224.00
T-40	Wind Tee	Steel	-	563.00
T-401	Crew Shelter	Wood	10'x20'	605.00
T-402	Crew Shelter	Wood	10'x20'	605.00
T-403	Crew Shelter	Wood	10'x20'	605.00
T-404	Crew Shelter	Wood	10'x20'	605.00
T-405	Crew Shelter	Wood	10'x20'	605.00
T-406	Crew Shelter	Wood	10'x20'	605.00
T-407	Crew Shelter	Wood	10'x20'	605.00
T-408	Crew Shelter	Wood	10'x20'	605.00
T-410	Crew Shelter	Wood	10'x20'	605.00
-	Control Tower	Wood	17'x17'	18,672.00
TOTAL -				\$27,134.00



VISALIA ARMY AIR FIELD

LIST OF CONTRACTORS

Contractor	Address	Description of Work
J. E. Haddock	3538 E. Foothill Blvd. Pasadena, California	Crew Shelters, Officers' Quarters, Taxiway & Hardstanding. Remove Earth Revetments.
Central Calif. Constr. Co.	230 Calif. Street San Francisco, Calif.	A C Gasoline Fueling System.
J. W. Huffman	Merced, Calif.	Reconditioning Boundary Fencing.
Yuba-Sutter Oil and Burner Co.	420 - 3rd St. Marysville, Calif.	Seeding
Sheldon Oil Co.	Suisun, Calif.	Paint Runways and Ground.
Kruly & Van Valkenburgh	P.O. Box 1192 Sacramento, Calif.	Alteration of Fueling Pit Boxes.
M. R. Poundstone	Porterville, Calif.	Electric Control System for Fueling Pit Boxes.
Capitol Construction Co.	Pacific S. W. Bldg. Fresno, Calif.	Control Tower and Utilities.
Foster & Kleiser	14th & U Streets Sacramento, Calif.	Blading, Rolling, Painting, Seeding & Planting. Striping Runways & Taxiways.
E. L. French	1926 O Street Sacramento, Calif.	Public Address System.
Trewhitt-Shields & Fisher	Pacific S.W. Bldg. Fresno, Calif.	Buildings and Facilities for Bomb Storage Area.

VISALIA ARMY AIR FIELD

LIST OF CONTRACTORS (Cont'd.)

Contractor	Address	Description of Work
N.M. Ball Sons	Box 401 Berkeley, Calif.	Airplane Revetments & Taxiways. Runway Extension. Bomb Storage Revetments and Appurtenant Roadways.
Robert Hougham	Kaweah & Neville Sts. Hanford, Calif.	Temporary Buildings and Utilities. Tent Camp. Link Trainer Building. Additional Buildings.

# INVENTORY REPORT OF BUILDINGS AND STRUCTURES ON LEASED LAND

VISALIA ARMY AIR FIELD  
Visalia, California

Post Bldg. No.	Designation	Construction	Size	Cost
<u>Municipal Airport Buildings</u>				
1	Operations & Dispatch	Masonry	24' x 60'	Costs not available
2	E. M. Barrack	Wood Frame	16' x 20'	
3	Oil Storage	Metal	8' x 10'	
4	Dispensary	Wood Frame	16' x 25'	
5	Storage	Wood Frame	12' x 16'	
6	E. M. Barrack	Wood Frame	16' x 20'	
7	Fire Station	Wood Frame	30' x 40'	
10	E. M. Barrack	Wood Frame	16' x 26'	
28	Hangar	Metal	50' x 100'	
30	Store Room	Wood Frame	15' x 16'	
31	Hangar	Metal	50' x 100'	
35	Oil Storage	Wood Frame	15' x 30'	
36	Transformer Pad	Concrete	10' x 12'	
45	Pump House	Masonry	8' x 14'	
46	Transformer Pad	Wood Frame	20' x 20'	

# BLOCK 6 - SCHEDULE D

NAME: VISALTA ARMY AIRFIELD

TRACT REGISTER# TO ACCOMPANY FORM SPB-5

Orig. Tract No.	Former Owner And Address	Original Acreage And Acreage For Disposal	Original Cost (Estimated If Not Known) of Acreage Declared Surplus	ACQUISITION		TIME EVIDENCE	LOCATION OF LAND of Visalia
				Date	P - Purchase D - D/T F - Fee L - Lease E - Easement A - License R - Permit		
1	City of Visalia Tulare County, California	267	\$ 1.00 per annum	1 Oct 42	P-1 W-888-eng-5157	None	See Block 6, Schedule D-1
2	Henry Clinton Smith & Paul Smith Rt. 4, Box 131 Visalia, Calif.	140	30,000.00	1 May 43 D-1 22 Nov 44 P-1	D-1	(1)	Remarks and Outstanding Interests (Including those Granted by the Government)
3	Lena A. Brown Rt. 4, Box 133 Visalia, Calif.	51.76	8,500.00	27 Mar 43 (13 Apr 43 Recorded)	P-1	(1)	
4	George W. Myers & Margie R. Myers Rt. 4, Box 133-2 Visalia, Calif.	2.19	12,000.00	23 Feb 43 P-1	D-1	(1)	
5	Alta Mira Community Club Rt. 4, Box 217 Visalia, Calif.	1.0	50.00 per annum	1 Mar 42	P-1 W-888-eng-5074	None	



# **VISALIA ARMY AIRFIELD**

**NAME:**

**BLOCK 6 - SCHEDULE D**

**\*TRACT REGISTER\* TO ACCOMPANY FORM SPB-5**

**14 miles N.**

Orig. Tract No.	CHARACTER OF INTEREST HELD BY GOVERNMENT			ACQUISITION		TITLE EVIDENCE	LOCATION OF LAND of Visalia
	Former Owner And Address	Original Acreage And Acreage For Disposal	Original Cost (Estimated if Not Known) of Acreage Declared Surplus	Date	P - Purchase D - D/T F - Fee L - Lease E - Easement A - License R - Permit	Names & Address as Noted	Remarks and Outstanding Interests (Including those Granted by the Government)
6	Solomon Street & Marine Street Visalia, Calif.	3.77	\$ 43.00 Month till 5-25-42; 55.00 Month thereafter	9 Feb 42	P-L W-368-eng-4032	None	See Block 6, Schedule D-1
7	John Q. Raybourn & Mertie A. Raybourn 1605 College Ave. Visalia, Calif.  (1) Security Title Insurance and Guarantees Company Visalia, California	20	1102.71 crop damages; 50.00 per month rental	1 June 43	P-L W-3972-eng-1155	None	

VISALIA ARMY AIRFIELD  
Tulare County, California

S.P.B.-5 Report

EXCEPTIONS TO FEE TITLE

Tract #1

Leasehold interest only. Subject to validity of lessor's title, Lease No. W 868-eng-5167. See Block 6, Schedule F.

Tract #2

An easement for road purposes over the North 30 feet of Parcel 1, as granted to the County of Tulare, by Deed dated July 20th, 1915, recorded in Book 12, page 196 of Rights of Way.

A right of way and incidents thereto for a State Highway over and across a portion of the East half of the Northeast quarter of said Section 32, described as follows: A strip of land 10 feet in width lying between lines distant 30 feet and 40 feet Southerly measured at right angles from the following described line: Beginning at the Northwest corner of said East half of the Northeast quarter of Section 32, said corner bearing South 89° 41' 30" West 1319.85 feet from the Northeast corner of Section 32, and being Engineers Station 251 plus 36.15 of the Department of Public Works' Survey between Plaza Garage and Visalia Road VI-Tul-4-D, the centerline of said survey being the North line of said Section 32; thence North 89° 41' 30" East 1319.85 feet along said North line to the East line of said East half of the Northeast quarter of Section 32; the side lines of said strip of land to be prolonged or shortened so as to begin and end in the West and East lines, respectively, of said East half of the Northeast quarter of Section 32, as granted to the State of California by Deed dated March 11th, 1935 and recorded in Book 638, page 87 of Official Records.

An easement for road purposes over the East 20 feet of the North half of the Southwest quarter of the Northwest quarter of said Section 33, as granted to the County of Tulare by Deed dated December 12th, 1934, recorded in Book 604, page 358 of Official Records.

Tract #3

No exceptions.

Tract #4

No exceptions.

Tract #5

Leasehold interest only. Subject to validity of lessor's title, Lease No. W 868-eng-5074. See Block 6, Schedule F.

