

DRAFT

ESCONDIDO REDEVELOPMENT PLAN AND PROJECT AREA

Adopted by City Council Ordinance No. on the day of December, 1984

ESCONDIDO REDEVELOPMENT AGENCY
CITY OF ESCONDIDO
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I
ESCONDIDO REDEVELOPMENT AGENCY

OVERVIEW

This is the Redevelopment Plan (the "Plan") for the City of Escondido Redevelopment Project (the "Project") in the City of Escondido (the "City"), County of San Diego, State of California, and consists of the Text, the Legal Description of the Project Area Boundaries, the Project Area Map, the Redevelopment Plan Map, anticipated initial projects, and other appropriate attachments. This Plan was prepared by the Escondido Redevelopment Agency (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 *et. seq.*), the California Constitution, and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Escondido adopted by the City Council.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City of Escondido (the "Planning Commission") by Resolution No. 3918, adopted on August 15, 1984.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the boundaries of the project (the 'Project Area'). This Plan presents a plan and establishes specific projects for the redevelopment, rehabilitation, and revitalization of certain areas within the Project Area. In addition, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects and solutions.

Summary

The City of Escondido is located in North San Diego County, recently one of the fastest growing areas of Southern California. Escondido is situated in a valley approximately thirty (30) miles north of central San Diego and about twenty (20) miles inland from the coast. The area is principally the Escondido Drainage Basin; bounded on the north by Oat Hills and Bear Ridge; on the eastern extreme by Paradise Mountain; on the south by Lake Hodges and the San Dieguito Drainage Basin; and on the west by Mt. Whitney, the San Marcos City limits and the east rim of the Merriam Mountains. The City covers approximately 25 square miles, or 16,000 acres, and includes all of the Project Area.

The City of Escondido was incorporated in 1888 and began as an isolated center for railroad transport of agricultural products to more populated areas. The City has developed a diversified, self-sufficient economy over the years as a result of its historical isolation in the North County. Since 1970 the population has nearly doubled. The average annual growth rate is 5.38% over the last fourteen (14) years, but has varied on an annual basis.

CITY OF ESCONDIDO
POPULATION GROWTH

<u>YEAR</u>	<u>POPULATION</u>	<u>ANNUAL GROWTH RATE</u>
1970	36,792	-
1971	39,700	7.90%
1972	41,800	5.29%
1973	44,550	6.58%
1974	46,400	4.15%
1975	48,050	6.34%
1976	51,300	6.76%
1977	53,800	4.87%
1978	57,100	6.41%
1979	60,000	5.08%
1980	63,950	6.58%
1981	66,330	3.72%
1982	68,710	3.59%
1983	72,741	5.14%
1984	74,248	2.82%

OVERALL AVERAGE ANNUAL
FOR 14 YEAR PERIOD: 2,677/year 5.38%/year

SOURCE: 1970 and 1980 U. S. Census, State Department of Finance

The median age of the City's residents is approximately 30.8 years. The population of the City is composed of nearly equal numbers of male and female residents with a relatively large senior citizen population and youth population.

The four (4) major industrial categories for employment in the City are manufacturing, retail trades, education and health services, and personal services which commanded 63% of the employment force in 1980. The four (4) primary types of occupations utilized in the work force include sales and clerical, precision production and craftsmen, professional and technical personnel, and services.

The major circulation corridors include:

- 1) Interstate Highway 15 or the Escondido Freeway - which bisects the City from north to south and forms a portion of the western boundary of the Project Area itself.
- 2) State Highway 78 - which essentially bisects the City and Project Area from west to east, but is reduced to a major roadway as it travels eastward toward the eastern City limits.
- 3) County Highway 14 or Mission Avenue - which bisects the Project Area from east to west and functions as a major roadway through town.
- 4) County Highway 6 or Valley Parkway - which is located within the core of the City and Project Area and serves as a primary east-west connection from the central City to the outlying community.
- 5) Centre City Parkway or Old Highway 395 - which is also located within the core of the City and Project Area and serves as the primary north-south arterial from the central City to the outlying community.

The land use and development pattern of the City is consistent with the growth of the community. A large number of vacant properties exist within the City which have the potential for in-fill development.

New and/or revitalized developments can be expected to occur through enhancement of substandard and underdeveloped areas as well as the development of undeveloped properties. In these areas there exists the inefficient or lack of use of certain properties due to inadequate or obsolete circulation, parking, infrastructure and public facilities. The Agency's mission as defined in this Redevelopment Plan is to eliminate and prevent the spread of blight and deterioration in these areas through on- and off-site improvements, disposition of property in accordance with the Plan, and redevelopment of land by private or public agencies for uses in accordance with this Plan.

The conditions of blight existing within the Escondido Redevelopment Project Area represent physical, social, economic, and environmental liabilities to the community in general, and the Project Area in particular. The adoption of the Escondido Redevelopment Plan properly provides for the development of properties in order to deal with these liabilities in a manner which is consistent with, and in the interest of, the health, safety, and general welfare of the people and property owners of the community. The Redevelopment Plan is an action plan and guideline for implementing the objectives of the Community Redevelopment Law and the intent of the General Plan so as to ensure that the policies, goals, and objectives of the City of Escondido and the Escondido Redevelopment Agency and the laws of the State of California are complied with and implemented in a manner which is most in keeping with the community's general welfare. This preamble is consistent with the standards, requirements, and criteria of the California Community Redevelopment Law as contained in the Health and Safety Code of the State of California, Sections 33000 et. seq.

Land Use Characteristics of the Escondido Redevelopment Project Area

The Escondido Redevelopment Project Area is intended to develop in accordance with the General Plan of the City of Escondido, as appropriate, and the land use designations included within that document and the adopted Redevelopment Plan.

In accordance with the land use designations of the General Plan, the Escondido Redevelopment Project Area occupies approximately 2,002(+) acres of assessable property and 1,159(+) of non-assessable property totalling 4.94 square miles. It should be noted that this area represents the traditional central business district and other business and industrial activity centers of the community, and is approximately ninety-one percent (91%) developed. The Project Area has a land use distribution according to the following land use classifications:

CITY OF ESCONDIDO
GENERAL PLAN DESIGNATIONS OF THE PROJECT AREA

<u>Assessed Property</u>	<u>Acreage(+)</u>
Residential:	
Low Density (up to 7 DU/net acre)	126
Medium Density (up to 15 DU/net acre)	286
High Density (up to 30 DU/net acre)	242
Commercial:	
General Commercial	628
Central Business District	92
Highway (tourist) oriented	74
Professional	85
Industrial:	
Manufacturing, warehousing and distribution	471
SUB-TOTAL	2,004

CITY OF ESCONDIDO
GENERAL PLAN DESIGNATIONS OF THE PROJECT AREA
 (continued)

<u>Non-Assessed Property</u>	<u>Acreage (+)</u>
Public Space:	
Parks	23
Rights-of-way	1,134

SUB-TOTAL	1,157
TOTAL	<u>3,161</u>

SOURCE: City of Escondido; June 1983

The Project Area is located in the central portion of the City of Escondido and is focused around the Central Business District and the circulation corridors leading into the CBD. The emphasis of the redevelopment program is on the development, revitalization, enhancement, and improvement of the Central Business District and those surrounding areas which are impacted by the activity of the CBD.

Tax Increment Procedures and Bonds

The Escondido Redevelopment Agency has the authority to undertake redevelopment projects under the Community Redevelopment Law and the Redevelopment Plan for the Escondido Redevelopment Project. It is the intent of the redevelopment program to utilize tax increment financing as a supplement to other primary sources of revenue for implementation of the project improvements. In addition to establishing the procedures for the conduct of redevelopment activities, the law and the Redevelopment Plan also provide for a method of producing revenues that may be used to reimburse the Redevelopment Agency for costs incurred on behalf of, or for the benefit of, the redevelopment project. The financing method includes the repayment of direct Agency indebtedness or advances to the Agency by another public entity, either in the form of cash or benefitting public improvements.

The benefits derived from redevelopment in the form of increased tax receipts from the higher assessed valuations may be used to repay the costs of redevelopment or the costs of certain beneficial public facilities within the redevelopment projects. When a Redevelopment Plan is formally adopted, the assessment

valuation within the Project Area is frozen for taxing purposes. When valuations rise above the base, as a result of new improvements and redevelopment, taxes levied against the incremental assessed valuations are allocated to the Redevelopment Agency to repay any advances or indebtedness incurred on behalf of a project. Taxes levied against the frozen base continue to be paid to all taxing agencies levying a tax in the Project Areas.

More specifically, the tax increment generated by a Redevelopment Project may be pledged directly to the payment of obligations of the Agency (i.e., tax increment bonds), or to the City for project cost reimbursement. After all costs, obligations, or indebtedness have been retired, the allocation of the incremental taxes ceases and the total tax levy reverts to the local taxing agencies in the normal manner. Thus, the tax increment procedure does not evolve in a levy of additional taxes.

When the Redevelopment Law was amended by the State Legislature in 1976, it further provided that twenty percent (20%) of the generated tax increment from a Project Area shall be allocated towards increasing and improving the community's supply of housing for persons and families of very-low, low-, and moderate-income, unless specific conditions exist as are stated in the law and the Redevelopment Plan.

The State Redevelopment Law provides for the issuance of bonds secured by the increments in taxes arising out of a project. Such bonds may be authorized and issued in any amount deemed necessary upon adoption of a resolution by the governing body of a Redevelopment Agency. In most cases, tax increment bonds are issued as term bonds rather than serial bonds.

Specific limitations as required by law relating to the: 1) duration of the Redevelopment Plan; 2) number of dollars of taxes which may be divided and allocated to the Agency; 3) time for establishment of loans, advances, and indebtedness; 4) time for the commencement of eminent domain proceedings; and 5) amounts of bond indebtedness outstanding at any one time are set forth in the Redevelopment Plan.

With regard to the security for bonds, the Agency may pledge: 1) income and revenues exclusive of tax increment revenues from specified redevelopment projects in the community, whether or not they are financed with tax increment bonds; 2) tax allocations from the project financed; or 3) any other revenue accruable to the Redevelopment Agency,

The issuance and repayment of tax increment bonds are governed by the provisions of the resolution of issuance adopted by the Redevelopment Agency. These governing provisions are established in order to provide for the orderly payment of the bonds and ensure sound fiscal operation necessary to fund a community's direct participation in a redevelopment project, or when the community wishes to recover the cost of local expenditures made on behalf of a project.

Probably the major advantages of this method of financing are: 1) the flexible type of debt retirement schedule which may be provided by the issuance of term bonds so that the payment of principal is a function of actual tax increment income each year; 2) the fact that the creation or financial participation of a separate public entity is not required; 3) the indebtedness may be authorized by action of the governing body of the Agency; and 4) the financial liability of the Redevelopment Plan is placed with the Redevelopment Agency and does not become a liability of the City or the community. Tax increment bond financing has a definite place in the development or redevelopment programs in the cities and counties of California and is the primary financing mechanism for the Escondido Redevelopment Agency.

II
ESCONDIDO REDEVELOPMENT PLAN

SECTION 100.00 INTRODUCTION

The Redevelopment Plan for the Escondido Redevelopment Project Area, consists of Part I (text) and Part II (map). This Redevelopment Plan has been prepared by the Escondido Redevelopment Agency in accordance with the provisions of the Community Redevelopment Law of the State of California, the California Constitution, and all applicable local laws and ordinances.

This Redevelopment Plan has been prepared by the Escondido Redevelopment Agency in order to promote development that is viable, both physically and economically, within the Project Area boundaries. The primary reason leading to the preparation of the Redevelopment Plan for the Escondido Project Area is the need to correct problems within the Project Area boundaries, including problems relative to circulation and parking, land use compatibility, infrastructure and public facility's inadequacies, economic dislocation, and to assist the private sector in providing the type of development which will maximize the development of property within the Project Area boundaries and prevent the recurrence of the blight conditions.

The Escondido Redevelopment Project Area encompasses approximately twenty percent (20%) of the total area of the City of Escondido. Although not all properties, parcels, or areas of the Project Area exhibit conditions of blight, they are all an integral part of the overall program to alleviate and/or mitigate existing and/or potential physical, social, and economic conditions of blight in the community. These conditions of blight in the Project Area are identified in the Blight Characteristics Matrix and Map as set forth in Appendix VI, Exhibits A and B, and include, but are not limited to:

1. Inadequate street system to serve potential parking, circulation, and loading demand of the Central Business District and the Civic Center/Cultural facility;
2. Inadequate street lighting, lack of curbs and gutters, and poor public improvements and facilities;
3. The need for additional public and private utilities in order to accommodate the development of properties within the Project Area boundaries, including the need for additional storm drain facilities;
4. The lack of proper utilization of many properties within the Project Area boundaries resulting in development constraints on a number of these properties, thus producing a stagnate and unproductive condition of land which is otherwise potentially useful and valuable.

5. The unimproved, defective, and/or inadequate construction of street improvements and public/private utilities within the Project Area which has resulted from the uncoordinated development pattern of certain of the properties within the Project Area;
6. The lack of adequate public facilities, including open space and other places of recreational and cultural activity which are necessary to serve the property within the Project Area boundaries;
7. The lack of development or redevelopment within the Project Area which has resulted because of the inadequacy of the required public facilities and services necessary to accommodate the redevelopment of the area in cooperation with the private sector;
8. The presence of vacant and viable residential, industrial and commercial property whose development has been impeded due to an infrastructure community system which is not fully designed and developed to a standard acceptable for development;
9. A street pattern which is inadequate to provide for safe and efficient vehicular, pedestrian, and bicycle circulation, including the lack or unacceptability of street bridges;
10. The inadequate and/or inefficient use of flood control channels and public utility easements which traverse the Project Area boundaries and which increasingly become physical barriers and barren parcels of property which physically blight the immediately adjacent properties and the remainder of the properties within the Project Area;
11. Inadequate planning of the freeways and major highways which traverse the Project Area with the corresponding failure to provide for the physical and social needs of those persons and properties which are adjacent to, and in close proximity with, the freeways and major highways. In this regard, it is obvious that the noise, debris, and other pollutants which are generated by the freeways and major highways are blighting conditions which negatively impact the property within the Project Area. Provision must be made to minimize or eliminate those conditions and to insure compatibility between the properties adjacent to, and in close proximity with, the freeways and major highways.
12. The inability of the City and/or County to wholly finance and construct a regional governmental and cultural center for the North San Diego County Area. Without such a facility, the governmental, cultural, and social needs of the City of Escondido and the North County area will not be met, and the Central Business District of the City will decline due to the outflow of commercial activity.

13. The existence of vacant retail structure (i.e. automobile dealerships and general retail merchandise) due to a relocation trend that has resulted from the need to have larger, more modern and/or more accessible facilities.

The Escondido Redevelopment Agency has determined that the Escondido Redevelopment Project Area is characterized by the conditions of blight which have been set forth above which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone. These conditions represent physical, social, and economic liabilities which require a Redevelopment Plan in order to properly provide for the development of these properties in a manner which is consistent with, and in the interest of, the health, safety, and general welfare of the people and property owners within the Project Area in particular, and the community in general. It is, therefore, the intent of the redevelopment program to remedy and/or mitigate the conditions of blight or leading to blight, through the planning, replanning, design, redesign, clearance, construction, reconstruction, or rehabilitation, or any combination of these, of the properties which are hereinafter described and the providing of residential, commercial, industrial, public, or other structures and/or developments as may be deemed appropriate and/or necessary in the interests of the general welfare.

In addition, the Redevelopment Plan shall be a guideline for implementing the objectives set forth hereinafter so as to ensure that the policies, goals and objectives of the Escondido Redevelopment Agency, the Escondido City Council, and the laws of the State of California are complied with and implemented in a manner which is most in keeping with the general welfare.

SECTION 200.00 GENERAL DEFINITIONS

As used in this Plan, the following terms are defined to mean:

1. "Agency" means the Escondido Redevelopment Agency, City of Escondido, California.
2. "City" means the City of Escondido, California.
3. "City Council" means the City Council of the City of Escondido, California.
4. "Community" means the City of Escondido, California.
5. "County" means the County of San Diego, California.
6. "Federal Government" means the United States or any of its agencies or instrumentalities.
7. "General Plan" means the General Plan Map and Text of the City of Escondido, California as adopted on _____, including any additions, amendments, revisions, and/or modifications thereto (Appendix II, Exhibit A).
8. "Legislative Body" means the City Council of the City of Escondido, California.
9. "Map" means the Redevelopment Land Use Plan Map for the Escondido Redevelopment Project (Appendix II, Exhibit B).
10. "Municipal Code" means the current Municipal Code of the City of Escondido including any additions, amendments, revisions, and/or modifications thereto.
11. "Owner" means any individual or entity owning "real property" as defined herein.
12. "Person" means any individual, or any public or private entity.
13. "Persons and Families of Low or Moderate Income" means persons or families whose income does not exceed the qualifying limits as set forth in Section 50093 of the California Health and Safety Code.
14. "Persons and Families of Very Low Income" means persons or families whose income does not exceed the qualifying limits as set forth in Section 50105 of the California Health and Safety Code.
15. "Plan" means the Redevelopment Plan for the Escondido Redevelopment Project Area.

16. "Planning Commission" means the Planning Commission of the City of Escondido, California.
17. "Project" means the Escondido Redevelopment Project.
18. "Project Area" means the area included within the boundaries of the Escondido Redevelopment Project.
19. "Project Area Committee (P.A.C.)" means the Project Area Committee for the Escondido Redevelopment Project.
20. "Real Property" means land, including buildings, structures, fixtures, and improvements on the land; property appurtenant to, or used in connection with, the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way and liens, charges or encumbrances by way of judgement, mortgage, or otherwise, and the indebtedness secured by such liens.
21. "Redevelopment" means the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of, a survey area, and the provision of such residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them.
22. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 3300 et. seq.)
23. "State" means the State of California.

SECTION 300.00 LEGAL DESCRIPTION OF THE BOUNDARIES OF THE PROJECT AREA

Escondido Redevelopment is shown and designated on the Legal Description Project Boundaries Map, designated as Appendix I, Exhibit A, and is more particularly described in the Legal Description, designated as Appendix I, Exhibit B, both attached hereto and incorporated herein by reference.

SECTION 400.00 REDEVELOPMENT OBJECTIVES

Section 400.10 General Project Objectives

The Agency proposes to use the process of redevelopment to eliminate and mitigate the many aspects of existing and anticipated visual, economic, physical, social, and environmental blight within the City and the Project Area.

Within the broad goals, and as an indicator in the evaluation and determination of project priorities, the following specific redevelopment objectives are established by the Agency:

1. The elimination of existing blighted conditions, be they properties or structures, and the prevention of recurring blight in and about the Project Area.
2. The development of property within a coordinated land use pattern of residential, commercial, industrial, recreational, and public facilities in the Project Area consistent with the goals, policies, objectives, standards, guidelines, and requirements as set forth in the City's adopted General Plan and Zoning Ordinance.
3. The development of 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 Project Area.
4. The elimination of environmental deficiencies including inadequate street improvements, inadequate utility systems, and inadequate public services; and mitigation of freeway or highway impacts, including its circulation, movement and its potential social, physical, and environmental characteristics of blight.
5. The development of a more efficient and effective circulation corridor system free from hazardous vehicular, pedestrian, and bicycle interfaces and designed to their ultimate circulation flow.
6. The implementation of techniques to mitigate blight characteristics resulting from exposure to freeway, highway, and public right-of-way corridor activity and affecting adjacent properties within the Project Area.
7. Beautification activities to eliminate all forms of blight including, but not limited to, visual blight, in order to encourage community identity.
8. The encouragement, promotion, and assistance in the development and expansion of local commerce and needed commercial and industrial facilities, increasing local employment prosperity, and improving the economic climate within the Project Area, and the various other isolated vacant and/or underdeveloped properties within the Project Area.

9. The acquisition, assemblage, and/or disposition of sites of usable and marketable sizes and shapes for commercial, industrial, recreational, and public facilities, parking, streets, utilities, and civic or cultural projects within the Project Area.
10. The creation of a more cohesive and unified community by strengthening the physical, social, and economic ties between residential, commercial, industrial, and recreational land uses within and about the Project Area.
11. The acquisition and disposition of property for the purpose of providing relocation housing, as may be required, to implement the objectives of this Plan.
12. To provide for very low-, low- and moderate-income housing availability as required by County, Region, or State law and requirements, as necessary and desirable, consistent with the goals and objectives of the community.
13. To encourage the coordination, cooperation, and assistance of other local agencies, as may be deemed necessary, to ensure that projects undertaken by this Agency are implemented to their fullest and practical extent.
14. The achievement of a physical environment reflecting a high level of concern of architectural and urban design principles deemed important by the community.
15. To encourage community involvement and citizen participation in the adoption of policies, programs, and projects so as to ensure that the Redevelopment Plan is implemented in accordance with the objectives and goals of the General Plan.
16. To provide a procedural and financial mechanism by which the Agency can assist, complement, and coordinate public and private development, redevelopment, revitalization, and enhancement of the community.
17. To assist and supplement the financing and construction of the Escondido Civic Center and Cultural facilities, and to enhance the economic climate of the City's Central Business District.

Section 400.20 Project Alternatives

It is anticipated that the Agency may undertake a variety of physical, social, economic and environmental projects to ensure that the goals of this Redevelopment Plan are fulfilled. It is, therefore, the intent of this Section to set forth possible and/or anticipated projects which shall be considered in the development of the Project Area.

Projects anticipated to be pursued at adoption of the Redevelopment Plan are set forth in the Anticipated Initial Projects List (Appendix III, Exhibit B). They are identified for planning purposes and shall be construed as a limitation on the Agency to carry out and implement the Redevelopment Plan.

With regard to housing projects and/or programs, it shall be the Agency's policy to limit housing efforts to rehabilitation, rental assistance, interest subsidy, and various other incentive programs to the private sector. The Agency shall avoid acquisition, development and/or ownership of residential properties for the purposes of leasing or renting. Acquisition, development, and/or ownership of residential properties shall be limited to the provisions of this Plan and/or as required to conform to relocation and/or housing replacement provisions of State law, should other approaches be impractical.

Section 400.30 Applicability

The provisions and requirements of this Redevelopment Plan shall apply to all properties and structures in the Escondido Redevelopment Project Area except as herein exempted.

Any and all reference herein stated which refers to the City of Escondido, its authority, documents, legislative bodies, etc., shall be applicable to the entire Project Area.

SECTION 500.00 LAND USE PROVISIONS

Section 500.10 Conformity with the General Plan

The Plan for redevelopment of the Project Area as ordered is based upon the preliminary Redevelopment Plan which was approved by the Planning Commission and was considered and reviewed through the public hearing process as required by law, and conforms and complies with the goals, objectives, and policies of the Escondido General Plan. Properties which are developed in accordance with the land use designations of the Escondido General Plan, as that General Plan may be amended from time to time and the land use provisions as are hereinafter set forth, are declared to be conforming land uses within the Project Area. The Agency shall not change the land use designations of these properties declared to be conforming land uses within the Project Area. However, the Agency may request the City Council to consider General Plan land use designation changes in order to effectuate the intent of the Redevelopment Plan. That portion of the General Plan contained within the Project Area is set forth in Appendix II, Exhibit A.

