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City of Fresno
No Fee-Gov't. Code Sections
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City Clerk
City of Fresno
2600 Fresno Street
Fresno, CA 93721-3623

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07/17/2003,20030163247

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ORDINANCE NO. 2003-53

**AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, APPROVING AND
ADOPTING THE REDEVELOPMENT PLAN FOR THE FREEWAY 99-GOLDEN
STATE BOULEVARD CORRIDOR REDEVELOPMENT PROJECT**

*Recording Requested by
City Clerk, Fresno, California
No Fee-Govt. Code §103
Return to City Clerk, Fresno*

BILL NO. B-53
ORDINANCE NO. 2003-53

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE FREEWAY 99-GOLDEN STATE BOULEVARD CORRIDOR REDEVELOPMENT PROJECT

WHEREAS, the Council of the City of Fresno (the "Council") has received the proposed Redevelopment Plan (the "Redevelopment Plan") for the Freeway 99-Golden State Boulevard Corridor Redevelopment Project (the "Project"), a copy of which is on file at the offices of the Agency and the City Clerk and attached to this Ordinance as Attachment 1, from the Redevelopment Agency of the City of Fresno (the "Agency"); and

WHEREAS, the land subject to the proposed Redevelopment Plan (the "Project Area") are those parcels and other properties located within "Revised Boundary Alternative B" as presented to this Council on June 17, 2003, which is incorporated into the Redevelopment Plan in Attachment 1; and

WHEREAS, the Council is also the Agency Board, and both bodies have consented to a joint public hearing to consider approving and adopting the Redevelopment Plan; and

WHEREAS, the Council has also received the Report to Council, a June 17, 2003 Supplemental Report to Council, and a June 24, 2003 Supplemental Report to Council on the Redevelopment Plan, from the Agency (collectively, the "Agency's Report"), which contains all the following: (1) the reasons for selecting the Project Area; (2) descriptions of specific projects the Agency proposes in the Project Area, and how the projects will improve or alleviate the physical and economic blighting conditions existing in the Project Area; (3) descriptions of the physical and economic blighting conditions existing in the Project Area, and a map showing where the conditions exist; (4) an Implementation Plan for the first five years of the Redevelopment Plan containing the

Adopted _____
Approved _____
Effective _____

2003 06 25

information specified in Health & Safety Code Section 33352(c); (5) an explanation of why eliminating blight and redeveloping the Project Area cannot be accomplished by private enterprise acting alone or by the Council's use of financing alternatives other than tax increment financing; (6) the proposed method for financing redevelopment of the Project Area, which demonstrates that redeveloping the Project Area in accordance with the Redevelopment Plan is economically feasible; (7) a plan for relocating families and persons temporarily or permanently displaced from housing facilities within the Project Area from implementing the Redevelopment Plan; (8) an analysis of the Preliminary Plan for the Project; (9) the Planning Commission of the City of Fresno's (the "Planning Commission") Report and Recommendation, including a report regarding the Agency's potential land acquisition for, and installation or construct of, certain public improvements and public utilities; (10) the Final Program Environmental Impact Report No. 2003-01; (12) the report of the County of Fresno's (the "County") fiscal officer, the Agency's report, pursuant to Health & Safety Code Section 33328.5, updating the information in the County fiscal officer's report to reflect the 2002-2003 base year assessment roll, and the Agency's analysis of both reports, (13) a neighborhood impact report containing the information required by Health & Safety Code Section 33352(m); (14) a summary of the Agency's consultations with affected taxing entities, including responses to the entities' written objections and concerns the Agency received during consultations; and

WHEREAS, May 7, 2003, the Planning Commission considered the Redevelopment Plan at a noticed public hearing, and at the conclusion of the public hearing, the Commission adopted Resolution 11856 which, among other things, determined that the proposed Redevelopment Plan, with either Boundary Alternative "A" or "B" (see Attachment 2) is consistent with and conforms to

the General Plan, including the Housing Element, and the applicable community and specific plans; that the project activities permitted under the proposed Plan conform to the General Plan; that the Planning Commission recommended that the Council and the Agency certify the Final Environmental Impact Report (EIR) No. 2003-01 with adoption of a Statement of Overriding Considerations; and that the Planning Commission recommends that the Council and the Agency approve and adopt the proposed Redevelopment Plan with Boundary Alternative "B" with a requirement that any redevelopment activities within the Tower District area of the City must conform to the Tower District Specific Plan and that any permits required in connection with any redevelopment project must also conform to the Tower District Specific Plan and go through appropriate Tower District committees for review and approval; and that the Planning Commission further directed that a certified copy of Resolution 11856, with all attachments, be transmitted to the Council and to the Agency for inclusion in the Agency's Report to the Council pursuant to Health and Safety Section 33352; and

WHEREAS, June 2, 2003, the Planning Commission considered the Redevelopment Plan with Boundary Alternative "C" (see Attachment 2) at a noticed Public Hearing, and at the conclusion of the Public Hearing, the Commission adopted Resolution 11860 which, among other things determined that the proposed Redevelopment Plan, with Boundary Alternative "C" is consistent with and conforms to the General Plan, including without limitation its Housing Element, and any and all applicable community and specific plans; that the project activities permitted under the proposed Plan conform to the General Plan; and that the Planning Commission recommends that the Council and the Agency approve and adopt the Proposed Plan with either Boundary Alternative "B," the

Reduced Boundary Alternative (as so recommended in Resolution 11856), or Boundary Alternative “C”, a further Reduced Boundary Alternative, or with any amount of territory within the final Project Area between Boundary Alternatives “B” or “C” that the Council and the Agency find meets the criteria for a blighted area under the Redevelopment Law, and with a requirement that any redevelopment activities within the Tower District area of the City must conform to the Tower District Specific Plan and that any permits required in connection with any redevelopment project must also conform to the Tower District Specific Plan and go through appropriate Tower District committees for review and approval; and

WHEREAS, May 14, 2003, the Housing and Community Development Commission considered the Redevelopment Plan at a noticed meeting, and recommended consideration of the certification of Final Environmental Impact Report No. 2003-01, with of a Statement of Overriding Considerations; approval of the finding that the Plan is in conformity with the Fresno General Plan, including, but not limited to, the Housing Element of the Plan; approval of the finding that the use of the 20% Low and Moderate Income Housing Funds outside the Project Area will benefit the Area with the following priorities: Priority 1 - Within the Project Area and areas surrounded by the Project Area; Priority 2 - Areas adjacent to the Project Area; and approval of the proposed Freeway 99-Golden State Boulevard Corridor Redevelopment Plan with Boundary Alternative “B”; and

WHEREAS, the City of Fresno (“City”) and the Agency, co-lead agencies, prepared and circulated a Draft Program Environmental Impact Report No. 2003-01 (the “Draft EIR”), according to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*), the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs.

Section 15000 *et seq.*), and environmental procedures adopted by the Agency Board and Council pursuant thereto, which evaluates the environmental impacts of the Redevelopment Plan; and

WHEREAS, the Draft EIR was afterwards revised and supplemented to incorporate comments received, and responses to the comments, and as further revised and supplemented is the Final Program Environmental Impact Report No. 2003-01(the "Final EIR"); and

WHEREAS, the Agency and the Council have reviewed and considered the Final EIR and have adopted a Statement of Findings, Facts, and Overriding Considerations applicable to the environmental impacts identified in the Final EIR and have certified the Final EIR; and

WHEREAS, May 20, 2003, the Council and the Agency Board opened and commenced a joint public hearing on the Redevelopment Plan in the Council Chambers, 2600 Fresno Street, Fresno, California, to consider adopting the Redevelopment Plan and certifying the Final EIR, and held the joint public hearing on May 20, 2003, June 3, 2003 and June 17, 2003; and

WHEREAS, a notice of the joint public hearing was duly and regularly published in the Fresno Bee, a newspaper of general circulation in the City of Fresno, once a week for four successive weeks before the date of the hearing; and a copy of the notice and affidavit of publication are on file with the City Clerk and the Agency; and

WHEREAS, a copy of the joint public hearing notice was mailed by first-class mail to the last known address of each assessee of land in the Project Area, shown on the last equalized assessment roll of the County, with a statement, to those assessees whose property will be subject to the Agency's potential acquisition by purchase or condemnation, concerning that possibility; and

WHEREAS, copies of the joint public hearing notice were mailed by first-class mail to all

residential and business occupants in the Project Area; and

WHEREAS, copies of the joint public hearing notice were mailed by first class mail, return receipt requested, to the governing body of each taxing entity that receives taxes from property in the proposed Project Area; and

WHEREAS, after hearing testimony at the May 20, 2003 joint public hearing, the Council continued the joint public hearing to June 3, 2003; and

WHEREAS, after hearing testimony at the June 3, 2003 continued joint public hearing, the Council further continued the joint public hearing to June 10, 2003; and

WHEREAS, on June 10, 2003, the Council further continued the joint public hearing to June 17, 2003; and

WHEREAS, June 17, 2003, the Council and Agency Board, after hearing further testimony, closed the continued joint public hearing, and continued the matter to June 24, 2003, to deliberate and consider adoption of written findings responding to written objections to the Redevelopment Plan received from taxing entities and affected property owners, certification of the Final EIR and adoption of the Redevelopment Plan; and

WHEREAS, the Council has considered the Agency's Report, the Planning Commission's Report and Recommendation, the Housing and Community Development Commission's Report and Recommendation, the Redevelopment Plan, and the Final EIR;

WHEREAS, the Council has provided an opportunity for all persons to be heard, has received and considered all written and oral evidence and testimony presented for or against the Redevelopment Plan, and has adopted written findings responding to each written objection to the

Redevelopment Plan from any affected taxing entity or property owner in the Project Area; and

WHEREAS, all actions required by law for approval and adoption of the Redevelopment Plan have been taken by all appropriate public bodies; and

WHEREAS the Council is authorized under Health and Safety Code Section 33359 to adopt the Redevelopment Plan with no further actions by the Agency;

THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. The Council's purpose and intent respecting the Project Area are to do the following: (a) eliminate blighting influences and correct environmental deficiencies in the Project Area, including, without limitation, small and irregularly shaped lots, obsolete and aged buildings, unsafe and unhealthy buildings, vacant buildings and lots, depreciated property values and impaired investments, low lease rates, incompatible and uneconomic land uses, and inadequate or deteriorated public improvements, facilities, and utilities; (b) land assembly into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; (c) replanning, redesigning, and developing areas that are economically stagnant or improperly utilized; (d) providing opportunities for owner and tenant participation in revitalizing their properties; (e) strengthening commercial/mixed use, governmental and industrial operations and uses; (f) strengthening the economic base within the Project Area by the installing needed site improvements that stimulate new commercial/mixed use, governmental, and industrial expansion, employment, and social and economic growth; (g) providing land for adequate parking; (h) establishing a positive visual image by implementing performance criteria that assures superior site design standards, environmental quality, conservation of and compatibility with historical buildings, if any, and other

design elements that provide unity and integrity; (j) expanding, improving, and preserving the community's supply of housing available to low- and moderate-income persons and families, and (k) encouraging active and continuous participation by owners and occupants in formulating, refining, and implementing the Redevelopment Plan, to ensure that Redevelopment Plan proposals are beneficial to the people who live and work in the Project Area, and the community.

SECTION 2. Having considered all the reports, information, and written and oral evidence and testimony before it and in the record, the Council finds and determines that:

(a) The Project Area is a blighted area, and redeveloping the Project Area is necessary to carry out the public purposes declared in the California Community Redevelopment Law (Health and Safety Code Sections 33000 *et seq.*) (hereafter referred to as the "Redevelopment Law"). This finding is based upon the following facts, as more particularly set forth in the Agency's Report and in the written and oral evidence and testimony in the record :

(1) The Project Area is predominantly urbanized.

(2) The Project Area suffers from a combination of physical and economic blighting conditions including, among others, the following: unsafe and unhealthy buildings; buildings of defective design or physical construction; buildings that are obsolete and aged, buildings with inadequate parking for economically viable use of the properties, buildings with poor or inadequate signage or fencing; buildings marked by graffiti, littered properties, and adjacent properties with incompatible uses, all preventing or substantially hindering economically viable use of the properties; vacant buildings and lots; irregularly shaped lots, of inadequate size for proper usefulness, and under multiple ownership; depreciated or stagnant property values and impaired

investments; low lease rates; and high crime.

(3) The combination of the conditions referred to in paragraph (2), above, is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the Project Area to such an extent that it constitutes a serious physical and economic burden on the City that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

(b) The Redevelopment Plan will redevelop the Project Area in conformity with the Redevelopment Law and in the interests of the public peace, health, safety, and welfare. This finding is based on the fact that redeveloping the Project Area under the Redevelopment Plan will implement the objectives of the Redevelopment Law by doing the following within the Project Area: (i) helping to eliminate and correct the blighting conditions and providing for planning, development, redesign, clearance, reconstruction, or rehabilitation of properties needing improvement; (ii) improving, increasing, and preserving the supply of low- and moderate-income housing in the community; (iii) providing additional employment opportunities; and (iv) providing for economically viable land uses, including potentially higher economic land uses, in the Project Area.

(c) Adopting and carrying out the Redevelopment Plan is economically sound and feasible. This finding is based on the following facts, more particularly set forth in the Agency's Report and in the written and oral evidence and testimony in the record: (i) that the Redevelopment Plan will authorize the Agency to seek and use various financing resources including, without limitation, tax increments; (ii) that the nature and timing of public redevelopment assistance will

depend on the amount and availability of financing resources including, without limitation, tax increments generated by new investment in the Project Area; and (iii) that under the Redevelopment Plan the Agency will not undertake any public redevelopment activity unless it can show that it has adequate revenue or funding to finance the activity.

(d) The Redevelopment Plan is consistent with and conforms to the General Plan of the City of Fresno ("General Plan") including, without limitation, the housing element which substantially complies with state housing law, and is consistent with and conforms to all applicable community and specific plans. This finding is based upon the Planning Commission's finding that the Redevelopment Plan is consistent with and conforms to the General Plan and all applicable community and specific plans.

(e) Carrying out of the Redevelopment Plan will promote the public peace, health, safety, and welfare of the City and will effectuate Redevelopment Law purposes and policy. This finding is based on the fact that redevelopment, under the Redevelopment Plan, will benefit the Project Area by correcting blighting conditions and by coordinating public and private actions to stimulate development and improve the physical and economic conditions in the Project Area.

(f) The condemnation of real property, provided for in the Redevelopment Plan, is necessary to execute the Redevelopment Plan, and adequate provisions have been made to pay for condemned property as provided by law. This finding is based on the need to ensure that the Redevelopment Plan will be carried out and to prevent the recurrence of blight through acquisition and assembly of properties, if necessary, for economically viable development and use.

(g) The Agency has a feasible method and plan for the relocating families and

persons who may be displaced, temporarily or permanently, from housing facilities in the Project Area. This finding is based on the Agency's approved relocation plan or method in the Agency's Report, and on the fact that the Redevelopment Plan provides for paying relocation assistance and benefits according to law, and authorizes the Agency to provide other assistance it determines appropriate under the circumstances.

(h) Decent, safe, and sanitary dwellings shall be provided in the Project Area or other areas to such displaced families and persons, and the dwellings shall: (i) be in areas not generally less desirable than the area from which displaced, with regard to public utilities and public and commercial facilities, (ii) be available at rents or prices within the financial means of families and persons who may be displaced from the Project Area, (iii) be equal in number to the number of families and persons displaced, and (iv) available and reasonably accessible to the displaced families' and persons' places of employment. This finding is based on the Relocation Plan approved by the Agency on April 1, 2003, and on the fact that if any redevelopment activity under the Redevelopment plan causes residential displacement, no person or family will be required to move from a residence until suitable replacement housing is available.

