

Amended and Restated Redevelopment Plan for the Merged San Jacinto Redevelopment Project Area

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Table of Contents

SECTION I.	(100)	INTRODUCTION	1
SECTION II.	(200)	GENERAL DEFINITIONS.....	3
SECTION III.	(300)	PROJECT AREA BOUNDARIES	4
SECTION IV.	(400)	REDEVELOPMENT PLAN GOALS	4
SECTION V.	(500)	REDEVELOPMENT ACTIONS.....	5
A.		General.....	5
B.		Property Acquisition	7
C.		Participation by Owners and Persons Engaged in Business	7
D.		Implementing Rules	9
E.		Cooperation with Public Bodies.....	9
F.		Property Management.....	10
G.		Payments to Taxing Agencies.....	10
H.		Relocation of Persons Displaced by a Project.....	11
I.		Demolition, Clearance, Public Improvements, Site Preparation and Removal of Hazardous Waste.....	11
J.		Rehabilitation, Moving of Structures by the Agency and Seismic Repairs	12
K.		Property Disposition and Development	13
L.		Provision for Low and Moderate Income Housing	15
SECTION VI.	(600)	USES PERMITTED IN THE PROJECT AREA	18
A.		Map and Uses Permitted.....	18
B.		Major Land Uses.....	18
C.		Public Uses.....	19
D.		Conforming Properties/Certificates of Conformance.....	19
E.		Nonconforming Uses.....	20
F.		Interim Uses.....	20
G.		General Controls and Limitations	20
H.		Design for Development.....	22
I.		Building Permits.....	22
SECTION VII.	(700)	METHODS FOR FINANCING THE PROJECT	23
A.		General Description of the Proposed Financing Methods.....	23
B.		Tax Increment Revenue.....	23
C.		Agency Bonds.....	24
D.		Other Loans and Grants.....	25
E.		Rehabilitation Loans, Grants and Rebates	25
SECTION VIII.	(800)	ACTIONS BY THE CITY.....	25

SECTION IX.	(900)	ADMINISTRATION AND ENFORCEMENT	26
SECTION X.	(1000)	PLAN LIMITATIONS	26
A.		Effectiveness of the Plan.....	26
B.		Limitation on Incurring Debt	27
C.		Limitation on Receipt of Tax Increment and Payment of Indebtedness	27
D.		Limitation on the Amount of Bonded Indebtedness	27
E.		Limitation on the Collection of Tax Increment.....	28
SECTION XI	(1100)	PROCEDURE FOR AMENDMENT	28

LIST OF EXHIBITS

A - Project Area Boundary Map	29
B - Legal Description - Original San Jacinto Project Area	30
C - Legal Description - San Jacinto Redevelopment Project Amendment No.1	36
D - Legal Description - San Jacinto Redevelopment Project Amendment No.3	49
E - Legal Description - Soboba Springs Redevelopment Project Area	54
F - Proposed Projects List	60

**AMENDED AND RESTATED REDEVELOPMENT PLAN
FOR THE
MERGED SAN JACINTO REDEVELOPMENT PROJECT AREA
(Amendment No. 7 to the San Jacinto Redevelopment Project Area and Amendment No. 2 to
the Soboba Springs Redevelopment Project Area)**

SECTION I. (100) INTRODUCTION

This is the Amended and Restated Redevelopment Plan for the Merged San Jacinto Redevelopment Project Area (Amendment No. 7 to the San Jacinto Redevelopment Project Area and Amendment No. 2 to the Soboba Springs Project Area) (“Plan”). The San Jacinto Redevelopment Project Area was originally adopted June 28, 1983. It has been amended six times. Amendment 1 was adopted on December 28, 1993, to add territory to the project area. Amendment 2 was adopted on December 23, 1994, to accommodate changes in the Redevelopment Law. Amendment 3 was adopted on February 20, 1996, to delete certain areas from the project area. Amendment 4 was adopted on April 7, 2005 to eliminate the time limit to incur indebtedness for the portion of the San Jacinto Redevelopment Project Area adopted in 1983 (“Original Area”). Amendment 5 was adopted on April 21, 2005 to extend the term of the Redevelopment Plan and the time limit to collect tax increment revenue for the Original Area pursuant to Section 33681.9 of the Redevelopment Law. Amendment 5 was adopted on April 21, 2005 to extend the term of the Redevelopment Plan and the time limit to collect tax increment revenue for the Original Area pursuant to Section 33681.12 of the Redevelopment Law. The Soboba Springs Redevelopment Project Area was adopted on December 28, 1983. Amendment 1 was adopted on November 1, 1994 to accommodate changes in the Redevelopment Law.

Amendment No. 7 to the Redevelopment Plan for the San Jacinto Redevelopment Project Area proposes to accomplish the following:

- 1) Amending the existing Redevelopment Plan for the San Jacinto Redevelopment Project to merge it with the Soboba Springs Redevelopment Project Area for financial reasons. More specifically, amending the Redevelopment Plans for the existing San Jacinto and Soboba Springs Project Areas to combine the tax increment and outstanding bonded limit so that the tax increment and outstanding bonded indebtedness limits for the proposed Merged Project Area are those previously established for the existing San Jacinto Project Area;
- 2) Updating and expanding the capital improvement projects list for the proposed Merged San Jacinto Redevelopment Project;
- 3) Adopting a single Merged, Amended and Restated Redevelopment Plan to cover the proposed Merged Project Area; and
- 4) Re-instate eminent domain authority in the San Jacinto Project Area for a 12 year period commencing with the effectiveness of the ordinance adopting the Amended and Restated Redevelopment Plan (if adopted), with the prohibition that the Agency cannot acquire by eminent domain any single family owner occupied home pursuant to Section 19 of Article 1 of the State of California Constitution (Proposition 99). (Eminent domain authority will be applicable within the Existing San Jacinto Project Area and not in the Soboba Springs portion of the Merged Project Area.

Amendment No. 2 to the Soboba Springs Redevelopment Plan proposes to:

- 1) Amending the existing Redevelopment Plan for the San Jacinto Redevelopment Project to merge it with the Soboba Springs Redevelopment Project Area for financial reasons. More specifically, amending the Redevelopment Plans for the existing San Jacinto and Soboba Springs Project Areas to combine the tax increment and outstanding bonded limit so that the tax increment and outstanding bonded indebtedness limits for the Proposed Merged Project Area are those previously established for the existing San Jacinto Project Area. This amendment will have the effect of increasing both the tax increment and outstanding bonded indebtedness limits for the Soboba Springs Project Area;
- 2) Updating and expanding the capital improvement projects list for the Proposed Merged San Jacinto Redevelopment Project ;
- 3) Eliminating the time limit to incur debt pursuant to SB211 Statutes of 2002; and
- 4) Adopting a single Merged, Amended and Restated Redevelopment Plan to cover the proposed Merged Redevelopment Project Area.

The Plan incorporates Amendments Nos. 1 through 7 to the Redevelopment Plan for the San Jacinto Redevelopment Project Area (“San Jacinto Redevelopment Project Area) and Amendments Nos. 1 and 2 to the Redevelopment Plan for the Soboba Springs Redevelopment Project Area (“Soboba Springs Redevelopment Project Area”), collectively referred to as the “Merged Project Area”. The Merged Project Area is located in the City of San Jacinto, County of Riverside, State of California. The Plan consists of the text (Sections 100 through 1100), the project area maps of San Jacinto and Soboba Springs Redevelopment Project Areas (Exhibit A), the legal description of the aforementioned project area boundaries (Exhibit B), and a list of the proposed projects, programs, public facilities, and infrastructure improvement projects (Exhibit C).

The Plan incorporates the provisions of the redevelopment plans previously adopted for the San Jacinto and Soboba Springs Redevelopment Project Areas as amended most recently on April 21, 2005 and November 1, 1994, respectively.

By merging the San Jacinto and Soboba Springs Redevelopment Project Areas, taxes attributable to each project area, which are allocated to the Redevelopment Agency of the City of San Jacinto (“Agency”) pursuant to Section 33670(b) of the California Community Redevelopment Law (Health and Safety Code Section 33000, et. seq.) (“Redevelopment Law”), may be allocated to the entire Merged Project Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the Merged Project Area except that any such taxes attributable to either project area shall first be used to pay indebtedness in compliance with the terms of any bond resolution or other agreements pledging such taxes from that project area, which resolution or other agreement was adopted or approved by the Agency prior to the merging of the project areas. Except as otherwise noted above, tax increment revenue attributed to each constituent project area may be used for any lawful purpose in any of the project areas subject to this Plan.

This Plan has been prepared by the Agency pursuant to the Redevelopment Law, the California Constitution and all applicable laws and ordinances. It does not present a specific plan for the redevelopment, rehabilitation and revitalization of any area within the Merged Project Area; instead, it establishes a process and framework for implementation.

SECTION II. (200) GENERAL DEFINITIONS

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

- A. “Adopting Ordinance” means Ordinance No. ____ adopted by the San Jacinto City Council on _____, 2011, adopting this Plan.
- B. “Agency” means the Redevelopment Agency of the City of San Jacinto, California.
- C. “Agency Board” means the governing body of the Agency.
- D. “Amendment Area” means the portion of the San Jacinto Project Area which was adopted by the City Council of the City of San Jacinto on December 21, 1993, by Ordinance No. 992.
- E. “City” means the City of San Jacinto, California.
- F. “City Council” means the legislative body of the City.
- G. “County” means the County of Riverside, California.
- H. “Disposition and Development Agreement” means an agreement between a developer and the Agency that sets forth terms and conditions for sale, improvement and redevelopment of property in the Merged Project Area.
- I. “General Plan” means the City’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.
- J. “Map” means the Map of the Merged Project Area attached hereto as Exhibit A.
- K. “Merged Project Area” means the area included within the boundary which includes the San Jacinto and Soboba Springs Redevelopment Project Areas which is the territory this Plan applies to, as shown on Exhibit A, and described in Exhibit B.
- L. “Method of Relocation” means the methods or plans adopted by the Agency pursuant to Sections 33352(f), 33411, and 33411.1 of the Redevelopment Law for the relocation of families, persons, businesses, and nonprofit local community institutions to be temporarily or permanently displaced by actions of the Agency.
- M. “Participation Agreement” means an agreement entered into between the Agency and an Owner, persons engaged in business, or a tenant doing business within the Merged Project Area in accordance with the provisions of the Plan and any rules that may be adopted and which contains the specific responsibilities and obligations of each party regarding specific implementation of the property improvements and land uses.
- N. “Person” means an individual(s), or any public or private entities.
- O. “Plan” means the Amended and Restated Redevelopment Plan for the Merged San Jacinto Redevelopment Project Area (Amendment No. 7 to the San Jacinto Redevelopment Project Area and Amendment No. 2 to the Soboba Springs Redevelopment Project Area).
- P. “Project” means any undertaking of the Agency pursuant to this Plan.
- Q. “Redevelopment Law” means the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.).

- R. "Rules" means the "Rules Governing Participation and Reentry Preferences for Property Owners, Operator of Businesses and Business Tenants" or such similar documents as may be adopted by the Agency to implement policies identified in Redevelopment Law and Section V of this Plan.
- S. "San Jacinto Project Area" means the portion of the Merged Project Area which was adopted on June 28, 1983 by Ordinance No. 754, and subsequently amended on December 28, 1993 by Ordinance No. 992, December 20, 1994, by Ordinance No. 1006, February 20, 1996 by Ordinance No. 1021, April 7, 2005, by Ordinance No. 05-07, April 21, 2005 by Ordinance No. 05-10, and April 21, 2005 by Ordinance No. 05-11.
- T. "Soboba Springs Project Area" means the portion of the Merged Project Area which was adopted by the Agency on December 27, 1983, by Ordinance No. 767, and subsequently amended on November 1, 1994 by Ordinance No. 1003.
- U. "State" means the State of California.

SECTION III. (300) PROJECT AREA BOUNDARIES

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

SECTION IV. (400) REDEVELOPMENT PLAN GOALS

Implementation of this Plan is intended to achieve the following goals:

- Eliminate and prevent the spread of conditions of blight, including but not limited to: underutilized properties and deteriorating buildings, incompatible and uneconomic land uses, deficient infrastructure and facilities, obsolete structures, and other economic deficiencies, in order to create a more favorable environment for commercial, industrial, office, residential, and recreational development.
- Develop property within a coordinated land use pattern of residential, commercial, industrial, recreational and public facilities in the Merged Project Area consistent with the goals, policies, objectives, standards, guidelines and requirements, as set forth in the City's adopted General Plan and Zoning Code.
- Develop public services and facilities including, but not limited to, recreational, maintenance, and operational services and facilities as are necessary and required for the development of the Merged Project Area.
- Eliminate environmental deficiencies and inadequate public improvements including inadequate street improvements, inadequate utility systems, and inadequate public services; and mitigate freeway or highway impacts, including circulation and social, physical and environmental characteristics of blight.
- Develop efficient and effective circulation corridor systems, free from hazardous vehicular, pedestrian and bicycle interfaces.

- Implement techniques to mitigate blight characteristics resulting from exposure to freeway, highway, and/or public right-of-way corridor activity which affect adjacent properties within the Merged Project Area.
- Implement beautification activities to eliminate all forms of blight.
- Encourage, promote and assist in the development and expansion of local commerce and needed commercial and industrial facilities, including providing assistance to finance facilities or capital improvements on property used for industrial or manufacturing purposes to increase local employment and improve the economic climate within the Merged Project Area, particularly in the Central Business District, and within industrial and commercial areas and other isolated vacant and/or underutilized properties within the Merged Project Area.
- Assist in the acquisition, assemblage, and/or disposition of usable sites for commercial, industrial, recreational, and public facility development.
- Create a more cohesive and unified San Jacinto community by strengthening the physical, social and economic ties between residential, commercial, industrial, recreational, and public land uses in the Merged Project Area.
- Provide housing affordable to very low, low and moderate income households, consistent with the goals and objectives of the community.
- Provide Agency loans to owners and tenants to encourage redevelopment, revitalization and enhancement of the community.
- Encourage the restoration and reuse of older, historic structures which add to San Jacinto's character and sense of cultural and historic identity.

SECTION V. (500) REDEVELOPMENT ACTIONS

A. (501) General

The Agency proposes to eliminate and prevent the recurrence of blight, and improve the economic base of the Project Area by:

1. Rehabilitating, altering, remodeling, improving, modernizing, clearing, or reconstructing buildings, structures and improvements.
2. Rehabilitating, preserving, developing or constructing affordable housing in compliance with California State law.
3. Providing the opportunity for owners and tenants presently located in the Merged Project Area to participate in redevelopment projects and programs, and extending preferences to occupants to remain or relocate within the redeveloped Merged Project Area.
4. Providing relocation assistance to displaced residential and nonresidential occupants, if necessary.
5. Facilitating the development or redevelopment of land for purposes and uses consistent with this Plan.
6. Providing incentives for property owners, tenants, businesses, and residents to participate in improving conditions throughout the Merged Project Area.