Section 500.20 Permitted Land Uses

Section 500.21 Overview and General Objectives

The redevelopment program is intended to alleviate blight and improve the physical, social, and economic character of the community. In conjunction with the overall redevelopment objectives, the following general land utilization objectives are established by the Agency:

1. To encourage the development of well-planned and quality designed residential, commercial, and industrial development which meets the adopted high standards of this community.
2. To provide for sufficient land area within the Project Area for appropriate types of commercial and industrial development, properly located to provide services and goods to meet the commercial and industrial needs of the area, the community, and the region.
3. To provide for required community facilities and open space including parks and recreational, civic center, and cultural facilities.
4. To provide an adequate traffic circulation and control system within the Project Area so as to provide for efficient and safe movement of people, goods, and services in conformance with the General Plan.
5. To provide for the installation and improvement of streets, public utilities, sewer, and water services necessary to the ultimate development of the Project Area.

6. To provide the direction, purpose, and climate for combined public and private investment which will result in benefits to the community as a whole.
7. To provide for site location, ultimate development, and/or expansion of civic and public buildings, facilities, and services.
8. To provide for the beautification and revitalization of the Project Area enabling the community to further establish an identity and a quality of life which is desired by its citizens and businessmen.
9. To provide assistance, enticements, and encouragement to ensure that the Project Area is developed to its fullest and ultimate usage, ensuring that the standards and requirements of the Municipal Code and the policies, goals, and objectives of the General Plan are met.
10. To provide a smooth plan that implements the transitional character of the Central Business District.

By implementing these objectives through the use of the California Redevelopment Law and the redevelopment techniques as are hereinafter set forth, the Escondido Redevelopment Agency will be able to respond to the blight conditions which presently and/or potentially exist in the community.

Section 500.22 Land Use Plan Map

The Land Use Plan Map designates the permitted land uses and principal streets located within the Project Area and is designated as attached Appendix II, Exhibit B, which by this reference becomes a part hereof. Land uses different from those designated in said Land Use Map may be authorized by the Agency if these land uses are consistent with the then adopted General Plan, as amended, and if the Agency finds that these land uses are compatible with the goals and purposes of this Redevelopment Plan. In addition, the map illustrates immediate adjacent streets, public rights-of-way, easements, and other public, semi-public, and private permitted land uses.

Section 500.23 Commercial and Industrial

Areas designated for commercial and/or industrial uses on the Map attached hereto shall be developed according to the regulations, requirements, restrictions, and provisions of the Municipal Code, as amended, pertaining to the development of said Commercial and Industrial Land Use Designations as adopted under the Escondido General Plan, as amended.

The permitted commercial industrial uses shall be in compliance with, and consistent with, the appropriate chapters of the Municipal Code, as same may be amended from time to time, setting forth said permitted uses.

Section 500.24 Residential

Areas designated for residential uses on the Map attached hereto shall be developed according to the regulations, requirements, restrictions, and provisions of the Municipal Code pertaining to the development of said Residential Land Use Designations as adopted under the Escondido General Plan.

The permitted residential uses shall be in compliance with the appropriate chapters of the Municipal Code, as same may be amended from time to time, setting forth said permitted uses.

The number of total dwelling units which presently exist in the Project Area is estimated to be 6,636 units, and will increase subject to the expenditure of revenues from the Low- and Moderate-Income Housing Fund.

Section 500.25 Property Devoted to Public Purposes and the Nature of Such Public Purpose

1. Public Uses

Any public uses, be they those which are designated on the General Plan, as amended, and/or this Redevelopment Plan, as proposed for specific parcels of property; those contemplated uses which are set forth hereinafter and which are not designated as to specific sites; or those which may later be deemed to be required, shall be permitted on any property within the Project Area, or on property outside the Project Area, if it is determined that the proposed public use benefits the Project Area, and the proposed location is best suited for this intended use.

In addition to the public uses which are set forth on the General Plan, it is anticipated that certain other public improvements which are of benefit to the Project Area shall be constructed. These improvements include, but are not limited to, community safety service facilities which may include police, fire, civil defense, and related structures; park and recreational facilities; other public facilities which serve and benefit the Project Area and the proposed Escondido Civic Center and Cultural facility. The location for these proposed improvements has been and will continue to be determined in light of the physical, social, environmental developmental, and economical considerations which exist when the public use is proposed to be developed. Said public uses may be developed on any property within the Project Area, or outside of the Project Area, if it is determined that the public use and the proposed site are of benefit to the Project Area, and appropriate for the proposed development. The Agency agrees that before a decision is made as to the exact location for these public uses, it will conduct a public hearing and give notice of same:

- a. By publishing one time in a newspaper of general circulation in the City; and
- b. By posting in three public places; and
- c. By mailing to all persons on property within 500 feet of the boundaries of the property upon which the project is proposed to be developed, as shown on the last equalized assessment roll; and
- d. In such other manner as the Agency determines.

It is anticipated that certain other public uses will be developed within the Project Area under agreements with taxing jurisdictions. Such development, if it proceeds, may be located on property owned by the taxing authorities and will be developed in accordance with the agreement between the Agency and the taxing jurisdictions, and as provided by the Community Redevelopment Law. Prior to the designation of any site for the development of such joint projects, the Agency and the affected taxing jurisdiction shall conduct hearings in order to assess the environmental and other development considerations, and shall proceed in the manner set forth in the Municipal Code relative to the conduct of public hearings.

Generally, the approximate amount of open spaces to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, public grounds, space around buildings, and all other amounts of outdoor areas not permitted through limits on land coverage by this Plan to be covered by buildings in accordance with the Escondido General Plan which may be amended from time to time.

2. Public Rights-of-Way and Easements

Areas designated for public rights-of-way and streets on the map attached hereto 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. Such streets and rights-of-way may be widened, altered, abandoned, vacated or closed by the Agency and the City as necessary for proper development of the Project. Additional public streets, alleys, and other rights-of-way, overpasses, underpasses, vehicle, pedestrian and bikeway bridges, and traffic control devices including, but not limited to, median strips and signalization may be created and constructed by the Agency and the City in the Project Area as needed for proper development.

Some of the existing rights-of-way within the City may be redesigned, altered, or reconstructed, so as to mitigate negative visual impacts that presently exist. The reconstruction may include the installation of landscaping, modifications of wall construction and/or sidewalks, undergrounding of public utilities, and/or other measures as may be deemed appropriate and necessary to eliminate blighted characteristics and conditions within the Project Area.

Areas designated for easements on the map attached hereto shall be used for public improvements, public and private utilities and facilities, and activities typically found in easements. Such easements may be retained, widened, altered, abandoned, vacated or closed by the Agency and the City as necessary for proper development of the project. Additional easements may be created by the Agency and the City in the Project Area as needed for proper development.

3. Other Semipublic, Institutional and Nonprofit Uses

In any area designated on the map attached hereto, the Agency is authorized to permit the establishment, development or enlargement of public, semipublic, institutional, or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic and charitable institutions, and facilities of other similar associations or organizations. All such uses shall be developed according to the regulations, requirements, restrictions, and provisions of the Municipal Code and shall conform as far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose reasonable restrictions consistent with the General Plan and Municipal Code as are necessary to protect the development and use of the Project Area.

4. Other Public Property

The School District property and other public buildings may remain in their present locations and may expand as necessary. If any part of said public property is not used for public, semipublic, institutional, or nonprofit facilities, then the alternative use shall be as permitted by the Municipal Code of the City, as amended from time to time.

Section 500.30 Planning and Development Comments, Criteria and Design Objectives

Section 500.31 General

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan.

No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of the Plan except in conformance with the provisions of this Plan, the City's General Plan and the Municipal Code.

The Agency shall be responsible for assuring that the goals, objectives, and provisions of the Redevelopment Plan are conformed to, and applied to, all real property within the Project Area. In order to ensure that Project Area

development and rehabilitation is undertaken effectively and efficiently, the Agency may delegate all or a portion of its responsibilities as set forth in Section 500.30, beginning with Section 500.31 through and including Section 500.54, to the City Council, Planning Commission, Project Area Committee, Development and/or Design Review Board, staff, or other entity of the City of Escondido which may be presently or hereafter designated.

The Agency shall delegate or maintain its responsibilities, or portion thereof, by resolution. The Agency may adopt said resolution(s) at any time deemed appropriate to effectively implement the Plan. In lieu of said resolution, or in the interim of a resolution being approved by the Agency, the review, approval, and/or denial of plans for the construction, development, redevelopment, and/or rehabilitation of improvements and properties within the Project Area shall be in conformance with the normal review and approval process of the City of Escondido as may presently exist or be hereafter modified.

Section 500.32 Site Plans

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated after the date of the adoption of this Plan except in accordance with an application, permit, and plans, including architectural, landscape, and site plans, submitted to and approved by the Agency, unless allowed pursuant to the procedures of the following Section 500.54. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area, as provided for in the general controls stated below, including the Design Objectives, Appendix III, Exhibit B. The Agency shall not approve any plans that do not comply with this Plan and the Design Objectives, and all other applicable State and local laws, codes, and ordinances in effect from time to time.

Section 500.33 Development Regulations

Except as specifically stated in this Plan, the Agency shall adopt the requirements, restrictions, standards, guidelines, and regulations as are prescribed in the Municipal Code of the City of Escondido.

Section 500.34 State and Local Laws

All new construction shall also comply with all applicable State and local laws in effect from time to time including but not limited to, the Building, Electrical, Heating and Ventilating, Housing, and Plumbing Codes of the City of Escondido. If, however, a conflict in regulations occurs, the regulations of this Plan shall govern.

Section 500.35 Existing Nonconforming Uses

The Agency is directed and authorized to provide for the reasonable continuance, modification, and/or termination of nonconformities in order to promote compatibility of uses, eliminate blighting conditions, effectuate the purposes, goals, and objectives of this Plan, and to protect the public health, safety, and general welfare within the Project Area. The Agency may not impose or enforce procedures, standards, and requirements which exceed those set forth in the Municipal Code pertaining to said nonconformities, except with the prior approval and authorization of the City Council or as set forth in this Plan. The procedures, standards, and requirements set forth in the Municipal Code pertaining to said nonconformities shall apply to all properties, structures, and uses within the Project Area. The owner, and if the owner is not the user, then the owner and the user of said nonconforming properties, shall enter into a participation agreement with the Agency in order to effectuate compliance with the provisions of the Municipal Code, and the purposes, goals, objectives, and provisions of this Plan.

Section 500.36 Rehabilitation

The Agency may impose the provisions of the Municipal Code pertaining to the rehabilitation of building, structures, and/or properties which: 1) have inadequate egress; 2) constitute a fire hazard or are otherwise dangerous to human life; or 3) in relationship to existing uses, constitute a hazard to the public health, safety and general welfare of the Project Area by means of inadequate maintenance, dilapidation, obsolescence, abandonment, or any other unsafe condition. The Agency does hereby declare any such structure, building, or property to be a public nuisance, and may abate such condition or conditions by repair, rehabilitation, demolition, or removal in accordance with the provisions of the Municipal Code and with the prior approval and authorization of the City Council. The owner, and if the owner is not the user then the owner and the user of said public nuisance structures, buildings or properties, shall enter into a participation agreement with the Agency in order to effectuate compliance with the Municipal Code and the purposes, goals, objectives, and provisions of this Plan.

Section 500.37 Limitations on Type, Size, and Height of Buildings

The type, size, and height of buildings and structures shall be limited by the applicable State and local statutes and codes including, but not limited to, the development, building, and other applicable codes and ordinances of the Municipal Code of the City of Escondido.

Section 500.38 Setbacks

The Agency may recommend setbacks and other development requirements for all development within the Project Area which may exceed, modify, or otherwise alter the requirements of the City's current Zoning Ordinances, provided, however, that a) in no instance shall the standards be less than that required by the City of Escondido, except as approved by the City Council; and b) all modified setbacks and other development requirements are approved by the City Council.

Section 500.39 Parking

The Agency may recommend parking requirements for all development within the Project Area which may exceed, modify, or otherwise alter the requirements of the City's current Zoning Ordinance provided, however, that a) in no instance shall the standards be less than that required by the City of Escondido, except as approved by the City Council; and b) all modified parking requirements are approved and authorized by the City Council. Parking spaces shall be paved and drained so that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces visible from streets shall be landscaped as necessary to prevent unsightly or barren appearance.

Section 500.40 Off-Street Loading

The Agency has recommended that off-street loading spaces shall be located in a manner to avoid interference with public use of sidewalks and streets. Off-street loading spaces are recommended to be paved and drained so that storm and surface waters draining from other parcels will not cross public sidewalks. Loading spaces visible from streets are recommended to be landscaped to prevent an unsightly or barren appearance. Whenever feasible, loading spaces are recommended to be located to avoid fronting on public streets.

Section 500.41 Light, Air, and Privacy

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

Section 500.42 Screening and Landscaping

The Agency may recommend owners of existing structures in the Project Area to landscape and/or screen their property if, in the opinion of the Agency, the structure is detracting substantially from the improved appearance of the surrounding area. In addition, the Agency may recommend require additional landscaping requirements which exceed the requirements of the Zoning

Ordinance, provided, however, that all modified landscaping requirements are approved and authorized by the City Council. All outdoor storage of materials or equipment is recommended to be enclosed or screened by walls, landscaping, or other enclosure to the extent and in the manner conducive to a quality environment.

Section 500.43 Rights-of-Way

Rights-of-Way, public or private, for streets, pedestrian paths, malls vehicular access to parking and loading areas, service roads, and easements for utilities are recommended to be established by the Agency or by others upon approval of the Agency.

Section 500.44 Easements

No structure shall be built upon an easement without review and approval by the Planning Commission and the prior written consent of the Agency and City Council.

Should construction be permitted, the Agency and the City must be held harmless from any subsequent damage to either the improvement or the easement.

Section 500.45 Utilities

The Agency recommends that all utilities be placed underground whenever physically and economically feasible.

Section 500.46 Open Spaces and Landscaping

The approximate amount of open space to be provided in the Project Area includes, but is not limited, to, the total of all areas which will be in the public rights-of-way, parks and recreational areas, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping plans are recommended to be submitted to the Agency for review and approval to ensure optimum use of living plant material.

Section 500.47 Signs

Signs in the Project Area are subject to the regulations and limitations set forth in those chapters and sections of the Municipal Code of the City of Escondido regulating signs. Exterior signs necessary for identification of

buildings, premises, and uses of particular parcels be permitted within the Project Area, provided the design and specifications for such designs shall be approved prior to their erection or installation. When reviewing said designs, and specifications, the approving authority shall determine, before approval, that said signs will not create hazards because of their characteristic. All signs are recommended to be compatible with the aesthetic standards of the redevelopment project.

Section 500.48 Incompatible Use

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area. Except as permitted by the City, within 500 feet of the surface of the Project Area there shall be no opening or penetration or extraction of oil, gas, or other mineral substance or for any other purpose connected therewith. These provisions may be varied by the Agency if in the best interest of the community. This section shall not prohibit the opening, penetration, or extraction of water.

Section 500.49 Resubdivision of Parcels

After rehabilitation and development pursuant to this Plan, no parcel in the Project Area, including any parcel retained by a conforming owner or participant, shall be resubdivided without the prior approval of the City.

Section 500.50 Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, sex, color, creed, religion, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

Section 500.51 Variations

Under exceptional circumstances the Agency is authorized to permit variations from the limits, restrictions, and controls established by this Plan. In order to permit such a variation, the Agency must determine that:

1. The application of one or more of the provisions of this Plan would result in unnecessary hardship or practical difficulties to the property owner inconsistent with the general purposes and intent of this Plan; and

2. There are exceptional circumstances or conditions applicable to the property, or to the intended development of the property, which do not apply generally to other properties having the same standards, restrictions and controls; and
3. Permitting a variation from the limits, restrictions, or controls of this Plan will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
4. 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 objectives of this Plan.

The Agency may permit such variation after it first has been submitted to the Planning Commission for their consideration and report, and upon approval by the City Council.

Section 500.52 Design Objectives

In order to promote a functional, attractive, and visually appealing environment in the Escondido Redevelopment Project Area, recommended Design Objectives, attached hereto as Appendix III, Exhibit C, shall guide the development in the Project Area. The Agency shall utilize these recommended Design Objectives in their consideration of redevelopment proposals.

Section 500.53 Standards for Development

The Agency may pursue and/or encourage the development, redevelopment, and/or rehabilitation of particular and/or unique integral areas of the community and Project Area, which require design and development standards different or more than those set forth in the Municipal Code of the City of Escondido. The Agency is authorized to establish specific heights of buildings, land coverage, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public improvements within these areas of the Project Area.

Prior to establishing said development and design controls, the Agency shall by resolution designate the boundaries of the area where said development and design controls shall apply and shall make the finding that said controls are necessary to ensure a coordinated and comprehensive development or

redevelopment of the area. The City Council shall effectuate the development and design controls by the adoption of an ordinance creating a Specific Plan for the area. Review and approval of the Specific Plan shall be in accordance with the provisions of the City of Escondido and State law.

Any development and design controls in a Specific Plan may not be more restrictive than those controls imposed for similar developments within the City outside of the Redevelopment Project Area. Prior to any adoption by the City Council of any Specific Plan for development and design controls, not less than ten (10) days written notice shall be given to property owners with the Project Area.

Section 500.54 Review of Applications for Issuance of Building and Development Permits

In order to determine conformity of the development of property within the Project Area to the provisions of the Municipal Code and the purposes, goals, objectives, and provisions of this Plan, the procedures as are hereinafter set forth shall apply.

1. Procedures Relative to the Review and Approval of Developments for Issuance of Permits

Upon the adoption of this Plan, no permit shall be issued for construction of any new building or any addition to an existing building in the Project area until the application for such permit has been processed in the manner herein provided. Any permit that is issued hereunder must be for construction which conforms to the provision of this Plan.

Upon receipt of an application for a building permit the Building Department of the City shall request the Executive Director of the Agency (or such other person or persons as may be designated by the Agency) to review the application to determine if the proposed improvements will conform to this Plan. Within fifteen (15) working days thereafter said Executive Director, or his designate, shall file a written report with the Building Department setting forth his findings of fact including, but not limited to, the following:

- a. Whether the proposed improvements would be compatible with the standards and other requirements set forth in this Plan in terms of design proposed by the Agency; and
- b. What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of this Plan and the proposed design of the Agency, and

- c. Whether the applicant has entered into an agreement, as appropriate, with the Agency for the development of said improvements and submitted architectural, landscape, and site plans to the Agency.

After receipt of said report or after said fifteen (15) day period, whichever occurs first, the Building Department may issue the permit with conditions, if any, required by the Executive Director and approved by the Agency; or it shall withhold the issuance of the permit, if the Executive Director has found that the proposed improvement does not meet the requirements of this Plan and the design requirements of the Agency. Within seven (7) working days after allowing or withholding issuance of the permit, the Building Department shall notify the applicant and the Agency of its decision by certified mail or personal delivery with certification of said delivery.

2. Procedures for Appeals by Applicant

The applicant or the Agency may appeal the decision of the Building Department withholding, conditionally allowing, or allowing the issuance of such permit to the City Council. Within twenty (20) working days from the mailing of the Notice of Decision of the Building Department, the applicant shall file his notice of appeal in duplicate with the City Clerk who shall immediately forward one of the duplicates to the Building Department.

The Notice of Appeal shall set forth the grounds relied upon by applicant. Within twenty (20) working days following the filing of the appeal, the City Council shall set the matter for hearing and shall give notice of the time and place for said hearing to the applicant and to the Agency.

The City Council may reverse or affirm, wholly or partly, or may modify any decision or determination, or may impose such conditions as the facts warrant, and its decision or determination shall be final. Any hearing may be continued from time to time.

SECTION 600.00 REDEVELOPMENT TECHNIQUES TO ACHIEVE PLAN OBJECTIVES

Section 600.10 General

The redevelopment of the Escondido Redevelopment Project Area will be undertaken in order to carry out the intent and purpose of the Redevelopment Law and the redevelopment objectives broadly defined in the previous sections and this Plan.

The Agency proposes to eliminate or alleviate and prevent the conditions of blight existing in the Project Area, to strive for economic revitalization and Project Area beautification, and to mitigate the negative social, physical, and environmental impacts resulting from existing and anticipated development or deterioration in the Project Area through the following activities:

Section 600.11

The acquisition of real property by purchase, gift, devise, or any other lawful interest, with the specific exception of exercising the power of eminent domain. The Redevelopment Agency shall have no authority to acquire property the use of eminent domain or condemnation.

Section 600.12

The combining of parcels or properties, site preparation and the construction of necessary off-site improvements.

Section 600.13

Providing for owner participation in the redevelopment of property in the Project Area.

Section 600.14

Extending reasonable preference to persons who are engaged in business in the Project Area to reenter businesses within the Project Area, provided that said business reentry conforms with this Plan, the General Plan and Municipal Code of the City of Escondido.

Section 600.15

The redevelopment of land by private enterprise or public agencies for use in accordance with this Plan.

Section 600.16

Providing for open space and recreational land use.

Section 600.17

Encouraging public and private improvements so as to prevent, mitigate, or eliminate existing and/or anticipated blight conditions in the Project Area.

Section 600.18

The disposition of property including the lease or sale of land at a value determined by the Agency for reuse in accordance with this Plan and under all the conditions contained within it.

Section 600.19

Providing relocation assistance to displaced residential and nonresidential occupants (if any).

Section 600.20

Demolishing or removing certain existing buildings and improvements on land acquired by the Agency.

Section 600.21

The demolition, removal, rehabilitation, alteration, modernization, general improvement, or any combination thereof, of existing structures in the Project Area where such are permitted or required under the Redevelopment Plan.

Section 600.22

The vacation or closure of certain street areas and dedication of other areas for public street purposes.

Section 600.23

The preparation, by the Agency, of acquired land for building sites. In connection therewith the Agency may cause streets, bridges, railroad crossings, bikeways, and pedestrian ways to be designed, installed, constructed, or reconstructed; may cause sidewalks, curbs, and public utilities to be constructed and installed; and may cause landscaping and other on-site and off-site improvements to be completed in conformity with the Redevelopment Plan.

Section 600.24

Provide for the use of twenty percent (20%) of tax increment resulting from the Project Area, to be used for the purpose of increasing and improving the community's supply of housing for persons and families of very low, low or moderate income should particular findings not be made by the Agency.

Section 600.25

Provide replacement housing for dwelling units of families of low and moderate income destroyed or removed within the Project Area.

Section 600.26

Negotiate arrangements with taxing jurisdictions to alleviate any financial burden or detriment caused to the taxing entity as a result of the adoption of the Redevelopment Plan.

Section 600.30 Property Acquisition

Section 600.31 Acquisition of Real Property

1. General Provisions for Real Property Acquisition

Except as specifically exempted herein, the Agency may, but is not required to obtain real property by purchase, lease, obtain options to, acquire by gift, grant, bequest, exchange, devise, or other lawful method whatsoever, insomuch as it is necessary to carry out the purposes of this Plan.