VISALIA ARMY AIRFIELD

Tulare County, California

S.P.B.-5 Report

EXCEPTIONS TO FEE TITLE

Tract #6

Leasehold interest only, Lease No. W 568-eng-4022. The records of the Division Engineer indicate that the lessor's title is subject to the following exceptions:

A right of way for a water ditch 30 feet wide over and across a portion of the NE<sup>1</sup>/<sub>4</sub> of said Section 32, and other property, as granted to Timothy Hayes, et al, by deed dated November 4th 1892 and recorded in Book 61, Page 295 of Deeds.

A right of way for road purposes over the North 30 feet of Parcel 1 as granted to the County of Tulare by deed dated July 20th 1915 and recorded in Book 12 page 196 of Rights of way.

A right of way and incidents thereto for a State Highway along the North line of Parcel 1 as granted to the State of California by deed dated March 13th 1935 and recorded in Book 639 Page 9 of Official Records.

A Deed of Trust covering Parcel 2 dated April 18th 1941, executed by Sol Sweet and Maxine Sweet his wife to corporation of America, a corporation, trustee, to secure 1 note of even date for \$800.00 (terms not set out) in favor of Bank of America National Trust and Savings Association, a national banking association. Recorded April 22nd 1941 in Book 939 Page 279 of Official Records.

Tract #7

Leasehold interest only, Lease No. W 2972-eng-1159. Subject to validity of lessor's title. See Block 6, Schedule F.

VISALIA ARMY AIRFIELD

Tulare County, California

S.P.D.-5 Report

ATTORNEY'S REPORT ON GOVERNMENT'S LEGAL TITLE

I certify that I have examined the Real Estate Records of the Division Engineer, South Pacific Division and that on the basis of such examination I conclude that title to the land described in Block 6, Schedule A, attached hereto, vested in fee simple of record in the United States of America on the date set out on Block 6, Schedule D, and that fee simple title of Record continued in the United States up to and including the date of my examination, free and clear of all encumbrances, defects, or interests impairing or adversely affecting the title to said property except for the items stated in Block 6, Schedule D-1.

DATED: April 24, 1946

[Signature]

VISALIA ARMY AIRFIELD  
Tulare County, California

S.P.B.-5 Report

NARRATIVE REPORT OF ADDITIONAL INFORMATION

The following is a list of prospective purchasers:

1. Waddell and Sons  
P. O. Box 216, Lindsay, California  
Interested in purchasing small buildings.
2. Frank J. Costello, Jr.  
540 N. Court St., Visalia, California  
Interested in buildings and land.
3. J. Manweiler  
P. O. Box 338, Shafter, California  
Interested in buildings.
4. Jacob Longenecker  
212 West 3rd St., Hanford, California  
Interested in purchasing buildings.
5. David Weisz  
122 East Seventh St., Los Angeles, 14, California  
Interested in purchasing available equipment, furniture and supplies.
6. Leonard A. Lee, Fire Chief  
Visalia Sub-Base  
Visalia, California  
Interested in buildings
7. Hubert Nash  
121 Central Avenue, Visalia, California  
Interested in buildings.
8. Growers Service Company  
P. O. Box 527, Visalia, California  
Interested in buildings, equipment of all kinds and trucks of 1 1/2 to 2 ton size.
9. William G. Oyler  
2814-8th Ave., Los Angeles, 16, California  
Interested in auto court and gas station property.
10. Otto R. Stocker  
821 N. Divisadero St., Visalia, California  
Interested in buildings

VISALIA ARMY AIRFIELD  
Tulare County, California

S.P.B.-6 Report

NARRATIVE REPORT OF ADDITIONAL INFORMATION

11. Mrs. Charles W. Davis  
5618 Craner Ave.  
North Hollywood, California  
Interested in service station and auto court property.
12. City of Visalia  
Tulare County, California  
Interested in reopening the airport for civilian use and also to secure the control tower and maintenance equipment appurtenant to the airfield.
13. Leroy B. Simm  
401 So. 41st St., Apt. 1R  
Richmond, California  
Expressed interest in auto court located on subject property.
14. H. C. Smith  
Rt. 4, Box 883, Visalia, California  
Interested in repurchasing tract formerly owned by him.

No unusual problems were encountered in the acquisition of the property. All public utilities affecting tracts 2 and 3 were relocated by the general contractor and were absorbed in the general construction operations at this airport.

Pending the return of the airport to the City of Visalia, said City has requested for an interim permit to operate the landing area and airport facilities in order that it will be in a better position to determine the approximate time when the airport may be reopened for civilian use and also as to what additional acreage and development will be offered to the City for incorporation in the facility. Right of entry has not been granted to the City of Visalia, as authorization for the issuance of the interim permit has not been received.

The City also planned to enter into arrangements with scheduled carriers regarding space and operating rights at the airport.

RETAINED

LEASE

W 888-eng-4022

BETWEEN

The supplies and services to be obtained by  
this instrument are authorized by, are for  
the purpose set forth in, and are chargeable  
to Procurement Authority

SOLOMON SWEET AND MAXINE SWEET, HIS WIFE  
AND

ENG 30068 P. 331-Q5 A. 0905-23  
the available balance of which is sufficient UNITED STATES OF AMERICA  
to cover cost of same.

Oct 30/42  
Reviewed  
1/17. lllh  
L-2 affm

1. THIS LEASE, made and entered into this 9th day of February ,  
in the year one thousand nine hundred and forty-two by and between

Solomon Sweet and Maxine Sweet, his wife

whose address is Visalia, California

for their heirs, executors, administrators, successors, and assigns, hereinafter called  
the Lessor, and THE UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned covenant and  
agree as follows:

That certain parcel of land situated in the County of Tulare, State of Cali-  
fornia, described as follows:

Beginning at the North quarter (N 1/4) corner of Section thirty-two (32),  
Township eighteen (18) South, Range twenty-four (24) East, N.D.B. & M.; thence  
running South a distance of 40 feet, more or less, to a point on the South  
line of State Highway right of way; thence running in an easterly direction  
along said right of way line 1042.8 feet, more or less, to a point being the  
Northwest corner of the Sol Sweet property; thence running in a southerly  
direction 104.7 feet, more or less, to a point; thence running westerly 222.7  
feet, more or less, to a point on the East boundary line of the E. M. Faw  
property; thence running southerly 222.8 feet, more or less, to the Southwest  
corner of said Sol Sweet property; thence running in an easterly direction  
444.25 feet, more or less, to the Southeast corner of said property; thence  
running in a southerly direction...

tion of which is more fully shown on the map attached hereto and made a part  
hereof.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning

February 9, 1942

and ending with June 30, 1942

and the Lessor hereby consents to the extension of this lease for the  
fiscal year beginning July 1, 1942 and ending June 30, 1943.



**RETAINED  
LEASE**

BETWEEN

W 500-000-0000

The supplies and services to be obtained by this instrument are authorized by, are for the purpose set forth in, and are chargeable

0.5 30/42  
A...

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning February 9, 1942 and ending with June 30, 1942

3. To HAVE AND TO HOLD the said premises with their appurtenances for the term beginning February 9, 1942 and ending with June 30, 1942

34. The Lessor hereby consents to the extension of this lease for the fiscal year beginning July 1, 1942 and ending June 30, 1943.

to be used exclusively for the following purposes (see instruction No. 3):

**Storage space 4th Air Force**

3. To HAVE AND TO HOLD the said premises with their appurtenances for the term beginning February 9, 1942 and ending with June 30, 1942

34. The Lessor hereby consents to the extension of this lease for the fiscal year beginning July 1, 1942 and ending June 30, 1943.

4. The Government shall not assign this lease in any event, and shall not sublet the demised premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said premises by anyone other than the Government, such sublessee, and the agents and servants of the Government, or of such sublessee.

5. This lease may, at the option of the Government, be renewed from year to year at a rental of **Sixty-five Dollars (\$65.00) per month.** and otherwise upon the terms and conditions herein specified, provided notice be given in writing to the Lessor at least **Thirty (30)** days before this lease or any renewal thereof would otherwise expire: Provided that no renewal thereof shall extend the period of occupancy of the premises beyond the **30th** day of **June, 1947**

6. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following:

**Nothing**

7. The Government shall pay the Lessor for the premises rent at the following rate:

**Forty-three Dollars (\$43.00) per month to May 25, 1942, then Sixty-five Dollars (\$65.00) per month thereafter.**

**The Finance Officer, U. S. Army, 180 New Montgomery Street, San Francisco, California, is designated to pay this account.**

Payment shall be made at the end of each **month.**

8. The Government shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions, or structures so placed in or upon or attached to the said premises shall be and remain the property of the Government and may be removed therefrom by the Government prior to the termination of this lease, and the Government, if required by the Lessor, shall, before the expiration of this lease or renewal thereof, restore the premises to the same condition as that existing at the time of entering upon the same under this lease, reasonable and ordinary wear and tear and damages by the elements or by circumstances over which the Government has no control, excepted: Provided, however, that if the Lessor requires such restoration, the Lessor shall give written notice thereof to the Government **twenty (20)** days before the termination of the lease.