(i) No families and persons shall be displaced before a relocation plan is prepared and adopted pursuant to Sections 33411 and 33411.1 of the Redevelopment Law; and no dwelling units, housing persons and families of low or moderate income, in the Project Area shall be removed or destroyed before a replacement housing plan is prepared and adopted pursuant to Sections 33334.5, 33413, and 33413.5 of the Redevelopment Law.

(j) The inclusion of any lands, buildings, or improvements in the Project Area,

which are not detrimental to the public health, safety, or welfare, is necessary for effectively redeveloping the entire area of which the lands, buildings, or improvements are a part; and any area included is necessary for effective redevelopment and is not included to obtain the tax increment revenue allocation from the area under Redevelopment Law Section 33670 without other substantial justification for its inclusion. This finding is based on the fact that the boundaries of the Project Area were selected as a unified and consistent whole to include only properties contributing to or affected by the blighting conditions characterizing the Project Area.

(l) Private enterprise acting alone, without the aid and assistance of the Agency, could not reasonably be expected to eliminate blight and redevelop the Project Area. This finding is based on the following facts, more particularly set forth in the Agency's Report and in the written and oral evidence and testimony in the record: (i) because of the higher costs and significant risks associated with developing blighted areas, including but not limited to assembly of underutilized properties into economically viable parcels, individual private developers are unable or unwilling to invest without substantial public assistance; and (ii) funds available from other public sources and programs are insufficient to eliminate the blighting conditions.

(m) The Project Area is a predominantly urbanized area as defined in Redevelopment Law Section 33320.1(b). This finding is based on the following facts, as more particularly set forth in the Agency's Report and in the written and oral evidence and testimony in the record, that at least 80 percent of the land in the Project Area either: (i) has been or is developed for urban uses; or (ii) is characterized by subdivided, irregularly shaped lots of inadequate size for proper usefulness and development, that are in multiple ownership; or (iii) is an integral part of an

area developed for urban uses.

(n) The time limitations in the Redevelopment Plan, which are the maximum time limitations authorized under Redevelopment Law, are reasonably related to the proposed projects to be implemented in the Project Area and the ability of the Agency to eliminate blight within the Project Area. This finding is based on the fact that redevelopment depends heavily on private market forces that are beyond the Agency's control, and shorter time limitations would impair the Agency's ability to be flexible in responding to market conditions, and would impair the Agency's ability to maintain development standards and controls over a period sufficient to assure economic stabilization within the Project Area. In addition, shorter time limitations would limit the revenue sources and financing capacity necessary to carry out proposed projects and to otherwise fully implement the Redevelopment Plan in the Project Area.

SECTION 3. The Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project Area are displaced and that, adequate temporary housing facilities, at rents comparable to those in the community when the displacement occurs, will be available to the displaced occupants pending the development of the housing facilities.

SECTION 4. To effectuate and implement the Redevelopment Plan, the Council must take certain official actions. Accordingly, the Council hereby does the following: (a) pledges to cooperate with the Agency in helping to carry out the Redevelopment Plan; (b) directs the various officials, departments, boards, and agencies of the City, having administrative responsibilities in the Project Area, also to cooperate to such ends and to exercise their respective functions and powers

consistent with the Redevelopment Plan; (c) stands ready to consider and to act appropriately on proposals and measures designed to effectuate the Redevelopment Plan; and (d) declares its intention to undertake and complete any proceeding, including the expenditure of moneys, necessary for the City to carry out under the provisions of the Redevelopment Plan.

SECTION 5. The Council is satisfied that written responses have been prepared, and written findings have been adopted in response, to each written objection received from affected taxing entities or property owners before or at the noticed public hearing. Having considered all evidence and testimony presented for or against any aspect of the Redevelopment Plan, the Council hereby overrules all written and oral objections to the Redevelopment Plan.

SECTION 6. The mitigation measures and mitigation monitoring plan, findings, and statement of overriding considerations concerning the Redevelopment Plan, as identified in the joint Council Resolution No ~~2003-199~~ and Agency Resolution No. 1629, adopted June 24, 2003, were based on consideration of the Final EIR and are incorporated and made a part of the proposed Redevelopment Plan.

SECTION 7. That certain document entitled "Redevelopment Plan for the Freeway 99-Golden State Boulevard Corridor Redevelopment Project," a copy of which is attached as Attachment 1, including Revised Boundary Alternative "B" presented to the Council on June 17, 2003, as the final Project Area boundaries, is incorporated herein by this reference, and is designated as the official Redevelopment Plan for the Freeway 99-Golden State Boulevard Corridor Redevelopment Project.

SECTION 8. The Planning and Development Department of the City, for at least two years

after the effective date of this Ordinance, is directed to advise all applicants for building permits within the Project Area that the site for which the permit is sought, is within a redevelopment project area.

SECTION 9. The City Clerk is directed to send a certified copy of this Ordinance to the Agency, and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan.

SECTION 10. The City Clerk is hereby directed to record, with the County Recorder, a notice of the Council's approval and adoption of the Redevelopment Plan pursuant to this Ordinance, with a description of the land within the Project Area, and a statement that proceedings for the redevelopment of the Project Area have been instituted under the Redevelopment Law.

SECTION 11. The City Clerk is directed to transmit a copy of the description and statement recorded pursuant to Section 10, above, a copy of this Ordinance, and a map or plat showing the boundaries of the Project Area, to the auditor and assessor of the County, to the governing body of each of the taxing entities that receive taxes from property in the Project Area, and to the State Board of Equalization within 30 days following adoption of this Ordinance.

SECTION 12. If any part of this Ordinance or the Redevelopment Plan which it approves is held invalid for any reason, the decision shall not affect the validity of the remaining parts of this Ordinance or of the Redevelopment Plan. The Council hereby declares that it would have adopted the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if the invalidated part had been omitted or deleted.

SECTION 13. This Ordinance shall become effective and in full force and effect at 12:01

Ordinance No. 2003–53
Adoption of Freeway 99-Golden State Boulevard Corridor
Redevelopment Plan
Page 16

a.m. on the thirty-first day after its final passage.

Attachment 1: Redevelopment Plan for the Freeway 99-Golden State Boulevard Corridor
Redevelopment Project with Revised Boundary Alternative “B”

Attachment 2: Alternative Boundary Maps - “A” (Original Boundary), “B” (Reduced Boundary),
“C” (Further Reduced Boundary)

CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 24th day of June, 2003, by the following vote.

AYES: Calhoun, Castillo, Dages, Duncan, Perea, Sterling, Boyajian

NOES: None

ABSENT: None

ABSTAIN: None

Mayor Approval: N/A , 2003

Mayor Approval/No Return: July 5 , 2003

Mayor Veto: N/A , 2003

Council Override Vote: N/A , 2003

REBECCA E. KLISCH,
City Clerk

By: Rebecca E. Klisch

APPROVED AS TO FORM:
HILDA CANTÚ MONTOY
City Attorney

By: Stacy L. Huff
Deputy Special Counsel

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF FRESNO)

On July 9 2003, before me, **Cindy Hamby**, Deputy, personally appeared, Rebecca E. Klisch, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument(s) the person(s), or the entity upon behalf of the City of Fresno of which the person(s) acted, executed the instrument.

WITNESS my hand and official City Seal.

REBECCA E. KLISCH
City Clerk

BY: Cindy Hamby
Deputy

June 25, 2003

TO: MAYOR ALAN AUTRY
FROM: REBECCA E. KLISCH, City Clerk
SUBJECT: TRANSMITTAL OF COUNCIL ACTION
FOR APPROVAL OR VETO

Council Adoption: June 24, 2003

Mayor Approval: No Return

Mayor Veto: _____

Override Request: _____

By: _____
Deputy

At the Council meeting of 06/24/03, Council adopted the attached Ordinance No. 2003- 53,
entitled Adopting RDA Plan for Freeway 99-Golden State Blvd - Revised Alt. "B" (9:30 a.m.B-5)
_____, by the following vote:

Ayes	:	Calhoun, Castillo, Dages, Duncan, Perea, Sterling, Boyajian
Noes	:	None
Absent	:	None
Abstain	:	None

Please indicate either your formal approval or veto by completing the following sections and
executing and dating your action. Please file the completed memo with the Clerk's office on or
before 07/05/03. Failure to file this memo with the Clerk's office within the required time limit shall
constitute approval of the ordinance, resolution or action, and it shall take effect without the
Mayor's signed approval.

Thank you.

APPROVED: _____

VETOED for the following reasons: (Written objections are required by Charter; attach additional
sheets if necessary.)

Alan Autry, Mayor

Date: _____

COUNCIL OVERRIDE ACTION:

Date: _____

Ayes	:
Noes	:
Absent	:
Abstain	:

**NOTICE OF ADOPTION OF THE REDEVELOPMENT PLAN FOR THE
FREEWAY 99-GOLDEN STATE BOULEVARD CORRIDOR REDEVELOPMENT
PROJECT**

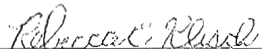
NOTICE IS HEREBY GIVEN that the City Council of the City of Fresno adopted Ordinance No. 2003-53 on June 24, 2003, approved on July 5, 2003, adopting the Redevelopment Plan for the Freeway 99-Golden State Boulevard Corridor Redevelopment Project. The Ordinance will become effective thirty-one days after approval.

A legal description of the boundaries of the Project Area is included as Attachment No. 1 to the Freeway 99-Golden State Boulevard Corridor Redevelopment Plan, said redevelopment plan being Attachment 1 to Ordinance No. 2003-53 and incorporated herein by reference.

Proceedings for the redevelopment of the Project Area have been instituted under the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.)

Filed for recordation with the County Recorder of Fresno County by order of the City Council of the City of Fresno, California.

Dated: July 16, 2003


REBECCA E. KLISCH

City Clerk, City of Fresno

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF FRESNO)

On July 16, 2003, before me Elvia Sommerville, Deputy City Clerk, personally appeared Rebecca E. Klisch, City Clerk, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument(s) the person(s), or the entity upon behalf of the City of Fresno of which the person(s) acted, executed the instrument.

WITNESS my hand and official City Seal.

REBECCA E. KLISCH
CITY CLERK

BY: Elvia Sommerville
DEPUTY

ATTACHMENT "1" TO ATTACHMENT "E"

PROPOSED REDEVELOPMENT PLAN WITH
REVISED ALTERNATIVE BOUNDARY "B"

REDEVELOPMENT PLAN
FOR THE
FREWAY 99-GOLDEN STATE BOULEVARD CORRIDOR
REDEVELOPMENT PROJECT

Prepared by:
Land Use Associates
4747 N. First St., Suite 140
Fresno, CA 93726

February 2003

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Attachment No. 1 Legal Description of the Project Area Boundaries

Attachment No. 2 Project Area Map

Attachment No. 3 Redevelopment Land Use Map

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REDEVELOPMENT PLAN
FOR THE
FREEWAY 99-GOLDEN STATE BOULEVARD CORRIDOR REDEVELOPMENT
PROJECT

I. [§100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Freeway 99-Golden State Boulevard Corridor Redevelopment Project (the "Project") in the City of Fresno (the "City"), County of Fresno, State of California; it consists of the text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Land Use Map (Attachment No. 3), and Proposed Public Improvements (Attachment No. 4). This Plan was prepared by the Redevelopment Agency of the City of Fresno (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Sections 33000 et seq.), the California Constitution, and all applicable local laws and ordinances.

The proposed redevelopment of the area within the boundaries of the Project (the "Project Area") as described in this Plan conforms to the General Plan for the City of Fresno (the "General Plan"), adopted by the City Council of the City of Fresno (the "City Council") on November 19, 2002.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City of Fresno (the "Planning Commission") on May 1, 2002.

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 Project Area. Because of the long-term nature of this Plan and the need for the Agency to retain flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities presented for redevelopment over time, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of any specific area within the Project Area. Nor does this Plan present specific proposals in an attempt to solve or alleviate community concerns and problems relating to the Project Area. Instead, this Plan presents a process and basic framework within which plans will be presented, specific projects established, and specific solutions proposed and by which tools are provided to the Agency to develop and proceed with such plans, projects, and solutions.

The purposes of this Plan are to eliminate blight, reverse the trend of economic stagnation and ensure the realization of the Project Area's potential for new development and growth. The major goals of this Plan are:

- A. The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, small and irregular-shaped lots in multiple ownership, obsolete and aged building types, vacant buildings and lots, depreciated or stagnant property values and impaired investments, abnormally low lease rates, high crime rates, incompatible and

uneconomic land uses, and inadequate or deteriorated public improvements, facilities, and utilities.

- B. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- C. The re-planning, redesign, and development of undeveloped and underdeveloped areas that are stagnant or improperly utilized.
- D. The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- E. The strengthening of land uses and their inter-related functions in the Project Area.
- F. The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new development, business expansion, employment, and social and economic growth.
- G. The provision of adequate land for parking and open space.
- H. The establishment of a positive visual image through implementation of site design standards, environmental quality, and compatibility with buildings of historical importance, and other design elements which provide unity and integrity to the entire Project.
- I. The expansion, improvement, and preservation of the community's supply of housing available at affordable housing cost to low- and moderate-income persons and families within the Project Area or outside the Project Area (with appropriate findings).
- J. The encouragement of participation of Project Area residents in the formulation and implementation of this Plan to ensure that Plan proposals are beneficial to people who live and work within the Project Area, as well as the community in general.

Below is a summary of adopted plans and policies of the City that are applicable to the Project Area and their conformity with this Plan:

A. City General Plan

The City General Plan was adopted in 2002 and contains the broad scale plans and policies and the overall framework for planning of the Project Area.

B. Area Community Plans

The Central Area Community Plan, as amended, is designed to further refine the goals expressed in the City's General Plan and serves as the land use concept and policy framework for areas south of Highway 180 in the Project Area. The Fresno High/Roeding Community Plan, as amended, serves as the land use

concept and policy framework for areas between Highway 180 and Ashlan Avenue within the Project Area. The Bullard Community Plan, as amended, serves as the land use concept and policy framework for areas between Ashlan Avenue and the northerly City limits.

II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the "Legal Description of the Project Area Boundaries," attached as Attachment No. 1 and incorporated herein by reference, and shown on the "Project Area Map," attached as Attachment No. 2 and incorporated herein by reference.

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] General

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

1. The acquisition of certain real property and the assembly of adequate sites for the development and construction of, commercial/mixed, industrial and public facilities;
2. The demolition or removal of certain buildings and improvements;
3. Providing for participation by owners and tenants presently located in the Project Area and the extension of preferences to business occupants and other tenants desiring to remain or relocate within the redeveloped Project Area;
4. The management of any property acquired by and under the ownership and control of the Agency;
5. Providing relocation assistance to displaced Project occupants;
6. Providing for the installation, construction, or reconstruction of streets, utilities, and other public improvements;
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan; and
9. The rehabilitation of structures and improvements by present owners, their successors, the Agency, and others.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [§302] Participation Opportunities; Extension of Preferences for Reentry Within Redeveloped Project Area

1. [§303] Opportunities for Owners and Business Tenants

In accordance with this Plan and the rules for participation adopted by the Agency pursuant to this Plan and subject to the Community Redevelopment Law, the Agency shall give persons who are owners of real property in the Project Area—a reasonable opportunity to participate in the redevelopment of the Project Area consistent with objectives of and in conformity with this Plan.