The Agency is not authorized to acquire any real property by eminent domain or condemnation.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire property devoted to a public use if it is transferred to private ownership before the Agency completes land disposition within the entire Project Area unless the Agency is not authorized to acquire such property under other provisions of this Plan.

The Agency is authorized to acquire any interest in real property fee or less than fee interest, and to acquire structures without acquiring the land upon which said structures are located. The Agency is not authorized to acquire interest in oil, gas, or other mineral substance within the Project Area, but may acquire water rights to any and all properties within the Project Area.

Prior to acquiring real property, the Agency shall have an independent appraisal made of the property by a certified MAI to determine the fair market value of the property. Said fair market value shall be publicly disclosed prior to the Agency taking action on the acquisition. The Agency may acquire said property for a value less, more or equivalent to the fair market appraisal.

The Agency, at the request of the legislative body, may accept a conveyance of real property (located within or outside the survey area) owned by a public entity and declared surplus by the public entity, or owned by a private entity. The Agency may dispose of such property to private persons or to public or private entities, by sale or long-term lease for development. All or any part of the funds derived from the sale or lease of such property may, at the discretion of the City Council, be paid to the community or to the public entity from which any such property was acquired.

The Agency shall not acquire from any of its members or officers any property, or interest in property.

Without the consent of an owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions, and controls of the Plan and the owner fails or refuses to agree to participate in the Redevelopment Plan pursuant to an owner participation agreement.

Any covenants, conditions, or restrictions existing on any real property within a Project Area prior to the time the Agency acquires title to such property, which covenants, conditions, or restrictions restrict

or purport to restrict the use of, or building upon, such real property, shall be void and unenforceable as to the Agency and any other subsequent owners, tenants, lessees, easement holders, mortgagees, trustees, beneficiaries under a deed of trust, or any other persons or entities acquiring an interest in such real property from such time as title to the real property is acquired by an Agency whether acquisition is by gift, purchase, or otherwise. This shall not apply to covenants, conditions, or restrictions imposed by a Redevelopment Plan or by the Agency pursuant to the Redevelopment Plan. This also shall not apply to covenants, conditions, or restrictions where the Agency in writing expressly acquires or holds property subject to such covenants, conditions, or restrictions. Further, this shall not limit or preclude any rights of reversion of owners, assignees or beneficiaries of such covenants, conditions, or restrictions. Further, this shall not limit or preclude the rights of owners or assignees of any land benefited by any covenants, conditions, or restrictions to recover damages against the Agency if under law such owner or assignee has any right to damages. No right to damages shall exist against any purchaser from the Agency or his successors or assigns, or any other persons or entities.

2. Acquisition of Real Property by Eminent Domain Exclusion

The Redevelopment Agency shall have no authority to acquire real property by the use of eminent domain or condemnation under this Plan.

Section 600.32 Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, except the authority of eminent domain or condemnation.

Section 600.33 Community Input Prior to Property Acquisition by the Agency

Except as provided in Section 600.31 (3) and before the acquisition of any real property, except for those portions of properties which are found to be necessary for the development and implementation of ultimate street right-of-way and utility improvements, the Agency shall conduct a public hearing with notice of same given by publishing it in a general circulation news paper for a period of not less than ten (10) days prior to the hearing.

Said public hearing shall be scheduled to discuss the merits of such acquisition and plans for redevelopment. The Agency shall encourage the input, recommendations, and comments from the community and interested citizens and groups involved in any such acquisition or development proposals.

Section 600.40 Conforming Owners and Participation by Owners and Business Tenants

Section 600.41 Opportunities of Owners and Business Tenants

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to reenter into business within the Project Area if they meet the requirements prescribed in this Plan and comply with the adopted Agency rules regarding reentry.

It is the intention of the Agency that owners of parcels of real property within the Project Area, where consistent with this Plan, be allowed to participate in this redevelopment by: a) retaining all or a portion of their properties; b) acquiring adjacent or other properties in the Project Area; or c) selling their properties to the Agency and purchasing other properties in conformance with this Plan.

In the event a participant fails or refuses to rehabilitate or develop his real property upon the request of the Agency, and in accordance with the provisions of the City's Municipal Code and General Plan, this Redevelopment Plan and/or a participation agreement, as an alternate hereto, the real property, or any interest therein, may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan and the rules for owner participation, hereinafter set forth.

The Agency has determined that certain real property within the Project Area conforms to the following provisions:

1. The construction of existing structures is in conformance with the City's Municipal Code;
2. The present use is in conformance with the General Plan and Zoning Ordinance, and
3. The construction of existing structures and the present use is in conformance with the goals, objectives, and provisions of this Redevelopment Plan.

The owners of such properties will be permitted to remain as conforming owners without a participation agreement with the Agency, provided such owners continue to operate and use the real property within the requirements of this Plan. In addition, the owners of residential properties which hereinafter develop in accordance with this Plan and the General Plan, shall not be required to record a participation agreement with the Agency, provided such owners continue to operate and use the real property within the requirements of this Plan.

Notwithstanding the provisions of Section 600.42, owners and tenants of residential properties which have been developed in accordance with the General Plan and the Zoning Ordinance shall not be required to enter into or record a Participation Agreement in order to permit the alteration of a residential structure, such as adding a room or additional square footage, or the rebuilding of such residential structure if such alteration or rebuilding is otherwise permitted by the General Plan, City zoning and applicable City codes.

The Agency may waive the requirement of a Participation Agreement for any reason provided such waiver is consistent with the intent of this Plan and that of the City Council.

Section 600.42 Rules for Participation Opportunities, Priorities, and Preferences

The Agency shall provide an opportunity to owners and tenants in the Project Area to participate in the growth and development of the Project Area in accordance with the participation rules adopted by the Agency. In general, these rules provide that existing business owners and business tenants within the Project Area to be given preference for reentry into business within the redeveloped Project Area; and that certain buildings in the Project Area be retained, provided the owners will be required to submit proof to the Agency of their qualification and financial ability to carry out their agreement with the Agency to rehabilitate their properties to conform with the standards of this Redevelopment Plan at their own expense, or pursuant to an agreement between the Agency and the property owner.

If conflicts develop between the desires of participants for particular sites of land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

Participation opportunities shall necessarily be subject to, and limited by, the expansion of public utilities and facilities, realignment and widening of streets, and the opening of new streets, if any.

In the event any of the conforming owners desire 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 real property within the Project Area, then such conforming owners shall be required to enter into a participation agreement with the Agency in the same manner as required for owners of non-conforming properties.

Any real property owned by conforming owners outside of the designated conforming parcels and within the Project Area shall be considered and treated in the same manner as real property owned by other owners, i.e., any may be required to enter into a participation agreement with the Agency.

The Owner Participation Rules adopted by the Agency are set out in Appendix V, Exhibit A and the Preference Rules adopted by the Agency and made available for inspection are on file with the City Clerk.

Section 600.43 Participation Agreements

Unless exempted as provided for herein, each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate or develop, and use the property in conformance with the Plan, and to be subject to the provisions hereof. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Participation agreements shall be in a form prescribed herein and as amended from time to time by the Agency, and shall provide assurances as to the following:

1. The construction is in conformance with the City's Municipal Code;
2. The use is in conformance with the General Plan and Zoning Ordinance; and
3. The construction and use is in conformance with the goals, objectives, and provisions of this Redevelopment Plan.

As previously provided, participation agreements shall not be required for the following if they conform to the City's Municipal Code, General Plan, Zoning Ordinance, and the goals, objectives, and provisions of this Redevelopment Plan:

1. All properties, structures, and improvements presently used; and
2. Residential properties which hereinafter develop and/or are improved.

The Agency may waive the requirements of a Participation Agreement for any reason provided such waiver is consistent with the intent of this Plan and that of the City Council.

Section 600.50 Cooperation With Public Bodies

Certain public bodies are authorized, required, or directed by State law, statute, by law, or other similar directive to aid, assist, and cooperate, with or without consideration, in the planning, undertaking, construction, or operation

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

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area.

The Agency, with the approval of the City Council by resolution, is authorized to financially and otherwise participate and assist any public entity in the cost of public structures or facilities within or outside of the Project Area, to the extent that such public structures or facilities benefit the Project Area.

The Agency shall have the right to impose on all public bodies, the planning and design controls contained in the Plan to ensure that present uses and any future development by public bodies conform to the requirements of this Plan. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

The Agency shall not effectuate any additional review and approval process and/or procedure for public and/or private projects if: 1) there exists a present process and/or procedure which adequately and efficiently ensures and safeguards the implementation of the goals, objectives, and provisions of the Plan; and 2) the Agency has not adopted a resolution which maintains responsibility for the review and approval per Section 500.31.

Section 600.60 Project Area Committee (P.A.C.)

Section 600.61 Formation and Purpose

The City Council may, but is not required to, call upon residential owner occupants, residential tenants, business operators, and members of existing organizations within and outside of the Project Area to form a Project Area Committee. The Committee shall consist of not less than five (5) members appointed by the City Council. The Agency through its staff, consultants, and Agency members shall, upon the direction of and with the approval of the City Council, consult with and obtain the advice of the Project Area Committee concerning those policy matters which deal with the planning and provision of residential facilities or replacement housing for those to be displaced by project activities. The Agency shall also consult with the Committee on other policy matters which affect the residents of the Project Area. The provisions of this section shall apply throughout the period of preparation and/or amendment of the Redevelopment Plan and for such additional periods thereafter as is determined.

Nothing contained in this section shall prevent the Agency or the City Council from creating other committees for the Project Area or from not creating the Project Area Committee.

The Project Area Committee shall serve at the will and pleasure of the City Council consistent with their intent and direction.

Section 600.62 Open and Public Meetings

Minutes of all the meetings of the Agency with the Committee shall be open and public, and a record shall be kept for all information presented to the Committee by the Agency or by the Committee to the Agency for the purpose of carrying out the provisions of this Plan. Said records shall be maintained by the Agency and all minutes and official records shall be available for public inspection. The Agency shall have the right to conduct closed sessions for personnel and litigation matters

Section 600.70 Property Management

During such time as property in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. In addition, the Agency may ensure or provide for the insurance of any real or personal property of the Agency against risk of hazards; and may rent, lease, maintain, manage, operate, repair, and clear such real property pending its disposition for redevelopment.

The Agency may in any year during which it owns property in a Redevelopment Project Area pay directly to any City, County, City and County, district, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

A proportionate share of any amount of money paid by an agency to any City and County pursuant to this section shall be disbursed by the City and County to any School District with territory located within a Redevelopment Project Area in the City and County. "Proportionate share," as used in this section, means the ratio of the School District tax rate, which is included in the total tax rate of the City and County, to the total tax rate of the City and County.

The Agency may also pay to any taxing agency with territory located within a Project Area other than the community which has adopted the Project, any amounts of money which the Agency determines is appropriate to alleviate any financial burden or detriment caused to any taxing agency by the redevelopment project.

Except as provided in Section 600.80 this part does not authorize the Agency to own or operate rental property acquired and rehabilitated in prospect of resale beyond a reasonable period necessary to effect such resale.

Section 600.80 Relocation of Persons Displaced by Projects

Section 600.81 Utilization of Funds

The Agency may, in order to facilitate the rehousing of families and single persons who are displaced from their homes in a Project Area, utilize the aids made available through Federal urban renewal, redevelopment, and housing legislation and may use funds derived from any public or private source to carry out the purposes of this section.

Section 600.82 Assistance in Finding Other Locations

The Agency shall assist all families, persons, business concerns, nonprofit local community institutions and others who are temporarily or permanently displaced by the project in finding other locations and facilities.

In order to carry out the project with a minimum of hardship to persons displaced from their homes, the Agency shall assist individuals and families in finding housing within the City, or within close proximity to the City, which although may be outside of the Project Area, are:

1. Decent, safe, and sanitary;
2. Generally not less desirable in regards to public utilities and public and commercial facilities;
3. Available at rents or prices within the financial means of the displaced families;
4. Are reasonably accessible to places of employment; and
5. Available and ready for occupancy prior to the displacement of said persons.

Permanent housing facilities shall be made available within three (3) years from the time occupants are displaced and that, pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

The Agency may operate a rehousing bureau to assist site occupants in obtaining adequate temporary or permanent housing, and may incur any necessary expenses for this purpose.

Whenever any portion of a redevelopment project is developed with low- or moderate-income housing units, the Agency shall require, by contract or other appropriate means, that such housing be made available for rent or purchase to low- or moderate-income persons or families displaced by redevelopment project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

Section 600.83 Relocation and Replacement Housing Plans

1. Relocation

The Agency shall prepare, if such action is taken, prepare a feasible method or plan for relocation of all of the following:

- a. Families and persons to be temporarily or permanently displaced from housing facilities in the Project Area.
- b. Nonprofit local community institutions to be temporarily or permanently displaced from housing facilities in the Project Area.

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

2. Replacement

Prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market, the Agency shall adopt by resolution a replacement housing plan. The replacement housing plan shall include:

- a. The general location of housing to be rehabilitated, developed, or constructed;
- b. An adequate means of financing such rehabilitation, development, or construction; and

- c. A finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained.

A dwelling unit whose replacement is required but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low- and moderate-income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low- and moderate-income housing market, a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

Section 600.84 Destroyed or Removed Dwelling Units

After the effective date of this Plan and 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, the Agency shall, within four (4) 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 at affordable rents within the Project Area or within the territorial jurisdiction of the Agency.

At least thirty percent (30%) of all new or rehabilitated dwelling units (either new or rehabilitated) developed within the Project Area by the Agency shall be for persons and families of low- or moderate-income. Of such thirty percent (30%), not less than fifty percent (50%) thereof shall be for very low-income families.

At least fifteen percent (15%) of all new or rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be for persons and families of low or moderate income. Of such fifteen percent (15%), not less than forty percent (40%) thereof shall be for very low-income households.

These requirements shall apply in the aggregate of housing in the Project Area and not to each individual case of rehabilitation, development, or construction of dwelling units. The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to this provision remain for persons and families of low or moderate income and very low-income households, respectively, for not less than the period of the land use controls established in the Redevelopment Plan.

Except as otherwise authorized by law, nothing in this section shall empower the Agency to operate a rental housing development beyond such period as is reasonably necessary to sell or lease the housing development.

Section 600.85 Housing Development Provisions

Whenever all or any portion of a redevelopment project is developed with low- or moderate-income housing units, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by the redevelopment project. Such persons and families shall be given priority in renting or buying such housing provided however, failure to give such priority shall not affect the validity of title to real property.

If insufficient suitable housing units are available in the community for low- and moderate-income persons and families to be displaced from a Redevelopment Project Area, the City Council shall assure that sufficient land be made available for suitable housing for rental or purchase for low- and moderate-income persons and families. If insufficient suitable housing units are available in the community for use by such persons and families of low and moderate income displaced by the redevelopment project, the Redevelopment Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the community, both inside and outside of Redevelopment Project Areas.

Section 600.86 Housing Replacement and Relocation Appeals

A Housing Replacement and Relocation Appeals Board, as created by the City and/or County shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine if the Redevelopment Agency has complied with the provisions of this Chapter and, where applicable, Federal regulations. The Board shall, after a public hearing, transmit its findings and recommendations to the Agency.

Section 600.87 Housing Replacement and Relocation Records

Except as otherwise provided, all applications and records concerning any person, including individuals, families, business concerns, and others, made or kept by any agency in connection with the administration of those provisions relating to relocation advisory assistance or relocation payments, shall be confidential. The Agency having custody of such records may, however, make the records available to the City Council, the Department of Housing and Community Development of this State, and the United States Department of Housing and Urban Development for confidential use by such public entities.

Nothing contained herein shall prohibit the Agency from giving information or statistics relating to relocation advisory assistance or relocation payments to any public or private persons or entity, if such information or statistics will not result in the disclosure of the identity of persons receiving relocation advisory services or relocation payments.

Notwithstanding other provisions of this section, factual information relating to relocation advisory assistance or relocation payments made or kept by the Agency shall be open for inspection by the person to which the information relates and by any other person authorized in writing by such person.

Section 600.88 Relocation Payments

The Agency may pay reasonable moving expenses to residents (including individuals and families) displaced by the project. This provision is not intended to provide incentives for commercial and industrial businesses to move out of the Project Area. However, the Agency may make relocation payments to such business concerns for moving expenses where the Agency determines it is in the best interest of the project. The Agency may make such other payments as may be in the best interest of the project and for which funds are available.

Section 600.89 Limited-Equity Housing Cooperatives

The Agency shall give preference to those developments other than single-family residences which are proposed to be organized as limited-equity housing cooperatives when so requested by a Project Area Committee, provided such project is achievable in an efficient and timely manner, when rehabilitation, development, or construction of replacement dwelling units is caused by the Agency.

Such limited-equity housing cooperatives shall, in addition to the provisions hereinafter set forth, be organized so that the consideration paid for memberships or shares by the first occupants following construction or acquisition by the corporation, including the principal amount of obligations incurred to finance the share or membership purchase, does not exceed three percent of the development cost or acquisition cost, or of the fair market value appraisal by the permanent lender, whichever is greater.

A "limited-equity housing cooperative" means a corporation organized on a cooperative basis which meets all of the following requirements:

1. The corporation is any of the following:
 - a. Organized as a nonprofit public benefit corporation pursuant to Part 2 (commencing with Section 5110) of Division 2 of Title 1 of the Corporations Code.
 - b. Holds title to real property as the beneficiary of a trust providing for distribution for public or charitable purposes upon termination of the trust.

- c. Holds title to real property subject to conditions which will result in reversion to a public or charitable entity upon dissolution of the corporation.
 - d. Holds a leasehold interest, of at least twenty (20) years duration, conditioned on the corporation's continued qualification under this section, and providing for reversion to a public entity or charitable corporation.
2. The Articles of Incorporation or Bylaws require the purchase and sale of the stock or membership interest of resident owners who cease to be permanent residents, at no more than a transfer value determined as provided in the Articles or Bylaws, and which shall not exceed the aggregate of the following:
 - a. The consideration paid for the membership or shares by the first occupant of the unit involved, as shown on the books of the corporation.
 - b. The value, as determined by the Board of Directors of the corporation, of any improvements installed at the expense of the member with the prior approval of the Board of Directors.
 - c. Accumulated interest, or an inflation allowance at a rate which may be based on a cost-of-living index, an income index, or market-interest index. Any increment pursuant to this paragraph shall not exceed a ten percent (10%) annual increase on the consideration paid for the membership or share by the first occupancy of the unit involved.
3. The Articles of Incorporation or Bylaws require the Board of Directors to sell the stock or membership interest purchase as provided in subdivision (2), to new member-occupants or resident shareholders at a price which does not exceed the "transfer value" paid for the unit.
4. The "corporate equity", which is defined as the excess of the current fair market value of the corporation's real property over the sum of the current transfer value of all shares or membership interest, reduced by the principal balance of outstanding encumbrances upon the corporate real property as a whole, shall be applied as follows:
 - a. So long as any such emcumbrance remains outstanding, the corporate equity shall not be used for distribution to members, but only for the following purposes, and only to the extent authorized by the board, subject to the provisions and limitations of the Articles of Incorporation and Bylaws:

- 1) For the benefit of the corporation or the improvement of the real property.
 - 2) For expansion of the corporation by acquisition of additional real property.
 - 3) For public benefit or charitable purposes.
- b. Upon sale of the property, dissolution of the corporation, or occurrence of a condition requiring termination of the trust or reversion of title to the real property, the corporate equity is required by the articles, bylaws, or trust or title conditions to be paid out, or title to the property transferred, subject to outstanding encumbrances and liens, for the transfer value of membership interests or shares, for uses for a public or charitable purposes.
5. Amendment of the Bylaws and Articles of Incorporation requires the affirmative vote of at least two-thirds of the resident-owner members or shareholders.

Section 600.90 Demolition, Clearance, Project Improvement, and Site Preparation of Property by the Agency

Section 600.91 Demolition and Clearance

The Agency is authorized, as to only property which it acquires, to demolish, clear or move buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purpose of this Plan.

Section 600.92 Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and public utilities (within or outside the Project Area) necessary to carry out this 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, water supply and distribution systems, buildings, parks, off-street parking, plazas, playgrounds, landscaped areas, and the proposed Escondido Civic Center and cultural facility.

Section 600.93 Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building and development sites, any real property in the Project Area owned or acquired by the Agency.

The Agency may develop a site for residential, industrial, or commercial use so as to provide streets, sidewalks, utilities, or other improvements which an owner or operator of the site would otherwise be obliged to provide with the prior consent of the City Council.

In giving consent, the City Council shall make a finding that the provision of such improvements is necessary to effectuate the purposes of the Redevelopment Plan.

Section 600.94 Site Preparation Contract Provisions

Any work of grading, clearing, demolition, or construction in excess of Five Thousand Dollars (\$5,000) undertaken by the Agency shall be done by contract after competitive bids. With respect to such work under Five Thousand Dollars (\$5,000) the Agency may contract the work without competitive bids, and in contracting such work may give priority to the residents of such redevelopment project area and to persons displaced from such areas as a result of redevelopment activities. The contract limit amounts of Five Thousand Dollars (\$5,000) shall be herein amended in accordance with State Law.

To the greatest extent feasible, contracts for work to be performed in connection with any redevelopment project shall be awarded to business concerns which are located in, or owned in the substantial part by persons residing in, the Project Area.

To the greatest extent feasible, opportunities for training and employment arising from any contract for work to be performed in connection with any redevelopment project shall be given to the lower-income residents of the Project Area.

To ensure training and employment opportunities for lower-income Project Area residents, the Agency may specify in the call for bids for any contract over One Hundred Thousand Dollars (\$100,000) for work to be performed in connection with any redevelopment project that Project Area residents, if available, shall be employed for a specified percentage of each craft or type of workman needed to execute the contract or work.

Before awarding any contract for such work to be done in a project, the Agency shall ascertain the general prevailing rate of per diem wages in the City of Escondido in which the work is to be performed, for each craft or type of workman needed to execute the contract or work, and shall specify in the call for bids for the contract, and in the contract, such rate and the general prevailing rate for regular holiday and overtime work in the City of Escondido for each craft or type of workman needed to execute the contract.

deed of trust, or otherwise dispose of any real property or any interest therein. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease or sales without public bidding, but only after a public hearing, subject to proper notification.

Except as provided in Section 600.80, the Agency shall lease or sell all real property acquired by it in any Project Area, except property conveyed by it to the community or any other public body. Any such lease or sale shall be conditioned on the redevelopment and use of the property in conformity with the Redevelopment Plan.

Before any property of the Agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold or leased for development pursuant to the Redevelopment Plan, such sale or lease shall first be approved by the City Council after public hearing, subject to proper notification.

If any property acquired in whole or in part from the Redevelopment Revolving Fund is to be sold or leased by the Agency, the sale or lease shall be first approved by the City Council by resolution adopted after public hearing.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan and to comply with other conditions which the Agency deems necessary to carry out said purposes.

Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation and an annual report concerning such property shall be published by the Agency as required by law.

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

The Agency may provide in the contract that any of the obligations of the purchaser are covenants or conditions running with the land, the breach of which shall cause the fee to revert to the Agency.

2. Development

The Agency may require that development plans be submitted to it for approval and architectural review. All development in the Project Area must conform to this Plan and all applicable approvals of the appropriate public agencies.