7. Acquiring real property by purchase, lease, gift, grant, request, devise or any other lawful means (including eminent domain in the San Jacinto Project Area only), after the conduct of appropriate hearings.
8. Combining parcels and properties where and when necessary.
9. Preparing building sites and constructing necessary off-site improvements.
10. Acquiring, installing, developing, constructing, reconstructing, redesigning, planning, replanning, or reusing streets, curbs, gutters, sidewalks, traffic control devices, utilities, flood control facilities and other public improvements and public facilities.
11. Providing additional parking throughout the area.
12. Providing for open space.
13. Managing property owned or acquired by the Agency.
14. Assisting in procuring financing for the construction of residential, commercial, and office buildings to increase the commercial base and enhance the residential neighborhoods of the Merged Project Area, and increase the number of temporary and permanent jobs in the City.
15. Disposing of property including, without limitation, the lease or sale of land at a value determined by the Agency for reuse in accordance with this Plan.
16. Establishing controls, restrictions or covenants running with the land, so that property will continue to be used in accordance with this Plan.
17. Vacating or abandoning streets, alleys, and other thoroughfares, as necessary, and dedicating other areas for public purposes consistent with the objectives of this Plan.
18. Providing replacement housing, if any is required.
19. Applying for and utilizing grants, loans and any other assistance from federal or State governments, or other sources.
20. Taking actions the Agency determines are 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.
21. Taking actions the Agency determines are 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 Merged Project Area or to remove hazardous waste from property.
22. Preparing and carrying out plans from time to time for the improvement, rehabilitation, and redevelopment of blighted areas and creating a variety of economic development programs which will help build a stronger economic base within the Merged Project Area.
23. Assisting businesses in the Merged Project Area with sign and facade improvements and general rehabilitation by providing loans and grants.
24. Adopting specific design guidelines for projects to ensure a consistent design theme which will guide rehabilitation, new development, developers, architects, and builders.
25. Developing programs to assist owners in the Merged Project Area with the preservation and rehabilitation of historically significant buildings and sites.

To accomplish these actions and to implement this Plan, the Agency is authorized to use the powers provided in this Plan, and 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 interest in property, and any improvements on it by any means authorized by law including, without limitation, by gift, grant, exchange, purchase, cooperative negotiations, lease, option, bequest, devise or, unless specifically exempted, by eminent domain in the San Jacinto Project Area only. Eminent domain authority expired in the San Jacinto Project Area on March 20, 2008. Eminent domain authority is reinstated in the San Jacinto Project Area for a period of 12 years, commencing on the effective date of the Adopting Ordinance adopting this Plan. As provided by Section 19, Article 1 of the California Constitution (Proposition 99), eminent domain may not be used to acquire owner occupied single family homes for the purposes of conveying the property to a private party.

Eminent domain shall not be used to acquire any property within the Soboba Springs Project Area unless this provision is subsequently amended.

a. (503.1) Eminent Domain Time Limitations

Except as otherwise provided herein, or otherwise provided by law, no eminent domain proceedings shall be commenced in the San Jacinto Redevelopment Project Area after twelve (12) years following the effective date of the Adopting Ordinance adopting this Plan. Such time limitation may be extended only by amendment of this Plan, unless otherwise provided by law.

The Agency is authorized to acquire real property devoted to public use through eminent domain, but property of a public body shall not be acquired without its consent.

2. (504) Acquisition of Personal Property

Where necessary in the implementation of this Plan, the Agency is authorized to acquire personal property in the Merged Project Area by any lawful means, including, without limitation, any means authorized by this Plan or by law for the acquisition of real property.

C. (505) Participation by Owners and Persons Engaged in Business

1. (506) Owner Participation

The Agency encourages all property owners, tenants, and businesses in the Merged Project Area to be actively involved in improvement and community development within the Merged Project Area.

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.

Opportunities to participate in the redevelopment of property in the Project Area may include without limitation 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 or other properties from the Agency; purchasing or leasing properties in the Project Area; participating with developers in the improvement of all or a portion of a participant's properties; or other suitable means consistent with objectives and proposals of this Plan and with the Agency's rules governing owner participation and re-entry.

The Agency desires participation in redevelopment activities by as many owners and business tenants as possible. However, participation opportunities shall necessarily be subject to and limited by such minimum factors as the expansion of public or public utilities facilities; elimination and changing of land uses; realignment of streets; the ability of the Agency and/or owners and business tenants to finance acquisition and development activities in accordance with this Plan; and whether the proposed activities conform to and further the goals and objectives of this Plan.

If conflicts develop between proposals of participants, this Plan authorizes the Agency to, in its discretion, decline any offer of owner participation or resolve conflicting proposals between owners interested in redeveloping property by establishing reasonable priorities and preferences among participants based upon the above identified factors.

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

Consistent with Redevelopment Law, 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 reenter the Merged Project Area if any such owner or such person otherwise meets the requirements prescribed in the Redevelopment Plan and in such Rules as the Agency may enact. The ability to participate may be limited by market conditions.

Owners of real property in the Merged Project Area shall be given the opportunity to participate in the redevelopment of Owner's property in the Merged Project Area, if such Owner agrees to participate in the redevelopment consistent with the Plan and such Rules as the Agency may enact, provided such Owner is qualified to undertake and complete the proposed redevelopment activity as determined by the Agency.

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/her property and purchasing adjacent property if needed and available for development; rehabilitating or demolishing all or part of his/her existing buildings or structures; initiating new development; and selling property or improvements to the Agency. 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 Merged Project Area.

Nonproperty owners who are tenants engaged in business in the Merged Project Area will be given opportunities to remain or to obtain reasonable preferences to reenter in business within the Merged Project Area if they otherwise meet the requirements prescribed by the Redevelopment Plan and these Rules.

3. (508) Owner Participation

a. Owner Participation Agreements

The Agency is authorized to enter into a Participation Agreement with Owners desiring to develop or improve their properties within the Merged Project Area. The Agency may, through the Participation Agreement, impose any of the standards, restrictions, and controls of the Plan or any design guidelines adopted by the Agency pursuant to the Plan. All conditions imposed shall be reasonably related to the goals and objectives of the Plan, rules and regulations and/or the impacts of the proposed development.

b. Statement of Interest

Consistent with Redevelopment Law, the Rules and any other guidelines it may enact, the Agency shall solicit a Statement of Interest in owner participation from the Owner of Property that is the subject of the redevelopment proposals (i.e. the property that may be acquired, developed or rehabilitated).

c. Property Owner/Tenant Proposals

If a Statement of Interest meets Agency requirements and proposes participation that is feasible, the Agency shall invite the Owner to submit to the Agency a proposal for the project identified in the Statement of Interest.

The Agency retains and shall exercise the discretion vested in it by law to consider and determine whether a proposal for redevelopment submitted by an Owner for participation conforms to, and meets the goals and objectives of, the Plan and the Rules. The Agency shall exercise said discretion reasonably, in good faith, and without discrimination.

D. (509) Implementing Rules

The provisions of Sections 505-508 of this Plan shall be implemented according to the Rules adopted by the Agency prior to the adoption of the Adopting Ordinance, which may be amended from time to time by the Agency. Such Rules allow for Participation Agreements with the Agency.

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 of activities authorized by this Plan. The

Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate the implementation of this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and to achieve the highest public good.

The Agency shall seek the cooperation of all public bodies which own or intend to acquire property in the Merged Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and business tenant participation if such public body is willing to enter into a 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 Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized, to the extent permissible by law, to financially (and otherwise) assist public bodies in the cost of public land, buildings, facilities, structures or other improvements (within or outside the Merged Project Area) where such land, buildings, facilities, structures, or other improvements are of benefit to the Merged Project Area.

F. (511) Property Management

During such time as property, if any, in the Merged 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

The Agency may pay, but is not required to pay, in any year during which it owns property in the Merged Project Area that is tax exempt, directly to any City, County or 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 tax exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

To the extent required by the Redevelopment Law, the Agency will make statutory pass-through payments to affected taxing entities.

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

1. (514) Relocation Program

In accordance with the provisions of the California Relocation Assistance Law (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 the Agency's acquisition of property in the Merged Project Area or as otherwise required by law. Such relocation assistance shall be provided in the manner required by the Method of Relocation. 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 suitable to their needs. The Agency shall make a reasonable effort to relocate displaced individuals, families, and commercial and professional establishments within the Merged Project Area. The Agency is also authorized to provide relocation for displaced persons outside the Merged 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, State Relocation Law (Government Code 7260 through 7277), Redevelopment Law, and any other applicable rules and regulations. In addition, the Agency may make any additional relocation payments which, in the Agency's opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

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 of property, to demolish, clear or move buildings, structures, or other improvements from any real property as necessary to carry out the purposes of this 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 Merged Project Area) necessary to carry out the purposes of this Plan. Such public improvements include, but are not limited to: 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; fiber optics; water distribution systems; parks; plazas; playgrounds; public parking facilities; landscaped areas; schools; libraries; civic; cultural; and recreational facilities; and pedestrian improvements. A list of proposed public facilities and infrastructure improvement projects is included in the projects list set forth in Exhibit C and incorporated herein by reference.

The Agency, as it deems necessary to carry out the Plan and subject to the 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 Merged Project Area, upon both the Agency Board and the City Council making the applicable determinations required pursuant to 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 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, or undertake or make provisions with other agencies for the installation, or construction of streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this Plan in the Merged Project Area.

4. (520) Removal of Hazardous Waste

To the extent legally allowable, the Agency may 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 Merged Project Area.

J. (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 Merged Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property, buildings or structures in the Merged Project Area not owned by the Agency to the extent permitted by the Redevelopment Law. The Agency is authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as practicable and to enhance 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 Merged Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Merged Project Area.

The extent of rehabilitation in the Merged Project Area shall be subject to the discretion of the Agency based upon such objective factors as:

- a. Compatibility of rehabilitation with land uses as provided for in this Plan.
- b. Economic feasibility of proposed rehabilitation and conservation activity.

- c. Structural feasibility of proposed rehabilitation and conservational activity.
- d. The undertaking of rehabilitation and conservation activities in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency.
- e. The need for expansion of public improvements, facilities and utilities.
- f. The assembly and development of properties in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Merged Project Area.

2. (523) Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any building structures or other improvements from any real property acquired which can be rehabilitated to a location within or outside the Merged Project Area.

3. (524) Seismic Retrofit

For any project undertaken by the Agency within the Merged Project Area for building rehabilitation or alteration in construction, the Agency may, by following all applicable procedures which are consistent with local, State, and federal law, take those actions which the Agency determines are necessary 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 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 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 Plan, such sale or lease shall be first approved by the City Council after public hearing.

Except as otherwise permitted by law, no real property acquired by the Agency, in whole or in part with tax increment, or any interest therein, shall be sold or leased for development pursuant to the Plan for an amount less than its fair market value, or the fair reuse value at the use and with the covenants, conditions and development costs authorized by the sale or lease.

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

All purchasers or lessees of property from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete improvement 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 Plan.

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

All development, whether public or private, must conform to this 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. Such development must receive the approval of all appropriate public agencies.

b. (528) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to Participation Agreements, shall be made subject to the provisions of this 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, subleases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this 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 Plan.

The Agency shall obligate lessees and purchasers of real property acquired in redevelopment projects and owners of property improved as part of a redevelopment project to refrain from discrimination or segregation based

upon race, color, creed, religion, national origin, ancestry, sex, marital status, sexual orientation, physical condition, pregnancy or pregnancy-related condition, political affiliation or opinion, age, or medical condition in the sale, lease, sublease, transfer, use occupancy, tenure or enjoyment of property in the Merged 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, subleases, or contracts for the sale, lease, sublease or other transfer of land in the Merged 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 Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

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

1. (531) Definition of Terms

Unless otherwise permitted or required by law, the terms “affordable housing cost”, “replacement dwelling unit”, “persons and families of low or moderate income”, “substantially rehabilitated dwelling units” and “very low income households” as used herein shall have the meanings as now 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 Merged Project Area: acquire real property, buildings sites, buildings or structures, donate real property, improve real property or building sites, construct or rehabilitate buildings or structures, and take any other such actions as may be permitted by the Redevelopment Law, in order to provide housing for persons and families of low or moderate income.

3. (533) Replacement Housing

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project subject to a written agreement, 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 consistent with Redevelopment Law.

The Agency shall comply with all provisions of Redevelopment Law pertaining to replacement housing.

4. (534) New or Rehabilitated Dwelling Units Developed Within the Project Area

Unless otherwise permitted by law, at least thirty percent (30%) of all new and substantially 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 thirty percent (30%), not less than fifty percent (50%) shall be available to and occupied by very low income households. Unless otherwise permitted by law, at least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within the Merged 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 fifteen percent (15%), not less than forty percent (40%) shall be available at affordable housing cost to very low income households. The percentage requirements set forth in this Section 534 shall apply independently of the requirements of Section 533 of this Plan and in the aggregate to the supply of housing to be made available pursuant to this Section 534 and not to each individual case of rehabilitation, development or construction of dwelling units.

Pursuant to Section 33413(b) (4) of the Redevelopment Law, as may be amended from time to time, the Agency shall prepare and adopt a Housing Compliance Plan to comply with the requirements set forth above, for the Merged Project Area. The Housing Compliance Plan shall be consistent with, and may be included within the Housing Element of the City's General Plan. Unless otherwise permitted by law, the Housing Compliance Plan shall be reviewed and, if necessary, amended at least every five (5) years in conjunction with the Housing Element or Implementation Plan cycle. Unless otherwise permitted by law, the Housing Compliance Plan shall ensure that the requirements of this section are met every ten (10) years.

Except as otherwise permitted or required by law, the Agency shall require, by contract or other appropriate means, that whenever any low and moderate income housing units are developed within the Merged 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 Project; 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

Unless otherwise permitted by law, the Agency shall require the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 533 and 534 of this Plan to remain available at affordable housing cost to very low income, low income, and moderate income households for the longest feasible time, as determined by the Agency, but for not less than the period of the residential land use controls established in Section X of this Plan.

6. (536) Relocation Housing

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

7. (537) Increased and Improved Supply

Except as otherwise permitted by law, not less than twenty percent (20%) 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 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.

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 Housing Fund.

In implementing this Section 537 of the 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.
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 community's supply of mobile homes.
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 of this Plan. These funds may be used inside or outside the Merged Project Area; however, these funds may be used outside the Merged Project Area only if findings of benefit to the Merged Project Area are made pursuant to the Redevelopment Law.

8. (538) Duration of Affordability

Except as provided in Section 33334.3 of the Redevelopment Law, or 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. Fifty-five 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 (i) 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 (ii) the comparable replacement units are not developed with moneys from the Low and Moderate Income Housing Fund.
- b. Forty-five years for owner-occupied units. However, the Agency may permit sales of owner-occupied units prior to the expiration of the 45-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) Maps and Uses Permitted

The Maps attached hereto as Exhibit A and incorporated herein illustrate the location of the Merged Project Area boundaries, the immediately adjacent streets, and existing public rights-of-way and public easements. The land uses permitted by this Plan shall be those permitted by the General Plan and City zoning ordinances as they now exist or may hereafter be amended.