9. The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs thereto.

10. If the said premises be destroyed by fire or other casualty this lease shall immediately terminate. In case of partial destruction or damage, so as to render the premises untenable, either party may terminate the lease by giving written notice to the other within fifteen days thereafter, and if so terminated no rent shall accrue to the Lessor after such partial destruction or damage.

11. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease or to any benefit to arise therefrom. Nothing, however, herein contained shall be construed to extend to any incorporated company, if the lease be for the general benefit of such corporation or company.

12. The Government reserves the right to cancel this lease during its life or any renewal thereof, upon giving thirty (30) days' written notice to the lessor of its intent to cancel.

and 3A clause

Paragraph 12/added prior to signature.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

In presence of:

SOLOMON SWEET AND MAXINE SWEET, HIS WIFE.

Mrs. Charles Smith  
718 N. Stevenson St.  
(Address)  
Visalia

Solomon Sweet  
Maxine Sweet Lessor.

UNITED STATES OF AMERICA,

By

R.B. Daugherty  
R.B. Daugherty, Captain, Corps of Engineers, Contracting Officer  
(Official title)

(If Lessor is a corporation, the following certificate shall be executed by the secretary or assistant secretary.)

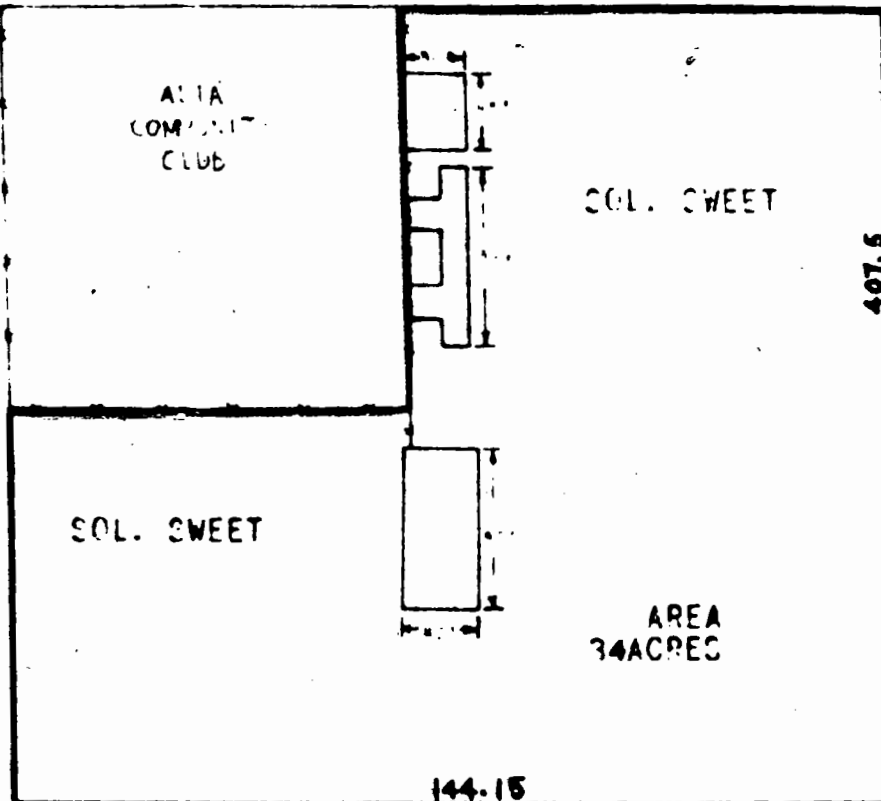
I, \_\_\_\_\_, certify that I am the \_\_\_\_\_

Secretary of the corporation named as Lessor in the attached lease; that \_\_\_\_\_

\_\_\_\_\_, who signed said lease on behalf of the Lessor, was then

\_\_\_\_\_ of said corporation; that said lease was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

HIGHWAY TO VISALIA



T.18C., R.24E., M.D.B. & M.

MAP SHOWING  
PROPERTY TO BE LEASED FROM  
SOL. SWEET  
NEAR VISALIA, CALIFORNIA  
MAY 1942  
Arthur C. Ellenson  
Land Appraiser

"3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning 1 July 1943 through 30 June 1944, provided that, unless and until the Government shall give notice of termination in accordance with provision 10 hereof, this lease shall remain in force thereafter from year to year without further notice; provided further that adequate appropriations are available from year to year for the payment of rentals; and provided further that this lease shall in no event extend beyond the date of termination of the United States Navy as declared by the President of the United States in Proclamation No. 2407 dated May 27, 1941."

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

WITNESS:

Mrs. A. L. Schwab  
122 No. Highland  
 (Address)  
Mrs. A. L. Schwab  
122 No. Highland  
 (Address)

Slomon Sweet  
 Lessor  
Marianne Sweet  
 MAKING SEALS

(Address)

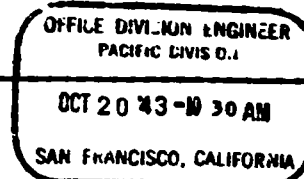
THE UNITED STATES OF AMERICA

By Leo B. Varty  
 LEO B. VARTY  
 Captain Corps of Engineers  
 Contracting Officer

\*Delete inapplicable words.

(If Lessor is a corporation, the following certificate shall be executed by the secretary or assistant secretary).

I, \_\_\_\_\_, certify that I am the  
 Secretary of the corporation named as Lessor in the attached lease;  
 that \_\_\_\_\_, who signed said lease  
 on behalf of the Lessor, was then \_\_\_\_\_ of said  
 corporation; that said lease was duly signed for and in behalf of said  
 corporation by authority of its governing body, and is within the scope  
 of its corporate powers.



(Corporate Seal)

RETAINED

CR Form 206

NO. W      ENG     

**SUPPLEMENTAL AGREEMENT TO DISPENSE WITH  
NOTICE OF RENEWAL**

THIS SUPPLEMENTAL AGREEMENT entered into this 20th  
day of June, 1942 by and between

DELAND SUENT & MARINE SUENT, his wife,

whose address is Visalia, California.

for themselves, their heirs, executors, administrators,  
successors, and assigns, hereinafter called the Lessor, and THE UNITED  
STATES OF AMERICA, hereinafter called the Government, WITNESSETH:

WHEREAS on 9 February, 1942, a lease  
was entered into between the Lessor and the Government covering that certain  
parcel of land situated in the County of Tulare, State of California, containing 3.4 acres,  
more or less, together with certain improvements thereon consisting of four (4) warehouses  
with total floor area of approximately 7000 square feet.  
More particularly described in lease No. W 500-eng-4000.

for the period 9 February, 1942, to 30 June 1942, with option to  
renewal annually thereafter to 30 June, 1947,

which lease was duly renewed by the Government to 30 June 1942,  
inclusive;

WHEREAS it is desired to amend said lease to dispense with  
the service of notice of renewal for each fiscal year, as hereinafter  
provided;

NOW, THEREFORE, the parties hereto do hereby amend said  
lease in the following respects and in these only:

1. Provisions 3 and 5 are deleted effective 1 July  
1943, and there is inserted in lieu thereof the following  
provision numbered 3:

Form No. 19  
 WAR DEPARTMENT  
 ENGINEERS

NEGOTIATED LEASE *SPW*  
 Lease  
~~CONTRACT~~ No. W 868 eng 4028

SUPPLEMENTAL AGREEMENT #1

This supplemental agreement entered into this 21st day of August, 1944, by and between the UNITED STATES OF AMERICA, hereinafter called the Government, represented by the contracting officer executing this agreement, and Solomon Sweet and Maxine Sweet, his wife, whose address is Visalia, California,

Lessor  
 hereinafter called the ~~contractor~~, WITNESSETH That:

WHEREAS, On the 9th day of February, 1942, the parties hereto entered into ~~contract~~ Lease No. W 868 eng 4022

for that certain real property situate in the County of Tulare, State of California, described as follows:

The East 444.85 feet of the West 1279.75 feet of the South 407.5 feet of the North 447.5 feet of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 32, Twp 18 S, R 24 E, M. D. B. & M., excepting therefrom the North 168.7 feet of the West 208.7 feet,

Containing a total area of 3.4 acres, more or less, and

WHEREAS, It is found advantageous and in the best interests of the United States to modify the said ~~contract~~ <sup>lease</sup> for the following reasons:

To include an additional area containing 0.37 acre, more or less, formerly used as a private road and

To include a paragraph providing for covenant against contingent fees. and

WHEREAS, The Government agrees to pay to the lesser the sum of One (\$1.00) Dollar, receipt of which is hereby acknowledged, as consideration for the execution of this Agreement.