The Agency shall extend reasonable preferences to persons engaged in business in the Project Area to participate in the redevelopment of the Project Area or to reenter into business within the redeveloped Project Area if they otherwise meet the requirements prescribed in this Plan and the rules for participation adopted by the Agency.

2. [§304] Rules for Participation Opportunities, Priorities, and Preferences

To provide opportunities to owners to participate in the redevelopment of the Project Area and to extend reasonable preferences to businesses to re-enter into business within the redeveloped Project Area, the Agency has prepared and adopted rules for participation by owners and the extension of preferences to business tenants for re-entry within the redeveloped Project Area. If conflicts develop between the desire of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and business tenants. Some of the factors to be considered in establishing these priorities and preferences may include a participant's length of occupancy in the area; accommodation of as many participants as possible; similarity of land use; the necessity to assemble sites for integrated, modern development; conformity of a participant's proposal with the intent and objectives of this Plan; and service to the community of a participant's proposal.

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

Participation opportunities shall necessarily be subject to and limited by such factors as: (1) elimination and changing of land uses; (2) construction, widening, or realignment of streets; (3) the ability of participants to finance acquisition and development or rehabilitation in accordance with this Plan and development criteria adopted by the Agency in implementation of this Plan; (4) reduction in the total number of individual parcels in the Project Area; (5) construction or expansion of public facilities; and (6) any property acquisition of the Agency pursuant to this Plan or any other provision, statute, or local code authorizing acquisition by the Agency.

3. [§305] Participation Agreements

The Agency may require that, as a condition of participation in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, use and maintain the property in conformance with this Plan and to be subject to its provisions. In such agreements, participants who retain real property shall be

required to join in the recordation of such documents as may be necessary to make provisions of this Plan applicable to their properties. 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 the event a participant fails or refuses to rehabilitate, develop, use and maintain its real property pursuant to this Plan and a participation agreement, 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.

4. [§306] Conforming Owners

The Agency may, at its sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and that the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan. However, a conforming owner shall be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to: (a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (b) acquire additional property within the Project Area.

Under certain specified circumstances, not including residential uses as defined below, the Agency may determine that property previously determined by the Agency to be conforming, may nevertheless, be acquired by the Agency, through eminent domain if necessary, if acquisition of such a property will be of benefit to the Project, or is necessary to carry out the goals or objectives of this Plan, or for other more necessary public purposes, even if the conforming property owner has continued to operate, use and maintain the real property within the requirements of this Plan.

C. [§307] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid 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 consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body enters into a participation agreement with the Agency as provided in Section 305 of this Plan. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose planning and design controls contained in this Plan on all public bodies to insure that present uses and any future development by public bodies will conform to requirements of this Plan. To the extent now or hereafter permitted by law, the Agency is authorized to financially (and otherwise) assist any public entity in the cost of public

land, buildings, facilities, structures, or other improvements (inside or outside the Project Area), which land, buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area or the immediate neighborhood in which the Project is located.

D. [§308] Property Acquisition

1. [§309] Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area by any means authorized by law.

It is in the public interest and is necessary to eliminate the conditions requiring redevelopment and to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase, or other lawful method. In cases where such purchase cannot be negotiated, property, at the sole discretion of the Agency, may be acquired by the Agency through the exercise of its power of eminent domain. The Agency will commence any eminent domain proceedings within twelve (12) years from the date the ordinance adopting this Plan becomes effective.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

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 public property transferred to private ownership before redevelopment of the Project Area is completed.

Notwithstanding the foregoing or any other provision of this Plan, this Plan shall not authorize the Agency to acquire^ by eminent domain within the Project Area property on which any persons reside. For purposes of this Plan, "property on which any persons reside" shall mean that a person actually lives on the property, that the property is zoned for residential use, or that the residential use on the property is a legally non-conforming use, as defined by the City of Fresno Municipal Code.

2. [§310] 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, including eminent domain.

E. [§311] Property Management

Property in the Project Area owned by the Agency shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

F. [§312] Payments to Taxing Agencies to Alleviate Financial Burden

Pursuant to Section 33607.5 of the Community Redevelopment Law, the Agency is required to and shall make payments to affected taxing entities to alleviate the financial burden and detriment that the affected taxing entities may incur as a result of the adoption of this Plan. The payments made by the Agency shall be calculated and paid in accordance with the requirements of Section 33607.5.

G. [§313] Relocation of Persons, Business Concerns, and Others Displaced by the Project

1. [§314] Assistance in Finding Other Locations

The Agency, to the extent required by law, shall assist all persons, business concerns, and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to those displaced by the Project, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

Without limiting the foregoing, the Agency shall prepare a feasible method or plan for relocation of (1) families and persons that may be temporarily or permanently displaced from housing in the Project Area, and (2) nonprofit local community institutions that may be temporarily or permanently displaced from facilities actually used by them for institutional purposes in the Project Area.

2. [§315] Relocation Payments

The Agency, to the extent required by law, shall make relocation payments to persons, business concerns, and others displaced by the Project for moving expenses and direct losses of personal property and additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Sections 7260 et seq.) and Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

H. [§316] Demolition, Clearance, and Building and Site Preparation

1. [§317] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [§318] Preparation of Building Sites

The Agency is authorized to prepare as building sites any real property in the Project Area owned by the Agency. In connection therewith, the Agency may provide for or undertake installation or construction of streets, utilities, parks, playgrounds, and other public

improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial/mixed, industrial and public uses provided for in this Plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial use by providing streets, sidewalks, utilities, or other improvements which an owner or operator of the site would otherwise be obliged to provide.

I. [§319] Property Disposition and Development

1. [§320] Real Property Disposition and Development

a. [§321] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real or personal property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

To the extent allowed by law, real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project Area, without charge to any public body. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

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

b. [§322] Disposition 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, is subject to the provisions of this Plan.

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.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of entry, conditions subsequent, equitable servitudes, or any other provisions the Agency deems necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Fresno County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer, use, occupancy, tenure, or enjoyment of land in the Project Area shall contain such nondiscrimination and non-segregation clauses as required by law, including but not limited to those clauses required by Section 33436 of the Community Redevelopment Law.

c. [§323] Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, reimburse the cost of, develop, or construct any publicly-owned building, facility, structure, or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, reimburse the cost of, install, or construct the buildings, facilities, structures, and other improvements identified in Attachment No. 4 and incorporated herein by reference, and may acquire or pay for the land required therefore.

In addition to the public improvements authorized under Section 318 and the specific publicly-owned improvements identified in Attachment No. 4, the Agency is authorized to install and construct, or to cause to be installed and constructed, inside or outside the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over- and underpasses; (2) sewers; (3) natural gas, electrical and telephone distribution systems; (4) water distribution systems; (5) parks, plazas, and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas, and (9) street improvements.

The Agency may enter into contracts, leases, and agreements with the City or other public body pursuant to this Section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan or out of any other available funds.

d. [§324] Development Plans

All public or private development plans shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to City design review standards, including, but not limited to the Agency's Industrial Development Design Guidelines incorporated by reference.

2. [§325] Personal Property Disposition

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

J. [§326] Rehabilitation, Conservation, and Moving of Structures

1. [§327] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to encourage and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, rehabilitate, move, and conserve buildings or structures of historic or architectural significance.

2. [§328] Moving of Structures

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

K. [§329] Low- and Moderate-Income Housing

1. [§330] Replacement Housing

In accordance with Section 33334.5 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of the 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 or greater number of replacement dwelling units at affordable housing costs within the Project Area or within the territorial jurisdiction of the Agency in accordance with all of the provisions of Sections 33413 and 33413.5 of said Community Redevelopment Law.

2. [§331] Inclusionary Housing

Whenever new or rehabilitated dwelling units are developed by the Agency or by other public or private entities or persons within the Project Area, the Agency shall comply with the inclusionary housing requirements set forth in Section 33413 (in particular, subdivision (b) of that section) of the Community Redevelopment Law.

3. [§332] Increased and Improved Housing Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency to increase, improve, and preserve the City's supply of housing for persons and families of very low, low, or moderate income unless certain findings are made as required by Section 33334.2 to lessen or exempt such requirement. In carrying out this purpose, the Agency may exercise any or all of its powers.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 330, above, or the inclusionary housing provisions in Section 331, above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

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

IV. [§400] USES PERMITTED IN THE PROJECT AREA

A. [§401] Redevelopment Land Use Map

The "Redevelopment Land Use Map," attached as Attachment No. 3 and incorporated herein by reference, illustrates the location of the Project Area boundaries, major streets within the Project Area, and the proposed land uses to be permitted in the Project pursuant to the City General Plan and applicable community plan for all land within the Project Area, public, semi-public and private. Specific permitted uses within the Plan Area are those that are permitted, or conditionally permitted, by the Zoning Ordinance contained in the Fresno Municipal Code when the Zoning Ordinance conforms to the General Plan.

B. [§402] Designated Land Uses

1. [§403] Residential Uses

Areas shown on the Redevelopment Land Use Map (Attachment No. 3) for residential uses shall be used for the permitted residential uses set forth and described in the City General Plan, the applicable community plan, and the City Zoning Ordinance (Section 12-403-C), as may be amended from time to time.

2. [§404] Industrial and Commercial Uses

Areas shown on the Redevelopment Land Use Map (Attachment No. 3) for industrial and commercial uses shall be used for the industrial and commercial uses set forth and described in the City General Plan, the applicable community plan, and the City Zoning Ordinance (Section 12-403-C), as may be amended from time to time.

3. [§405] Public Uses

Areas shown on the Redevelopment Land Use Map (Attachment No. 3) for public uses shall be used for the permitted public uses, including, but not limited to, government facilities, park, open space and parking uses, set forth and described in the City General Plan, the applicable community plan, and the City Zoning Ordinance (Section 12-403-C), as may be amended from time to time.

C. [§406] Other Land Uses

1. [§407] Public Rights-of-Way

As illustrated on the Redevelopment Land Use Map (Attachment No. 3), the major public rights-of-way within the Project Area include existing and proposed s, arterial and collector streets and railroad rights-of-way, as set forth and described in the City's General Plan, as may be amended from time to time.

Additional public streets, alleys, easements and railroad rights-of-way may be created in the Project Area as needed for proper development. Existing streets, alleys, and easements may be abandoned, closed, or modified as necessary for proper development of the Project.

Any changes in existing public rights-of-way with respect to the Project Area shall be in accordance with the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, railway access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed there under;
- b. Factors such as traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area but to also serve areas outside the Project Area by providing convenient and efficient vehicle and railway access.

Public rights-of-way may be used for vehicle and/or pedestrian traffic and railway access, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

2. [§408] Other Public, Semi-Public, Institutional, and Nonprofit Uses

In any area shown on the Redevelopment Land Use Map (Attachment No. 3) appropriately planned and zoned for such use, the Agency is authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform to the provisions of this Plan applicable to the uses in the specific area involved and as permitted under the Land Use Element of the General Plan, as may be amended from time to time. The Agency may impose such other reasonable requirements and/or restrictions on such uses as may be necessary to protect the development and use of the Project Area.

3. [§409] Nonconforming Uses

The Agency may permit an existing use to remain in an existing building in good condition which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

D. [§410] General Controls and Limitations

All real property in the Project Area is 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 this Plan, except in conformance with the provisions of this Plan.

1. [§411] Construction

Construction in the Project Area shall comply with both the controls and requirements of this Plan and applicable state and local laws and codes including, but not limited to, specific and community plans. Compliance with this Plan does not eliminate the need to comply with applicable planning and zoning requirements of the City. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. [§412] Rehabilitation and Retention of Properties

Any existing structure within the Project Area approved by the Agency for retention and rehabilitation shall be repaired, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. [§413] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed the number of buildings permitted under the General Plan.

4. [§414] Number of Dwelling Units

The number of dwelling units permitted in the Project Area shall not exceed the number of dwelling units permitted under the General Plan.

5. [§415] Limitation on Type, Size, and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the General Plan, the applicable community plan, the City Zoning Ordinance, and other applicable federal, state, and local statutes, ordinances, and regulations.

6. [§416] Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project Area is the total of areas in the public right-of-way, public grounds, the space around buildings, and all other outdoor areas not permitted to be covered by buildings, as shown on the Redevelopment Land Use Map (Attachment No. 3). Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

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

7. [§417] Signs

All signs shall conform to City sign ordinances and other requirements as they now exist or are hereafter amended. Design of all proposed new signs shall be submitted to the Agency and/or the City prior to installation for review and approval pursuant to the procedures in Section 424 of this Plan.

8. [§418] Utilities

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

9. [§419] Incompatible Uses

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

10. [§420] Nondiscrimination and Non-segregation

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

11. [§421] Subdivision of Parcels

No parcel in the Project Area, including any parcel retained by a participant, shall be subdivided without the approval of the Agency.

12. [§422] Minor Variations

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

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;

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

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions necessary to protect the public health, safety, or welfare and to assure compliance with purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under applicable City codes and ordinances.

Within fifteen (15) calendar days after the publication of a notice, pursuant to the applicable provisions of Section 12-401-C of the City's Zoning Ordinance, of the decision by the Executive Director of the Agency, the decision may be appealed to the Housing and Community Development Commission. Any appeal to a decision of the Executive Director of the Agency shall be pursuant to the appeal procedures within the City's Zoning Ordinance.

E. [§423] Design for Development

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

No new improvement shall be constructed, and no existing improvement shall be substantially modified, repaired, or rehabilitated, except in accordance with this Plan. Property subject to a disposition and development or participation agreement with the Agency and any other property in the discretion of the Agency shall be developed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. 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.

F. [§424] Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area until the application for such permit has been approved by the Agency as consistent with this Plan and processed in a manner consistent with all City requirements, including, but not limited to, specific and community plans.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

V. [§500] METHODS OF FINANCING THE PROJECT

A. [§501] General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with financial assistance from the City, the State of California, the federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for nominal administration of this Project may be provided by the City until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

B. [§502] Tax Increment Funds

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

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of 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 Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Fresno, 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 said effective date)

2. Except as provided in subdivision 3, below, that portion of said levied taxes each year in excess of the amount identified in subdivision 1 shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount identified in subdivision 1, above, which are attributable to a tax rate levied by a taxing agency which was approved by the voters of the taxing agency on or after January 1, 1989, for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency.

The portion of taxes mentioned in subdivision 2, above, are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project, in whole or in part. The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the State of California, or any of the State's political subdivisions, and neither the City, the State, nor any of its political subdivisions is 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 shall not establish or incur loans, advances, or indebtedness to be paid with the proceeds of property taxes from the Project Area pursuant to Section 33670 of the Community Redevelopment Law and this Section 502 beyond twenty (20) years from the date of adoption of this Plan. Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. This time limit shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to

fulfill the Agency's housing obligations under Section 33413 of the Community Redevelopment Law. Further, this time limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit for repaying indebtedness set forth immediately below in this Section 502.

The Agency shall not receive, and shall not repay loans, advances, or other indebtedness to be paid with the proceeds of property taxes from the Project Area pursuant to Section 33670 of the Community Redevelopment Law and this Section 502 beyond forty-five (45) years from the date of adoption of this Plan.

C. [§503] Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available.

VI. [§600] ACTIONS BY THE CITY

The City shall aid 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. Actions by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, 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, removal, and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation to be borne by others than those legally required to bear such cost.
- B. Provision of advances, loans, or grants to the Agency or the expenditure of funds for projects implementing this Plan as deemed appropriate by the City and to the extent funds are available therefore.
- C. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- D. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- E. 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.

