

AMENDED REDEVELOPMENT PLAN

Prepared For

***MERGER AMENDMENT NO. ONE TO THE
REDEVELOPMENT PLANS FOR THE
DESERT HOT SPRINGS
REDEVELOPMENT PROJECTS NO. 1 AND NO. 2***

**Desert Hot Springs
Redevelopment Agency**

October 1997

2 Redevelopment Plan for Amendment No. One

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Desert Hot Springs Redevelopment Agency

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TABLE OF CONTENTS

			<u>Page</u>
I.	(Sec. 100)	INTRODUCTION	1
	A.	(Sec. 101) Purposes and Objectives	1
II.	(Sec. 200)	GENERAL DEFINITIONS	2
III.	(Sec. 300)	BOUNDARIES OF THE PROJECT AREA	3
IV.	(Sec. 400)	PROPOSED REDEVELOPMENT ACTIONS	4
	A.	(Sec. 401) General	4
	B.	(Sec. 402) Property Acquisition	5
		1. (Sec. 403) Acquisition of Real Property	5
		2. (Sec. 404) Acquisition of Personal Property	6
	C.	(Sec. 405) Participation by Owners and Tenants	6
		1. (Sec. 406) Owner and Tenant Participation	6
		2. (Sec. 407) Participation Agreements	6
		3. (Sec. 408) Certificate of Conformance	7
	D.	(Sec. 409) Cooperation with Public Bodies	7
	E.	(Sec. 410) Property Management; Property Tax Allocation; In Lieu Payments	7
	F.	(Sec. 411) Relocation of Persons Displaced by the Project	8
		1. (Sec. 412) Relocation Housing Requirements	8
		2. (Sec. 413) Replacement Housing Plan	8
		3. (Sec. 414) Assistance in Finding Other Locations	9
		4. (Sec. 415) Relocation Benefits and Assistance	9
	G.	(Sec. 416) Demolition, Clearance, Public Improvements, Building and Site Preparation	9
		1. (Sec. 417) Demolition and Clearance	9
		2. (Sec. 418) Public Improvements	9
		3. (Sec. 419) Preparation of Building Sites	10
		4. (Sec. 420) Removal of Hazardous Waste; Removal of Graffiti	11
	H.	(Sec. 421) Rehabilitation and Moving of Structures by the Agency and Seismic Repairs	11
		1. (Sec. 422) Rehabilitation and Conservation	11
		2. (Sec. 423) Moving of Structures	12
		3. (Sec. 424) Seismic Repairs	12
	I.	(Sec. 425) Property Disposition and Development	12
		1. (Sec. 426) Real Property Disposition and Development	12
		a. (Sec. 427) General	12
		b. (Sec. 428) Purchase and Development	13

		<u>Page</u>
	c. (Sec. 429) Purchase and Development Documents	13
	d. (Sec. 430) Development of Publicly Owned Improvements	14
2.	(Sec. 431) Personal Property Disposition	14
J.	(Sec. 432) Provision for Low and Moderate Income Housing	14
1.	(Sec. 433) Definition of Terms	14
2.	(Sec. 434) Authority Generally	14
3.	(Sec. 435) Replacement Housing	14
4.	(Sec. 436) New or Rehabilitated Dwelling Units	15
5.	(Sec. 437) Duration of Dwelling Unit Availability	16
6.	(Sec. 438) Relocation Housing	16
7.	(Sec. 439) Tax Increment Funds	16
8.	(Sec. 440) Merger Housing Requirements	16
V.	(Sec. 500) USES PERMITTED IN THE PROJECT AREA	16
A.	(Sec. 501) Map of the Project Area	16
B.	(Sec. 502) Public Uses	16
1.	(Sec. 503) Public Rights-of-Way	17
2.	(Sec. 504) Other Public Uses	17
C.	(Sec. 505) Other Public, Semi-Public, Institutional and Nonprofit Uses	17
D.	(Sec. 506) General Controls and Limitations	17
1.	(Sec. 507) New Construction	17
2.	(Sec. 508) Existing Nonconforming Uses	18
3.	(Sec. 509) Rehabilitation	18
4.	(Sec. 510) Limitations on the Size, Height, and Number of Buildings	18
5.	(Sec. 511) Number of Dwelling Units in Project Area	19
6.	(Sec. 512) Open Space and Landscaping	19
7.	(Sec. 513) Land Coverage	19
8.	(Sec. 514) Light, Air, and Privacy	19
9.	(Sec. 515) Signs	19
10.	(Sec. 516) Utilities	19
11.	(Sec. 517) Incompatible Uses	19
12.	(Sec. 518) Nondiscrimination and Nonsegregation	19
13.	(Sec. 519) Minor Variations	20
14.	(Sec. 520) Consistency with General Plan and Zoning Ordinance	20
E.	(Sec. 521) Design for Development	20
F.	(Sec. 522) Building Permits	21

	<u>Page</u>
VI. (Sec. 600) METHODS FOR FINANCING THE PROJECT	21
A. (Sec. 601) General Description of the Proposed Financing Methods	21
B. (Sec. 602) Tax Increments	21
C. (Sec. 603) Merger Allocation	25
D. (Sec. 604) Other Loans and Grants	26
VII. (Sec. 700) ACTIONS BY THE CITY	26
VIII. (Sec. 800) ADMINISTRATION, ENFORCEMENT AND AMENDMENT OF THE AMENDED REDEVELOPMENT PLAN	26
IX. (Sec. 900) EFFECTIVENESS OF AMENDED REDEVELOPMENT PLAN	27
A. (Sec. 901) Original Project Area	27
B. (Sec. 902) Added Territory	27

ATTACHMENTS:

Attachment A Map of the Original Project Area

Attachment B Map of the Added Territory

Attachment C General Plan Land Use Map

Attachment D Legal Descriptions for the Original Project Area

Attachment E Legal Description of the Added Territory

Attachment F Proposed List of Public Improvements, Projects and Programs

**MERGER AMENDMENT NO. ONE TO THE
REDEVELOPMENT PLANS FOR THE
DESERT HOT SPRINGS REDEVELOPMENT PROJECTS NO. 1 and 2**

I. (Sec. 100) INTRODUCTION

The Redevelopment Plan for the Desert Hot Springs Redevelopment Project No. 1 ("Plan No. 1") was adopted by the City Council of the City of Desert Hot Springs by Ordinance No. 82-3 which was duly passed and approved on July 6, 1982. The Redevelopment Plan for the Desert Hot Springs Redevelopment Project No. 2 ("Plan No. 2") was adopted by the City Council of the City of Desert Hot Springs by Ordinance No. 84-17 which was duly passed and approved on November 20, 1984. Amendment No. One (the "Amendment") to Plan No. 1 and Plan No. 2 (collectively, "the Plans") has been prepared by the Desert Hot Springs Redevelopment Agency (the "Agency") pursuant to the Community Redevelopment Law, California Health and Safety Code Sections 33000, et seq. (the "CCRL") and all applicable laws and ordinances. Generally, the purposes of the Amendment are to: 1) merge Plan No. 1 and Plan No. 2; 2) add additional territory (the "Added Territory") to the boundaries of Project Area No. 1, as hereinafter defined, and Project Area No. 2, as hereinafter defined, (collectively, the "Original Project Area") presently under the jurisdiction of the Plans; 3) amend certain fiscal and time limits as may be necessary and appropriate; and 4) reinstate and amend eminent domain provisions previously contained within the Plans. The Original Project Area and the Added Territory will be referred to as the "Project Area" and the Plans as amended by this Amendment will be referred to as the "Amended Redevelopment Plan."

This Amendment consists of the text (Sections 100 through 900), MapS of the Original Project Areas (Attachment A), Map of the Added Territory (Attachment B), General Plan Land Use Map (Attachment C), Legal Descriptions of the Original Project Areas (Attachment D), Legal Description of the Added Territory (Attachment E) and Proposed Lists of Public Improvements, Projects and Programs (Attachment F).

This Amendment, when adopted, supersedes and replaces, by amendment, the Plans prepared for the Original Project Area. When adopted, the Amended Redevelopment Plan shall govern the Original Project Area and the Added Territory.

A. (Sec. 101) Purposes and Objectives

The purposes and objectives of this Amended Redevelopment Plan are to eliminate the conditions of blight existing in the Project Area and to prevent the recurrence of blighting conditions in the Project Area. The Agency proposes to eliminate such conditions and prevent their recurrence by providing, pursuant to this Amended Redevelopment Plan, for the planning, development, replanning, redesign, clearance, redevelopment, reconstruction and rehabilitation of the Project Area and by providing for such structures and spaces as may be appropriate or necessary in the interest of the general welfare, including, without limitation, recreational and other facilities incidental or appurtenant to them. The Agency further proposes to eliminate the conditions of blight existing in the Project Area and prevent their recurrence by providing for the alteration, improvement, modernization, reconstruction or rehabilitation of existing structures in the Project Area and by providing for open space types of uses, public and private buildings, structures, facilities, and improvements. The Agency further proposes to eliminate such conditions and prevent their recurrence by providing for the replanning or redesign or development of undeveloped areas. In pursuing these general purposes and objectives within the Project Area the Agency proposes to:

1. Encourage employment opportunities through environmental and economic improvements resulting from the redevelopment activities.
2. Provide for the rehabilitation of commercial and industrial structures and residential dwelling units.
3. Provide for participation in the redevelopment of property in the Project Area by owners who agree to so participate in conformity with this Amended Redevelopment Plan.
4. Provide for the management of property owned or acquired by the Agency.
5. Comply with the requirements of all applicable laws in providing relocation assistance where Agency activities result in displacement.
6. Provide public infrastructure improvements and community facilities , such as the installation, construction and/or reconstruction of streets, overpasses, interchanges, utilities, public buildings, facilities, structures, street lighting, landscaping and other improvements which are necessary for the effective redevelopment of the Project Area.
7. Increase, improve and preserve the community's supply of affordable housing.
8. Acquire real property.
9. Dispose of real property acquired by the Agency except property conveyed to it by the City or any other public body.
10. Encourage the redevelopment of the Project Area through the cooperation of private enterprise and public agencies.

II. (Sec. 200) GENERAL DEFINITIONS

Capitalized terms utilized throughout this Amended Redevelopment Plan shall have the following meaning unless otherwise indicated:

- A. "Added Territory" means the territory added to the boundaries of the Original Project Area by the Amendment; such territory is depicted on Attachment B and legally described in Attachment E.
- B. "Agency" means the Redevelopment Agency of the City of Desert Hot Springs.
- C. "Agency Board" means the Board of Directors of the Agency.
- D. "Amendment" or "Merger Amendment" means Amendment No. One to the Plans.
- E. "Amended Redevelopment Plan" means the Plans as amended by this Amendment.
- F. "Bonds" means bonds, notes, interim certificates, debentures, or other obligations.
- G. "CCRL" means the California Community Redevelopment Law (California Health & Safety Code, Section 33000, et seq).

- H. "City" means the City of Desert Hot Springs, California.
- I. "City Council" means the City Council of the City.
- J. "County" means the County of Riverside.
- K. "Family" has the same meaning as specified in Section 6008 of the Relocation Assistance and Real Property Acquisition Guidelines, 25 California Code of Regulations, Sections 6000, et seq.
- L. "General Plan" means the General Plan of the City, as it may from time to time be amended.
- M. "Merger" means the merger of Project Area No. 1 and Project Area No.2 pursuant to CCRL Sections 33485 - 33489.
- N. "Original Project Area" means the geographic land area contained within Project Area No. 1 and Project Area No. 2; the boundaries of the Original Project Area are depicted on Attachment A and legally described in Attachment D.
- O. "Plans" means the Redevelopment Plans for the Original Project Area adopted by the City Council by Ordinance No. 82-26 on July 6, 1982 (Plan No. 1), and by Ordinance No.84-R20.1 on November 20, 1984 (Plan No. 2).
- P. "Person" means any individual, or any public or private entity.
- Q. "Planning Commission" means the Planning Commission of the City.
- R. "Project" means Desert Hot Springs Redevelopment Project Nos. 1 and 2, as amended by the Amendment.
- S. "Project Area" means the Original Project Area and the Added Territory.
- T. "Project Area No. 1" means the Desert Hot Springs Redevelopment Project Area No. 1 adopted by the City Council on July 6, 1982.
- U. "Project Area No. 2" means the Desert Hot Springs Redevelopment Project Area No. 2 adopted by the City Council on November 20, 1984.
- V. "State" means the State of California.
- W. "Tax Increment" means the funds allocated to the Agency from the Project Area pursuant to Section 33670 of the CCRL.