THE UNDERSIGNED, The said lease is modified in the following particulars, but in no others, effective as of 2 February 1933.

- A. Paragraph 2 of the said lease is hereby modified so as to increase leased area by 0.57 of an acre, more or less,

so as to read as follows:

2. That certain parcel of land situated in the County of Tulare, State of California, described as follows:

Beginning at the North quarter (N $\frac{1}{4}$ ) corner of Section thirty-two (32), Township eighteen (18) South, Range twenty-four (24) East, M.D.B. & M.; thence running South a distance of 40 feet, more or less, to a point on the South line of State Highway right of way; thence running in an easterly direction along said right of way line 1045.6 feet, more or less, to a point being the Northwest corner of the Sol Sweet property; thence running in a southerly direction 168.7 feet, more or less, to a point; thence running westerly 208.7 feet, more or less, to a point on the East boundary line of the J. M. Farr property; thence running southerly 228.8 feet, more or less, to the Southwest corner of said Sol Sweet property; thence running in an easterly direction 484.85 feet, more or less, to the Southeast corner of said property; thence running in a northerly direction 407.5 feet, more or less, to the Northwest corner; thence running in a westerly direction 306.15 feet, more or less, to the point of beginning of the said Sol Sweet property; containing 3.77 acres, more or less, together with certain improvements thereon consisting of four (4) warehouses with total floor area of approximately 7520 square feet, the location of which is more fully shown on the map attached hereto and made a part hereof.

- B. The following paragraph is hereby added:

13. The Lessor warrants that he has not employed any person to solicit or secure this lease upon any agreement for a commission, percentage, brokerage, or contingent fee. Breach of this warranty shall give the Government the right to annul the lease, or, in its discretion, to deduct from the rental the amount of such commission, percentage, brokerage, or contingent fees. This warranty shall not apply to commissions payable by lessors upon contracts or leases secured or made through bona fide established commercial selling agencies maintained by the Lessor for the purpose of securing business.

IN WITNESS WHEREOF, The parties hereto have executed this agreement as of the day and year first above written.

THE UNITED STATES OF AMERICA,

BY

Leo B. Varty

Leo B. Varty, Captain, Corps of Engineers, Contracting Officer

(Witness)

Address

1415 W. Ninth Ave.

Witness

Address

Lessor.

Solomon Sweet  
Solomon Sweet

Lessor.

Marine Sweet  
Marine Sweet

RETAINED

Region (San Francisco) 100-100-3074

# LEASE

BETWEEN

ALTA MIRA COMMUNITY CLUB

AND

THE UNITED STATES OF AMERICA

The supplies and services to be obtained by this instrument are authorized by, are for the purpose set forth in, and are chargeable to Procurement Authority

Eng 30168 P331-05 A0905-23  
the available balance of which is sufficient to cover cost of same.

1. THIS LEASE, made and entered into this 1st day of March

in the year one thousand nine hundred and Forty-two by and between

Alta Mira Community Club, a non-profit California Corporation,

whose address is Route 4, Box 217, Visalia, Tulare County, California,

for its ~~administrators and administrators~~ successors, and assigns, hereinafter called the Lessor, and THE UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Government the following described premises, viz:

PARCEL I. Beginning at the NE corner of Sec. 32, T 18 S, R 24 E, W. 1/4, N. 1/4, thence south along the east line of said section to the NW corner of the SW 1/4 of the NW 1/4 of Sec. 33, T. 18 S, R 24 E, thence east along the north line of the SW 1/4 of the NW 1/4 of section 33 to the NE corner of said SW 1/4 of NW 1/4, thence south to the SE corner of the NW 1/4 of the SW 1/4 of the NW 1/4, thence west to the SW corner of the NW 1/4 of the SW 1/4 of the NW 1/4 of Sec. 33, thence south along the east line of Sec. 32 to the SE corner of Sec. 32, thence west along the south line of Sec. 32 a distance of 1031 feet more or less, thence leaving said south line of Sec. 32 and running in a northwesterly direction, which direction is parallel with the main NW and SE runway on the existing airport, a distance of 1800.2 feet more or less to a point on the south line of the NW 1/4 of the SE 1/4 of Sec. 32, thence east a distance of 1039.7 feet, more or less, to the SE corner of the NW 1/4 of the SE 1/4 of Sec. 32, thence north along the east line of the NW 1/4 of the SE 1/4 of Sec. 32 to a point which is 447.5 feet south from the north line of Sec. 32, thence west 484.85 feet, thence north 447.5 feet to the north line of Sec. 32, thence east along the north line of Sec. 32 to the NE corner of Sec. 32 which is the point of beginning.

PARCEL II. Beginning 2809.4 feet north of the S 1/4 corner of Sec. 32, T 18 S, R 24 E, W. 1/4, N. 1/4, thence south 86° 37' west 1135.4 feet to the point of beginning, thence south 27° 58' east 228.3 feet, thence south 86° 37' west 417.8 feet, thence north 27° 58' west 223.7 feet, thence north 86° 37' east 417.8 feet to the point of beginning.

Containing One (1) acre more or less, together with improvements thereon, consisting of a one-story wooden frame building, approximately 30 x 40 feet, or 1200 sq.ft.

Adjoining Visalia Airport, County of Tulare, State of California.

5074

5074 10-1800

OFFICE DIVISION ENGINEER  
SOUTH PACIFIC DIVISION  
JUN 23 42-8 30 PM  
SAN FRANCISCO, CALIFORNIA

to be used exclusively for the following purposes (see instruction No. 3):

**Billeting of troops or such military purposes as necessary.**

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning  
**March 1st, 1942**  
and ending with **June 30, 1942**

5A. The Lessor hereby consents to the extension of this lease for the fiscal year commencing July 1, 1942 and ending June 30, 1943.

4. The Government shall not assign this lease in any event, and shall not sublet the demised premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said premises by anyone other than the Government, such sublessee, and the agents and servants of the Government, or of such sublessee.

5. This lease may, at the option of the Government, be renewed from year to year at a rental of **Fifty and no/100 Dollars (\$50.00) per year** and otherwise upon the terms and conditions herein specified, provided notice be given in writing to the Lessor at least **Thirty (30)** days before this lease or any renewal thereof would otherwise expire: Provided that no renewal thereof shall extend the period of occupancy of the premises beyond the ~~present existing~~ **emergency and six (6) months thereafter.**

6. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following:

**Use of personal property inventoried on Survey.**

7. The Government shall pay the Lessor for the premises rent at the following rate:

**Fifty and no/100 Dollars (\$50.00) per annum.**

**The Finance Officer, U. S. Army, 180 New Montgomery Street, San Francisco, Calif., is designated to pay this account.**

Payment shall be made ~~on the 1st of March~~ **for period March 1st, 1942 to June 30, 1942, inclusive, and semi-annually thereafter.**

8. The Government shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions, or structures so placed in or upon or attached to the said premises shall be and remain the property of the Government and may be removed therefrom by the Government prior to the termination of this lease, and the Government, if required by the Lessor, shall, before the expiration of this lease or renewal thereof, restore the premises to the same condition as that existing at the time of entering upon the same under this lease, reasonable and ordinary wear and tear and damages by the elements or by circumstances over which the Government has no control, excepted: Provided, however, that if the Lessor requires such restoration, the Lessor shall give written notice thereof to the Government **Ten (10)** days before the termination of the lease.

NOV 25 42-330 P.M.  
SAN FRANCISCO, CALIFORNIA

9. The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs thereto.

10. If the said premises be destroyed by fire or other casualty this lease shall immediately terminate. In case of partial destruction or damage, so as to render the premises untenable, either party may terminate the lease by giving written notice to the other within fifteen days thereafter, and if so terminated no rent shall accrue to the Lessor after such partial destruction or damage.

11. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease or to any benefit to arise therefrom. Nothing, however, herein contained shall be construed to extend to any incorporated company, if the lease be for the general benefit of such corporation or company.

12. The Government reserves the right to cancel this lease or any renewal thereof on giving Thirty (30) days' advance written notice of its intent to cancel.

Paragraph 3A added and Paragraph 9 deleted prior to signature.