B. (602) Major Land Uses (as now provided in the General Plan)

Major land uses permitted within the Merged Project Area shall include: Commercial, Industrial, Residential, Public Institutional, and special uses such as specific plan uses. The areas shown on the plan maps may be used for any of the various kinds of uses specified for or permitted within such areas by the General Plan and Zoning Ordinance as they exist or are hereafter amended in the future.

C. (603) Public Uses

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

The public street system for the Merged Project Area is illustrated on the Project Area Map identified as Exhibit A. The street system in the Merged Project Area shall be developed in accordance with the Circulation Element of the 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 Merged Project Area. Additional easements may be created by the Agency and City in the Merged 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 Merged Project Area, the Agency is authorized to permit, establish, or enlarge public, institutional, or non-profit uses, including, but not limited to, schools, community centers, 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 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 Merged Project Area.

D. (606) Conforming Properties/Certificates of Conformance

The Agency may, in its sole and absolute discretion, determine that certain real properties within the Merged Project Area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without a Participation Agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. If such a determination is made by the Agency, the Agency may issue a Certificate of Conformance to qualifying properties and these properties will not be subject to acquisition by eminent domain under this Plan so long as the property continues to conform to this Plan and to other terms and conditions required by the Agency. If a property owner makes a written request for a Certificate of Conformance, the Agency shall, within 120 days, issue a Certificate of Conformance, or notify the property owner in writing what specific action the owner must take in order to receive a Certificate of Conformance. If a Certificate of Conformance is issued, the Agency may not institute an eminent domain action to acquire the property covered by the Certificate of Conformance as long as the property is maintained in good condition.

An owner of a conforming property may be required by the Agency to enter into a 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 Merged 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 Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Merged Project Area.

The Agency may, but is not required to, authorize additions, alterations, repairs or other improvements in the Merged Project Area for uses which do not conform to the provisions of this Plan where, in the determination of the Agency, such improvements would be compatible with surrounding Merged Project Area uses and proposed 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 Merged Project Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use, however, shall conform to all applicable sections of the City codes other than permitted uses.

G. (609) General Controls and Limitations

All real property in the Merged Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, redeveloped, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the goals and provisions of this Plan and all applicable City codes and ordinances. The land use controls of this Plan shall apply for the periods set forth in Section X below. The type, size, height, number and use of buildings within the Merged Project Area will be controlled by the applicable City planning and zoning ordinances as they now exist or may hereafter be amended from time to time.

1. (610) New Construction

All construction in the Merged 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, additional specific performance and development standards may be adopted by the Agency to control and direct improvement activities in the Merged Project Area.

2. (611) Rehabilitation

Any existing structure within the Merged 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 Merged Project Area shall be regulated by the General Plan. As of the date of adoption of the Adopting Ordinance, there are approximately 2,628 dwelling units in the Merged Project Area.

4. (613) Open Space and Landscaping

The approximate amount of open space to be provided in the Merged Project Area is the total of all areas so designated and diagrammed in the Land Use Element of the 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 Plan. Landscaping shall be developed in the Merged 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 established in accordance with the provisions and diagrams of the 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 Municipal Code of the City and procedures permitted by this 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, parking, smoke, glare, noise, odor, or similar factors incompatible with the surrounding areas, structures, or uses shall be permitted in any part of the Merged Project Area, except as otherwise permitted by the City.

9. (618) Subdivision of Parcels

No parcels in the Merged 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 Plan, the Agency.

10. (619) Minor Variations

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

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of this 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.
- d. Permitting a variation will not be contrary to the objectives of this Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this 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 Plan.

H. (620) Design for Development

Within the limits, restrictions, and controls established in this 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, parking 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 Merged 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 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 a Participation Agreement with the Agency, such property shall be developed in accordance with the provisions of such Agreement. One of the objectives of this Plan is to create an attractive and pleasant environment in the Merged Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Merged Project Area. The Agency shall not approve any plans that do not comply with this Plan except as permitted by Section 619 of this Plan.

I. (621) 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 Merged Project Area from the date of adoption of this Plan must be in conformance with the provisions of this 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 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 Plan by the City Council, the Agency is authorized to finance implementation of this Plan with assistance from local sources, the State and/or the federal government, property tax increment, interest income, Agency bonds, donations, loans from private financial institutions or from any other available sources of financing which are legally available and do not conflict with the objectives of this Plan.

The Agency is also authorized to obtain advances, borrow funds, issue bonds or other obligations, and create indebtedness in carrying out this 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 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 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 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 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 Merged 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 Adopting Ordinance, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the Taxing Agencies upon the total sum of the assessed value of the taxable property in the Project 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 Adopting Ordinance, shall be allocated to and when collected shall be paid to the respective Taxing Agencies as taxes by or for the Taxing Agencies on all other property are paid (for the purpose of allocating taxes levied by or for any Taxing Agency or Agencies which did not include the territory in the Merged Project Area on the effective date of the Adopting 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 the Adopting Ordinance shall be used in

determining the assessed valuation of the taxable property in the Merged Project Area on the effective date).

2. That portion of the 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 Merged Project Area exceeds the total assessed value of the taxable property in the Merged 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 Merged Project Area shall be paid to the respective Taxing Agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Merged Project Area shall be paid to the respective Taxing Agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount identified in paragraph (1.) above which is 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. This paragraph (3.) shall only apply to taxes levied to repay bonded indebtedness approved by the voters on or after January 1, 1989.

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 Merged Project Area.

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 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 or 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 the limit as stated in Section 1004 of this Plan, except by amendment to this Plan.

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 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 Plan and shall take all reasonable actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blighting conditions in the Merged Project Area. 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 Merged 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 Plan, provided that nothing in this Plan shall be deemed 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 Merged 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 Merged 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 Plan in the Merged Project Area to ensure proper development and use of land.

5. Provisions for administration/enforcement of this Plan by the City after completion of development.
6. The undertaking and completion of any other proceedings necessary to carry out the Project.
7. The expenditure of any City funds in connection with redevelopment of the Project Area pursuant to this Plan.
8. Revision of the City zoning ordinance, adoption of specific plans or execution of statutory development agreements to permit the land uses and facilitate the development authorized by this Plan.

SECTION IX. (900) ADMINISTRATION AND ENFORCEMENT

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

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

All provisions in Redevelopment Law as may be required to be included in a redevelopment plan are hereby incorporated as if fully set forth herein.

SECTION X. (1000) PLAN LIMITATIONS

A. (1001) Effectiveness of the Plan

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, and except as otherwise provided herein, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective as follows:

<u>Area</u>	<u>Time Limit</u>
San Jacinto-Original Project Area	June 28, 2025 ¹
San Jacinto-Amendment Area	December 28, 2033
Soboba Springs Project Area	November 1, 2028

After the time limit on the effectiveness of the Plan has expired, the Agency shall have no authority to act pursuant to the Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts. However, if the Agency has not completed its housing obligations pursuant to Section 33413 of the Redevelopment Law, the Agency shall retain its authority to implement requirements under 33413, including the ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

¹ Date changed from June 28, 2023 by Ord. Nos. 5-10 and 5-11.

B. (1002) Limitation on Incurring Debt

The time limits on the establishing of loans, advances, and indebtedness to be paid with the proceeds of property taxes received pursuant to Section 33670 of the Redevelopment Law to finance in whole or in part the redevelopment project are as follows:

<u>Area</u>	<u>Time Limit</u>
San Jacinto-Original Project Area	June 28, 2025 ²
San Jacinto-Amendment Area	December 28, 2013
Soboba Springs Project Area	November 1, 2028 ³

This limit, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Redevelopment Law. The loans, advances, or indebtedness may be repaid over a period of time longer than this time limit as provided herein. No loans, advances or indebtedness to be repaid from the allocation of taxes shall be established or incurred by the Agency beyond this time limitation. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by this section.

The time limits established in this Section 1002 may be extended in the manner provided by law.

C. (1003) Limitation on Receipt of Tax Increment and Payment of Indebtedness

Except as otherwise provided herein, the limitations on the receipt of tax increment and the payment of indebtedness with the proceeds of property taxes received pursuant to Section 33670 of the Redevelopment Law are as follows:

<u>Area</u>	<u>Time Limit</u>
San Jacinto-Original Project Area	June 28, 2035
San Jacinto-Amendment Area	December 28, 2043
Soboba Springs Project Area	November 1, 2033

D. (1004) Limitation on the Amount of Bonded Indebtedness

This Plan authorizes the issuance of bonds to be repaid in whole or in part from the allocation of taxes pursuant to Redevelopment Law Section 33670. Except by amendment of the Plan, the amount of bonded indebtedness which can be outstanding at one time and payable in whole or in part from tax allocations attributable to the Merged Project Area shall not exceed \$413 Million Dollars (\$413,000,000). If other sources of payment are lawfully combined with tax allocations, there shall be no limit as to the amount of bonded indebtedness serviceable from such other source of funds.

² On April 7, 2005, City Council adopted Amendment No. 4 (Ordinance No. 05-07), which pursuant to SB211 Statutes of 2002 eliminated the time limit to incur debt for the San Jacinto Original Project Area.

³ On _____, 2011, City Council adopted Amendment No. 7 (Ordinance No. _____), which pursuant to SB211 Statutes of 2002 eliminated the time limit to incur debt for the Soboba Springs Project Area.

E. (1005) Limitation on the Collection of Tax Increment

Pursuant to the limitations included in the adoption of Amendment No. 3 to the Redevelopment Plan for the San Jacinto Redevelopment Project Area, taxes, as defined in Section 33670 of the Redevelopment Law and collected from the Merged Project Area shall not be divided and shall not be allocated to the Agency in excess of \$2,700,000,000 except by further amendment of the Plan.

SECTION XI. (1100) PROCEDURE FOR AMENDMENT

This 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.

This Plan is to be liberally construed and not interpreted as a limitation on the powers of the Agency. Notwithstanding any provision in this Plan to the contrary, the Agency may hereby utilize all powers of a redevelopment agency pursuant to the Redevelopment Law and all other applicable laws, as the same now exists or may hereafter be amended or adopted.

EXHIBIT B

Legal Description

- Original San Jacinto Project Area -

For purposes of clarity, the Original Area has been divided into six (6) Sub-Project Areas. The boundaries of the entire Original Area, as encompassing all six (6) of the Sub-Project Areas, is described in the legal descriptions as follows:

SUB-PROJECT AREA A

Adopted June 28, 1983 by San Jacinto City Council Ordinance No. 754. A parcel of land in the City of San Jacinto, County of Riverside, State of California.

Beginning at the centerline intersection of Esplanade Avenue and State Street;

- Thence, West along the centerline of Esplanade Avenue to the intersection on of the West right-of-way line of State Street;
- Thence, North on the West right-of-way line of State Street to the intersection with the South right-of-way line of Thirteenth Street;
- Thence, West on the South right-of-way line of Thirteenth Street to the intersection with the West right-of-way line of Gilbert Street;
- Thence, North on the West right-of-way line of Gilbert Street to the intersection with the North right-of-way line of Ninth Street;
- Thence, East on the North right-of-way line of Ninth Street to the Southeast corner of Parcel No. 3 of Parcel Map as recorded in Book 47 at Page 12, Records of Riverside County, California;
- Thence, North of the East line of said Parcel No. 3 to the intersection with the South right-of-way of Seventh Street said intersection also being the Northeast corner of said Parcel No.3;
- Thence, West on the South right-of-way line of Seventh Street to the West right-of-way line of Grand Avenue;
- Thence, North on the West right-of-way line of Grand Avenue to an angle point in said right-of-way line;
- Thence, Northeasterly on the Northerly right-of-way line of Grand Avenue to the intersection with the North line of the S. 1/2 of the N.W 1/4 Section 34 T. 4S, R.1.W.;
- Thence, West on said North line to the intersection with the West right-of-way line of Elizabeth Avenue;
- Thence, North on the West right-of-way line of Elizabeth Avenue to the intersection with the centerline of Cottonwood Avenue;
- Thence, East on the centerline of Cottonwood Avenue to an angle point in the City of San Jacinto boundary line;
- Thence, Northwest on said City boundary line to the intersection with the North right-of-way line of Cottonwood Avenue;
- Thence, East on the North right-of-way line of Cottonwood Avenue to the intersection with the West right-of-way line of State Street;
- Thence, North on the West right-of-way line of State Street to the intersection with the Southerly right-of-way line of De Anza Drive;

- Thence, Southeast on the Southerly right-of-way line of De Anza Drive to the intersection with the East right-of-way line of State Street;
- Thence, South on the East right-of-way line of State Street to the intersection with the Easterly right-of-way line of Scovell Avenue;
- Thence, Southeast on the Easterly right-of-way line of Scovell Avenue to the intersection with the Northerly right-of-way line of Main Street;
- Thence, Southwest on the Northerly right-of-way line of Main Street to an angle point in said right-of-way line;
- Thence, South on the West right-of-way line of Main Street and its prolongation to the South right-of-way line of Seventh Street;
- Thence, East on the South right-of-way of Seventh Street 20 feet, more or less, to the East right-of-way line of the Atchison Topeka and Santa Fe Railroad right-of-way line;
- Thence, South on the Atchison Topeka and Santa Fe Railroad right-of-way line through the various courses to the centerline of Esplanade Avenue;
- Thence, West on the centerline of Esplanade Avenue to the intersection with the centerline of State Street also the point of beginning.

SUB-PROJECT AREA B

Adopted June 28, 1983 by the San Jacinto City Council Ordinance No. 754. A parcel of land in the City of San Jacinto, County of Riverside, State of California.

Beginning at the centerline intersection of Esplanade Avenue and Santa Fe Avenue;

- Thence, North on the centerline of Santa Fe Avenue to the intersection with the South right-of-way line of Twelfth Street;
- Thence, West on the South right-of-way line of Twelfth Street and its prolongation to the East right-of-way line of the Atchison Topeka and Santa Fe Railroad right-of-way line;
- Thence, North on the East right-of-way line of the Atchison Topeka and Santa Fe Railroad through the various courses to the South right-of-way line of Seventh Street;
- Thence, West on the South right-of-way line of Seventh Street 20 feet, more or less, to the intersection with the prolongation of the West right-of-way line of Main Street;
- Thence, North on the West right-of-way line of Main Street to an angle point in said right-of-way line;
- Thence, Northeast on the Northerly right-of-way line of said Main Street to the intersection with the Easterly right-of-way line of Dillon Avenue;
- Thence, Southeast on the Easterly right-of-way of Dillon Avenue to the intersection with the Northerly right-of-way line of Ash Street;
- Thence, Northeast on the Northerly right-of-way of Ash Street to the intersection of the Easterly right-of-way line of Victoria Avenue;
- Thence, Southeast on the Northerly right-of-way line of Victoria Avenue to the intersection with the North right-of-way line of Seventh Street;
- Thence, East on the North right-of-way line of Seventh Street to the intersection with the East right-of-way line of Jordan Avenue;

- Thence, South on the East right-of-way line of Jordan Avenue to the intersection with the South right-of-way line of Shaver Street;
- Thence, West on the South right-of-way line of Shaver Street to the intersection with the East right-of-way line of Irwin Street;
- Thence, South on the East right-of-way line of Irwin Street to the Southwest corner of Lot-28 of the Olmstead and Beales Tract as recorded in Map Book 2 at Page 89, Records of San Diego County, California. Said point is also on the South line of Parcel No. 3 of Record of Survey as recorded in Book 49 at Page 17, Records, of Riverside County, California;
- Thence, West and parallel to Esplanade Avenue to the Westerly right-of-way line of San Jacinto Avenue;
- Thence, North along the Westerly right-of-way line of San Jacinto Avenue to the Southerly right-of-way line of Esplanade Avenue;
- Thence, West along the Southerly right-of-way line of Esplanade Avenue 330 feet;
- Thence, North and parallel with San Jacinto Street to the intersection with the centerline of Esplanade Avenue;
- Thence, West on the centerline of Esplanade Avenue to a point 529 feet, more or less, East of the centerline intersection of Santa Fe Street;
- Thence, South and parallel with Santa Fe Street to the Southerly right-of-way line of Esplanade Avenue;
- Thence, West along the Southerly right-of-way line of Esplanade Avenue to the intersection with the centerline of Santa Fe Street;
- Thence, North on the centerline of Santa Fe Street to the centerline intersection of Esplanade Avenue, also the point of beginning.