- F. 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.
- G. Preservation of historical sites.
- H. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- I. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City unless specifically agreed to and authorized by the City.

VII. [§700] ENFORCEMENT

Administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

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.

VIII. [§800] DURATION OF THIS PLAN

Except for the nondiscrimination and non-segregation 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 thirty (30) years from the date of adoption of this Plan by the City Council; provided, however, that subject to the limitations set forth in Section 502 of this Plan, the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, the Agency may continue to act pursuant to this Plan to the extent necessary to permit the full repayment of such bonds or other obligations. After the termination of this Plan, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts unless the Agency has not completed its housing obligations pursuant to Section 33413 of the Community Redevelopment Law, in which case the Agency shall retain its authority to implement requirements under Section 33413 of the Community Redevelopment Law, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete such housing obligations as soon as is reasonably possible.

IX. [§900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Section 33354.6 and/or 33450-33458 of the Community Redevelopment Law or by any other procedure hereafter established by law.

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

JUNE 18, 2003

**BOUNDARY DESCRIPTION
FOR THE
99-GOLDEN STATE BOULEVARD CORRIDOR
REDEVELOPMENT PLAN AREA
CITY OF FRESNO, CALIFORNIA**

That portion of Sections 2, 3, 10, 11, 13, 14, 15, 24, 25 & 36 of Township 13 South, Range 19 East, Sections 16-21, 28-31, 33 & 34 of Township 13 South, Range 20 East, Sections 35 & 36 of Township 12 South, Range 19 East, Section 31 of Township 12 South, Range 20 East, and Sections 4, 5 & 6 of Township 14 South, Range 20 East, Mount Diablo Base & Meridian, in the City of Fresno, County of Fresno, State of California, described as follows:

COMMENCING at the intersection of the Southwesterly right-of-way line of the A.T. & S.F. Railroad and the South right-of-way line of East Shields Avenue (NAD 27 California State Planes, Zone Four, U.S. Foot, Grid X=527419.00, Grid Y=1765238.00); thence South 89°58'44" East, along the South right-of-way line of said East Shields Avenue and its Westerly production, a distance of 1843.04 feet, to the West right-of-way line of North Palm Avenue; thence North 01°01'23" East, along the West right-of-way line of said North Palm Avenue, a distance of 2298.69 feet, to the South right-of-way line of East Robinson Avenue; thence North 89°39'43" West, along the South right-of-way line of said East Robinson Avenue, a distance of 2543.04 feet, to the East right-of-way line of North Fruit Avenue; thence North 00°21'33" West, along the East right-of-way line of said North Fruit Avenue, a distance of 319.01 feet, to the Southerly right-of-way line of West Dakota Avenue; thence South 89°39'07" West, along the South right-of-way line of said West Dakota Avenue, a distance of 85.18 feet, to the intersection of the South right-of-way line of said West Dakota Avenue and the West right-of-way line of said North Fruit Avenue, said point being the **TRUE POINT OF BEGINNING**; thence South 89°39'07" West, along the South right-of-way line of said West Dakota Avenue, a distance of 2641.87 feet, to the West right-of-way line of North West Avenue; thence South 00°00'00" West, along the West right-of-way line of said North West Avenue and its Southerly production, a distance of 314.44 feet, to the South right-of-way line of West Robinson Avenue; thence North 89°33'03" West, along the South right-of-way line of said West Robinson Avenue and its Westerly production, a distance of 1285.23 feet, to the West right-of-way line of North Crystal Avenue; thence North 01°06'45" East, along the West right-of-way line of said North Crystal Avenue and its Southerly production, a distance of 9.92 feet; thence South 89°36'08" West, a distance of 1232.48 feet, to a point on the Easterly right-of-way line of North Hughes Avenue; thence South 00°53'21" West, along the East right-of-way line of said North Hughes Avenue and its Southerly production, a distance of 2364.23 feet, to the South right-of-way line of West Shields Avenue; thence South 89°38'50" West, along the South right-of-way line of said West Shields Avenue and its Westerly production, a distance of 1236.43 feet, to the West right-of-way line of North Pleasant Avenue, said line also being the East line of Lot 59 of Tract No. 1708, El Camino Terrace, recorded in

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Book 19, Page 57 of Plats, Fresno County Records; thence North 00°49'06" East, along the East line of said Lot 59, a distance of 38.00 feet, to the Northeast corner of said Lot 59; thence South 89°31'35" West, along the North line of said Lot 59, a distance of 121.00 feet, to the Northwest corner of said Lot 59; thence South 00°08'09" West, along the West lines of said Lot 59 and Lots 53 through 58 of said Tract No. 1708, a distance of 422.00 feet, to the intersection of the West line of said Lot 53 and the Northeasterly right-of-way line of North Weber Avenue; thence South 40°08'55" East, along the Northwesterly right-of-way line of said North Weber Avenue, a distance of 1112.02 feet, to the intersection of the Northwesterly right-of-way line of said North Weber Avenue and the South line of a 20 foot wide alley as shown on Tract No. 1739, El Camino Terrace No. 3, recorded in Book 19, Page 78 of Plats, Fresno County Records; thence North 89°53'00" East, along the South line of said alley and its Easterly production, a distance of 665.02 feet, to the East right-of-way line of said North Hughes Avenue; thence South 00°15'48" East, along the East right-of-way line of said North Hughes Avenue, a distance of 118.25 feet, to the Northwest corner of Parcel C of Parcel Map No. 95-09, recorded in Book 59, Pages 55 and 56 of Parcel Maps, Fresno County Records; thence North 90°00'00" East, along the North line of said Parcel C, a distance of 103.22 feet, to the Northeast corner of said Parcel C; thence South 00°00'00" East, along the East line of said Parcel C, a distance of 59.47 feet, to a point on Parcel B of said Parcel Map No. 95-09; thence North 89°52'43" East, a distance of 9.43 feet, to the Northeast corner of said Parcel B; thence South 00°04'48" East, along the East line of said Parcel B and the East line of Parcel A, a distance of 565.66 feet, to the Southwest corner of Lot 237 of Tract No. 1729, Cinderella Estates No. 2, recorded in Book 19, Pages 65 and 66 of Plats, Fresno County Records; thence South 39°19'45" East, along the Southwesterly lines of said Lot 237 and Lots 238 through 243 of said Tract No. 1729, a distance of 508.07 feet, to the Southwesterly corner of said Lot 243; thence South 89°41'38" East, along the South lines of said Lot 243 and Lot 244 of said Tract No. 1729 and their Easterly production, a distance of 166.00 feet, to the Southwest corner of Lot 30 of Tract No. 1266, Clinton Heights, recorded in Book 16, Page 4 of Plats, Fresno County Records; thence South 89°41'38" East, along the South lines of said Lot 30 and Lots 21 through 29 of said Tract No. 1266, a distance of 583.01 feet, to the Southeast corner of said lot 21, said point being on the West right-of-way line of North Crystal Avenue; thence South 01°27'23" West, along the West right-of-way line of said North Crystal Avenue and its Southerly production, a distance of 202.76 feet, to the South right-of-way line of West Clinton Avenue; thence North 89°18'50" West, along the South right-of-way line of said West Clinton Avenue, a distance of 308.87 feet, to the Northeast corner of Parcel A of Parcel Map No. 78-21, recorded in Book 28, Page 56 of Parcel Maps, Fresno County Records; thence South 00°41'53" West, along the East lines of said Parcel A and Parcel C of said Parcel Map No. 78-21, a distance of 1311.10 feet, to the North right-of-way line of West Weldon Avenue; thence North 90°00'00" West, along the North line of said West Weldon Avenue, a distance of 115.02 feet, to the intersection of the North line of said West Weldon Avenue and the Northeasterly line on said North Weber Avenue; thence South 45°00'00" West, a distance of 325.98 feet, to a point on the East line of Lot 119 of Roedings Villa Colony, recorded in Volume 2, Page 43 of Record of Surveys, Fresno County Records; thence Northwesterly, along the arc of curve concave Southeasterly with the center point bearing South 47°23'04" West a radius of 1133.32 feet,

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through a central angle of 23°04'34" an arc length of 456.45 feet; thence North 68°59'28" West, a distance of 429.55 feet, to the Northeasterly right-of-way line of State Highway 99; thence South 56°44'44" West, a distance of 72.95 feet; thence South 26°27'10" East, along the Northeasterly right-of-way line of said State Highway 99, a distance of 1598.05 feet, to the intersection of the Northeasterly right-of-way line of said State Highway 99 and the North right-of-way line of West McKinley Avenue; thence South 89°00'42" East, along the North right-of-way line of said West McKinley Avenue, a distance of 2044.43 feet, to the West right-of-line of said North West Avenue; thence North 01°41'56" East, along the West right-of-way line of said North West Avenue, a distance of 160.84 feet, to the Westerly production of the North line of Parcel A of Parcel Map 73-38, recorded in Book 8, Page 90 of Parcel Maps, Fresno County Records; thence South 89°24'22" East, along the North lines of said Parcel A and its Westerly production and Parcel B of said Parcel Map 73-38 and its Easterly production, a distance of 363.25 feet, to the East right-of-way line of North Brooks Avenue; thence South 00°00'00" East, along the East right-of-way line of said North Brooks Avenue, a distance of 233.05 feet, to the South right-of-way line of said West McKinley Avenue; thence South 89°19'05" West, along the South right-of-way line of said West McKinley Avenue and its Easterly production, a distance of 164.01 feet, to the Northwest corner of Lot 116 of Fay Addition, recorded in Book 13, Page 1 of Plats, Fresno County Records; thence South 00°23'09" West, along the West right-of-way line of said Lot 116 and Lots 117 through 125 of said Fay Addition, a distance of 594.01 feet, to the Southwest corner of said lot 125; thence South 53°25'37" East, along the Southwesterly line of said Lot 125, a distance of 77.20 feet, to the Southeast corner of said lot 125; thence South 34°17'13" East, 62.69 feet to the intersection of Southeasterly right-of-way line of said North Brooks Avenue and the Southwesterly right-of-way line of North Esther Way; thence South 41°20'32" East, along the Southwesterly right-of-way line of said North Esther Way, a distance of 1982.51 feet, to the intersection of the Southwesterly right-of-way line of said North Esther Way and the Northwesterly right-of-way line of West Hammond Avenue; thence South 43°47'13" East, a distance of 55.10 feet, to the Northwest corner of Lot 345 of Roeding Heights No. 4, recorded in Book 12, Pages 31 and 32 of Plats, Fresno County Records; thence South 00°55'27" West, along the West line of said Lot 345, a distance of 124.02 feet, to the Southwest corner of said Lot 345; thence South 89°46'16" East, along the South line of said lot 345, the South lines of Lots 340 through 344 of said Roeding Heights No. 4 and the South lines of Lots 11 through 20 of Roeding Heights No. 5, recorded in Book 12, Page 69 of Plats, Fresno County Records, a distance of 1001.31 feet, to the West line of said North Fruit Avenue; thence South 00°47'25" West, along the West line of said North Fruit Avenue, a distance of 65.37 feet, to the Westerly production of the North line of Lot 29 in Block 13 of Roeding's Addition, recorded in Book 9, Page 27 of Record of Surveys, Fresno County Records; thence North 89°40'10" East, along the North line of lot 29 of said Block 13, the North lines of Lots 20 through 28 of said Block 13, the North lines of Lots 20 through 29 of Block 8 of said Roeding's Addition; the North lines of Lots 20 through 29 of Block 1 of said Roeding's Addition, the North lines of Lots 20 through 29 of Block 4 of said Roeding's Addition, the North lines of Lots 20 through 30 of Block 3 of Belridge Park, recorded in Book 8, Page 42 of Record of Surveys, Fresno County Records, the North lines of Lots 20 through 30 of Block 4 of said Belridge Park, the North lines

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of Lots 8 through 18 of Block 2 of said Boone Tract, recorded in Book 8, Page 36 of Record of Surveys, Fresno County Records, and the North lines of Lots 8 through 18 of Block 1 of said Boone Tract and their Easterly production, a distance of 2742.49 feet, to the East right-of-way line of Said North Palm Avenue; thence South 00°33'46" West, along the East right-of-way line of said North Palm Avenue, a distance of 2132.55 feet, to the North right-of-way line of East Thomas Avenue; thence North 89°57'05" East, along the North right-of-way line of said East Thomas Avenue, a distance of 2413.11 feet, to the East right-of-way line of North Fulton Street; thence North 01°57'55" East, along the East right-of-way line of said North Fulton Street, a distance of 213.14 feet, to the South right-of-way line of East Bremer Avenue; thence South 90°00'00" East, along the South right-of-way line of said East Bremer Avenue, a distance of 387.50 feet, to the centerline of North Van Ness Avenue; thence North 00°13'15" East, along the centerline of said North Van Ness Avenue, a distance of 929.39 feet, to the North right-of-way line of East Elizabeth Street; thence South 89°54'29" East, along the North right-of-way line of said East Elizabeth Street and its Easterly production, a distance of 1144.75 feet, to the East right-of-way line of North Pablo Avenue; thence North 00°21'13" East, along the East right-of-way line of said North San Pablo Avenue, a distance of 138.44 feet, to the South right-of-way line of East Patterson Avenue; thence North 89°46'55" East, along the South right-of-way line of said East Patterson Avenue and its Easterly production, a distance of 1084.01 feet, to the Northeast corner of Lot 11 of La Salle Tract, recorded in Book 9, Page 1 of Record of Surveys, Fresno County Records; thence South 00°00'00" East, along the East lines of said Lot 11 and its Southerly production, Lot 44 of said La Salle Tract and its Southerly production, Lot 12 of Block 3 of Supplementary Map of Englewood Addition, recorded in Book 3, Page 40 of Record of Surveys, Fresno County Records and its Southerly production, and Lot 45 of Block 3 of said Supplementary Map of Englewood Addition, a distance of 607.12 feet, to the Southeast corner of said Lot 45, said point being on the North right-of-way line of East Englewood Avenue; thence North 90°00'00" West, along the North right-of-way line of said East Englewood Avenue, a distance of 40.52 feet, to the Northerly production of the West line of the East half of Lot 7 in Block 4 of Englewood Addition, recorded in Book 2, Page 79 of Record of Surveys, Fresno County Records; thence South 00°27'04" East, along the West line of the East half of said Lot 7 and its Northerly production, a distance of 193.01 feet, to a point 7.50 feet South of the South line of said Lot 7; thence North 90°00'00" West, along a line parallel with and 7.50 feet South of the South lines of said Lot 7 and Lot 8 in Block 4 of said Englewood Addition, a distance of 43.22 feet, to the Northerly production of the West line of Lot 7 of Austin Terrace, recorded in Book 10, Page 22 of Record of Surveys, Fresno County Records; thence South 00°52'53" East, along the West line of said Lot 7 of Austin Terrace and its Northerly production, a distance of 175.52 feet, to the Northerly right-of-way line of State Highway 180; thence North 90°00'00" East, along the Northerly right-of-way line of said State Highway 180, a distance of 313.52 feet, to the East right-of-way line of North Blackstone Avenue; thence South 00°00'00" East, along the East right-of-way line of said North Blackstone Avenue, a distance of 207.50 feet, to the Northerly right-of-way line of said State Highway 180; thence South 89°11'14" East, along the Northerly right-of-way line of said State Highway 180, a distance of 141.01 feet; thence North 76°29'00" East, continuing along the Northerly right-of-way line of said State Highway 180, a

