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ORDINANCE NO. 99-46

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, APPROVING
AND ADOPTING THE REDEVELOPMENT PLAN FOR THE CENTRAL CITY
COMMERCIAL REVITALIZATION REDEVELOPMENT PROJECT.

99-46 1

**ORDINANCE -B2 PROJECT AREA BOUNDARIES ALTERNATIVE B (SAGINAW),
WITHOUT MERGER, WITH CAP ON TAX INCREMENT**

**ORDINANCE OF THE COUNCIL OF THE CITY OF FRESNO
PROPOSED AND INITIATED BY _____**

MOVED BY Mathys SECONDED BY Steitz

**BILL NO. B-49
ORDINANCE NO. 99-46**

**AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
APPROVING AND ADOPTING THE REDEVELOPMENT PLAN
FOR THE CENTRAL CITY COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT**

WHEREAS, the Council of the City of Fresno (the "Council") has received the proposed Redevelopment Plan (the "Redevelopment Plan") for the Central City Commercial Revitalization 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 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, and a Supplemental Report to Council, on the Redevelopment Plan, from the Agency (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; (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

Adopted
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Efficient
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Area, which demonstrates the economic feasibility of redeveloping the Project Area; (7) a plan for relocating families and persons temporarily or permanently displaced from housing facilities 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) a summary of the Project Area Committee meetings on the Redevelopment Plan; (11) the Final Program Environmental Impact Report No. 98-01; (12) the report of the County of Fresno's (the "County") fiscal officer, (13) a neighborhood impact report; (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, June 16, 1999, the Planning Commission considered the Redevelopment Plan at a noticed Public Hearing, and has reported that the Redevelopment Plan is consistent with the General Plan of the City of Fresno, and has recommended approval of the Redevelopment Plan; and

WHEREAS, June 14, 1999, the Housing and Community Development Commission considered the Redevelopment Plan at a noticed meeting, and recommended approval of the Redevelopment Plan; and

WHEREAS, the Project Area Committee ("PAC") for the Project has submitted its report and recommendations concerning the Redevelopment Plan, and has recommended approval of the Redevelopment Plan; and

WHEREAS, the City of Fresno ("City") and the Agency, co-lead agencies, prepared and circulated a Draft Program Environmental Impact Report (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, and evaluates the environmental impacts of the Redevelopment Plan, and other redevelopment plans; 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. 98-01 (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, June 22, 1999, the Council and the Agency Board held 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

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 assesses whose property

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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, 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 PAC's Report and Recommendations, 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 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; and

WHEREAS, all actions required by law 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

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the Project Area, including, without limitation, small and irregular shaped lots, obsolete and aged building, 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 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 and 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 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, evidence, and testimony before it, and in the record, the Council finds and determines that:

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(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:

(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, buildings with poor or inadequate signage or fencing; buildings marked by graffiti, littered properties, and adjacent properties with incompatible uses; 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: (i) helping to eliminate and correct the blighting conditions; 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 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: (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 the General Plan of the City of Fresno ("General Plan") including, without limitation, the housing element, which substantially complies with state housing law. This finding is based upon the Planning Commission's finding that the Redevelopment Plan is consistent with the General Plan.

(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

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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.

(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 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 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 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) All noncontiguous areas included in the Project Area are either blighted or necessary for effective redevelopment, and are not included for obtaining the allocation of taxes from the area under Redevelopment Law Section 33670, without other substantial justification for their inclusion. This finding is based on the following facts, as more particularly set forth in the Agency's Report:

(i) Each noncontiguous area is predominantly urbanized;

(ii) Each noncontiguous area suffers from a combination of one or more physical and economic blighting conditions described in the Agency's report 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, buildings with poor or inadequate signage or fencing; buildings marked by graffiti, littered properties, and adjacent properties with incompatible uses; 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.


(iii) The combination of the conditions referred to in paragraph (ii) above is so prevalent and substantial in each noncontiguous area 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.

(k) 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 all 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: (i) because of the higher costs and significant risks associated with developing blighted areas, individual developers are unable or unwilling to invest without substantial public assistance; and (ii) funds of 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, 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 area stabilization. In addition, shorter time limitations would limit the revenue sources and financing capacity necessary to carry out proposed projects in the Project Area.

(o) The Plan limitation on total tax increments to be received by the Agency, if any, is reasonably related to the proposed projects proposed to be implemented in the Project Area, and to the Agency's ability to eliminate blight in the Project Area. This finding is based on the fact, more particularly set forth in the Agency's Report, that the limit, is consistent with the financial consultant's tax increment projections, recited in the Report to the City Council (Section V).