SUB-PROJECT AREA C

Adopted June 28, 1983 by the San Jacinto City Council Ordinance No. 754. A parcel of land in the City of San Jacinto, County of Riverside, State of California.

Beginning at the intersection of the West right-of-way line of San Jacinto Avenue and the North right-of-way line of Seventh Street;

- Thence, North on the West right-of-way line of San Jacinto Avenue to the intersection with the South right-of-way line of Sixth Street;
- Thence, West on the South right-of-way line of Sixth Street to the intersection with the West right-of-way line of Pico Avenue;
- Thence, North on the West right-of-way line of Pico Avenue to the intersection with the South right-of-way line of Fifth Street;
- Thence, West on the South right-of-way line of Fifth Street to the intersection with the West right-of-way line of Estudillo Avenue;
- Thence, North on the West right-of-way line of Estudillo Avenue to the intersection with the North right-of-way line of Main Street;
- Thence, East on said prolongation and centerline of Artesian Avenue to the intersection with the Northerly prolongation of the centerline of Vernon Street;

- Thence, South on said prolongation of the centerline of Vernon Street to the intersection with the South right-of-way line of First Street;
- Thence, West on the South right-of-way line of First Street to the intersection with the West right-of-way line of Sherriff Avenue;
- Thence, South on the East right-of-way line of Sherriff Avenue to the intersection with the North right-of-way line of Third Street;
- Thence, East on the North right-of-way line of Third Street to the intersection with the East right-of-way line of Mistletoe Avenue;
- Thence, South on the East right-of-way line of Mistletoe Avenue to the intersection with the North right-of-way line of Main Street;
- Thence, East on the North right-of-way line of Main Street to the intersection with the prolongation of the East right-of-way line of Hewett Street;
- Thence, South on the East right-of-way line of Hewett Street to the intersection with the North right-of-way line of Seventh Street;
- Thence, East an the North right-of-way line of Seventh Street to the intersection with the prolongation of the East boundary line of Tract 13365 as recorded in Map Book 124 at Pages 13 through 15, Records of Riverside County, California;
- Thence, South on the East boundary line of said Tract 13365 to the intersection with the centerline of Shaver Street;
- Thence, West on the centerline of Shaver Street to the intersection with the West right-of-way line of Minor Street;
- Thence, North on the West right-of-way line of Minor Street to the intersection with the North right-of-way line of Seventh Street;
- Thence, East on the North right-of-way line of Seventh Street to the intersection with the West right-of-way line of Mistletoe Avenue;
- Thence, North on the West right-of-way line of Mistletoe Avenue to the intersection with the South right-of-way line of Fifth Street;
- Thence, West on the South right-of-way line of Fifth Street to the intersection with the East right-of-way line of Jordan Avenue;
- Thence, South on the East right-of-way line of Jordan Avenue to the intersection with the North right-of-way line of Seventh Street;
- Thence, continuing Southeast along said line 380 feet, more or less, to a line perpendicular to the Easterly right-of-way line of Idyllwild Drive;
- Thence, Northeast along said perpendicular line to the intersection with East line of Section 27 as shown on the Map of the San Jacinto Land Association as recorded in Map Book 8 at Page 357, Records of San Diego County, California;
- Thence, South on said section fine to the East one-fourth quarter corner of said Section 27;
- Thence, East an said one-fourth quarter line to the intersection with the centerline of San Jacinto Avenue;
- Thence, South on the centerline of San Jacinto Avenue to the intersection with the Old City of San Jacinto boundary line;

- Thence, East on said boundary line to the intersection with the East right-of-way line of San Jacinto Avenue;
- Thence, South on the East right-of-way line of San Jacinto Avenue to the intersection with the Southeasterly prolongation of the Southerly right-of-way line of Idyllwild Drive;
- Thence, Northwesterly on the Southerly right-of-way line of Idyllwild Drive to the intersection with the Northerly line of Lot No. 38 as shown on the Map of the San Jacinto Land Association as recorded in Map Book 8 at Page 357, Records of San Diego County, California;
- Thence, Southwest on said lot line 630 feet, more or less, to a line parallel with Idyllwild Drive;
- Thence, Southeasterly on said parallel line to the intersection with the Southerly line of Lot No. 38 as shown on the Map of the San Jacinto Land Association as recorded in Map Book 8 at Page 357, Records of San Diego County, California;
- Thence, Southwest on said Southerly line to the intersection with the Easterly right-of-way line of Ramona Boulevard;
- Thence, Southeasterly on the Easterly right-of-way line of Ramona Boulevard to the intersection with the Southerly right-of-way line of Wateka Street;
- Thence, Southwesterly on the Southerly right-of-way line of Wateka Street to the intersection with the Westerly right-of-way line of De Anza Drive, said point also being the point of beginning.
- Thence, East 198 feet, more or less, parallel with Commonwealth Avenue to the intersection with the West line of said Parcel No. 3 of said parcel map;
- Thence, North on the West line of said Parcel No. 3 to a corner Common to the South line, of Parcel No. 2 and Parcel No. 3 of said parcel map;
- Thence, West on said South line of Parcel No. 2 and Parcel No. 3 646 feet, more or less, to the intersection with a line parallel with the East line of said Parcel No. 2 to the West end of a 30-foot wide easement in favor of the Southern California Gas Company per instrument recorded May 22, 1956 in Book 1915 at Page 302, Records of Riverside County, California;
- Thence, North on said parallel line to the intersection with the South line of an easement in favor of the Southern California Gas Company per instrument recorded August 2, 1956 in Book 1952 at Page 537, Records of Riverside County, California;
- Thence, West on said South line to the intersection with the East line of Farm Lot 74 S.J.L.A. as shown on Record of Survey as recorded in Book 9 at Page 25, Records of Riverside County, California. Said line is also shown on parcel map as recorded in Book 94 at pages 96 and 97 (no detail);
- Thence, North on said East line of Farm Lot 74 S.J.L.A. to the Southwest corner of a parcel of land shown as 10.05 acres as shown on a Record of Survey as recorded in Book 50 at Page 41, Records of Riverside County, California;
- Thence, East on the South line of said 10.05 acres 1,323 feet, more or less, to the Southeast corner thereof;
- Thence, North 178.3 feet, more or less, on the East line of said 10.05 acres to the Northwest corner of an easement in favor of California Electric Power Company per instrument recorded October 3, 1951 in Book 1307 at Page 528, Records of Riverside County, California;

- Thence, East on the North line of said easement to the centerline intersection of Hewett Street and Evans Street (the last three courses are also shown on Parcel Map 14728 as recorded in Book 94 at Pages 96 and 97, Records of Riverside County, California);
- Thence, South on the centerline of Hewett Street to the centerline intersection with Commonwealth Avenue also the point of beginning.

EXHIBIT C

Legal Description

- San Jacinto Redevelopment Project Amendment No. 1 -

LEGAL DESCRIPTION OF SAN JACINTO REDEVELOPMENT AGENCY SAN JACINTO REDEVELOPMENT PROJECT AMENDMENT NO. 1

This Legal Description is being used in conjunction with the Boundary Map of San Jacinto Redevelopment Agency. San Jacinto Redevelopment Project, Amendment No. 1. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the City of San Jacinto, County of Riverside, State of California, described as follows:

SUB AREA 1 - P.O.B.

Beginning at the intersection of the easterly Right-of-Way line of Lyon Avenue with the southerly line of the north 1/2 of Section 28, Township 4 South, Range 1 West SBB&M; thence

1. westerly along said southerly line to its intersection with the westerly line of Section 28; Township 4 South, Range 1 West SBB&M; thence
2. southerly along said westerly line to its intersection with a line 401.20 feet southerly and parallel with the south line of the north 1/2 of Section 29, Township 4 South, Range 1 West, SBB&M thence;
3. westerly along said parallel line to its intersection with the centerline of Sanderson Avenue; thence
4. northerly along said centerline to its intersection with the southerly line of Parcel 1 as shown on Survey, recorded in Book 37, Page 24 of Record of Surveys, Records of said County; thence
5. northwesterly on said southerly line to its intersection with the westerly line of said Parcel 1; thence
6. northerly along said westerly line to its intersection with the southerly line of the north 1/2 of Section 19, Township 4 South, Range 1 West, SBB&M; thence
7. westerly along said southerly line to its intersection with the easterly line of the west 1/2 of said Section 19; thence
8. northerly along said easterly line to its intersection with the northerly line of said Section 19; thence
9. westerly along said northerly line to its intersection with the westerly Right-of-Way line of Warren Road; thence
10. northerly along said westerly Right-of-Way line to its intersection with the northerly Right-of-Way line of Ramona Expressway; thence
11. easterly along said northerly Right-of-Way line to its intersection with the westerly line of Parcel Map No. 23141, as shown as map recorded in Book 154, Pages 67 and 68 of Parcel Maps, Records of said County; thence
12. northerly along said westerly line to its intersection with the northwesterly line y g Y of Parcel 4 of said Parcel Map No. 23141, also being the northwesterly line of Rancho San Jacinto Viejo; thence

13. northeasterly along said northwesterly line and the northwesterly line of Parcels 2 and 3 of said Parcel Map No. 23141 to its intersection with the northeasterly line of said Parcel 2 also being the centerline of San Jacinto Levee District Channel; thence
14. southeasterly along said northeasterly line and the northeasterly line of Parcel 1 of said Parcel Map No. 23241 and its southeasterly prolongation to its intersection with the easterly Right-of-Way line of Sanderson Avenue; thence
15. southerly along said easterly Right-of-Way line to its intersection with the northerly line of Lot 122 of San Jacinto Land Association, as shown on Map recorded in Book 8, Page 357 of Maps, Records of San Diego County; thence;
16. easterly along said northerly line and its easterly prolongation to its intersection with the easterly line of the westerly 75 acres of Lot 120 of said San Jacinto Land Association said line also being a line 1237.50 feet easterly and parallel with the westerly line of said Lot 120; thence
17. southerly along said parallel line to its intersection with the southwesterly Right-of-Way line of Ramona Expressway; thence
18. southeasterly along said southwesterly Right-of-Way line to its intersection with the southeasterly line of Lot 18 of said San Jacinto Land Association; thence
19. southwesterly along said southeasterly line to its intersection with the northeasterly Right-of-Way line of Ramona Boulevard, 80 feet, wide; thence
20. southeasterly along said northeasterly Right-of-Way line to its intersection with the northeasterly prolongation of the southeasterly line of Lot 25 of said San Jacinto Land Association; thence
21. southwesterly along said prolongation and said southeasterly line to its intersection with the northeasterly Right-of-Way line of De Anza Drive, 80 feet wide; thence
22. southeasterly along said northeasterly Right-of-Way line to its intersection with a line perpendicular to said Right-of-Way line running through a point 1680 feet southeasterly of the northeast corner of Lot 138 of said San Jacinto Land Association, measured along the centerline of De Anza Drive; thence
23. southwesterly along said perpendicular line to its intersection with the easterly prolongation of the northerly line of Parcel Map No. 6511 as shown on Maps recorded in Book 20, Page 20 of Parcel Maps, Records of said County; thence
24. westerly along said prolongation and said northerly line to its intersection with the easterly Right-of-Way line of Lyon Avenue; thence
25. southerly along said easterly Right-of-Way line to the Point of Beginning.

SUB AREA 2 - P.O.B.

Beginning at the southeast corner of Government Lot 6, a Fractional Section 23, Township 4 South, Range 1 West SBB&M; thence

1. westerly along the southerly line of said Government Lot 6 to its intersection with the northeasterly line of Rancho San Jacinto Viejo as shown on partition of Rancho San Jacinto recorded in Book 3, Page 9 (1882) of Maps, Records of San Diego County; thence

2. northwesterly along said northeasterly line to its intersection with the easterly line of Parcel Map No. 25415, as shown on map recorded in Book 167, Pages 26 through 28, inclusive, of Parcel Maps, Records of said County; thence
3. southerly and southwesterly along said easterly and southeasterly line of Parcels 1 and 3 of said Parcel Map 25415 to its intersection with the southerly line of said Parcel 3; thence
4. westerly along said southerly line to its intersection with the westerly line of said Parcel 3; thence
5. northerly along said westerly line and the westerly line of Parcels 2 and 1 of said Parcel Map 25415 to its intersection with the northerly line of said Parcel 1; thence
6. easterly along said northerly line to its intersection with the northeasterly line of said Rancho San Jacinto Viejo; thence
7. northwesterly along said northeasterly line to a point on the southwesterly line of Government Lot 7 of Fractional Section 15, Township 4 South, Range 1 West SBB&M distance 1355 feet northwesterly from the most southerly corner of Government Lot 8 of said Section 15; thence
8. North 19° 13' East, 811.16 feet; thence
9. South 52° 12' West, 191.52 feet to its intersection with a line 990 feet westerly and parallel with the easterly line of said Government Lot 7; thence
10. northerly along said parallel line 509.45 feet to its intersection with the northerly line of said Section 15; thence
11. easterly along said northerly line and the northerly line of Government Lot 5 of Fractional Section 14; Township 4 South, Range 1 West SBB&M to its intersection with the easterly line of said Government Lot 5; thence
12. southerly along said easterly line to its intersection with the southerly line of said Fractional Section 14; thence
13. easterly along said southerly line to its intersection with the easterly line of Government Lot 6 of Fractional Section 23, Township 4 South; Range 1 West SBB&M; thence
14. southerly along said easterly line to the Point of Beginning.

SUB AREA 3 - P.O.B.