III. (Sec. 300) BOUNDARIES OF THE PROJECT AREA

The Project Area consists of the Original Project Area and the Added Territory. The boundaries of the Original Project Area and Added Territory are illustrated in the maps contained in Attachments A and B, respectively, both of which are incorporated herein by this reference. The legal descriptions of the boundaries of the Original Project Area and Added Territory are set forth in Attachments D and E, respectively, both of which are incorporated herein by this reference.

IV. (Sec. 400) PROPOSED REDEVELOPMENT ACTIONS

A. (Sec. 401) General

The Agency proposes to eliminate and prevent the spread of blight in the Project Area by:

1. Acquisition, installation, development, construction, reconstruction, redesign, replanning, or reuse of streets, overpasses, interchanges, utilities, curbs, gutters, sidewalks, street lighting, landscaping, and other public improvements, facilities, utilities or other structures;
2. Acquisition and disposition of property acquired for uses in accordance with this Amended Redevelopment Plan and managing of any property owned or acquired by the Agency;
3. Development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Amended Redevelopment Plan;
4. Construction and improvement of recreational facilities, community facilities, parking facilities and other public facilities, structures and improvements;
5. Acquisition, development, construction, rehabilitation or preservation of housing for low and moderate-income families, seniors and handicapped individuals;
6. Financing of the construction of residential, commercial and industrial buildings and the mortgage financing of residential, commercial and industrial buildings, as permitted by the CCRL and other applicable State and local laws, to increase the residential, commercial and industrial base of the City and the number of temporary and permanent jobs within the City;
7. Providing replacement housing, if any is required;
8. Providing relocation assistance to displaced residential and non-residential occupants;
9. Taking any action the Agency determines as necessary and consistent with State, Federal and local laws to make structural repairs to buildings and ~~structures, including historical buildings, to meet building code standards related to seismic safety;~~
10. Taking any action the Agency determines as necessary and consistent with State, Federal and local laws to remedy or remove a release of hazardous substances on, under or from property within the Project Area or to remove hazardous waste from property;
11. Providing the opportunity for participation by owners and tenants presently located in the Project Area and the extension of preferences to occupants desiring to remain or relocate within the Project Area;
12. Providing for open space;

13. In appropriate cases, rehabilitation of structures and improvements or development of vacant land by present owners, their successors and the Agency for uses in accordance with this Amended Redevelopment Plan; and
14. Combining parcels and properties and site preparation and construction of necessary off-site improvements;
15. Control of graffiti within the Project Area; and
16. Such other actions as may be permitted by law.

B. (Sec. 402) Property Acquisition

1. (Sec. 403) Acquisition of Real Property

(a) Within the Project Area the Agency may purchase, lease, obtain option upon or otherwise acquire any interest in real property located in the Project Area by gift, devise, exchange, purchase, or any other means authorized by law including the use of eminent domain for the purpose of redevelopment. Provided, however, the Agency shall not acquire, by eminent domain, property on which any persons reside. The "property on which any person resides" shall mean that a person lives on the property with the consent of the property owner, that the property is zoned for residential use, or that the residential use on the property is a legally non-conforming use, as defined by the City of Desert Hot Springs Municipal Code. *Any eminent domain proceedings within the Project Area must commence within twelve (12) years of the effective date of the ordinance approving and adopting this Amended Redevelopment Plan.* Such time limitation may be extended only by amendment of this Amended Redevelopment Plan. Acquisition of property will generally be achieved by cooperative negotiations between the owner of such property and the Agency.

(b) *Within the Project Area*, the Agency will not carry out public projects in a manner that will cause the displacement of substantial number of low- or moderate-income persons, or both. The Agency reserves the right to acquire real property as may be necessary, appropriate, and as permitted in Section 33342, et seq., of the CCRL, including acquisition through the use of eminent domain except as provided in paragraph (a) above.

(c) Without the consent of the owner, the Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement unless provision for such acquisition is made in the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee interest.

(d) To the extent required by law, the Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alterations, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Amended

Redevelopment Plan and the owner fails or refuses to participate in the Amended Redevelopment Plan by executing a participation agreement.

2. (Sec. 404) Acquisition of Personal Property

The Agency is authorized to acquire personal property to the greatest extent allowed by law by any lawful means.

C. (Sec. 405) Participation by Owners and Tenants

1. (Sec. 406) Owner and Tenant Participation

As provided for in sections 33339 and 33339.5 of the CCRL, the Agency shall extend a reasonable opportunity to the owners of real property in the Project Area to participate in the redevelopment of the Project Area if they otherwise meet the requirements prescribed by this Amended Redevelopment Plan and the rules governing participation promulgated by the Agency, which rules may be amended from time to time. The Agency shall further extend reasonable preference to persons who are engaged in businesses in the Project Area to re-enter in business within the redeveloped area if they otherwise meet the requirements prescribed by this Amended Redevelopment Plan and the rules governing re-entry promulgated by the Agency, which rules may be amended from time to time.

The Agency desires participation in redevelopment by as many owners and business tenants as reasonably feasible. However, participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; creation of viable economic units; elimination and changing of land uses; realignment of streets; the ability of the Agency and/or owners to finance acquisition and redevelopment in accordance with this Amended Redevelopment Plan; development experience, assembly and redevelopment of areas for public and/or private development in accordance with this Amended Redevelopment Plan; and any reduction in the total number of individual parcels in the Project Area.

2. (Sec. 407) Participation Agreements

The Agency may enter into a binding agreement with each person desiring to participate in redevelopment pursuant to the Amended Redevelopment Plan by which the participant agrees to rehabilitate, develop or use the property in conformance with the Amended Redevelopment Plan and be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In the agreement, whenever it is appropriate to do so, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Amended Redevelopment Plan applicable to their properties. In the event a participant breaches the terms of an owner participation agreement, the Agency may declare the agreement terminated and may acquire the real property or any interest therein. In the event that the Agency is not directly involved in the development of a particular property, a participation agreement may not be

required. The determination of whether or not a participation agreement is required shall be made by the Executive Director of the Agency or his designated representative whose decision, subject to an appeal to the Agency Board, shall be final.

Whether or not a potential participant enters into a participation agreement with the Agency, the provisions of this Amended Redevelopment Plan are applicable to all public and private property in the Project Area.

3. (Sec.408) Certificate of Conformance

As an alternative to requiring a participation agreement for each property not to be purchased, or subject to Agency acquisition by eminent domain, the Agency is authorized to make determinations of these properties which conform to this Plan. If such determination is made by the Agency, the Agency may issue a Certificate of Conformance to qualifying properties and such property will not be subject to acquisition by eminent domain under this Amended Redevelopment Plan so long as the property continues to conform to this Amended Redevelopment Plan and to such further terms and conditions as the Agency may require as necessary or appropriate to carry out this Amended Redevelopment Plan.

D. (Sec. 409) Cooperation with Public Bodies

Certain public bodies are authorized by the State law to aid and cooperate, with or without consideration, in the planning and implementation activities authorized by the Amended Redevelopment Plan. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate Amended Redevelopment Plan implementation activities with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, under current provisions of the CCRL, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the Agency shall seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

The Agency may, by resolution, impose on all public bodies the planning and design controls contained in and authorized by this Amended Redevelopment Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Amended Redevelopment Plan.

E. (Sec. 410) Property Management; Property Tax Allocation; In Lieu Payments

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. The Agency may rent or lease, maintain, manage, operate, repair and clear real property of the Agency. The Agency may insure or provide for the insurance of any real property or personal property of the Agency pending its disposition for redevelopment. All such actions shall be pursuant to such policies as the Agency may adopt.

As provided for in Section 33401 of the CCRL, the Agency may in any year during which it owns property in the Project Area that is tax exempt pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

F. (Sec. 411) Relocation of Persons Displaced by the Project

1. (Sec. 412) Relocation Housing Requirements

No persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

2. (Sec. 413) Replacement Housing Plan

To the extent required by law, not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan, pursuant to Section 33413.5 of the CCRL.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed or constructed pursuant to Section 33413 of the CCRL; (2) an adequate means of financing such rehabilitation, development or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation and replacement housing objectives. Except as otherwise permitted by law, a dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the agency from destroying or removing from the low- and moderate-income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The

Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

3. (Sec. 414) Assistance in Finding Other Locations

In accordance with all applicable laws, the Agency shall assist in the relocation of all persons (including families, businesses and others) displaced by the Agency's acquisition of property in the Project Area. The Agency has adopted an Eminent Domain policy which precludes the Agency from acquiring, by eminent domain, property on which any persons reside; the Agency intends to accomplish all redevelopment pursuant to this Amended Redevelopment Plan with as little displacement of persons from businesses or residences as is feasible. In order to carry out the Project with a minimum of hardship to persons displaced from their homes, the Agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing outside the Project Area for displaced persons.

4. (Sec. 415) Relocation Benefits and Assistance

In accordance with the provisions of all applicable laws and the Relocation Rules, Procedures and Guidelines adopted by the Agency (the "Relocation Guidelines"), the Agency shall provide all relocation benefits and assistance required by law to all persons (including families, business concerns and others) displaced by Agency acquisition of property in the Project Area. Such relocation assistance shall be provided in the manner required by the Relocation Guidelines as may be amended from time to time. The Agency may provide additional benefits or payments as it may deem appropriate from available funds to implement the objectives of this Amended Redevelopment Plan and to alleviate hardship. All relocation shall be conducted in accordance with Article 9, Chapter 4 of the CCRL.

G. (Sec. 416) Demolition, Clearance, Public Improvements, Building and Site Preparation and Removal of Hazardous Waste

1. (Sec. 417) Demolition and Clearance

The Agency may clear or move buildings, structures, or other improvements from real property as necessary to carry out the purposes of this Amended Redevelopment Plan.

2. (Sec. 418) Public Improvements

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out this Amended Redevelopment Plan. Such public improvements include, but are not limited to the following: parking lots or structures, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, flood control facilities, natural gas distribution systems, water distribution systems, landscaping, parks, plazas, playgrounds, and any

buildings, structures or improvements necessary and convenient to the full development of any of the above. A list of potential projects and programs is set forth in Attachments F and G.

To the greatest extent legally allowable, public improvements may be constructed or installed, or caused to be constructed or installed, in whole or in part by the Agency with funds made available pursuant to Section 33334.2 of the CCRL provided that such public improvements, pursuant to said Section 33334.2 of the CCRL will be for the purposes of increasing, preserving and improving the supply of low and moderate income housing available at affordable housing costs within the City to persons and families of low or moderate income and very low income households.

Except as otherwise permitted by law, as provided for in Section 33445 of the CCRL, the Agency, with the prior consent of the City Council, may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement which is publicly owned either within or outside the Project Area upon a determination of the City Council: (1) that such buildings, facilities, structures and other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project Area is located, (2) that no other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community; and (3) that the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Project Area or provide housing for low- or moderate-income persons and is consistent with the Implementation Plan adopted by the Agency pursuant to Section 33490 of the CCRL.

When the value of such land or the cost of the installation and construction of such building, facility, structure or other improvement, or both, has been, or will be, paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure or other improvement, or both, by periodic payments over a period of years. Any obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out this Amendment.

3. (Sec. 419) Preparation of Building Sites

The Agency may develop as a building site any real property owned or acquired by the Agency. In connection with such development it may cause, provide or undertake or make provision with other agencies for the installation, or construction of parking facilities, streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this Amended Redevelopment Plan in the Project Area. The Agency may construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights sites for buildings.

4. (Sec. 420) Removal of Hazardous Waste; Removal of Graffiti

As provided for in Section 33459.1 of the CCRL, the Agency may, by following all applicable procedures then required by law, within the Project Area, take any actions which the Agency determines are necessary and which are consistent with other state and federal laws to remedy or remove a release of hazardous substances on, under or from property within the Project Area or to remedy or remove hazardous waste from property.

As provided for in Section 33420.2 of the CCRL, the Agency is authorized to take any actions that it determines are necessary to remove graffiti from public or private property upon making a finding that, because of the magnitude and severity of the graffiti within the Project Area, the action is necessary to effectuate the purposes of this Amended Redevelopment Plan, and that the action will assist with the elimination of blight, as defined in Section 33031 of the CCRL.