Except as provided in this Plan, the Agency is not authorized to construct any buildings for residential, commercial, industrial, or other use contemplated by the Redevelopment Plan, except that, in addition to its powers as hereinafter set forth, the Agency may construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, industrial, or other uses contemplated by the Redevelopment Plan. The Agency may further, with the consent of the City Council, 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 without the Project Area, if the City Council determines:

- a. That such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the project is located, regardless of whether such improvement is within another Project Area, or in the case of a Project Area in which substantially all of the land is publicly owned, that such improvement is of benefit to an adjacent Project Area of the Agency; and
- b. That no other reasonable means of financing such buildings, facilities, structures, or other improvements, are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

The Agency may enter into an agreement with the governing board of any School District under which the Agency may be permitted to construct, or cause to be constructed, a building or buildings to be used by the District upon a designated site within a Project Area and, pursuant to such agreement, the District may lease such buildings and site. Such agreement shall provide that the title to such building or buildings and site shall vest in the District at the expiration of such lease, and may provide the means or method by which the title to the building or buildings and site shall vest in the District prior to the expiration of such lease, and shall contain such other terms and conditions as the governing board of the District deems to be in the best interest of the District. Such agreements and leases may be entered into by the governing board of any School District without regard to bidding, election, or any other requirements of Article 9 (commencing with Section 15701) of Chapter 2 of Division II of Part 3 of the Education Code.

3. Payment for Disposition and Development

When the value of land or the cost of the installation and construction of such building, facility, structure, or other improvements, or both, has been, or will be, paid or provided for initially by the community or other public corporation, the Agency may enter into a contract with

the community or other public corporation under which it agrees to reimburse the community or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been, or will be, leased to the community, such contract may be made with, and such reimbursement may be made payable to, the community.

4. Purchase and Development of Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall offer real property acquired by the Agency in the Project Area for sale to, and development by, owner and tenant participants prior to the time that real property is made available for sale to, and development by, persons who are owners or tenants in the Project Area.

5. 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 Municipal Code, as determined by the Agency, and such documents or portions thereof shall be recorded in the office of the Recorder of the County.

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

The Agency shall require that all development and required site plans be submitted to it for approval and review. All development must conform to this Plan and all applicable Federal, State, and local laws, except as such may be modified by requirements of this Redevelopment Plan or Agency agreements entered into to carry out the purposes of this Plan.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area proceeds in accordance with all appropriate development documents.

6. Obligations to be Imposed on Redevelopers

- a. Purchasers of land within the Project Area shall be required to develop such land in accordance with the provisions of this Plan. The Agency shall have the right to withhold transfer of title to acquirer, user, or developer of land in order to ensure fulfillment of said requirement. No building, sign or structure shall be constructed upon any part of such land unless architectural plans and specifications, showing the nature of such construction, parking, loading, surface treatment and landscaping, the location and orientation of structure(s) on the building site and, when requested, the grading plans for the building site to be built upon, shall have been submitted to, reviewed and approved in writing by, the Agency. The Agency shall have the right to refuse to approve any such plans or specifications that do not conform with the conditions and objectives of the Plan, to the Design Objectives set forth in the Appendix III, Exhibit B of this Plan, or the General Plan or Zoning Ordinance of the City of Escondido. Any obligations of the purchaser, and the requirements of this Plan, shall become covenants and conditions running with the land, the breach of which will cause the fee to revert to the Agency.
- b. Acquirers, users, or developers of land within the Project Area must commence the erection of any building, pursue diligently the work thereon, and complete it within such reasonable period of time as agreed upon with the Agency.
- c. No acquirer, user, owner participant, or developer shall resell, lease, sublease, or otherwise dispose of land in the Project Area until the construction, approved by the Agency, has been completed, except with the prior written consent of the Agency.
- d. Persons who are engaged in business in the Project Area shall be granted preferences by the Redevelopment Agency to reenter in business within said area after redevelopment, if they otherwise meet the requirements prescribed by this Plan.
- e. The acquirer, user, or owner shall be responsible for complying with all applicable State and local laws, ordinances, and codes, in effect from time to time, not superseded by this Plan.

f. The Agency may retain controls and establish restrictions or covenants running with the land sold or leased for private use for such period of time or under such conditions as are provided for in this Plan if in its determination the Agency finds that this is of necessity and in the public interest.

7. Public Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public body or entity to the extent that such improvement would be of benefit to the Project Area.

8. Low- and Moderate-Income Housing Acquisition

The Agency may, inside or outside the Project Area, acquire land, donate land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income, and very-low income households, and may provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the community. Except as otherwise authorized by law, nothing in this section shall empower the Agency to operate a rental housing development beyond such period as is reasonably necessary to sell or lease the housing development.

Section 600.112 Personal Property Disposition

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

Section 600.120 Low- and Moderate-Income Housing

In carrying out the purpose of Section 700.33, the Agency may exercise any or all of its powers, including the following:

1. Acquire land or building sites.
2. Improve land or building sites with on-site or off-site improvements.
3. Donate land to private or public persons or entities.
4. Construct buildings or structures.

5. Acquire buildings or structures.
- 6 Rehabilitate buildings or structures.
7. Provide subsidies to, or for the benefit of, persons or families of very low, low, or moderate income.
8. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds inside or outside the Project Area. The Agency may only use these funds outside the Project Area upon a resolution of the Agency and the City Council that such use will be of benefit to the project. Such determination by the Agency and the City Council shall be final and conclusive as to the issue of benefit to the Project Area.

If insufficient suitable housing units are available in the community for low- and moderate-income persons and families to be displaced from a Redevelopment Project Area, the City Council shall assure that sufficient land be made available for suitable housing for rental or purchase by low- and moderate-income persons or families displaced by the redevelopment project, and the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation, or construction of housing units within the community, both inside and outside of Redevelopment Project Areas.

Section 600.130 Prevention of Discrimination

Section 600.131 Redevelopment

The redeveloper shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, sex, national origin or ancestry, in the sale, lease, or occupancy of the property.

Pursuant to the California Health and Safety Code (Sections 33337 and 33435-33536), contracts entered into by the Agency relating to the sale, transfer or leasing of land, or any interest therein acquired by the Agency within any redevelopment area or project, shall comply with the provisions of said section and shall be binding upon, and shall obligate, the contracting party, or parties, and all other transferees under the instrument.

Section 600.132 Contracts

All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in the Project Area shall contain the following non-discrimination clauses as prescribed by California Health and Safety Code, Section 33436:

The following language shall appear in deeds:

"The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, religion, sex, or national origin, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, religion, sex, or national origin, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment, of the premises herein leased, nor shall the lessee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, subleases, subtenants, or vendees in the premises herein leased."

In contracts entered into by the Agency relating to the sale, transfer, or leasing of land or any interest therein acquired by the Agency within the Project Area, the foregoing provisions in substantially the forms set forth shall be included and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

Section 600.133 Duration

The covenants in deeds, leases, and contracts from or with the Agency, with respect to Prevention of Discrimination, shall remain in effect in perpetuity.

SECTION 700.00 METHODS FOR FINANCING THE PROJECT

Section 700.10 General Description of Proposed Financing Methods

Upon adoption or amendment of the Plan by the City Council, the Agency is authorized to finance this project with financial or other assistance from any public or private source including, but not limited to, the City of Escondido, County of San Diego, State of California, Federal Government, property tax increment, interest income, Agency notes and bonds, or any other available source, for the Agency's activities, powers, and duties to implement this Plan pursuant to and in accordance with Part 1, Chapter 6, Articles 1 through 6 of the California Community Redevelopment Law (Health and Safety Code Sections 33600 et. seq.).

The City of Escondido may appropriate to the Agency such financial assistance as may be deemed necessary for administration expenses and overhead of the Agency. Such capital funds may be paid to the Agency as a grant to defray such expenses, or may be provided to the Agency as a loan until adequate tax increments or other funds are available to repay the loans or are sufficiently assured to permit borrowing adequate working capital from sources other than the City. "Administrative expenses" may include, but are not limited to, expenses for redevelopment planning and dissemination of redevelopment information. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The Agency may borrow money (by the issuance of bonds or otherwise) or accept financial or other assistance from any private lending institution and may execute trust deeds or mortgages on any real or personal property owned or acquired by the Agency.

As available, gas tax funds from the State of California and the County of San Diego may be used toward the cost of street improvements, bridges, parking lots, and bicycle lanes. There may also be some revenue accruing to the project from interest earned on investments of Agency funds.

For the purpose of establishing redevelopment revenue, the Agency is authorized to issue and sell general obligation bonds, if needed and feasible, and according to State law, in an amount sufficient to finance the project.

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

An Agency may invest any money held in reserves or sinking funds, or any money not required for immediate disbursement, in property or securities in which savings and loan associations and/or banks may legally invest money subject to their control.

The portion of taxes mentioned herein may be irrevocably pledged by the Agency for payment of the principal and interest on money advanced, loans, or any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance, in whole or in part, the City of Escondido Redevelopment Project. The Agency will be able to make such pledges as to specific advances, loans, indebtedness, and other obligations as appropriate, in carrying out the project.

The Agency issues bonds on which the principal and interest are payable, in whole or in part, from sales and use taxes imposed pursuant to the applicable sections of the California Revenue and Taxation Codes.

The Agency shall adopt an annual budget containing specific information identifying the proposed expenditures of the Agency, the proposed indebtedness to be incurred by the Agency, and the anticipated revenues of the Agency. The annual budget may be amended from time to time as determined by the Agency. All expenditures and indebtedness of the Agency shall be in conformity with the adopted or amended budget. The adopted budget shall create an indebtedness of the Agency.

Section 700.20 Taxes Definition

As used in this chapter, the word "taxes" shall include, without limitation, all levies on an ad valorem basis upon land or real property.

As used in this chapter, the words "sales and use taxes" shall include, without limitation, all levies on tangible personal property, with specific exemptions, as set forth in the California Revenue and Taxation Codes.

Section 700.30 Tax Increment

All taxes paid upon taxable property within the Project Area each year by or for the benefit of the State of California, County of San Diego, City of Escondido, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance or amendments thereto approving the Plan, shall be divided as follows:

Section 700.31

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 Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to, and when collected,

shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid. For the purpose of allocating taxes levied by, or for, any taxing agency or agencies which did not include the territory of the redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of San Diego last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date; and

Section 700.32

That portion of said levied taxes each year in excess of such amount shall be allocated to, and when collected shall be paid into, a special fund of the Agency to pay the principal 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, this redevelopment project. Unless and until the total assessed valuation of the taxable property in the redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in Section 700.31 hereof, all of the taxes levied and collected upon the taxable property in the project shall be paid to the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the project shall be paid to the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned above may be irrevocably pledged by the Agency for the payment of the principal and interest on money advanced, loans, or any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance, in whole or in part, the Escondido Redevelopment Project. The Agency is authorized to make such pledges as to specific advances, loans, indebtedness, and other obligations as appropriate, in carrying out the project.

Section 700.33

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 700.32 shall be used by the Agency for the purposes of increasing and improving the community's supply of housing for persons and families of low or moderate income, and very low-income households, unless one of the following findings is made:

1. That no need exists in the community, the provision of which would benefit the Project Area, to improve or increase the supply of housing for persons and families of low or moderate income or very low-income households; or

2. That some stated percentage less than twenty percent (20%) of the taxes which are allocated to the Agency pursuant to Section 700.32 is sufficient to meet such housing need; or
3. That a substantial effort to meet low- and moderate-income housing needs in the community is being made, and that this effort, including the obligation of funds currently available for the benefit of the community from State, Local, and Federal sources for low- and moderate-income housing alone, or in combination with the taxes allocated under this section, is equivalent in impact to the funds otherwise required to be set aside pursuant to this section. The City Council shall consider the need that can be reasonably foreseen because of displacement of persons and families of low- or moderate-income or very low-income households from within, or adjacent to the Project Area, because of increased employment opportunities, or because of any other direct or indirect result of implementation of the Redevelopment Plan.

The Agency may use these funds inside or outside the Project Area. The Agency may only use these funds outside the project Area upon a resolution of the Agency and the City Council that such use will be of benefit to the Project. Such determination by the Agency and the City Council shall be final and conclusive as to the issue of benefit to the Project Area.

Nothing in this section shall be construed as relieving any other public entity of any legal obligations for replacement or relocation housing arising out of its activities.

The funds which are required to be used for the purpose of increasing the community's supply of housing for persons and families of low- or moderate-income shall be held in a separate Low- and Moderate-Income Housing Fund until used. Any interest earned by the Low- and Moderate-Income Housing Fund shall accrue to the fund and may only be used in the manner prescribed in this section.

The expenditures or obligations incurred by the Agency pursuant to this section shall constitute an indebtedness of the project and Agency.

The Agency shall annually file a statement of indebtedness with the County of San Diego, after which the County shall allocate and pay the portion of taxes hereinabove set forth. The statement of indebtedness shall be prima facie evidence of the indebtedness of the Agency.

The provisions and requirements of this Chapter implements and fulfills the intent of the California Community Redevelopment Law and of Article XIII B and Section 16 of Article XVI of the California Constitution. The allocation and payment of the portion of taxes specified herein for the purpose of paying principal of, or interest on, loans, advances, or indebtedness incurred for a redevelopment activity as prescribed in law shall not be deemed the receipt by the

Agency or proceeds of taxes levied by or on behalf of, the Agency within the meaning or for the purpose of Article XIII B of the California Constitution, nor shall such portion of taxes be deemed receipt of proceeds of taxes by, or an appropriation subject to limitation of, any other public body within the meaning or for purposes of Article XIII B of the California Constitution or any statutory provision enacted in implementation of Article XIII B. The allocation and payment to the Agency of such portion of taxes shall not be deemed the appropriation by the Agency meaning or for purposes of Article XIII B of the California Constitution.

Section 700.40 Other Loans and Grants

Any other loans, grants, or financial assistance from the United States or any other public or private source may be utilized, if available.

Section 700.50 Bond and Obligation Liability

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or part of the project for any of its corporate purposes.

Neither the members of the Agency or any persons executing the bonds are personally liable on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or 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 do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The Agency may issue such types of bonds as it may determine, including bonds on which the principal and interest are payable:

1. Exclusively from the income and revenues of the redevelopment projects financed with the proceeds of the bonds, or with such proceeds together with financial assistance from the State or Federal Government in aid of the projects.
2. Exclusively from the income and revenues of certain designated redevelopment projects whether or not they were financed in whole or in part with the proceeds of the bonds.
3. In whole or in part from taxes allocated to, and paid into a special fund of, the Agency pursuant to the provisions of Section 700.30 herein.

4. In whole or in part from taxes imposed pursuant to Section 700.60 herein, which are pledged therefor.
5. From its revenues generally.
6. From any contributions or other financial assistance, State or Federal Government.
7. By any combination of these methods.

The Agency is authorized to undertake the rights and authorities as are set forth in Part 1, Chapter 6, Article 5 of the California Community Redevelopment Law (Health and Safety Code Section 33640 et. seq.).

Section 700.60 Sales and Use Tax Financing

The Agency may adopt a Sales and Use Tax Ordinance pursuant to the applicable provisions of the California Revenue and Taxation Code; imposing a tax for the privilege of selling tangible personal property at retail upon every retailer in the Project Area, which taxes shall be pledged towards the payment of principal and interest on bonds issued by the Agency. In accordance with the applicable provisions of the law, the rate of tax imposed shall be at a rate of one percent (1%) or less, with specific exemptions. The rate of tax imposed by the ordinance shall not exceed the rate of tax imposed by the City's Sales Use Tax Ordinance.

The exercise of the taxing powers implemented pursuant to this section in any fiscal year shall be deemed a transfer of financial responsibility from the City of Escondido to the Agency for such fiscal year within the meaning of Subdivision (a) of Section 3, Article XIII B of the California Constitution.

Twenty percent (20%) of the revenues from these taxes shall be used to promote the supply of housing for low- and moderate-income families unless the Agency finds that the unemployment rate in the contiguous census tract block groups or enumeration districts within the City's boundaries equal one and one-half times the average statewide rate of unemployment for the previous calendar quarter based on data prepared by the Employment Development Department of the State of California.

Any pledge of sales and use taxes pursuant to Section 700.50 of this Chapter made with respect to taxes imposed under this section to the payment of principal and interest on bonds of the Agency shall constitute the obligation of a contract between the Agency and the holder of the bonds and shall be protected from impairment by the United States and California Constitutions. The provisions of this section which authorize the imposition of the taxes may not be repealed during the time that any of the bonds remain outstanding.

The Agency shall pay to the State, appropriate and applicable costs of preparation to administer and operate the Sales and Use Tax Ordinance.

Section 700.70 Affected Taxing Agency Request for Taxes

An affected taxing agency may elect, by resolution, to be allocated, in addition to the portion of taxes allocated pursuant to Section 700.31, all or any portion of the tax revenues allocated to the Redevelopment Agency pursuant to Section 700.32 attributable to increases in the rate of tax imposed for the benefit of the taxing agency, which levy occurs after the tax year in which the ordinance adopting the Redevelopment Plan become effective. Said resolution shall be transmitted and received by the Redevelopment Agency prior to the adoption and/or amendment of this Plan and shall apply to that portion of the Project Area thereafter being annexed to the Project Area. Upon receipt of such resolution, allocation of taxes pursuant to this section to the affected taxing agency which has elected to receive the allocation shall be made at the time or times allocations are made pursuant to Section 700.31.

An effected taxing agency, at any time after the adoption of such resolution, may elect not to receive all or any portion of the additional allocation of taxes pursuant to this section by rescinding such resolution or by amending the same, as the case may be, and giving notice thereof to the City Council, Agency, and the official or officials performing the functions of levying and collecting taxes for the affected taxing agency. After receipt of a notice by such official or officials that an affected taxing agency has elected not to receive all or a portion of the additional allocation of taxes to the affected taxing agency required to be made pursuant to this section shall not thereafter be made but shall be allocated to the Redevelopment Agency, and such affected taxing agency shall thereafter be allocated only the portion of taxes provided for in Section 700.31. After receipt of a notice by such official or officials than an affected taxing agency has elected to receive additional tax revenues attributable to only a portion of the increases in the rate of tax, only that portion of the tax revenues shall thereafter be allocated to the affected taxing agency in addition to the portion of taxes allocated pursuant to Section 700.31, and the remaining portion thereof shall be allocated to the Redevelopment Agency.

As used in this section, "affected taxing agency" means and includes every public agency for the benefit of which a tax is levied upon property in the Project Area, whether levied by the public agency or on its behalf by another public agency.

Section 700.80 Financing Limitations

The Agency shall herein establish a limitation of \$117 million of taxes which may be divided and allocated to the Agency or if bonds are issued or reimbursement agreements are entered into with other public agencies and/or private entities, a cumulative total of \$250 million, plus the amounts described within and/or resulting from the entering into reimbursement agreements with affected taxing agencies. Taxes will not be divided and will not be allocated to the Agency beyond such limitation except by an amendment of the Redevelopment Plan.

The Agency shall herein establish a limitation of \$117 million on the amount of bonded indebtedness which can be outstanding at one time without an amendment to the Plan. This outstanding bond indebtedness limitation shall only apply to the issuance of bonds to be repaid in whole, or in part, from the allocation of tax increment.

Section 700.90 Establishment of Redevelopment Agency Funds

The Agency shall establish appropriate budgetary funds and accounts in order to pursue the financial activities of the Agency. These include, but are not limited to: 1) administrative fund; 2) revolving fund; and 3) Low- and Moderate-Income Housing Fund. In addition to the common understanding and usual interpretation of the term administrative expenses, the "administrative fund" may include, but is not limited to, expenses of redevelopment planning and dissemination of redevelopment expenses. Pursuant to provision of law, the "revolving fund" may include, but it not limited to, expenses associated with the acquisition of real property, the clearance, aiding in relocation of site occupants, and preparation of any Project Area for redevelopment, and any expenses necessary or incidental to the carrying out of the Redevelopment Plan. The "Low- and Moderate-Income Housing Fund" may include, but is not limited to, expenses associated with increasing the community's supply of housing for persons of low and moderate income in accordance with this Plan.

SECTION 800.00 ACTIONS BY THE CITY OF ESCONDIDO

The City shall assist and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight.

In order to accomplish this task, the City shall enter into such "cooperative and/or reimbursement agreement" with the Agency in order that such City actions do not become a financial burden to the City.

Actions by the City shall include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.
2. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
3. Revision of zoning within the Project Area to permit the land uses and development authorized by this Plan, provided that such action is consistent with Section 500.10 of this Plan.
4. Imposition wherever necessary (by Conditional Use Permits or other means) of appropriate controls, within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
5. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
6. 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 development of the Project Area) shall be commenced and carried to completion without unnecessary delays.
7. The undertaking and completing of any other proceedings necessary to carry out this project.

SECTION 900.00 ENFORCEMENT

After development, the administrative enforcement of this Plan, or other documents implementing this Plan, shall be performed by the City or the Agency.

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

SECTION 1000.00 DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions, which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for forty-five (45) years from the date of the adoption of this Plan by the City Council. Unless projects contemplated under the Redevelopment Plan are undertaken within ten (10) years of the date of the adoption of the Redevelopment Plan, then said projects will not be undertaken thereafter unless a public hearing is conducted by the Escondido Redevelopment Agency and the Escondido City Council with notice of the public hearing being given by publication and distribution. The purpose of said public hearing is to consider the desirability of undertaking the proposed projects in light of the conditions as they then exist.

SECTION 1100.00 PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the California Redevelopment Law (see California Health and Safety Code Sections 33450 and 33458), as same now exists or as hereafter amended, or by any other procedure hereafter established by law. In addition, this Redevelopment Plan, and in particular, the authorized land use designations, shall be deemed to be amended whenever the Escondido General Plan is amended. If, after the date of the approval of this Redevelopment Plan, the California Community Redevelopment Law is amended, then such amendments shall be deemed incorporated herein by reference except to the extent that any of the said amendments are inconsistent with the provisions of this Plan, in which case the provisions of this Plan shall control.

SECTION 1200.00 SEVERABILITY

If any portion or section of this Redevelopment Plan is designated to be unconstitutional or violative of the California Community Redevelopment Law, then only that section or portion shall be stricken from the Plan. Such determination of constitutionality or infeasibility shall not affect the remainder of the Redevelopment Plan.

APPENDIX I

LEGAL DESCRIPTION OF THE
ESCONDIDO REDEVELOPMENT PROJECT AREA

EXHIBIT A
LEGAL DESCRIPTION PROJECT BOUNDARIES MAP

The map attached hereto designates the boundaries for the Escondido Redevelopment Project Area as it was adopted accordingly.

<u>Project Area</u>	<u>Date of Adoption</u>	<u>Ordinance No.</u>
ESCONDIDO REDEVELOPMENT PROJECT AREA	December , 1984	

EXHIBIT B
LEGAL DESCRIPTION PROJECT BOUNDARIES MAP NARRATIVE

The narrative attached hereto describes the boundaries for the Escondido Redevelopment Project Area as it was adopted accordingly.