Beginning at the intersection of line 1350 feet more or less easterly and parallel with the centerline of State Street with the northerly line of Section 27, Township 4 South, Range 1 West SBB&M being also the northerly Right-of-Way line of Ramona Expressway; thence ~ -

1. southerly along said parallel Line to its intersection with the southerly line of ~ Parcel Map No. 22092 as shown on Map recorded in Book 147, Pages 43 and 44 of Parcel Maps, Records of said County; thence
2. westerly along said southerly line and its westerly prolongation to its intersection with the northeasterly Right-of-Way line of Idyllwild Drive; thence
3. northwesterly along said northeasterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Young Street; thence
4. southwestwesterly along said northwesterly Right-of-Way line to its intersection with the centerline of Ramona Boulevard; thence

5. northwesterly along said centerline to its intersection with a line 495 feet northwesterly and parallel with the northwesterly Right-of-Way line of Young Street; thence
6. northeasterly along said northwesterly Right-of-Way line to its intersection with the centerline of Idyllwild Avenue; thence
7. northwesterly along said centerline to its intersection with the southwesterly Right-of-Way line of Ramona Expressway; thence
8. northeasterly along a line perpendicular to said southwesterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of Ramona Expressway; thence
9. southeasterly along said northeasterly Right-of-Way line to its intersection with the westerly Right-of-Way line of State Street; thence
10. northerly along said westerly Right-of-Way line to its intersection with the northerly Right-of-Way line of Community College Drive; thence
11. easterly along said northerly Right-of-Way line to its intersection with the northerly prolongation of the westerly line of Tract No. 15130 as shown on Map recorded in Book 110, Pages 78 through 84 inclusive of Maps, Records of said County; thence
12. southerly along said prolongation and said westerly line to its intersection with the southerly Line of said Tract No. 15130; thence
13. easterly along said southerly line to its intersection with the westerly Right-of-Way line of Gold Street, thence;
14. southerly along said westerly Right-of-Way line and its southerly prolongation being also the easterly line of said Tract No. 8319 as shown on Map recorded in Book 104, Pages 97 through 101 inclusive of Maps, Records of said County to its intersection with the northerly Right-of-Way line of Ramona Expressway; thence
15. easterly along said northerly Right-of-Way line to the Point of Beginning.

SUB AREA 4 - P.O.B.

Beginning at the intersection of the northwesterly Right-of-Way line of Tahquitz Street, 60 feet wide; with the southwesterly Right-of-Way line of Idyllwild Drive, 60 feet wide; thence

1. southwesterly along said northwesterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line Ramona Boulevard; thence
2. northwesterly along said northeasterly Right-of-Way line to its intersection with the southeasterly line of Lot 38 of San Jacinto Land Association as shown on Map recorded in Book 8; Page 357 of Maps, Records of San Diego County; thence
3. northeasterly along said southeasterly line to its intersection with the southeasterly prolongation of the southwesterly line of Parcel Map No. 25021 as shown on Map recorded in Book 160, Pages 99 and 100 of Parcel Maps, Records of said County; thence
4. northwesterly along said prolongation to its intersection with the southeasterly line of said Parcel Map No. 25021; thence
5. northeasterly along said southeasterly line to its intersection with the southwesterly Right-of-Way line of Idyllwild Drive; thence
6. southeasterly along said southwesterly Right-of-Way line to the Point of Beginning.

SUB AREA 5 - P.O.B.

Beginning at the intersection of the southerly Right-of-Way line of Seventh Street with a line 660 feet westerly and parallel with the westerly line of Parcel Map No. 743 as shown on Map Recorded in Book 26, Page 12 of Parcel Maps, Records of said County; thence

1. northerly along said parallel line to its intersection with the westerly prolongation of the northerly line of said Parcel Map No. 7443; thence
2. easterly along said prolongation, said northerly line and the north line of the south one-half of the northwest one-quarter of Section 34, Township 45, Range 1 West SBB&M to its intersection with the northwesterly Right-of-Way line of Grand Avenue, 66 feet wide; thence
3. southwesterly along said northwesterly Right-of-Way line to its intersection with a northerly prolongation of the centerline of Grand Avenue, 30 feet wide;
4. southerly along said prolongation and said centerline to its intersection with the southerly Right-of-Way line of Seventh Street; thence
5. westerly along said southerly Right-of-Way line to the Point of Beginning.

SUB AREA 6 - P.O.B.

Beginning at the intersection of the centerline of Esplanade Avenue with the westerly line of Lot 36 of Estudillo Land and Water Company's addition to San Jacinto as shown on Map recorded in Book 9, Page 410 of Maps, Records of San Diego County; thence

1. westerly on along said centerline to its intersection with the westerly line of Section 34, Township 4 South, Range 1 West, SBB&M, said line also being the centerline of Palm Avenue; thence
2. northerly along said westerly line to its intersection with the northerly line of Parcel 4120-11 as shown on Survey recorded in Book 60, Page 28 of Record of Surveys, Records of said County; thence
3. easterly along said northerly line to its intersection with the westerly line of said Map of Estudillo Land and Water Company's addition to San Jacinto; thence
4. southerly along said westerly line to the Point of Beginning.

SUB AREA 7 - P.O.B.

Beginning at the intersection of the southwesterly Right-of-Way line of De Anza Drive with a line 165 feet northwesterly and parallel with the northwesterly line of Parcel Map No. 4913 as shown on Map recorded in Book 6, Page 55 of Parcel Maps, Records of said County; thence

1. southwesterly along said parallel line to its intersection with the easterly Right-of-Way line of State Street; thence
2. northerly along said easterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of De Anza Drive; thence
3. southeasterly along said southwesterly Right-of Way line to the Point of Beginning.

SUB AREA 8 - P.O.B.

Beginning at the intersection of the northwesterly line of Lot 4, Block 4 of Estudillo Land and Water Company's addition to San Jacinto as shown on Map recorded in Book 9, Page 410 of Maps, Records of San Diego County with the easterly Right-of-Way Line of State Street; thence

1. northerly along said easterly Right of Way line to its intersection with the southerly Right-of-Way line of Brinton Street; thence
2. easterly along said southerly Right-of-Way line to its intersection with a line 106.66 feet northwesterly and parallel with the northwesterly line of T.J. Brinton's Subdivision of Farm Lots 140 and 155 as shown on Map recorded in Book 4, Page 225 of Maps, Records of San Diego County; thence
3. southwesterly along said parallel line to its intersection with the northeasterly line of said map of Estudillo Land and Water Company's addition to San Jacinto; thence
4. northwesterly along said northeasterly line to its intersection with the northeasterly prolongation of the northwesterly line of Lot 4, Block 4 of said Estudillo Land and Water Company's addition to San Jacinto; thence
5. southwesterly along said prolongation and said northwesterly line to the Point of Beginning.

SUB AREA 9 - P.O.B.

Beginning at the intersection of the southwesterly Right-of-Way line of Victoria Avenue with the northwesterly line of Lot 13, Block 6 of Estudillo Land and Water Company's addition to San Jacinto as shown on Map recorded in Book 9, Page 410 of Maps of Records of San Diego County; thence

1. southwesterly along said northwesterly line and its southwesterly prolongation to its intersection with a line 8 feet southwesterly and parallel with the southwesterly line of said Lot 13; thence
2. southeasterly along said parallel Line to its intersection with the northeasterly prolongation of the northwesterly Line of Lot 24 of Block 6 of said Estudillo Land and Water Company's addition to San Jacinto; thence
3. southwesterly along said prolongation and said northwesterly line to its intersection with the easterly Right-of-Way line of State Street; thence
4. northerly along said easterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Victoria Avenue; thence
5. southeasterly along said southwesterly Right-of-Way line to the Point of Beginning.

SUB AREA 10 - P.O.B.

Beginning at the intersection of the southwesterly Right-of-Way line of Dillon Avenue with the northwesterly line of Lot 4, Block 13 of Estudillo Land and Water Company's addition to San Jacinto as shown on Map recorded in Book 9, Page 410 of Maps, Records of San Diego County; thence

1. southwesterly along said northwesterly line and its southwesterly prolongation to its intersection with a line 8 feet southwesterly and parallel with the southwesterly line of said Lot 4; thence
2. southeasterly along said parallel line to its intersection with the northeasterly prolongation of the northwesterly line of Lot 19 of said Block 13; thence

3. southwesterly along said prolongation and said northwesterly line to its intersection with the northeasterly Right-of-Way Line of Scovell Avenue; thence
4. northwesterly along said northeasterly Right-of-Way line to its intersection with the easterly Right-of-Way line of State Street;
5. northerly along said easterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Dillon Avenue; thence
6. southeasterly along said southwesterly Right-of-Way line to the Point of Beginning.

SUB AREA 11 - P.O.B.

Beginning at the intersection of the northeasterly Right-of-Way line of Scovell Avenue with the southeasterly Right-of-Way line of Cedar Street; thence

1. northeasterly along said southeasterly Right-of-Way line to its intersection with the northerly line of Lot 15 of Block 12 of Estudillo Land and Water Company's addition to San Jacinto, as shown on Map recorded in Book 4, Page 410 of Maps, Records of San Diego County; thence
2. southeasterly along said northeasterly line and its southeasterly prolongation to its intersection with the westerly Right-of-Way line of the Atchison Topeka and Santa Fe Railroad Right-of-Way, 60 feet wide; thence
3. southerly along said westerly Right-of-Way line to its intersection with the northeasterly Right-of-Way Line of Scovell Avenue; thence
4. northwesterly along said northeasterly Right-of-Way line to the Point of Beginning.

SUB AREA 12 - P.O.B.

Beginning at the intersection of the northwesterly line of Lot 24, Block 12 of Estudillo Land and Water Company's addition to San Jacinto, as shown on Map recorded in Book 9, Page 140 of Maps Records of San Diego County with the northeasterly Right-of-Way line of Scovell Avenue; thence

1. northwesterly along said northeasterly Right-of-Way Line to its intersection with the easterly line of the Atchison Topeka and Santa Fe Railroad Right-of-Way, 60 feet wide; thence
2. northerly along said easterly Right-of-Way line to its intersection with the northwesterly prolongation of the northeasterly line of said Lot 24; thence
3. southeasterly along said prolongation to its intersection with the northwesterly line of said Lot 24; thence
4. southwesterly along said northwesterly line to the Point of Beginning.

SUB AREA 13 - P.O.B.

Beginning at the intersection of the southerly Right-of-Way line of Menlo Avenue with the westerly Right-of-Way line of San Jacinto Street; thence

1. northerly along said westerly Right-of-Way line to its intersection with the southerly line of the northerly half of Lot 193 of San Jacinto Land Association, as shown on Map recorded in Book 8, Page 357 of Maps, Records of San Diego County; thence

2. westerly along said southerly line to its intersection with the centerline of Santa Fe Street; thence
3. northerly along centerline to its intersection with the northerly Right-of-Way line of Midway Avenue; thence
4. easterly along said northerly Right-of-Way line to its intersection with the westerly Right-of-Way line of San Jacinto Street; thence
5. northerly along said westerly Right-of-Way line to its intersection with a line 660 feet southerly and parallel with the northerly line of Lot 81 of said San Jacinto Land Association; thence .
6. westerly along said parallel line to its intersection with the centerline of Santa Fe Street; thence
7. northerly along said centerline to its intersection with the centerline of Oakwood Street; thence
8. westerly along said centerline to its intersection with the southerly prolongation of the westerly Right-of-Way line of Sante Fe Street; thence
9. northerly along said westerly Right-of-Way line to its intersection with a line 315 feet northerly and parallel with the northerly Right-of-Way line of Oakwood Street; thence
10. westerly along said parallel line to its intersection with the easterly line of Lot 21 of Midway Ranch Tract, as shown on Map recorded in Book 8, Page 50 of Maps, Records of said County; thence
11. southerly along said easterly line to its intersection with the northerly Right-of-Way line of Oakwood Street; thence
12. westerly along said northerly Right-of-Way line to its intersection with the centerline of Juanita Street; thence
13. southerly along said centerline to its intersection with the easterly prolongation of the southerly line of Parcel 1 of Survey as shown on Map recorded in Book 46, Page 38 of Record of Surveys, Records of said County; thence
14. westerly along said prolongation and said southerly line and its westerly prolongation to its intersection with the westerly line of Atchison Topeka and Santa Fe Railroad Right-of-Way, 100 feet wide; thence
15. southerly along said westerly Right-of-Way line to its intersection with the southerly line of Parcel 2 of Parcel Map 19930 as shown Map recorded in Book 126, Pages 61 and 62 of Parcel Maps, Records of said County; thence
16. westerly along said southerly line and its westerly prolongation to its intersection with the centerline of State Street; thence
17. northerly along said centerline to its intersection with the centerline of Esplanade Avenue; thence
18. easterly along said centerline to its intersection with the centerline of vacated Buena Vista Street; thence
19. northerly along said centerline to its intersection with the centerline of vacated Thirteenth Street; thence

20. westerly along said centerline to its intersection with the easterly line of Atchison Topeka and Santa Fe Railroad Right-of-Way, 60 feet wide; thence
21. northerly along said easterly Right-of-Way line to its intersection with the westerly prolongation of the centerline of vacated Twelfth Street, also being the northerly line of Tract No. 23300 as shown on Map recorded in Book 193, Pages 18 and 19 of Maps, Records of said County; thence
22. easterly along said centerline to its intersection with the centerline of Santa Fe Street, 60 feet wide; thence
23. southerly along said centerline to its intersection with the southerly Right-of-Way line of Esplanade Avenue; thence
24. easterly along said southerly Right-of-Way line to its intersection with a line 529 feet easterly and parallel with the centerline of Santa Fe Street; thence
25. northerly along said parallel line to its intersection with the centerline of Esplanade Avenue; thence
26. easterly along said centerline to its intersection with a line 330 feet westerly and parallel with the centerline of San Jacinto Street; thence
27. southerly along said parallel line to its intersection with a line 30 feet southerly and parallel with the centerline of Esplanade Avenue being also the Boundary line of San Jacinto Redevelopment Project; thence
28. easterly along said Boundary line to its intersection with the westerly Right-of-Way line of San Jacinto Street; thence
29. southerly along said westerly Right-of-Way line to its intersection with the northerly line of Lot 77 of San Jacinto Land Association as shown on Map recorded in Book 8, Page 357 of Maps, Records of San Diego County; thence
30. westerly along said northerly line to its intersection with a line 300 feet westerly and parallel with the westerly Right-of-Way line of San Jacinto Street; thence
31. northerly along said parallel line, 610 feet more or less to its intersection with the southerly Right-of-Way line of Esplanade Avenue; thence
32. westerly along said southerly Right-of-Way line to its intersection with a line 820 feet easterly and parallel with the centerline of Santa Fe Street; thence
33. southerly along said parallel line to its intersection with a line 220 feet southerly and parallel with the centerline of Esplanade Avenue; thence
34. westerly along said parallel line to its intersection with a line 650 feet easterly and parallel with the centerline of Santa Fe Street; thence
35. southerly along said parallel line to its intersection with the northerly line of Lot 77 of said San Jacinto Land Association; thence
36. westerly along said northerly line to its with a line 529 feet easterly and parallel with the centerline of Santa Fe Street; thence
37. northerly along said parallel line to its intersection with a line 330 feet southerly and parallel with the centerline of Esplanade Avenue; thence
38. westerly along said parallel line to its intersection with the easterly Right-of-Way line of Santa Fe Street; thence