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distance of 164.12 feet, to the West right-of-way line of North Abby Street; thence South 00°14'31" West, along the West right-of-way line of said North Abby Street and its Southerly production, a distance of 372.53 feet, to the intersection of the West right-of-way line of said North Abby Street and the Southerly right-of-way line of State Highway 180; thence along the Southerly right-of-way line of said State Highway 180 the following seven courses:

1. South 81°50'49" West, 302.05 feet;
2. South 00°28'39" West, 89.28 feet;
3. South 89°28'53" West, 301.27 feet;
4. South 75°13'32" West, 376.45 feet;
5. South 01°18'07" West, 44.01 feet;
6. South 89°32'10" West, 247.01 feet;
7. South 71°15'31" West, 59.14 feet, to the intersection of the Southerly right-of-way line of said State Highway 180 and the West line of Lot 33 of Belmont Addition, recorded in Book 1, Page 44 of Plats, Fresno County Records; thence South 00°00'00" East, along the West line of said Lot 33 and its Southerly production, a distance of 107.00 feet, to the North right-of-way line of East Belmont Avenue; thence North 90°00'00" West, along the North right-of-way line of said East Belmont Avenue, a distance of 281.77 feet, to the centerline of said North San Pablo Avenue; thence South 00°11'42" East, along the centerline of said North San Pablo Avenue, a distance of 162.34 feet, to the Southwest corner of Lot 4 of Yosemite Addition, recorded on Book 3, Page 2 of Plats, Fresno County Records; thence South 89°50'01" East, along the South line of said Lot 4 and its Easterly production, a distance of 178.96 feet; thence South 00°05'00" East, a distance of 3.07 feet; thence North 90°00'00" East, a distance of 273.22 feet, to the East right-of-way line of North Glenn Avenue, said point being on the West line of Parcel A of Parcel Map No. 85-02, recorded in Book 43, Page 39 of Parcel Maps, Fresno County Records; thence North 00°06'18" West, along the East right-of-way line of North Glenn Avenue, a distance of 22.00 feet, to the Northwest corner of said Parcel A; thence North 90°00'00" East, along the North line of said Parcel A, a distance of 152.68 feet, to the Northeast corner of said Parcel A; thence South 00°02'58" East, along the East lines of said Parcel A and Parcel B of said Parcel Map No. 85-02, a distance of 68.34 feet, to the Westerly production of the South line of Lot 6 of Altamont Addition, recorded in Book 1, Page 77 of Plats, Fresno County Records; thence North 89°54'42" East, along the South line of said Lot 6 and its Easterly production, a distance of 168.47 feet, to the Southeast corner of said Lot 6, said point being on the West right-of-way line of North Calaveras Avenue, thence South 00°06'19" East, along the West right-of-way line of said North Calaveras Avenue, a distance of 40.27 feet, to the Westerly production of the South line of Parcel B of Parcel Map No. 85-24, recorded in Book 49, Page 63 of Parcel Maps, Fresno County Records; thence North 90°00'00" East, along the South line of said Parcel B, a distance of 218.65 feet, to the Southeast corner of said Parcel B, said point being on the West line of a 20 foot wide alley of said Altamont Addition; thence South 00°39'22" West, along the West line of said alley, a distance of 2082.86 feet, to the South right-of-way line of East Voorman Avenue; thence North 89°36'27" West, along the South right-of-way line of said East Voorman Avenue, a distance of 146.00 feet, to the East right-of-way line of said North Calaveras Avenue; thence South 01°26'51" West, along the East right-of-way line of said North Calaveras Avenue, a

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distance of 250.21 feet, to the intersection of the East right-of-way line of said North Calaveras Avenue and the Northerly right-of-way line of East Divisadero Street (NAD 27 California State Planes, Zone Four, U.S. Foot, Grid X=514326.87, Grid Y=1768274.68); thence along the Northerly right-of-way line of said East Divisadero Street the following three courses:

1. along the arc of a noon-tangent curve concave Northeasterly with center point bearing North $01^{\circ}19'52''$ East, a distance of 447.12 feet, through a central angle of $30^{\circ}06'55''$, an arc length of 235.01 feet;
2. along the arc of a reverse non-tangent curve concave Southwesterly with a center point bearing South $28^{\circ}02'22''$ West, a distance of 541.47 feet, through a central angle of $25^{\circ}26'32''$ an arc length of 240.44 feet;
3. North $89^{\circ}55'40''$ West, 3551.89 feet, to the East right-of-way line of North Roosevelt Avenue; thence North $00^{\circ}14'38''$ East, along the East right-of-way line of said North Roosevelt Avenue, a distance of 235.00 feet, to the northeasterly right-of-way line of North "H" Street; thence North $39^{\circ}58'21''$ West, along the Northeasterly right-of-way line of said North "H" Street, a distance of 924.20 feet, to the intersection of the Easterly right-of-way line of the Alley lying between north Palm Avenue And North Ferger Avenue and the northeasterly right-of-way line of said North "H" Street; thence North $01^{\circ}02'40''$ East, along the Easterly right-of-way line of said Alley, said line also being the Westerly lines of Lots 1 through 33, inclusive, in Block 8 of La Sierra Tract, recorded in Book 5, Page 49 of Record of Surveys, Fresno County Records, and the Westerly line of Lots 6 through 21, inclusive, in Block 2 of said La Sierra Tract, a distance of 1465.98 feet, to the South right-of-way line of East Belmont Avenue, said line also being a line parallel with and 10.00 feet South of the North line of said Lot 6; thence North $89^{\circ}36'27''$ East, along the South right-of-way line of said East Belmont Avenue, a distance of 146.00 feet, to the West right-of-way line of said North Ferger Avenue; thence South $00^{\circ}54'12''$ West, along the West right-of-way line of said North Ferger Avenue, a distance of 242.50 feet, to the Westerly production of a line 12.50 feet South of the North line of Lot 32 of Block 1 of said La Sierra Tract; thence North $89^{\circ}53'35''$ East, along a line 12.50 feet South of the North line of said Lot 32, a distance of 210.00 feet, to a point on the East line of said Lot 32; thence North $00^{\circ}06'25''$ East, along the East line of said Lot 32, a distance of 12.50 feet, to the Northeast corner of said Lot 32; thence North $89^{\circ}53'35''$ East, along the South line and its westerly production of Lot 10 of Block 1 of said La Sierra Tract, a distance of 170.00 feet, to the Southeast corner of said Lot 10, said point being on the West right-of-way line of said North Roosevelt Avenue; thence North $00^{\circ}43'31''$ East, along the West right-of-way line of said North Roosevelt Avenue, a distance of 310.00 feet, to the North right-of-way line of said East Belmont Avenue; thence South $89^{\circ}43'46''$ West, along the North right-of-way line of said East Belmont Avenue, a distance of 3512.75 feet, to the Northerly production of the West right-of-way line of said North Fruit Avenue; thence South $00^{\circ}47'58''$ East, along the West right-of-way line and its Northerly production, a distance of 271.39 feet to a point 95 feet North of the Easterly production of the South line of Lot 1 of Park View Tract, recorded in Volume 5, Page 39 of Record of Surveys, Fresno County Records; thence North $89^{\circ}41'00''$ West, a distance of 176.00 feet; thence South $09^{\circ}27'44''$ West, a distance of 6.08 feet; thence North $90^{\circ}00'00''$ West, a distance of 149.36 feet, to the West right-of-way line of North Humbolt Avenue; thence South

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01°08'45" East, along the West right-of-way line of said North Humbolt Avenue, a distance of 18.00 feet, to the Northeast corner of Lot 41 of West Brae, recorded in Book 9, Page 17 of Plats, Fresno County Records; thence South 89°35'05" West, along the North line of said Lot 41, a distance of 138.00 feet, to the Northwest corner of said Lot 41; thence South 00°58'26" East, along the West lines of said Lot 41 and Lots 27 through 40 of said West Brae, a distance of 353.05 feet, to the North right-of-way line of West Franklin Avenue; thence North 90°00'00" West, along the North right-of-way line of said West Franklin Avenue, a distance of 854.54 feet, to the intersection of the North right-of-way line of said West Franklin Avenue and the West right-of-way line of North Teilmann Avenue; thence North 00°38'31" West, along the West right-of-way line of said North Teilmann Avenue, a distance of 398.02 feet, to a point 40 feet North of the Southeast corner of Lot 2 of Berryhill Tract, recorded in Book 7, Page 13 of Plats, Fresno County Records; thence North 89°55'19" West, along a line parallel with and 40 feet North of the South lines of Lot 2 and Lot 19 of said Berryhill Tract and their Westerly production, a distance of 331.00 feet, to the West right-of-way line of North Durant Avenue; thence North 00°00'00" East, along the West right-of-way line of said North Durant Avenue, a distance of 9.55 feet; thence North 89°34'43" West, along a line parallel with and 46.66 feet North of Lots 22 & 39 of said Berryhill Tract, a distance of 325.31 feet, to the West right-of-way line alignment of North Channing Avenue; thence South 00°37'47" West, along the West right-of-way line alignment of North Channing Avenue, a distance of 427.42 feet, to the centerline of West Franklin Avenue; thence North 89°37'14" West, along the centerline of said West Franklin Avenue, a distance of 302.01 feet, to the Southerly production of the West line of Lot 45 of said Berryhill Tract; thence North 00°38'52" West, along the West line of said Lot 45 and Lots 41 through 44 of said Berryhill Tract, a distance of 619.04 feet, to the South right-of-way line of said West Belmont Avenue; thence South 89°55'14" West, along the South right-of-way line of said West Belmont Avenue, a distance of 2908.00 feet, to the Southerly production of the East right-of-way line of said North Hughes Avenue; thence North 00°09'07" West, along the East right-of-way line of said North Hughes Avenue, a distance of 377.03 feet; thence North 72°08'03" East, a distance of 413.96 feet; thence North 00°52'05" East, along a parcel line, a distance of 66.01 feet, to a point on a parcel line 477.54 feet North of the North right-of-way line of said West Belmont Avenue; thence South 88°36'30" East, along parcel lines, a distance of 226.01 feet; thence North 71°48'32" East, along a parcel line, a distance of 338.84 feet; thence North 00°28'32" East, along a parcel line, a distance of 17.71 feet, to a point on a parcel line 615.28 feet North of the North right-of-way line of said Belmont Avenue; thence South 88°14'07" East, along parcel lines, a distance of 322.88 feet, to the Southerly production of the West line of Lot 87 of Roeding Park Gardens, recorded in Book 13, Page 37 of Plats, Fresno County Records; thence North 02°14'13" East, along the Southerly production of the West line of said Lot 87, a distance of 6.95 feet, to the Southwest corner of said Lot 87; thence South 89°27'39" East, along the South lines of said Lot 87 and Lots 88 through 93 of said Roeding Park Gardens, a distance of 744.03 feet, to the Southeast corner of said Lot 93, said point being on the West right-of-way line of North Parkview Avenue; thence along Lots 94 through 98, Lots 123 through 130 and Lots 23 through 29 of said Roeding Park Gardens the following eight courses:

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1. South 00°43'53" West, 235.02 feet;
2. along the arc of a curve concave Northeasterly with center point bearing 88°20'28" East a distance of 152.30 feet, through a central angle of 75°48'30" an arc length of 201.51 feet;
3. South 44°30'40" East, 19.06 feet;
4. South 86°36'53" East, 59.10 feet;
5. along the arc of a curve concave Northwesterly with center point bearing North 09°36'10" West a distance of 159.21 feet, through a central angle of 53°44'26" an arc length of 149.33 feet;
6. North 05°40'32" East, 114.01 feet;
7. along the arc of a curve concave Southwesterly with center point bearing South 87°12'18" West a distance of 625.83 feet, through a central angle of 20°12'13" an arc length of 220.68 feet;
8. North 24°18'16" West, 444.38 feet, to the Easterly production of the North right-of-way line of West Harvey Avenue; thence North 89°11'41" West, along the North right-of-way line of said West Harvey Avenue, a distance of 437.26 feet, to the Southerly production of the West line of North Delores Avenue; thence North 00°47'40" East, along the West line of said North Delores Avenue, a distance of 748.98 feet, to the South right-of-way line of said West Dennett Avenue; thence North 89°51'22" East, along the South right-of-way line of said West Dennett Avenue, a distance of 196.04 feet, to the East right-of-way line of North Bengston Avenue; thence North 61°36'39" West, a distance of 51.41 feet, to the Northeast corner of Lot 77 of said Roeding Park Gardens; thence North 67°43'47" West, along the Northerly line of said Lot 77, a distance of 113.46 feet, to the Northwest corner of said Lot 77; thence South 57°31'44" West, a distance of 39.12 feet, to the Northeast corner of Lot 14 of Robinson Tract, recorded in Volume 9, Page 21 of Record of Surveys, Fresno County Records; thence South 89°36'32" West, along the North line of said Lot 14, a distance of 354.92 feet, to a point on the West right-of-way line of North Crystal Avenue; thence South 00°52'53" West, along the West right-of-way line of said North Crystal Avenue, a distance of 5.58 feet, to the Northeast corner of Lot 7 of said Robinson Tract; thence North 89°36'27" West, a distance of 292.01 feet, to a point on the East line of line of Lot 7 of Tract No. 1024, Westpark Homes, recorded in Book 14, Page 51 of Plats, Fresno County Records; thence North 00°00'00" East, along the East line of said Lot 7, a distance of 27.00 feet, to the Northeast corner of said Lot 7; thence South 74°53'11" West, along the Northerly line of said Lot 7, a distance of 142.94 feet, to the Northwest corner of said Lot 7, said point also being on the East right-of-way line of North Hulbert Avenue; thence North 00°00'00" East, along the East right-of-way line of said North Hulbert Avenue, a distance of 49.27 feet, to the North right-of-way line of said West Dennett Avenue; thence North 89°38'23" West, along the North right-of-way line of said West Dennett Avenue, a distance of 166.98 feet, to the West line of Lot 4 of said Tract No. 1024, Westpark Homes; thence North 00°35'49" West, along the West line of said Lot 4, a distance of 94.01 feet, to the Northwest corner of said Lot 4; thence North 89°38'23" West, along the North lines of Lot 1 through 3 of said Tract No. 1024, Westpark Homes, a distance of 308.66 feet, to the East right-of-way line of said North Hughes Avenue; thence North 00°14'08" East, along the East right-of-way line of said North Hughes Avenue, a distance of 636.01 feet, to the South right-of-way line of West Olive Avenue;

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thence South 89°36'42" East, along the South right-of-way line of said West Olive Avenue, a distance of 292.01 feet, to the Southerly production of the West line of Lot 1 of Tract No. 3066, Roeding Park Plaza, recorded in Book 34, Page 66 of Plats, Fresno County Records; thence North 00°00'00" East, along the West line of said Lot 1, a distance of 384.98 feet, to a parcel line 269.76 feet South of the South right-of-way line of West Hedges Avenue; thence South 89°31'02" East, along a parcel line and its Westerly production, a distance of 356.01 feet, to the West right-of-way line of said North Hughes Avenue; thence along the West right-of-way line of said North Hughes Avenue the following three courses:

1. North 00°42'51" East, 1615.61 feet;
2. North 89°49'44" West, 23.43 feet;
3. North 00°01'38" East, 626.60 feet, to the South line of said West McKinley Avenue; thence South 89°33'32" West, along the South right-of-way line of said West McKinley Avenue, a distance of 1838.02 feet, to the Southerly production of the East line of Parcel C of Parcel Map No. 80-39, recorded in Book 38, Page 5 of Parcel Maps, Fresno County Records; thence North 00°19'00" East, along the East lines of said Parcel C and Parcel A and Parcel B of said Parcel Map 80-39, a distance of 1802.03 feet, to the Northeast corner of said Parcel A; thence North 89°42'15" West, along the North line of said Parcel A and its Westerly production, a distance of 649.71 feet, to the centerline of North Marks Avenue; thence North 00°00'00" East, along the centerline of said North Marks Avenue, a distance of 956.65 feet, to the North right-of-way line of West Clinton Avenue; thence North 90°00'00" East, along the North right-of-way line of said West Clinton Avenue, a distance of 1466.50 feet, to the intersection of the North right-of-way line of West Clinton Avenue and the Southwesterly right-of-way line of State Highway 99; thence along the Southwesterly right-of-way line of said State Highway 99 the following seven courses:

1. North 00°25'51" East, 159.00 feet;
2. North 16°30'16" West, 140.80 feet;
3. North 27°33'54" West, 179.36 feet;
4. North 39°58'49" West, 210.11 feet;
5. North 49°29'16" West, 487.99 feet;
6. North 56°42'56" West, 470.12 feet;
7. North 65°49'43" West, 154.54 feet, to the intersection of the South right-of-way line of West Princeton Avenue and the Southwesterly right-of-way line of State Highway 99; thence South 89°57'08" West, along the South right-of-way line of said West Princeton Avenue, a distance of 946.01 feet; thence North 00°02'52" West, a distance of 28.50 feet; thence South 89°57'08" West, a distance of 341.02 feet, to the Southerly production of the East line of the West half of Lot 2 of said Victoria Colony; thence North 00°15'53" West, along the said East-West centerline, a distance of 1074.31 feet, to the Southerly right-of-way line of West Shields Avenue; thence Northwesterly along a curve on the Southerly right-of-way line of said West Shields Avenue concave Southwesterly with center point bearing South 39°49'11" West a distance of 887.76 feet, through a central angle of 23°31'47" an arc length of 364.58 feet, to the intersection of the Southerly right-of-way line of said West Shields Avenue and the Southerly production of Lot 38 of Winterton Tract, recorded in Book 19, Page 34 of Record of Surveys,

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Fresno County Records; thence North 00°20'19" East, along the West line of said Lot 38, a distance of 927.75 feet, to the intersection of the West line of said Lot 38 and the Southwesterly right-of-way line of North Parkway Drive; thence North 40°47'41" West, along the Southwesterly right-of-way line of said North Parkway Drive, a distance of 1060.69 feet, to the intersection of the Southwesterly right-of-way line of said North Parkway Avenue and a line parallel with and 340 feet North of the South line of Lot 27 of said Winterton Tract; thence North 89°54'10" West, along a line parallel with and 340 feet North of the South line of said Lot 27, a distance of 646.00 feet, to the West right-of-way line of North Valentine Avenue; thence North 00°00'00" East, along the West right-of-way line of said North Valentine Avenue, a distance of 91.90 feet, to a line 431.08 feet North of the South line of Lot 28 of said Winterton Tract; thence North 89°40'48" West, along a line parallel with and 431.08 feet North of the South line of said Lot 28, a distance of 537.01 feet, to the Southeast corner of Lot 42 of Tract No. 3919, recorded in Book 48, Pages 18 and 19; thence North 00°27'17" East, along the East lines of said Lot 42 and Lots 43 through 52 of said Tract No. 3919, a distance of 630.02 feet, to the Northeast corner of said Lot 52; thence North 89°18'35" West, along the North lines of said Lot 52 and Lots 53 through 56 and their Westerly production, a distance of 385.80 feet, to the West right-of-way line of North Selland Avenue; thence North 00°30'52" East, along the West right-of-way line of said North Selland Avenue, a distance of 217.32 feet, to the South right-of-way line of said West Dakota Avenue; thence North 89°53'02" West, along the South right-of-way line of said West Dakota Avenue, a distance of 1005.18 feet, to the Southerly production of the West line of Parcel A of Parcel Map No. 91-16, recorded in Book 53, Pages 16 and 17 of Parcel Maps, Fresno County Records; thence North 00°16'28" East, along the West line of said Parcel A and its Northerly production, said line also being the East line of Lot 21 of said Winterton Tract, a distance of 1252.01 feet, to the intersection of the East line of said Lot 21 and the Southwesterly right-of-way line of said North Parkway Avenue; thence North 52°52'59" West, along the Southwesterly right-of-way line of said North Parkway Avenue, a distance of 185.60 feet, to the intersection of the Southwesterly right-of-way line of said North Parkway Avenue and the North line of said Lot 21, said point being 146.87 feet West of the Northeast corner of said lot 21; thence South 88°54'44" West, along the North line of said Lot 21, a distance of 158.03 feet, to a point 314 feet East of the East right-of-way line of North Brawley Avenue; thence South 01°41'05" West, along a line parallel with and 314 feet East of the East right-of-way line of said North Brawley Avenue, a distance of 136.06 feet; thence North 90°00'00" West, along a line parallel with and 138.7 feet South of the North line of said Lot 21 and its Westerly production, a distance of 390.00 feet, to the West right-of-way line of said North Brawley Avenue; thence North 00°00'00" East, along the West right-of-way line of said North Brawley Avenue, a distance of 83.00 feet, to the South right-of-way line of West Griffith Way; thence North 90°00'00" West, along the South right-of-way line of said West Griffith Way and its Westerly production, a distance of 1282.00 feet, to a point on the South right-of-way line of said West Griffith Way 660.84 feet East of the East lines of Parcels 1 through 4 of Parcel Map No. 4139, recorded in Book 27, Page 26 of Parcel Maps, Fresno County Records, said point also being on the West right-of-way line of North Brunswick Avenue; thence North 00°00'00" East, along the West right-of-way line of said North Brunswick Avenue, a distance of 66.00 feet, to the

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intersection of the west right-of-way line of said North Brunswick Avenue and the North right-of-way line of said West Griffith Way; thence North 90°00'00" East, along the North right-of-way line of said West Griffith Way, a distance of 12.00 feet; thence North 00°22'06" West, along a line parallel with and 660.84 feet East of the East lines of said Parcels 1 through 4 and their Northerly production, a distance of 1012.04 feet, to the Southwesterly right-of-way line of North Parkway Drive; thence North 14°37'32" West, along the Southwesterly right-of-way line of North Parkway Drive, a distance of 211.85 feet, to the intersection of the Southwesterly right-of-way line of North Parkway Drive and the South right-of-way line of West Ashlan Avenue; thence North 00°00'00" East, a distance of 103.00 feet, to the Northerly right-of-way line of West Ashlan Avenue; thence North 90°00'00" East, along the North right-of-way line of said West Ashlan Avenue, a distance of 1596.48 feet, to the intersection of the North right-of-way line of said West Ashlan Avenue and the Southwesterly right-of-way line of North Golden State Boulevard; thence North 41°02'51" West, along the Southwesterly right-of-way line of North Golden State Boulevard, a distance of 3491.16 feet, to the intersection of the Southwesterly right-of-way line of North Golden State Boulevard and the South right-of-way line of West Gettysburg Avenue; thence North 89°57'46" West, along the South right-of-way line of said West Gettysburg Avenue, a distance of 2160.26 feet, to the intersection of the South right-of-way line of said Gettysburg Avenue and the Southwesterly right-of-way line of said State Highway 99; thence along the Southwesterly right-of-way line of said State Highway 99 the following three courses:

1. North 46°32'20" West, 1393.72 feet;
2. North 83°46'06" West, 175.03 feet;
3. North 49°03'14" West, 1519.09 feet, to the intersection of the Southwesterly right-of-way line of said State Highway 99 and the East right-of-way line of North Barcus Avenue and the Easterly production of the South right-of-way line of West Fairmont Avenue; thence North 89°32'25" West, along the South right-of-way line of said West Fairmont Avenue, a distance of 1304.63 feet, to the East right-of-way line of North Polk Avenue; thence North 72°08'59" West, a distance of 61.98 feet, to a point on the West right-of-way line of said North Polk Avenue; thence North 00°07'29" West, along the West right-of-way line of said North Polk Avenue, a distance of 459.00 feet, to the Northeast corner of Lot 6 of Graham Tract, recorded in Book 13, Page 70 of Plats, Fresno County Records; thence South 89°49'39" West, along the North line of said Lot 6 and Lot 12 of said Graham Tract and their Westerly production, a distance of 332.00 feet, to the West right-of-way line of North Lola Avenue; thence North 00°00'00" East, along the West right-of-way line of said North Lola Avenue, a distance of 137.11 feet, to the South right-of-way line of West Shaw Avenue; thence South 89°25'37" West, along the South right-of-way line of said South Shaw Avenue, a distance of 42.79 feet, to the Southerly production of the west right-of-way line of said North Lola Avenue; thence North 00°01'11" West, along the West right-of-way line of said North Lola Avenue and its Northerly production, a distance of 934.57 feet, to the intersection of the West right-of-way line of said North Lola Avenue and the Southwesterly right-of-way line of said State Highway 99; thence North 48°06'16" West, along the Southwesterly right-of-way line of said State Highway 99, a distance of 119.42 feet, to the Southwesterly production of the Northerly right-of-way line of the Herndon Canal; thence North

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41°03'32" East, along the Northerly right-of-way line of the Herndon Canal and its Southerly production, a distance of 245.84 feet, to the intersection of the Northerly right-of-way line of the Herndon Canal and the Northeasterly right-of-way line of State Highway; thence, along the Northeasterly right-of-way line of said State Highway 99 the following five courses:

1. South 48°00'55" East, 388.14 feet
2. North 51°17'05" East, 50.00 feet;
3. along the arc of a non-tangent curve concave Northeasterly with center point bearing North 05°15'07" East a distance of 632.14 feet, through a central angle of 37°35'34" an arc length of 414.76 feet;
4. along the arc of a non-tangent curve concave Southwesterly with center point bearing South 34°45'41" West a distance of 479.30 feet, through a central angle of 28°51'36" an arc length of 241.43 feet;
5. South 50°10'20" East, 329.44 feet, to the intersection of the Northeasterly right-of-way line of said State Highway 99 and the Northwesterly right-of-way line of North State Street; thence South 77°54'19" East, a distance of 114.54 feet, to a point on the Southeasterly right-of-way line of said North State Street, said point being the Northwest corner of Lot 19 of Block D of a Map of Highway City, recorded in Book 11, Page 16 of Plats, Fresno County Records; thence North 89°00'45" East, along the North lines of Lots 9 through 19 of Block D of said Map of Highway City and their easterly production, a distance of 1130.32 feet, to the most Southerly corner of Lot 21 of Block E of said Map of Highway City; thence North 39°54'11" East, along the Southeasterly line of said Lot 21, a distance of 297.60 feet, to the most easterly corner of said Lot 21; thence North 50°14'02" West, along the Northeasterly lines of said Lot 21 and Lots 22 through 24 of said Map of Highway City, a distance of 410.00 feet, , to the most Northerly corner of said Lot 24; thence South 40°10'54" West, along the Northwesterly line of said Lot 24, a distance of 100.00 feet, to a point on the Northwesterly line of said Lot 24; thence North 50°08'11" West, a distance of 300.00 feet, to a point on the Southwesterly line of Lot 4 of Block E of said Map of Highway City; thence North 40°11'23" East, a distance of 100.00 feet, to the most Southerly corner of Lot 5 of Block E of said Map of Highway City; thence North 50°17'02" West, along the Southwesterly lines of said Lot 5 and its Northwesterly production, Lots 6 through 11 and Lot 13 of Block C of said Map of Highway City, a distance of 980.00 feet, to the most Westerly corner of said Lot 6, said point being on the most Southeasterly right-of-way line of North Market Street; thence North 39°51'39" East, along the most Southeasterly right-of-way line of said North Market Street, a distance of 175.05 feet; thence North 50°00'47" West, a distance of 270.00 feet, to a point on the Southeasterly line of Lot 2 of Block A of said Map of Highway City; thence South 40°36'05" West, along the Southeasterly line of said Lot 2, a distance of 73.75 feet; thence North 49°58'11" West, a distance of 100.00 feet, to a point on the Southeasterly line of Lot 1 of Block A of said Map of Highway City; thence South 40°54'52" West, along the Southeasterly line of said Lot 1, a distance of 99.25 feet, to the most Southerly corner of said Lot 1; thence North 50°07'02" West, along the Southwesterly line of said lot 1 and its Northwesterly production, a distance of 165.23 feet, to a point on the Northwesterly right-of-way line of the Herndon Canal (NAD 27 California State Planes, Zone Four, U.S. Foot, Grid

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X=540191.15, Grid Y=1740457.97); thence along the Northerly right-of-way line of said Herndon Canal the following four courses:

1. North 15°18'46" East, 68.27 feet;
2. North 10°41'47" East, 91.59 feet;
3. North 27°58'46" East, 108.71 feet;
4. North 38°05'59" East, 111.83 feet, to the intersection of the Northwesterly right-of-way line of said Herndon Canal and the Southwesterly right-of-way said North Golden State Boulevard; thence North 49°58'05" West, along the Southwesterly right-of-way said North Golden State Boulevard, a distance of 3667.39 feet, to the most Northerly corner of Parcel A of Parcel Map No. 97-03, recorded in Book 58, Pages 36 and 37 of Parcel Maps, Fresno County Records; thence along the Westerly line of said Parcel A the following four courses:

1. South 08°06'38" West, a distance of 21.41 feet;
2. along the arc of a non-tangent curve concave Northwesterly with center point bearing South 85°52'46" West a distance of 276.00 feet, through a central angle of 35°05'25" an arc length of 169.03 feet;
3. South 30°58'11" West, a distance of 74.09 feet;
4. along the arc of a non-tangent curve concave Southeasterly with center point bearing South 66°03'48" East a distance of 302.50 feet, through a central angle of 39°22'44" an arc length of 207.91 feet, to the most Southwesterly corner of said Parcel A; thence South 44°56'37" East, along the Southwesterly lines of said Parcel A and Parcels B and C of said Parcel Map No. 97-03, a distance of 791.12 feet, to the most Southerly corner of said Parcel C; thence North 41°21'12" East, along the Southeasterly line of said Parcel C, a distance of 60.81 feet, to a point on the Southeasterly line of said Parcel C, said point also being the most Westerly corner of Parcel D of said Parcel Map No. 97-03, thence South 45°24'27" East, along the Southwesterly lines of said Parcel D and Parcels E, F and G of said Parcel Map No. 97-03, a distance of 998.23 feet, to a point on the Southwesterly line of said Parcel G, said point also being the most Northerly corner of Parcel B of Parcel Map No. 95-16, recorded in Book 57, Pages 70 and 71 of Parcel Maps, Fresno County Records; thence South 44°50'23" West, along the Northwesterly lines of said Parcel B and Parcel A of said Parcel Map No. 95-16, a distance of 459.68 feet, to the Northwest corner of said Parcel A; thence South 00°00'00" East, along the Westerly line of said Parcel A, a distance of 137.55 feet, to the Southeast corner of said Parcel A, said point being on the North right-of-way line of West Barstow Avenue; thence North 89°53'41" West, along the North right-of-way line of said West Barstow Avenue, a distance of 976.98 feet, to the intersection of the North right-of-way line of said West Barstow Avenue and the Southwesterly right-of-way line of said State Highway 99; thence North 45°18'51" West, along the Southwesterly right-of-way line of said State Highway 99, a distance of 1582.28 feet, to the Southwesterly production of the Southeasterly line of Parcel 2 of Parcel Map No. 4876, recorded in Book 35, Page 85 of Parcel Maps, Fresno County Records; thence North 40°29'35" East, along the Southeasterly line of said Parcel 2 and its Southwesterly production, a distance of 1556.57 feet, to the most easterly corner of said Parcel 2, said corner being on the Southwesterly right-of-way said North Golden State Boulevard; thence North 48°51'28" West, along the Southwesterly right-of-way said North Golden State Boulevard, a distance of 1159.04 feet, to the

