

REDEVELOPMENT PLAN
FOR THE SIERRA CORRIDOR COMMERCIAL REDEVELOPMENT PROJECT AREA
THE FONTANA REDEVELOPMENT AGENCY

Adopted: June 16, 1992
Ordinance No. 1055

Prepared For:
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ATTACHMENT 3

ORDINANCE NO. 1136

**REDEVELOPMENT PLAN
FOR THE SIERRA CORRIDOR COMMERCIAL PROJECT AREA
FONTANA REDEVELOPMENT AGENCY**

SECTION I. (100) INTRODUCTION

This is the Redevelopment Plan for the Sierra Corridor Commercial Redevelopment Project Area of the Fontana Redevelopment Agency (the "Project Area") located in the City of Fontana, County of San Bernardino, State of California. This Redevelopment Plan consists of the text (Sections 100 through 1100), the Redevelopment Plan Map (Exhibit A), the legal description of the Project Area Boundaries (Exhibit B) and a listing of the proposed redevelopment projects (Exhibit C).

This Redevelopment Plan has been prepared by the Fontana Redevelopment Agency (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000, et seq.), the California Constitution and all applicable laws and ordinances.

This Redevelopment Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Redevelopment Plan. Due to the long-term nature of this Redevelopment Plan, and the need to retain Agency flexibility in responding to market and economic conditions, property owner, business owner, tenant and developer interests, and opportunities from time to time presented for redevelopment, this Redevelopment Plan does not present a precise plan or establish specific projects, nor does this Redevelopment Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Redevelopment Plan presents a process and a basic framework within which specific plans, projects, and solutions will be proposed and established to redevelop, rehabilitate and revitalize the Project Area.

This Redevelopment Plan is based upon the Preliminary Plan formulated and adopted by the Fontana Planning Commission on March 12, 1991 and by the Fontana Redevelopment Agency on April 16, 1991.

SECTION II. (200) GENERAL DEFINITIONS

The following definitions will be used generally in the context of this Redevelopment Plan unless otherwise specified herein:

- A. "Agency" means the Fontana Redevelopment Agency.
- B. "Agency Board" means the governing body of the Fontana Redevelopment Agency.
- C. "City" means the City of Fontana, California.

- D. "City Council" means the legislative body of the City of Fontana, California.
- E. "Annual Work Program" means that portion of the Agency's annual budget that sets forth programs and goals to be accomplished by the Agency during the fiscal year.
- F. "County" means the County of San Bernardino, California.
- G. "Disposition and Development Agreement" means a contractual agreement between a developer and the Agency that sets forth terms and conditions for the disposition of property, and its redevelopment.
- H. "General Plan" means the City of Fontana's General Plan, a comprehensive and long-term General Plan for the physical development of the City as provided for in Section 65300 of the California Government Code.
- I. "Map" means the Project Area Map, attached hereto as Exhibit A.
- J. "Method of Relocation" means the methods or plans adopted by the Agency pursuant to Sections 33352(d) and 33411 of the Redevelopment Law for the relocation of families, persons and businesses to be temporarily or permanently displaced by actions of the Agency.
- K. "Owner Participation Agreement" means a contractual agreement between the Agency and a property owner or tenant which sets forth terms and conditions for redevelopment.
- L. "Person" means an individual(s), or any public or private entities.
- M. "Project Area" means the territory this Redevelopment Plan applies to as shown on Exhibit A.
- N. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 ~~et seq.~~) as it now exists or is hereafter amended.
- O. "Redevelopment Plan" means this Redevelopment Plan for the Sierra Corridor Commercial Redevelopment Project Area.
- P. "Redevelopment Project" means any undertaking of the Agency implementing this Redevelopment Plan.
- Q. "State" means the State of California.

SECTION III. (300) PROJECT AREA BOUNDARIES

The boundaries of the Project Area are illustrated on the map attached hereto and incorporated herein as Exhibit A. The legal description of the boundaries of the Project Area is as described in Exhibit B attached hereto and incorporated herein.

SECTION IV. (400) REDEVELOPMENT PLAN GOALS

Implementation of this Redevelopment Plan is intended to achieve one or more of the following goals:

- o Provision of adequate roadways and traffic and circulation improvements to correct street alignment problems and substandard alleys, to eliminate road hazards and to provide adequate street and freeway access throughout and nearby the Project Area.
- o Elimination and prevention of the reoccurrence of conditions of blight and deterioration within the Project Area and the conservation, rehabilitation, and redevelopment of the Project Area in accordance with this Redevelopment Plan and future Annual Work Programs.
- o Provision for the enhancement and renovation of businesses within the Project Area to promote their economic viability.
- o Encouragement of cooperation and participation of residents, business persons, public agencies and community organizations in the revitalization of their properties and the Project Area.
- o Stimulation of investment of the private sector in the full development of the Project Area.
- o Provision of needed improvements to the community's educational, cultural, residential and other community facilities to better serve the Project Area.
- o Promotion of public improvement facilities which are sensitive to the unique environmental qualities of the Project Area.
- o Establishment of a program which promotes the rehabilitation of the existing housing stock where appropriate.
- o Expansion of the resource of developable land by making underutilized land available for development.
- o Alleviation of certain environmental deficiencies including inadequate water and sewer systems, substandard vehicular and pedestrian circulation systems, insufficient street lights, off-street parking and other similar public improvements.

- o Improvement of local drainage conditions that constrain the development of various parcels in the Project Area.
- o Provision, improvement or preservation of low and moderate income housing as is required to satisfy the needs and desires of the various age and income groups of the community, maximizing the opportunity for individual choice, and meeting the requirements of State law.
- o Development of safeguards against noise and pollution to enhance the industrial/commercial community.
- o Upgrading of existing commercial and industrial uses in the Project Area.
- o The assembly and disposition of land into parcels suitable for modern integrated development with improved pedestrian and vehicular circulation in the Project Area.
- o The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized.
- o The strengthening the economic base of the Project Area and the community by the installation or provision of needed site improvements and public facilities to stimulate new commercial/light industrial expansion, employment and economic growth.
- o Establishment and implementation of performance criteria to assure high quality site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- o Encourage expansion of City, County and other governmental services and uses.
- o Encourage public oriented cultural uses such as a performing arts center, libraries and recreational facilities.
- o Enhance and upgrade the physical, social and economic conditions within the area thereby improving the quality of life for Fontana residents.

SECTION V. (500) REDEVELOPMENT ACTIONS

A. (501) General

The Agency proposes to eliminate and prevent the reoccurrence of conditions of blight, and to strengthen the economic base of the Project Area and the community through:

1. Acquisition, installation, development, construction, reconstruction, redesign, replanning or reuse of streets, utilities, curbs, gutters, sidewalks, traffic control devices, flood control facilities and other public improvements, public facilities, utilities or other structures.
2. Rehabilitation, alteration, remodeling, improvement, modernization, or reconstruction of buildings, structures and improvements.
3. Rehabilitation, preservation, development or construction of affordable housing in compliance with State law.
4. 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 redeveloped Project Area.
5. Providing relocation assistance to displaced residential and nonresidential occupants as a result of redevelopment activities.
6. Development or redevelopment of land by private enterprise or public agencies for purposes and uses consistent with the objectives of this Redevelopment Plan.
7. Acquisition of real property by purchase, gift, devise or any other lawful means, EXCEPT BY EMINENT DOMAIN.
8. Combining parcels and properties, and site preparation and construction of necessary off-site improvements.
9. Providing for open space.
10. Managing of any property owned or acquired by the Agency.
11. Assisting in providing financing for the construction of residential, commercial and industrial buildings to increase the residential, commercial and industrial base of the Project Area and the City of Fontana, and the number of temporary and permanent jobs in the Project Area.

12. Disposition of property, including the lease or sale of land at the value determined by the Agency for reuse in accordance with this Redevelopment Plan.
13. Providing for the retention of controls, and the establishment of restrictions or covenants running with the land, so that property will continue to be used in accordance with this Redevelopment Plan.
14. Vacation or abandonment of certain streets, alleys, and other thoroughfares, and the dedication of other areas for public purposes consistent with the objectives of this Redevelopment Plan.
15. Providing replacement housing, if any is required.
16. Applying for, receiving and utilizing grants and loans and any other assistance from federal or state governments or any other source.
17. 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.
18. 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.
19. Assist the City in the implementation of the General Plan.

To accomplish these actions and to implement this Redevelopment Plan, the Agency is authorized to use all the powers provided in this Redevelopment Plan and all the powers now or hereafter permitted by the Redevelopment Law and any other State law.

B. (502) Property Acquisition

1. (503) Acquisition of Real Property

The Agency may acquire real property, any property of interest, and any improvements on it, including by gift, grant, consent, exchange, purchase, cooperative negotiations, lease or any other means authorized by law, EXCEPT BY EMINENT DOMAIN.

If required by law, the Agency shall not acquire, without the consent of the owner, real property on which an existing building is to be continued on its present site and in its present form and use other than for an interim period, unless: (1) such building requires structural alteration, 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 this Redevelopment Plan and the owner fails or refuses to participate in the Redevelopment Plan by executing an Owner Participation Agreement.

2. (504) Acquisition of Personal Property

Where necessary in the execution of this Redevelopment Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, EXCEPT BY EMINENT DOMAIN.

C. (505) Participation by Owners and Tenants

1. (506) Owner and Tenant Participation

The Agency shall promulgate rules for owner and tenant participation which may be amended from time to time. The Agency shall extend reasonable preference to persons who are owners or tenants in the Project Area to continue in or re-enter in business in the Project Area if they otherwise meet the requirements prescribed by this Redevelopment Plan and the Agency's Rules Governing Owner Participation and re-entry; such rules allow for "Owner Participation Agreements" with the Agency.

Opportunities to participate may include the rehabilitation of property or structures; the retention of improvements; the development of all or a portion of the participant's property; the acquisition of adjacent properties from the Agency; purchasing or leasing properties in the Project Area, participating with developers in the redevelopment of all or a portion of a participant's properties; or other suitable means consistent with objectives and proposals of this Redevelopment Plan and of the rules governing owner participation and re-entry.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

The Agency desires participation in redevelopment by owners and business tenants. However, participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; and the ability of the Agency and/or owners to finance acquisition and development in accordance with this Redevelopment Plan.

2. (507) Preferences for Persons Engaged in Business in the Project Area

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the Project Area if they otherwise meet the requirements prescribed by this Redevelopment Plan and the Agency's rules governing re-entry.

3. (508) Owner Participation Agreements

Under an Owner Participation Agreement, the participant shall agree to rehabilitate, develop, or use the property in conformance with this Redevelopment Plan and be subject to the provisions hereof. In the Owner Participation Agreement, 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 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.

D. (509) Certificates of Conformance

The Agency is authorized to make determinations of those properties which conform to this Redevelopment Plan. If such a determination is made by the Agency, the Agency may issue a Certificate of Conformance to qualifying properties. The issuance of a Certificate of Conformance may impose conditions as necessary or appropriate to carry out this Redevelopment Plan.

E. (510) Cooperation with Public Bodies

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning and implementation activities authorized by this Redevelopment Plan. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate 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 Redevelopment Law, is not authorized to acquire real property owned by public bodies without consent of such public bodies. The Agency, however, 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 an Owner Participation Agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in and authorized by this Redevelopment Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Redevelopment Plan. The Agency is authorized to financially (and otherwise) assist the public bodies in the cost of public land, buildings, facilities, structures or other improvements (within or outside the Project Area) where such land, buildings, facilities, structures, or other improvements are of benefit to the Redevelopment Project.

F. (511) Property Management

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. Such properties may be rented or leased by the Agency pending their disposition.

G. (512) Payments to Taxing Agencies to Alleviate Financial Burden or Detriment

The Agency may pay, in its discretion, an amount of money in lieu of taxes in any year during which it owns property in the Project Area. In the event the Agency exercises such discretion, such payment shall be made directly to the County or special district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt.

The Agency may pay to any taxing agency with territory located within the Project Area, other than the City, any amounts of money which the Agency has found are necessary and appropriate to alleviate financial burden or detriment caused by the Redevelopment Project. The payments to a taxing agency in any single year shall not exceed the amount of property tax revenues which would have been received by that taxing agency if all the property tax revenues from the Project Area had been allocated to all the affected taxing agencies without regard to the division of taxes required by Section 33670 of the Redevelopment Law, except that a greater payment may be established by agreement between the Agency and one or more taxing agencies, except a school district, if the other taxing agencies agree to defer payments for one or more years in order to accomplish the purposes of the Redevelopment Project at an earlier time than would otherwise be the case. The

amount of any greater payments shall not exceed the amount of payment deferred. The payments shall be approved by a resolution, adopted by the Agency, which shall contain findings, supported by substantial evidence, that the Redevelopment Project will cause or has caused a financial burden or detriment to the taxing agency and that the payments are necessary to alleviate the financial burden or detriment.

H. (513) Relocation of Persons Displaced by a Redevelopment Project

1. (514) Relocation Program

In accordance with the provisions of the California Relocation Assistance Act (Government Code Section 7260, et seq.), the guidelines adopted and promulgated by the California Department of Housing and Community Development (the "Relocation Guidelines") and the Method of Relocation adopted by the Agency, the Agency shall provide relocation benefits and assistance 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 Method of Relocation and consistent with Redevelopment Law. In order to carry out a Redevelopment Project with a minimum of hardship, the Agency will assist displaced households in finding decent, safe and sanitary housing within their financial means and otherwise reasonably suitable to their needs. The Agency shall make a reasonable effort to relocate displaced individuals, families, and commercial and industrial establishments within the Project Area. The Agency is also authorized to provide relocation for displaced persons outside the Project Area.

2. (515) Relocation Benefits and Assistance

The Agency shall provide all relocation benefits required by law and in conformance with the Method of Relocation, Relocation Guidelines, Relocation Assistance Act, and the Redevelopment Law.

I. (516) Demolition, Clearance, Public Improvements, Site Preparation and Removal of Hazardous Waste

1. (517) Demolition and Clearance

The Agency is authorized, for property acquired by the Agency or pursuant to an agreement with the owner thereof, to demolish, clear or move buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Redevelopment Plan.

2. (518) Public Improvements

To the extent permitted 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 the purposes of this Redevelopment Plan. Such public improvements include, but are not limited to, freeway interchanges, over or underpasses, 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 possible Agency public improvement projects is set forth in Exhibit C.

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 the Agency Board and the City Council making appropriate findings under the Redevelopment Law.

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 improvements, 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 purposes of carrying out this Redevelopment Plan.

3. (519) Preparation of Building Sites

The Agency may develop as a building site any real property owned or acquired by it. In connection with such development it may cause, provide, undertake or make provisions with other agencies for the installation, or construction of parking facilities, streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this Redevelopment Plan.

4. (520) Removal of Hazardous Waste

The Agency may, by following all applicable procedures provided 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 remove hazardous waste from property.

I. (521) Rehabilitation, Moving of Structures by the Agency and Seismic Repairs

1. (522) Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any property, building or structure in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (i.e. loan programs, grants or otherwise) 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 acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this 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 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 Redevelopment Plan.
- b. Rehabilitation and conservation activities must be carried out in an expeditious manner and in conformance with the requirements of this Redevelopment Plan and such property rehabilitation standards as may be adopted by the Agency.
- c. The expansion of public improvements, facilities and utilities.
- d. The assembly and development of properties in accordance with this Redevelopment Plan.

The Agency may adopt Design 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. (523) Moving of Structures

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

3. (524) 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 local, state, and federal law, to provide for seismic retrofits.