39. southerly along said easterly Right-of-Way line to its intersection with the northerly line of Tract No. 24844 as shown on Map recorded in Book 230, pages 11 and 12 of Maps, Records of said County; thence
40. easterly along said northerly line and its easterly prolongation to its intersection with the centerline of San Jacinto Street; thence
41. southerly along said centerline to its intersection with a line 660 feet northerly and parallel with the centerline of Midway Avenue; thence
42. easterly along said parallel line to its intersection: with the easterly line of San Jacinto Street; thence
43. southerly along said easterly Right-of-Way line to its intersection with a line 250 feet northerly and parallel with the centerline of Midway Avenue; thence
44. easterly along said parallel line to its intersection with a line 269.50 feet easterly and parallel with the centerline of San Jacinto Street; thence
45. southerly along said parallel line to its intersection with the southerly Right-of-Way line of Midway Avenue, 60 feet wide; thence
46. westerly along said southerly Right-of-Way line to its intersection with a line 264.5 feet easterly and parallel with the centerline of San Jacinto Street; thence
47. southerly along said parallel line to its intersection with a line 180 feet southerly and parallel with the centerline of Midway Avenue; thence
48. easterly along said parallel line to its intersection with the northerly prolongation of the westerly line of Survey as shown on Map recorded in Book 42, Page 64 of Record of Surveys, Records of said County, said line also being 364.11 feet westerly and parallel with the centerline of Girard Street; thence
49. southerly along said parallel line to its intersection with the easterly prolongation of the northerly line of Parcel Map No. 18378 as shown on Map recorded in Book 141, Pages 53 through 55, inclusive of Parcel Maps, Records of said County; thence
50. westerly along said prolongation and said northerly line to its intersection with the easterly line of Parcel 4 of said Parcel Map 18378; thence
51. southerly along said easterly line to its intersection with the northerly line of Parcel 3 of said Parcel Map No. 18378; thence
52. easterly along said northerly line to its intersection with the easterly line of said Parcel 3; thence
53. southerly along said easterly line to its intersection with the southerly line of Parcel 3; thence
54. westerly along said southerly line to its intersection with the easterly line of Parcel 2 of said Parcel Map No. 18378; thence
55. southerly along Said easterly line to its intersection with the southerly Right-of-Way line of Menlo Avenue; thence
56. westerly along said southerly Right-of-Way line to the Point of Beginning.

SUB AREA 14 - P.O.B.

Beginning at the intersection of the northerly Right-of-Way line of Main Street, 60 feet wide with the easterly Right-of-Way line of Estudillo Avenue, 50 feet wide; thence

1. northerly along said easterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Ramona Boulevard, 80 feet wide; thence
2. southeasterly along said southwesterly Right-of-Way line to its intersection with the westerly Right-of-Way line of Pico Avenue, 50 feet wide; thence
3. southerly along said westerly Right-of-Way line to its intersection with the northerly Right-of-Way line of Main Street; thence
4. westerly along said northerly Right-of-Way line to the Point of Beginning.

SUB AREA 15- P.O.B.

Beginning at the intersection of northerly Right-of-Way line of Seventh Street with the westerly Right-of-Way line of San Jacinto Avenue; thence

1. westerly along said northerly Right-of-Way line to its intersection with a line 195 feet westerly and parallel with the centerline of Pico Avenue; thence
2. northerly along said parallel line to its intersection with the southerly Right-of-Way line of Fifth Street; thence
3. easterly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Pico Avenue; thence
4. southerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line of Sixth Street; thence
5. easterly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of San Jacinto Avenue; thence
6. southerly along said westerly Right-of-Way line to the Point of Beginning.

SUB AREA 16 - P.O.B.

Beginning at the intersection of the northerly Right-of-Way line of Esplanade Avenue with the easterly line of Farm Lot 74 of San Jacinto Land Association Map as shown in Book 8, Page 357 of Maps Records of San Diego County, also as shown on Survey recorded in Book 9, Page 25 of Record of Surveys, Records of said County; thence

1. westerly along said northerly Right-of-Way line to its intersection with the easterly Right-of-Way line of San Jacinto Street; thence
2. northerly along said easterly Right-of-Way line to its intersection with the northerly line of Parcel Map No. 16152 as shown on map recorded in Book 79, Pages 72 and 73 of Parcel Maps, Records of said County;
3. easterly along said northerly line to its intersection with the westerly line of Farm Lot 74 of said San Jacinto Land Association; thence
4. southerly along said westerly line to the Point of Beginning.

SUB AREA 17 - P.O.B.

Beginning at the southwest corner of Tract No. 14095 as shown on Map recorded in Book 121, Pages 42-44, inclusive of Maps, Records of said County; thence

1. northerly along the westerly line of said Tract No. 14095 to its intersection with the northerly line of said Tract 14095; thence
2. easterly along said northerly line to its intersection with the easterly line of said Tract No. 14095; thence
3. southerly along said easterly line to its intersection with the southerly line of said Tract No. 14095; thence
4. westerly along said southerly line to the Point of Beginning.

SUB AREA 18 - P.O.B.

Beginning at the intersection of the southerly Right-of-Way line of Seventh Street with the southerly prolongation of the westerly line of Parcel Map 20795 as shown on Map recorded in Book 131, Pages 60-63 of Parcel Maps, Records of said County; thence

1. northerly along said prolongation and said westerly line to its intersection with the southerly Right-of-Way line of Main Street; thence
2. easterly along said southerly Right-of-Way line to its intersection with the easterly Right-of-Way line of Ramona Expressway; thence
3. southerly along said easterly Right-of-Way line to its intersection with the southerly Right-of-Way line of Seventh Street; thence
4. westerly along said southerly Right-of-Way line to the Point of Beginning.

SUB AREA 19 - P.O.B.

Beginning at the intersection of the northeasterly Right-of-Way line of Mountain Avenue with the southerly Right-of-Way line of Commonwealth Avenue; thence

1. westerly along said southerly Right-of-Way line to its intersection with a line 199.75 feet easterly and parallel with the easterly line of Kumler Ranch Tract, as shown on Map recorded in Book 8, Page 52 of Maps Records of said County; thence
2. northerly along said parallel line to its intersection with the southerly Right-of-Way line of Tanner Street; thence
3. easterly along said southerly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of Mountain Avenue; thence
4. southeasterly along said northeasterly Right-of-Way line to the Point of Beginning.

SUB AREA 20 - P.O.B.

Beginning at the intersection of the centerline of Ramona Expressway with the southwesterly Right-of-Way line of Riverside County Flood Control District Right-of-Way Parcel No. 4261-7 also known as Meridian Channel; thence

1. northwesterly along said centerline to its intersection with the northerly line of H.T. Hewitt's Plat of San Jacinto as shown on map recorded in Book 8, Page 386 of Maps, Records of San Diego County; thence
2. easterly along said northerly line to its intersection with the southwesterly Right-of-Way line of said Meridian Channel; thence
3. southeasterly along said southwesterly Right-of-Way line of Meridian Channel to the Point of Beginning.

SUB AREA 21 - P.O.B.

Beginning at the intersection of the centerline of Ramona Expressway with the northeasterly Right-of-Way line of Riverside County Flood Control District Right-of-Way Parcel No. 4261-6 also known as Meridian Channel; thence

1. northwesterly along said northeasterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of Riverside Flood Control District, Parcel No. 4020-127A; thence
2. southeasterly along said northeasterly line and its southeasterly prolongation to its intersection with the northwesterly Right-of-Way line of Soboba Street; thence
3. southwesterly along said northwesterly Right-of-Way line to its intersection with the centerline of Ramona Expressway; thence
4. northwesterly along said centerline to the Point of Beginning.

EXHIBIT D

Legal Description

- San Jacinto Redevelopment Project Amendment No. 3 -

LEGAL DESCRIPTION OF DETACHMENT AREAS FOR THE SAN JACINTO REDEVELOPMENT AGENCY SAN JACINTO REDEVELOPMENT PROJECT AMENDMENT NO. 3

This Legal Description is being used in conjunction with the Detachment Area Map of San Jacinto Redevelopment Agency, San Jacinto Redevelopment Project, Amendment No. 3. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the City of San Jacinto, County of Riverside, State of California, described as follows:

SUB AREA 1 - P.O.B.

Beginning at the intersection of the easterly Right-of-Way line of Sanderson Avenue with the northerly Right-of-Way line of Ramona Express; thence

1. westerly along said northerly Right-of-Way line to its intersection with the northerly prolongation of the easterly line of Lot 125 of San Jacinto Land Association as shown on map recorded in Book 8, Page 357 of Maps, Records of San Diego County; thence
2. southerly along said prolongation and said easterly line to its intersection with the northerly line of Metropolitan Water District Right-of-Way, Parcel No. 138-27-1, 200 feet wide; thence
3. westerly along said northerly Right-of-Way line North $86^{\circ} 14' 45''$ West, 3300 feet plus or minus to the northeasterly line of Metropolitan Water District parcel No. 138-27-3; thence
4. North $41^{\circ} 14' 45''$ West, 212.13 feet; thence
5. North $86^{\circ} 14' 45''$ West, 550.00 feet; thence
6. South $59^{\circ} 25' 08''$ West, 59.42 feet; thence .
7. South $30^{\circ} 24' 52''$ East, 140.96 feet to its intersection with the northerly line of Metropolitan Water District Parcel No. 138-27-1, 200 feet wide; thence
8. westerly along said northerly Right-of-Way line to its intersection with a line 778 feet easterly and parallel with the centerline of Warren Road, 60 feet wide; thence
9. northerly along said parallel line to its intersection with the northerly Right-of-Way line of Ramona Expressway, 146 feet wide; thence
10. easterly along said northerly Right-of-Way line to its intersection with the westerly line of Parcel Map No. 23141, as shown on map recorded in Book 154, Pages 67 and 68 of Parcel Maps, Records of said County; thence
11. northerly along said westerly line to its intersection with the northwesterly line of Parcel 4 of said Parcel Map No. 23141, also being the northwesterly line of Rancho San Jacinto Viejo; thence
12. northeasterly along said northwesterly line and the northwesterly line of Parcels 2 and 3 of said Parcel Map No. 23141 to its intersection with the northeasterly line of said Parcel 2 also being the centerline of San Jacinto Levee District Channel; thence

13. southeasterly along said northeasterly line and the northeasterly line of Parcel 1 of said Parcel Map No. 23141 and its southeasterly prolongation to its intersection with the easterly Right-of-Way line of Sanderson Avenue; thence
14. southerly along said easterly Right-of-Way line to the Point of Beginning.

SUB AREA 2 - P.O.B.

Beginning at the intersection of the northwesterly Right-of-Way line of Potter Road, 60 feet wide, with the northeasterly Right-of-Way line of Ramona Boulevard, 80 feet wide; thence

1. northwesterly along said northeasterly Right-of-Way line to its intersection with a line 165 feet southeasterly and parallel with the northwesterly line of Lot 9 of said San Jacinto Land Association; thence
2. southwesterly along said parallel line to its intersection with the southwesterly line of said Lot 9; thence
3. southeasterly along said southwesterly line and the southwesterly line of Lots 11, 13, and 15 of said San Jacinto Land Association to its intersection with the northwesterly Right-of-Way line of Potter Road, 60 feet wide; thence
4. southwesterly along said northwesterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of De Anza Drive, 60 feet wide; thence
5. southeasterly along said southwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Potter Road, 60 feet wide; thence
6. northeasterly along said southeasterly Right-of-Way line to its intersection with a line 406.99 feet southwesterly and parallel with the southwesterly Right-of-Way line of Ramona Boulevard; thence
7. southeasterly along said parallel line to its intersection with the northwesterly line of Lot 19 of said San Jacinto Land Association; thence
8. northeasterly along said northwesterly line to its intersection with the southwesterly Right-of-Way line of Ramona Boulevard; thence
9. southeasterly along said southwesterly Right-of-Way line to its intersection with the southeasterly line of said Lot 19; thence
10. southwesterly along said southeasterly line to its intersection with a line 620 feet southwesterly and parallel with the southwesterly Right-of-Way line of Ramona Boulevard; thence
11. southeasterly along said parallel line to its intersection with the southeasterly line of Lot 21 of said San Jacinto Land Association; thence
12. southwesterly along said southeasterly line to its intersection with the northeasterly Right-of-Way line of De Anza Drive, 60 feet wide; thence
13. northwesterly along said northeasterly Right-of-Way line to its intersection with the easterly prolongation of the southerly line of Parcel Map No. 27723 as show on Map Recorded in Book 183 pages 49 and 50 of Parcel Maps, Records of said County; thence
14. westerly along said prolongation and said southerly line to its intersection with the easterly Right-of-Way line of Lyon Avenue, 80 feet wide; thence

15. northerly along said easterly Right-of-Way line to its intersection with the northeasterly Right-of-Way Line of De Anza Drive; thence
16. northwesterly along said northeasterly Right-of-Way line 100 feet plus or minus to its intersection with the northeasterly prolongation of the northwesterly line of land conveyed to the Metropolitan Water District of Southern California by Instrument recorded in Book 1987, Page 79554, recorded on May 3, 1981; thence
17. southwesterly along said prolongation and said northwesterly line South 47° 06' 45" East 1032 feet plus or minus; thence
18. North 45° 28' 30" West 1319.57 feet; thence
19. South 44° 31' 30" West 350 feet plus or minus to its intersection with the northwesterly line of Metropolitan Water District Parcel No. 138-35-2; thence
20. South 52° West plus or minus and 850 feet plus or minus along said northwesterly line to its intersection with the westerly line of Section 21; Township 4, South, Range 1 West SBB&M; thence
21. southerly along said westerly line to a point 161.12 feet northerly of the southwest corner of said Section 21; thence
22. South 44° 30' 30" West, 694.46 feet to its intersection with a line 330.8 feet southwesterly and parallel with the south line of Lot 133 of said San Jacinto Land Association; thence
23. westerly along said south line and its westerly prolongation to the centerline of Sanderson Avenue, 100 feet wide; thence.
24. northerly along said centerline to its intersection with the southerly line of Parcel 1 as shown on Survey, recorded in Book 37, Page 24 of Record of Surveys, Records of said County; thence
25. northwesterly on said southerly line to its intersection with the westerly line of said Parcel 1; thence
26. northerly along said westerly line to its intersection with the southerly line of the north 1/2 of Section 19, Township 4 South, Range 1 West, SBB&M; thence
27. westerly along said southerly line to its intersection with the easterly line of the west 1/2 of said Section 19; thence
28. northerly along said easterly line and the easterly line of Lot 126 of said San Jacinto Land Association to its intersection with the southerly Right-of-Way line of Metropolitan Water District Right-of-Way, 200 feet wide; thence
29. easterly along said southerly Right-of-Way line to its intersection with the easterly line of Lot 125 of said San Jacinto Land Association; thence
30. southerly along said easterly line to its intersection with the northerly line of Parcel 1 of Parcel Map No. 11998: as shown on. map recorded in Book 65, Page 53 of Parcel Maps; thence
31. easterly 1321.31 feet along said northerly line to its intersection with the easterly line of said Parcel 1; thence
32. southerly 1321.24 feet along said easterly line to its intersection with the northerly line of said Parcel 1; thence