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most Northerly corner of Parcel 1 of said Parcel Map No. 4876, said corner also being the most Easterly corner of Lot 702 of J.C. Forkner Fig Gardens No. 7, recorded in Book 10, Page 17 of Plats, Fresno County Records; thence South $41^{\circ}24'02''$ West, along the Southeasterly line of said Lot 702, a distance of 979.86 feet, to the most Southerly corner of said Lot 702; North $52^{\circ}02'27''$ West, along the Southwesterly line of said Lot 702, a distance of 178.83 feet, to the most Westerly corner of said Lot 702; thence North $41^{\circ}34'32''$ East, along the Southwesterly line of said Lot 702, a distance of 982.51 feet, to the most Northerly corner of said Lot 702, said corner being on the Southwesterly right-of-way said North Golden State Boulevard; thence along the Southwesterly right-of-way line of said North Golden State Boulevard the following two courses:

1. North $49^{\circ}06'57''$ West, 4734.43 feet;
2. North $60^{\circ}28'35''$ West, 759.95 feet, to the intersection of the Southwesterly right-of-way line of said North Golden State Boulevard and the Southeasterly right-of-way line of Herndon Avenue; thence South $41^{\circ}17'49''$ West, along the Southeasterly right-of-way line of said Herndon Avenue, a distance of 628.81 feet, to the intersection of the Southeasterly right-of-way line of said Herndon Avenue and the Northeasterly right-of-way line of said State Highway 99; thence along the Northeasterly right-of-way line of said State Highway 99 the following two courses:

1. North $44^{\circ}50'50''$ West, 4245.50 feet;
2. North $57^{\circ}32'35''$ West, 1592.20 feet, to the centerline of the San Joaquin River (NAD 27 California State Planes, Zone Four, U.S. Foot, Grid X=550958.50, Grid Y=1727446.50); thence North $19^{\circ}17'50''$ East, along the centerline of the said San Joaquin River, a distance of 189.13 feet, to the intersection of the centerline of the said San Joaquin River and the Northeasterly right-of-way line of the Southern Pacific Railroad; thence along the Northeasterly right-of-way line of said Southern Pacific Railroad the following five courses:

1. South $57^{\circ}01'59''$ East, 1054.85 feet;
2. North $51^{\circ}57'11''$ East, 146.03 feet;
3. South $56^{\circ}22'02''$ East, 1108.57 feet;
4. South $21^{\circ}50'18''$ East, 287.64 feet;
5. South $54^{\circ}14'32''$ East, 937.78 feet, to the intersection of the Northeasterly right-of-way line of said Southern Pacific Railroad and the Southwesterly production of the Northwesterly right-of-way line of North Josephine Avenue; thence North $79^{\circ}28'11''$ East, along the Northwesterly right-of-way line of North Josephine Avenue and its Southwesterly production, a distance of 2222.40 feet, to the Northerly production of the East right-of-way line of North Thiele Avenue; thence South $01^{\circ}16'28''$ East, along the East right-of-way line of said North Thiele Avenue, a distance of 947.08 feet, to the North right-of-way line of West Herndon Avenue; thence South $88^{\circ}41'17''$ East, along the North right-of-way line of said West Herndon Avenue, a distance of 1310.34 feet, to the Southeast corner of Lot 220 of J.C. Forkner Fig Gardens No. 3, recorded in Book 8, Page 79 of Plats, Fresno County Records; thence South $05^{\circ}38'54''$ West, a distance of 91.44 feet, to a point on the South right-of-way line of said West Herndon Avenue; thence, along the South right-of-way line of said West Herndon Avenue the following courses:

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1. along the arc of a curve concave Southeasterly with center point bearing South $06^{\circ}48'56''$ East a distance of 1343.92 feet, through a central angle of $28^{\circ}13'05''$ an arc length of 661.88 feet;
2. South $00^{\circ}00'00''$ East, 16.00 feet;
3. along the arc of a curve concave Southeasterly with center point bearing South $26^{\circ}47'22''$ East a distance of 1392.79 feet, through a central angle of $26^{\circ}06'09''$ an arc length of 634.52 feet;
4. South $74^{\circ}27'01''$ West, 119.37 feet;
5. South $33^{\circ}20'59''$ West, 140.06 feet, to the West corner of Lot 42 of J.C. Forkner Fig Gardens No. 10, recorded in Book 10, Page 38 of Plats, Fresno County Records said point being on the Northeasterly right-of-way line of North Golden State Boulevard; thence along the Northeasterly right-of-way line of North Golden State Boulevard the following eighteen courses:
 1. South $52^{\circ}39'28''$ East, 509.42 feet;
 2. South $42^{\circ}51'22''$ East, 132.32 feet;
 3. South $51^{\circ}20'10''$ East, 2184.87 feet;
 4. South $49^{\circ}07'19''$ East, 3324.93 feet;
 5. South $60^{\circ}07'26''$ East, 108.41 feet;
 6. South $49^{\circ}20'56''$ East, 1249.52 feet;
 7. South $00^{\circ}43'40''$ East, 157.48 feet;
 8. South $49^{\circ}47'35''$ East, 1202.37 feet;
 9. North $88^{\circ}37'57''$ East, 149.60 feet;
 10. along the arc of a curve concave Southwesterly with center point bearing South $16^{\circ}41'05''$ West a distance of 52.65 feet, through a central angle of $76^{\circ}43'16''$ an arc length of 70.50 feet;
 11. along the arc of a curve concave Northeasterly with center point bearing South $67^{\circ}50'43''$ East a distance of 40.35 feet, through a central angle of $79^{\circ}36'04''$ an arc length of 56.06 feet;
 12. South $49^{\circ}30'08''$ East, 1655.93 feet;
 13. South $25^{\circ}41'03''$ East, 70.10 feet;
 14. South $49^{\circ}36'19''$ East, 87.28 feet;
 15. South $49^{\circ}24'47''$ East, 2177.98 feet;
 16. South $46^{\circ}45'17''$ East, 900.57 feet;
 17. South $41^{\circ}25'02''$ East, 792.09 feet;
 18. South $41^{\circ}49'13''$ East, 3186.89 feet, to a point on the Northeasterly right-of-way line of North Golden State Boulevard, said point being the most Southerly corner of Parcel D of Parcel Map No. 2000-13, recorded in Book 61, Page 23 of Parcel Maps, Fresno County Records; thence North $00^{\circ}43'47''$ East, along the East lines of said Parcel D, Parcels A, B and C of said Parcel Map No. 2000-13 and Lots 8 through 12 of Parcel Map No. 1487, recorded in Book 8, Pages 66 and 67 of Parcel Maps, Fresno County Records, a distance of 1099.09 feet, to the Southwest corner of Outlot "C" of Bullard Industrial Park, Recorded in Book 21, Page 92 of Plats, Fresno County Records; thence South $88^{\circ}40'26''$ East, along the South line of said Outlot "C", a distance of 648.17 feet, to a point on the South line of said Outlot "C"; thence South $45^{\circ}31'47''$

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East, along the Southwesterly lines of said Outlot "C", Lots 1, 2 and 11 of Tract No. 3429, recorded in Book 40, Pages 25 and 26 of Plats, Fresno County Records, and Lot 1 of Brawley Business Park-Phase 1, Tract No. 3304, recorded in Book 37, Pages 77 and 78 of Plats, Fresno County Records, a distance of 940.65 feet, to the Southeast corner of Lot 1 of said Brawley Business Park; thence North 89°32'25" East, along the South lines of said Lot 1 and Lot 2 of said Brawley Business Park and their Easterly production, a distance of 715.75 feet, to the East right-of-way line of North Brawley Avenue; thence South 00°36'09" East, along the East right-of-way line of North Brawley Avenue, a distance of 666.82 feet, to the Northwest corner of Parcel 1 of Parcel Map No. 2400, recorded in Book 15, Page 4 of Parcel Maps, Fresno County Records; thence South 89°53'26" East, along the North line of said Parcel 1, a distance of 1047.00 feet, to the Northeast corner of said Parcel 1; thence South 50°39'16" East, a distance of 143.53 feet; thence South 20°47'37" East, a distance of 249.80 feet; thence South 00°03'49" West, along the East line of said Parcel 1 and its Southerly production, a distance of 2415.47 feet, to the North right-of-way line of West Ashlan Avenue; thence, along the North right-of-way line of said West Ashlan Avenue the following eleven courses:

1. South 86°27'19" East, 113.22 feet;
2. North 63°26'06" East, 24.60 feet;
3. North 05°21'21" East, 32.14 feet;
4. North 90°00'00" East, 96.00 feet;
5. South 00°00'00" East, 8.00 feet;
6. along the arc of a curve concave Northeasterly with center point bearing North 80°09'44" East a distance of 27.99 feet, through a central angle of 87°10'41" an arc length of 42.59 feet;
7. North 77°47'34" East, 412.02 feet;
8. North 00°03'51" West, 35.69 feet;
9. North 89°47'51" East, 619.34 feet;
10. South 76°46'17" East, 112.35 feet;
11. North 89°55'24" East, 1277.63 feet, to the Northerly production of the West lines of Lots 1 through 10 of Tract No. 2063, Better Homes No. 7, recorded in Book 22, Page 77 of Plats, Fresno County Records, said point also being 119.00 feet West of the Westerly right-of-way line of North Feland Avenue; thence South 05°42'38" West, a distance of 90.45 feet, to the Northwest corner of Lot 1 of Tract No. 2063, Better Homes No. 7, recorded in Book 22, Page 77 of Plats, Fresno County Records; thence South 28°23'35" West, along the West line of said Lot 1, a distance of 42.06 feet; thence South 01°06'41" West, along the West lines of said Lots 1 through 10, a distance of 567.11 feet, to the Southwest corner of said Lot 10; thence South 83°17'25" East, along the South line of said Lot 10, a distance of 17.12 feet, to the Northwest corner of Lot 38 of Tract No. 2087, Better Homes No. 8, recorded in Book 22, Page 87 of Plats, Fresno County Records; thence South 00°45'46" West, along Lots 29 through 38 of said Tract No. 2087 and Parcel A of Parcel Map No. 72-70, recorded in Book 5, Page 25 of Parcel Maps, Fresno County Records, a distance of 1277.11 feet, to the Northeasterly right-of-way line of West Saginaw Way; thence, along the Northeasterly and East right-of-way line of said West Saginaw Way the following two courses:

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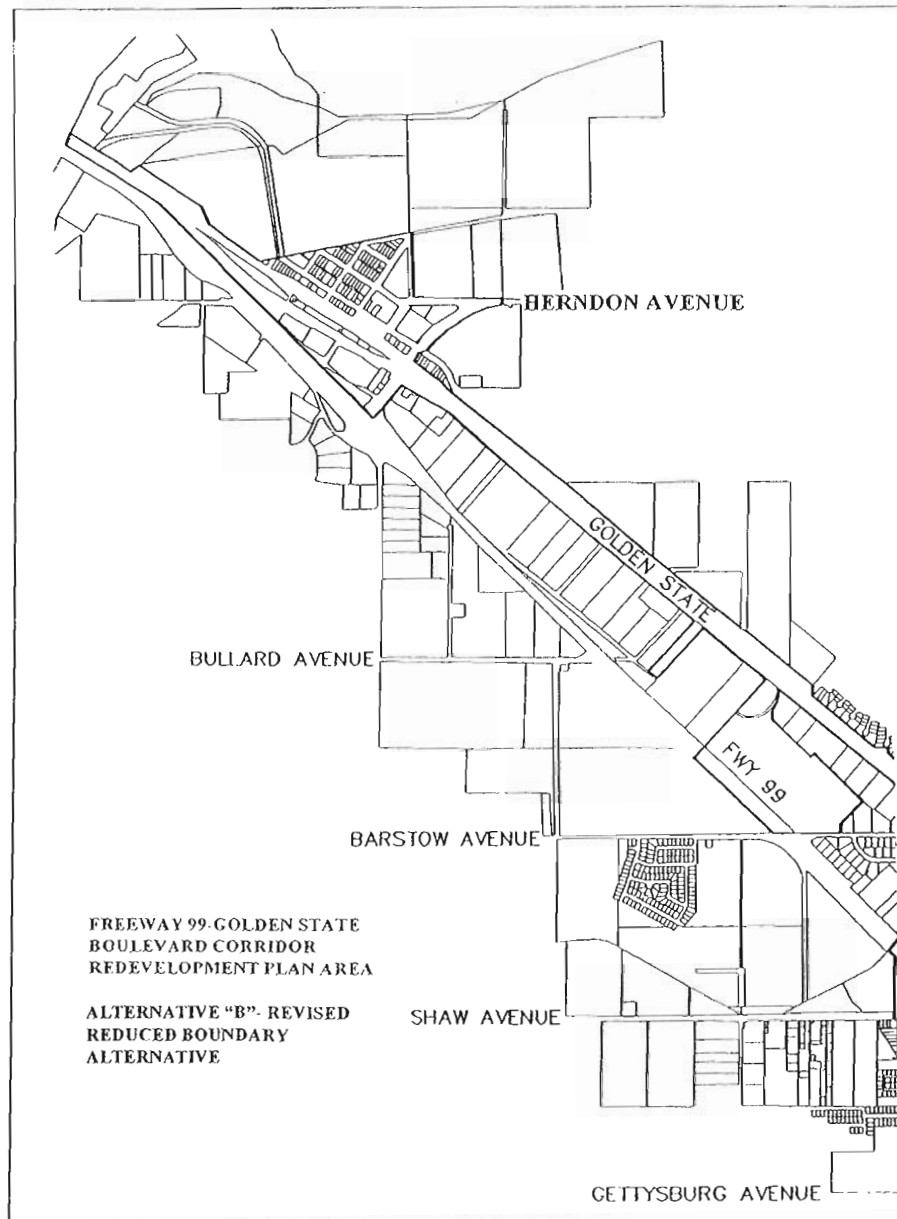
1. along the arc of a curve concave Southwesterly with center point bearing South $10^{\circ}06'20''$ West a distance of 43.26 feet, through a central angle of $69^{\circ}47'20''$ an arc length of 52.70 feet;
2. South $00^{\circ}05'38''$ East, 613.94 feet, to the North right-of-way line of said West Dakota Avenue; thence South $89^{\circ}43'42''$ East, along the North right-of-way line of said West Dakota Avenue a distance of 6412.98 feet, to the West right-of-way line of said North West Avenue; thence North $01^{\circ}25'23''$ East, along the West right-of-way line of said North West Avenue, a distance of 2611.16 feet, to the North right-of-way line of said West Ashlan Avenue; thence North $90^{\circ}00'00''$ East, along the North right-of-way line of said West Ashlan Avenue, a distance of 1732.67 feet, to the Northerly production of a line 293.00 feet East and parallel to the West line of Lot 9 of Perrin Colony No. 6, recorded in Book 01, Page 02 of Record of Surveys, Fresno County Records; thence South $00^{\circ}37'22''$ West, along a line parallel to and 293.00 feet East of the West line of said Lot 9, a distance of 1032.68 feet, to the Southwesterly line of said Herndon Canal; thence North $61^{\circ}23'00''$ West, along the Southwesterly line of said Herndon Canal, a distance of 412.62 feet, to the Northwest corner of Lot 33 of Park Lane Manor, Tract No. 1674, recorded in Book 20, Page 21 of Plats, Fresno County Records; thence South $03^{\circ}21'59''$ West, along the West line of said Lot 33, a distance of 255.44 feet, to the Southwest corner of said Lot 33; thence South $13^{\circ}06'10''$ East, a distance of 119.10 feet, to the Southwest corner of Lot 34 of said Park Lane Manor, said point being on the East right-of-way line of said North Teilman Avenue; thence South $02^{\circ}26'12''$ West, along the East line of said North Teilman Avenue, a distance of 752.68 feet, to the North right-of-way line of West Saginaw Way; thence North $89^{\circ}43'24''$ East, along the North right-of-way line of said West Saginaw Way, a distance of 1234.18 feet, to the West line of North Fruit Avenue; thence South $00^{\circ}06'16''$ West, along the West right-of-way line of said North Fruit Avenue, a distance of 738.48 feet to the TRUE POINT OF BEGINNING.