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. 99-195 and Agency Resolution No. 1545, adopted June 29, 1999, 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 Central City Commercial Revitalization Redevelopment Project," a copy of which is attached as

Attachment 1, is incorporated herein by this reference, and is designated as the official Redevelopment Plan for the Central City Commercial Revitalization Redevelopment Project.

SECTION 8. The 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 11, 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 a.m. on the thirty-first day after its final passage.

Attachment 1: Redevelopment Plan for the Central City Commercial Revitalization Redevelopment Project

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 19th day of JULY 1999, by the following vote.

AYES: Boyajian, Bredefeld, Mathys, Quintero, Ronquillo
NOES: Perea, Steitz
ABSENT: None
ABSTAIN: None

Mayor Approval: N/A _____, 1999

Mayor Approval/No Return: N/A _____, 1999

Mayor Veto: 7/27 _____, 1999

Council Override Vote: 8/24 _____, 1999

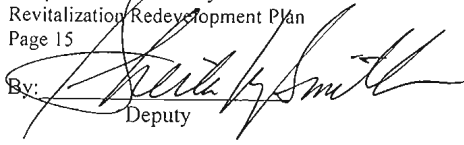
REBECCA E. KLISCH,
City Clerk

By: Rebecca E. Klisch

APPROVED AS TO FORM:
HILDA CANTÚ MONTÓY
City Attorney

Ordinance No. 7
Adoption of Central City Commercial
Revitalization Redevelopment Plan
Page 15

By:

A handwritten signature in black ink, appearing to read "Keith Smith", written over the word "Deputy".

Deputy

CC 99 RPLN ORD

**NOTICE OF ADOPTION OF REDEVELOPMENT PLAN FOR THE
CENTRAL CITY COMMERCIAL REVITALIZATION REDEVELOPMENT PROJECT**

NOTICE IS HEREBY GIVEN that the City Council of the City of Fresno adopted Ordinance No. 99-46, on July 19, 1999, and voted to override the Mayor's veto of the ordinance on August 24, 1999, approving and adopting the Redevelopment Plan for the Central City Commercial Revitalization Redevelopment Project. The Ordinance will become effective thirty-one days after the override vote.

A legal description of the boundaries of the Project Area is included as Attachment No. 1 to the Central City Commercial Revitalization Redevelopment Plan, said redevelopment plan being Attachment 1 to Ordinance No. 99-46 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: September 22, 1999


REBECCA E. KLISCH

City Clerk, City of Fresno

CLERK'S CERTIFICATION

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

On September 22nd 1999, before me, **Jocelyne Gueret**, 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:

Jocelyne Gueret
Deputy

Plan B-2 [Boundary Alternative B (Saginaw), with tax increment cap, without merger]

REDEVELOPMENT PLAN
FOR THE
CENTRAL CITY COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT

with
Boundary Alternative B

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ATTACHMENTS

Attachments No. 1	Legal Description of the Project Area Boundaries, Alternative B
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REDEVELOPMENT PLAN
FOR THE
CENTRAL CITY COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT

I. [§100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Central City Commercial Revitalization 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 the Proposed Public Improvements (Attachment No. 4). The Redevelopment Agency of the City of Fresno (the "Agency") has prepared this Plan under the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 through 34160), 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") by Resolution No. 84-470, on November 20, 1984.

This Plan is based on a Preliminary Plan approved by the Planning Commission of the City of Fresno (the "Planning Commission") by Resolution No. 11185, on October 21, 1998, with some boundary revisions.

This Plan gives the Agency 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 the Plan is long-term, the Agency needs flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities as presented for redevelopment. Therefore, this Plan does not contain a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of any part of the Project Area. The Plan does not contain specific proposals to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic

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framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed. This Plan provides tools to the Agency to fashion, develop, and act on specific 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 commercial/mixed use and industrial growth. The major goals of this Plan are as follows:

- A. To eliminate blighting influences and correct environmental deficiencies in the Project Area including, among others, unsafe and unhealthy buildings, small irregular-shaped lots, obsolete aged buildings, vacant buildings, vacant lots, depreciated property values, impaired investments, low lease rates, high crime rates, incompatible and uneconomic land uses, and inadequate or deteriorated public improvements, facilities, and utilities.
- B. To assemble land into parcels suitable for modern integrated development, with improved pedestrian and vehicular circulation.
- C. To replan, redesign, and develop undeveloped and underdeveloped areas which are stagnant or improperly utilized.
- D. To provide opportunities for owners and tenants to participate in revitalizing their properties.
- E. To strengthen commercial/mixed use, governmental and industrial functions in the Project Area.
- F. To strengthen the economic base of the Project Area and the community by installing needed site improvements to stimulate new commercial/mixed use, governmental, and industrial expansion, employment, and social and economic growth.
- G. To provide land adequate for parking and open spaces.
- H. To establish a positive visual image by implementing performance criteria to assure high site design standards, environmental quality, conserve historical buildings, compatibility with historical buildings, and other design elements which provide unity and integrity to the entire Project.