33. easterly 1271.22 feet along said northerly line to its intersection with the westerly Right-of-Way line of Sanderson Avenue, 100 feet wide; thence
34. southerly along said westerly Right-of-Way line to its intersection with the westerly prolongation of the northerly line of Lot 133 of said San Jacinto Land Association; thence
35. easterly along said prolongation and said northerly line to a point distant 1122 feet westerly of the northeast corner of said Lot 133; thence
36. southeasterly in a direct line to a point in a line 561 feet westerly and parallel with the easterly line of said Lot 133 said point being distant 343.20 feet southerly of the north line of said Lot 133; thence
37. northerly along said parallel line to its intersection with the southwesterly line of Lot 5 of said San Jacinto Land Association; thence
38. northwesterly along said southwesterly line to its intersection with a line 990 feet northwesterly and parallel with the southeasterly line of Lot 5 of said San Jacinto Land Association; thence
39. northeasterly along said parallel line to its intersection with the northeasterly Right-of-Way line at Ramona Boulevard, 80 feet wide; thence
40. northwesterly 330 feet along said northeasterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of an un-named street, 60 feet wide; thence
41. northeasterly along said southeasterly line to its intersection with the southerly line of Metropolitan Water District Right-of-Way, Parcel No. 138-28-5, 200 feet wide; thence
42. easterly along said southerly Right-of-Way line to its intersection with a line 330 feet westerly and parallel with the easterly line of Lot 121 of said San Jacinto Land Association; thence
43. southerly along said parallel line to its intersection with the northerly line of Lot 116 of San Jacinto Land Association; thence
44. easterly along said northerly line and the northerly line of Lot 115 of said San Jacinto Land Association to its intersection with a line 1237.50 feet easterly and parallel with the westerly line of Lot 120 of said San Jacinto Land Association; thence
45. southerly along said parallel line to its intersection with the northeasterly Right-of-Way line of Ramona Expressway; 142 feet wide; thence
46. northwesterly along said northeasterly Right-of-Way line to its intersection with the northeasterly prolongation of the southeasterly line of Lot 14 of said San Jacinto Land Association; thence
47. southwesterly along said southeasterly line to its intersection with a line 245.20 feet northeasterly and parallel with the northeasterly Right-of-Way line of Ramona Boulevard, 80 feet wide; thence
48. southeasterly along said parallel line to its intersection with the northwesterly Right-of-Way line of Potter Road, 60 feet wide; thence
49. southwesterly along said northwesterly Right-of-Way line to the Point of Beginning.

SUB AREA 3 - P.O.B.

Beginning at the intersection of the southwesterly Right-of-Way line of Ramona Expressway, 142 feet wide with the northerly line of Metropolitan Water District Right-of-Way Parcel No. 138-28-5, 200 feet wide; thence

1. westerly along said northerly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of an un-named street, 60 feet wide; thence
2. northeasterly along said southeasterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line at Ramona Expressway; thence
3. southeasterly along said southwesterly Right-of-Way line to the point of Beginning.

EXHIBIT E

Legal Description

- Soboba Springs Redevelopment Project Area -

LEGAL DESCRIPTION OF SOBOBA SPRINGS REDEVELOPMENT PROJECT AREA

That portion of Sections 30 and 31, Township 4 South, Range 1 East, San Bernardino Base and Meridian, Sections 24, 25, 35 and 36, Township 4 South, Range 1 West, San Bernardino Base and Meridian, and including portions of the Hot Springs Tract as shown by Map on file in Book 8, Page 5 of Maps, Records of Riverside County, California, the Hot Sulphur Springs Tract as shown by map on file in Book 14, Page 649 of Maps, Records of San Diego County, California, and Jose A. Estudillo's Subdivision of Tract VII of the Rancho San Jacinto Viejo as shown by map on file in Book 6, Page 304 of Maps, Records of San Diego County, California, described as follows:

- Beginning at the intersection of the center line of Main Street, 80.00 feet wide, with the Southerly prolongation of the West right—of—way line of Carnino Los Banos, 60.00 feet wide, said intersection being also an angle point in the boundary line of the City of San Jacinto;
- Thence North 89°46'00" East along said center line of Main Street, being also along said boundary line of the City of Sari Jacinto, a distance of 691.75 feet to an angle point in said boundary line;
- Thence South 0°15'10" East along said boundary line a distance of 40.00 feet to an intersection with the South right-of- way line of said Main Street;
- Thence North 89°46'00" East along said South right-of—way line of Main Street a distance of 1193.63 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 1141.36 feet, as said curve is shown on Record of Survey on file in Book 33 of Records of Survey, Pages 48 through 62, inclusive, Records of Riverside County, California;
- Thence Southeasterly along said curve through an angle of 33°51'24" a distance of 674.44 feet to the most Southerly corner of Parcel 4020—120A as shown on said Record of Survey;
- Thence North 48°15'44" East a distance of 117.05 feet to the beginning of a non—tangent curve concave Easterly and having a radius of 160.00 feet, a radial line to said beginning bears South 48°15'44" West;
- Thence Northwesterly, Northerly and Northeasterly along said curve through an angle of 97°08'26" a distance of 271.27 feet;
- Thence North 34°35'50" West a distance of 10.00 feet to the Southeasterly right—of—way line of Main Street, 60.00 feet wide, shown as Soboba Road on said Record of Survey;
- Thence North 55°24'10" East along said Southeasterly right—of—way line of Main Street a distance of 2039.98 feet to an angle point in said Southeasterly right—of--way line of Main Street, as said angle point is shown on Record of Survey on file in Book 46 of Records of Survey, Page 15, said Riverside County Records;
- Thence North 49°59'10" East along said Southeasterly right—of—way line of Main Street, being also along the boundary line of Parcel 4020—122C of said Record of Survey, a distance of 391.42 feet to an angle point in said boundary line of Parcel 4020—122C;

Thence along said boundary line of Parcel 4020-122C the following courses:

- South 40°00'50" East a distance of 20.00 feet;
- South 49°59'10" West a distance of 370.16 feet;

- South 46°16'14" West a distance of 75.26 feet;
- South 40°15'42" West a distance of 89.04 feet;
- South 51°14'34" West a distance of 275.39 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 8890.00 feet, a radial line to said beginning bears South 61°24'59" West;
- Southeasterly along said curve through an angle of 1°25'13" a distance of 220.37 feet;
- South 14°17'38" East a distance of 36.33 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 8900.00 feet, a radial line to said beginning bears South 59°46'16" West;
- Southeasterly along said curve through an angle of 1°20'27" a distance of 208.28 feet;
- Tangent to said curve South 31°34'11" East a distance of 656.17 feet to the beginning of a tangent curve concave Northerly and having a radius of 1000.00 feet;
- Southeasterly, Easterly and Northeasterly along said curve through an angle of 71°25'39" a distance of 1246.64 feet;
- North 87°40'56" East a distance of 48.01 feet to the beginning of a non—tangent curve concave Northwesterly and having a radius of 1010.00 feet, a radial line to said beginning bears South 15°40'29" East;
- Northeasterly along said curve through an angle of 27°13'44" a distance of 479.99 feet;
- North 49°45'21" East a distance of 435.07 feet;
- North 75°32'01" East a distance of 72.12 feet;
- South 48°08'55" East a distance of 20.00 feet;
- Thence leaving said boundary line of Parcel 4020-122C North 41°51'05" East a distance of 944.12 feet to an intersection with the center line of Soboba Road, as said intersection is shown on aforesaid Record of Survey;
- Thence North 43°04'28" West along said center line of Soboba Road a distance of 1317.76 feet to an angle point in said center line;
- Thence continuing along said center line North 38°33'14" West a distance of 494.37 feet to an angle point in said center line;
- Thence continuing along said center line North 31°31'00" West a distance of 433.49 feet to an intersection with the center line of aforesaid Main Street;
- Thence North 47°56' East a distance of 435.00 feet;
- Thence North 50°42' East a distance of 543.00 feet;
- Thence North 84°01' East a distance of 270.00 feet;
- Thence North 61°26' East a distance of 178.00 feet;
- Thence North 42°16' East a distance of 444.00 feet to an intersection with the East line of the Rancho San Jacinto Viejo;
- Thence Northerly along said East line a distance of 1900 feet, more or less, to the Southwest corner of Government Lot 1 of aforesaid Section 30;
- Thence Easterly along the South line of said Government Lot 1 a distance of 888 feet, more or less, to the Southeast corner of said Government Lot 1;

- Thence Northerly along the East line of said Government Lot 1 a distance of 1320 feet, more or less, to the Northeast corner of said Government Lot 1, said Northeast corner being also a point on the North line of said Section 30;
- Thence Westerly along said North line of Section 30 a distance of 2750 feet, more or less, to the Northwest corner of said Section 30;
- Thence Southerly along the West line of said Section 30 a distance of 480 feet, more or less, to an intersection with the boundary line of Tract No. 2372 as shown by Map on file in Book 49 of Maps, Pages 25 and 26, said Riverside County Records;
- Thence North 80°03'33" East along said North line a distance of 122.00 feet, more or less, to an angle point in said North line;
- Thence along said boundary line of Tract No. 2372 the following courses:
 - North 72°45'45" East a distance of 390.36 feet;
 - East a distance of 220.00 feet;
 - South 51°48'00" East a distance of 410.00 feet;
 - North 51°45'00" East a distance of 77.51 feet;
 - Thence leaving said boundary line of Tract No. 2372 North 25°35'10" West a distance of 105.91 feet;
 - Thence North 34°35'10" West a distance of 125.00 feet;
 - Thence North 17°43'07" East a distance of 156.69 feet;
 - Thence South 74°05'00" East a distance of 100.45 feet;
 - Thence South 20°16'57" East a distance of 74.01 feet;
 - Thence South 7°13'39" West a distance of 233.69 feet to the most Northerly corner of Lot 13 of said Tract No. 2372, said corner being also an angle point in the aforesaid boundary line of Tract No. 2372;
 - Thence along said boundary line the following courses:
 - South 28°25'49" East a distance of 211.23 feet;
 - South 35°56'20" East a distance of 60.00 feet;
 - South 28°36'37" East a distance of 178.20 feet;
 - South 14°33'56" West a distance of 225.00 feet;
 - South 76°42'00" West a distance of 54.02 feet;
 - Thence leaving said boundary line South 2723' East a distance of 114.67 feet;
 - Thence South 43°31' West a distance of 130.75 feet;
 - Thence South 75°02' West a distance of 228.80 feet;
 - Thence South 57°03' West a distance of 278.00 feet;
 - Thence South 43°12' West a distance of 333.40 feet;
 - Thence South 11°38' East a distance of 750.00 feet;
 - Thence South 58°51' West a distance of 203.25 feet;

- Thence South 11°59' West a distance of 195.00 feet;
- Thence North 61°30' West a distance of 105.20 feet;
- Thence South 81°20' West a distance of 286.30 feet to an intersection with the aforesaid center line of Soboba Road, 100.00 feet wide, as said Soboba Road is shown on Record of Book 52 of Records of Survey, Pages 75 through 81, inclusive, said Riverside County Records;
- Thence along said center line of Soboba Road the following North 120201430 West a distance of 941.92 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 1200.00 feet;
- Northwesterly along said curve through an angle of 21°03'42" a distance of 441.11 feet;
- Tangent to said curve North 33°24'25" West a distance of 533.71 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 1000.00 feet;
- Northwesterly along said curve through an angle of 15°47'49" a distance of 275.71 feet;
- Tangent to said curve North 49°12'14" West a distance of 422.77 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 1000.00 feet;
- Northwesterly along said curve through an angle of 29°21'49" a distance of 512.49 feet;
- Tangent to said curve North 78°34'03" West a distance of 328.35 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 1200.00 feet;
- Northwesterly along said curve through an angle of 27°42'04" a distance of 580.17 feet;
- Tangent to said curve North 50°51'59" West a distance of 155.51 feet to an intersection with the Northwesterly line of aforesaid Hot Springs Tract;
- Thence South 44°46'15" West along said Northwesterly line a distance of 892.82 feet to a point that is North 44°46'15" East a distance of 44.58 feet from the most Westerly corner of Parcel 4020-110E as shown on aforesaid Record of Survey on file in Book 33 of Records of Survey, Pages 48 through 62, inclusive, Riverside County Records;
- Thence South 19°02'28" East a distance of 155.32 feet;
- Thence South 0°56'31" West a distance of 117.05 feet to an intersection with the Westerly line of said Parcel 4020-110E of said Record of Survey;
- Thence North 41°53'18" East a distance of 383.17 feet;
- Thence South 19°47'53" East a distance of 644.73 feet;
- Thence North 41°52'51" East a distance of 352.00 feet;
- Thence South 19°47'53" East a distance of 352 feet, more or less, to an intersection with the Northwesterly line of Lot 3 of the aforesaid Jose A. Estudillo's Subdivision of Tract VIII of the Rancho San Jacinto Viejo;
- Thence South 41°52'51" West along said Northwesterly line a distance of 750.26 feet to the most Westerly corner of Parcel 4020-119B as shown on the aforesaid Record of Survey;
- Thence South 24°24'27" East a distance of 703.29 feet to the most Westerly corner of Parcel 4020-119C as shown on the aforesaid Record of Survey on file in Book 46 of Records of Survey, Page 15, Riverside County Records, said corner being also the beginning of a tangent curve concave Northeasterly and having a radius of 8890.00 feet;
- Thence along the boundary of said Parcel 4020-119C the following courses:

- Southeasterly along said curve through an angle of 2°49'09" a distance of 437.42 feet;
- North 59°46'11" East a distance of 250.86 feet;
- North 71°47'32" East a distance of 88.60 feet;
- North 56°27'12" East a distance of 138.43 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 3650.00 feet, a radial line to said beginning bears South 38°43'26" East;
- Northeasterly along said curve through an angle of 1°17'24" a distance of 82.18 feet;
- North 49°59'10" East a distance of 214.97 feet;
- South 40°00'50" East a distance of 20.00 feet to an intersection with the Northwesterly right-of-way line of aforesaid Main Street;
- Thence South 49°59'10" West along said right-of-way line a distance of 388.58 feet to an angle point in said right-of-way lines;
- Thence South 55°24'10" West along said right-of-way line a distance of 2214.15 feet to an intersection with the North right-of-way line of the East-West portion of said Main Street;
- Thence South 89°46'00" West along said North right-of-way line, and its Westerly prolongation, a distance of 2453 feet, more or less, to an intersection with the aforesaid boundary line of the City of San Jacinto;
- Thence Southerly along said boundary line, being also along the aforesaid Southerly prolongation of the west right—of—way line of Camino Los Banos, a distance of 40.00 feet to the point of beginning.