H. (Sec. 421) Rehabilitation and Moving of Structures by the Agency and Seismic Repairs

1. (Sec. 422) Rehabilitation and Conservation

The Agency is authorized to advise, encourage, and with the consent of the owner, assist in the rehabilitation and conservation of property, buildings or structures in the Project Area not owned by the Agency. The Agency is also authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, property, buildings or structures in the Project Area owned by the Agency.

The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Amended Redevelopment Plan to allow for the retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Project Area to upgrade and maintain their property consistent with this Amended Redevelopment Plan and such standards as may be developed for the Project Area.

The extent of rehabilitation in the Project Area shall be subject to the following limitations:

- a. The rehabilitation must be compatible with land uses as provided for in this Amended Redevelopment Plan.
- b. Rehabilitation and conservation activities must be carried out in an expeditious manner and in conformance with the requirements of this Amended Redevelopment Plan and such property rehabilitation standards as may be adopted by the Agency.

The Agency may adopt design guidelines and/or standards for the rehabilitation of properties in the Project Area.

The Agency shall not assist in the rehabilitation or conservation of properties or improvements which, in its opinion, are not economically and/or structurally feasible.

2. (Sec. 423) Moving of Structures

As necessary in carrying out this Amended Redevelopment Plan, the Agency is authorized to move or to cause to be moved any standard structure or building, or any substandard structure or building which can be rehabilitated, to a location within or outside the Project Area.

3. (Sec. 424) Seismic Repairs

For any project undertaken by the Agency within the Project Area for building rehabilitation or alteration in construction, the Agency may, by following all applicable procedures then provided by law, take those actions which the Agency determines are necessary and which are consistent with all applicable local, state, and federal laws, to provide for seismic retrofit.

I. (Sec. 425) Property Disposition and Development

1. (Sec. 426) Real Property Disposition and Development

a. (Sec. 427) General

For the purposes of this Amended Redevelopment Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber or otherwise dispose of any interest in real or personal property.

In the manner required and to the extent permitted by law, the Agency is authorized to dispose of real property by negotiated leases or sales without public bidding.

Except as otherwise permitted by law, all real property acquired by the Agency in the Project Area, except property conveyed by it to the City or any other public body, shall be sold or leased to persons or entities for redevelopment and for uses permitted in this Amended Redevelopment Plan. Real property may be conveyed by the Agency to the City or any other public body in accordance with the CCRL.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Amended Redevelopment Plan.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Amended Redevelopment Plan and of other documents formulated pursuant to this Amended Redevelopment

Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

All purchasers or lessees of property shall be obligated to use the property for the purposes designated by this Amended Redevelopment Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Amended Redevelopment Plan.

In the manner required and to the extent required by law, before any property of the Agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold or leased for development pursuant to this Amended Redevelopment Plan, such sale, lease or other disposition shall first be approved by the City Council after a public hearing held in accordance with the provisions of Section 33433 of the CCRL.

All development, whether public or private, must conform to this Amended Redevelopment Plan and all applicable federal, state, and local laws, including without limitation the City's planning and zoning ordinances, building, environmental and other land use development standards; and must receive the approval of all other appropriate public agencies.

b. (Sec. 428) Purchase and Development

Pursuant to the provisions of this Amended Redevelopment Plan and the rules adopted by the Agency, the Agency shall to the greatest extent feasible offer real property acquired by the Agency for disposition and development by owner participants on a preference basis over other persons.

c. (Sec. 429) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Amended Redevelopment Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Amended Redevelopment Plan.

Leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Amended Redevelopment Plan.

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by

appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law, including Section 33436 of the CCRL.

d. (Sec. 430) Development of Publicly Owned Improvements

To the extent permitted by law and subject to City approval, the Agency is authorized to pay for, install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out the purposes of this Amended Redevelopment Plan. Such public improvements include, but are not limited to, over or underpasses, interchanges, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, cable TV systems, water distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, landscaped areas, schools, civic, cultural and recreational facilities and pedestrian improvements. A list of potential projects is set forth in Attachment F.

2. (Sec. 431) Personal Property Disposition

For the purposes of this Amended Redevelopment Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

J. (Sec. 432) Provision for Low and Moderate Income Housing

1. (Sec. 433) Definition of Terms

The terms "affordable housing cost", "affordable rent", "replacement dwelling unit", "persons and families of low or moderate income" and "very low income households" as used herein shall have the meanings as defined by the CCRL, and other State and local laws and regulations pertaining thereto as amended from time to time.

2. (Sec. 434) Authority Generally

The Agency may, inside or outside the Project Area, acquire land, donate land, improve sites, construct or rehabilitate structures, or take any other such actions as may be permitted by the CCRL in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the City.

3. (Sec. 435) Replacement Housing

To the extent required by law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such

destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units available at affordable housing cost (or as legally allowed an equal or greater number of bedrooms affordable to the same income level as those destroyed or removed units) within the territorial jurisdiction of the Agency. To the extent required by law, with respect to dwelling units destroyed or removed after September 1, 1989, seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs in the same income level of very low income households, lower income households and persons and families of low and moderate income as the persons displaced from those destroyed or removed units. The Agency may replace destroyed or removed dwelling units housing persons or families of low or moderate income with a fewer number of replacement dwelling units if the replacement dwelling units have a greater or equal number of bedrooms and are affordable to the same income level of households as the destroyed or removed units.

4. (Sec. 436) New or Substantially Rehabilitated Dwelling Units

To the extent required by law, at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low and moderate income; and of such thirty percent (30%), not less than fifty (50%) thereof shall be available at affordable housing cost to, and occupied by, very low income households. To the extent required by law, at least fifteen percent (15%) of all new or substantially rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low and moderate income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be available at affordable housing cost to very low income households. To the extent required by law, the percentage requirements set forth in this Section 435 shall apply in the aggregate to housing developed by the Agency or developed within the Project Area and not to each individual case of rehabilitation, development or construction of dwelling units.

To the extent required by law, the Agency shall require, by contract or other appropriate means, that whenever any low and moderate income housing units are developed within the Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low and moderate income displaced by the Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

Section 33413 of the CCRL also currently provides that the Agency may cause, by regulation or agreement, to be available, at affordable housing costs, to persons and families of low or moderate income or to very low income households, as applicable, two units outside the Project Area for each unit that otherwise would have had to be available inside the Project Area.

To satisfy percentage requirements established in this section, the Agency may purchase, or otherwise acquire or cause by regulation or agreement the purchase or other acquisition of, long-term affordability covenants on

multifamily units that restrict the cost of renting or purchasing those units that either: (i) are not presently available at affordable housing cost to persons and families of low or very low income households, as applicable; or (ii) are units that are presently available at affordable housing cost to this same group of persons or families, but are units that the Agency finds, based upon substantial evidence, after a public hearing, cannot reasonably be expected to remain affordable to this same group of persons or families.

5. (Sec. 437) Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed or price restricted pursuant to Sections 434 and 435 shall remain available at affordable housing cost to persons and families of low-income, moderate-income and very low income households, respectively, to the extent and for the period(s) required by Sections 33334.3(f) and 33413 of the CCRL.

6. (Sec. 438) Relocation Housing

If insufficient suitable housing units are available in the City for use by persons and families of low and moderate income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside of the Project Area.

7. (Sec. 439) Tax Increment Funds

Except as otherwise permitted by law, not less than twenty percent (20%) of all taxes which are allocated to the Agency from the Project Area pursuant to Section 33670 of the CCRL shall be used by the Agency for the purpose of increasing, improving and preserving the City's supply of housing for persons and families of low or moderate income and very low income households in accordance with the provisions of Sections 33334.2 and 33334.3 of the CCRL.

8. (Sec. 440) Merger Housing Requirements

Other requirements of law notwithstanding, the Agency shall comply with CCRL Section 33487.

V. (Sec. 500) USES PERMITTED IN THE PROJECT AREA

A. (Sec. 501) Map of the Project Area

Attachments A and B illustrate the boundaries of the Original Project Area and Added Territory respectively. The land uses permitted by this Amended Redevelopment Plan shall be those permitted by the City's General Plan and Zoning Ordinances as they now exist or may hereafter be amended.

B. (Sec. 502) Public Uses

1. (Sec. 503) Public Rights-of-Way

The public street system in the Project Area shall be developed in accordance with the General Plan of the City, as it may be amended from time to time.

Streets and alleys may be widened, altered, abandoned, repaired, or closed as necessary for property development within the Project Area.

It is contemplated that the Agency will construct, or aid in the construction of, certain streets designated in the Amended Redevelopment Plan which are not now constructed or which may require further widening or improvement. The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

2. (Sec. 504) Other Public Uses

Parking, open space, public and semi-public uses may be interspersed with other uses in any area.

C. (Sec. 505) Other Public, Semi-Public, Institutional and Nonprofit Uses

The Agency is authorized both within and outside the Project Area to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, parking facilities, libraries, educational, fraternal, employee, philanthropic, and charitable institutions, utilities, multi-modal transit facilities, and facilities of other similar purposes, associations or organizations. All such uses shall conform so far as possible to the provisions of this Amended Redevelopment Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

D. (Sec. 506) General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and limitations of this Amended Redevelopment Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Amended Redevelopment Plan, except in conformance with the provisions of this Amended Redevelopment Plan and all applicable laws, codes and ordinances. The Agency reserves the right to condition any development which requires a building permit with such conditions as to make the proposed development consistent with the overall purposes of this Amended Redevelopment Plan. The type, size, height, number, and use of buildings within the Project Area shall be controlled by applicable City planning and development code consistent with the General Plan, as amended from time to time.

1. (Sec. 507) New Construction

Except as otherwise permitted or required by the Agency, all new construction shall comply with all applicable State and local laws and regulations pertaining thereto as amended from time to time, including without limitation the Building, Electrical, Energy, Heating and Ventilating, Housing and Plumbing Codes of the

City and the City zoning ordinance, as amended from time to time. Off-street parking spaces and loading facilities shall be designated to comply with the City's zoning ordinance, as amended from time to time. The number of off-street parking spaces required shall be regulated by the City's zoning ordinance, as amended from time to time. All off-street parking spaces and loading areas shall be paved, lighted and landscaped in accordance with the City's zoning ordinance, or other applicable City regulation, as amended from time to time.

In addition to applicable City codes, ordinances or other requirements governing development in the Project Area, additional specific performance and development standards and/or guidelines may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. (Sec. 508) Existing Nonconforming Uses

The Agency is authorized, but not required to permit existing nonconforming uses to remain in an existing building in good condition, which does not conform to the provisions of this Amended Redevelopment Plan, provided that such use is generally compatible with the developments and uses in the Project Area and meets the requirements of the Municipal Code.

The Agency may, but shall not be required to authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Amended Redevelopment Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding uses and development.

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Amended Redevelopment Plan. Such interim uses, however, shall conform to all applicable City and County codes.

3. (Sec. 509) Rehabilitation

The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved, buildings and structures in the Project Area. Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such manner that it will meet the following requirements: (i) be safe and sound in all physical respects, and (ii) be attractive in appearance and not detrimental to the surrounding areas. The preservation and rehabilitation of structures of historical significance, if any, will also be considered a priority by the Agency. Property rehabilitation standards for the rehabilitation of existing buildings and site improvements may be established by the Agency.

4. (Sec. 510) Limitations on the Size, Height, and Number of Buildings

Except as set forth in other sections of this Amended Redevelopment Plan to the extent that limitations are hereby imposed, the type, size, height, and

number of buildings in the Project Area that may be expected upon completion of the Project may be regulated by the Agency, and shall not exceed the limitations set forth in the General Plan and zoning ordinance of the City or applicable federal, state and local statutes, ordinances and regulations, as amended from time to time.

5. (Sec. 511) Number of Dwelling Units in Project Area

The number of dwelling units in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented by local codes and ordinances and as generally depicted by diagram on the Land Use Map attached hereto as Attachment C.

6. (Sec. 512) Open Space and Landscaping

The approximate amount of open space to be provided in the Project Area will be the total of all areas that will be in the public rights-of-way, the public grounds, the space around buildings, and all other outdoor areas not permitted through limits on land covered by this Amended Redevelopment Plan to be covered by buildings.