<u>Project Area</u>	<u>Date of Adoption</u>	<u>Ordinance No.</u>
ESCONDIDO REDEVELOPMENT PROJECT AREA	December , 1984	

CITY OF ESCONDIDO

REDEVELOPMENT PROJECT AREA BOUNDARY

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF THE CITY OF ESCONDIDO CREEK FLOOD CONTROL CHANNEL AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MIDWAY DRIVE (66 FEET WIDE) AS SAID INTERSECTION IS SHOWN ON CITY OF ESCONDIDO TRACT NO. 362, MAP NO. 10105, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA; THENCE SOUTH 46°37'11" WEST 70.45 FEET ALONG THE PROLONGATION OF SAID NORTHWESTERLY LINE TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MIDWAY DRIVE; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF FLOOD CONTROL CHANNEL THE FOLLOWING COURSES: SOUTH 47°02'03" WEST 35.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1095.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°57'36" AN ARC LENGTH OF 228.57 FEET; THENCE TANGENT TO SAID CURVE SOUTH 35°04'27" WEST 325.71 FEET; THENCE SOUTH 41°55'12" WEST 116.88 FEET; THENCE SOUTH 29°43'35" WEST 199.76 FEET; THENCE SOUTH 35°04'27" WEST 512.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1340.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°05'49" AN ARC LENGTH OF 165.98 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 6 OF BLOCK 178 OF RANCHO RINCON DEL DIABLO SUBDIVISION AS PER MAP NO. 723 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 21°46'40" EAST 7.00 FEET MORE OR LESS ALONG SAID SOUTHWESTERLY LINE OF LOT 6 TO A POINT ON A NON-TANGENT CURVE DISTANT NORTH 21°46'40" WEST 101.98 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 6, BLOCK 178, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1333.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 48°15'00" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°18'32" AN ARC LENGTH OF 216.57 FEET; THENCE ALONG A RADIAL BEARING FOR SAID CURVE SOUTH 38°56'28" EAST 3.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1336.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°10'17" AN ARC LENGTH OF 213.85 FEET; THENCE NON-TANGENT TO SAID CURVE SOUTH 30°43'05" EAST 0.94 FEET; THENCE SOUTH 54°20'24" WEST 71.54 FEET; THENCE SOUTH 64°03'15" WEST 355.95 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE NORTHEASTERLY LINE OF CITY OF ESCONDIDO TRACT NO. 137 AS PER MAP NO. 6206 ON FILE WITH THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 12°57'00" WEST ALONG SAID PROLONGATION 10.26 FEET; THENCE SOUTH 64°03'15" WEST 260.21 FEET; THENCE NORTH 12°57'00" WEST 5.13 FEET; THENCE SOUTH 64°03'15" WEST 197.60 FEET; THENCE NORTH 12°57'00" WEST 7.69 FEET; THENCE SOUTH 64°03'15" WEST 65.00 FEET TO A POINT ON THE EASTERLY LINE OF ROSE STREET, 66 FEET WIDE: THENCE WESTERLY IN A STRAIGHT LINE TO A POINT ON THE WESTERLY LINE OF SAID ROSE STREET ALSO BEING THE EASTERLY LINE OF LOT 5 IN BLOCK 179 OF RANCHO RINCON DEL DIABLO AS PER MAP THEREOF NO. 723 ON FILE WITH THE COUNTY RECORDER OF SAID COUNTY, DISTANT THEREON ALONG SAID EAST LINE

SOUTH 12°45'54" EAST 676.16 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 5; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF SAID CHANNEL THE FOLLOWING COURSES: SOUTH 64°16'54" WEST 112.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1266.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°24'04" AN ARC LENGTH OF 450.78 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, BLOCK 179, DISTANT THEREON SOUTH 17°49'55" EAST 644.96 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 5; A RADIAL BEARING TO SAID POINT BEARS NOTH 46°07'10" WEST; THENCE SOUTH 17°49'55" EAST ALONG SAID WESTERLY LINE OF LOT 5, 4.00 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF RUSTIC RANCHOS AS PER MAP 4253 ON FILE WITH THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID FLOOD CONTROL CHANNEL; THENCE SOUTH 34°33'20" WEST ALONG SAID NORTHERLY LINE 350.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 298.00 FEET; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°28'58" AN ARC LENGTH OF 283.37 FEET; THENCE NORTH 83°52'27" WEST 78.70 FEET TO A POINT ON THE WESTERLY LINE OF LOT 6 OF SAID BLOCK 179; THENCE NORTH 18°05'25" EAST 16.30 FEET MORE OR LESS ALONG SAID WESTERLY LINE TO A POINT DISTANT SOUTH 18°05'25" EAST 627.52 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 6; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF ESCONDIDO FLOOD CONTROL CHANNEL NORTH 85°35'30" WEST 77.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1077 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°32'02" AN ARC LENGTH 254.00 FEET TO A POINT ON SAID CURVE; THENCE RADIALLY SOUTH 8°50'25" EAST TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1064.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°36'10" AN ARC LENGTH OF 419.74 FEET; THENCE DEPARTING FROM, AND NON-TANGENT TO, SAID CURVE SOUTH 69°55'44" WEST 15.70 FEET; THENCE SOUTH 39°15'34" WEST 19.77 FEET TO A POINT ON THE ABOVE DESCRIBED 1064.00 RADIUS CURVE; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°17'30" AN ARC LENGTH OF 98.27 FEET; THENCE TANGENT TO SAID CURVE SOUTH 47°03'42" WEST 308.84 FEET TO A POINT ON THE EASTERLY LINE OF ASH STREET (80.00 FEET WIDE), SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 8 OF BLOCK 179 OF SAID RANCHO RINCON DEL DIABLO DISTANT THEREON SOUTH 14°47'20" EAST 371.34 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE SOUTH 47°03'42" WEST ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID ESCONDIDO FLOOD CONTROL CHANNEL 90.73 FEET TO A POINT ON THE WESTERLY LINE OF SAID ASH STREET, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF LOT 10 IN BLOCK 1 AS PER MAP 336 OF ESCONDIDO AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT THEREON SOUTH 14°47'20" EAST 384.73 FEET FROM THE NORTHEASTERLY CORNER THEREOF; THENCE CONTINUING ALONG SAID NORTHERLY FLOOD CONTROL LINE THE FOLLOWING COURSES: SOUTH 47°03'42" WEST 145.43 FEET; THENCE SOUTH 42°56'18" EAST 3.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 936.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°34'04" AN ARC LENGTH OF 237.98 FEET; THENCE TANGENT TO SAID CURVE SOUTH 61°37'46" WEST 17.43 FEET TO A POINT ON THE EASTERLY LINE OF BEECH STREET (80.00 FEET WIDE); THENCE SOUTH 61°37'46" WEST ALONG

THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE OF ESCONDIDO CREEK FLOOD CONTROL CHANNEL 80.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID BEECH STREET, SAID POINT ALSO BEING A POINT IN THE EASTERLY LINE OF LOT 10 IN BLOCK 2 OF SAID MAP 336 DISTANT THEREON SOUTH 28°45'30" EAST 336.16 FEET FROM THE NORTHEASTERLY CORNER THEREOF; THENCE CONTINUING ALONG SAID NORTHERLY FLOOD CONTROL LINE THE FOLLOWING COURSES: SOUTH 61°37'46" WEST 203.76 FEET; THENCE NORTH 28°45'10" WEST 5.26 FEET MORE OR LESS TO THE SOUTHEASTERLY CORNER OF CEDARBROOK TRACT AS PER MAP 4340 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 61°37'46" WEST 682 FEET MORE OR LESS TO THE EASTERLY LINE OF NORTH DATE STREET (80.00 FEET WIDE), SAID POINT ALSO BEING IN THE WESTERLY LINE OF LOT 10 IN BLOCK 3 OF SAID MAP 336, DISTANT THEREON SOUTH 28°18'17" EAST 309.60 FEET FROM THE NORTHWESTERLY CORNER THEREOF; THENCE ALONG THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE OF THE FLOOD CONTROL CHANNEL SOUTH 61°37'46" WEST 80.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID NORTH DATE STREET, SAID POINT ALSO BEING IN THE EASTERLY LINE OF LOT 10 OF BLOCK 4 OF SAID MAP 336 DISTANT SOUTH 28°18'17" WEST 306.61 FEET FROM THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 61°37'46" WEST ALONG SAID NORTHERLY CHANNEL LINE 399.22 FEET TO A POINT IN THE EASTERLY LINE OF NORTH ELM STREET, SAID POINT ALSO BEING A POINT IN THE WESTERLY LINE OF SAID LOT 10, DISTANT THEREON NORTH 28°45'28" WEST 73.82 FEET FROM THE SOUTH-WEST CORNER THEROF; THENCE IN A STRAIGHT LINE 80 FEET MORE OR LESS TO A POINT IN THE WESTERLY LINE OF SAID NORTH ELM STREET AND ITS INTERSECTION WITH THE NORTHERLY LINE OF SAID ESCONDIDO CREEK FLOOD CONTROL CHANNEL, SAID POINT BEING DISTANT SOUTH 28°45'28" EAST 382.23 FEET FROM THE NORTHEAST CORNER OF BLOCK 5 OF SAID MAP 336; THENCE CONTINUING ALONG SAID NORTHERLY CHANNEL LINE THE FOLLOWING COURSES: SOUTH 62°14'14" WEST 169.14 FEET; THENCE SOUTH 62°02'03" WEST 231.01 FEET TO THE EASTERLY LINE OF FIG STREET; THENCE SOUTH 62°02'03" WEST ALONG THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE 80.00 FEET MORE OR LESS TO A POINT IN THE WESTERLY LINE OF SAID FIG STREET; THENCE CONTINUING ALONG SAID NORTHERLY CHANNEL LINE THE FOLLOWING COURSES: SOUTH 62°02'03" WEST 484.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°40'57" AN ARC LENGTH OF 413.00 FEET TO A POINT IN THE EASTERLY LINE OF HICKORY STREET (80.00 FEET WIDE); THENCE DEPARTING FROM SAID NORTHERLY LINE OF ESCONDIDO CREEK FLOOD CONTROL CHANNEL, NORTH 28°47'30" WEST NON-TANGENT TO SAID CURVE AND ALONG SAID EASTERLY LINE OF HICKORY STREET 470.96 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF EAST WASHINGTON AVENUE (80.00 FEET WIDE), SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 2 IN BLOCK 7 OF SAID MAP 336; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTHERLY LINE OF SAID EAST WASHINGTON AVENUE AND ITS INTERSECTION WITH THE EASTERLY LINE OF SAID NORTH HICKORY STREET (60.00 FEET WIDE); THENCE NORTH 20°18'25" WEST ALONG SAID EASTERLY LINE OF HICKORY STREET AND ITS NORTHWESTERLY PROLONGATION 1322.06 FEET MORE OR LESS TO A POINT ON THE NORTHWESTERLY LINE OF MISSION AVENUE (84.00 FEET WIDE); THENCE SOUTH 69°42' WEST ALONG SAID NORTHWESTERLY LINE OF MISSION AVENUE 510 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF LOT 10 IN BLOCK 156 OF RANCHO RINCON DEL DIABLO RESURVEY, SHEET A, AS PER MAP 723 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE OF LOT 10 AND THE WESTERLY LINE OF LOT 5 IN SAID BLOCK 156 AND ITS NORTHWESTERLY PROLONGATION, NORTH 20°17'30" WEST 1300.80 FEET MORE OR LESS TO A POINT IN THE NORTHERLY LINE OF LINCOLN AVENUE (66.00 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF ESCONDIDO

ESTATES UNIT NO. 1 AS PER MAP 4390 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 69°41'00" WEST ALONG SAID NORTHERLY LINE OF LINCOLN AVENUE 659.75 FEET TO THE SOUTHWESTERLY CORNER OF SAID MAP 4390; THENCE NORTH 20°19'26" WEST ALONG THE EASTERLY LINE OF LOTS 1 THROUGH 11 INCLUSIVE IN BLOCK 170 OF RANCHO RINCON DEL DIABLO AS PER MAP 723 ON FILE WITH THE COUNTY RECORDER OF SAID COUNTY AND THE NORTH-WESTERLY PROLONGATION OF SAID LOT 11, 2338.74 FEET MORE OR LESS TO A POINT ON THE NORTHERLY LINE OF EL NORTE PARKWAY (102.00 FEET WIDE), SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF LOT 4 IN BLOCK 165, DISTANT THEREON NORTH 20°18'48" WEST 36.00 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTH 69°41'27" WEST ALONG SAID NORTHERLY LINE OF EL NORTE PARKWAY 628.55 FEET; THENCE NORTH 59°02'57" WEST 1038.7 FEET MORE OR LESS TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 949.00 FEET; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°53'33" AN ARC LENGTH OF 776.69 FEET TO A POINT ON THE EASTERLY LINE OF STATE HIGHWAY 395 (CENTRE CITY PARKWAY) 160.00 FEET WIDE; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: NORTH 0°27'30" EAST 1809.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4000.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°27'04" AN ARC LENGTH OF 590.00 FEET; THENCE RADIALLY SOUTH 78°59'57" WEST 160 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF SAID STATE HIGHWAY 395; THENCE NORTH 59°52'30" WEST 177.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 468.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°08'51" AN ARC LENGTH OF 172.92 FEET; THENCE TANGENT TO SAID CURVE SOUTH 46°07'30" WEST 315.06 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 338.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°20'13" AN ARC LENGTH OF 120.15 FEET TO A POINT, A RADIAL BEARING TO SAID POINT BEARS SOUTH 23°32'20" EAST; THENCE NON-TANGENT TO SAID CURVE SOUTH 23°32'20" EAST 97.70 FEET; THENCE SOUTH 12°46' WEST 100.02 FEET; THENCE SOUTH 77°14' EAST 43.78 FEET; THENCE SOUTH 68°35' WEST 131.52 FEET; THENCE SOUTH 26°40'30" WEST 160.17 FEET; THENCE SOUTH 47°12'30" EAST 72.86 FEET; THENCE SOUTH 26°40'30" WEST 229.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1064 FEET, SAID POINT ALSO BEING IN THE NORTHEASTERLY LINE OF EL NORTE PARKWAY (VARIABLE WIDTH); THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°16'13" AN ARC LENGTH OF 209.29 FEET; THENCE TANGENT TO SAID CURVE NORTH 62°59'10" WEST ALONG SAID NORTHEASTERLY LINE OF EL NORTE PARKWAY 475 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF RANCHO RINCON DEL DIABLO AS PER AFOREMENTIONED MAP 723; THENCE SOUTH 14°35' WEST ALONG SAID WESTERLY RANCHO LINE 1977.06 FEET; THENCE DEPARTING SAID RANCHO LINE SOUTH 20°09'30" EAST 286.20 FEET; THENCE NORTH 69°45'30" EAST 89.00 FEET; THENCE SOUTH 19°01' EAST 331 FEET; THENCE SOUTH 39°43' EAST 310.4 FEET; THENCE SOUTH 43°28' EAST 351.4 FEET; THENCE SOUTH 20°15'10" EAST 1993.90 FEET TO A POINT ON THE NORTHERLY LINE OF LINCOLN AVENUE (66.00 FEET WIDE); THENCE SOUTH 69°54'30" WEST ALONG SAID NORTHERLY LINE 2897 FEET MORE OR LESS TO A POINT ON THE NORTH-WESTERLY LINE OF INTERSTATE HIGHWAY 15; THENCE SOUTH 72°42'16" EAST 230.00 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF METCALF STREET (66.00 FEET WIDE); THENCE SOUTH 19°54'13" EAST 590.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF STATE HIGHWAY 78 (ANZA FREEWAY); THENCE ALONG SAID LINE IN A GENERAL SOUTHWESTERLY DIRECTION THROUGH THE FOLLOWING COURSES:

SOUTH 70°05'47" WEST 9.00 FEET; SOUTH 19°54'50" EAST 53.79 FEET; SOUTH 23°04'22" WEST 274.92 FEET; THENCE LEAVING SAID SOUTHERLY LINE BEARING SOUTHWESTERLY IN A STRAIGHT LINE 1100 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTHERLY LINE OF STATE HIGHWAY 78 (ANZA FREEWAY) WITH NORTHWESTERLY LINE OF NORTH ANDREASEN DRIVE (FORMERLY BORDEN ROAD); THENCE ALONG SAID SOUTHERLY LINE THROUGH THE FOLLOWING COURSES: NORTH 58°04'29" WEST 316.73 FEET; NORTH 62°20'08" WEST 164.85 FEET; NORTH 71°24'21" WEST 501.20 FEET; NORTH 68°24'10" WEST; NORTH 54°40'58" WEST 343.70 FEET; NORTH 56°56'39" WEST 321.51 FEET; NORTH 56°03'07" WEST 91.92 FEET; NORTH 70°02'05" WEST 74.29 FEET; NORTH 62°45'37" WEST 523.00 FEET, MORE OR LESS; NORTH 62°17'53" WEST 1,300 FEET, MORE OR LESS; NORTH 27°31'46" EAST 40.00 FEET, MORE OR LESS; NORTH 62°17'13" WEST 329.98 FEET; SOUTH 27°35'20" WEST 40.00 FEET, MORE OR LESS; NORTH 62°17'53" WEST 390.00 FEET, MORE OR LESS; NORTH 27°44'25" EAST 20.00 FEET, MORE OR LESS; NORTH 65°17'47" WEST 280.00 FEET, MORE OR LESS; NORTH 65°23'10" WEST 120.00 FEET, MORE OR LESS; NORTH 72°14'22" WEST 480.37 FEET; SOUTH 81°34'39" WEST 76.62 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF NORDAHL ROAD (VARIABLE WIDTH); THENCE IN A STRAIGHT LINE 100 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF PARCEL 3 OF THE LAND SHOWN ON PARCEL MAP NUMBER 678, RECORDS OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID POINT BEING ON THE NORTHWESTERLY LINE OF SAID NORDAHL ROAD ALONG THE NORTHWESTERLY LINE OF SAID NORDAHL ROAD AND ITS SOUTHWESTERLY PROLONGATION SOUTH 39°00'37" WEST 540 FEET MORE OR LESS TO A POINT IN THE SOUTHWESTERLY LINE OF THE ATCHISON TOPEKA AND SANTA FE RAILROAD RIGHT-OF-WAY (100 FEET WIDE) AND THE EAST LINE OF CITRACADO PARKWAY (VARIABLE WIDTH); THENCE ALONG SAID WESTERLY LINE THE FOLLOWING COURSES: SOUTH 0°14'31" EAST 238.81 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 551 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 32.65 FEET; THENCE SOUTH 89°43'30" WEST 3.41 FEET; THENCE SOUTH 0°14'30" EAST 433.82 FEET; THENCE NORTH 89°00'00" EAST 8.00 FEET; THENCE SOUTH 0°14'30" EAST 346.20 FEET TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE SOUTHERLY LINE OF VINEYARD AVENUE (59.00 FEET WIDE); THENCE SOUTH 55°52'39" EAST 300 FEET MORE OR LESS TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 1 IN ESCONDIDO TRACT NO. 411 AS PER MAP 411 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 23°47' EAST ALONG SAID SOUTHWESTERLY PROLONGATION AND THE SOUTHEASTERLY LINE OF SAID LOT 1 AND ITS NORTHEASTERLY PROLONGATION 435.40 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LEE PLACE (60.00 FEET WIDE); THENCE SOUTH 66°00' EAST ALONG SAID SOUTHWESTERLY LINE OF LEE PLACE 1213.24 FEET; THENCE NORTH 24°00' EAST 60.00 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LEE PLACE; THENCE SOUTH 66°00' EAST ALONG SAID NORTHEASTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION 285.27 FEET; THENCE NORTH 27°04'08" EAST 290.86 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF THE ATCHISON TOPEKA AND SANTA FE RAILROAD; THENCE SOUTH 66°13' EAST ALONG SAID SOUTHWESTERLY LINE 1260.26 FEET TO A POINT ON THE NORTHWESTERLY LINE OF ENTERPRISE STREET (60.00 FEET WIDE); THENCE SOUTH 27°02'27" WEST ALONG SAID NORTHWESTERLY LINE AND ITS SOUTHWESTERLY PROLONGATION TO A POINT ON THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF VINEYARD AVENUE (84.00 FEET WIDE); THENCE SOUTH 61°38'49" EAST ALONG SAID SOUTHEASTERLY PROLONGATION AND SOUTHWESTERLY LINE OF VINEYARD AVENUE 409.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 958.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°58'51" AN ARC LENGTH OF 100 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF VENTURE STREET (60.00 FEET WIDE); THENCE NORTH 27°02'27" EAST ALONG SAID SOUTHWESTERLY PROLONGATION AND SOUTHEASTERLY LINE OF SAID VENTURE STREET 242.04 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE NORTH 28°23'51" EAST TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°38'31" AN ARC LENGTH OF 37.37 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SIMPSON WAY (60.00 FEET WIDE); THENCE SOUTH 65°57'38" EAST ALONG SAID SOUTHWESTERLY LINE 1537.27 FEET TO A POINT ON THE NORTHWESTERLY LINE OF ANDREASON ROAD (84.00 FEET WIDE); THENCE SOUTH 26°13'26" WEST 657.62 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY LINE OF

INDUSTRIAL AVENUE; THENCE SOUTH 63°49'20" EAST ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION 548.09 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL MAP NO. 8830 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 26°13'22" WEST ALONG SAID SOUTHEASTERLY LINE 630.12 FEET; THENCE SOUTH 63°55'28" EAST 330.51 FEET; THENCE SOUTH 56°16'26" EAST 375.41 FEET; THENCE SOUTH 43°44'37" EAST 115 FEET; THENCE SOUTH 59°51'28" EAST 138.40 FEET TO A POINT IN THE NORTHWESTERLY LINE OF HALE AVENUE (84.00 FEET WIDE); THENCE SOUTH 26°13'02" WEST ALONG SAID NORTHWESTERLY LINE AND ITS SOUTHWESTERLY PROLONGATION 920 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY LINE OF SOUTH VINEYARD AVENUE (VARIABLE WIDTH); THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING COURSES: SOUTH 63°46'58" EAST 170 FEET MORE OR LESS TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 585.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°55'24" AN ARC LENGTH OF 70.75 FEET TO A POINT, A RADIAL BEARING TO SAID POINT BEARS NORTH 19°17'38" EAST; THENCE NON-TANGENT TO SAID CURVE SOUTH 69°24'38" EAST 225.68 FEET; THENCE NORTH 63°41'42" EAST 14.54 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF ESCONDIDO CREEK FLOOD CONTROL CHANNEL (WIDTH VARIES), SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1345 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 29°28'08" EAST; THENCE ALONG SAID SOUTHEASTERLY LINE OF ESCONDIDO CREEK FLOOD CONTROL CHANNEL THE FOLLOWING COURSES: NORTHEASTERLY ALONG THE AFOREMENTIONED CURVE THROUGH A CENTRAL ANGLE OF 9°21'29" AN ARC LENGTH OF 219.68 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 57°22'41" EAST 102.75 FEET; THENCE NORTH 42°09'30" EAST 219.12 FEET; THENCE NORTH 14°24'13" EAST 37.20 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1345.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 53°22'56" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°44'09" AN ARC LENGTH OF 580.67 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 19°56'35" EAST 298.98 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 785.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 57°07'43" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°38'23" AN ARC LENGTH OF 241.68 FEET; THENCE DEPARTING FROM SAID CHANNEL AND NON-TANGENT TO SAID CURVE SOUTH 3°49'30" WEST 676.03 FEET; THENCE SOUTH 35°37'02" EAST 260.00 FEET MORE OR LESS TO A POINT ON THE NORTHWESTERLY LINE OF VALLEY PARKWAY WEST (WIDTH VARIES); THENCE ALONG SAID NORTHWESTERLY LINE OF VALLEY PARKWAY WEST THE FOLLOWING COURSES: SOUTH 47°36'05" WEST 425.97 FEET; THENCE SOUTH 26°22'27" WEST 107.45 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1260.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 54°47'50" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°41'00" AN ARC DISTANCE OF 169.77 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT ON SAID NORTHWESTERLY LINE OF VALLEY PARKWAY WEST DISTANT (AS MEASURED AT RIGHT ANGLES) 66.00 FEET FROM THE CENTERLINE THEREOF; THENCE SOUTH 26°22'27" WEST 274.06 FEET; THENCE SOUTH 25°13'41" WEST 250.00 FEET; THENCE SOUTH 26°22'27" WEST 313.38 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OF INTERSECTION OF SAID NORTHWESTERLY LINE OF VALLEY PARKWAY WEST (66.00 FEET WIDE) WITH THE SOUTHWESTERLY LINE OF NINTH STREET (66.00 FEET WIDE); THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 26°48'18" WEST 368.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY

AND HAVING A RADIUS OF 1551 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 250 FEET MORE OR LESS TO A POINT ON THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOTS 2 AND 3 IN BLOCK 309 OF RANCHO RINCON DEL DIABLO AS PER MAP 724 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 63°36' EAST ALONG SAID NORTHWESTERLY PROLONGATION AND SOUTHWESTERLY LINE OF LOTS 3 AND 2 AND THEIR SOUTHEASTERLY PROLONGATION 1415 FEET MORE OR LESS TO A POINT IN THE SOUTHEASTERLY LINE OF DEL DIOS HIGHWAY (66.00 FEET WIDE); THENCE NORTH 26°20' EAST ALONG SAID SOUTHEASTERLY LINE 627 FEET TO A POINT IN THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WEST NINTH STREET (66.00 FEET WIDE) SOUTH 63°39' EAST 654.50 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 85°16'59" EAST 644.60 FEET TO A POINT IN THE WESTERLY LINE OF TANGLEWOOD LANE (WIDTH VARIES); THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF NINTH STREET AND THE SOUTHWESTERLY LINE OF INTERSTATE HIGHWAY 15; THENCE NORTH 20°56'57" WEST ALONG SAID SOUTHWESTERLY LINE 1220 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY LINE OF DEL DIOS HIGHWAY; THENCE NORTHWESTERLY ALONG THE AFOREMENTIONED SOUTHWESTERLY LINE OF INTERSTATE 15 AND ITS VARIOUS COURSES TO A POINT ON THE NORTHWESTERLY LINE OF SAID DEL DIOS HIGHWAY; THENCE NORTHEASTERLY AND DEPARTING SAID SOUTHWESTERLY LINE IN A STRAIGHT LINE TO A POINT ON THE INTERSECTION OF THE EASTERLY LINE OF DEL DIOS HIGHWAY AND THE NORTHEASTERLY LINE OF SAID INTERSTATE 15; THENCE NORTH 3°13'45" EAST ALONG SAID EASTERLY LINE 489.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 467.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°07' AN ARC LENGTH OF 416.64 FEET; THENCE TANGENT TO SAID CURVE NORTH 53°54'20" EAST 226.33 FEET; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF VALLEY PARKWAY (WIDTH VARIES) AND THE SOUTHEASTERLY LINE OF CRESCENT VIEW DRIVE (40.00 FEET WIDE), SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 937.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF VALLEY PARKWAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 34°38'56" AN ARC LENGTH OF 566.64 FEET; THENCE SOUTH 80°14'44" EAST TANGENT TO SAID CURVE 34.18 FEET; THENCE SOUTH 59°59'11" EAST 0.93 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 937 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°40'19" AN ARC LENGTH OF 60.05 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 74°58'07" EAST 232.09 FEET TO THE INTERSECTION OF SAID LINE AND THE SOUTHWESTERLY LINE OF TULIP STREET (80.00 FEET WIDE); THENCE SOUTH 30°46'50" EAST ALONG SAID LINE 5751 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY LINE OF 15TH AVENUE (IDAHO AVENUE) 66.00 FEET WIDE; THENCE NORTH 59°11'20" EAST 260.00 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 5 IN BLOCK 251 OF RANCHO RINCON DEL DIABLO AS PER MAP 725 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 30°46' EAST ALONG SAID SOUTHWESTERLY LINE OF LOT 5 AND OF LOT 2 AND ITS SOUTHEASTERLY PROLONGATION 1329 FEET MORE OR LESS TO A POINT IN THE SOUTHEASTERLY LINE OF FELICITA AVENUE (WIDTH VARIES); THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING COURSES: NORTH 59°12' EAST 460.00 FEET; THENCE NORTH 30°48' WEST 9.00 FEET; THENCE NORTH 59°12' EAST 858.48 FEET TO A POINT ON THE NORTHEASTERLY LINE OF ESCONDIDO TRACT NO. 6204 AS PER MAP NO. 6204 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 30°48' EAST ALONG SAID NORTHEASTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION 1288.3 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY LINE OF VERMONT AVENUE (66.00 FEET WIDE);

THENCE NORTH 59°03' EAST ALONG SAID SOUTHEASTERLY LINE 530.4 FEET TO THE SOUTHWESTERLY LINE OF STATE OF CALIFORNIA HIGHWAY 395 (160 FEET WIDE); THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING COURSES: SOUTH 30°46'55" EAST 667.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1590.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'25" AN ARC LENGTH OF 242.08 FEET; THENCE RADially TO SAID CURVE SOUTH 67°56'30" WEST 15.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1575.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 67°56'30" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°13'28" AN ARC LENGTH OF 555.95 FEET; THENCE RADially NORTH 88°09'58" EAST 15.00 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE AFOREMENTIONED 1590.00 FEET RADIUS CURVE; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°49'32" AN ARC LENGTH OF 383.68 FEET; THENCE TANGENT TO SAID CURVE SOUTH 11°59'30" WEST 366.59 FEET TO A POINT ON THE NORTHERLY LINE OF BROTHERTON ROAD (60.00 FEET WIDE); THENCE SOUTHWESTERLY IN A STRAIGHT LINE 130 FEET MORE OR LESS TO AN ANGLE POINT ON THE SOUTHERLY LINE OF SAID BROTHERTON ROAD AS SHOWN ON PARCEL MAP NO. 5265 AS SAID MAP IS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 40°09'46" EAST 35.03 FEET TO A POINT ON THE WESTERLY LINE OF HIGHWAY 395 FRONTAGE ROAD; THENCE ALONG SAID FRONTAGE ROAD THE FOLLOWING COURSES: SOUTH 3°03'25" EAST 123.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 956.09 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°03'52" AN ARC LENGTH OF 251.38 FEET; THENCE SOUTH 12°05'05" WEST TANGENT TO SAID CURVE 519.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 960 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°27'55" AN ARC LENGTH OF 91.57 FEET; THENCE SOUTH 17°33'00" WEST TANGENT TO SAID CURVE 236.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 240.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°19' AN ARC LENGTH OF 177.26 FEET; THENCE TANGENT TO SAID CURVE SOUTH 24°46' EAST 31.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 660 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°52'30" AN ARC LENGTH OF 286.54 FEET; THENCE TANGENT TO SAID CURVE SOUTH 0°06'30" WEST 72.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°15'00" AN ARC LENGTH OF 172.00 FEET; THENCE SOUTH 18°08'30" EAST TANGENT TO SAID CURVE 37.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 960.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°52'00" AN ARC LENGTH OF 165.32 FEET; THENCE TANGENT TO SAID CURVE SOUTH 18°16'30" EAST 441.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 860.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°06' AN ARC LENGTH OF 121.58 FEET; THENCE TANGENT TO SAID CURVE SOUTH 0°17' EAST 54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°29' AN ARC LENGTH OF 133.42 FEET; THENCE TANGENT TO SAID CURVE SOUTH 22°46' EAST 123.43 FEET TO THE BEGINNING OF A TANGENT CURVE

CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 860.00 FEET; THENCE SOUTH-EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40' AN ARC LENGTH OF 175.11 FEET; THENCE TANGENT TO SAID CURVE SOUTH 11°06' EAST 26.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 960.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°12' AN ARC LENGTH OF 254.60 FEET; THENCE TANGENT TO SAID CURVE SOUTH 4°06' WEST 20 FEET MORE OR LESS TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 740 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°35'55" AN ARC LENGTH OF 214.83 FEET; THENCE TANGENT TO SAID CURVE SOUTH 12°32' EAST 137.90 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2458 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.64 FEET; THENCE TANGENT TO SAID CURVE SOUTH 5°05'06" WEST 267.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 558 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 142.87 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SOUTH CENTRE CITY PARKWAY; THENCE SOUTH 66°17'14" WEST 140.27 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTHERLY TERMINUS OF THE WESTERLY LINE OF SOUTH CENTRE CITY PARKWAY (FORMERLY PINE STREET) WITH THE SOUTHERLY LINE OF AFOREMENTIONED INTERSTATE 15; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OF INTERSECTION OF THE EASTERLY LINE OF SAID SOUTH CENTRE CITY PARKWAY AND SAID SOUTHERLY LINE OF INTERSTATE 15; THENCE ALONG SAID SOUTHERLY LINE AND THE WESTERLY LINE OF INTERSTATE 15 (ESCONDIDO FREEWAY) THE FOLLOWING COURSES: SOUTH 67°11'30" EAST 120.75 FEET; THENCE SOUTH 19°43'43" EAST 443.12 FEET; THENCE SOUTH 26°32'53" WEST 301.59 FEET; THENCE SOUTH 1°50'03" EAST 240 FEET MORE OR LESS TO A POINT ON THE NORTHEASTERLY TERMINUS OF THE SOUTHEASTERLY LINE OF CLARENCE LANE (WIDTH VARIES); THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID ESCONDIDO FREEWAY SOUTH 57°33' EAST 302.81 FEET; THENCE SOUTH 2°39'30" WEST 118.29 FEET MORE OR LESS; THENCE SOUTH 19°27'09" EAST 382.42 FEET; THENCE SOUTH 0°28'14" EAST 361.36 FEET; THENCE SOUTH 29°32'17" EAST 159.69 FEET; THENCE SOUTH 17°08'04" EAST 376.51 FEET; THENCE SOUTH 6°19'33" EAST 1250 FEET MORE OR LESS TO A POINT ON THE NORTHERLY LINE OF VIA RANCHO PARKWAY (60.00 FEET WIDE); THENCE SOUTH 84°17' EAST ALONG THE SOUTHEASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID VIA RANCHO PARKWAY TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE AFOREMENTIONED ESCONDIDO FREEWAY AND SAID NORTHERLY LINE OF VIA RANCHO PARKWAY; THENCE ALONG SAID NORTHERLY LINE AND NORTHWESTERLY LINE OF VIA RANCHO PARKWAY THE FOLLOWING COURSES: SOUTH 70°04'11" EAST 466.52 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE OF PARCEL 1 PARCEL MAP 11382 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF VIA RANCHO PARKWAY THROUGH THE FOLLOWING COURSES: SOUTH 67°00'35" EAST 25.48 FEET; THENCE SOUTH 17°31'52" WEST 8.38 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°24'12" AN ARC LENGTH OF 30.51 FEET; THENCE TANGENT TO SAID CURVE SOUTH 69°52'20" EAST 528.40 FEET; THENCE SOUTH 69°52'20" EAST 120.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 904 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°55'51" AN ARC LENGTH OF 204.02 FEET TO A POINT OF COMPOUND CURVATURE OF A 1121 FEET RADIUS CURVE CONCAVE NORTHERLY; THENCE

EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°11'09" AN ARC LENGTH OF 23.20 FEET; THENCE NON-TANGENT TO SAID CURVE SOUTH 83°03'41" EAST 136.88 FEET; THENCE SOUTH 3°12'49" EAST 11.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1121.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 7°57'32" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°58'10" AN ARC LENGTH OF 136.56 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 84°21'09" EAST 113.48 FEET; THENCE SOUTH 6°17'00" EAST 7.40 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1121.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 4°49'23" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°28'27" AN ARC LENGTH OF 107.10 FEET TO A POINT OF COMPOUND CURVATURE OF A 921.00 FEET RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°01'02" AN ARC LENGTH OF 804.00 FEET TO THE MOST EASTERLY CORNER OF THE AFOREMENTIONED PARCEL 1 OF PARCEL MAP 11382; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 THE FOLLOWING COURSES: NORTH 44°38'31" WEST 2318.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 650.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°55'59" AN ARC LENGTH OF 793.36 FEET; THENCE TANGENT TO SAID CURVE SOUTH 65°25'30" WEST 271.50 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED ESCONDIDO FREEWAY; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF THE AFOREMENTIONED HIGHWAY 395 THE FOLLOWING COURSES: NORTH 6°03'52" WEST 38.07 FEET; THENCE NORTH 0°26'19" WEST 450.00 FEET; THENCE NORTH 83°14'20" EAST 101.40 FEET; THENCE NORTH 7°49'04" WEST 900.50 FEET; THENCE NORTH 17°08'10" WEST 435.92 FEET; THENCE NORTH-EASTERLY IN A STRAIGHT LINE TO A POINT ON SAID EASTERLY LINE AND ITS INTERSECTION WITH THE NORTHERLY LINE OF EL-KU AVENUE (WIDTH VARIES); THENCE CONTINUING ALONG SAID EASTERLY LINE OF HIGHWAY 395, NORTH 4°42'15" WEST 50 FEET; THENCE NORTH 4°07'51" WEST 500.30 FEET; THENCE NORTH 6°18'48" WEST 219.67 FEET; THENCE NORTH 4°06'36" EAST 166.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2792 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'52" AN ARC LENGTH OF 712.16 FEET; THENCE TANGENT TO SAID CURVE NORTH 10°30'16" WEST TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 958 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°14'21" AN ARC LENGTH OF 104.32 FEET; THENCE NORTH 4°15'55" WEST 102.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 642.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°32'11" AN ARC LENGTH OF 73.24 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 79°03'50" EAST 28.84 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF CRANSTON DRIVE (40.00 FEET WIDE); THENCE NORTH 12°09'20" EAST ALONG SAID EASTERLY LINE 2802.00 FEET MORE OR LESS TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF BROTHERTON ROAD (30.00 FEET WIDE); THENCE NORTH 77°54'10" WEST ALONG SAID EASTERLY PROLONGATION AND NORTHERLY LINE 280.22 FEET TO AN ANGLE POINT IN SAID STREET; THENCE NORTH 12°15'45" EAST 13 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF BROTHERTON STREET (43.00 FEET WIDE) NORTH 77°54'10" WEST 386.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTH-WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°45'20" AN ARC LENGTH OF 27.14 FEET TO A POINT ON THE EASTERLY LINE OF CALIFORNIA HIGHWAY 395;

THENCE NORTH 0°08'50" WEST 107.68 FEET; THENCE ALONG SAID EASTERLY LINE OF STATE HIGHWAY 395 THE FOLLOWING COURSES: NORTH 12°05'05" EAST 296.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1528 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°33'17" AN ARC LENGTH OF 228.14 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 12°05'05" EAST 610 FEET MORE OR LESS; THENCE NORTHWESTERLY 38.07 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF ESCONDIDO BOULEVARD (100 FEET WIDE); THENCE ALONG SAID SOUTHEASTERLY LINE OF ESCONDIDO BOULEVARD THE FOLLOWING COURSES: NORTH 12°10' EAST 431.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1550 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO A POINT ON THE SOUTHWESTERLY LINE OF VERMONT AVENUE (66.00 FEET WIDE); THENCE NORTH 59°12'30" EAST ALONG SAID SOUTHWESTERLY LINE 185 FEET MORE OR LESS; THENCE NORTH 30°46' WEST 443 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF PARCEL A OF PARCEL MAP 1684 AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 59°12'30" EAST 47.94 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 30°46' WEST 250.41 FEET; THENCE SOUTH 59°12'30" WEST 81.34 FEET; THENCE NORTH 30°46' WEST 627.49 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF FELICITA AVENUE (66.00 FEET WIDE); THENCE ALONG SAID SOUTHEASTERLY LINE OF FELICITA AVENUE NORTH 59°14'25" EAST 301 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SOUTH MAPLE STREET (50.00 FEET WIDE); THENCE NORTH 30°49'30" WEST ALONG SAID SOUTHEASTERLY PROLONGATION AND NORTHEASTERLY LINE OF SAID SOUTH MAPLE STREET 1320 FEET MORE OR LESS TO THE SOUTHEASTERLY LINE OF 15TH STREET (FORMERLY IDAHO AVENUE); THENCE NORTH 59°14' EAST ALONG SAID SOUTHEASTERLY LINE OF 15TH STREET 165 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF JUNIPER STREET (66.00 FEET WIDE); THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID JUNIPER STREET WITH THE SOUTHERLY LINE OF IDAHO AVENUE (66.00 FEET WIDE); THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SAID JUNIPER STREET NORTH 30°45'10" WEST 800 FEET MORE OR LESS TO A POINT ON THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF 13TH STREET (80.00 FEET WIDE); THENCE SOUTH 59°12'30" WEST ALONG SAID NORTHWESTERLY LINE OF 13TH STREET 1460 FEET MORE OR LESS TO A POINT ON THE NORTHEASTERLY LINE OF SOUTH MAPLE STREET (80.00 FEET WIDE); THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH MAPLE STREET 3040 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY LINE OF WEST FIFTH AVENUE (80.00 FEET WIDE); THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID WEST FIFTH AVENUE AND EAST FIFTH AVENUE 1460 FEET MORE OR LESS TO AN ANGLE POINT IN SAID LINE; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF EAST FIFTH STREET NORTH 69°32'30" EAST 4015.5 FEET MORE OR LESS TO AN INTERSECTION OF SAID SOUTHEASTERLY LINE WITH THE NORTHEASTERLY LINE OF ASH STREET (80.00 FEET WIDE); THENCE NORTH 20°15'30" WEST 40.00 FEET ALONG SAID NORTHEASTERLY LINE; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE ENDING OF A 20 FEET RADIUS CURVE ON THE SOUTHEASTERLY LINE OF OAK HILL DRIVE (84.00 FEET WIDE), SAID ENDING OF CURVE BEING DISTANT 20 FEET MORE OR LESS ALONG THE SOUTHWESTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE OF OAK HILL DRIVE FROM THE NORTHEASTERLY LINE OF SAN PASQUAL VALLEY ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF OAK HILL DRIVE THE FOLLOWING COURSES: NORTH 52°24'04" EAST 64.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 758 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°17'12" AN ARC LENGTH OF 122.86 FEET; THENCE TANGENT TO SAID CURVE NORTH 61°41'15" EAST 407.05 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTHWESTERLY AT RIGHT

ANGLES TO SAID LINE 9.00 FEET; THENCE NORTH $61^{\circ}13'44''$ EAST 200.98 FEET TO AN ANGLE POINT IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY AT RIGHT ANGLES 9.00 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING COURSES: NORTH $61^{\circ}14'03''$ EAST 1706 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF ROSE DRIVE (66 FEET WIDE); THENCE NORTH $28^{\circ}51'04''$ WEST ALONG SAID PROLONGATION AND NORTHEASTERLY LINE OF ROSE STREET 2014 FEET MORE OR LESS TO THE SOUTHERLY LINE OF LOT 8 IN BLOCK 181 AS PER MAP 723 OF RANCHO RINCON DEL DIABLO AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH $60^{\circ}31'11''$ EAST ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE SOUTH $29^{\circ}28'30''$ EAST 203.06 FEET; THENCE NORTH $70^{\circ}53'$ EAST 669.45 FEET; THENCE SOUTH $28^{\circ}45'$ EAST 266 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY LINE OF GRAND AVENUE (66.00 FEET WIDE); THENCE NORTH $62^{\circ}15'$ EAST ALONG SAID SOUTHEASTERLY LINE 693 FEET MORE OR LESS TO THE NORTHEASTERLY LINE OF MIDWAY DRIVE (66.00 FEET WIDE); THENCE NORTH $28^{\circ}50'$ WEST ALONG SAID NORTHEASTERLY LINE OF MIDWAY DRIVE TO THE POINT OF BEGINNING.

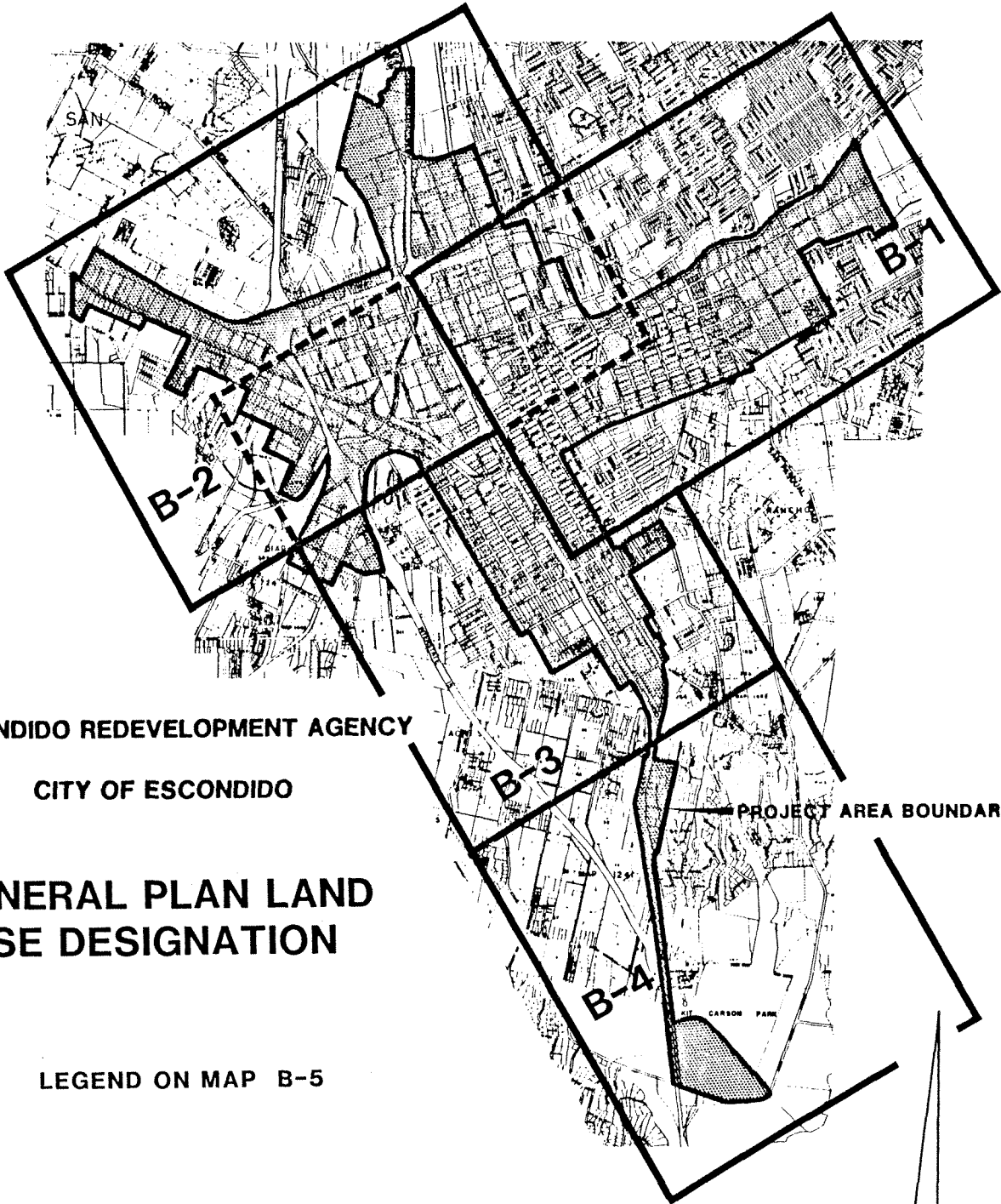
APPENDIX II
LAND USE DESIGNATIONS

EXHIBIT A and B
ESCONDIDO GENERAL PLAN MAP AND REDEVELOPMENT LAND USE PLAN MAP

The Escondido General Plan Map is attached hereto. The attachment provides the land use designations for properties within the Redevelopment Project Area.