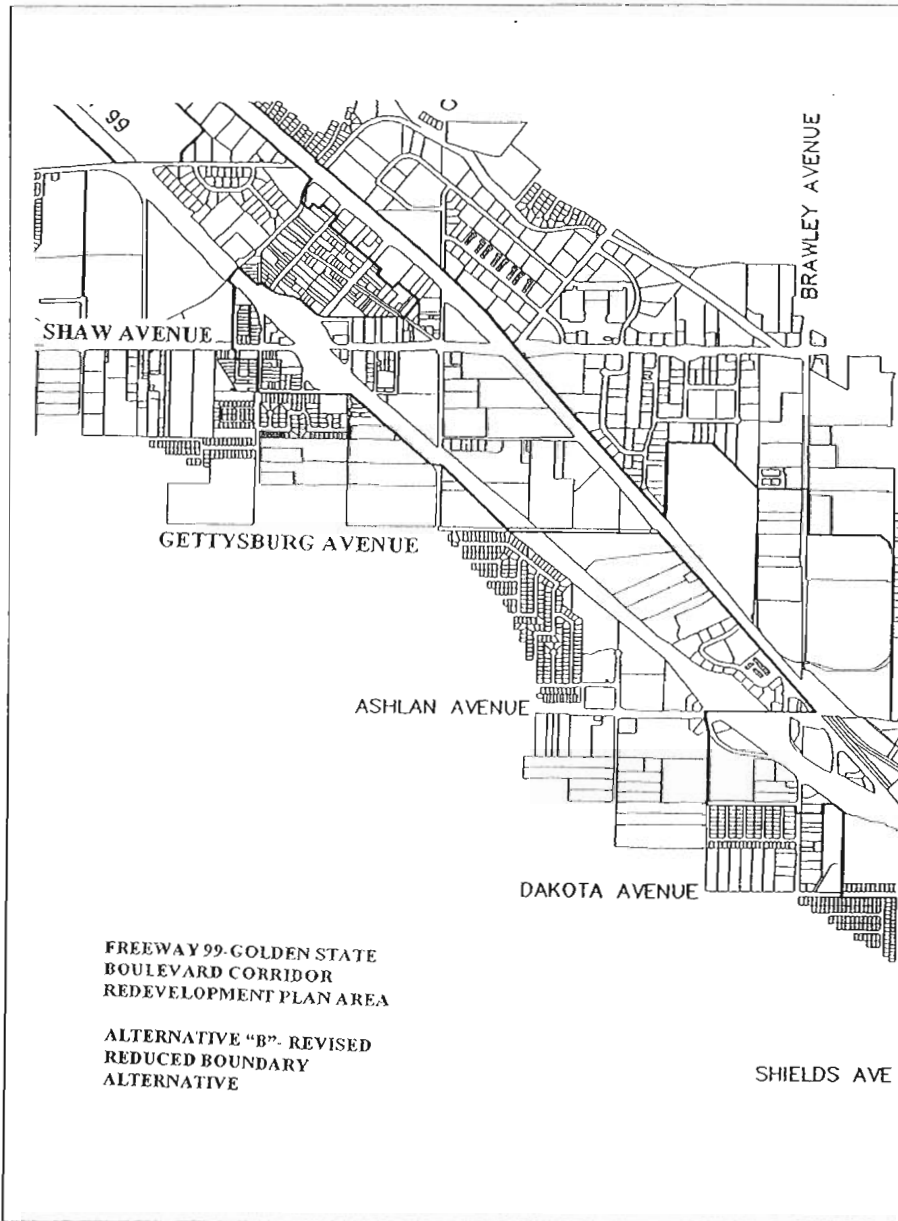
Containing an area of 2,790 Acres, more or less.

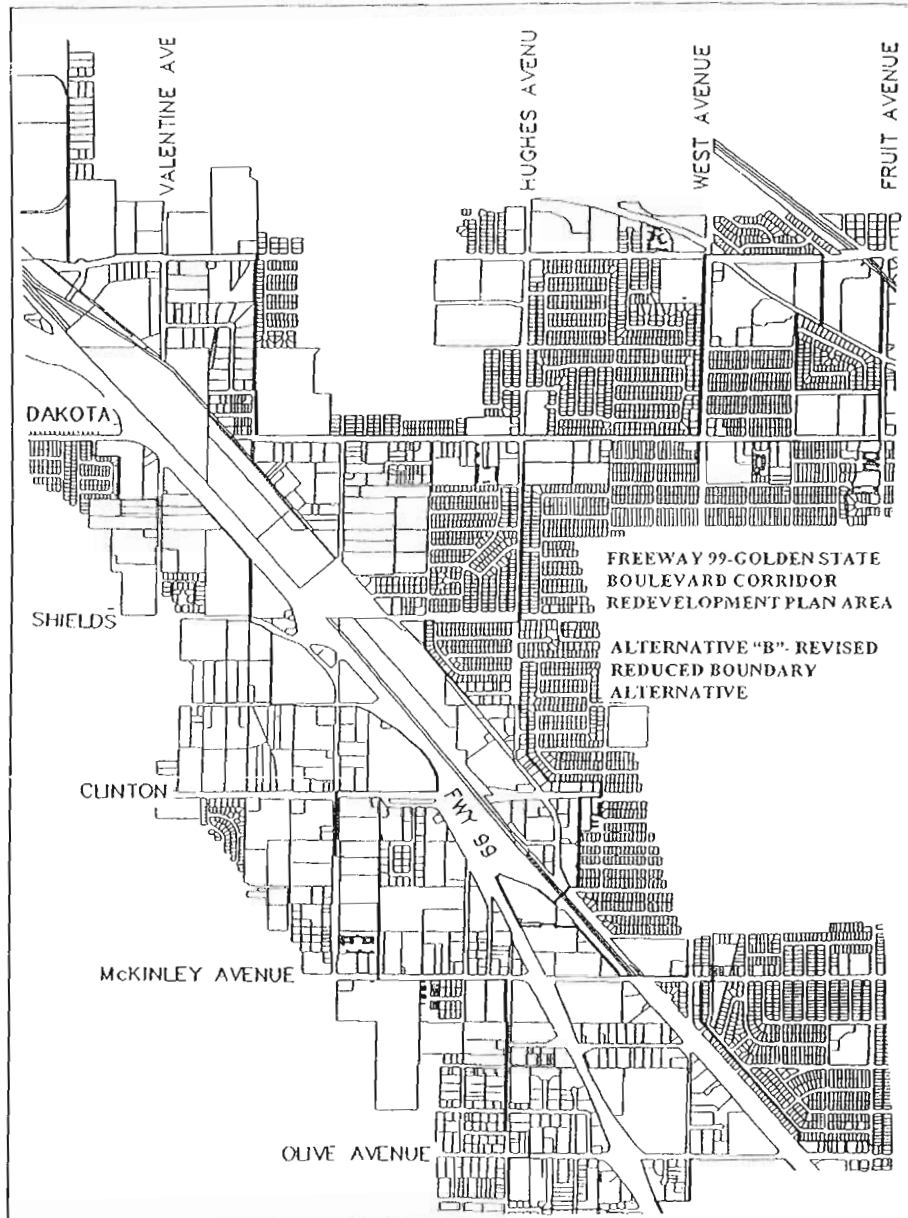
ATTACHMENT NO. 2

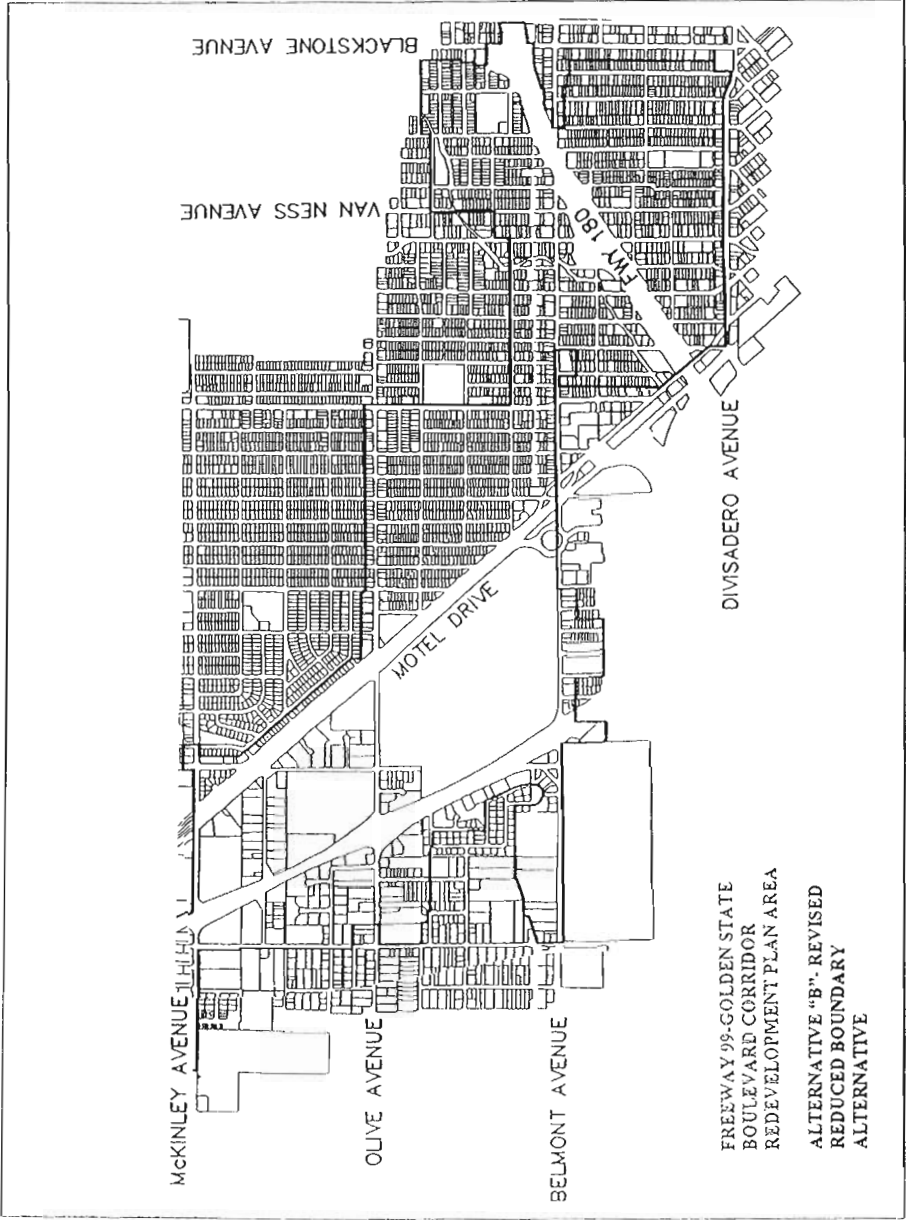
PROJECT AREA MAP

Freeway 99-Golden State Boulevard Corridor
Redevelopment Plan









ATTACHMENT NO. 3
REDEVELOPMENT LAND USE MAP

**ATTACHMENT NO. 3
REDEVELOPMENT LAND USE PLAN MAP**

THIS EXHIBIT IS CONTAINED WITHIN COUNCIL ORDINANCE NO. 2003-53, ADOPTING THE REDEVELOPMENT PLAN FOR THE FREEWAY 99 - GOLDEN STATE BOULEVARD CORRIDOR REDEVELOPMENT, AND IS ON FILE IN THE FOLLOWING LOCATIONS, AND MAY BE REVIEWED OR COPIES OBTAINED AT THE COST OF PRINTING, DURING REGULAR OFFICE HOURS:

**OFFICE OF THE FRESNO CITY CLERK
Fresno City Hall
2600 Fresno Street, Room 2133
Fresno, CA 93721-3603
Telephone: (559) 621-7650 FAX: (559) 488-1005**

or

**OFFICE OF THE REDEVELOPMENT AGENCY
2344 Tulare Street, Suite 200
Fresno, CA 93721
Telephone: (559) 498-1885 FAX: (559) 498-1870**

ATTACHMENT NO. 4

PROPOSED PUBLIC IMPROVEMENTS

The following public improvements are anticipated to be provided in the Project Area:

1. Street improvements, including but not limited to curbs, gutters, sidewalks, paving, landscaping and irrigation systems, turning lanes, median islands, parking, and street widening and extensions associated with plan implementation.
2. Sewer system improvements, including but not limited to sewer mains, service lines, manholes, and related temporary pavement and pavement restoration as required with plan implementation.
3. Water system improvements, including but not limited to water wells, fire hydrants, water and service lines, water mains, and bore and jack casings, wet ties, and related pavement restoration as required with plan implementation.
4. Storm drainage system improvements, including but not limited to outfalls and inlets, manholes, pipes, bore pipes, and related pavement restoration as required with plan implementation.
5. Traffic signal and safety lighting system improvements association with plan implementation.
6. Utility systems installations, relocations and/or undergrounding, including but not limited to telephone, electrical, gas, cable TV, fiberoptics, etc improvements.
7. Public parking lots and structures improvements as necessary to support plan implementation.
8. Railroad route and crossing safety improvements, including but not limited to closure, re-routing, grade crossings, or extension of spur lines.
9. Streetscape improvements of major streets, including but not limited to Herndon, Golden State Boulevard, Freeway 99, Shaw, Ashlan, Gettysburg, Shields, Dakota, Clinton, McKinley, Olive, and Belmont; entryway improvements at selected locations along designated major streets and freeways.
10. Building improvements, including but not limited to general service and/or administration offices for the United States Government, the State of California, the County of Fresno, or other regional or local agencies, including the City of Fresno.

ATTACHMENT "2" TO ATTACHMENT "E"

ALTERNATIVE BOUNDARY MAPS:

ALTERNATIVE "A" (ORIGINAL BOUNDARY)
ALTERNATIVE "B" (REDUCED BOUNDARY)
ALTERNATIVE "C" (FURTHER REDUCED BOUNDARY)

ATTACHMENT "2" TO ATTACHMENT "E"

ALTERNATIVE BOUNDARY MAPS:

**ALTERNATIVE "A" (ORIGINAL BOUNDARY)
ALTERNATIVE "B" (REDUCED BOUNDARY)
ALTERNATIVE "C" (FURTHER REDUCED BOUNDARY)**

**THESE EXHIBITS ARE CONTAINED WITHIN COUNCIL ORDINANCE
NO. 2003-53, ADOPTING THE REDEVELOPMENT PLAN FOR THE
FREEWAY 99 - GOLDEN STATE BOULEVARD CORRIDOR
REDEVELOPMENT, AND ARE ON FILE IN THE FOLLOWING
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