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- I. To expand, improve, and preserve the community's supply of housing available to persons and families with low and moderate-income.
 - J. To encourage active and continuous participation of Project Area occupants in formulating, refining, and implementing this Plan, to ensure that Plan proposals are beneficial to the people who live and work in the Project Area, and beneficial to the community overall.

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 1984 and contains the broad scale plans and policies and the overall framework for planning the Project Area. In 1987 the Plan was amended to provide for the placement of mid-rise and high-rise buildings along the Freeway 41 corridor, much of which lies within the Project Area.

B. Central Area Community Plan

The Central Area Community Plan ("Community Plan") adopted in July 1989, as amended, further refines the goals of the City's General Plan and serves as the land use concept and policy framework for part of the Project Area. The Community Plan calls for Commercial/Mixed Use land uses in this part of the Project Area.

C. Fresno High-Roeding Community Plan

Part of the Project Area lies within the Fresno-High Roeding Community Plan area. This Community Plan was adopted in December, 1977, and further refines the goals of the City's General Plan and serves as the land use concept and policy framework for part of the Project Area.

D. Bullard Community Plan

A small part of the Project Area lies within the Bullard Community Plan area. This plan was approved by City Council in January, 1989.

E. Hoover Community Plan

The Hoover Community Plan was approved by the City Council in July, 1980. Part of the Project Area is within this Community Plan area.

F. McLane Community Plan

This Community Plan applies to part of the Project Area. It was approved by the City Council in May, 1979.

G. Roosevelt Community Plan

This Community Plan was approved by the City Council in April, 1992, and applies to part of the Project Area.

H. Fulton/Lowell Specific Plan

Part of the Project Area is within the Fulton/Lowell Specific Plan area. This Plan was adopted in 1992 and provides a more detailed and precise planning strategy for the broad scale plan and policies of the City's General Plan, and the Central Area Community Plan.

I. Tower District Specific Plan

This Specific Plan was adopted in March, 1991, primarily to guide development in the Tower District. Part of the Project Area is within this Specific Plan.

J. Fresno Air Terminal Specific Plan

This 1987 Specific Plan, as amended, guides development in the Fresno Air Terminal Area and its environs. The purpose of this Specific Plan is the minimize noise exposure and limit urban encroachment around Fresno Air Terminal. Part of the Project Area is within this Specific Plan.

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II. [§200] DESCRIPTION OF PROJECT AREA

The Project Area boundaries are described in Attachment No. 1, the "Legal Description of the Project Area Boundaries," and are shown on Attachment No. 2, the "Project Area Map."

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. Acquiring certain real property and assembling adequate sites for developing and constructing commercial/mixed, industrial, and public facilities;
2. Demolishing or removing certain buildings and improvements;
3. Providing for participation by Project Area owners and tenants, and extending preferences to business occupants and other tenants wanting to remain or relocate in the redeveloped Project Area;
4. Managing any property acquired by and under the ownership and control of the Agency;
5. Providing relocation assistance to displaced Project occupants;
6. Installing, constructing, or reconstructing streets, utilities, and other public improvements and facilities;
7. Selling, leasing, or otherwise disposing of property for uses in accordance with this Plan;
8. Private and public redevelopment of property for uses permitted under this Plan; and
9. Rehabilitating structures and improvements, whether by present owners, their successors, or the Agency.

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

Consistent with the objectives of this Plan, in accordance with this Plan and the Agency-adopted participation rules for this Project Area, and subject to the Community Redevelopment Law, real property owners in the Project Area will be given a reasonable opportunity to participate in Project Area redevelopment.

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

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

Central City Revitalization RedevPlan

factors such as the following: (1) the elimination of some land uses, and the changing of others; (2) the construction, widening, or realignment of streets; (3) participants' ability to finance, acquire and develop or rehabilitate property in accordance with this Plan and with Agency-adopted development criteria; (4) the reduced number of individual parcels in the Project Area; (5) the construction or expansion of public facilities; and (6) the Agency's acquisition of any property under Section 309 of this Plan or any other provision, statute, or local code authorizing the Agency to acquire property.