Paragraph 12 added prior to signature.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

In presence of:

ALTA MIRA C. MURPHY CLUB

Etta Vera Porte  
R4 B1012 Visalia Calif  
(Address)

By: Clara M. Black, President Lessor.

UNITED STATES OF AMERICA,

By: \_\_\_\_\_

\_\_\_\_\_  
(Official title)

(If Lessor is a corporation, the following certificate shall be executed by the secretary or assistant secretary.)

I, Hazel M. Scholl, certify that I am the \_\_\_\_\_  
Secretary of the corporation named as Lessor in the attached lease; that Clara M. Black

\_\_\_\_\_, who signed said lease on behalf of the Lessor, was then President of said corporation; that said lease was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Hazel M. Scholl [CORPORATE SEAL]

RETAINED

Form No. 19  
WAR DEPARTMENT  
ENGINEERS

Contract No. \_\_\_\_\_  
Lease No. \_\_\_\_\_

W 868-eng-5074

SUPPLEMENTAL AGREEMENT

This supplement agreement entered into this <sup>NO. 1.</sup> 1st day of August, 19 <sup>43</sup>,  
by and between the UNITED STATES OF AMERICA, hereinafter called the Government,  
represented by the contracting officer executing this agreement,  
and Alta Mira

Community Club, a non-profit California corporation, Route 4, Box 217, Visalia,  
Tulare County, California,  
hereinafter called the contractor, WITNESSETH That:

WHEREAS, On the ~~XXXXXXXXXX~~ day of ~~XXXXXX~~, 19 ~~XXXXXX~~, the parties hereto entered  
into contract No. 1st March 42  
for ~~XXXXXXXXXX~~ W 868-eng-5074

One (1) acre, more or less, together with improvements thereon, consisting of  
a one-story wooden frame building, approximately 30 x 40 feet, or 1200 sq. ft.,  
adjoining Visalia Airport, County of Tulare, State of California,  
and

WHEREAS, It is found advantageous and in the best interests of the United  
States to modify the said contract for the following reasons:

~~XXXXXXXXXX~~ To correct the  
description in the lease.

NOW THEREFORE, the said contract is hereby amended in the following particulars, but in no others:

Paragraph 2 of Lease No. W 868-eng-5074, now read as follows:

A. "2. The Lessor hereby leases to the Government the following described premises, viz:  
Parcel I. Beginning at the NE corner of Sec. 32, T. 18 S., R. 24 E., M.D.B. & M., thence south along the east line of said section to the NW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec. 33, T., 18 S., R. 24 E., thence east along the north line of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec. 33 to the NE corner of said SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , thence south to the SE corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , thence west to the SW corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 33, thence south along the east line of Sec. 32 to the NE corner of Sec. 32, thence west along the south line of Sec. 32 a distance of 1031 feet more or less, then leaving said south line of Sec. 32 and running in a northwesterly direction, which direction is parallel with the main NW and SE runway on the existing airport, a distance of 1880.2 feet more or less to a point on the south line of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 32, thence east a distance of 1039.7 feet, more or less, to the SE corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 32, thence north along the east line of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 32 to a point which is 447.5 feet south from the north line of Sec. 32, thence west 447.5 feet, thence north 447.5 feet to the north line of Sec. 32, thence east along the north line of Sec. 32 to the NE corner of Sec. 32 which is the point of beginning.

Parcel II. Beginning 2809.4 feet north of the S  $\frac{1}{4}$  of Sec. 32, T. 18 S., Range 24 E., M. D. B. & M., thence south 88° 37' west 1135.4 feet to the point of beginning, thence south 27° 58' East 228.3 feet, thence south 88° 37' west 417.8 feet, thence north 27° 58' west 228.7 feet, thence north 88° 37' East 417.8 feet to the point of beginning.

Containing One (1) acre more or less, together with improvements thereon, consisting of a one-story wooden frame building, approximately 30 x 40 feet, or 1200 sq. ft., adjoining Visalia Airport, County of Tulare, State of California, to be used exclusively for the following purposes (see instruction No. 3): Billeting of troops or such military purposes as necessary",

is hereby changed for the following reason: To describe in fact the property occupied in place of the property now described in Paragraph 2 of the lease

so as to read as follows:

2. The Lessor hereby leases to the Government the following described premises, viz

All that Tract or Parcel of land in Tulare County, California, described as follows:

BEGINNING at the North quarter corner of Section 32, Township 18 South, Range 24 East, M. D. Base and Meridian; thence South a distance of 40 feet, more or less to a point on the South line of the State Highway; thence East along said Right of Way line, a distance of 834.9 feet to the point of commencement; thence continuing East, along said Right of Way line, 208.7 feet; thence South, a distance of 168.7 feet; thence West, a distance of 208.7 feet; thence North 168.7 feet, more or less, to the point of commencement.

Containing One (1) acre more or less, together with the improvements thereon, consisting of a one-story wooden frame building, approximately 30 x 40 feet, or 1200 sq. ft. adjoining Visalia Airport, County of Tulare, State of California,

to be used exclusively for the following purposes (see Instruction No. 3): Billeting of troops or such military purposes as necessary.



~~THIS SUPPLEMENTAL AGREEMENT shall be subject to the approval of the Chief of Consulate, United States Mexico.~~

IN WITNESS WHEREOF, The parties hereto have executed this agreement as of the day and year first above written.

Witnesses:

THE UNITED STATES OF AMERICA,

By Howard Mc Gurrin  
Howard Mc Gurrin, Head Administrative Asst. Contracting Officer  
(Official Title)

Carmy B. Bigrand  
112 N. Court St  
Visalia, Calif  
(Address)

ALTA MIRA COMMUNITY CLUB, a non-profit  
(corporation) Lessor  
California corporation,

By: Clara M. Black  
Clara M. Black, Pres.  
(Address)

Approved \_\_\_\_\_  
(Date)

CONSENT OF SURETY

(If Lessor is a corporation, the following certificate shall be executed by the secretary or assistant secretary.)

I, Hazel Burchinal, certify that I am the acting

Secretary of the corporation named as Lessor in the attached lease; that

Clara M. Black Pres., who signed said lease on behalf of the Lessor, was then  
President of said corporation; that said lease was duly signed for and  
on behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Hazel Burchinal [CORPORATE SEAL]

SUPPLEMENTAL AGREEMENT TO DISPENSE WITH  
NOTICE OF RENEWAL

THIS SUPPLEMENTAL AGREEMENT entered into this 30th  
day of June, 1943, by and between

**AIRA MIRA COMMUNITY CLUB, a non-profit California Corporation,**

whose address is **Route 4, Box 217,  
Visalia, Tulare County, California,**

for **itself, its** ~~heirs, executors, administrators,~~  
successors, and assigns, hereinafter called the Lessor, and THE UNITED  
STATES OF AMERICA, hereinafter called the Government, WITNESSETH:

WHEREAS on 1 March, 1942, a lease  
was entered into between the Lessor and the Government covering **property**  
**adjacent to Visalia Airport, Tulare County, California, covers approximately**  
**One (1) acre, more or less, with a wooden frame building, approximately 30 x**  
**40 feet. More particularly described in Lease No. W 868-eng-5074,**

for the period 1 March, 1942, to 30 June 1942, with option to  
renewal annually thereafter to ~~the present existing emergencies and~~  
**six (6) months thereafter,**

which lease was duly renewed by the Government to 30 June 1944,  
inclusive;

WHEREAS it is desired to amend said lease to dispense with  
the service of notice of renewal for each fiscal year, as hereinafter  
provided;

NOW, THEREFORE, the parties hereto do hereby amend said  
lease in the following respects and in these only:

1. Provisions 3 and 5 are deleted effective 1 July  
1943, and there is inserted in lieu thereof the following  
provision numbered 3:

"3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning 1 July 1943 through 30 June 1944, provided that, unless and until the Government shall give notice of termination in accordance with provision 12 hereof, this lease shall remain in force thereafter from year to year without further notice; provided further that adequate appropriations are available from year to year for the payment of rentals; and provided further that this lease shall in no event extend beyond six months after the date of termination of the unlimited National Emergency as declared by the President of the United States in Proclamation No. 2437 dated May 27, 1941."

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

WITNESS:

ALFA NIDA COMPANY LTD

Eva Stone  
Rt 3 - Box 208E Hanford, Calif  
(Address)  
Reverse  
R. 2 Box 126E  
(Address)  
Mabel McNeil  
1st Box 451 India Calif.  
(Address)

L. B. Tarte  
Lessor  
W. J. Marshall  
Lessor  
Etta Porte  
Lessor

THE UNITED STATES OF AMERICA

By L. B. Tarte  
LEO B. Tarte  
Captain, Corps of Engineers  
Contracting Officer

\*Delete inapplicable words.