7. (Sec. 513) Land Coverage

Land coverage and Floor Area Ratios (FARs) permitted in the Project Area shall not exceed coverages permitted by the City's zoning ordinance, as amended from time to time.

8. (Sec. 514) Light, Air and Privacy

In all areas sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

9. (Sec. 515) Signs

All signs shall be subject to the provisions of the City's zoning ordinance, and applicable municipal codes, as amended from time to time.

10. (Sec. 516) Utilities

The Agency shall require that all utilities be placed underground when physically, legally and economically feasible.

11. (Sec. 517) Incompatible Uses

No use or structure shall be permitted within the Project Area that is incompatible with the surrounding areas or structures and/or that is inconsistent with the City's General Plan and/or Municipal Code.

12. (Sec. 518) Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, national origin, or ancestry permitted in the sale,

lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

13. (Sec. 519) Minor Variations

The Agency Board is authorized to permit minor variations from the limits, restrictions and controls established by this Amended Redevelopment Plan. In order to permit such variation, the Agency Board must determine that:

1. The application of certain provisions of this Amended Redevelopment Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Amended Redevelopment Plan.
2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls.
3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
4. Permitting a variation will not be contrary to the objectives of this Amended Redevelopment Plan.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, and welfare, and to assure compliance with the purposes of this Amended Redevelopment Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

14. (Sec. 520) Consistency with General Plan and Zoning Ordinance

All development within the Project Area shall be consistent with the General Plan and Zoning Ordinance of the City, as amended from time to time, except as variations therefrom may be permitted thereunder.

E. (Sec. 521) Design for Development

Within the limits, restrictions, and controls established in the Amended Redevelopment Plan, the Agency is authorized to establish traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

New improvements in the Project Area shall be reviewed in accordance with the City's Zoning Ordinance, building, planning and environmental ordinances, rules, regulations and requirements. The Agency's review and approval of development within the Project Area shall be undertaken in accordance with guidelines and procedures adopted from time to time by the Agency.

F. (Sec. 522) Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Amended Redevelopment Plan until the application for such permit has been processed and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property in the discretion of the Agency, unless and until the application for such permit has been approved by the Executive Director or his designee. Any such permit that is issued must be in conformance with the provisions of this Amended Redevelopment Plan and any applicable disposition and development or participation agreement.

VI. (Sec. 600) METHODS FOR FINANCING THE PROJECT

A. (Sec. 601) General Description of the Proposed Financing Methods

Upon adoption of this Amended Redevelopment Plan by the City Council, the Agency is authorized to finance the implementation of the Amended Redevelopment Plan with property tax increment, interest income, Agency bonds, loans from private institutions, proceeds from the sale or lease of property, financial assistance from the City, County, State of California, Federal Government, or any other public agency, or any other legally available source.

The City may, in accordance with the law, make advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established by an agreement between the City and the Agency.

As available, gas tax funds from the State of California and the County will be used for the street system. As available, federal loans and grants will be used to finance portions of Project costs.

The Agency is authorized to issue bonds and other obligations from time to time if appropriate and feasible in an amount sufficient to finance all or any part of the Amended Redevelopment Plan implementation activities. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds or other obligations by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, nor the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds and other obligations do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Amended Redevelopment Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increment or any other funds available to the Agency.

B. (Sec. 602) Tax Increment

As provided for in Section 33670 of the CCRL, all taxes levied upon taxable property

within the Project Area each year by or for the benefit of the State of California, County of Riverside, City of Desert Hot Springs, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Amended Redevelopment Plan shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of that property by the taxing agency, last equalized prior to the effective date of the ordinances adopting the Original Plans in connection with the Original Project Area and the ordinance adopting the Amendment with respect to the Added Territory (as to Project Area No. 1, the 1981-82 roll, and as to Project Area No. 2, the 1983-84 roll, and as to the Added Territory the 1997-98 roll) shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of the ordinances adopting the Original Plans in connection with the Original Project Area and the ordinance adopting the Amendment with respect to the Added Territory (as to Project Area No. 1 the 1981-82 roll, and as to Project Area No.2, the 1983-84 roll, and as to the Added Territory the 1997-98 roll) but to which that territory has been annexed or otherwise included after that effective date, the assessment roll of the County last equalized on the effective date of the ordinances adopting the Original Plans in connection with the Original Project Area and the ordinance adopting the Amendment with respect to the Added Territory (as to the Project Area No. 1 the 1981-82 roll, and as to the Project Area No. 2, the 1983-84 roll, and as to the Added Territory the 1997-98 roll) shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and
2. Except as provided in paragraphs (3) and (4) below, that portion of the levied taxes each year in excess of that amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed value of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) above (as to Project Area No. 1 the 1981-82 roll, and as to Project Area No. 2 the 1983-84 roll, and as to the Added Territory the 1997-98 roll) all of the taxes levied and collected upon the taxable property in the Project shall be paid to the respective taxing agencies. When the bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid to the respective taxing agencies as taxes on all other property are paid; and
3. That portion of the taxes in excess of the amount identified in paragraph (1) above, which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and

when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agencies on or after January 1, 1989.

4. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which with respect to the Original Project Area, the ordinances adopting the Original Plans became effective, and with respect to the Added Territory, the effective date of the ordinance adopting Amendment No. One, shall be allocated to such affected taxing agency, to the extent such affected taxing agency has elected in the manner required by law to receive such allocation, provided, however, that with respect to the Added Territory, only, tax increments from territory added by the Amendment shall be subject to the provisions of Section 33607.5 of the CCRL. With respect to the Original Project Area, only, payments by the Agency to taxing agencies shall be those made pursuant to agreements entered into between the Agency and any such taxing agencies concerning the Original Project Area. If no tax share agreements exist that include the Agency and taxing entities as parties thereto, the Agency is not liable to make payments to those taxing entities with respect to the Original Project Area.

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Amended Redevelopment Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

5. With respect to the Original Project Area, as provided for in Section 33333.6(a) of the CCRL, the time limit on the establishing of loans, advances, and indebtedness to finance in whole or in part, the Project, is July 6, 2004 with respect to Project Area No. 1, and November 20, 2004 with respect to Project Area No. 2. No loans, advances or indebtedness to be repaid from the allocation of tax increment shall be established or incurred by the Agency beyond such time. These limits, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the CCRL.

The Agency has documented the remaining conditions of blight within the Original Project Area and has adopted the findings required under Section 33333.6(a)(2) prior to considering the adoption of this Amended Redevelopment Plan. Based upon those findings and the documented need for extension of the time limit on the establishing of loans, advances, and

indebtedness in the Original Project Area, this time limit is extended to the year July 6, 2014 with respect to Project Area No. 1, and November 20, 2014 with respect to Project to Project Area No. 2.

6. With respect to the Added Territory, as provided for in Section 33333.2(a)(1)(A) of the CCRL, no loan, advance or indebtedness to finance in whole or in part the Project and payable in whole or in part from tax increment revenues allocated to the Agency pursuant to paragraph (2) above and derived from the Added Territory shall be established or incurred by the Agency after a date which is twenty (20) years from the date of adoption of the ordinance approving and adopting the Amendment. This limit shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the CCRL. The loans, advances, or indebtedness may be repaid over a period of time longer than this time limit as provided in this Section 602. This time limit shall not prevent the Agency from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by this Section 602.

The time limitation established by this paragraph 6 may be extended only by amendment of the Amended Redevelopment Plan upon making the required findings. However, this amended time limitation may not exceed 30 years from the effective date of the ordinance adopting the Amended Redevelopment Plan.

7. With respect to the Original Project Area, as provided for in Section 33333.6(b) of the CCRL the effectiveness of the Amended Redevelopment Plan with respect to the Original Project Area shall terminate 40 years from the date of adoption of the Original Plans, that is, July 6, 2022 with respect to Project Area No. 1, and November 20, 2024 with respect to Project Area No. 2 . After the time limit on the effectiveness of the Amended Redevelopment Plan with respect to the Original Project Area, the Agency shall have no authority to act pursuant to the Amended Redevelopment Plan with respect to the Original Project Area except to pay previously incurred indebtedness and to enforce existing covenants, contracts, or other obligations.

Except as provided otherwise in the CCRL, the Agency shall not pay indebtedness or receive property taxes from the Original Project Area pursuant to Section 33670 of the CCRL after 10 years from the termination of the effectiveness of the Amended Redevelopment Plan; with respect to the Original Project Area that is, July 6, 2032 with respect to Project Area No. 1, and November 20, 2034 with respect to Project Area No. 2.

8. With respect to the Added Territory, as provided for in Section 33333.2(a)(2) of the CCRL, the effectiveness of this Amended Redevelopment Plan will be thirty (30) years from the date of adoption of the Ordinance approving and adopting the Amended Redevelopment Plan. After the time limit on the effectiveness of the Amended Redevelopment Plan, the Agency shall have no authority to act pursuant to the Amended Redevelopment Plan with respect to the Added Territory except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the Agency has not completed its housing obligations pursuant to Section 33413 of the CCRL, in which case

the Agency shall retain its authority to implement requirements under Section 33413 of the CCRL, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

With respect to the Added Territory, as provided for in Section 33333.2(a)(3) in the CCRL, the Agency shall not repay indebtedness with the proceeds of property taxes received pursuant to Section 33670 of the CCRL from the Added Territory after forty-five (45) years from the date of adoption of the Ordinance approving and adopting the Amendment. After the time limit established pursuant to this paragraph, the Agency may not receive property taxes from the Added Territory pursuant to Section 33670 of the CCRL and pursuant to subdivision 2 above.

9. As provided for in Section 33334.1 of the CCRL, the amount of tax allocation bonded indebtedness payable from tax increment derived from the Original Project Area and issued pursuant to Section 33640, et seq., of the CCRL, exclusive of other Agency contractual obligations and other forms of indebtedness of the Agency, which can be outstanding at any one time shall not exceed \$100,000,000 in principal amount, except by amendment of this Amended Redevelopment Plan.
10. Pursuant to Section 33670 of the CCRL, the amount of property taxes received from the Original Project Area shall not exceed \$288,200,000. ✓

C. (Sec. 603) Merger Allocation

As provided for in Sections 33485 through 33489 of the CCRL this Amendment merges Project Area No. 1 and Project Area No. 2. Except as provided in this section taxes attributable to Project Area No. 1 and Project Area No. 2 which are allocated to the Agency pursuant to CCRL Section 33670 may be allocated, as permitted by the CCRL, to the entire merged Project Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the merged Project.

If the Agency has, prior to the merger, incurred any indebtedness on account of either Project Area No. 1 or Project Area No. 2 so merged, taxes attributable to either or both Project Area No. 1 or Project Area No. 2, which are allocated to the Agency pursuant to CCRL Section 33670, shall be first used to comply with the terms of any bond resolution or other agreement pledging the taxes from Project Area No. 1 and/or Project Area No. 2.

The Merger does not change the base years previously established for the Plans. The base year previously established for Project Area No. 1 is fiscal year 1981-82; the base year previously established for Project Area No. 2 is fiscal year 1983-84. Copies of the Plans are included herewith, marked as Appendices 1 and 2 respectively, both of which are incorporated herein by this reference.

This Amendment, when adopted by the City Council, supersedes and replaces, by amendment, the Plans. The Amended Redevelopment Plan shall govern the Original Project Area and the Added Territory. ✓

D. (Sec. 604) Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States or any other public or private source will be utilized if available and appropriate in carrying out the Project.

VII. (Sec. 700) ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Amended Redevelopment Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Amended Redevelopment Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City may include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirements of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Amended Redevelopment Plan.
- B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning within the Project Area to permit the land uses and development authorized by this Amended Redevelopment Plan.
- D. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- E. The undertaking and completing of any other proceedings necessary to carry out the Project.

VIII. (Sec. 800) ADMINISTRATION, ENFORCEMENT AND AMENDMENT OF THE AMENDED REDEVELOPMENT PLAN

- A. The administration and enforcement of this Amended Redevelopment Plan or other documents implementing this Amended Redevelopment Plan shall be performed by the Agency or the City, as appropriate. The City Council of the City constitutes the Agency Board.

The provisions of this Amended Redevelopment Plan or other documents entered into pursuant to this Amended Redevelopment Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Amended Redevelopment Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

- B. This Amended Redevelopment Plan may be amended by means established in the CCRL or by any other procedure hereinafter established by law. Any amendment to the City General Plan affecting any portion of the Amended Redevelopment Plan text and/or map

of the Project Area shall automatically amend this Amended Redevelopment Plan accordingly to conform thereto.