K. (525) Property Disposition and Development

1. (526) Real Property Disposition and Development

a. (527) General

For the purposes of this Redevelopment Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease or sale without public bidding. Except as otherwise permitted by law, before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold or leased for development pursuant to this Redevelopment Plan, such sale or lease shall be first approved by the City Council after a public hearing.

Except as otherwise permitted by law, no real or personal property owned by the Agency, or any interest therein, shall be sold or leased to a private person or private entity for an amount less than its fair market value, unless the City Council determines that such lesser consideration is necessary to effectuate the purposes of this Redevelopment Plan.

Except as otherwise permitted by law, the real property acquired by the Agency in the Project Area, except property conveyed to it by the City, shall be sold or leased to public or private persons or entities for redevelopment and use of the property in conformance with this Redevelopment Plan. Real property may be conveyed by the Agency to the City, and where beneficial to the Project Area, to any other public body without charge or for an amount less than fair market value.

All purchasers or lessees of property shall be obligated to use the property for the purposes designated in this Redevelopment Plan, to begin and complete redevelopment of such 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 Redevelopment Plan.

During the period of redevelopment in the Project Area, the Agency shall ensure that all provisions of this Redevelopment Plan, and other documents formulated pursuant to this Redevelopment Plan, are being observed, and that development of the Project Area is proceeding in accordance with applicable development documents and time schedules.

All development, whether public or private, must conform to this 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. (528) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this 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 Owner Participation Agreements, shall be made subject to the provisions of this Redevelopment Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the planning and zoning ordinances of the City, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

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

The Agency shall reserve such powers and controls in Disposition and Development Agreements or similar agreements as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that redevelopment is carried out pursuant to this Redevelopment Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, national origin, ancestry, sex, or marital status 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 Disposition and Development Agreements shall be 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 non-segregation clauses as are required by law.

2. (529) Personal Property Disposition

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

L. (530) Provision for Low and Moderate Income Housing

1. (531) Definition of Terms

The terms "affordable housing cost", "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 Redevelopment Law and other State and local laws and regulations pertaining thereto.

2. (532) Authority Generally

The Agency may, inside or outside the Project Area, acquire land, donate land, improve sites, or construct or rehabilitate structures, or take any other such actions as may be permitted by Redevelopment Law, in order to provide housing for persons and families of low or moderate income.

3. (533) Replacement Housing

Except as otherwise permitted by law, whenever dwelling units housing persons and families of low or moderate income, as defined by the Redevelopment Law, are destroyed or removed from the low and moderate income housing market as part of a redevelopment project, 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 which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the Agency. Except as otherwise permitted by law, 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 units destroyed or removed. The Agency may replace destroyed or removed dwelling units housing persons and 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. (534) New or Rehabilitated Dwelling Units Developed Within the Project Area

Except as otherwise permitted by law, at least thirty percent (30%) of all new or rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low or moderate income and of such percentage, not less than fifty percent (50%) thereof shall be available to and occupied by very low income households. Except as otherwise permitted by law, at least fifteen percent (15%) of all new or 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 or moderate income and of such percentage, not less than forty percent (40%) thereof shall be available at affordable housing cost to very low income households. Except as otherwise permitted by law, the percentage requirements set forth in this Section shall apply independently of the requirements of Section 533 and in the aggregate to the supply of housing to be made available pursuant to this Section and not to each individual case of rehabilitation, development or construction of dwelling units.

Except as otherwise permitted 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 or moderate income displaced by the Redevelopment 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.

5. (535) Duration of Dwelling Unit Availability

The Agency shall require the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 533 and 534 of this Redevelopment Plan to remain available at affordable housing cost to persons and families of low income, moderate income and very low income households for not less than the period required by law.

6. (536) Relocation Housing

If insufficient suitable housing units are available in the Project Area for use by persons and families of low and moderate income displaced by a redevelopment 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 the Project Area.

7. (537) Increased and Improved Supply

Except as otherwise permitted by law, not less than twenty percent (20%), or such other percentage set forth in the Redevelopment Law, of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Redevelopment Law and Section 702(2) and (3) of this Redevelopment Plan shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of low and moderate income housing available at affordable housing cost as defined by Section 50052.5 of the California Health and Safety Code, to persons and families of low or moderate income, as defined in Section 50093 of the California Health and Safety Code, and very low income households, as defined in Section 50105 of the California Health and Safety Code, unless one or more applicable findings are made pursuant to the Redevelopment Law.

In implementing Section 537 of this Redevelopment Plan, the Agency may exercise any or all of its powers including, but not limited to, the following:

1. Acquire real property or building sites.
2. Improve real property or building sites with on-site or off-site improvements, but only if the improvements directly and specifically improve, increase or preserve the City's supply of low or moderate income housing.
3. Donate real property to private or public persons or entities.
4. Finance insurance premiums.
5. Construct buildings or structures.
6. Acquire buildings or structures.
7. Rehabilitate buildings or structures.
8. Provide subsidies to, or for the benefit of, very low income households, as defined by Section 50105 of the California Health and Safety Code, lower income households, as defined by Section 50079.5 of the California Health and Safety Code, or persons and families of low or moderate income, as defined by Section 50093

of the California Health and Safety Code, to the extent those households cannot obtain housing at affordable costs on the open market. Housing units available on the open market are those units developed without direct government subsidies.

9. Develop plans, pay principal and interest on bonds loans, advances, or other indebtedness or pay financing or carrying charges.
10. Maintain the City's supply of mobilehomes.
11. Preserve the availability to lower income households of affordable housing units in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 533 above. These funds may be used inside or outside the Project Area; provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project Area are made pursuant to the Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

8. (538) Duration of Affordability

Except as otherwise permitted by law, all new or substantially rehabilitated housing units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund pursuant to an agreement approved by the Agency shall be required to remain available at affordable housing cost to persons and families of low or moderate income and very low income households for the longest feasible time, but for not less than the following periods of time:

- a. Fifteen years for rental units. However, the Agency may replace rental units with equally affordable and comparable rental units in another location within the City if (A) the replacement units are available for occupancy prior to the displacement of any persons and families of low or moderate income residing in the units to be replaced and (B) the comparable replacement units are not developed with moneys from the Low and Moderate Income Housing Fund.
- b. Ten years for owner-occupied units. However, the Agency may permit sales of owner-occupied units prior to the expiration of the 10-year period for a price in excess of that otherwise permitted under this subdivision pursuant to an adopted program which protects the

Agency's investment of moneys from the Low and Moderate Income Housing Fund.

SECTION VI. (600) USES PERMITTED IN THE PROJECT AREA

A. (601) Map and Uses Permitted

The Map attached hereto as Exhibit A and incorporated herein illustrates the location of the Project Area boundaries, the immediately adjacent streets, and existing public rights-of-way and public easements. The land uses permitted by this 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. (602) Land Uses (as provided in the City's General Plan at the time of adoption of this Redevelopment Plan)

Residential:

Including high, medium, and low density residential uses.

Commercial/Office Professional

Including general, community, regional commercial and office professional uses. It encompasses stores, offices, personal and professional services, and general retail activities.

Industrial

Encompasses service industrial, industrial business parks, includes warehousing, distribution, wholesaling, service commercial, assembly, and research and office facilities.

Public and Quasi-Public

Including government facilities, public utility, open space, public schools, recreation and rights-of-way.

C. (603) Public Uses

1. (604) Public Street Layout, Rights-of-Way and Easements

The public street system for the Project Area is also illustrated on the Project Area Map identified as Exhibit A. The street system in the Project Area shall be developed in accordance with the Circulation Element of the City's General Plan.

Certain streets and rights-of-way may be widened, altered, abandoned, vacated, or closed by the City as necessary for proper development of the Project Area. Additional easements may be created by the Agency and City in the Project Area as needed for proper development and circulation.

The public rights-of-way shall be used for vehicular, bicycle 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. (605) Other Public and Open Space Uses

Both within and, where appropriate, outside of the Project Area, the Agency is authorized to permit, establish, or enlarge public, institutional, or non-profit uses, including, but not limited to, airports, schools, community center, auditorium and civic center facilities, criminal justice facilities, park and recreational facilities, parking facilities, transit facilities, libraries, hospitals, educational, fraternal, philanthropic and charitable institutions or other similar associations or organizations. All such uses shall be deemed to conform to the provisions of this Redevelopment Plan provided that such uses conform with all other applicable laws and ordinances and that such uses are approved by the City. The Agency may impose such other reasonable restrictions as are necessary to protect development and uses in the Project Area.

D. (606) Conforming Properties

The Agency may, at its sole and absolute discretion, determine that certain real properties within the Project Area meet the requirements of this Redevelopment Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without an Owner Participation Agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Redevelopment Plan. A Certificate of Conformance to this effect may be issued by the Agency and recorded. An owner of a conforming property may be required by the Agency to enter into an Owner Participation Agreement with the Agency in the event that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the Project Area.

E. (607) Nonconforming Uses

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

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

F. (608) Interim Uses

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 Redevelopment Plan. Such interim use, however, shall conform to all applicable City codes.

G. (609) General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Redevelopment Plan. No real property shall be developed, redeveloped, rehabilitated, or otherwise changed after the date of the adoption of this Redevelopment Plan except in conformance with the provisions of this Redevelopment Plan and all applicable City codes and ordinances. The land use controls of this Redevelopment Plan shall apply for a period of forty (40) years. The type, size, height, number and use of buildings within the Project Area will be controlled by the applicable City's planning and zoning ordinances as they now exist or may hereafter be amended from time to time. Notwithstanding any provision in this Redevelopment Plan to the contrary, the Agency may establish development standards or specify land uses which are more restrictive than, but are otherwise allowed pursuant to the City's General Plan, zoning ordinances and other codes and ordinances.

1. (610) New Construction

All construction in the Project Area shall comply with all applicable State and local laws in effect from time to time. In addition to applicable City codes, ordinances, or other requirements governing development in the Project Area, specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. (611) Rehabilitation

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 a manner that it will meet the following requirements: be safe and sound in all physical respects, be attractive in appearance and not detrimental to the surrounding uses.

3. (612) Number of Dwelling Units

The total number of dwelling units in the Project Area shall be regulated by the City's General Plan. The Project Area currently includes approximately 6,100 dwelling units.

4. (613) Open Space and Landscaping

The approximate amount of open space to be provided in the Project Area is the total of all areas so designated in the Land Use Element of the City's General Plan and those areas in the public rights-of-way or provided through site coverage limitations on new development as established by the City and this Redevelopment Plan. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material in conformance with the standards of the City.

5. (614) Limitations on Type, Size and Height of Buildings

The limits on building intensity, type, size and height, shall be those established in the City's General Plan and the zoning ordinances, as they now exist or are hereafter amended.

6. (615) Signs

All signs shall conform to the City's requirements. Design of all proposed new signs shall be submitted prior to installation to the appropriate governing bodies of the City and/or the Agency for review and approval pursuant to the procedures permitted by this Redevelopment Plan. New signs must contribute to a reduction in sign blight.

7. (616) Utilities

The Agency shall require that all utilities be placed underground whenever physically possible and economically feasible.

8. (617) Incompatible Uses

No use or structure which is by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area, except as permitted by the City.

9. (618) Nondiscrimination and Non-segregation

There shall be no discrimination or segregation based upon race, color, 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.

10. (619) Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the City, and, if necessary for purposes of this Redevelopment Plan, the Agency.

11. (620) Minor Variations

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

- a. The application of certain provisions of this Redevelopment Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of this Redevelopment Plan;
- b. 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;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Redevelopment Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Redevelopment Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Redevelopment Plan.

H. (621) Design for Development

Within the limits, restrictions, and controls established in this Redevelopment Plan, and subject to the provisions of Sections 601 and 609, herein, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Redevelopment Plan and any such controls approved by the Agency. In the case of property which is the subject of a Disposition and Development Agreement or an Owner Participation Agreement with the Agency, such property shall be developed in accordance with the provisions of such Agreement. One of the objectives of this Redevelopment Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Redevelopment Plan except as permitted by Section 620 of this Redevelopment Plan.

I. (622) Building Permits

Any building permit that is issued for the rehabilitation or construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Project Area from the date of adoption of this Redevelopment Plan must be in conformance with the provisions of this Redevelopment Plan, any Design for Development adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreements.

The Agency is authorized to establish permit procedures and approvals required for purposes of this Redevelopment Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

SECTION VII. (700) METHODS FOR FINANCING THE PROJECT

A. (701) General Description of the Proposed Financing Methods

Upon adoption of this Redevelopment Plan by the City Council, the Agency is authorized to finance implementation of this Redevelopment Plan with assistance from local sources, the State of California and/or the Federal Government, property tax increment, interest income, Agency bonds, donations, loans from private financial institutions or any other legally available source.

The Agency is also authorized to obtain advances, borrow funds, issue bonds or other obligations, and create indebtedness in carrying out this Redevelopment Plan. The principal and interest on such indebtedness may be paid from tax increment revenue or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Redevelopment Plan may be provided by the City until adequate tax increment revenue or other funds are available to repay the advances and loans. The City or other public agency, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance. Any assistance shall be subject to terms

established by an agreement between the Agency, City and/or other public agency providing such assistance.

As available, gas tax funds from the State of California and sales tax funds from the County may be used for the street system.

The Agency may issue bonds or other obligations and expend their proceeds to carry out this Redevelopment Plan. The Agency is authorized to issue bonds or other obligations as appropriate and feasible in an amount sufficient to finance all or any part of Redevelopment Plan implementation activities. The Agency shall pay the principal and interest on bonds or other obligations of the Agency as they become due and payable.

B. (702) Tax Increment Revenue

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State, County, City or other public corporation (hereinafter called "Taxing Agency" or "Taxing Agencies") after the effective date of the ordinance approving this 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 said Taxing Agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such Taxing Agency, last equalized prior to the effective date of such ordinance, shall be allocated to, and when collected shall be paid into, the respective Taxing Agencies as taxes by or for said 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 in the Project Area on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date).
2. That portion of said levied taxes each year in excess of such 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 loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance in whole or in part, the Redevelopment Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in paragraph (1.) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid,

all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies as taxes on all other property are paid.

3. That portion of tax increment revenue allocated to the Agency 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 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.

The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. The portion of taxes allocated and paid to the Agency pursuant to subparagraph (2.) above is irrevocably pledged to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment program for the Project Area.

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to Section 33670 of the Redevelopment Law shall not exceed \$1 billion, except by amendment of this Redevelopment Plan.

Such limitation is exclusive of:

1. Any payments to Taxing Agencies to alleviate financial burden or detriment made by the Agency pursuant to Section 512 of this Redevelopment Plan;
2. Any funds deposited by the Agency in a Low and Moderate Housing Fund.

No loan, advance or indebtedness to be repaid from such allocation of taxes established or incurred by the Agency to finance in whole or in part the Redevelopment Plan shall be established or incurred after thirty (30) years following the date of adoption of the ordinance approving and adopting this Redevelopment Plan. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan.

C. (703) Agency Bonds

The Agency is authorized to issue bonds and other obligations from time to time, if it deems it appropriate to do so, in order to finance all or any part of 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 amount of bonded indebtedness, to be repaid in whole or in part from the allocation of taxes pursuant to Section 33670 of the Redevelopment Law, which can be outstanding at one time shall not exceed \$400 million, without an amendment of this Redevelopment Plan. Such limitation is exclusive of (1) any payments to the taxing agencies to alleviate financial burden or detriment made by the Agency pursuant to Section 512 of this Redevelopment Plan and (2) any funds deposited by the Agency in a Low and Moderate Income Housing Fund.