(If Lessor is a corporation, the following Certificate shall be executed by the secretary or assistant secretary).

OFFICE DIVISION ENGINEER  
PACIFIC DIVISION

I, W. J. Marshall, certify that I am the Secretary of the corporation named as Lessor in the attached lease, San Francisco, California

that me - L. B. Tarte, who signed said lease

on behalf of the Lessor, was then President of said corporation; that said lease was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

W. J. Marshall (Corporate Seal)

and services to be obtained by  
the Government are authorized by, are for  
the purpose set forth in, and are chargeable  
to Procurement Authority

ENG 30068 P 331-05 A 0905-23

the available balance of which is sufficient to cover cost of same.

## LEASE

BETWEEN

CITY OF VISALIA

AND

THE UNITED STATES OF AMERICA

1. THIS LEASE, made and entered into this 1st day of October,  
in the year one thousand nine hundred and Forty-two by and between

CITY OF VISALIA

whose address is COUNTY OF TULARE, VISALIA, CALIFORNIA

for its ~~successors, heirs, assigns, and assigns~~, successors, and assigns, hereinafter called  
the Lessor, and THE UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned covenant and  
agree as follows:

2. The Lessor hereby leases to the Government the following described property:

~~All that real property situate in the County of Tulare, State of California,~~  
~~being a portion of Section 32, Township 23 North, Range 24 East, N.D.S. & M.,~~  
particularly described as follows:

Beginning at a point on the Southerly line of State Highway No. 199, along the  
Northerly line of Section 32, said point being South 50 feet from the North  $\frac{1}{4}$  cor-  
ner of said Section; thence Westerly along said Southerly line 2383.63 feet to a  
point thence leaving said highway on a curve to the left, radius 180 feet, length  
289.79 feet to a point in the Easterly line of U. S. Highway No. 99; thence on a  
curve to the right, radius 1250 feet, length 300.52 feet to a point in said Easterly  
line; thence South  $07^{\circ} 18' 30''$  E., 237.27 feet; thence South  $8^{\circ} 57'$  East 50"; thence  
on a curve to the left, radius 1400 feet, length 551.01 feet; thence South  $28^{\circ} 04'$  E.  
to the point of intersection of said line with the Northerly line of the South  $\frac{1}{2}$  of  
the  $3 \frac{1}{2}$  of said Section 32, which point is North 1327.37 feet and West 214.51 feet  
from the South  $\frac{1}{4}$  corner of said Section; thence Easterly along said Northerly  
line of the South  $\frac{1}{2}$  of the  $3 \frac{1}{2}$  2158.93 feet to the Northwest corner of the  
Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section; thence Northerly along the  
Westerly line of the  $E \frac{1}{2}$  of the  $E \frac{1}{2}$  of said Section 3554.13 feet, more or less,  
to a point on said line which bears South 447.8 feet from the Northerly line of said  
Section; thence Westerly parallel to the Northerly line of said Section 1510.3 feet,  
to the point of intersection of said line with the North and South center line of  
said Section; thence Northerly along said North and South center line 551.01 feet,  
or less, to the point of beginning. Excepting therefrom the following described land:  
Beginning 2383.6 feet North of the South  $\frac{1}{4}$  corner of Section 32, Township 23 North,  
Range 24 East, N.D. S. & M., thence South  $28^{\circ} 57'$  West 1124.4 feet to the point of  
beginning, thence South  $27^{\circ} 30'$  East 551.0 feet, thence South  $28^{\circ} 57'$  East 551.0  
feet, thence North  $27^{\circ} 30'$  West 551.0 feet, thence North  $28^{\circ} 57'$  East 551.0 feet to  
the point of beginning. (The present existing airport contains approximately 200 acres)

All of the above described property were fully shown outlined in the map  
on the map attached hereto and made a part hereof, together with improvements  
consisting of a part two story administration building, containing approximately  
square feet; 2 hangars containing approximately square feet; and other improvements.



4. The Government shall not assign this lease in any event, and shall not sublet the demised premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said premises by anyone other than the Government, such sublessee, and the agents and servants of the Government, or of such sublessee.

5. This lease may, at the option of the Government, be renewed from year to year at a rental of \$1.00 and otherwise upon the terms and conditions herein specified, provided notice be given in writing to the Lessor at least thirty (30) days before this lease or any renewal thereof would otherwise expire: Provided that no renewal thereof shall extend the period of occupancy of the premises beyond the 30th day of

June, 1967, Subject, however, to provisions of paragraph 13. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following:

Nothing

7. The Government shall pay the Lessor for the premises rent at the following rate:

\$1.00 per annum.

Fort Douglas, Utah,  
The Finance Officer, 180 New Montgomery Street, San Francisco, California, is designated to pay this account.

Payment shall be made at the end of each fiscal year.

8. The Government shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions, or structures so placed in or upon or attached to the said premises shall be and remain the property of the Government and may be removed therefrom by the Government prior to the termination of this lease, and the Government, if required by the Lessor, shall, before the expiration of this lease or renewal thereof, restore the premises to the same condition as that existing at the time of entering upon the same under this lease, reasonable and ordinary wear and tear and damages by the elements or by circumstances over which the Government has no control, excepted: Provided, however, that if the Lessor requires such restoration, the



~~9. The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenantable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs thereto.~~

~~10. If the said premises be destroyed by fire or other casualty this lease shall immediately terminate. In case of partial destruction or damage, so as to render the premises untenable, either party may terminate the lease by giving written notice to the other within fifteen days thereafter, and if so terminated no rent shall accrue to the Lessor after such partial destruction or damage.~~

11. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease or to any benefit to arise therefrom. Nothing, however, herein contained shall be construed to extend to any incorporated company, if the lease be for the general benefit of such corporation or company.

Paragraphs 9 and 10, deleted, and Paragraphs 12, 13, 14, and 15 added  
prior to signature.

12. From the date of commencement of this lease to a date six months after the termination of the unlimited national emergency declared by the President on May 27, 1941 (Proclamation No. 2457), the government shall have the exclusive use of the leased premises; provided that the term of this lease or any renewal thereof shall expire six months after the termination of the said unlimited national emergency, unless the said lease, with the approval of the Secretary of War and the Administrator of Civil Aeronautics, or successors, is further renewed annually under the provisions of paragraph 5 hereof; provided further that during the period for which provision is made for exclusive use of the premises for military purposes, the military commander may from time to time permit by instruments in writing, the use by commercial, private or other non-military aircraft of landing areas whenever and for such period of time as said use does not interfere with military operations but all such uses shall be subject to such rules, regulations and control as the military commander may prescribe.

13. The government, at its option, may leave in place the alterations and improvements made to landing areas in lieu of the restoration of landing areas, as provided in paragraph 8 of this lease.

14. The government, during the period that said premises are used exclusively for military purposes, shall repair and maintain in serviceable condition the landing areas and improvements, facilities and equipment thereon used by the government; provided that during the period of this lease or any renewal, whenever said premises are not used exclusively for military purposes, the government shall perform its proportionate share of the repairs and maintenance of said premises to the extent made necessary by their use by the government, and the lessor shall perform its proportionate share of additional repairs and maintenance.

15. The government reserves the right to cancel this lease during its life or any renewal thereof by giving thirty days' written notice to the lessor of its intent to cancel.

Governing body, and is within the scope of its corporate powers.

City Clerk of the City of Visalia

RESOLVED that the agreement proposed by the United States Government supplementing Lease No. W 843 Reg. 3167 whereby the land of the Municipal Airport is leased to the Federal Government, be and the same is hereby approved by the Council of the City of Visalia; and

BE IT FURTHER RESOLVED that the Mayor be and he is hereby authorized and empowered to execute said supplemental agreement on behalf of the City of Visalia.

I, Beatrice Thut, City Clerk of the City of Visalia, do hereby certify that the foregoing is a true and correct copy of a resolution duly passed and adopted by the Council of the City of Visalia at a regular meeting of said Council held on the 6th day of December, 1943.