IX. (Sec. 900) EFFECTIVENESS OF AMENDED REDEVELOPMENT PLAN

A. (Sec. 901) Original Project Area

With respect to the Original Project Area, as provided for in Section 33333.6(b) of the CCRL the effectiveness of the Amended Redevelopment Plan with respect to the Original Project Area shall terminate 40 years from the date of adoption of the Original Plans, that is, July 6, 2022 with respect to Project Area No. 1, and November 20, 2024 with respect to Project Area No. 2 . After the time limit on the effectiveness of the Amended Redevelopment Plan with respect to the Original Project Area, the Agency shall have no authority to act pursuant to the Amended Redevelopment Plan with respect to the Original Project Area except to pay previously incurred indebtedness and to enforce existing covenants, contracts, or other obligations.

B. (Sec. 902) Added Territory

With respect to the Added Territory, as provided for in Section 33333.2(a)(2) of the CCRL, the effectiveness of this Amended Redevelopment Plan will be thirty (30) years from the date of adoption of the Ordinance approving and adopting the Amended Redevelopment Plan. After the time limit on the effectiveness of the Amended Redevelopment Plan, the Agency shall have no authority to act pursuant to the Amended Redevelopment Plan with respect to the Added Territory except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the Agency has not completed its housing obligations pursuant to Section 33413 of the CCRL, in which case the Agency shall retain its authority to implement requirements under Section 33413 of the CCRL, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

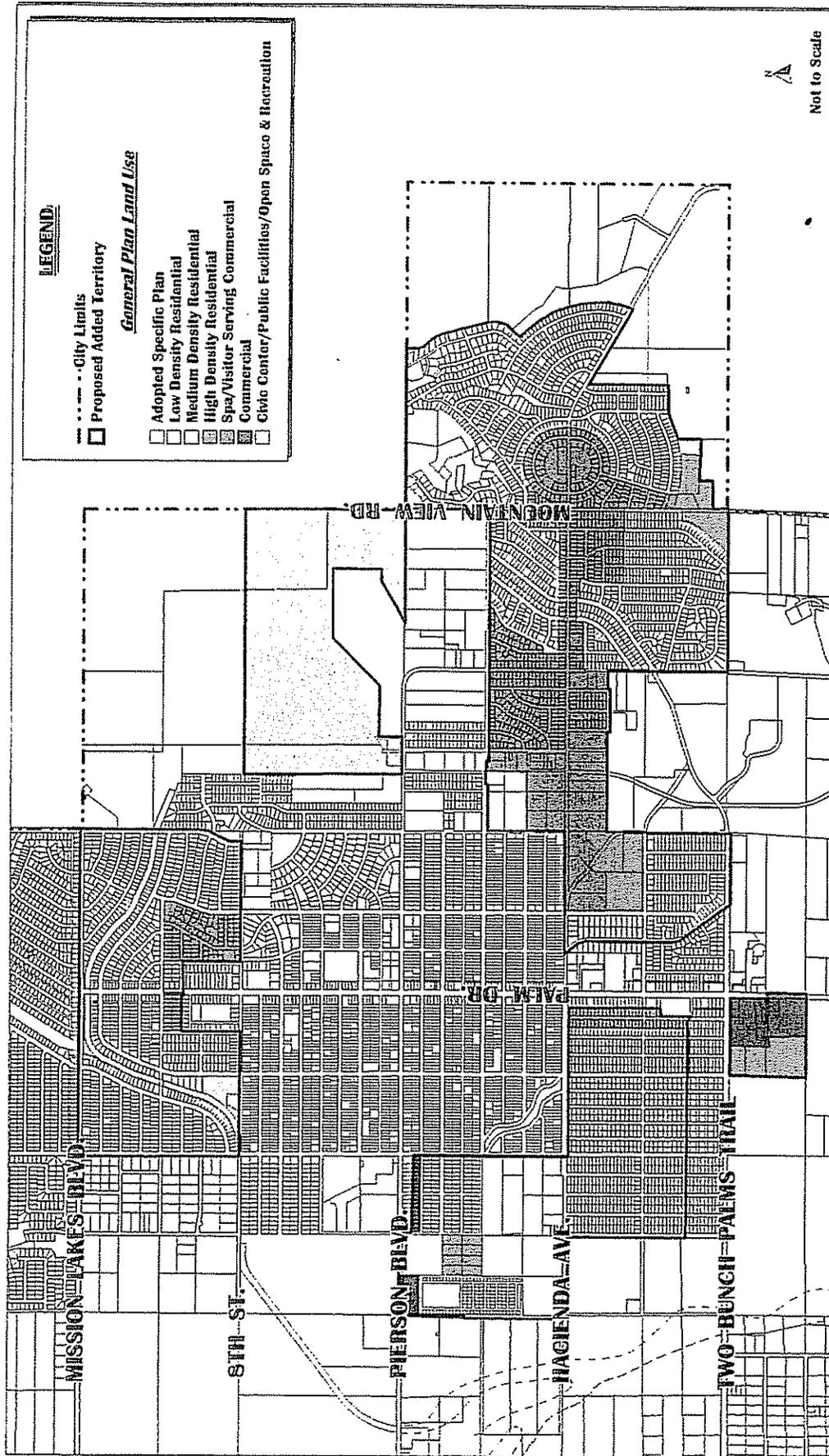
ATTACHMENTS

ATTACHMENT A

MAP OF THE ORIGINAL PROJECT AREA

ATTACHMENT C

GENERAL PLAN LAND USE MAP



Not to Scale

Prepared By: Urban Futures, Inc.

September 10, 1997



**Amendment No. One
to the Desert Hot Springs
Redevelopment Projects
No. 1 and No. 2**

**General Plan
Land Use**

Attachment C

ATTACHMENT D
LEGAL DESCRIPTIONS
FOR THE ORIGINAL PROJECT AREA

BOUNDARY DESCRIPTION
OF
PROJECT AREA
OF

PROPOSED REDEVELOPEMNT DISTRICT
CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEGINNING at the Northeast corner of Tract 2639 as recorded in Map Book 47, Page 95, Records of Riverside County, California, said tract is located in the Northeast quarter of Section 30, Township 2 South, Range 5 East, San Bernardino Base and Meridian;

THENCE North $0^{\circ}06'15''$ West, along the Westerly boundary of the Wardman Heights, Unit Number 1, as recorded in Map Book 29, Page 68, Records of Riverside County, a distance of 3.00 feet;

THENCE North $89^{\circ}58'30''$ East, along the Southerly right-of-way line of San Diego Drive, as shown on said map, 183.00 feet, to the Easterly line of lot "I" of said tract, said line also being the Easterly line of Ocotillo Road;

THENCE South $0^{\circ}06'15''$ East, as shown on said map of Wardman Heights, Unit Number 1, a distance of 975.00 feet, to the Southeasterly corner of said tract, said corner also being located on the center line Eighth Street;

THENCE North $89^{\circ}58'30''$ East, along said center line, which is also the Northerly boundary of Desert Hot Springs Tract No. 4, as recorded in Map Book 24, Page 56, Records of Riverside County, 63.00 feet, to the Easterly right-of-way line of Ocotillo Road, as shown on said map;

THENCE South $0^{\circ}07'30''$ East, 301.17 feet, along said Easterly right-of-way line to the beginning of a tangent curve concave Northeasterly and having a radius of 1170.00 feet;

THENCE Southeasterly through a central angle of $25^{\circ}15'49''$, a distance of 189.60 feet;

THENCE tangent to the last mentioned curve, South $0^{\circ}07'30''$ East, along the Easterly right-of-way line of Ocotillo Road, as shown on said Desert Hot Springs Tract No. 4,

a distance of 1662.00 feet, to a point of intersection of said Easterly right-of-way line with the center line of Pierson Boulevard;

THENCE continuing Southerly along said Easterly right-of-way line South $00^{\circ}05'30''$ East, as shown on Desert Hot Springs Tract No. 5, as recorded in Map Book 21, Page 64, of Records of Riverside County, a distance of 2662.00 feet, to an intersection of the said Easterly right-of-way line with the center line of Hacienda Avenue, (formerly known as Eighth Avenue) as shown on Two Bunch Palms Tract No. 2, as recorded in Map Book 24, Page 27, Records of Riverside County;

THENCE along said center line, South $89^{\circ}58'30''$ East, a distance of 45.55 feet, to a point of cusp; said point being on a curve concave Northeasterly and having a radius of 340.00 feet;

THENCE Southeasterly along said curve which is also the Easterly right-of-way line of Ocotillo Road, as shown on said Two Bunch Palms Tract No. 2, through a central angle of $16^{\circ}05'10''$, a distance of 95.46 feet, to the point of reverse curvature, said reverse curve being concave Southwesterly and having a radius of 400.00 feet;

THENCE Southeasterly along said curve, which is also the said Easterly right-of-way line of said Ocotillo Road, as shown on said tract, through a central angle of $45^{\circ}00'00''$, a distance of 314.16 feet;

THENCE tangent to the last mentioned curve, South $30^{\circ}05'05''$ East, a distance of 970.00 feet, to the intersection of said Easterly right-of-way line with the center line of Two Bunch Palms Drive, said center line also being the North line of Lot "A" of Hot Springs Oasis, Unti No. 3, recorded in Map Book 38, Page 21, Records of Riverside County, State of California;

THENCE South $89^{\circ}58'40''$ East, along said North line of Lot "A", 10.00 to the Northerly prolongation of the Easterly line of Lot "K" of said tract, said Easterly line also being the Easterly right-of-way line of Ocotillo Road;

THENCE South $00^{\circ}05'30''$ East, along said Easterly line a distance of 390.57 feet, to the beginning of a tangent curve concave Northeasterly and having a radius of 400.00 feet;

THENCE Southeasterly through a central angle of $38^{\circ}54'30''$, a distance of 271.63 feet;

THENCE tangent to the last mentioned curve, South $39^{\circ}00'00''$ East, along the said Easterly right-of-way of Ocotillo Road, a distance of 884.00 feet, to the intersection of the said Easterly right-of-way line and the center line of Two Bunch Palms Trail (formerly known as Fourteenth Avenue), said center line also being the South line of Section 31, Township 2 South, Range 5 East, San Bernardino Base and Meridian;

THENCE along said center line North $89^{\circ}59'00''$ West, according to Parcel Map 17663, as recorded in Parcel Map Book 102, Page 10, Records of Riverside County, a distance of 537.00 feet, to a point on said center line and the intersection of a prolongation of the Easterly parcel line of Parcels 10 and 11 of said Parcel Map;

THENCE South $0^{\circ}07'36''$ West, along said Easterly line, a distance of 667.70 feet to the Southeast corner of said Parcel Map;

THENCE North $89^{\circ}52'24''$ West, 1046.01 feet, along the Southerly boundary of said Parcel Map to the center line of Palm Drive and the Southwest corner of said Parcel Map;

THENCE continuing along a prolongation of said Southerly boundary line, a distance of 50 feet, to the Westerly right-of-way line of said Palm Drive;

THENCE North $1^{\circ}27'23''$ East, along said Westerly right-of-way line, a distance of 635.00 feet, to the Southerly line of the Redevelopment District, said line is 30 feet Southerly of, and measured perpendicularly to the North line of Section 6, Township 3 South, Range 5 East, San Bernardino Base and Meridian;

THENCE continuing Westerly along said parallel line, to the West line of said

Section 6;
THENCE South $89^{\circ}29'30''$ North, according to the Record of Survey recorded in Book 21, of Records of Survey, Page 55, Records of Riverside County, a distance of 2556.00 feet, to the East line of Cabot Road, as shown on said Record of Survey;

THENCE South $00^{\circ}04'47''$ West, a distance of 2632.00 feet, to the South line of said Record of Survey, and also the South line of Fifteenth Avenue;

THENCE South $89^{\circ}08'30''$ West, 2006.34 feet, to the South West corner of said Record of Survey, said point also being on the center line of Little Morongo Road and the West City Limit line;

THENCE North $0^{\circ}03'30''$ East, 2674.87 feet, along said City Limit line to the Northwest corner of said Record of Survey, said point also being the Northwest corner of said Section 1;