D. (704) Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the Federal Government, the State, or any other public or private source will be utilized, if available, as appropriate in carrying out this Redevelopment Plan. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

E. (705) Rehabilitation Loans, Grants, and Rebates

The Agency and the City may commit funds from any source to rehabilitation programs for the purposes of loans, grants, or rebate payments for self-financed rehabilitation work. The rules and regulations for such programs shall be those which may already exist or which may be developed in the future. The Agency and the City shall seek to acquire grant funds and direct loan allocations from State and Federal sources, as they may be available from time to time, for the carrying out of such programs.

SECTION VIII. (800) ACTIONS BY THE CITY

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

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, 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 requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Redevelopment Plan, provided that nothing in this Redevelopment Plan shall be considered to require the cost of such abandonment, removal, and relocation to be borne by others than those legally required to bear such costs.

2. Institution and completion of proceedings necessary for changes and improvements to publicly-owned parcels and utilities in the Project Area.
3. 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.
4. Imposition, whenever necessary, of appropriate design controls within the limits of this Redevelopment Plan in the Project Area to ensure proper development and use of land.
5. Provisions for administration/enforcement of this Redevelopment Plan by the City after development.
6. The undertaking and completion of any other proceedings necessary to carry out the Redevelopment Project.
7. The expenditure of any City funds in connection with redevelopment of the Project Area pursuant to this Redevelopment Plan.

SECTION IX. (900) ADMINISTRATION AND ENFORCEMENT

Upon adoption, the administration and enforcement of this Redevelopment Plan or other documents implementing this Redevelopment Plan shall be performed by the City or the Agency, as appropriate.

The provisions of this Redevelopment Plan or other documents entered into pursuant to this Redevelopment Plan may also be enforced by court litigation by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, or injunctions. 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.

SECTION X. (1000) DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Redevelopment Plan shall be effective, and the provisions of other documents formulated pursuant to this Redevelopment Plan may be made effective, for forty (40) years from the effective date of adoption of this Redevelopment Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Redevelopment Plan which extend beyond the termination date, and in such event, this Redevelopment Plan shall continue in effect for the purpose of repaying such bonds or other obligations, as determined by the City Council.

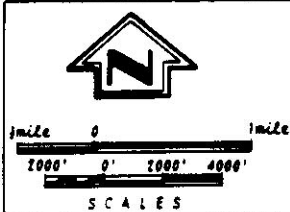
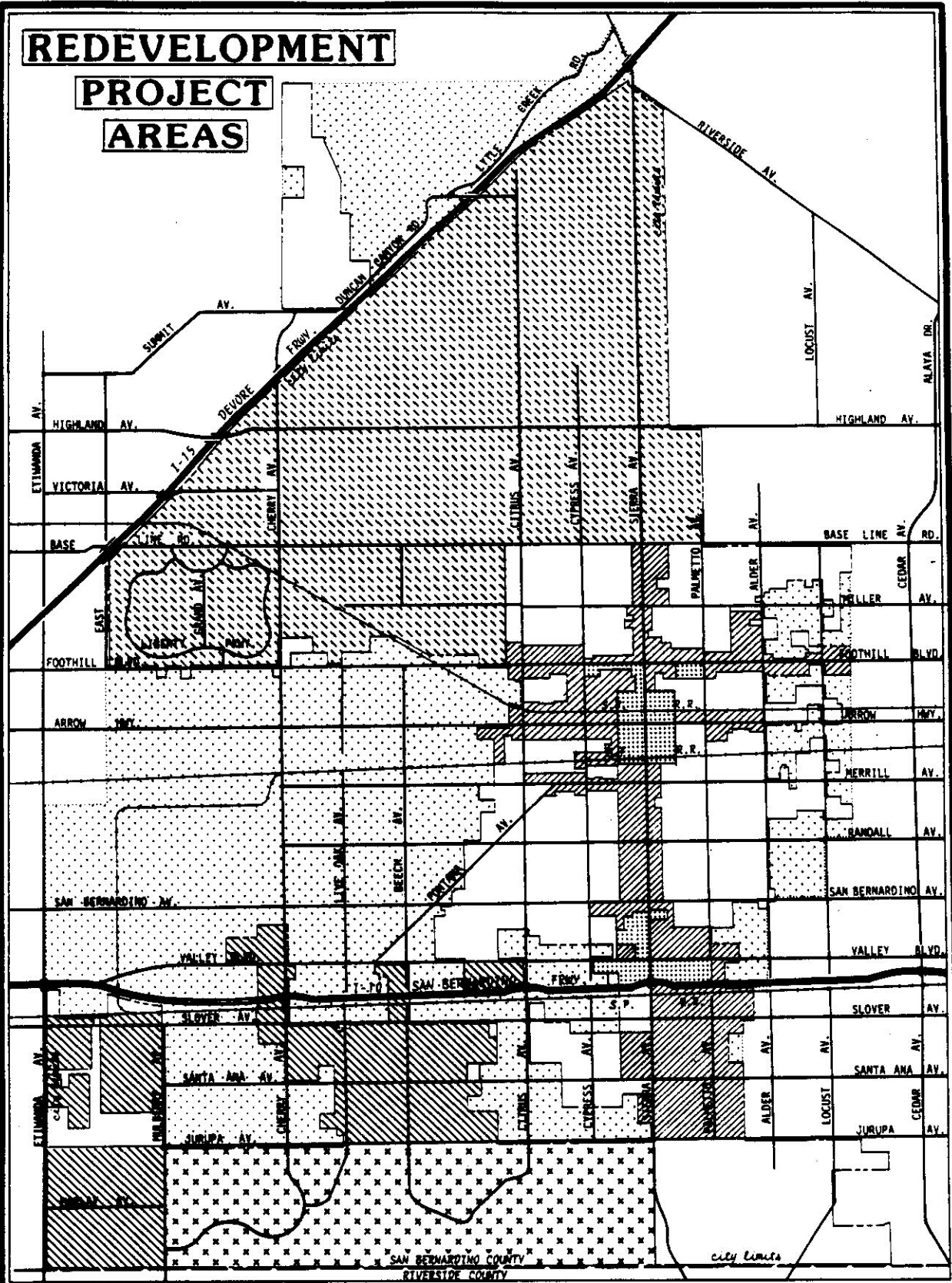
SECTION XI. (1100) PROCEDURE FOR AMENDMENT

This Redevelopment Plan may be amended by means of the procedure established in Sections 33450-33458 of the Redevelopment Law or by any other procedure hereafter established by law.

EXHIBIT A

PROJECT AREA MAPS

REDEVELOPMENT PROJECT AREAS



CITY OF FONTANA CALIFORNIA

- | | |
|--------------------------------------------------|-------------------------------------------------|
| CITY LIMITS | DOWNTOWN REDEVELOPMENT PROJECT |
| SPHERE OF INFLUENCE | JURUPA HILLS REDEVELOPMENT PROJECT |
| SIERRA CORRIDOR COMMERCIAL REDEVELOPMENT PROJECT | NORTH FONTANA REDEVELOPMENT PROJECT |
| | SOUTHWEST INDUSTRIAL PARK REDEVELOPMENT PROJECT |

EXHIBIT B

LEGAL DESCRIPTION

CITY OF FONTANA
SIERRA CORRIDOR COMMERCIAL REDEVELOPMENT PROJECT AREA

THE BOUNDARIES OF THE REDEVELOPMENT AREAS ARE ILLUSTRATED ON A MAP ATTACHED HERETO. THE LEGAL DESCRIPTIONS FOR THE BOUNDARIES OF SAID AREAS ARE DESCRIBED AS FOLLOWS:

THOSE CERTAIN AREAS WITHIN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

AREA "A"

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF TAMARIND AVENUE AND JURUPA AVENUE ALSO BEING THE SOUTHEAST CORNER OF FARM LOT 617 AS SHOWN ON THE SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION, RECORDED IN BOOK OF MAPS 11, PAGE 12, RECORDS OF SAID COUNTY; THENCE S89°53'00"W, 3960.00 FEET ALONG THE CENTERLINE OF SAID JURUPA AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SIERRA AVENUE, ALSO BEING THE SOUTHEAST CORNER OF FARM LOT 776 OF SAID SUBDIVISION; THENCE N00°09'15"W, 720.00 FEET ALONG THE CENTERLINE OF SAID SIERRA AVENUE TO THE NORTHEAST CORNER OF SAID FARM LOT 776; THENCE S89°53'30"W, 660.00 FEET ALONG THE NORTHERLY LINE OF SAID FARM LOT TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID FARM LOT; THENCE N00°09'15"W, 1320.00 FEET ALONG THE WESTERLY LINE OF THE EAST HALF OF FARM LOTS 769 AND 768 AS SHOWN ON SAID SUBDIVISION TO THE NORTHWESTERLY CORNER OF SAID EAST HALF OF SAID FARM LOT 768; THENCE N89°53'30"E, 660.00 FEET ALONG THE NORTHERLY LINE OF SAID FARM LOT TO ITS NORTHEASTERLY CORNER, ALSO BEING ON THE CENTERLINE OF SAID SIERRA AVENUE; THENCE N00°09'15"W, 660.00 FEET ALONG THE CENTERLINE OF SAID SIERRA AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SANTA ANA AVENUE AS SHOWN ON PARCEL MAP NUMBER 1349, RECORDED IN BOOK OF MAPS 12, PAGE 35, RECORDS OF SAID COUNTY; THENCE S89°53'30"W, 1320.55 FEET ALONG THE CENTERLINE OF SAID SANTA ANA AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF JUNIPER AVENUE AS SHOWN ON SAID PARCEL MAP; THENCE NORTH 1980.31 FEET ALONG THE CENTERLINE OF SAID JUNIPER AVENUE TO THE NORTHWESTERLY CORNER OF FARM LOT 752 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION AS SHOWN ON SAID PARCEL MAP; THENCE N89°53'30"E, 1315.23 FEET ALONG THE NORTHERLY LINE OF SAID FARM LOT AS SHOWN ON SAID PARCEL MAP TO A POINT ON THE CENTERLINE OF SAID SIERRA AVENUE; THENCE N00°09'15"W, 2574.12 FEET ALONG THE CENTERLINE OF SAID SIERRA AVENUE; THENCE N89°50'45"E, 97.82 FEET PERPENDICULAR TO SAID CENTERLINE TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 220.00 FEET, A RADIAL BEARING THROUGH SAID POINT BEARS S02°27'45"E, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SIERRA AVENUE AND THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 AS SHOWN ON STATE HIGHWAY RIGHT-OF-WAY MAP NUMBER 912533; THENCE ALONG SAID

NORTHERLY RIGHT-OF-WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 43°42'40" AN ARC DISTANCE OF 167.84 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET, A RADIAL BEARING THROUGH SAID POINT BEARS N41°14'55"E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°03'58" AN ARC DISTANCE OF 91.31 FEET; THENCE S77°49'03"E, 280.00 FEET CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 898.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'25" AN ARC DISTANCE OF 105.90 FEET; THENCE S84°34'28"E, 60.00 FEET CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10; THENCE S05°25'32"W, 45.00 FEET; THENCE S84°34'28"E, 484.42 FEET CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10; THENCE N88°02'30"E, 1393.92 FEET CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 TO A POINT ON THE CENTERLINE OF VACATED PALMETTO AVENUE AS SHOWN ON STATE HIGHWAY RIGHT-OF-WAY MAP NUMBER 441523; THENCE N00°28'50"W, 997.84 FEET ALONG THE CENTERLINE OF SAID PALMETTO AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF VALLEY BOULEVARD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 122 OF MARYGOLD ACRES, RECORDED IN BOOK OF MAPS 19, PAGE 15, RECORDS OF SAID COUNTY; THENCE S89°28'58"W, 2640.08 FEET ALONG THE CENTERLINE OF SAID VALLEY BOULEVARD TO ITS INTERSECTION WITH THE CENTERLINE OF SAID SIERRA AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 128 OF SAID MARYGOLD ACRES; THENCE N00°03'52"E, 1819.00 FEET ALONG THE CENTERLINE OF SAID SIERRA AVENUE TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF PARCEL 1 OF PARCEL MAP 9315 RECORDED IN BOOK 99 OF MAPS, PAGES 100 THROUGH 102, RECORDS OF SAID COUNTY; THENCE N89°56'47"E, 659.94 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 1; THENCE N00°03'27"E, 495.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO ITS NORTHEASTERLY CORNER; THENCE S89°56'47"W, 329.88 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL TO THE NORTHEASTERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP; THENCE S00°03'52"W, 33.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO ITS SOUTHEASTERLY CORNER; THENCE S89°56'47"W, 330.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID SIERRA AVENUE; THENCE S00°03'52"W, 132.00 FEET ALONG THE CENTERLINE OF SAID SIERRA AVENUE TO A POINT ON THE NORTHERLY LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF FARM LOT 713 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE S89°56'49"W, 659.48 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE WESTERLY LINE OF THE EASTERLY HALF OF SAID FARM LOT 713; THENCE S00°01'35"W, 165.00 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE NORTHERLY LINE OF FARM LOT 720 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE S89°56'29"W, 330.00 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWESTERLY CORNER OF THE EAST HALF OF THE WEST HALF OF SAID FARM LOT 720; THENCE S00°01'35"W, 660.00 FEET ALONG THE WESTERLY LINE OF SAID EAST HALF TO A POINT ON THE CENTERLINE OF SAID MARYGOLD AVENUE; THENCE S89°42'58"W, 330.00 FEET ALONG THE CENTERLINE OF SAID MARYGOLD AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF

JUNIPER AVENUE AS SHOWN ON PARCEL MAP NUMBER 4778 RECORDED IN BOOK 63 OF MAPS, PAGES 23 THROUGH 24, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID FARM LOT 720; THENCE S00°12'52"E, 659.76 FEET ALONG THE CENTERLINE OF SAID JUNIPER AVENUE TO THE SOUTHWESTERLY CORNER OF FARM LOT 721 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE N89°41'53"E, 658.39 FEET ALONG THE SOUTHERLY LINE OF SAID FARM LOT 721 AS SHOWN ON SAID PARCEL MAP TO THE SOUTHEASTERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE WEST HALF OF FARM LOT 728 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE S00°11'46"E, 660.00 FEET ALONG THE EASTERLY LINE OF SAID WEST HALF TO A POINT ON THE CENTERLINE OF SAID VALLEY BOULEVARD; THENCE S89°43'32"W, 690.00 FEET ALONG SAID CENTERLINE OF VALLEY BOULEVARD TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID JUNIPER AVENUE BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES; THENCE N00°12'52"W, 1982.40 FEET ALONG SAID PROLONGATION AND WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF FARM LOT 714 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION AS SHOWN ON PARCEL MAP NUMBER 1798 RECORDED IN BOOK 15 OF MAPS, PAGE 73, RECORDS OF SAID COUNTY; THENCE S89°44'17"W, 1289.89 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE CENTERLINE OF CYPRESS AVENUE BEING THE SOUTHWESTERLY CORNER OF SAID FARM LOT 714; THENCE N00°13'18"W, 660.39 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAN BERNARDINO AVENUE BEING THE NORTHWESTERLY CORNER OF SAID FARM LOT 714; THENCE N89°45'37"E, 1319.99 FEET ALONG SAID CENTERLINE OF SAN BERNARDINO AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID JUNIPER AVENUE, BEING THE NORTHEASTERLY CORNER OF SAID FARM LOT 714; THENCE N00°12'30"W, 5135.00 FEET ALONG THE CENTERLINE OF SAID JUNIPER AVENUE TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 1 WITHIN BLOCK 1 OF FONTANA ACRES NUMBER 8 SUBDIVISION RECORDED IN BOOK 25 OF MAPS, PAGE 5, RECORDS OF SAID COUNTY; THENCE S89°46'30"W, 330.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEWELL AVENUE BEING 40.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON TRACT MAP NUMBER 3530 RECORDED IN BOOK 47 OF MAPS, PAGES 6 THROUGH 7, RECORDS OF SAID COUNTY; THENCE N00°12'38"W, 8.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOTS 1, 2, 23 AND 24 OF SAID TRACT; THENCE S89°46'30"W, 329.94 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO A POINT ON THE CENTERLINE OF PEPPER STREET AS SHOWN ON SAID TRACT MAP; THENCE S00°12'46"E, 20.00 FEET ALONG THE CENTERLINE OF SAID PEPPER STREET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF AN ALLEY 20.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON SAID TRACT MAP; THENCE S89°46'30"W, 659.90 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO A POINT ON THE CENTERLINE OF CYPRESS AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S00°12'30"E, 112.00 FEET ALONG THE CENTERLINE OF SAID CYPRESS AVENUE TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 2 WITHIN BLOCK 3 OF SAID FONTANA ACRES NUMBER 8; THENCE S89°46'30"W, 330.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE

SOUTHWESTERLY CORNER OF SAID LOT; THENCE N00°12'30"W, 124.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 19 WITHIN SAID BLOCK 3; THENCE S89°46'30"W, 989.40 FEET ALONG THE NORTHERLY LINE OF SAID LOT 19 AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF OLEANDER STREET AS SHOWN ON SAID FONTANA ACRES NUMBER 8; THENCE S00°12'30"E, 235.00 FEET ALONG THE CENTERLINE OF SAID OLEANDER STREET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 2 WITHIN BLOCK 5 OF SAID FONTANA ACRES NUMBER 8; THENCE S89°46'30"W, 407.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO A POINT ON THE CENTERLINE OF FONTANA AVENUE AS SHOWN ON PARCEL MAP NUMBER 12318 RECORDED IN BOOK 144 OF MAPS, PAGES 62 THROUGH 63, RECORDS OF SAID COUNTY; THENCE N46°28'56"E, 308.00 FEET ALONG THE CENTERLINE OF SAID FONTANA AVENUE TO A POINT ON THE EASTERLY PROLONGATION OF THE MOST NORTHERLY LINE OF SAID PARCEL MAP; THENCE S89°48'23"W, 199.27 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO A POINT ON A LINE PARALLEL WITH AND 90.00 FEET EAST OF THE EASTERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 9453 RECORDED IN BOOK 99 OF MAPS, PAGES 54 THROUGH 55, RECORDS OF SAID COUNTY; THENCE N00°12'29"W, 179.56 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE CENTERLINE OF MERRIL AVENUE AS SHOWN ON SAID PARCEL MAP; THENCE S89°48'23"E, 1077.11 FEET ALONG THE CENTERLINE OF SAID MERRIL AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF CITRUS AVENUE, BEING THE SOUTHWESTERLY CORNER OF FARM LOT 676 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION AS SHOWN ON TRACT NUMBER 2103 RECORDED IN BOOK 31 OF MAPS, PAGES 1 THROUGH 2, RECORDS OF SAID COUNTY; THENCE N00°18'30"E, 330.00 FEET ALONG THE CENTERLINE OF SAID CITRUS AVENUE TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOTS 3 THROUGH 6 WITHIN BLOCK 2 OF SAID TRACT; THENCE N89°53'30"E, 1464.64 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE CENTERLINE OF SAID OLEANDER AVENUE; THENCE N89°53'30"E, 265.45 FEET ALONG THE NORTHERLY LINE OF LOT 15 WITHIN BLOCK 1 OF SAID TRACT TO ITS NORTHEASTERLY CORNER; THENCE SOUTH 7.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 14 WITHIN SAID BLOCK 1; THENCE N89°53'30"E, 1054.00 FEET ALONG THE NORTHERLY LINE OF LOTS 11 THROUGH 14 WITHIN SAID BLOCK TO A POINT ON THE CENTERLINE OF SAID CYPRESS AVENUE; THENCE S00°13'30"E, 194.00 FEET ALONG THE CENTERLINE OF SAID CYPRESS AVENUE TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOTS 13 AND 27 WITHIN BLOCK 65 OF TRACT NUMBER 2266 RECORDED IN BOOK 32 OF MAPS, PAGES 43 THROUGH 53, RECORDS OF SAID COUNTY; THENCE N89°45'00"E, 348.52 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO A POINT ON THE CENTERLINE OF CHANTRY AVENUE AS SHOWN ON SAID TRACT; THENCE N00°13'30"W, 50.00 FEET ALONG THE CENTERLINE OF SAID CHANTRY AVENUE TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL MAP NO. 11242 RECORDED IN BOOK 148 OF MAPS, PAGE 96, RECORDS OF SAID COUNTY; THENCE N89°45'34"E, 347.13 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO A POINT ON THE CENTERLINE OF PEPPER AVENUE AS SHOWN ON SAID PARCEL MAP; THENCE S00°29'30"E, 50.00 FEET ALONG THE CENTERLINE OF SAID PEPPER AVENUE TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOTS 13 AND 27 WITHIN BLOCK 63 OF SAID TRACT NO. 2266; THENCE N89°45'00"E, 314.59 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO A POINT ON THE

CENTERLINE OF SEWELL AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S00°16'00"E, 50.00 FEET ALONG THE CENTERLINE OF SAID SEWELL AVENUE TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOTS 14 AND 28 WITHIN BLOCK 62 OF SAID TRACT; THENCE N89°45'00"E, 284.00 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID JUNIPER AVENUE BEING THE NORTHEASTERLY CORNER OF SAID LOT 28 AS SHOWN ON SAID TRACT MAP NUMBER 2266; THENCE N00°16'00"W, 690.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE CENTERLINE OF CERES AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S89°45'00"W, 1294.00 FEET ALONG THE CENTERLINE OF SAID CERES AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID CYPRESS AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S00°13'30"E, 138.00 FEET ALONG THE CENTERLINE OF SAID CYPRESS AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID CERES AVENUE AS SHOWN ON SAID TRACT NUMBER 2103; THENCE S89°53'30"W, 340.00 FEET ALONG THE CENTERLINE OF SAID CERES AVENUE TO A POINT ON THE SOUTHERLY PROLONGATION OF A LINE PARALLEL WITH AND 76.00 FEET WEST OF THE EASTERLY LINE OF LOT 2 WITHIN BLOCK 1 OF SAID TRACT 2103; THENCE NORTH 341.28 FEET ALONG SAID PROLONGATION AND WESTERLY LINE TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2 ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES AS SHOWN ON SAID TRACT; THENCE S88°22'00"W, 110.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 21 OF TRACT NO. 2109 RECORDED IN BOOK 30 OF MAPS, PAGE 48, RECORDS OF SAID COUNTY; THENCE NORTH 150.06 FEET ALONG SAID PROLONGATION AND WESTERLY LINE TO A POINT ON A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE N88°22'00"E, 70.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE WESTERLY LINE OF THE EASTERLY HALF OF SAID LOT 21; THENCE NORTH 238.39 FEET ALONG SAID WESTERLY LINE AND ITS NORTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF ORANGE WAY AS SHOWN ON SAID TRACT MAP; THENCE N88°15'00"E, 1508.00 FEET ALONG THE CENTERLINE OF SAID ORANGE WAY TO A POINT ON THE SOUTHERLY PROLONGATION OF A LINE PARALLEL WITH AND 138.00 FEET EAST OF THE WEST LINE OF LOTS 1 THROUGH 5 OF FONTANA ACRES NUMBER 6 RECORDED IN BOOK 24 OF MAPS, PAGE 67, RECORDS OF SAID COUNTY; THENCE N00°16'00"W, 150.00 FEET ALONG SAID PROLONGATION AND EASTERLY LINE TO A POINT ON THE NORTHERLY LINE OF SAID LOT 5; THENCE S89°44'00"W, 138.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT TO ITS NORTHWESTERLY CORNER; THENCE N00°16'00"W, 192.00 FEET ALONG SAID WESTERLY LINE OF LOTS 3 AND 4 TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE N89°44'00"E, 170.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 3 TO A POINT ON A LINE PARALLEL WITH AND 170.00 FEET EAST OF THE WEST LINE OF SAID LOTS; THENCE N00°16'00"W, 270.00 FEET ALONG SAID EASTERLY LINE AND ITS NORTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF VALENCIA AVENUE AS SHOWN ON SAID FONTANA ACRES SUBDIVISION NUMBER 6; THENCE S89°44'00"W, 1160.00 FEET ALONG THE CENTERLINE OF SAID VALENCIA AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID CYPRESS AVENUE AS SHOWN ON PARCEL MAP 4892 RECORDED IN BOOK 50 OF MAPS, PAGE 63, RECORDS OF SAID COUNTY;

THENCE S00°18'16"E, 20.00 FEET ALONG THE CENTERLINE OF SAID CYPRESS AVENUE TO A POINT ON THE CENTERLINE OF SAID VALENCIA AVENUE; THENCE S89°44'04"W, 1320.59 FEET ALONG THE CENTERLINE OF SAID VALENCIA AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID OLEANDER AVENUE AS SHOWN ON PARCEL MAP NUMBER 4729 RECORDED IN BOOK 70 OF MAPS, PAGE 31, RECORDS OF SAID COUNTY; THENCE N00°00'09"W, 20.00 FEET ALONG THE CENTERLINE OF SAID OLEANDER AVENUE TO THE SOUTHEASTERLY CORNER OF FARM LOT 670 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION AS SHOWN ON SAID PARCEL MAP; THENCE S89°53'57"W, 1454.07 FEET ALONG THE SOUTHERLY LINE OF SAID FARM LOT TO ITS SOUTHWESTERLY CORNER, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 208 OF ETIWANDA VINEYARDS TRACT RECORDED IN BOOK 17 OF MAPS, PAGE 29, RECORDS OF SAID COUNTY; THENCE S89°54'33"W, 346.10 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 208 TO THE SOUTHEASTERLY CORNER OF TRACT NUMBER 10514 RECORDED IN BOOK 156 OF MAPS, PAGES 24 THROUGH 25, RECORDS OF SAID COUNTY; THENCE N00°16'29"E, 330.06 FEET ALONG THE EASTERLY LINE OF SAID TRACT TO ITS NORTHEASTERLY CORNER, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID LOT 208; THENCE S89°56'13"W, 346.30 FEET ALONG THE NORTHERLY LINE OF SAID TRACT TO A POINT ON THE CENTERLINE OF TOKAY AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S00°14'21"W, 1260.56 FEET ALONG THE CENTERLINE OF SAID TOKAY AVENUE TO THE NORTHERLY RIGHT-OF-WAY LINE OF NOW VACATED ARROWHEAD AVENUE AS SHOWN ON SAID ETIWANDA VINEYARDS TRACT; THENCE S88°21'38"W, 660.23 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY CORNER OF LOT 1 OF TRACT NUMBER 3698 RECORDED IN BOOK 48 OF MAPS, PAGE 16, RECORDS OF SAID COUNTY; THENCE N00°04'00"W, 947.18 FEET ALONG THE EASTERLY LINE OF SAID LOT TO ITS NORTHEASTERLY CORNER; THENCE S89°27'00"W, 660.04 FEET ALONG THE NORTHERLY LINE OF SAID LOT TO A POINT ON THE CENTERLINE OF NOW VACATED ALMERIA AVENUE AS SHOWN ON PARCEL MAP NO. 8255 RECORDED IN BOOK 138 OF MAPS, PAGE 46, RECORDS OF SAID COUNTY; THENCE N00°03'56"W, 661.15 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF ARROW HIGHWAY; THENCE N89°38'30"E, 1320.00 FEET ALONG THE CENTERLINE OF SAID ARROW HIGHWAY TO ITS INTERSECTION WITH THE CENTERLINE OF SAID TOKAY AVENUE AS SHOWN ON TRACT NUMBER 3926 RECORDED IN BOOK 54 OF MAPS, PAGE 4, RECORDS OF SAID COUNTY; THENCE N00°07'08"E, 1014.97 FEET ALONG THE CENTERLINE OF SAID TOKAY AVENUE TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 2864.93 FEET BEING THE CENTERLINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY BEING 80.00 FEET IN WIDTH AS SHOWN ON SAID TRACT MAP, A RADIAL BEARING THROUGH SAID POINT BEARS N30°11'05"E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°03'17" AN ARC DISTANCE OF 752.77 FEET TO A POINT ON A NON-TANGENT LINE BEING THE CENTERLINE OF SAID CITRUS AVENUE, A RADIAL BEARING THROUGH SAID POINT BEARS S15°07'48"W; THENCE N00°09'15"E, 262.07 FEET ALONG THE CENTERLINE OF SAID CITRUS AVENUE TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF TRACT NUMBER 9975 RECORDED IN BOOK 176 OF MAPS, PAGE 55, RECORDS OF SAID COUNTY; THENCE N89°44'28"E, 781.86 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE WESTERLY LINE OF TRACT NUMBER 8055 RECORDED IN BOOK 105 OF MAPS, PAGE 78, RECORDS OF SAID COUNTY;

THENCE S00°15'00"E, 22.15 FEET ALONG SAID WESTERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID TRACT; THENCE N89°44'28"E, 659.63 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT TO A POINT ON THE CENTERLINE OF SAID OLEANDER AVENUE; THENCE N00°15'00" W, 22.45 FEET ALONG THE CENTERLINE OF SAID OLEANDER AVENUE TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF TRACT NUMBER 6383 RECORDED IN BOOK 80 OF MAPS, PAGES 67 AND 68, RECORDS OF SAID COUNTY; THENCE N89°59'06"E, 659.66 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID TRACT; THENCE N00°00'30"E, 330.16 FEET ALONG THE EASTERLY LINE OF SAID TRACT TO ITS NORTHEASTERLY CORNER, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 77 OF TRACT NUMBER 2784 RECORDED IN BOOK 38 OF MAPS, PAGE 67, RECORDS OF SAID COUNTY; THENCE N00°15'00"W, 165.80 FEET ALONG THE EASTERLY LINE OF SAID LOT AND ITS NORTHERLY PROLONGATION TO A POINT AT THE CENTERLINE INTERSECTION OF DATE STREET AND UPLAND AVENUE AS SHOWN ON SAID TRACT MAP; THENCE N00°15'00"W, 775.00 FEET ALONG THE CENTERLINE OF SAID DATE STREET TO ITS INTERSECTION WITH THE CENTERLINE OF VINE STREET AS SHOWN ON SAID TRACT MAP; THENCE S89°45'00"W, 660.00 FEET ALONG THE CENTERLINE OF SAID VINE STREET TO ITS INTERSECTION WITH THE CENTERLINE OF SAID OLEANDER AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S00°15'00"E, 280.39 FEET ALONG THE CENTERLINE OF SAID OLEANDER AVENUE TO A POINT ON THE SOUTHERLY LINE OF FARM LOT 654 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION AS SHOWN ON PARCEL MAP NUMBER 11,111 RECORDED IN BOOK 131 OF MAPS, PAGES 81 THROUGH 82, RECORDS OF SAID COUNTY; THENCE S89°44'47"W, 1434.15 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE CENTERLINE OF SAID CITRUS AVENUE, SAID POINT ALSO BEING THE COMMON SOUTHERLY CORNER OF SAID FARM LOT 654 AND LOT 144 OF SAID ETIWANDA VINEYARDS; THENCE S89°38'00"W, 693.74 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 144, ALSO BEING THE NORTHERLY LINE OF TRACT 3924 RECORDED IN BOOK 50 OF MAPS, PAGE 57, RECORDS OF SAID COUNTY, TO A POINT ON THE CENTERLINE OF SAID TOKAY AVENUE AS SHOWN ON SAID TRACT MAP; THENCE N00°02'10"W, 1426.60 FEET ALONG THE CENTERLINE OF SAID TOKAY AVENUE TO THE SOUTHWESTERLY CORNER OF LOT 112 OF SAID ETIWANDA VINEYARDS AS SHOWN ON PARCEL MAP NUMBER 10009 RECORDED IN BOOK 130 OF MAPS, PAGES 75 AND 76, RECORDS OF SAID COUNTY; THENCE N89°58'29"E, 694.96 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TO A POINT ON THE CENTERLINE OF SAID CITRUS AVENUE AS SHOWN ON SAID PARCEL MAP; THENCE S00°00'41"E, 87.46 FEET ALONG THE CENTERLINE OF SAID CITRUS AVENUE TO A POINT ON THE NORTH LINE OF FARM LOT 647 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION AS SHOWN ON PARCEL MAP NUMBER 10592 RECORDED IN BOOK 117 OF MAPS, PAGES 61 AND 62, RECORDS OF SAID COUNTY; THENCE N89°45'18"E, 1424.54 FEET ALONG THE NORTHERLY LINE OF SAID FARM LOT TO A POINT ON THE CENTERLINE OF SAID OLEANDER AVENUE AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING THE COMMON NORTHERLY CORNER OF FARM LOTS 647 AND 648 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE N89°45'18"E, 1352.00 FEET ALONG THE NORTHERLY LINE OF SAID FARM LOT 648 TO A POINT ON THE CENTERLINE OF SAID CYPRESS AVENUE AS SHOWN ON TRACT NUMBER 1924 RECORDED IN BOOK 27 OF MAPS, PAGE 74, RECORDS OF SAID COUNTY; THENCE S00°24'00"E, 375.00 FEET ALONG THE CENTERLINE OF SAID CYPRESS AVENUE TO A POINT ON THE WESTERLY