Beatrice Thut  
City Clerk of the City of Visalia

RECORDED LEASE

CR Form 208

NO. W 868 ENG 5167

SUPPLEMENTAL AGREEMENT TO DISPENSE WITH  
NOTICE OF RENEWAL

THIS SUPPLEMENTAL AGREEMENT entered into this 30th  
day of June , 1943 , by and between

CITY OF VISALIA,

whose address is County of Tulare,  
Visalia, California,

for itself, its ~~heirs, executors, administrators,~~  
successors, and assigns, hereinafter called the Lessor, and THE UNITED  
STATES OF AMERICA, hereinafter called the Government, WITNESSETH:

WHEREAS on 1 October , 1942 , a lease  
was entered into between the Lessor and the Government covering  
all that real property situate in the County of Tulare, State of California,  
being a portion of Section 32, Township 18 South, Range 24 East, M.D.B. & M.,  
containing approximately 267 acres, more particularly described in Lease No.  
W 868-eng-5167,

for the period 1 October , 1942 , to June 30, 1943 , with option of  
renewal annually thereafter to 30 June , 1947 , which lease was  
duly renewed by the Government to June 30, 1944 , inclusive;

WHEREAS it is desired to amend said lease to dispense with  
the service of notice of renewal for each fiscal year, as hereinafter  
provided;

NOW, THEREFORE, the parties hereto do hereby amend said  
lease in the following respects and in these only:

- effective 1 July 1943,
1. Provisions 3 and 5 are deleted, and there is  
inserted in lieu thereof the following provision  
numbered ~~3~~ 5:

5

~~14~~ TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning July 1, 1943 through June 30, 1944, provided that, unless and until the Government shall give notice of termination in accordance with provision 15 hereof, this lease shall remain in force thereafter from year to year without further notice; provided further that adequate appropriations are available from year to year for the payment of rentals; and provided further that this lease shall in no event extend beyond 30 June 1967. Subject however to provisions of

Par. 12."

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

WITNESS:

CITY OF VISALIA

City Hall, Visalia, Calif.

(Address)

By Eugene M. Curran  
Lessor Its Mayor

(Address)

(Address)

THE UNITED STATES OF AMERICA

By Leo B. Varty  
Contracting Officer

LEO B. VARTY

\*Delete inapplicable words Captain, Corps of Engineers  
Contracting Officer

(If Lessor is a corporation, the following certificate shall be executed by the secretary or assistant secretary.)

I, \_\_\_\_\_, certify that I am the Secretary of the corporation named as Lessor in the attached lease; that \_\_\_\_\_, who signed said lease on behalf of the Lessor, was then \_\_\_\_\_ of said corporation; that said lease was duly signed for and in behalf of said corporation by authority of its governing body; and is within the scope of its corporate powers.

(Corporate Seal)

RETAINED

CR Form 207

No.            ENG           

The supplies and services to be obtained by this instrument are authorized by, and for the purpose set forth in, and are chargeable to Procurement Authority

LAND LEASE

8-30068 P330-05 A 0905-24

Between the available balance of which is sufficient to cover cost of same.

JOHN Q. RAYBOURN  
and  
MERTIE A. RAYBOURN,  
(his wife)

and

THE UNITED STATES OF AMERICA

1. THIS LEASE, made and entered into this 1st day of June, in the year one thousand nine hundred and --43-- by and between John Q. Raybourn and Mertie A. Raybourn, his wife, *1505 College*, whose address is Route 2, Box 3-A, Visalia, California, and whose interest in the property hereinafter described is that of fee simple owners for themselves, their heirs, executors, administrators, successors, and assigns, hereinafter called the Lessor, and THE UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Government the following described premises, viz:

The South half (S $\frac{1}{2}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of the Northwest quarter (NW $\frac{1}{4}$ ) of Section 33, Township 18 South, Range 24 East, M. D. B. & M., situated in the County of Tulare, State of California.

Containing 20 acres, more or less.

to be used for the following purpose:

Skoot Range.

*Rec'd*

*Per Dir*

*2005*

"Negotiated under... Title II of the First War Powers Act, 1941, Act of December 18, 1941. (Public Law 354 - 77th Cong.) and Executive Order No. 9001, dated December 27, 1941."

3. TO HAVE AND TO HOLD the said premises for the term beginning June 1, 1943 through June 30, 1945, provided that, unless and until the Government shall give notice of termination in accordance with provision 6 hereof, this lease shall remain in force thereafter from year to year without further notice; provided further that adequate appropriations are available from year to year for the payment of rentals; and provided further that this lease shall in no event extend beyond six months after the date of termination of the unlimited National Emergency as declared by the President of the United States

4. The Government shall pay the Lessor rent at the following rate:  
For the period June 1, 1943 to June 30, 1943, inclusive, following rate:  
Compensation for damage to growing walnut trees  
Compensation for damage to growing cotton crop

Total

\$ 25.00  
750.00  
250.00  
\$1050.00

Thereafter the sum of Fifty Dollars (\$50.00) per month or pro rata amount for fractional period of use thereof.

Payment shall be made at the end of each calendar month by the Finance Officer, United States Army, Ft. Douglas, Utah, 450 Mission Street, San Francisco, California.

5. The Government shall have the right, during the existence of this lease, to attach fixtures, and erect structures or signs, in or upon the premises hereby leased, which fixtures and structures, or signs, so placed in, upon or attached to the said premises shall be and remain the property of the Government and may be removed or otherwise disposed of by the Government.

6. The Government may terminate this lease at any time by giving thirty (30) days notice in writing to the Lessor, and no rental shall accrue after the effective date of termination.

7. Any notice under the terms of this lease shall be in writing signed by a duly authorized representative of the party giving such notice, and if given by the Government shall be addressed to the Lessor at Route 2, Box 3-A, Visalia, California,

and if given by the Lessor shall be addressed to Division Engineer, U. S. Engineer Office, 351 California Street, San Francisco, California. Attention: Real Estate Division.

8. The Lessor warrants that he has not employed any person to solicit or secure this lease upon any agreement for a commission, percentage, brokerage, or contingent fee. Breach of this warranty shall give the Government the right to annul the lease, or, in its discretion, to deduct from the rental the amount of such commission, percentage, brokerage, or contingent fees. This warranty shall not apply to commissions payable by lessors upon contracts or leases secured or made through bona fide established commercial selling agencies maintained by the Lessor for the purpose of securing business.

9. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease or to any benefit that may arise

therefrom, but this provision shall not be construed to extend to this lease if made with a corporation for its general benefit.

10. The Government shall have the right to remove, damage or destroy the following:

- a. 288 walnut trees
- b. Growing cotton crop

compensation therefor being included in the rental in Paragraph 4 hereof; Lessor hereby waives all claims by reason of destruction, damage or removal of such property as set forth above.

11. The Lessor covenants and agrees to save the Government harmless from, and to pay out of the rent received, all claims which might be established by W. S. Gilbert for damage to or destruction of the cotton crop.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

In Presence of:

W. S. Gilbert  
115 Roswell Ave  
 (Address) Victoria

W. S. Gilbert  
115 Roswell Ave  
 (Address) Victoria

John G. Raybourn  
 Lessor JOHN G. RAYBOURN

Mertie A. Raybourn  
 Lessor MERTIE A. RAYBOURN

UNITED STATES OF AMERICA

By Howard McCall  
 Contracting Officer

Howard McCall, Head Administrative Asst. Contracting Officer



WAR ASSETS ADMINISTRATION

WASHINGTON 25, D. C.

WAL-371  
(1-28-48)

In reply refer to:  
PAP-D.

May 11, 1948

Department of the Army  
Corps of Engineers  
Washington, D. C.

Attention: Mr. Edward J. Panfili, Chief  
Management and Disposal Division

Gentlemen:

Your Declaration of Surplus Real Property Form 1005  
(SPB-5) described below has been accepted for filing as of

April 20, 1948

Your No.

Property Identification

WAA Registry No.

WD 681 A  
dated 4/19/48  
Correction

Visalia Army Airfield

V-Calif. 147

War Assets Administration

By \_\_\_\_\_

Enclosure:

WAA 1005 (SPB-5) Cover Sheet

cc: Real property files via  
1. Status center  
2. Property mgmt.  
Regional Dir., San Fran.  
Non industrial,  
C. B. Batman



DEPARTMENT OF COMMERCE  
CIVIL AERONAUTICS ADMINISTRATION  
WASHINGTON 25

AUG 15 1946

Mr. Arthur W. Manley, Chief  
Airports Division  
War Assets Administration  
Room 275, Annex 2  
2d & Indiana Ave. N.W.  
Washington 25, D.C.

*NOTE: PLEASE RETURN TO  
AIRPORTS DIV. AS SOON AS  
IT HAS BEEN MICROGRAPHED.  
WENRELL*

Dear Mr. Manley:

Reference is made to your letter of May 17, 1946 transmitting a copy of Form SPB-5, No. W-Calif-147 covering Visalia Army Airfield and associated facilities at Visalia, California. The Civil Aeronautics Administration Final Airport Disposal Report for the above property is herewith submitted.