THENCE North $00^{\circ}50'00''$ West, 2640.00 feet, to the West $1/4$ corner of Section 36, Township 2 South, Range 4 East, San Bernardino Base and Meridian, as shown on Assessor's Map 663, Page 27 and 28, Records of Riverside County;

THENCE North $89^{\circ}52'00''$ East, along the North line of the Southwest quarter of said Section 36, 1316.00 feet, as shown on Record of Survey, recorded in Book 15, of Records of Survey, Page 82, Records of Riverside County;

THENCE Southerly along the East line of the West $1/2$ of S.W. $1/4$ of the said Section 36, a distance of 1980.00 feet, to the N.W. corner of the South $1/2$, Southeast $1/4$, Southwest $1/4$, of the said Section 22;

THENCE along the North line of the South $1/2$, Southeast $1/4$, Southwest $1/4$ and the North line of South $1/2$, Southwest $1/4$, Southeast $1/4$ of Section 36, T2S, R4E, SBB&M, to the center line of Cholla Drive, also being the West line of the East $1/2$ of the South $1/2$, Southwest $1/4$, Southeast $1/4$ of said Section 36;

THENCE South $00^{\circ}35'50''$ East, along said center line, according to the First Addition to Desert Hot Springs, Unit Number 4, as recorded in Map Book 33, Page 93, Records of Riverside County, a distance of 22.00 feet, to the intersection of said center line with the North line of said First Addition to the Desert Hot Springs, Unit Number 4;

THENCE North $89^{\circ}44'15''$ East, along said prolongation a distance of 1321.50, along said North line to the Northeast corner of said First Addition to Desert Hot Springs, Unit Number 4, said corner also being a point on the center line of West Drive;

THENCE South $00^{\circ}18'00''$ East, along said center line, a distance of 11.60 feet, to the intersection of said center line with the prolongation of the South line of Lot 339, Desert Hot Springs Estates, Unit No. 3, as recorded in Map Book 31,

Page 97, Records of Riverside County;

THENCE East along the South line of Lots 339, 356, 375, 390, 407, 424, 441, 458, 475, 492, 509 and across their adjacent streets, to the East boundary of said Desert Springs Estates, Unit No. 3;

THENCE North $00^{\circ}05'30''$ West, along said East boundary, a distance of 7.00 feet to the Northwest corner of Lot 527, Desert Springs Estates, Unit No. 4, as recorded in Map Book 34, Page 19, Records of Riverside County;

THENCE East, 810.67 feet along the North line of Lots 527, 550, 569, 592, and 611 and their adjacent streets, to the East boundary of said Desert Springs Estates, Unit No. 4, also being a point on the East right-of-way line of Caliente Drive;

THENCE North $00^{\circ}05'30''$ West, along said East right-of-way line, a distance of 423.00 feet, to the Southwest corner of Lot 626 of said Desert Springs Estates, Unit No. 4;

THENCE North $89^{\circ}58'30''$ East, 140.00 feet along the South line of said Lot 626 to the Southeast corner of said Lot 626, said point also being on the West line of Lot "E", an Alley, of said Desert Springs Estates Unit No. 4;

THENCE along said West line, North $00^{\circ}05'30''$ West, 272.00 feet, to the North boundary line of said Desert Springs Estates Unit No. 4, said line also being the center line of Two Bunch Palms Drive;

THENCE continuing North $00^{\circ}05'30''$ East, along the West line of Lot "G", Desert Springs Estates, as recorded in Map Book 27, Page 47, Records of Riverside County, as well as the prolongation of this line from the center line of Two Bunch Palms Drive and across Hacienda Avenue to the North right-of-way line of said Hacienda Avenue, a distance of 1379.00 feet;

THENCE North $89^{\circ}58'30''$ West, along said North right-of-way line, 2420.00 feet, to the

West boundary line of Desert Hot Springs Tract Number 3, said West boundary line, also being the center line of West Drive, said center line is shown on the said Desert Hot Springs Tract Number 3, as recorded in Map Book 20, Page 36, Records of Riverside County;

THENCE South $89^{\circ}54'30''$ West, 40.00 feet to a prolongation of the West right-of-way line of West Drive, as shown on Parcel Map 13353, recorded in Book 73, Page 33 of Parcel Maps, Records of Riverside County;

THENCE North $00^{\circ}04'22''$ West, along said West right-of-way line, 613.85 feet to the North boundary line of the said Parcel Map 13353;

THENCE North $89^{\circ}58'34''$ East, 40.00 feet, to the said center line of West Drive;

THENCE North $00^{\circ}04'22''$ West, along the said center line, 664.49 feet to the intersection of the said center line with the center line of Desert View Drive, said point also being the South east corner of Winter Springs Tract, No. 2;

THENCE North $89^{\circ}59'30''$ West, 40.00 feet, to the West right-of-way line of West Drive;

THENCE North $00^{\circ}05'00''$ West, 488.00 feet, to the Southeast corner of Lot 90, Winter Springs Tract, as recorded in Map Book 28, Page 26, Records of Riverside County;

THENCE North $00^{\circ}05'00''$ West, along said West line of the West Drive, a distance of 640.00 feet, to the South line Lot "C", of said Winter Springs Tract, said Lot "C" also being an Alley;

THENCE North $89^{\circ}53'30''$ West, to the East right-of-way line of Via Real, a distance of 596.24 feet;

THENCE along a prolongation of said South line of the Alley, across Via Real, North $89^{\circ}53'30''$ West, 60.00 feet, to a point on the West right-of-way line of Via Real, said point also being the Southeast corner of Lot "B", said Winter Springs Tract, said Lot "B" also being an Alley;

THENCE continuing North $89^{\circ}53'30''$ West, 605.97 feet, to the Southwest corner also being on the East right-of-way line of Cholla Drive;

THENCE continuing along the prolongation of said South line of said Lot "B", North $89^{\circ}53'30''$ West, 30.00 feet, to the West line of said Cholla Drive, said West

Line also being the West boundary line of said Winter Springs Tract;

THENCE North $0^{\circ}05'30''$ West, along said West line, 200.00 feet, to a point on the center line of Pierson Boulevard, said point also being the Southwest corner of Parcel Map 12832, as shown on said Parcel Map, recorded in Book 56, Page 3, of

Parcel Maps, Official Records of Riverside County;

THENCE North $00^{\circ}05'44''$ East, along the West boundary of the said Parcel Map 12832,

a distance of 1323.68 feet to the Northwest corner of the said Parcel Map 12832;

THENCE continuing North $00^{\circ}05'44''$ East, 5.27 feet, to a point on the center line of Fourth Street, said point being also the Southwest corner of the Fine Homes Tract, Unit Number 2;

THENCE continuing $00^{\circ}05'45''$ East, along the West Boundary line, 1323.47 feet, to a point on the center line of Eighth Street, said center line also being the City Limit line of the City of Desert Hot Springs;

THENCE North $89^{\circ}54'45''$ West, along said City Limit line, a distance of 1316.93 feet, to a point of intersection with the center line of West Drive;

THENCE North $0^{\circ}11'40''$ West, along the said line also being the City Limit line, a distance of 40.00 feet, to the North right-of-way line of Eighth Street, as shown on Wardman Heights, Unit Number 2, as shown on Map Book 30, Page 77, Records of Riverside County;

THENCE North $89^{\circ}58'30''$ East, along said North right-of-way line, a distance of 1290.00 feet, to the West boundary line of Wardman Heights Unit No. 1, as recorded in Map Book 29, Page 68, Records of Riverside County;

THENCE continuing along said North right-of-way line, North $89^{\circ}58'30''$ East, a distance of 654.97 feet to the beginning of a tangent curve, concave Northwesterly and having a radius of 25.00 feet;

THENCE Northeasterly through a central angle of $90^{\circ}04'45''$, a distance of 39.30 feet;

THENCE tangent to the last mentioned curve, along the West right-of-way line of San Miguel Road, as shown on said Wardman Heights No. 1;

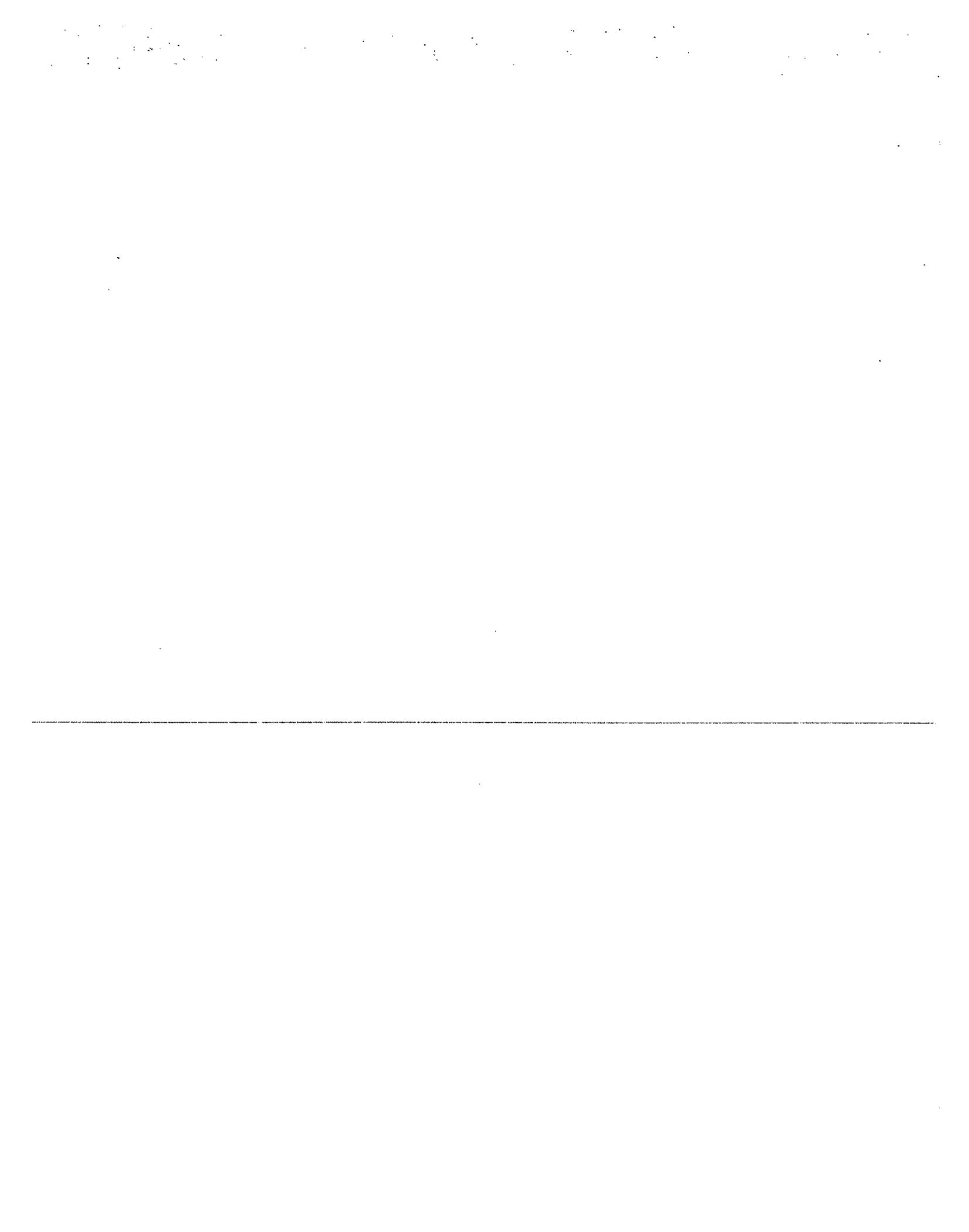
THENCE North 0°16'15" West, a distance of 905.00 feet, to the intersection with the prolongation of the South right-of-way line of San Diego Drive, as shown on Tract 539, recorded in Map Book 47, Page 95, Records of Riverside County;

THENCE North 89°58'30 East, 1020.00 feet to the Northeast corner of said Tract 2639 and the POINT OF BEGINNING;

...distance of 202.00 feet, to the intersection with the
...of the south-right-of-way line of San Diego Drive, as shown on tract
...recorded in Map Book 47, Page 22, Records of Riverside County.

PROJECT AREA BOUNDARY
300' PERIMETER
PROPOSED REDEVELOPMENT DISTRICT
CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

The 300' perimeter measures 300' perpendicular to the Redevelopment District boundary and proceeds clockwise around said boundary.