PROLONGATION OF THE SOUTHERLY LINE OF LOT 8 OF SSAID TRACT; THENCE N89°45'00"E, 330.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE N00°24'00"W, 85.00 FEET ALONG THE EASTERLY LINE OF SAID LOT TO A POINT ON THE CENTERLINE OF PAINE STREET; THENCE S89°48'00"E, 990.00 FEET ALONG THE CENTERLINE OF SAID PAINE STREET TO ITS INTERSECTION WITH THE CENTERLINE OF SAID JUNIPER AVENUE AS SHOWN ON TRACT NUMBER 2974 RECORDED IN BOOK 40 OF MAPS, PAGE 16, RECORDS OF SAID COUNTY; THENCE EAST 1007.50 FEET CONTINUING ALONG THE CENTERLINE OF SAID PAINE STREET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 45 OF TRACT NUMBER 1852 RECORDED IN BOOK 26 OF MAPS, PAGE 51, RECORDS OF SAID COUNTY; THENCE N00°02'00"E, 165.00 FEET ALONG SAID PROLONGATION AND WESTERLY LINE TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE EAST 66.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT TO ITS NORTHEASTERLY CORNER; THENCE N00°02'00"E, 795.00 FEET ALONG THE WESTERLY LINE OF LOTS 48, 49, AND 74 THROUGH 77 OF SAID TRACT TO THE NORTHWESTERLY CORNER OF SAID LOT 77, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID TRACT; THENCE EAST 46.93 FEET ALONG THE NORTHERLY LINE OF SAID TRACT TO A POINT ON A LINE PARALLEL WITH AND 195.00 FEET WEST OF THE EAST LINE OF FARM LOT 642 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE N00°02'00"E, 330.00 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY HALF OF SAID FARM LOT; THENCE WEST 465.00 FEET TO THE CENTER POINT OF SAID FARM LOT, SAID POINT BEING ON THE CENTERLINE OF NOW ABANDONED SPRING PLACE; THENCE N00°12'00"W, 330.00 FEET ALONG THE WESTERLY LINE OF THE EASTERLY HALF OF SAID FARM LOT 642 TO A POINT ON THE SOUTHERLY LINE OF FARM LOT 635 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION AS SHOWN ON TRACT MAP NUMBER 3155 RECORDED IN BOOK 43 OF MAPS, PAGE 95, RECORDS OF SAID COUNTY; THENCE N89°43'15"E, 425.88 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF LOT 8 OF SAID TRACT; THENCE N00°12'00"W, 158.69 FEET ALONG THE EASTERLY LINE OF SAID LOT AND ITS NORTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF FAIRFAX STREET AS SHOWN ON SAID TRACT MAP; THENCE N89°45'07"E, 66.00 FEET ALONG THE CENTERLINE OF SAID FAIRFAX STREET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 7 OF SAID TRACT; THENCE N00°12'00"W, 165.00 FEET ALONG SAID PROLONGATION AND EASTERLY LINE TO THE NORTHEASTERLY CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID TRACT; THENCE S89°45'07"W, 282.00 FEET ALONG SAID NORTHERLY LINE TO A POINT ON A LINE PARALLEL WITH AND 450.00 FEET WEST OF THE EAST LINE OF SAID FARM LOT 635; THENCE N00°12'00"W, 336.00 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE CENTERLINE OF MILLER AVENUE; THENCE N89°57'00"E, 126.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOTS 3, 14, 19 AND 30 OF TRACT 2085 RECORDED IN BOOK 30 OF MAPS, PAGE 25, RECORDS OF SAID COUNTY; THENCE NORTH 2709.77 FEET ALONG SAID EASTERLY LINE AND ITS NORTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF BASE LINE AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S89°44'00"E, 1644.09 FEET ALONG THE CENTERLINE OF SAID BASE LINE AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF MANGO AVENUE AS SHOWN ON TRACT NUMBER 13426 RECORDED IN BOOK 195 OF MAPS, PAGES 77 AND 78, RECORDS OF SAID

COUNTY; THENCE S00°00'23"W, 1721.94 FEET ALONG THE CENTERLINE OF SAID MANGO AVENUE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID TRACT; THENCE S89°56'41"W, 660.00 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE S00°00'09"W, 330.00 FEET ALONG THE WESTERLY LINE OF SAID TRACT TO ITS SOUTHWESTERLY CORNER; THENCE N89°56'41"E, 659.97 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT AND ITS EASTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID MANGO AVENUE; THENCE S00°00'23"W, 659.98 FEET ALONG THE CENTERLINE OF SAID MANGO AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID MILLER AVENUE AS SHOWN ON TRACT NUMBER 9855 RECORDED IN BOOK 142 OF MAPS, PAGES 21 AND 22, RECORDS OF SAID COUNTY; THENCE S89°43'54"W, 989.50 FEET ALONG THE CENTERLINE OF SAID MILLER AVENUE TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT; THENCE S00°11'21"E, 659.47 FEET ALONG SAID WESTERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHERLY LINE OF TRACT NUMBER 1888 RECORDED IN BOOK 27 OF MAPS, PAGE 16, RECORDS OF SAID COUNTY; THENCE WEST 2.00 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWESTERLY CORNER OF LOT 8 OF SAID TRACT; THENCE SOUTH 660.00 FEET ALONG THE WESTERLY LINE OF SAID LOT AND ITS SOUTHERLY PROLONGATION TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 9 OF SAID TRACT; THENCE S89°44'00"W, 168.00 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT TO THE NORTHWESTERLY CORNER OF LOT 1 OF TRACT NUMBER 6049 RECORDED IN BOOK 75 OF MAPS, PAGE 10, RECORDS OF SAID COUNTY; THENCE S00°12'22"E, 329.92 FEET ALONG THE WESTERLY LINE OF SAID LOT AND ITS SOUTHERLY PROLONGATION TO A POINT AT THE SOUTHWESTERLY CORNER OF LOT 14 OF SAID TRACT ALSO BEING ON THE SOUTHERLY LINE OF SAID TRACT; THENCE N89°43'53"E, 659.93 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF PARCEL 3 OF PARCEL MAP NUMBER 10135 RECORDED IN BOOK 115 OF MAPS, PAGES 43 AND 44, RECORDS OF SAID COUNTY; THENCE S00°11'08"E, 165.03 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO THE NORTHWESTERLY CORNER OF PARCEL 2 OF SAID PARCEL MAPS; THENCE N89°44'48"E, 660.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 2 AND PARCEL 1 OF SAID PARCEL MAP TO A POINT ON THE CENTERLINE OF SAID MANGO AVENUE; THENCE S00°11'06"E, 164.95 FEET ALONG THE CENTERLINE OF SAID MANGO AVENUE TO THE SOUTHWESTERLY CORNER OF FARM LOT 517 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE N89°43'17"E, 1320.18 FEET ALONG THE SOUTHERLY LINE OF SAID FARM LOT TO ITS SOUTHEASTERLY CORNER, BEING ON THE CENTERLINE OF PALMETTO AVENUE; THENCE S00°13'17"E, 316.50 FEET ALONG THE CENTERLINE OF SAID PALMETTO AVENUE TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF TRACT NUMBER 3173 RECORDED IN BOOK 42 OF MAPS, PAGE 100, RECORDS OF SAID COUNTY; THENCE N89°43'17"E, 1320.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO A POINT ON THE CENTERLINE OF TAMARIND AVENUE AS SHOWN ON SAID TRACT MAP; THENCE N00°14'00"W, 1796.00 FEET ALONG THE CENTERLINE OF SAID TAMARIND AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF FAIRFAX STREET AS SHOWN ON TRACT NUMBER 4134 RECORDED IN BOOK 52 OF MAPS, PAGES 69 AND 70, RECORDS OF SAID COUNTY; THENCE N89°43'11"E, 1320.82 FEET ALONG THE CENTERLINE OF SAID FAIRFAX

STREET TO ITS INTERSECTION WITH THE CENTERLINE OF ALDER AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S00°12'00"E, 489.99 FEET ALONG SAID CENTERLINE OF ALDER AVENUE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF TRACT NUMBER 10447 RECORDED IN BOOK 149 OF MAPS, PAGES 33 AND 34, RECORDS OF SAID COUNTY; THENCE S89°43'08"W, 660.40 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE S00°12'58"E, 329.93 FEET ALONG THE WESTERLY LINE OF SAID TRACT TO ITS SOUTHWESTERLY CORNER; THENCE N89°43'15"E, 660.31 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT AND ITS EASTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF ALDER AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S00°12'12"E, 1103.74 FEET ALONG THE CENTERLINE OF SAID ALDER AVENUE TO A POINT ON A LINE 444.66 FEET SOUTH OF THE NORTH LINE OF FARM LOT 423 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE EAST 132.00 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON A LINE PARALLEL WITH THE CENTERLINE OF SAID ALDER AVENUE; THENCE S00°12'12"E, 230.12 FEET ALONG SAID PARALLEL LINE AND ITS SOUTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF FOOTHILL BOULEVARD; THENCE EAST 1638.00 FEET ALONG THE CENTERLINE OF SAID FOOTHILL BOULEVARD TO ITS INTERSECTION WITH THE CENTERLINE OF GRACE AVENUE AS SHOWN ON TRACT NUMBER 2183 RECORDED IN BOOK 31 OF MAPS, PAGE 87, RECORDS OF SAID COUNTY; THENCE N00°02'30"E, 241.25 FEET ALONG THE CENTERLINE OF SAID GRACE STREET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF A 15.00 FOOT WIDE ALLEY, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT MAP; THENCE EAST 870.00 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO A POINT ON THE CENTERLINE OF LOCUST STREET AS SHOWN ON SAID TRACT MAP; THENCE N00°11'50"W, 453.00 FEET ALONG THE CENTERLINE OF SAID LOCUST STREET TO ITS INTERSECTION WITH THE CENTERLINE OF BARBEE STREET; THENCE N89°44'55"E, 1320.33 FEET ALONG THE CENTERLINE OF SAID BARBEE STREET TO ITS INTERSECTION WITH THE CENTERLINE OF MAPLE AVENUE; THENCE S00°10'30"E, 694.51 FEET ALONG THE CENTERLINE OF SAID MAPLE AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID FOOTHILL BOULEVARD AS SHOWN ON PARCEL MAP NUMBER 9107 RECORDED IN BOOK 95 OF MAPS, PAGE 32, RECORDS OF SAID COUNTY; THENCE S00°10'30"E, 659.37 FEET CONTINUING ALONG THE CENTERLINE OF SAID MAPLE AVENUE TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF A 16.00 FOOT WIDE ALLEY, MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NUMBER 3122 RECORDED IN BOOK 42 OF MAPS, PAGE 6, RECORDS OF SAID COUNTY, SAID LINE ALSO BEING THE SOUTHERLY LINE OF FARM LOT 428 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE S89°44'26"W, 1319.33 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE CENTERLINE OF SAID LOCUST AVENUE, AS SHOWN ON SAID TRACT MAP; THENCE N00°10'15"W, 445.00 FEET ALONG THE CENTERLINE OF SAID LOCUST AVENUE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF TRACT NUMBER 4062 RECORDED IN BOOK 51 OF MAPS, PAGE 96, RECORDS OF SAID COUNTY; THENCE S89°44'30"W, 659.88 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S00°10'30"E, 445.00 FEET ALONG THE WESTERLY LINE OF SAID TRACT TO ITS SOUTHWESTERLY CORNER, SAID POINT BEING ON THE SOUTHERLY LINE OF FARM LOT 429 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE S89°44'38"W, 659.85 FEET ALONG SAID

SOUTHERLY LINE TO A POINT ON THE CENTERLINE OF LAUREL AVENUE AS SHOWN ON SAID TRACT, SAID POINT BEING THE COMMON SOUTHERLY CORNER OF SAID FARM LOTS 429 AND 430 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE S89°58'04"W, 1199.73 FEET ALONG THE SOUTHERLY LINE OF SAID FARM LOT 430 TO A POINT ON A LINE PARALLEL WITH AND 120.00 FEET EAST OF THE CENTERLINE OF SAID ALDER AVENUE; THENCE N00°01'36"E, 55.00 FEET ALONG SAID PARALLEL LINE; THENCE S89°58'04"W, 120.00 FEET PARALLEL WITH THE SOUTHERLY LINE OF SAID FARM LOT 430 TO A POINT ON THE CENTERLINE OF SAID ALDER AVENUE; THENCE N00°01'36"E, 275.25 FEET ALONG THE CENTERLINE OF SAID ALDER AVENUE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF TRACT NUMBER 7317 RECORDED IN BOOK 101 OF MAPS, PAGES 55 AND 56, AND TRACT NUMBER 3860 RECORDED IN BOOK 49 OF MAPS, PAGES 88 AND 89, RECORDS OF SAID COUNTY, SAID NORTHERLY LINE BEING THE SOUTHERLY LINE OF THE NORTHERLY HALF OF FARM LOT 523 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE S89°42'36"W, 1319.89 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO A POINT ON THE CENTERLINE OF SAID TAMARIND AVENUE AS SHOWN ON SAID TRACT NUMBER 3860; THENCE S00°13'00"E, 20.33 FEET ALONG THE CENTERLINE OF SAID TAMARIND AVENUE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF TRACT NUMBER 3418 RECORDED IN BOOK 49 OF MAPS, PAGES 32 AND 33, RECORDS OF SAID COUNTY; THENCE S89°42'50"W, 659.98 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT BEING ON THE EASTERLY LINE OF LOT 1 OF TRACT NUMBER 12993 RECORDED IN BOOK 204 OF MAPS, PAGES 93 AND 94, RECORDS OF SAID COUNTY; THENCE S00°13'15"E, 124.97 FEET ALONG SAID EASTERLY LINE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET, A RADIAL BEARING THROUGH SAID POINT BEARS N00°17'30"W, SAID CURVE BEING THE NORTHERLY RIGHT-OF-WAY LINE OF VINE STREET AS SHOWN ON SAID TRACT MAP; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12" AN ARC DISTANCE OF 32.18 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 50.00 FEET, A RADIAL BEARING THROUGH SAID POINT BEARS S36°34'42"W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 253°44'24" AN ARC DISTANCE OF 221.42 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET, A RADIAL BEARING THROUGH SAID POINT BEARS S37°09'42"E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°49'39" AN ARC DISTANCE OF 32.14 FEET TO A POINT ON A NON-TANGENT LINE BEING THE EASTERLY LINE OF SAID LOT, A RADIAL BEARING THROUGH SAID POINT BEARS N00°20'04"W, SAID CURVE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VINE STREET; THENCE S00°13'15"E, 124.97 FEET ALONG SAID EASTERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE S89°42'30"W, 659.97 FEET ALONG THE SOUTHERLY LINE OF SAID LOT AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID PALMETTO AVENUE AS SHOWN ON SAID TRACT MAP; THENCE N00°13'25"W, 660.34 FEET ALONG THE CENTERLINE OF SAID PALMETTO AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID FOOTHILL BOULEVARD AS SHOWN ON SAID TRACT MAP; THENCE S89°43'05"W, 1320.00 FEET ALONG THE CENTERLINE OF SAID FOOTHILL BOULEVARD TO ITS INTERSECTION WITH THE CENTERLINE OF SAID MANGO AVENUE AS SHOWN ON TRACT NUMBER 8298 RECORDED IN BOOK 111 OF MAPS, PAGES 30 AND 31,