Excepting there from that portion described as follows:

- Commencing at the center line intersection of Main Street and Soboba Road as said intersection is shown en Record of Survey on file in Book 46, Page 15, Records of Riverside County, California;
- Thence South 49°59'10" West along said center line of Main Street a distance of 1149.16 feet;
- Thence South 40°00'50" East a distance of 50.00 feet to the True Point of Beginning;
- Thence continuing South 40°00'50" East a distance of 279.48 feet;
- Thence North 51°54'59" East a distance of 65.00 feet;
- Thence South 47°38'27" East a distance of 71.67 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 166.00 feet, a radial line to the beginning of said non-tangent curve bears North 47°38'27" West;
- Thence Easterly along said curve through an angle of 60°07'37" a distance of 174.20 feet;
- Thence tangent to said curve South 77°30'50" East a distance of 540.15 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 416.00 feet;
- Thence Southeasterly along said curve through an angle of 38°29'43" a distance of 279.50 feet to the beginning of a compound curve concave Westerly and having a radius of 508.00 feet, a radial line to the beginning of said compound curve bears North 50°58'53" East;
- Thence Southerly along said compound curve through an angle of 51°30'17" a distance of 456.65 feet;

- Thence tangent to said curve South $12^{\circ}29'10''$ west a distance of 144.32 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 508.00 feet;
- Thence Southwesterly along said curve through an angle of $37^{\circ}16'11''$ a distance of 330.44 feet;
- Thence tangent to said curve South $49^{\circ}45'21''$ West a distance of 512.52 feet to the beginning of a tangent curve concave Northerly and having a radius of 453.00 feet;
- Thence Southwesterly, Westerly and Northwesterly along said curve through an angle of $99^{\circ}31'25''$ a distance of 786.87 feet;
- Thence tangent to said curve North $30^{\circ}43'14''$ West a distance of 865.52 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 508.00 feet;
- Thence Northwesterly along said curve through an angle of $20^{\circ}04'30''$ a distance of 177.99 feet to the beginning of a compound curve concave Easterly and having a radius of 131.00 feet, a radial line to the beginning of said compound curve bears South $79^{\circ}21'16''$ West;
- Thence Northerly along said compound curve through an angle of $29^{\circ}08'43''$ a distance of 66.64 feet;
- Thence North $71^{\circ}30'01''$ West a distance of 113.40 feet to an intersection with the Southeasterly line of aforesaid Parcel No. 4020—122C as shown on the aforesaid Record of Survey (Southeasterly line of that portion of Parcel No. 4020—122C which is adjacent to Main Street);
- Thence North $46^{\circ}16'14''$ East along said Southeasterly line a distance of 43.21 feet to an angle point in said Southeasterly line;
- Thence North $49^{\circ}59'10''$ East along said Southeasterly line, and its Northeasterly prolongation, a distance of 710.51 feet to the True Point of Beginning.

EXHIBIT F

Proposed Projects List

The following is a list of the proposed projects to be implemented by the Amended and Restated Redevelopment Plan for the Merged San Jacinto Redevelopment Project Area.

MERGED PROJECT AREA PROJECTS LIST	
Type	Project
Water Projects	Loop existing water line in San Jacinto Ave to existing line in Allesandro Ave
Water Projects	Purchase new or existing well to supplement existing City system. Lines to meet existing system must be constructed
Water Projects	Purchase land and construct elevated water storage reservoir above Lake Park Drive.
Water Projects	Loop existing 10" water line in Idyllwild Drive to existing line in Ramona Blvd. 12" line in Ramona. 10" in Idyllwild
Water Projects	Loop Grand Ave line to line at State and 7th
Water Projects	Install 12" line from Gran Ave down Scovell to State then south to 7th
Water Projects	Install 8" line from existing 8" line in Ramona Blvd to Young St then east to Idyllwild Dr.
Water Projects	Install 12" line in State St. from De Anza to Ramona Blvd
Water Projects	Install 12" line from State St. from 7th St. to Esplanade
Water Projects	Install 10" line in Shaver St. east of Hewett
Water Projects	Replace 4" line in 2nd St. from San Jacinto to Alessandro. New line to be 8"
Water Projects	Replace 4" line in Mead St. with 8" line from Sheriff to Alessandro
Water Projects	Replace 4" line in Victoria with 8" line from State St. to 7th
Water Projects	Replace 4" in Wateka east of De Anza
Water Projects	Replace 4" line in Vernon north of Main with 8" line
Water Projects	Install 12" to 30" water mains in Sub Area 1
Water Projects	Extend lines along Ramona Expressway extension in Sub-Areas 18, 19, 20, and 21
Water Projects	Construct complete water service in Sub-Area 2
Water Projects	Install and upgrade hydrants to adequate spacing and proper type in Sub-Areas 1,2 and 13
Water Projects	Install needed water lines in Sub-Area 13
Water Projects	Reposition 48" transmission main to adequate depth in Sub-Area 6

MERGED PROJECT AREA PROJECTS LIST	
Type	Project
Water Projects	Improve water main in Sub-Area 6
Storm Drain Projects	Purchase and construct catch basin between 10th and 12th St.
Storm Drain Projects	Construction of various storm drain facilities including a catch basin in the area south of 7th St. and East of State St.
Storm Drain Projects	Construct storm drain facilities at the north end of Jordan and Algona Avenues to drain to the Cypress St. channel
Storm Drain Projects	Construct levee along the south side of the San Jacinto River in Sub Area 1
Storm Drain Projects	Construct various flood control channels and other improvements as need in Sub-Area 1
Storm Drain Projects	Construct necessary drainage improvements in Sub-Area 2 including storm drain facility between Ramona Expressway and the San Jacinto River
Storm Drain Projects	Construct storm drains to eliminate surface drainage at the intersection of Ramona Expressway and State Street in Sub Area 3
Storm Drain Projects	Construct storm drains along State St. to the San Jacinto River in Sub Area 3
Storm Drain Projects	Construct necessary drainage improvements in Sub Areas 6 and 13
Storm Drain Projects	Construct various necessary lines: D1; D-2; D-3; D-4; F; F-1; F-2.
Storm Drain Projects	Line B on San Jacinto Avenue from Menlo to Midway 78" pipe
Storm Drain Projects	Line C on Menlo from Santa Fe to San Jacinto, 6' deep channel
Storm Drain Projects	Line C in an easement west of Santa Fe, 6' deep channel*.
Storm Drain Projects	Line C-4 on Santa Fe south of Menlo, 42" pipe
Storm Drain Projects	Line D-3 on San Jacinto Avenue south of Shaver, 36" pipe
Storm Drain Projects	Line D-4 on San Jacinto Avenue south of 7th Street
Storm Drain Projects	Line D-4 on 7th Street east of San Jacinto, 36" pipe.
Storm Drain Projects	Line E downstream of EMWD Reservoir, large open channel.
Storm Drain Projects	Line E-1 parallel and adjacent to railroad tracks south of 7th street, 4' deep channel
Storm Drain Projects	Line E-1 on 7th Street along frontage of mansion, 33" pipe.
Storm Drain Projects	Line E-2 on State Street from Line E to City Limit, large pipe (up to 81")
Storm Drain Projects	Line E-2a on Esplanade east of State, 36" pipe.

MERGED PROJECT AREA PROJECTS LIST	
Type	Project
Storm Drain Projects	Line E-3 along Valley Wide Park westerly boundary, 6' deep channel
Storm Drain Projects	Line E-4 on 7th Street east of Line E (between Pine and Palm), 42" pipe
Storm Drain Projects	Line G on De Anza from Lyon to Grand Army, double box culvert*.
Storm Drain Projects	Line G-1 in an easement between Ramona Blvd and De Anza, box culvert.
Storm Drain Projects	Line G-1 on Ramona Blvd from State to 1st, box culvert
Storm Drain Projects	Line G-3 on Palm Avenue south of Cottonwood, box culvert.
Storm Drain Projects	Line H along State Street from Ramona Expressway to Idyllwild (channel).
Storm Drain Projects	Line H-1 Storm drain lines in an easement south of Ramona Expressway, 42" pipe
Storm Drain Projects	Line J in an easement meandering through NE part of city, channel*
Storm Drain Projects	N Line E-2 in an easement east of Sanderson, channel*.
Storm Drain Projects	Line 2 along Ramona Expressway near Sanderson, 66" pipe*
Storm Drain Projects	Line 4 along future Record Road, box culvert*
Storm Drain Projects	Complete Lyon Avenue Flood Control Basin construction, including internal piping system, pump station, inlet and outlet works
Storm Drain Projects	Line 6 in an easement of Ramona Expressway, channel
Sewer Projects	Perform various minor sewer line repairs throughout the project area as per the City of San Jacinto Sewer Master Plan
Sewer Projects	Construct complete sewer service in Sub-Area 1 (trunk and local transmission lines)
Sewer Projects	Extend lines along Ramona Expressway extension in Sub Areas 18, 19, 20, and 21
Sewer Projects	Construct complete sewer service in Sub Area-2
Sewer Projects	Construct permanent sewer service in Sub Area-3
Sewer Projects	Install needed sewer lines in Sub Area-13
Street Projects	1,925' new st. south side of Artesia St.
Street Projects	1,500' new street extension of Peach St. connect Peach St.
Street Projects	850' new street Minor Ave from 7th St. to Shaver St.

MERGED PROJECT AREA PROJECTS LIST	
Type	Project
Street Projects	1,900' street widening 12' each side Esplanade from Esplanade Plaza to Hewett St. 2,200 street widening 12' each side Hewett St. from Evans St. to Commonwealth Ave.
Street Projects	1,950' St. widening 12' (each side) 7th St. from Southern Pacific Railroad tracks east to Santa Fe.
Street Projects	1,500' new street Grand Ave from 7th St. north to existing St.
Street Projects	2,600' street widening 12' (each side) Cottonwood Ave from State St. West
Street Projects	3,325' street widening 12' (each side) Ramona Blvd. from Tiger Lane north to Young St.
Street Projects	5,550' street widening 12' (each side) Idyllwild Dr. from San Jacinto St. North to State St.
Street Projects	250' street widening 12' (each side) san Jacinto St. from Idyllwild St. North
Street Projects	1,850' street widening westside of San Jacinto street from City limits South
Street Projects	5,050' street widening 4' each side. San Jacinto from 7th St. south to area boundary
Street Projects	2,650' street widening 12' each side Santa Fe from 7th St. south to Esplanade
Street Projects	2,850' street widening 12' each side De Anza Dr. from Wateka St. north to area boundary
Street Projects	Miscellaneous sidewalk where gaps exist each side State St. from Esplanade North to MSJC
Street Projects	850' street widening 12' each side De Anza Drive from Main St. north to Grand Army
Street Projects	1,350' curb-gutter- sidewalk Young St. from Ramona Blvd north to Idyllwild Dr.
Street Projects	1,950' street widening 12' each side 7th St. from San Jacinto Ave to area boundary
Street Projects	1,000' curb-gutter-sidewalk each side 7th St. from Pico Ave west to Santa Fe
Street Projects	3,300' street widening 4' each side San Jacinto Ave from 7th St. north to Idyllwild Dr.
Street Projects	Widen Ramona Expressway to 6 lane divided in Sub-Area 1

MERGED PROJECT AREA PROJECTS LIST	
Type	Project
Street Projects	Widen Sanderson Ave to 6 lane divided in Sub-Areas 18, 20, and 21
Street Projects	Construct curb and gutter in Sub-Area 13
Street Projects	Reconstruct Esplanade Avenue in Sub-Area 6
Street Projects	Reconstruct Palm Ave in Sub Area 6
Street Projects	Improve Grand Ave in Sub-Area 5
Street Projects	Improve Palm Ave in Sub-Area 5
Street Projects	Construct new Ramona Blvd between Sanderson Ave and Warren Rd, including signalized intersections at Sanderson and Warren
Street Projects	Construct Ramona Expressway "Gap Closure," new alignment of Ramona Expressway between 7 th Street and Cedar Ave
Street Projects	2,400- foot street widening 12 feet (one side) of Commonwealth Ave from Hewitt St to San Jacinto Ave
Street Projects	Realign Idyllwild Dr to intersect State St at a 90-degree angle, with a traffic signal
Street Projects	Realign Ramona Blvd between Ranch View Ln and Sanderson Ave. Create 90 degree intersection of Ramona Blvd and Sanderson
Street Projects	Realign Sanderson Ave between Ramona Blvd and Ramona Expressway; remove "S-curve"
Street Projects	Reconstruct 7 th Street throughout project area
Street Projects	Install curb and gutter, sidewalk on any local street within project area where none exists
Street Projects	Install traffic signal coordination system along State Street corridor between Esplanade and Ramona Expressway
Facilities Projects	Expand and/or relocate Police Station.
Facilities Projects	Construct Fire Station #3 in Sub-Area 1
Facilities Projects	Construct Fire Station #4
Parking Projects	Purchase various parcels
Parking Projects	Paving
Miscellaneous Redevelopment Projects	Purchase and Restoration of Estudillo Mansion as a historical landmark museum.
Miscellaneous Redevelopment Projects	Demolition and Reconstruction of City's Public Works Yard

MERGED PROJECT AREA PROJECTS LIST	
Type	Project
Miscellaneous Redevelopment Projects	Procure and install energy efficiency improvements to Agency owned facilities, including water conservation irrigation and landscaping, and solar panel hosting structures.
Miscellaneous Redevelopment Projects	Construction of combination civic center/school district office at Hoffman Park
Miscellaneous Redevelopment Projects	Construction of library and community meeting center.
Miscellaneous Redevelopment Projects	Traffic lights Maximum (ten signals)
Miscellaneous Redevelopment Projects	Purchase and construct recreational facility such as a skate park for the community
Miscellaneous Redevelopment Projects	Provide commercial rehabilitation loans to downtown merchants for building or construction of store fronts. Store fronts to be constructed using common theme and face public parking
Miscellaneous Redevelopment Projects	Provide funding for up to 50% of the total cost for businesses to eliminate negative visual blight and enhance the physical appearance of buildings, building entrances and signage in the Downtown Zone.
Miscellaneous Redevelopment Projects	South side of the San Jacinto Levee from the Lake Park Bridge west; from the current Corps of Engineers levee to approximately 2 miles west of the Highway 79 (Sanderson) Bridge
Miscellaneous Redevelopment Projects	Festival Drive in the Gateway development area of the General Plan.
Miscellaneous Redevelopment Projects	Misc. drainage lines within the Gateway development area of the General Plan.
Miscellaneous Redevelopment Projects	Realignment of the Ramona Expressway from Warren Road to Realigned Bridge Street.
Miscellaneous Redevelopment Projects	Bridge Street Realignment.
Miscellaneous Redevelopment Projects	North/South regional channels and drainage basins within the Gateway area of the General plan; east of Sanderson Avenue and north of the Ramona Expressway.
Miscellaneous Redevelopment Projects	Odel and Causton Road extensions and reconstructions.
Miscellaneous Redevelopment Projects	Warren Road Interchange at the Ramona Expressway.
Miscellaneous Redevelopment Projects	New Record Road construction along the improved San Jacinto River levee.