LEGAL DESCRIPTION
DESERT HOT SPRINGS REDEVELOPMENT PROJECT NO. TWO
CITY OF DESERT HOT SPRINGS

This Legal Description is to be used in conjunction with the Boundary Map of the Desert Hot Springs Redevelopment Project No. Two. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the City of Desert Hot Springs, County of Riverside, State of California described as follows:

P.O.B.

Beginning at the intersection of the northerly Right-of-Way line of 8th Street, 80 feet wide, with the westerly Right-of-Way line of Ocotillo Road, 60 feet wide; thence

1. easterly along said northerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Verbena Drive, 80 feet wide; thence
2. Northerly along said westerly Right-of-Way line to its intersection with the northerly Right-of-Way line of San Ardo Road, 60 feet wide; thence

3. easterly and northeasterly along said northerly Right-of-Way line to its intersection with the easterly line of Tract No. 2135 as recorded in Book 40, Page 94 of Maps, Records of said County; thence
4. southerly along said easterly line and its southerly prolongation to the northerly Right-of-Way line of Pierson Boulevard, 80 feet wide; thence
5. easterly along said northerly Right-of-Way line to its intersection with a line 475 feet easterly and parallel with the easterly line of said Tract No. 2135 and its southerly prolongation; said line having a bearing of N. 0° 15' W. as shown on said Tract No. 2135; thence

6. north $0^{\circ} 15'$ W. 360 feet to an angle point; thence
7. south $89^{\circ} 52'$ E. 969.5 feet to an angle point; thence
8. north $45^{\circ} 08'$ E. 1131.37 feet to an angle point; thence
9. south $89^{\circ} 52'$ E. 1127.51 feet to an angle point; thence
10. south $0^{\circ} 08'$ W. 800 feet to an angle point; thence
11. north $89^{\circ} 52'$ W. 204.19 feet to an angle point; thence
12. South $60^{\circ} 08'$ W. 800 feet to its intersection with the southerly line of Section 29, T2S, R5E, S.B.B. & M.; thence
13. easterly along said southerly line to its intersection with the easterly line of Section 32, T2S, R5E, S.B.B. & M; thence
14. southerly along said easterly line to its intersection with the southerly Right-of-Way line of Desert View Avenue; thence
15. westerly along said southerly Right-of-Way line to its intersection with the easterly Right-of-Way line of Verbena Drive; thence
16. southerly along said easterly Right-of-Way line to its intersection with the southerly Right-of-Way line of Hacienda Avenue; thence
17. westerly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Ocotillo Avenue; thence
18. northerly along said westerly Right-of-Way line to the point of beginning.

ATTACHMENT E
LEGAL DESCRIPTION
OF THE ADDED TERRITORY

AMENDMENT No. ONE TO THE DESERT HOT SPRINGS
REDEVELOPMENT PROJECTS No. 1 AND No. 2

Legal Description for Sub-Area "A"

A portion of Government Lot 2 of the NW ¼ Section 6, Township 3 South, Range 5 East, San Bernardino Meridian, City of Desert Hot Springs, County of Riverside, State of California more particularly described as follows:

Commencing at the northeast corner of said NW ¼ Section 6; thence S01°27'23"W along the west line of said NW ¼ Section 6 a distance of 70.02 feet to a point on the easterly projection of the south right-of-way line of Two Bunch Palms Trail; thence S89°58'21"W along said easterly projection of Two Bunch Palms Trail a distance of 55.00 feet to a point on the northerly projection of the west right-of-way line of Palm Drive, said point being THE TRUE POINT OF BEGINNING; thence S01°27'23"W along said west right-of-way line of Palm Drive a distance of 595.26 feet to a point; thence N89°58'21"E a distance of 55.02 feet to a point on the centerline of Palm Drive; thence S01°27'23"W along said centerline of Palm Drive a distance of 666.67 feet to the southeast corner of Government Lot 2 of the NW ¼ Section 6; thence N89°46'45"W along the south line of Government Lot 2 of the NW ¼ Section 6 a distance of 1320.00 feet to a point; thence N01°27'44"E a distance of 1256.21 feet to a point on the south right-of-way line of Two Bunch Palms Trail; thence N89°58'21"E along said south right-of-way line of Two Bunch Palms Trail a distance of 1264.99 feet to THE TRUE POINT OF BEGINNING, containing 37.3913 Acres.

**AMENDMENT No. ONE TO THE DESERT HOT SPRINGS
REDEVELOPMENT PROJECTS No. 1 AND No. 2**

Legal Description for Sub-Area "B"

A portion of the SE ¼ Section 25, along with a portion of the NW ¼ Section 36, along with a portion of the NE ¼ Section 36, along with a portion of the SE ¼ Section 36, Township 2 South, Range 4 East, San Bernardino Meridian, together with a portion of the SW ¼ Section 31, Township 2 South, Range 5 East, San Bernardino Meridian, all lying within the City of Desert Hot Springs, County of Riverside, State of California, more particularly described as follows:

Beginning at the southeast corner of said NW ¼ Section 36; thence S89°53'53"W a distance of 30.00 feet to a point on the southerly projection of the west right-of-way line of Atlantic Avenue; thence N00°06'07"W along said west right-of-way line of Atlantic Avenue a distance of 1333.11 feet to a point on the north line of the SE ¼ NW ¼ Section 36 and north right-of-way line of Desert View Avenue; thence N89°53'53"E along said north line of the SE ¼ NW ¼ Section 36 and north right-of-way line of Desert View Avenue a distance of 30.00 feet to the southwest corner of the NW ¼ NE ¼ Section 36; thence N00°06'07"W along the west line of said NW ¼ NE ¼ Section 36 a distance of 1333.11 feet to the southwest corner of the SE ¼ Section 25; thence continuing N00°06'07"W a distance of 40.00 feet to a point on the north right-of-way line of Pierson Boulevard; thence S89°53'30"E along said north right-of-way line of Pierson Boulevard a distance of 1332.39 feet to a point on the northerly projection of the centerline of Cholla Drive; thence S00°05'30"E along said centerline of Cholla Drive a distance of 220.00 feet to a point on the north right-of-way line of an alley; thence S89°53'30"E along said north right-of-way of an alley a distance of 1292.24 feet to a point on the west right-of-way line of West Drive; thence S00°05'00"E along said west right-of-way line of West Drive a distance of 1148.40 feet to a point on the north line of the SE ¼ NE ¼ Section 36; thence S00°05'02"E continuing along said west right-of-way line of West Drive a distance of 1379.04 feet to a point on the westerly projection of the south right-of-way line of Hacienda Avenue; thence S89°59'03"E along said south right-of-way line of Hacienda Avenue a distance of 2480.67 feet to a point on the northerly projection of the east right-of-way line of an alley; thence S00°06'03"E along said east right-of-way line of an alley a distance of 1551.14 feet to a point; thence S89°57'57"W a distance of 160.00 feet to a point on the east right-of-way line of Caliente Drive; thence S00°06'03"E along said east right-of-way line of Caliente Drive a distance of 423.00 feet to a point; thence S89°59'27"W a distance of 810.67 feet to a point; thence S00°06'03"E a distance of 7.00 feet to a point; thence N89°59'27"W a distance of 1422.67 feet to a point on the east right-of-way line of West Drive; thence N00°18'33"W along said east right-of-way line of West Drive a distance of 12.00 feet to a point; thence S89°43'42"W a distance of 1401.50 feet to a point on the west right-of-way line of Cholla Avenue; thence N00°36'23"W along said west right-of-way line of Cholla Avenue a distance of 1955.26 feet to the beginning of a curve to the left; thence northwesterly along said curve to the left of radius 20.00 feet and central angle of 89°29'47" an arc distance of 31.24 feet to a point on the south right-of-way line of Hacienda Avenue; thence S89°53'50"W along said south right-of-way line of Hacienda Avenue a distance of 1271.62 feet to a point on the west line of the SE ¼ Section 36; thence N00°53'26"W along said west line of the SE ¼ Section 36 a distance of 50.00 feet to the point of beginning, containing 331.1838 Acres.

AMENDMENT No. ONE TO THE DESERT HOT SPRINGS
REDEVELOPMENT PROJECTS No. 1 AND No. 2

Legal Description for Sub-Area "C"

A portion of the SE ¼ Section 24, along with a portion of the NE ¼ Section 25, Township 2 South, Range 4 East, San Bernardino Meridian, together with a portion of the SW ¼ Section 19, along with a portion of the SE ¼ Section 19, along with a portion of the NW ¼ Section 29, along with a portion of the NE ¼ Section 30, along with a portion of the NW ¼ Section 30, Township 2 South, Range 5 East, San Bernardino Meridian, all lying within the City of Desert Hot Springs, County of Riverside, State of California more particularly described as follows:

Commencing at the southeast corner of said SE ¼ Section 24; thence N89°59'40"W a distance of 40.00 feet to a point on the northerly projection of the west right-of-way line of West Drive, said point being THE TRUE POINT OF BEGINNING; thence N00°11'40"W along said northerly projection of the west right-of-way line of West Drive a distance of 50.00 feet to a point on the westerly projection of the north right-of-way line of Mission Lakes Boulevard (formerly known as Sixteenth Street); thence S89°59'40"E along said north right-of-way line of Mission Lakes Boulevard a distance of 2709.93 feet to a point; thence S00°06'15"E a distance of 6.00 feet to a point on the westerly projection of the north right-of-way line of Mission Lakes Boulevard; thence S89°59'40"E along said north right-of-way line of Mission Lakes Boulevard a distance of 2641.36 feet to a point; thence S00°05'50"E a distance of 44.00 feet to the northeast corner of the NE ¼ Section 30; thence S00°05'50"E along the east line of said NE ¼ Section 30 a distance of 1271.88 feet to a point on the southerly right-of-way line of a flood control channel, said point lies on a curve to the right with a Local Tangent Bearing of S74°38'41"E; thence along said southerly right-of-way line of a flood control channel southeasterly along said curve to the right of radius 1450.00 feet and central angle of 01°38'48" an arc distance of 41.67 feet to a point on the east right-of-way line of Verbena Drive; thence S00°05'51"E along said east right-of-way line of Verbena Drive a distance of 610.02 feet to the beginning of a curve to the right; thence continuing along said east right-of-way line of Verbena Drive southwesterly along said curve to the right of radius 580.00 feet and central angle of 30°54'10" an arc distance of 312.83 feet to a point; thence N59°11'41"W a distance of 80.00 feet to a point on the west right-of-way line of Verbena Drive, said point lies on a curve to the right with a Local Tangent Bearing of S30°48'19"W; thence along said west right-of-way line of Verbena Drive southwesterly along said curve to the right of radius 500.00 feet and central angle of 06°00'57" an arc distance of 52.50 feet to the beginning of a curve to the left; thence continuing along said west right-of-way line of Verbena Drive southwesterly along said curve to the left of radius 540.00 feet and central angle of 36°50'47" an arc distance of 347.27 feet to a point; thence S00°01'30"E along said west right-of-way line of Verbena Drive a distance of 75.00 feet to the beginning of a curve to the right; thence southwesterly along said curve to the right of radius 25.00 feet and central angle of 90°00'00" an arc distance of 39.27 feet to a point on the north right-of-way line of Eighth Street; thence S89°58'30"W along said north right-of-way line of Eighth Street a distance of 1837.44 feet to the beginning of a curve to the right; thence northwesterly along said curve to the right of radius 25.00 feet and central angle of 89°55'15" an arc distance of 39.24 feet to a point on the east right-of-way line of Ocotillo Road; thence N00°06'15"W along said east right-of-way line of Ocotillo Road a distance of 910.03 feet to a point on the easterly projection of the south right-of-way line of San Diego Drive; thence S89°58'30"W along said south right-of-way line of San Diego Drive a distance of 183.00 feet to a point; thence S00°06'15"E continuing along said south right-of-way line of San Diego Drive a distance of 3.00 feet to a point; thence S89°58'30"W continuing along said south right-of-way line of San Diego Drive a distance of 375.00 feet to a point on the west right-of-way line of Palm Drive; thence N00°06'15"W along said west right-of-way line of Palm Drive a distance of 33.00 feet to a point on the centerline of the vacated San Diego Drive right-of-way; thence S89°58'30"W along said centerline of the vacated San Diego Drive right-of-way a distance of 642.70 feet to a point on the west right-of-way line of San Miguel Road; thence S00°06'15"E along said west right-of-way line of San Miguel road a distance of 963.10 feet to a point on the easterly projection of the north right-of-way line of Eighth Street; thence S89°58'30"W along said north right-of-way line of Eighth Street a distance of 1970.00 feet to a point on the east line of the NE ¼ Section 25; thence S89°58'30"W a distance of 40.00 feet to a point on the west right-of-way line of West Drive; thence N00°11'40"W along said west right-of-way line of West Drive a distance of 2618.89 feet to THE TRUE POINT OF BEGINNING, containing 299.5831 Acres.