RECORDS OF SAID COUNTY; THENCE S00°14'00"E, ~~660.43~~ 660.62 FEET ALONG THE CENTERLINE OF SAID MANGO AVENUE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID TRACT; THENCE S89°41'00"W, 660.62 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE SOUTHEASTERLY CORNER OF TRACT NUMBER 2983 RECORDED IN BOOK 41 OF MAPS, PAGE 98, RECORDS OF SAID COUNTY; THENCE N00°12'00"W, 330.19 FEET ALONG THE EASTERLY LINE OF SAID TRACT TO ITS NORTHEASTERLY CORNER, SAID LINE BEING THE WESTERLY LINE OF THE EAST HALF OF SAID FARM LOT 526; THENCE S89°42'45"W, 227.08 FEET ALONG THE NORTHERLY LINE OF SAID TRACT TO ITS INTERSECTION WITH THE CENTERLINE OF WHEELER AVENUE AS SHOWN ON SAID TRACT; THENCE S00°09'00"E, 912.23 FEET ALONG THE CENTERLINE OF SAID WHEELER AVENUE TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 262.00 FEET AS SHOWN ON TRACT NUMBER 2759 RECORDED IN BOOK 38 OF MAPS, PAGE 57, RECORDS OF SAID COUNTY; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°15'00" AN ARC DISTANCE OF 56.02 FEET; THENCE S12°06'00"W, 48.63 FEET CONTINUING ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF UPLAND AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S89°44'00"W, 416.68 FEET ALONG THE CENTERLINE OF SAID UPLAND AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SIERRA AVENUE AS SHOWN ON TRACT NUMBER 2718 RECORDED IN BOOK 38 OF MAPS, PAGE 18, RECORDS OF SAID COUNTY; THENCE N00°09'00"W, 1345.66 FEET ALONG THE CENTERLINE OF SAID SIERRA AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID FOOTHILL BOULEVARD AS SHOWN ON SAID TRACT MAP; THENCE S89°44'16"W, 2640.47 FEET ALONG THE CENTERLINE OF SAID FOOTHILL BOULEVARD TO ITS INTERSECTION WITH THE CENTERLINE OF SAID CYPRESS AVENUE AS SHOWN ON PARCEL MAP NUMBER 8450 RECORDED IN BOOK 92 OF MAPS, PAGES 64 AND 65, RECORDS OF SAID COUNTY; THENCE S00°15'41"E, 660.65 FEET ALONG THE CENTERLINE OF SAID CYPRESS AVENUE TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF PARCEL 2 OF SAID PARCEL MAP, SAID LINE BEING THE SOUTHERLY LINE OF FARM LOT 652 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE N89°43'43"E, 538.08 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID PARCEL 2; THENCE N00°15'08"W, 330.28 FEET ALONG SAID PROLONGATION AND EASTERLY LINE TO A POINT ON THE NORTHERLY LINE OF THE SOUTH HALF OF SAID FARM LOT AS SHOWN ON SAID PARCEL MAP; THENCE N89°44'00"E, 782.13 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE CENTERLINE OF JUNIPER AVENUE; THENCE S00°14'30"E, 8.50 FEET ALONG THE CENTERLINE OF SAID JUNIPER AVENUE TO THE CENTERLINE OF AN EASEMENT RECORDED DECEMBER 30, 1954 IN BOOK 3536, PAGE 36, OFFICIAL RECORDS; THENCE N89°44'15"E, 748.55 FEET ALONG THE CENTERLINE OF SAID EASEMENT TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 17 OF TRACT NUMBER 2718 RECORDED IN BOOK 38 OF MAPS, PAGE 18, RECORDS OF SAID COUNTY; THENCE S00°09'00"E, 306.00 FEET ALONG SAID PROLONGATION AND WESTERLY LINE TO A POINT ON THE CENTERLINE OF IVY AVENUE AS SHOWN ON SAID TRACT MAP; THENCE N89°44'15"E, 73.17 FEET ALONG THE CENTERLINE OF SAID IVY STREET TO ITS INTERSECTION WITH THE CENTERLINE OF NUEVO STREET AS SHOWN ON TRACT NUMBER 2933 RECORDED IN BOOK 40 OF MAPS, PAGE 22, RECORDS OF SAID COUNTY; THENCE S00°09'50"E, 711.05 FEET ALONG THE CENTERLINE

SAID UPLAND AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S89°44'00"W, 799.83 FEET ALONG THE CENTERLINE OF SAID UPLAND AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID JUNIPER AVENUE AS SHOWN ON TRACT NUMBER 2266 RECORDED IN BOOK 32 OF MAPS, PAGES 43 THROUGH 53. RECORDS OF SAID COUNTY; THENCE S00°16'00"E, 3154.57 FEET ALONG THE CENTERLINE OF SAID JUNIPER AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID CERES AVENUE AS SHOWN ON SAID TRACT MAP; THENCE N89°46'30"E, 1983.11 FEET ALONG THE CENTERLINE OF SAID CERES AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF NEWPORT AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S00°10'00"E, 770.00 FEET ALONG THE CENTERLINE OF SAID NEWPORT AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF MERRIL AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S89°53'40"E, 13.97 FEET ALONG THE CENTERLINE OF SAID MERRIL AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID NEWPORT AVENUE AS SHOWN ON TRACT NUMBER 11649 RECORDED IN BOOK 159 OF MAPS, PAGES 14 AND 15, RECORDS OF SAID COUNTY; THENCE S00°07'12"W, 659.87 FEET ALONG THE CENTERLINE OF SAID NEWPORT AVENUE TO A POINT ON THE NORTHERLY LINE OF SAID TRACT; THENCE S89°54'17"E, 119.88 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWESTERLY CORNER OF LOT 1 OF SAID TRACT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 11 OF TRACT NUMBER 2039 RECORDED IN BOOK 29 OF MAPS, PAGE 34, RECORDS OF SAID COUNTY; THENCE S00°07'15"W, 329.87 FEET ALONG THE EASTERLY LINE OF SAID LOT 11 AND ITS SOUTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF MARTIN AVENUE AS SHOWN ON SAID TRACT; THENCE S89°51'45"E, 9.94 FEET ALONG THE CENTERLINE OF SAID MARTIN AVENUE TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 1 OF PARCEL MAP NUMBER 4609 RECORDED IN BOOK 46 OF MAPS, PAGE 32, RECORDS OF SAID COUNTY; THENCE S00°07'09"W, 146.00 FEET ALONG SAID PROLONGATION AND WESTERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE S89°54'12"E, 87.39 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TO ITS SOUTHEASTERLY CORNER; THENCE S00°07'13"W, 2.00 FEET ALONG A PROLONGATION OF THE EASTERLY LINE OF SAID PARCEL TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIBISCUS STREET AS SHOWN ON SAID PARCEL MAP; THENCE S89°53'39"E, 2.50 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY PROLONGATION OF THE CENTERLINE OF ACACIA AVENUE AS SHOWN ON SAID PARCEL MAP; THENCE S00°07'13"W, 692.03 FEET ALONG SAID PROLONGATION AND CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF PINE AVENUE AS SHOWN ON TRACT NUMBER 7097 RECORDED IN BOOK 89 OF MAPS, PAGES 51 AND 52, RECORDS OF SAID COUNTY; THENCE S00°07'13"W, 829.02 FEET ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE TO A POINT ON THE CENTERLINE OF RANDALL AVENUE, BEING THE SOUTHEASTERLY CORNER OF THE WEST HALF OF FARM LOT 567 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION AND THE INTERSECTION OF THE CENTERLINE OF SAID RANDALL AVENUE AND ACACIA AVENUE AS SHOWN ON PARCEL MAP NUMBER 3668 RECORDED IN BOOK 32 OF MAPS, PAGE 73, RECORDS OF SAID COUNTY, SAID PROLONGATION BEING THE EASTERLY LINE OF THE WEST HALF OF SAID FARM LOT 567 AND FARM LOT 566; THENCE S00°00'10"E, 2646.50 FEET ALONG THE CENTERLINE OF SAID ACACIA AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAN BERNARDINO AVENUE AS SHOWN ON SAID PARCEL MAP; THENCE N89°57'30"E, 330.00 FEET

ALONG THE CENTERLINE OF SAN BERNARDINO AVENUE TO THE NORTHEAST CORNER OF LOT 62 OF MARYGOLD ACRES SUBDIVISION RECORDED IN BOOK 19 OF MAPS, PAGE 15, RECORDS OF SAID COUNTY; THENCE S00°16'00"E, 1320.00 FEET ALONG THE EASTERLY LINE OF SAID LOT TO THE SOUTHEASTERLY CORNER OF SAID LOT, BEING ON THE CENTERLINE OF MARYGOLD AVENUE; THENCE N89°34'14"E, 1650.00 FEET ALONG THE CENTERLINE OF SAID MARYGOLD AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF PALMETTO AVENUE AS SHOWN ON PARCEL MAP NUMBER 4765 RECORDED IN BOOK 43 OF MAPS, PAGES 56 AND 57, RECORDS OF SAID COUNTY, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 73 OF SAID MARYGOLD ACRES SUBDIVISION; THENCE S00°20'31"E, 662.55 FEET ALONG THE CENTERLINE OF SAID PALMETTO AVENUE TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL 1 OF SAID PARCEL MAP; THENCE ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE NORTHEASTERLY CORNER OF SAID PARCEL THROUGH THE FOLLOWING VARIOUS COURSES:

1. N89°35'07"E, 330.02 FEET;
2. N00°20'33"W, 2.64 FEET;
3. N89°34'14"E, 264.02 FEET;
4. S00°20'40"E, 0.36 FEET;
5. N89°36'01"E, 66.00 FEET;
6. S00°20'40"E, 2.34 FEET;
7. N89°35'07"E, 484.04 FEET;

THENCE S00°20'49"E, 662.88 FEET ALONG THE EASTERLY LINE OF SAID PARCEL AND ITS SOUTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID VALLEY BOULEVARD AS SHOWN ON SAID PARCEL MAP; THENCE S89°36'01"W, 484.07 FEET ALONG THE CENTERLINE OF SAID VALLEY BOULEVARD TO THE NORTHEASTERLY CORNER OF LOT 120 OF SAID MARYGOLD ACRES SUBDIVISION; THENCE S00°28'50"E, 1291.44 FEET ALONG THE EASTERLY LINE OF SAID LOT AND ITS SOUTHERLY PROLONGATION TO A POINT ON THE NORTHERLY LINE OF LOT 1 OF TRACT NUMBER 8393 RECORDED IN BOOK 114 OF MAPS, PAGES 46 THROUGH 56, RECORDS OF SAID COUNTY; THENCE N88°02'13"E, 1320.00 FEET ALONG SAID NORTHERLY LINE TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE S00°29'40"E, 1378.48 FEET ALONG THE EASTERLY LINE OF SAID LOT AND ITS SOUTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SLOVER AVENUE AS SHOWN ON SAID TRACT MAP, SAID LINE ALSO BEING THE EASTERLY LINE OF LOT 142 OF SAID MARYGOLD ACRES SUBDIVISION; THENCE S89°28'52"W, 659.30 FEET ALONG THE CENTERLINE OF SAID SLOVER AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF TAMARIND AVENUE AS SHOWN ON SAID TRACT, SAID POINT BEING THE NORTHEASTERLY CORNER OF FARM LOT 588 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE S00°00'20"W, 660.00 FEET ALONG THE CENTERLINE OF SAID TAMARIND AVENUE TO THE SOUTHEASTERLY CORNER OF SAID FARM LOT; THENCE N89°59'52"W, 660.00 FEET ALONG THE SOUTHERLY LINE OF SAID FARM LOT TO ITS SOUTH QUARTER CORNER; THENCE S00°00'20"W, 1320.00 FEET ALONG THE EASTERLY LINES OF THE WESTERLY HALF OF FARM LOTS 593 AND 596 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION TO THE NORTH QUARTER CORNER OF FARM LOT 601 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE N89°59'59"E, 660.00 FEET ALONG THE NORTHERLY

LINE OF SAID FARM LOT TO ITS NORTHEASTERLY CORNER BEING ON THE CENTERLINE OF SAID TAMARIND AVENUE; THENCE S00°00'120"EW, 3300.00 FEET ALONG THE CENTERLINE OF SAID TAMARIND AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID JURUPA AVENUE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID FARM LOT 617 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION AND THE POINT OF BEGINNING.

CONTAINS: 2121 ACRES, MORE OR LESS.