The following recommendations are presented regarding the classification of the Government-owned and leased property at the Visalia Army Airfield also known as the Visalia Municipal Airport.

- A. Land: It is recommended that the 267 acres of land owned by the City of Visalia and 173.95 acres of land owned by the Government as outlined on the attached Layout Plan be classified as airport property.

That portion of Government owned land considered necessary for the operation of the airport includes all of Tract No. 3, Tract No. 4, and all of Tract No. 2 with the exception of twenty acres located in the westerly half of Section 33, Township 18 S., Range 24 E., as delineated on the attached Layout Plan.

Tract No. 5 and Tract No. 6, which are leased from private individuals, together with the twenty acres of Tract No. 2 lying in the westerly half of Section 33, Township 18 S., Range 24 E., are classified as non-airport property, and it is recommended that they be disposed of in that manner.

The landing facilities and building area of the Visalia Municipal Airport proper are located on this land. The entire area should revert to the City of Visalia for airport purposes in order to preserve and protect an existing Class 5 airport which is indicated as being required at this location for civil aviation in the Civil Aeronautics Administration National Airport Plan. It will be used specifically for the preservation of the airport facilities, for the protection of the runway approach zones and to provide space for the possible future expansion of the landing facilities.

- B. Landing Facilities: It is recommended that the 150' x 5500' asphaltic concrete runway, taxiway, apron, field drainage, field marking and field lighting be classified as airport property.

*S.P.  
Exhibit "B"*

The present runway is approximately 6000' in length. It is believed pertinent to point out that approximately 500' of the northwesterly end of the runway will be destroyed due to the construction of a cloverleaf intersection at the intersection of U. S. Highway No. 99 and State Highway No. 198. At the present time, the State Highway Department is preparing plans and specifications for this new construction.

The necessity for destroying a portion of the runway under the new highway program is occasioned by the proximity of a railroad underpass adjacent to the north, which prevents the construction of the cloverleaf intersection at a different location. When the above program has been completed, the airport will still have approximately 5500' of usable runway with clear approaches. In view of the above, it is recommended that the City not be required to maintain the 500' section of runway which is to be torn up for highway improvements.

It is considered essential that Tract No. 4, hereinbefore mentioned, be retained as airport property in order to protect the airport from any possible hazards which might be constructed thereon, should the property be privately owned.

The City of Visalia intends to retain its use of certain hard standings which are colored green on the attached Layout Plan. The remaining hard standings which are not colored are not needed for civilian airport operations. It is recommended that the grantee not be required to maintain these facilities under the terms of final disposition of the airport property.

- C. Buildings: It is recommended that the following buildings be classified as airport property. The list of buildings which immediately follow below were constructed by the City of Visalia prior to the occupation of the field by the Army. Since these buildings are the property of the City and are to be retained on the airport for airport purposes, it is not considered necessary to submit a justification for them.

<u>Bldg. No.</u>	<u>Type</u>	<u>Dimensions</u>
1	Operations Bldg.	24' x 60'
2	Barracks	16' x 20'
3	Oil Storage Bldg.	8' x 10'
4	Dispensary	16' x 25'
6	Barracks	16' x 20'
7	Fire Station	30' x 40'
10	Barracks	16' x 26'
28	Hangar	50' x 100'
30	Storeroom	15' x 16'
31	Hangar	50' x 100'
36	Transformer Pad	10' x 12'
45	Pump House	8' x 14'
46	Transformer Pad	20' x 20'

Following buildings were built by the War Department on the Visalia Municipal Airport.

<u>Bldg. No.</u>	<u>Type</u>	<u>Dimensions</u>
T-8	Link Trainer Bldg.	25' x 36'
T-9	School Bldg.	20' x 52'
T-101	Mess Hall	20' x 100'
T-114	Barracks	20' x 100'
T-130	Barracks	20' x 100'
T-301	Small Arms Bldg.	20' x 100'
	Control tower located to the East of the concrete apron.	

The location of the above listed airport buildings may be determined by reference to the Layout Plan.

Building T-8 will be used as an administration building and will provide all of the necessary office space.

Building T-9 will be used to house the larger pieces of automotive maintenance and operational equipment.

Building T-101 will serve as a cafeteria for use by maintenance employees on the field. The airport is located too far from the nearest town to provide meals for the employees. This building will also provide storage space for supplies required for the operation of the cafeteria.

Building T-114 and T-130 are needed for the repair, servicing and storage of airport automotive and other field equipment.

Building T-301 is to be used for the storage of oils, dope and other volatile materials.

The control tower is needed for the proper communication with and control of aircraft movements at the airport.

The above listed buildings will serve a temporary and in some cases a permanent use in the operation of the airport. It is proposed that these buildings will be repaired, altered or replaced as well as supplemented by additional buildings as the need arises. The buildings recommended herein for classification as airport property are believed to be a minimum necessary for the grantee to undertake immediate airport operations.

It is recommended that all buildings and structures located on the 440.95 acreage of airport land which are not recommended for classification as airport property be removed so that additional buildings may be constructed in an orderly manner.

Facilities and Equipment: No Form SPB-1 has been received listing the items of equipment that are surplus to the needs of the War Department; however, it is recommended that the following items which now exist at the site be classified as airport property:

Wind Tee - listed as building T-40.

Telephone System - Telephone lines connecting buildings with main trunk lines.

Fueling System - 1 pit is located along the southerly side of the E/W taxiway. The other pit is adjacent to and along the easterly side of the NW/SE taxiway in the immediate vicinity of revetment No. 1 as shown on the attached Layout Plan.

Utilities - Electrical distribution system and stand-by power plant.

The Wind Tee is necessary as an aid to pilots operating on or around the airport.

The telephone system is necessary for the operation of the airport in order to maintain communication with the outside.

The fueling system is required to store different octanes of gasoline as required in different types of aircraft.

All existing utilities which now serve the airport property are needed for the civilian operation of the airport.

It is recommended that all land, landing facilities, buildings and equipment recommended in this report for classification as airport property be transferred to the City of Visalia, California for the following reasons:

- (1) The major portion of land upon which the airport is located is owned by the City of Visalia and will automatically revert to it upon termination of the Government lease.
- (2) The City is desirous of acquiring the property for the purpose of operating it as a civilian facility.
- (3) The City has stated that it is financially able to assume the responsibility of operation and maintenance of the airport property.
- (4) No other State or local government is interested in the acquisition of this property for airport purposes.
- (5) The City of Visalia has applied for an Interim Permit to operate the subject field.

It is recommended that the disposition of this airport property be made subject to all reservations, restrictions and conditions contained in Sections 8316.10, 8316.13(a) and 8316.21 of WAA Regulation No. 16.

In the event that the assistance of this Administration is further required in disposition of the Visalia Army Airfield, Mr. Robert W. F. Schmidt, Superintendent of Airports, Civil Aeronautics Administration, 1500 Fourth Street, Santa Monica, California, should be contacted.

Yours very truly,

George R. Borsari  
Chief, Liaison Division

By: *Joseph W. Mott, Jr.*  
Joseph W. Mott, Jr.

Enclosure



~~Enclosure: War Assets Administration's Pacific Division San Francisco~~  
WAR ASSETS ADMINISTRATION  
REGIONAL OFFICE OF REAL PROPERTY DISPOSAL  
30 Van Ness Avenue  
San Francisco 2, California

Date: December 24, 1946

TO: Arthur Manley, Airports Division, Office of Real Property  
Disposal, War Assets Administration, Washington, D. C.

FROM: Walter F. Boylen, Director, Non-Industrial Division  
Office of Real Property Disposal

SUBJECT: Instruments of Conveyance, Visalia Army Airfield.

Enclosed you will find the following instruments of conveyance prepared in this office for the transfer of Visalia Army Airfield to the City of Visalia:

1. Quit-claim Deed to 193.95 acres of land, more or less, owned in fee by the Government, together with certain improvements enumerated therein.
2. Surrender of Lease-Hold to all the Government's interest under lease dated October 1, 1942 and supplements thereto between the City of Visalia and the United States of America, together with the Government's lease-hold interest in certain buildings and fixtures appertenant thereto.

Also enclosed you will find excerpts of Act 149, Deering General Laws, Senate Bill No. 752, Chapter 232, and Assembly Bill No. 109, Chapter 796, which are considered by the Legal Department of this office sufficient authority for the City of Visalia to accept title to and to covenant, maintain, and operate same as an airport.

*W. F. Boylen*  
BOYLEN

Encl. (3)  
listed above.