AMENDMENT No. ONE TO THE DESERT HOT SPRINGS
REDEVELOPMENT PROJECTS No. 1 AND No. 2

Legal Description for Sub-Area "D"

A portion of the SE ¼ Section 29, along with a portion of the SW ¼ Section 29, Township 2 South, Range 5 East, San Bernardino Meridian, City of Desert Hot Springs, County of Riverside, State of California more particularly described as follows:

Beginning at the southeast corner of said SE ¼ Section 29; thence N89°52'00"W along the south line of said SE ¼ Section 29 a distance of 1855 feet, more or less, to a point which lies 3425.00 feet distant from the southwest corner of said Section 29; thence N60°08'00"E a distance of 800.00 feet to a point; thence S89°52'00"E a distance of 204.19 feet to a point; thence N00°08'00"E a distance of 800.00 feet to a point; thence N89°52'00"W a distance of 1127.51 feet to a point; thence S45°08'00"W 1131.37 feet to a point; thence N89°52'00"W a distance of 969.50 feet to a point; thence S00°08'00"W a distance of 360.00 feet to a point on the north right-of-way line of Pierson Boulevard; thence N89°52'00"W along said north right-of-way line of Pierson Boulevard a distance of 475.00 feet to a point; thence N00°14'52"W a distance of 2616.80 feet to a point on the north line of the SW ¼ Section 29; thence S89°38'40"E along said north line of the SW ¼ Section 29 and projecting easterly along the north line of the SE ¼ Section 29 a distance of 4330 feet, more or less, to the northeast corner of said SE ¼ Section 29; thence S00°14'42"E along the east line of said SE ¼ Section 29 a distance of 2640 feet, more or less, to the point of beginning, containing 213.2050 Acres.

AMENDMENT NO. ONE TO THE DESERT HOT SPRINGS
REDEVELOPMENT PROJECTS No. 1 AND No. 2

Legal Description for Sub-Area "E"

A portion of the SE ¼ Section 31, along with a portion of the N ½ SW ¼ Section 32, along with a portion of the S ½ NW ¼ Section 32, along with all of the SE ¼ Section 32, along with a portion of the SW ¼ Section 33, along with all of the NW ¼ Section 33, along with a portion of the W ½ NE ¼ Section 33, along with a portion of the NW ¼ SE ¼ Section 33, Township 2 South, Range 5 East, San Bernardino Meridian, City of Desert Hot Springs, County of Riverside, State of California more particularly described as follows:

Beginning at the southeast corner of said SE ¼ Section 31; thence N89°55'00"W along the south line of said SE ¼ Section 31 a distance of 1092.52 feet to a point on the southeasterly projection of the northeasterly right-of-way line of Ocotillo Road; thence N38°56'00"W along said northeasterly right-of-way line of Ocotillo Road a distance of 884.35 feet to the beginning of a curve to the right; thence continuing along said northeasterly right-of-way line of Ocotillo Road northwesterly along said curve to the right of radius 400.00 feet and central angle of 38°54'30" an arc distance of 271.63 feet to a point on the east right-of-way line of Ocotillo Road; thence N00°01'30"W along said east right-of-way line of Ocotillo Road a distance of 390.37 feet to a point on the south line of the NW ¼ SE ¼ Section 31; thence N89°54'40"W along said south line of the NW ¼ SE ¼ Section 31 a distance of 10.00 feet to a point on the southerly projection of the east right-of-way line of Ocotillo Road; thence N00°02'30"W along said east right-of-way line of Ocotillo Road a distance of 970.00 feet to the beginning of a curve to the left; thence continuing along said easterly right-of-way line of Ocotillo Road northwesterly along said curve to the left of radius 400.00 feet and central angle of 45°00'00" an arc distance of 314.16 feet to the beginning of a curve to the right; thence continuing along said easterly right-of-way line of Ocotillo Road northwesterly along said curve to the right of radius 340.00 feet and central angle of 02°54'04" an arc distance of 17.22 feet to the beginning of a curve to the right; thence northeasterly along said curve to the right of radius 20.00 feet and central angle of 132°13'56" an arc distance of 46.16 feet to a point on the south right-of-way of Hacienda Drive (formerly known as Eighth Avenue); thence S89°54'30"E along said south right-of-way line of Hacienda Drive a distance of 889.00 feet to a point; thence N00°05'30"E a distance of 30.00 feet to a point on the westerly projection of the south right-of-way line of Hacienda Drive; thence S89°54'30"E along said south right-of-way line of Hacienda Drive a distance of 970.86 feet to a point on the west line of the S ½ NW ¼ Section 32; thence N00°17'20"W along said west line of the S ½ NW ¼ Section 32 a distance of 1288.07 feet to a point on the south right-of-way line of Desert View Avenue; thence S89°52'24"E along said south right-of-way line of Desert View Avenue a distance of 1331.00 feet to a point on the west line of the SE ¼ NW ¼ Section 32; thence N00°08'43"W along said west line of the SE ¼ NW ¼ Section 32 a distance of 10.00 feet to a point on the westerly projection of the south right-of-way line of Desert View Avenue; thence S89°52'30"E along said south right-of-way line of Desert View Avenue a distance of 1331.07 feet to a point on the west line of the S ½ NE ¼ Section 32; thence S89°53'40"E continuing along said south right-of-way line of Desert View Avenue a distance of 493.25 feet to a point; thence S00°06'20"W a distance of 10.00 feet to a point on the westerly projection of the south right-of-way line of Desert View Avenue; thence S89°53'40"E along said south right-of-way line of Desert View Avenue a distance of 2160.38 feet to a point on the west line of the SW ¼ NW ¼ Section 33; thence N00°08'55"E along said west line of the SW ¼ NW ¼ Section 33

a distance of 40.00 feet to the southwest corner of the NW ¼ NW ¼ Section 33; thence N00°08'55"E along the west line of said NW ¼ NW ¼ Section 33 a distance of 1324.31 feet to the northwest corner Section 33; thence N89°23'08"E along the north line of the NW ¼ Section 33 a distance of 2640 feet, more or less, to the northeast corner of said NW ¼ Section 33; thence S00°10'00"W along the east line of said NW ¼ Section 33 a distance of 290.51 feet to a point; thence S29°29'10"E a distance of 7.49 feet to a point; thence S38°47'14"E a distance of 251.48 feet to a point; thence S15°25'00"E a distance of 911.63 feet to a point; thence S13°25'00"W a distance of 224.20 feet to a point; thence S37°20'00"W a distance of 207.44 feet to a point on a curve to the left with a Local Tangent Bearing of N47°24'19"W; thence northwesterly along said curve to the left of radius 1875.00 feet and central angle of 00°21'01" an arc distance of 11.46 feet to a point; thence S42°14'40"W a distance of 120.00 feet to a point on a curve to the right with a Local Tangent Bearing of S47°45'20"E; thence southeasterly along said curve to the right of radius 1755.00 feet and central angle of 64°58'23" an arc distance of 1990.16 feet to a point on the northeasterly right-of-way line of Hacienda Drive; thence S30°31'30"W a distance of 60.00 feet to a point on the southwesterly right-of-way line of said Hacienda Drive; thence N59°28'30"W along said southwesterly right-of-way line of Hacienda Drive a distance of 1421.51 feet to a point; thence S00°05'30"W a distance of 1336.03 feet to a point; thence N89°54'30"W a distance of 480.00 feet to a point on a curve to the right with a Local Tangent Bearing of S61°39'24"W; thence southwesterly along said curve to the right of radius 1815.00 feet and central angle of 14°26'12" an arc distance of 457.32 feet to a point; thence S02°07'55"E a distance of 372.45 feet to a point; thence S87°52'05"W a distance of 263.26 feet to a point; thence N87°04'35"W a distance of 385.05 feet to a point; thence S00°05'40"W a distance of 218.97 feet to a point; thence N89°54'20"W a distance of 442.27 feet to a point on the east right-of-way line of Mountain View Road; thence S00°05'40"W along said east right-of-way line of Mountain View Road a distance of 257.74 feet to a point on the south line of the SW ¼ Section 33; thence N89°56'00"W along said south line of the SW ¼ Section 33 a distance of 44.00 feet to the southeast corner of the SE ¼ SE ¼ Section 32; thence N89°56'00"W along the south line of said SE ¼ SE ¼ Section 32 a distance of 1321.63 feet to the southeast corner of the SW ¼ SE ¼ Section 32; thence N 89°53'00"W along the south line of said SW ¼ SE ¼ Section 32 a distance of 1321.84 feet to the southwest corner of said SW ¼ SE ¼ Section 32; thence N00°03'00"W along the west line of the SE ¼ Section 32 a distance of 1985.33 feet to a point on the south line of the N ½ NE ¼ SW ¼ Section 32; thence N89°54'30"W along said south line of the N ½ NE ¼ SW ¼ Section 32 a distance of 329.63 feet to a point; thence S00°15'07"E a distance of 30.00 feet to a point on the south right-of-way line of Rochelle Road; thence N89°54'30"W along said south right-of-way line of Rochelle Road a distance of 659.24 feet to a point; thence N00°39'22"W a distance of 30.00 feet to a point on the south line of the N ½ NE ¼ SW ¼ Section 32; thence N89°54'52"W along said south line of the N ½ NE ¼ SW ¼ Section 32 a distance of 329.62 feet to the southeast corner of the N ½ NW ¼ SW ¼ Section 32; thence S89°50'46"W along the south line of said N ½ NW ¼ SW ¼ Section 32 a distance of 1336.97 feet to a point on the east line of the SE ¼ Section 31; thence S00°03'20"E along said east line of the SE ¼ Section 31 a distance of 1992.44 feet to the point of beginning, containing 752.7727 Acres.

ATTACHMENT F

***PROPOSED LIST OF PUBLIC IMPROVEMENTS,
PROJECTS AND PROGRAMS***

**MERGER AMENDMENT NO. ONE TO THE
DESERT HOT SPRINGS REDEVELOPMENT PROJECTS NO. 1 AND NO. 2
PROPOSED PROJECTS/PROGRAMS LIST**

INFRASTRUCTURE IMPROVEMENTS

- A. Street Widening Improvements
- B. Street Reconstruction & Surfacing Improvements
- C. Drainage System Improvements
- D. Sewer System Improvements
- E. Water System Improvements
- F. Street Lighting Improvements
- G. Traffic Signal Improvements
- H. Undergrounding of Utilities
- I. Miscellaneous Infrastructure Improvement Projects

Total Estimated Infrastructure Improvements \$35,000,000

COMMUNITY FACILITIES PROGRAM

- A. Public Safety Facilities Improvements
- B. Recreation, Cultural and Educational Facilities
- C. Public Facilities, Rehabilitation and/or Construction
- D. Other Miscellaneous Programs and Improvements
- E. City Corporate Yard Improvements
- F. Miscellaneous Community Facilities Improvement Projects

Total Estimated Community Facilities Improvements \$20,000,000

COMMUNITY DEVELOPMENT PROGRAMS

- A. Consultant services, economic development strategies development, contract engineering, planning and design services and agency administration costs
- B. Relocation assistance (residential, commercial and industrial)
- C. Commercial and industrial rehabilitation and expansion loan and grant fund either in the form of an interest write down or low cost loans or grants or other hybrid programs
- D. Demolition/Asbestos Abatement Assistance Program for vacant/deteriorated commercial and industrial structures at various locations within the Project Area
- E. Land write down "pool" and infrastructure construction assistance for commercial and industrial development
- F. Graffiti Abatement
- G. Miscellaneous Community Development Programs

Total Estimated Community Development Programs \$25,000,000

HOUSING PROGRAMS

The Agency will use no less than twenty percent (20%) of all tax increment to increase, preserve and improve the community's supply of low- and moderate-income housing.