AREA "B"

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF ARROW HIGHWAY AND ALDER AVENUE, ALSO BEING THE NORTHEASTERLY CORNER OF FARM LOT 539 AS SHOWN ON THE SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION, RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY; THENCE S00°13'38"W, 300.00 FEET ALONG THE CENTERLINE OF SAID ALDER AVENUE TO A POINT ON A LINE BEING THE EASTERLY PROLONGATION OF THE SOUTHERLY LINES OF LOTS 1 THROUGH 5 AS SHOWN ON TRACT NUMBER 2100 RECORDED IN BOOK 33 OF MAPS, PAGE 1, RECORDS OF SAID COUNTY; THENCE S89°56'00"W, 670.00 FEET ALONG SAID SOUTHERLY LINE AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF CRISS AVENUE BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON SAID TRACT; THENCE N00°00'18"E, 102.00 FEET ALONG THE CENTERLINE OF SAID CRISS AVENUE TO A POINT ON THE SOUTHERLY LINE OF PARCEL MAP NUMBER 5099 RECORDED IN BOOK 56 OF MAPS, PAGE 94, RECORDS OF SAID COUNTY; THENCE S89°57'18"W, 660.12 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE CENTERLINE OF TAMARIND AVENUE BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES; THENCE S00°00'40"W, 84.24 FEET ALONG THE CENTERLINE OF SAID TAMARIND AVENUE TO A POINT ON THE EASTERLY PROLONGATION OF A LINE PARALLEL WITH AND 378.00 FEET NORTH OF THE SOUTH LINE OF FONTANA ACRES NUMBER 7, RECORDED IN BOOK 24 OF MAPS, PAGE 68, RECORDS OF SAID COUNTY; THENCE S89°44'04"W, 252.89 FEET ALONG SAID NORTH LINE TO A POINT ON THE WESTERLY LINE OF LOT 1 OF SAID FONTANA ACRES NUMBER 7; THENCE S00°12'30"E, 378.00 FEET ALONG SAID WESTERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID LOT NUMBER 1; THENCE S89°44'04"W, 179.58 FEET ALONG THE SOUTHERLY LINE OF SAID FONTANA ACRES TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ENCINA AVENUE BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON TRACT NUMBER 10797 RECORDED IN BOOK 149 OF MAPS, PAGES 58 THROUGH 59, RECORDS OF SAID COUNTY; THENCE S00°12'34"E, 30.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY PROLONGATION OF THE CENTERLINE OF VALENCIA AVENUE BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT MAP; THENCE S89°44'04"W, 887.24 FEET ALONG SAID PROLONGATION AND CENTERLINE TO A POINT ON THE CENTERLINE OF PALMETTO AVENUE; THENCE N00°12'30"W, 689.35 FEET ALONG THE CENTERLINE OF SAID PALMETTO AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID ARROW HIGHWAY AS SHOWN ON TRACT NUMBER 2266 RECORDED IN BOOK 32 OF MAPS, PAGES 43 THROUGH 53, RECORDS OF SAID COUNTY; THENCE S89°45'00"W, 1319.40 FEET ALONG THE CENTERLINE OF SAID ARROW HIGHWAY TO ITS INTERSECTION WITH THE CENTERLINE OF MANGO AVENUE AS SHOWN ON SAID TRACT MAP; THENCE N00°14'00"W, 674.35 FEET ALONG THE CENTERLINE OF SAID MANGO AVENUE TO A POINT ON THE NORTHERLY LINE OF THE PACIFIC ELECTRIC RAILWAY RIGHT-OF-WAY, BEING 80.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES; THENCE N89°43'00"E, 1319.60 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND TO A POINT ON THE CENTERLINE OF SAID PALMETTO AVENUE AS SHOWN ON SAID TRACT MAP; THENCE N89°43'50"E, 1319.62 FEET CONTINUING ALONG SAID NORTHERLY RAILWAY RIGHT-OF-WAY TO A POINT ON

THE CENTERLINE OF SAID TAMARIND AVENUE AS SHOWN ON FONTANA ACRES NUMBER 4 RECORDED IN BOOK 23 OF MAPS, PAGE 42, RECORDS OF SAID COUNTY; THENCE N86°15'44"E, 1322.42 FEET CONTINUING ALONG SAID NORTHERLY RAILWAY RIGHT-OF-WAY TO A POINT ON THE CENTERLINE OF SAID ALDER AVENUE; THENCE S00°13'38"W, 740.00 FEET ALONG THE CENTERLINE OF SAID ALDER AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID ARROW HIGHWAY, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINS: 92 ACRES, MORE OR LESS.

90029SIERRA.LEG 5/31/91

EXHIBIT C

PROPOSED REDEVELOPMENT PROJECTS

EXHIBIT C

PROPOSED REDEVELOPMENT PROJECTS SIERRA CORRIDOR COMMERCIAL PROJECT

Proposed public improvement projects which may be funded by the Project Area include public buildings; street and traffic improvements; sewer, water and storm drain facilities, and revitalization programs. The improvements identified by the Fontana Redevelopment Agency include, but are not limited to, the following:

A. PUBLIC IMPROVEMENTS AND OTHER REVITALIZATION PROJECTS

Pay all of or part of the costs necessary to implement the:

1. Restoration and preservation of historic buildings and commercial revitalization, graffiti programs and any other non-profit youth organization programs throughout the Project Area.
2. Land assembly of incompatible, underutilized and blighted parcels, inclusive of parking facilities throughout the Project Area and major thoroughfares.
3. Development of a Central County/City Library.
4. Development of a fire station (replacing inadequate Fire Station No. 71 at 16980 Arrow).
5. Development of a fully operational police sub-station.
6. Development of a Civic Center and Municipal Governmental Office facility.
7. Expansion of the performing arts center, and development of a museum facility.
8. Development of a Multi-Modal Transportation Center within the Central Business District.
9. School facilities and improvements as needed.

B. STREET AND TRAFFIC IMPROVEMENTS

Pay all of or part of the costs necessary to:

WIDEN STREETS

1. Citrus Avenue between I-10 and Valley Boulevard.
2. Citrus Avenue between I-10 and Slover Avenue.

3. Citrus Avenue/Slover Avenue (intersection on eastbound, westbound and northbound approaches).
4. Sierra Avenue between I-10 and San Bernardino Avenue.
5. Slover Avenue between Tamarind Avenue and Alder Avenue.
6. Alder Avenue from proposed new I-10 interchange to Slover Avenue.
7. Alder Avenue between Slover Avenue and Santa Ana Avenue.
8. Citrus Avenue from Foothill to Merrill.
9. Oleander Avenue from Foothill to Arrow.
10. Cypress Avenue from Barbee to Arrow and Merrill to San Bernardino.
11. Juniper Avenue from Miller to Valley.
12. Sierra Avenue from Miller to Valley.
13. Mango Avenue from Miller to San Bernardino
14. Palmetto Avenue from Barbee to Valley.
15. Tamarind Avenue from Fairfax to Arrow.
16. Alder Avenue from Fairfax to Arrow.
17. Locust Avenue from Foothill to Arrow.
18. Miller Avenue from Juniper to Mango.
19. Foothill Boulevard from Citrus to Locust.
20. Arrow Highway from Citrus to Alder.
21. Merrill Avenue from Citrus to Alder.
22. Randall Avenue from Oleander to Mango.
23. San Bernardino Avenue from Oleander to Palmetto.
24. Marigold Avenue from Juniper to Palmetto.
25. Valley Boulevard from Cypress to Palmetto.
26. Santa Ana from Tamarind to Alder.

27. Sierra Avenue from Base Line Avenue to Miller Avenue.
28. Sierra Avenue from Miller Avenue to Foothill Boulevard

STREET RECONSTRUCTION

1. Construct Jurupa Avenue between Tamarind and Alder.
2. Improve Alder Avenue to Fontana Circulation Plan width from the new I-10 interchange to San Bernardino Avenue.

INTERSECTION IMPROVEMENTS AND TRAFFIC SIGNALS

1. Upgrade and signalize Santa Ana Avenue/Alder Avenue intersection.
2. Install traffic signals on Palmetto and Valley.
3. Upgrade traffic signals at Circulation Plan major intersections.
4. Sierra Avenue and Miller Avenue.
5. Sierra Avenue and Ceres Avenue.
6. Sierra Avenue and Base Line Avenue.
7. Sierra Avenue and Foothill Boulevard.
8. Sierra Avenue and Merrill Avenue.
9. Sierra Avenue and Randall Avenue.
10. Sierra Avenue and San Bernardino Avenue
11. Foothill Boulevard and Alder Avenue.
12. Foothill Boulevard and Locust Avenue.
13. Sierra Avenue and Arrow Boulevard.

FREEWAY IMPROVEMENTS

1. Construct I-10 urban interchange at Sierra Avenue with a new on/off ramp on the south side of the freeway, east of Sierra Avenue.
2. Construct new freeway interchange at Alder Avenue to include an overcrossing of the Southern Pacific railroad yard adjacent to the freeway.

PARKWAY LANDSCAPING AND IRRIGATION

1. Install parkway landscaping and irrigation improvements as per the Fontana Circulation Plan within the Project Area.

STREET LIGHTS

1. Street lighting throughout the Project Area.

UNDERGROUND UTILITIES

1. Underground utilities as needed.

C. PRELIMINARY IMPROVEMENTS IDENTIFIED FOR SEWER, WATER AND STORM DRAIN SYSTEMS

Pay all of or part of the costs necessary to implement the following:

SEWER IMPROVEMENTS

1. Provide sewer improvements for the residential area west of Sierra between Santa Ana and Slover.
2. Replace 10" sewer in Citrus Avenue from Foothill Boulevard to Upland Avenue and from Upland Avenue to Merrill Avenue with 12" main.
3. Replace 8" main in Oleander Avenue from Foothill Boulevard to Upland Avenue with 10" main and replace 10" main.
4. Replace 10" main from Paine Street to Spring Street with 12" main.
5. Replace 8" main in Sierra Avenue north of Randall with 10" main.
6. Replace 8" main in Mango Avenue from Barbee Street to P.E. right-of-way with 10" main.
7. Replace 8" main in Palmetto Avenue from Foothill Boulevard to Ivy Avenue with 10" main.
8. Replace 8" main in Alder Avenue from McWethy Drive to Arrow Highway with 10" main.
9. Replace 8" main in Paine Street from Sierra Avenue to Juniper Avenue with 10" main.
10. Replace 8" main in Seville Avenue from west of Nuevo Avenue to Juniper Avenue with 10" main.

11. Replace 10" main in Valley Boulevard from west of Palmetto Avenue to Sierra Avenue with 12" main.
12. Construct new 8" main in Empire Center Boulevard from south of Slover Avenue to Santa Ana Avenue and construct new 12" main from Santa Ana Avenue to Jurupa Avenue.
13. Construct new 8" main in Jurupa Avenue from Tamarind Avenue to Poplar Avenue.
14. Construct new 24" main in Tamarind Avenue from Slover Avenue.

WATER IMPROVEMENTS *

Provide new or upgrade water systems for all of the Project Area distribution network:

1. Construct 10" water main in Cypress from Barbee to Foothill.
2. Construct 12" water main in Foothill from Cypress to Juniper.
3. Construct 12" water main in Paine west of Juniper.
4. Construct 10" water main in Juniper from Paine to Foothill.
5. Construct 10" water main in Paine from Juniper to Sierra.
6. Construct 10" water main in Barbee from Juniper to Bennett.
7. Construct 10" water main in Mango from Barbee to Foothill.
8. Construct 12" water main in Tamarind from Reed to Foothill.
9. Construct 12" water main in Tamarind from Fairfax to Reed.
10. Construct 10" water main in Fairfax from Tamarind to Alder.
11. Construct 12" water main in Foothill from Tamarind to Alder.
12. Construct 12" water main in Alder north to Foothill.
13. Construct 12" water main in Foothill from Alder to Locust.
14. Construct 10" water main in Citrus from Foothill to Ivy.
15. Construct 12" water main in Arrow from Citrus to Jordan.
16. Construct 12" water main in Jordan north of Arrow.

- * Private enterprise should use their funds first for these facilities and any other required facilities before any redevelopment monies are used.

17. Construct 8" water main in Ivy from Citrus to Oleander.
18. Construct 8" water main in Oleander south of Foothill to Ivy.
19. Construct 8" water main in Easement west of Date to south of Madrona.
20. Construct 8" water main in Madrona north of Upland.
21. Construct 8" water main in Oleander from Upland to Ivy.
22. Construct 8" water main in Upland from Oleander to Madrona.
23. Construct 8" water main in Upland from Madrona to Cypress.
24. Construct 8" water main in Oleander from Upland to Owen.
25. Construct 12" water main in Oleander from Owen to Arrow.
26. Construct 12" water main in Arrow from Jordan to Oleander.
27. Construct 12" water main in Seville from Cypress to Chantey.
28. Construct 8" water main in Ivy from Date to Cypress.
29. Construct 12" water main in Cypress from Foothill to Ivy.
30. Construct 8" water main in Sewell north of Upland.
31. Construct 8" water main in Pepper north of Upland.
32. Construct 8" water main in Chantey north of Upland.
33. Construct 8" water main in Chantey from Upland to Seville.
34. Construct 12" water main in Upland from Juniper to Sierra.
35. Construct 10" water main in Juniper north of Arrow to South of Spring.
36. Construct 10" water main in Juniper from Spring to North Arrow.
37. Construct 8" water main in Nuevo from Ivy to Upland.
38. Construct 8" water main in Bennett from Ivy to Upland.
39. Construct 10" water main in Ivy from Juniper to Sierra.
40. Construct 12" water main in Foothill from Juniper to Sierra.

41. Construct 10" water main in Upland from Sierra to Wheeler.
42. Construct 12" water main in Wheeler north of Upland.
43. Construct 12" water main in Mango from Foothill to Owen.
44. Construct 12" water main in Mango from Owen to Seville.
45. Construct 12" water main in Mango from Seville to Arrow.
46. Construct 8" water main in Seville from Mango to Palmetto.
47. Construct 12" water main in Tamarind from Foothill to Arrow.
48. Construct 12" water main in Arrow from Tamarind to Alder.
49. Construct 12" water main in Alder from Seville to Arrow.
50. Construct 12" water main in Alder from Foothill to Seville.
51. Construct 10" water main in Vine west of Laurel.
52. Construct 12" water main in Citrus from Arrow to Dorsey.
53. Construct 12" water main in Oleander from Arrow to Valencia.
54. Construct 12" water main in Valencia from Oleander to Cypress.
55. Construct 12" water main in Cypress from Ceres to Merrill.
56. Construct 12" water main in Merrill from Cypress to Juniper.
57. Construct 10" water main in Ceres from Cypress to Pepper.
58. Construct 12" water main in Ceres from Juniper to Bennett.
59. Construct 12" water main in Ceres from Bennett to Nuevo.
60. Construct 12" water main in Sierra from Orange to Ceres.
61. Construct 12" water main in Ceres from Nuevo to Sierra.
62. Construct 8" water main in Alley between Ceres to Merrill and Nuevo and Sierra.
63. Construct 8" water main in Sierra from Ceres to Merrill.
64. Construct 12" water main in Ceres from Sierra to Wheeler.

65. Construct 12" water main in Ceres from Wheeler to Mango.
66. Construct 12" water main in Merrill from Citrus to Oleander.
67. Construct 12" water main in Randall from Juniper to Mango.
68. Construct 10" water main in Martin east of Sierra.
69. Construct 12" water main in Juniper from Randall to San Bernardino.
70. Construct 12" water main in Sierra from Randall to San Bernardino.
71. Construct 12" water main in San Bernardino from Sierra to Acacia.
72. Construct 12" water main in San Bernardino from Acacia to Emerald
73. Construct 12" water main in Marygold east of Sierra.
74. Construct 10" water main in Valley from Shopping Center east of Sierra.
75. Construct new water main in Slover from Tamarind to Alder.

STORM DRAIN IMPROVEMENTS

1. Provide required regional and local storm drain improvements for entire Project Area.

D. HOUSING/LOW-MODERATE INCOME ASSISTANCE

As provided by Section 33334.2(a) of the Health and Safety Code, (unless certain findings are made), not less than 20 percent of all tax increment allocated to the Agency shall be "used by the Agency for the purpose of increasing, improving or preserving the community's supply of low and moderate income housing". It is contemplated that this assistance will be provided in the form of rehabilitation loans and grants to low and moderate income household owners and renters, through the preservation of low and moderate income housing units and potential development of new housing for owner and renter occupied units, and through the encouragement of development of rental units held at low and moderate income levels.