The Land Use Plan Map attached hereto also, designates the land use and development pattern adopted for the Escondido Redevelopment Project. Said map conforms to the land use designations of the Escondido General Plan.

ESCONDIDO REDEVELOPMENT PROJECT AREA



ESCONDIDO REDEVELOPMENT AGENCY

CITY OF ESCONDIDO

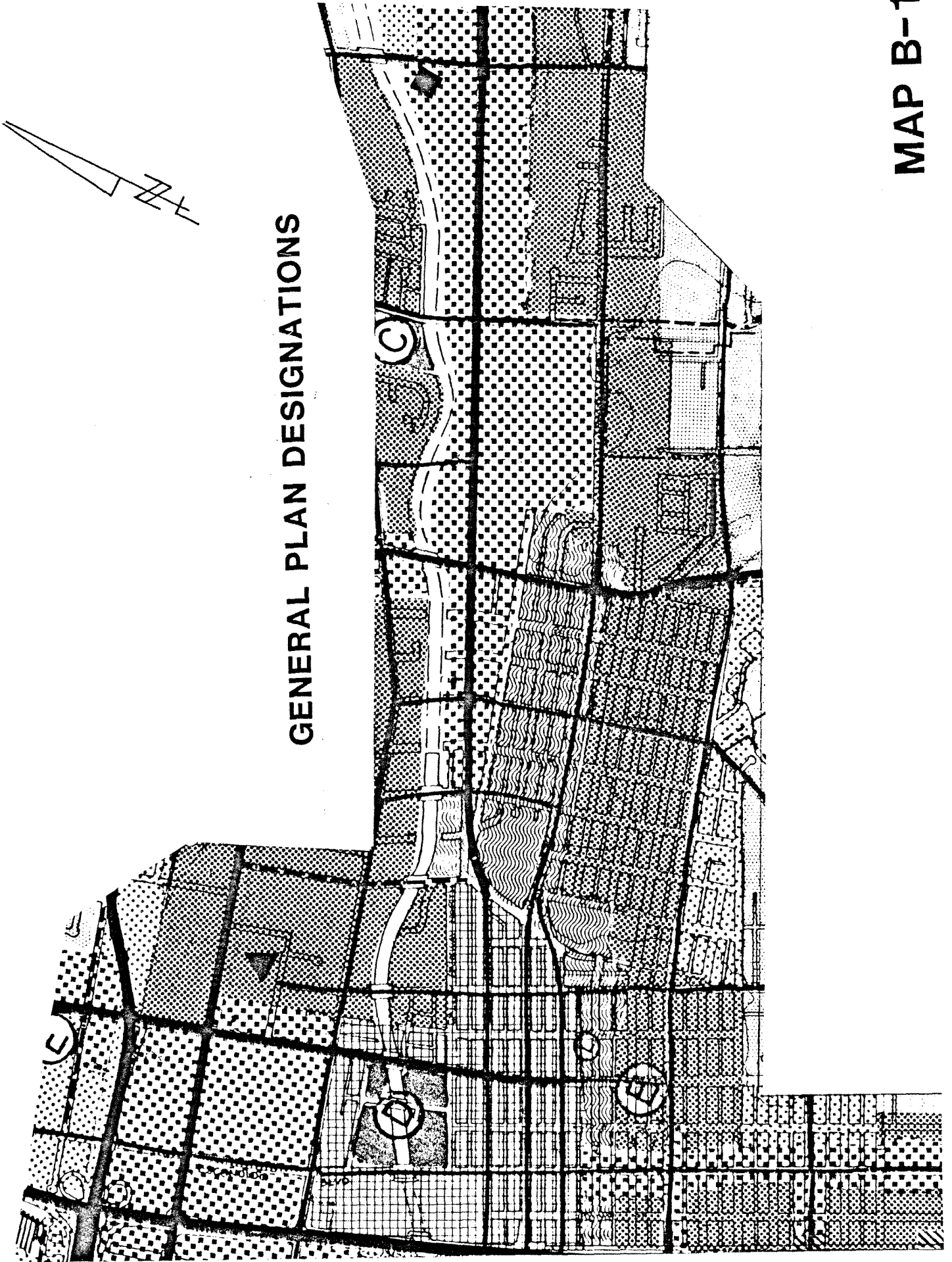
**GENERAL PLAN LAND
USE DESIGNATION**

LEGEND ON MAP B-5



"public/private project managers, feasibility, and implementation"
203 SOUTH BREA BOULEVARD, BREA, CALIFORNIA 92621
TELEPHONE (714) 529-7888

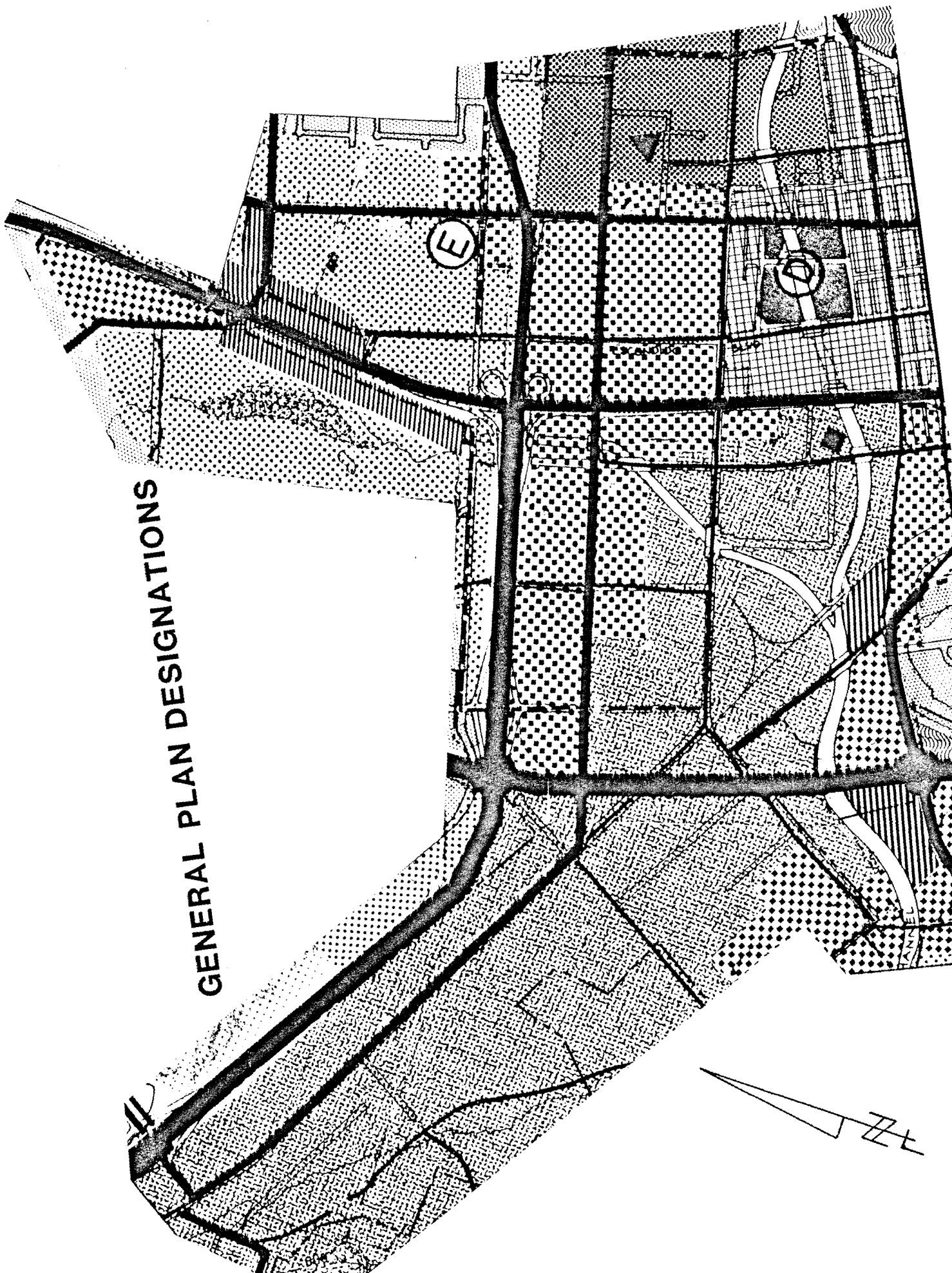
EXHIBIT MAP A & B

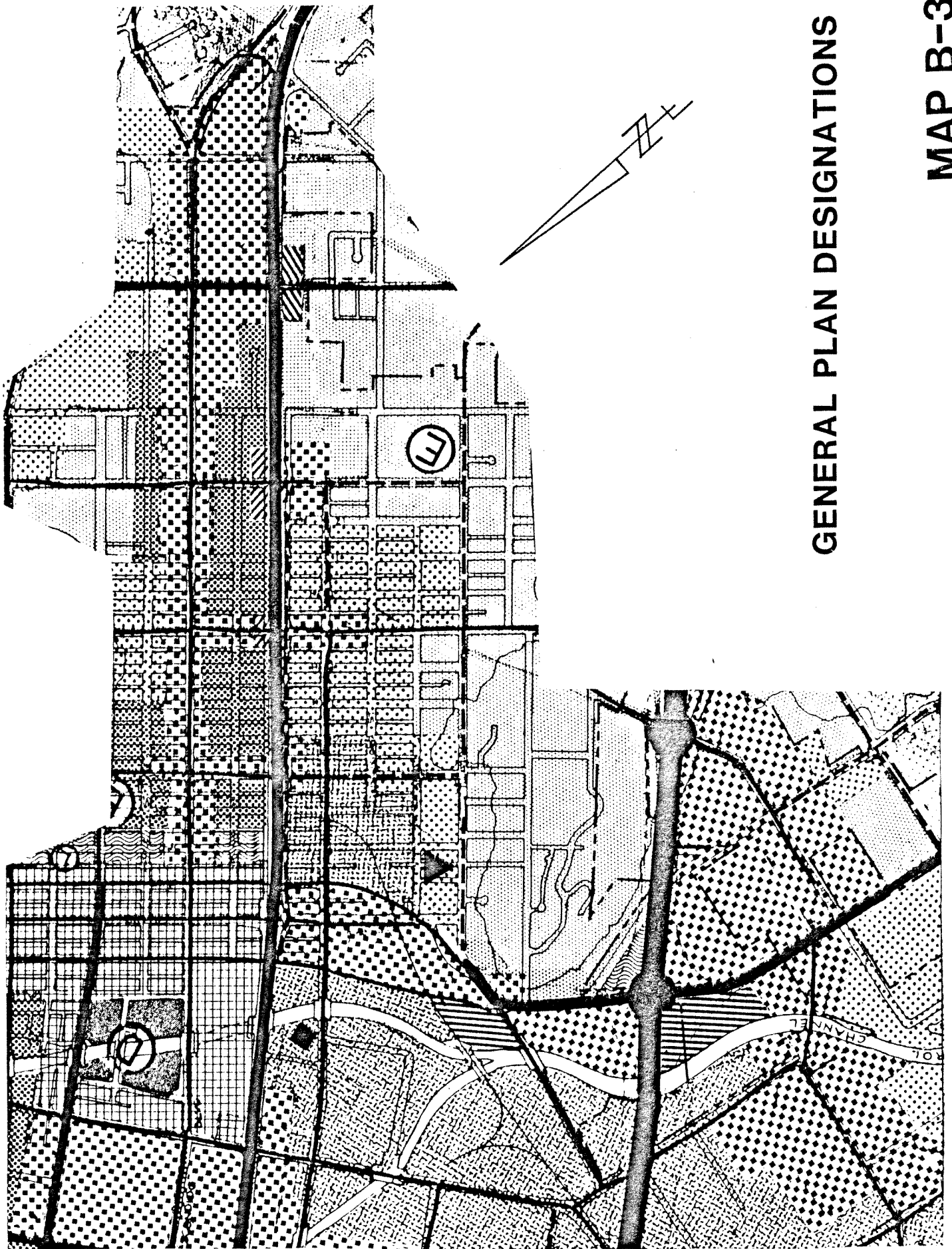


GENERAL PLAN DESIGNATIONS

MAP B-1

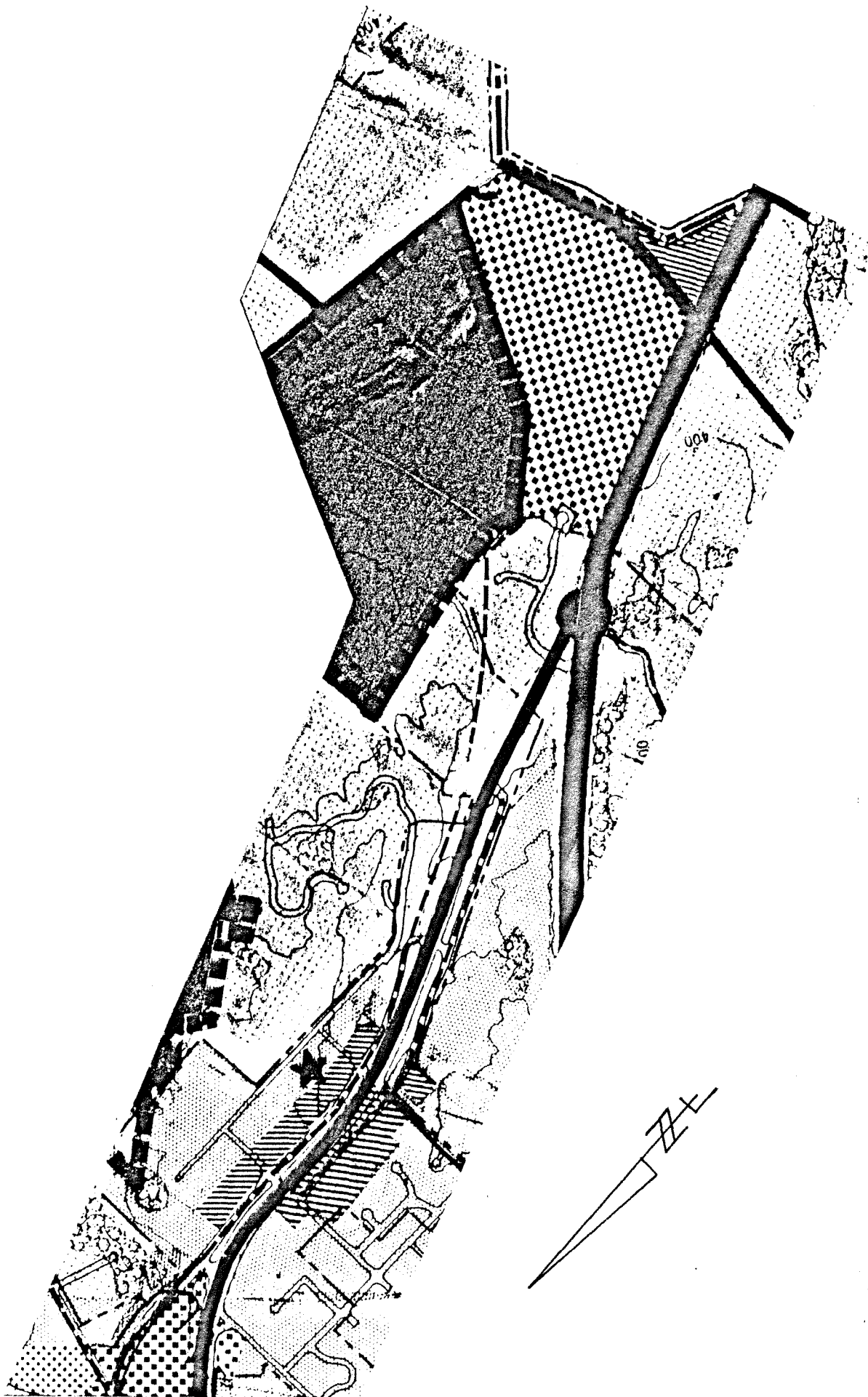
GENERAL PLAN DESIGNATIONS





GENERAL PLAN DESIGNATIONS

MAP B-3




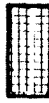
GENERAL PLAN DESIGNATIONS

MAP B-4


LEGEND

COMMERCIAL

 GENERAL COMMERCIAL

 CENTRAL BUSINESS DISTRICT


 HIGHWAY (TOURIST) ORIENTED


 PROFESSIONAL


INDUSTRIAL

 MANUFACTURING, WAREHOUSING
AND DISTRIBUTION

OPEN SPACE

 UNDEVELOPED RANGELAND


 SLOPES OVER 30%


 WATER AREAS


GENERAL PLAN DESIGNATIONS


RESIDENTIAL


 AGRICULTURE RESIDENTIAL
1 to 2 d.u./ten acres


 RURAL RESIDENTIAL
up to 1 d.u./net acre

 LOW LOW DENSITY,
up to 2 d.u./net acre

 LOW DENSITY,
up to 7 d.u./net acre

 MEDIUM DENSITY,
up to 15 d.u./net acre

 MEDIUM HIGH DENSITY
up to 22 d.u./net acre

 HIGH DENSITY
up to 30 d.u./net acre

APPENDIX III
PROJECT DEVELOPMENT

EXHIBIT A
PROJECT MATRIX

The Project Matrix attached hereto correlates the redevelopment objectives of this Plan set forth in Section 400.00 (listed along the horizontal axis) with a variety of physical, social, economic, and environmental project and program classifications (listed along the vertical axis.)

PROJECT MATRIX

Activity Code	PROJECT TYPES Description	OBJECTIVES																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
i	Underground Facilities	X	X	X	X					X				X	X	X		
ii	Landscaped Medians																	
iii	Street Improvements	X	X	X	X	X		X		X			X		X	X		
iv	Storm Drains	X	X	X	X					X			X		X	X		
v	Traffic Signalization System		X	X				X	X	X			X	X	X	X	X	X
vi	Civic Center/Cultural Facility	X	X	X	X	X				X			X		X			
vii	Park and Recreational Facilities	X	X	X	X			X		X			X	X	X	X	X	X
viii	Public Safety Improvements and Facilities	X	X	X	X	X		X		X			X		X		X	
ix	Land Acquisition and Consolidation											X	X			X		
x	Structure and Property Rehabilitation Assistance							X					X	X	X	X	X	X
xi	Housing Replacement and Development	X	X	X	X					X		X	X	X	X	X	X	X

EXHIBIT B
ESCONDIDO REDEVELOPMENT PLAN
ANTICIPATED INITIAL PROJECTS

The Anticipated Initial Projects List attached hereto sets forth the presently anticipated projects which the Redevelopment Agency shall wholly or partially pursue in order to implement the goals and objectives of the Redevelopment Plan. They are identified for planning purposes and shall be construed as a limitation to the Agency to carry out and implement the Redevelopment Plan.

The reason for presenting this list of projects is twofold: 1) these projects give the public an idea of the intentions of the Agency, and 2) the list serves as a guideline for the future expenditure of Agency funds.

It must be emphasized that approval of the Redevelopment Plan in no way authorizes approval of the projects. All projects must be subject to public hearings at each annual Agency budgetary review session and upon City Council review and approval individually before implementation. Furthermore, additional public hearings are also held during the environmental review process, as appropriate. Without this legal process none of the projects may be implemented.

ANTICIPATED INITIAL PROJECTS LIST,
ESTIMATED COST, AND PROJECT PRIORITIES
FOR THE ESCONDIDO REDEVELOPMENT PROJECT AREA

I. CIVIC CENTER/CULTURAL FACILITY

- 1) City Hall
- 2) Community Theater
- 3) Auditorium
- 4) Fine Arts Facility
- 5) Convention Facility
- 6) Governmental Office Facility

II. CENTRAL BUSINESS DISTRICT IMPROVEMENTS

1) Traffic Circulation and Parking Improvements:

Street improvements, curbs, gutters, street lights, intersection treatments and restriping of existing parking within, but not limited to, the following areas:

- a) Grand Ave. east of Centre City Pkwy.
- b) Valley Pkwy east of Centre City Pkwy.
- c) Broadway between 5th Avenue and Washington St.
- d) Escondido Blvd. between 5th Ave. and Washington St.
- e) Second Ave. east of Centre City Pkwy.
- f) The alley between Grand Ave. and 2nd Ave. from Juniper to Escondido Blvd.
- g) The alley between Grand Ave. and Valley Pkwy. from Hickory to Orange St.

2) Storm Drainage Improvements:

Upgrading line sizes and replacement of existing drainage system within, but not limited to, the following areas:

- a) Broadway from Grand Avenue to Valley Pkwy.
- b) Valley Pkwy. from Broadway to Maple St.
- c) Maple St. from Valley Pkwy. to the Flood Control Channel.

ANTICIPATED INITIAL PROJECTS LIST,
ESTIMATED COST, AND PROJECT PRIORITIES
FOR THE ESCONDIDO REDEVELOPMENT PROJECT AREA
(continued)

3) Pedestrian Circulation Improvements:

Sidewalks, benches, landscaping, street trees, lighting and intersection treatment within, but not limited to, the following areas:

- a) Grand Ave. east of Centre City Pkwy.
- b) 2nd Ave. east of Centre City Pkwy.
- c) Valley Pkwy. east of Centre City Pkwy.
- d) Maple St. between 3rd and Valley Pkwy.
- e) Broadway between 3rd and Valley Pkwy.
- f) Escondido Blvd. between 3rd and Washington
- g) The alley between Grand and 2nd Ave. from Escondido Blvd. to Juniper

4) Private rehabilitation incentives:

Establishment of financial programs in order to provide low-interest loans and/or grants for existing building, business and/or property improvement and rehabilitation.

5) City entrance improvements:

Street improvements, curbs, gutters, street lights, intersection treatment restriping, landscaping, and community entrance signs along the corridors providing entrance into the Central Business District:

- a) Valley Pkwy, Grand Ave. and Second Ave. from Interstate 15 to Escondido Blvd.
- b) State Highway 78 from Interstate 15 to Broadway
- c) Broadway Ave. from State Highway 78 to Second Ave.

III. OTHER PROJECT AREA CIRCULATION IMPROVEMENTS

- 1) Harding Street bridge construction;
- 2) Tulip Street bridge widening;
- 3) Mission Street improvements;
- 4) South Escondido Boulevard improvements.

IV. OTHER PUBLIC FACILITIES

- 1) Temporary and permanent school facilities, offices, and/or athletic facilities

V. HOUSING PROJECTS

- 1) Provide for quality very-low, low-, and moderate-income housing for the community pursuant to the provisions of the California Community Redevelopment Law (see note).
 - a) Housing Rehabilitation loans and grants.
 - b) Residential neighborhood infrastructures and right-of-way improvements.
 - c) Financial assistance in providing new development affordable housing.
 - d) Financial assistance to provide affordable housing opportunities in existing housing developments.

VI CONTINGENCY

- 1) Required contingency cost at five percent (5%) for the implementation of the redevelopment program based upon project costs less housing projects.

EXHIBIT C
DESIGN OBJECTIVES

The Design Objectives attached hereto set forth the general guidelines for development within the Escondido Redevelopment Project Area. Said objectives conform with the goals and philosophies of the Escondido General Plan and the standards and requirements of the Escondido Municipal Code.

DESIGN OBJECTIVES

The Purpose of Design Objectives

To guide the development of the Project Area, the following recommended Design Objectives will be encouraged and, as applicable in accordance with the Municipal Code, enforced to promote a functional and visually attractive environment in the Escondido Redevelopment Project. The enforcement of said regulations are intended to eliminate and mitigate the existing characteristics of blight prevalent in the Project Area and to discourage anticipated development practices and patterns, operations, and activities which might result in further areas characterized by blighted properties, structures and activities.

The Design Objectives are designed for application under the supervision of the Redevelopment Agency, City Council, and Planning Commission of the City of Escondido for the following purposes:

1. To serve as a means of ensuring the development of an attractive and visually appealing environment;
2. To guide potential redevelopers and designers in the preparation of proposals for various portions of the Redevelopment Area;
3. To serve as guidelines for the Redevelopment Agency and any consultants retained by them in the selection, review, and approval of final redevelopment proposals; and
4. To establish guidelines for property owners who will rehabilitate and remodel structures in the Project Area.

Applicability of Design Objectives

The Design Objectives shall apply to all development, redevelopment, rehabilitation, or any other improvement occurring within the Project Area. Said objectives shall apply to all public and private land uses and shall allow variation upon the discretion and approval of the Redevelopment Agency, the City Council, and/or the Planning Commission of the City of Escondido. Said variations shall not be permitted to encourage flexibility and variety of development in the Project Area.

As they apply, the standards, regulations, and requirements of the Municipal Code of the City of Escondido pertaining to development shall be implemented throughout the Project Area to ensure that the Design Objectives are attained.

The Design Objectives are recommended as guidelines, and shall not be considered to be mandatory.

The Design Objectives shall generally be classified as:

1. General Development.
2. Buildings.
3. Landscaping.
4. Parking.
5. Screening and Buffering.
6. Signs.
7. Public Improvements.
8. Utilities.

Design Objectives

1. General Development Design Objectives

- a. The development of properties and structures shall be consistent with the goals and objectives of the General Plan of the City of Escondido and shall enhance the general appearance of the Project Area.
- b. Improvements to public or private property shall eliminate and mitigate blight characteristics and shall discourage future blight.
- c. Where adjacent land uses differ, improvements shall be so implemented to encourage harmonious and compatible developments.

2. Building and Design Objectives

- a. Each building unit, whether existing or proposed, shall be an integral element off the overall project and shall reflect and complement the character of the surrounding area.
- b. Materials used in new building shall be compatible with adjacent structures and with the improvement character of the Project Area.
- c. The sides and rears of the building which are subject to frequent public view shall be comparable in amenity and appearance to the fronts of such buildings. All areas for outside service, storage or refuse collection shall be screened from public view.
- d. Building, both new and existing, shall be related to each other in design, function, build, and location as to produce a visually and physically integrated development.

3. Landscaping Design Objectives

- a. Landscape treatment shall include ground cover, shrubbery, shade trees, and other plant material selected to be characteristic and appropriate to the development pattern and standards of the City of Escondido.
- b. Landscaping shall be used in a manner which will complement the Project Area in its entirety.
- c. Landscaping shall not obstruct visual contact with views and vistas, nor shall it obstruct the visibility of pedestrians, bicycles, or vehicles.

4. Parking Design Objectives

- a. Parking areas shall be designed with careful regard given to orderly arrangements, landscaping, amenity of view, ease of access, and an integral part of the total site design.
- b. Vehicular access to the parking areas shall be directed and not in conflict with vehicular movement to service the various uses within the site.
- c. Because of the variety of areas of the project which will be devoted to surface parking, an optimal amount of landscaping or screening shall be provided.
- d. Ingress and egress to parking areas by service vehicles shall be restricted to specified locations and well distanced from intersections to avoid congestion and conflict of vehicle movement.
- e. Loading space shall be provided to the maximum extent possible in conveniently located separate or common facilities to serve the Project Area.
- f. Access to loading space shall be provided in a manner to eliminate interference with public use of sidewalks and streets by vehicles loading or unloading.
- g. Parking area facilities and design shall encourage multi-modal circulation patterns including, but not limited to, automobile, bicycles, pedestrian and other innovative modes of circulation movement.

5. Screening and Buffering

- a. Adequate landscaping and screening shall be provided to create a buffer between the project and residential land use areas.

- b. All outdoor servicing shall be screened from public view. As often as possible, outdoor services shall locate near one another and be separated from other commercial uses.
- c. Noise which may result from the activities of new development shall be buffered to an acceptable level particularly in those areas adjacent to residential land use areas.

6. Sign Design Objectives

- a. Size and design of signs shall be compatible with the building containing the use to which it is related and shall be harmonious and compatible with surrounding properties.
- b. Innovative use of color, style, design, and character shall be encouraged.

7. Public Improvement Design Standards

- a. Public Right-Of-Way - All streets and sidewalks shall be designed in a manner consistent with the above design objectives and compatible in design with the overall character of the Project Area.
- b. Street Lighting and Street Signs - Street lights, lighting standards, and street signs shall be erected to the latest standards approved by the City of Escondido and shall be compatible in design with the overall character of the Project Area.
- c. Utility Connections - All connections to utilities, transformer boxes, gas meters, etc., shall be located so as not to be unsightly (screened by planting or building materials) or hazardous to the public.
- d. Bikeways - All bikeways shall be designed to provide sufficient protection for the cyclist from competition with motorized vehicles for road space. Such protection may include, but is not limited to, bicycle channelization through the use of raised landscaped medians, dividers, curbs, etc.

8. Utilities Design Objectives

- a. The Agency may require that all utilities be placed underground whenever physically and economically feasible, or when unfeasible, all above ground utilities shall be placed in a location which will minimize any detriment to the aesthetics of the area.

APPENDIX IV
ORDINANCES AND RESOLUTIONS OF ADOPTION

APPENDIX V
RULES GOVERNING PARTICIPATION BY
OWNERS AND BUSINESS TENANTS

EXHIBIT A
RULES GOVERNING PARTICIPATION BY OWNERS AND BUSINESS TENANTS

The Rules governing Participation by Owners and Business Tenants hereto set forth the rules promulgated to supplement the Escondido Redevelopment Plan within the Project Area.

ESCONDIDO REDEVELOPMENT AGENCY

RULES GOVERNING PARTICIPATION AND PREFERENCES BY OWNERS,
OPERATORS OF BUSINESSES, AND BUSINESS TENANTS IN THE
ESCONDIDO REDEVELOPMENT AGENCY

SECTION I GENERAL

These rules have been promulgated to implement the provisions of the Redevelopment Plan for the Escondido Redevelopment Project regarding the participation and the exercise of preferences by owners, operators of businesses, and business tenants in the Project Area on the effective date of adoption of the Redevelopment Plan. These rules set forth the procedures governing such preferences and participation.

The Escondido Redevelopment Agency ("Agency") desires and urges participation in the growth and development of the Project Area by as many owners and operators of businesses, and business tenants as possible. In view of the pattern of land assembly and integrated development envisioned by the Redevelopment Plan, persons and firms doing business in the Project Area will be encouraged to form partnerships, corporations, or other joint entities to take advantage of their participation and preference opportunities.

Participation opportunities are necessarily subject to and limited by, factors such as the following:

1. Conformity to the intent and character of the adopted Redevelopment Plan.
2. The elimination and relocation of certain land uses within the Project Area.
3. The realignment, abandonment, widening or opening of public rights-of-way, and the removal, relocation, and/or installation of public utilities.
4. The ability of participants to finance acquisition and development in accordance with the Redevelopment Plan.
5. Any reduction of the total number of individual parcels in the Project Area.
6. The assembly and development of areas for public and/or private development in accordance with the Redevelopment Plan.

Property owners will be afforded the opportunity to participate, and business operators and tenants will be extended reasonable preference in the available participatory opportunities as provided by the Redevelopment Plan. In the implementation of the Redevelopment Plan, the Agency shall consider proposals for development and/or participation according to the following order of priority and subject to the provisions of the Redevelopment Plan.

1. Owners of real property who propose participation in substantially the same location.
2. Owners of real property who propose participating in a different location.
3. Tenants and operators of businesses in the Project Area who propose participating as owners.
4. Tenants and operators of businesses in the Project Area who propose participating as tenants.

SECTION II PARTICIPATION BY OWNERS OF REAL PROPERTY

Property owners shall have first preference and opportunity to participate in the development of the Project Area by rehabilitation and/or development of property within the Project Area.

The Agency will encourage and assist property owners who choose to participate in the redevelopment process. Procedures to be used by the Agency to encourage and assist such participation include without limitation:

1. Solicit statements of interest and participation proposals from property owners.
2. Enter into owner-participation agreements with property owners.
3. Distribute information regarding opportunities for owner participation within the Project Area and outline owners' responsibilities.
4. Maintain on file a list of sources of funding which may be available to assist property owners with their rehabilitation or development efforts, including such sources as the Department of Housing and Urban Development, tax increments, bond proceeds, and the Small Business Administration.

A. Owner Participation in the Same Location

In circumstances which would foster unified and integrated development consistent with the Redevelopment Plan, an owner may participate in substantially the same location by retaining all or portions of his property and purchasing other property if needed and available for development in accordance with the Redevelopment Plan.

An owner who proposes participation in the same location may be required to rehabilitate or demolish all or part of the existing on-site buildings.

Where a proposal to participate in the same location involves a building in good condition, but with an existing use which does not conform to the provisions of the Redevelopment Plan, the Agency may allow such use to continue provided that such use is generally compatible with the permitted uses in the area in which it is located. In order to remain with a nonconforming use, the owner must agree to the imposition of such reasonable restrictions as are necessary to protect the permitted uses in the area.

B. Participation in a Different Location

In some instances, the Agency may buy the land and improvements at fair market value and offer parcels of cleared land for purchase by owner-participants. Property sold to owner-participants will be made available at fair market value for the uses designated in the Redevelopment Plan.

Scheduling by the Agency will be programmed to permit the owners to continue in their present locations for as long as feasible pending completion of their new facility.

SECTION III PARTICIPATION BY TENANTS AND OPERATORS OF BUSINESSES

Pursuant to these rules, persons and tenants who are engaged in business or residing in the Project Area will be given opportunities to remain or to obtain reasonable preference to reenter within the Project Area if they otherwise meet the requirements prescribed by the Redevelopment Plan.

A. Tenant Participation as Owners

Tenants and operators of businesses will be given reasonable preference to purchase and develop real property in the Project Area prior to offering the property for sale to the general public. Property sold to such tenants and operators of businesses will be made available at fair market value for the uses designated in the Redevelopment Plan.

B. Preferences for Business Tenants as Tenants

Business tenants who desire to reenter the Redevelopment Project Area in accordance with the prescribed uses of the Redevelopment Plan.

SECTION IV PROCEDURE FOR BECOMING A PARTICIPANT

A. Procedure for Participation as Business Owner or Business Tenant

Every person interested in becoming a participant as an owner or tenant must submit a "Statement of Interest" within 60 days after the Redevelopment Agency approves the intent to pursue redevelopment and/or development of a parcel(s) or area(s) of the Project Area. The Agency may disregard the "Statements of Interest" submitted after the specified 60-day period. The Agency shall notify the owner or tenant by registered mail, return receipt requested, of: 1) the Agency's intent to pursue redevelopment and/or development of the subject parcel(s) or area (s); 2) the Agency's desire to solicit "Statements of Interest"; and 3) the period of the time during which said "Statements of Interest" would be accepted.

The Agency will notify by registered mail, return receipt requested, each owner or business tenant submitting a "Statement of Interest" at the time within which he may submit to the Agency a "Redevelopment Participation Proposal" to participate in the Project Area. The time allotted will not exceed 60 days. Each "Redevelopment Participation Proposal" shall include evidence of the individual's financial ability to complete his participation in accordance with the Redevelopment Plan.

In assessing "reasonable preference in participation", the Agency shall evaluate the Participation Proposal in regard to the six limiting conditions specified earlier in this section. If the proposal is determined to be unfeasible or impractical, then the Agency will immediately inform the owner or tenant and may discontinue further negotiation on the proposal. If however, the owner's or tenant's proposal is determined to be feasible and in conformance with the Redevelopment Plan, the Agency will approve the "Redevelopment Participation Proposal" and will negotiate in good faith with the owner or tenant to develop a "Redevelopment Participation Agreement". The Agency and the participant will reach a final agreement within 45 days. If agreement cannot be reached within the specified time, the Agency may discontinue further negotiations thereafter.

It is the intent of these Rules to provide both opportunities and preferences for owners and tenants who wish to participate in the development and redevelopment of the Project Area. In all cases, however, the Agency shall be guided by the necessity to balance the needs of the Project Area and the City of Escondido against the desires of potential participants. Conflicting desires among participants for particular sites or land uses will be resolved by consideration of such factors as the length of time in the area, accommodation of as many participants as possible, similar land use to similar land use, and conformity of a participation proposal with the intent and purpose of the Redevelopment Plan.

B. Participation Agreement

Each owner or business tenant who has submitted an acceptable proposal for owner or business tenant participation will be required to enter into a Participation Agreement with the Agency. Each Agreement will contain provisions necessary to ensure that the participation proposal will be carried out, and that the subject property will be developed or used in accordance with the conditions, restrictions, rules, and regulations of the Redevelopment Plan and the Agreement. Each Agreement will require the participant to join in the recordation of such documents as the Agency may require in order to ensure such development. The Agreement will also provide that a successor in interest of the original participant may become a participant with the approval of the Agency.

Each Participation Agreement will contain the provision that any lease, rental agreement, occupancy permit, use or sales agreement pertaining to the property involved will not contain restrictions imposed thereon because of race, sex, color, creed, religion, national origin, or ancestry.

Each Participation Agreement will establish maximum time limitations within which the specific provisions of the Agreement must be effected.

Participation Agreements will be effective only if approved by the Escondido Redevelopment Agency.

SECTION V AMENDMENT OF OWNER PARTICIPATION RULES

The Agency may amend these Rules at any meeting held after their adoption. Any amendment proposed after the filing of Statement of Interest relative to the Escondido Redevelopment Project will be made only after notice to the persons who have filed such statements. Such notice shall be by mail and posted at least fourteen (14) days before the date of the meeting at which the proposed amendment will be considered.

APPENDIX VI
AREAS WITH BLIGHT CHARACTERISTICS

EXHIBIT A
BLIGHT CHARACTERISTICS MATRIX

The matrix attached hereto correlates five (5) identified areas (listed along the horizontal axis) within the Escondido Redevelopment Project Area, with the blight characteristics (listed along the vertical axis) as designated in Article 3, Sections 33030 through 33039, and Article 4, Sections 33250 through 33251 of the California Community Redevelopment Law.

ESCONDIDO REDEVELOPMENT PROJECT AREA
BLIGHT CHARACTERISTICS MATRIX

GENERAL TITLE	HEALTH AND SAFETY CODE	DESCRIPTION	A	B	C	D	E
UNFIT OR UNSAFE BUILDINGS	33031	DEFECTIVE DESIGN AND CHARACTER OF PHYSICAL CONSTRUCTION		X		X	X
		FAULTY INTERIOR ARRANGEMENT AND EXTERIOR SPACING					
		HIGH DENSITY OF POPULATION AND OVERCROWDING					
		INADEQUATE PROVISIONS FOR VENTILATION, LIGHT, SANITATION, OPEN SPACE AND RECREATION FACILITIES					
		AGE, OBSOLESCENCE, DETERIORATION OR DISUSE FROM FAULTY PLANNING	X	X	X	X	X
FAULTY PLANNING	33032	ECONOMIC DISLOCATION, DETERIORATION, OR DISUSE RESULTING FROM FAULTY PLANNING	X	X		X	X
		SUBDIVIDING AND SALE OF LOTS OF IRREGULAR FORM, SHAPE, AND INADEQUATE SIZE FOR PROPER USEFULNESS AND DEVELOPMENT					
		THE LAYING OUT OF LOTS IN DISREGARD OF THE CONTOURS AND OTHER PHYSICAL CHARACTERISTICS					
		THE EXISTENCE OF INADEQUATE STREETS, OPEN SPACE AND UTILITIES	X	X	X	X	X

ESCONDIDO REDEVELOPMENT PROJECT AREA
 BLIGHT CHARACTERISTICS MATRIX
 (continued)

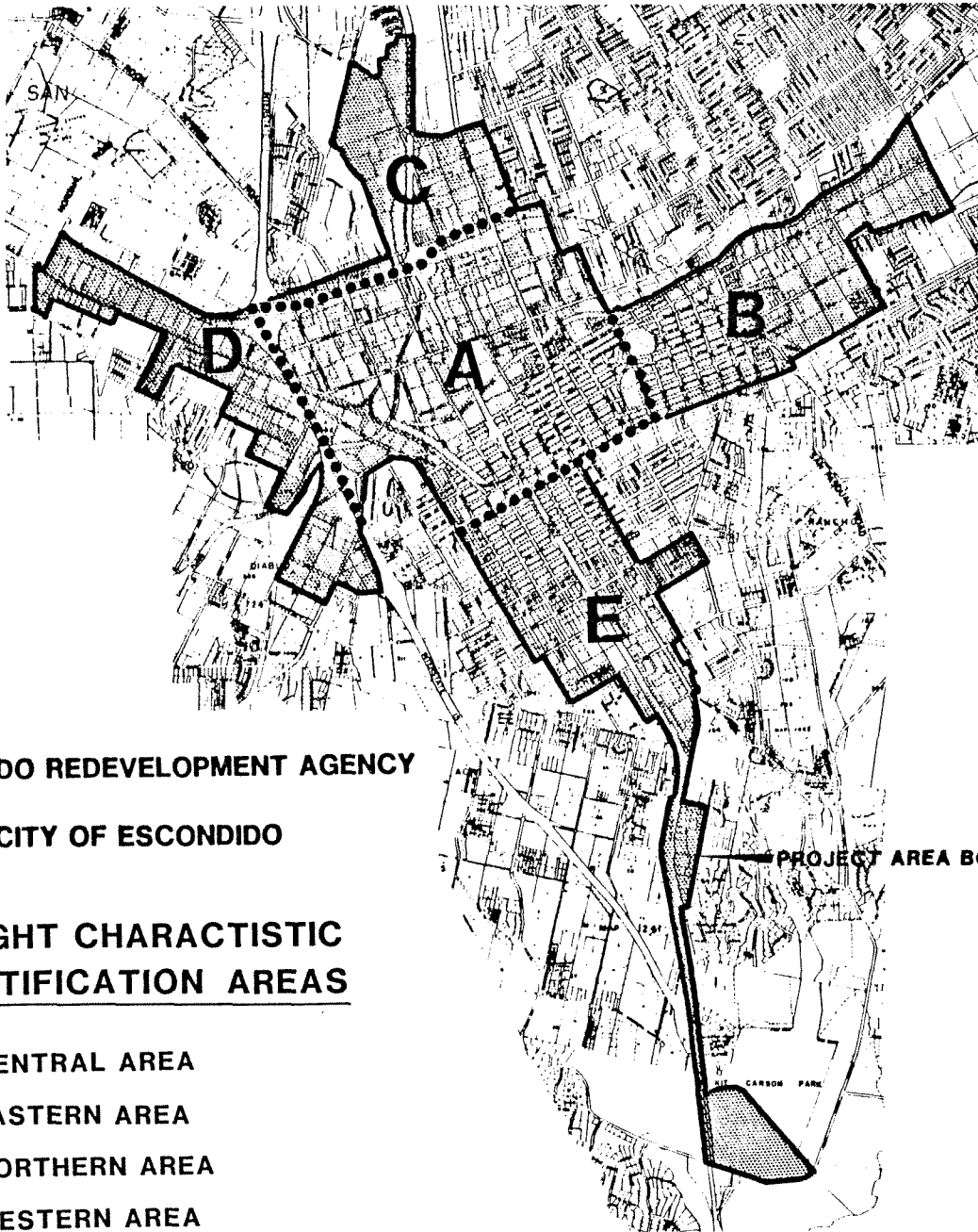
GENERAL TITLE	HEALTH AND SAFETY CODE	DESCRIPTION	A	B	C	D	E
UNPRODUCTIVE LAND	33036	A LACK OF INCENTIVE TO THE PERSON TO IMPROVE OR REHABILITATE THEIR PROPERTY	X	X		X	X
		DETERIORATION OF UNPRODUCTIVE LAND WHICH CANNOT BE CORRECTED EXCEPT THROUGH REDEVELOPMENT	X	X		X	
NEW COMMUNITY DEVELOPMENT	33250	OUTMODED DESIGN					
		INADEQUATE FIRE OR SAFETY PROTECTION					
		EXCESSIVE LAND COVERAGE					
		ILLEGAL USES AND CONVERSIONS					
		INADEQUATE MAINTENANCE	X	X	X	X	X



EXHIBIT B
BLIGHT CHARACTERISTICS AREA NUMBERING MAP

The map attached hereto designates the five (5) identified blight areas within the Escondido Redevelopment Project Area. Said areas are generally characterized by one or more blight conditions requiring redevelopment.

ESCONDIDO REDEVELOPMENT PROJECT AREA



ESCONDIDO REDEVELOPMENT AGENCY

CITY OF ESCONDIDO

BLIGHT CHARACTERISTIC IDENTIFICATION AREAS

- A - CENTRAL AREA**
- B - EASTERN AREA**
- C - NORTHERN AREA**
- D - WESTERN AREA**
- E - SOUTHERN AREA**

PROJECT AREA BOUNDARY



"Subcontract project management, feasibility, and implementation"
203 NORTH BREA BOULEVARD BREA CALIFORNIA 92621
TELEPHONE (714) 579-1868



EXHIBIT B