FONTANA REDEVELOPMENT AGENCY

RULES GOVERNING PARTICIPATION AND RE-ENTRY PREFERENCES

FOR

PROPERTY OWNERS, OPERATORS OF BUSINESSES, AND TENANTS

IN

THE PROPOSED SIERRA CORRIDOR COMMERCIAL REDEVELOPMENT PROJECT AREA

January 1992

Prepared by:

Rosenow Spevacek Group, Inc.
Redevelopment Consultant
540 N. Golden Circle, Suite 305
Santa Ana, California 92705

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Attachment 3

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I. PURPOSE AND INTENT

California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.) requires the Fontana Redevelopment Agency ("the Agency") to establish and make known to property owners, businesses, and tenants within the Project Area the Agency's rules and guidelines for implementing owner participation opportunities in the area subject to the proposed Sierra Corridor Commercial Redevelopment Plan. These rules and guidelines are based upon the following objectives:

1. The Agency's commitment to afford maximum participation to existing property owners who will be affected by the Agency's activities within the Project Area; and
2. The Agency's commitment to extend reasonable preferences as set forth in these rules to existing property owners and persons who are engaged in business with the Project Area in the redevelopment, rental or ownership of new industrial, commercial, or residential uses within Project Area.

These rules set forth the process for owner participation in the Project Area.

II. DEFINITIONS

- A. "Agency" means the Fontana Redevelopment Agency.
- B. "Owner Participation Agreement" means an agreement entered into between the Agency and an owner of real property, persons engaged in business, or a tenant doing business within the Project Area in accordance with the provisions of the Redevelopment Plan and the Rules as described herein which contains the specific responsibilities and obligations of each party regarding a specific implementation of property improvements and land use.
- C. "Project Area" means the Project Area of the Fontana Redevelopment Agency which is subject to the Sierra Corridor Commercial Redevelopment Plan.
- D. "Redevelopment Plan" means the Redevelopment Plan for the Sierra Corridor Commercial Redevelopment Project Area.
- E. "Rules" mean these Agency Rules Governing Participation and Reentry Preferences for Property Owners, Operators of Business and Tenants in the Project Area.
- G. "Law" means the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.)

III. GENERAL

These Rules have been adopted by the Agency specifically to implement the provisions of the Redevelopment Plan and the Law regarding participation and the exercise of re-entry preferences for property owners, tenants, and businesses located in the Project Area. Persons and businesses desiring to

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exercise their owner participation rights and preferences shall abide by these Rules.

The Agency will encourage, to the extent feasible, that all property owners, tenants, and businesses in the Project Area become actively involved in its improvement and redevelopment. Therefore, the Agency shall extend preference to such property owners, tenants and businesses to continue in, or if the Agency acquires the land of an owner or the land on which a person engaged in business is located, to re-enter the Project Area if any such owner or such person otherwise meets the requirements prescribed in the Redevelopment Plan and in these Rules.

Owners of real property in the Project Area shall, as feasible, be given the opportunity to participate in redevelopment by retaining all or a portion of their properties, by purchasing adjacent or other properties in the Project Area or by selling their properties to the Agency and purchasing other properties in the Project Area.

The Agency desires and urges participation in the orderly growth and redevelopment of each of the parcels within the Project Area by as many property owners, tenants and operators of businesses as possible. In view of the pattern of land use and development envisioned by the Redevelopment Plan, qualified persons, whenever feasible, as determined by the Agency, will be encouraged to take advantage of such participation and preference opportunities as described herein, subject to and limited by factors such as the following:

1. The appropriateness of land uses, (i.e., compatibility with existing and planned uses in the area).
2. The realignment, widening, opening and/or elimination of public rights-of-way per the City of Fontana General Plan, as it now exists or is hereafter amended.
3. The removal, relocation, and/or installation of public utilities and public facilities.
4. The ability of participants to finance and/or complete proposed acquisitions and developments.
5. The change in orientation and character of Project Area.
6. The necessity to assemble areas for public and/or private development.
7. Other factors which may be deemed appropriate by the Agency depending on circumstances.

The Redevelopment Plan authorizes the Agency to establish reasonable priorities and preferences among participants; accordingly, the following order of priorities is established:

1. Existing property owners and tenants desiring to participate in their same location in compliance with the Redevelopment Plan and these Rules and desiring to build new industrial, commercial, or residential developments.

2. Owner-occupants relocating within the Project Area in accordance with and as a result of Redevelopment Plan implementation which may cause the temporary displacement of a property owner.
3. Existing tenants relocating within the Project Area in accordance with and as a result of Redevelopment Plan implementation.

The Agency may in its discretion decline any offer of owner participation, resolve conflicting proposals between owners interested in redeveloping the property, or resolve conflicting proposals between owners and others interested in redeveloping the property based upon the following considerations:

1. Conformity of proposals with the intent and objectives of the Redevelopment Plan;
2. Whether the proposal will be in the public interest;
3. Amount of sales tax revenue, tax increment revenue, and other economic benefit accruing to the City and the Agency from the proposal;
4. Employment retention and generation and other economic benefit which can be expected to result to the community if the proposal is accepted;
5. Size and configuration of the parcel proposed for owner participation;
6. Ability of persons desiring to redevelop the property to implement the proposed project, taking into consideration the developer's financial capability, prior experience with similar development, ability to obtain financing, and ability to abide by Agency design standards and development controls;
7. Time schedule for completion of the proposed project;
8. Estimated cost of public and Agency services required if the proposal is accepted.

IV. PARTICIPATION BY OWNERS OF REAL PROPERTY

A. Participation in the Same Location

In appropriate circumstances, as determined by the Agency, where such action would foster the goals and objectives of the Redevelopment Plan, an owner may participate in substantially the same location either by retaining all or portions of his property and purchasing adjacent property if needed and available for development; rehabilitating or demolishing all or part of his existing buildings or structures; initiating new development; and selling property or improvements to the Agency.

B. Participation in a Different Location

When necessary to accomplish the objectives of the Redevelopment Plan as determined by the Agency, the Agency may buy land and improvements at fair market value from existing owners and offer real property for purchase to prospective owner-participants within the Project Area.

V. PARTICIPATION BY TENANTS

Pursuant to these Rules, non-property owners who are tenants engaged in business in the Project Area will be given opportunities to remain or to obtain reasonable preferences to re-enter in business within the Project Area if they otherwise meet the requirements prescribed by the Redevelopment Plan and these Rules.

VI. TYPES OF PARTICIPATION

A. Conforming Owners

If the Agency determines that the use of specific real property within the Project Area meets the requirements of the Redevelopment Plan, and the owners of such properties desire to continue such use or uses, the owner and the Agency may execute a Conforming Owners Certificate. The Conforming Owners Certificate shall provide, among other things, that the owners shall continue to operate and use the real property in accordance with the requirements of the Redevelopment Plan.

B. Owner Participation Agreements

The Agency is authorized to enter into an Owner Participation Agreement regarding properties not purchased or not to be purchased by the Agency and not included in an Agency determination of conformance. Each agreement will contain provisions necessary to ensure that the participation proposal will be carried out and that the subject property will be developed or used in accordance with the conditions, restrictions, rules, and regulations of the Redevelopment Plan and the agreement. Each agreement will require the participant to join in the recordation of such documents as the Agency may require in order to ensure such development and use.

C. Statement of Interest

Before making offers to purchase property in the Project Area the Agency shall notify the owners of any such properties by certified mail, return receipt requested, that the Agency is considering the acquisition of such property. The Agency shall include a form entitled "Statement of Interest for Participating in Sierra Corridor Commercial Redevelopment Project Area" (see Appendix A-1) with the notification. Within 30 days of receipt of such notification, any owner interested in participating in the Project Area shall file a "Statement of Interest for Participation."

The Agency may disregard any Statements received after such 30 day period. Any owner or tenant may also submit such a statement at any time before such notification.

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The Agency shall consider such Statements as are submitted on time and seek to develop reasonable participation for those submitting such statements whether to stay in place, to move to another location, to obtain preferences to re-enter the Project Area, etc.

VII. ENFORCEMENT

In the event a property is not developed or used in conformance with the Redevelopment Plan and with an Agency determination of conformance (Certificate of Conformance) or an Owner Participation Agreement, then the agency is authorized to (1) acquire the property, (2) acquire any interest in the property sufficient to obtain conformance, or (3) take any other appropriate action to obtain such conformance.

VIII. PROCEDURES FOR AMENDING PARTICIPATION RULES

The Agency may amend these rules at any meeting held after their adoption provided the persons who have filed Statements and the participants who have entered into participation agreements are notified in writing at least fourteen (14) days before the meeting at which the proposed amendment will be considered. The text of the proposed change shall be furnished along with the notice of the meeting. Individuals will be notified either in person or by certified mail. Such notice will be mailed or delivered to the address shown on the Statement or as indicated in the participation agreement.

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STATEMENT OF INTEREST FOR PARTICIPATION
IN
SIERRA CORRIDOR COMMERCIAL REDEVELOPMENT PROJECT AREA

I hereby express my interest in participating in the redevelopment project and submit the following information:

1. Name of Property Owner/Tenant: _____

Phone: _____
2. Home Address: _____

3. Address of Property owned or rented in Project Area: _____

4. Name of business in Project Area: _____

Phone: _____
5. I own(); am a tenant(); and wish to rehabilitate(); build(); sell() my present property. If tenant, indicate: month-to-month(); or lease(); expiration date of lease: _____
6. My present type of business is: _____

7. Nature of proposed participation: _____

I understand that submission of this Statement of Interest does not in any way obligate me to participate in the redevelopment project.

Signed: _____

Title: _____

Date: _____

Return to:
Fontana Redevelopment Agency
Fontana City Hall
8353 Sierra Avenue
Fontana, CA 92335

ORDINANCE NO. 1136

**AN ORDINANCE OF THE CITY OF FONTANA, CALIFORNIA
APPROVING AND ADOPTING AMENDMENTS TO THE REDEVELOPMENT
PLAN FOR THE SIERRA CORRIDOR COMMERCIAL REDEVELOPMENT
PROJECT AREA CONCERNING TIME LIMITATIONS**

WHEREAS, the City Council of the City of Fontana ("City Council") approved and adopted the Redevelopment Plan for the Sierra Corridor Commercial Redevelopment Project Area which became effective on July 16, 1992; and

WHEREAS, pursuant to Assembly Bill 1290, which became effective on January 1, 1994 ("AB1290"), all redevelopment plans adopted on or before December 31, 1993, must contain specific time limits on: 1) the establishment of loans, advances and indebtedness; 2) the effectiveness of all redevelopment plans; and 3) a redevelopment agency's authority to pay indebtedness or receive property taxes pursuant to Section 33670 of the Health and Safety Code; and

WHEREAS, pursuant to Health and Safety Code Section 33333.6(e)(1), the legislative body of a redevelopment agency must amend each of its redevelopment plans adopted prior to January 1, 1994, to conform with AB1290 if those plans contain an existing time limit that exceeds the applicable time limit established by Section 33333.6 of the Health and Safety Code or if they do not contain any time limits at all; and

WHEREAS, the Redevelopment Plan for the Sierra Corridor Commercial Redevelopment Project Area must be amended to conform with AB1290; and

WHEREAS, in adopting an ordinance pursuant to Health and Safety Code Section 33333.6(e)(1) to bring a redevelopment plan into compliance with AB1290, neither the Fontana City Council nor the Fontana Redevelopment Agency is required to comply with Article 12 of Part 1 of Division 24, commencing with Section 33450 of the Health and Safety Code which sets forth requirements for amending redevelopment plans.

NOW, THEREFORE, the City Council of the City of Fontana does ordain as follows:

Section 1. Section 702 of the Redevelopment Plan for the Sierra Corridor Commercial Redevelopment Project Area shall be amended by deleting the last paragraph of subsection 3 of Section 702 and adding subsection 4 to read as follows:

No loans, advances or indebtedness to finance, in whole or in part, this Project and to be repaid from the allocation of taxes described in Section 33670 of the Redevelopment Law shall be established or incurred by the Agency beyond July 16, 2012, unless this limitation is extended by amendment of this Plan in accordance with the Redevelopment Law. Notwithstanding this limitation, the Agency shall not be prevented from incurring debt to be paid from the Low and Moderate Income Housing Fund for establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Redevelopment Law. The time limitation set forth herein may be extended only by amendment of the

CERTIFIED TRUE COPY


DEPUTY CITY CLERK, CITY OF FONTANA

Ordinance No. 1136

Plan, after the Agency finds, based on substantial evidence that: (1) significant blight remains within the Project Area; and (2) this blight cannot be eliminated without the establishment of additional debt, provided that in no event shall a subsequent amended time limitation exceed July 16, 2022."

Section 2: Section 702 of the Redevelopment Plan for the Sierra Corridor Commercial Redevelopment Project Area shall be amended by adding subsection 5 to read as follows:

"The Agency shall not repay any indebtedness or receive any property taxes pursuant to Section 33670 of the Redevelopment Law beyond July 16, 2042, unless a different time is required by the Health and Safety Code. The limitation set forth in this subsection 4 shall not be applied to limit allocation of taxes to the Agency to the extent required to eliminate project deficits created under subdivision (e) of Section 33320.5, subdivision (g) of Section 33334.6 or subdivision (d) of Section 33487 of the Redevelopment Law, in accordance with the plan adopted pursuant thereto for the purpose of eliminating the deficits or to implement a replacement housing program pursuant to Section 33413 of the Health and Safety Code. In the event of a conflict between these limitations and the obligations under Section 33334.6 or to implement a replacement housing program pursuant to Section 33413 of the Redevelopment Law, the City Council shall amend the ordinance adopted pursuant to Section 33333.6 of the Redevelopment Law to modify the limitations to the extent necessary to permit compliance with the plan adopted pursuant to subdivision (g) of Section 33334.6 of the Redevelopment Law and to allow full expenditure of monies in the Agency's Low and Moderate Income Housing Fund in accordance with Section 33334.3 of the Redevelopment Law or to permit implementation of the replacement housing program pursuant to Section 33413 of the Redevelopment Law.

The limitations set forth above shall not be construed to affect the validity of any bond, indebtedness, or other obligation, including any mitigation agreement entered into pursuant to Section 33401 of the Redevelopment Law, authorized by the City Council, or the Agency pursuant to Part 1 of Division 24 of the Redevelopment Law, prior to January 1, 1994, nor shall the limitations set forth above be construed to affect the right of the Agency to receive property taxes, pursuant to Section 33670 of the Redevelopment Law to pay the indebtedness or other obligation.

Section 3: If any provision or clause of this Ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are declared to be severable.

Ordinance No. 1136

Section 4: This Ordinance shall take effect thirty (30) days after the date of its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, the Ordinance or a summary of the ordinance, shall be published at least once in the Herald News, a newspaper of general circulation in the City of Fontana; and thereafter this Ordinance shall be in full force and effect.

APPROVED AND ADOPTED this 15th day of November, 1994.

APPROVED AS TO LEGAL FORM:

/s/ Clark Alsop
City Attorney

I, Kathy Montoya, a city clerk of the City of Fontana, and ex-officio clerk of the City Council do hereby certify that the foregoing ordinance is the actual ordinance duly and regularly adopted by the City Council and was introduced at a regular meeting of said City Council on the 1st day of November, 1994, was finally passed and adopted not less than five (5) days thereafter on the 15th day of November, 1994, by the following vote to wit:

AYES: Mayor Boyles, Mayor Pro Tem Eshleman, Members Coleman, Roberts, and Watson

NOES: None

ABSENT: None

/s/ Kathy Montoya
City Clerk of the
City of Fontana

/s/ Gary E. Boyles
Mayor of the
City of Fontana

ATTEST:

/s/ Kathy Montoya
City Clerk