3. [§305] Participation Agreements

The Agency may require, as a condition to participating in redevelopment, that each participant enter 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 the provisions of this Plan. Such agreements shall require participants who retain real property to join in recording any documents that may be necessary to make the provisions of this Plan specifically applicable to their properties. Whether or not a participant enters a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

If a participant does not rehabilitate, develop, use, and maintain its real property as provided in this Plan and a participation agreement, the Agency may acquire the real property or any interest therein. The Agency may then sell or lease the real property for rehabilitation or development in accordance with this Plan.

4. [§306] Conforming Owners

The Agency, at its sole discretion, may determine that certain real property meets the requirements of this Plan, and may permit the owner to remain as a conforming owner without a participation agreement with the Agency provided the owner continues to operate, use, and maintain the real property within the requirements of this Plan. However, the Agency may require the conforming owner to enter a participation agreement with the Agency if the owner wants to: (a) construct any additional substantial improvements on, or substantially alter or modify existing structures on, any real property the Agency previously determined to be conforming; or (b) acquire additional property in the Project Area.

C. [§307] Cooperation with Public Bodies

State law authorizes certain public bodies 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 public bodies and shall attempt to coordinate this Plan with the activities of public bodies to accomplish the purposes of redevelopment and the highest public good.

By law, the Agency may not acquire real property owned by public bodies without the consent of the public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if the public body is willing to enter a participation agreement with the Agency.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. As now or hereafter permitted by law, the Agency may assist, financially and otherwise, any public entity with the cost of public land, buildings, facilities, structures, or other improvements, in or outside the Project Area, when the public land or improvements will benefit the Project.

D. [§308] Property Acquisition

1. [§309] Real Property

Except as specifically exempted herein, the Agency may acquire, but is not obligated to do so, any real property in the Project Area by any means the law permits.

The Agency's use of eminent domain to acquire real property in the Project Area that it cannot acquire by gift, devise, exchange, purchase, or other lawful means is in the public interest and is necessary to eliminate the conditions requiring redevelopment, and necessary to execute this Plan. When the Agency cannot negotiate a purchase, the Agency, at its sole discretion, may acquire property by exercising its power of eminent domain. Any exercise of the eminent domain power must commence within 12 years from the date that the ordinance adopting this Plan becomes effective.

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

The Agency may not acquire real property owned by any public body unless the public body consents to the acquisition. The Agency may, however, acquire public property transferred to private ownership before redevelopment of the Project Area is

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completed.

2. [§310] Personal Property

Generally, the Agency shall not acquire personal property for Plan purposes. However, where necessary in executing this Plan, the Agency has the authority to acquire personal property in the Project Area by any lawful means including, without limitation, eminent domain.

E. [§311] Property Management

While the Agency owns property, if any, in the Project Area, it shall manage and control the property. The Agency may rent or lease the property pending its disposition for redevelopment, and the rental or lease shall be in accordance with any policies the Agency may adopt.

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

Section 33607.5 of the Community Redevelopment Law requires the Agency to and the Agency shall make payments to affected taxing entities to alleviate the financial burden and detriment that the affected taxing entities may incur because 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

To the extent required by law, the Agency shall assist all persons, business concerns, and others displaced by the Project (collectively hereafter called "displaced persons") in finding other locations and facilities. To carry out the Project, with a minimum of hardship to displaced persons, the Agency shall assist the persons 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 persons displaced from residential occupancy.

2. [§315] Relocation Payments

The Agency, to the extent required by law, shall make relocation payments to displaced persons for moving expenses and direct losses of personal property, and additional relocation payments as the law may require. Relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Title 1, Division 7, Chapter 16, beginning with Section 7260) and Agency rules and regulations adopted in accordance therewith. The Agency may make other payments as appropriate and for which funds are available.

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

1. [§317] Demolition and Clearance

The Agency may 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 may prepare any real property it owns as building sites. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, playgrounds, and other public improvements necessary to carry out this Plan. The Agency has authority to construct foundations, platforms, and other structural forms necessary for providing or utilizing air rights sites for buildings to be used for, commercial/mixed, industrial and public uses provided for in this Plan.

Before the Agency develops 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, it must obtain the consent of the City Council.

I. [§319] Property Disposition and Development

1. [§320] Real Property Disposition and Development

a. [§321] General

To carry out this Plan, the Agency has authority to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency

has authority to dispose of real property by negotiated lease, sale, or transfer without public bidding. If the Agency acquires any property for rehabilitation and resale, it shall offer the property for resale within one year after completing the rehabilitation or complete an annual report concerning such property and publish it as required by law.

The Agency has authority to convey any real property it acquires to the City, without charge and, where beneficial to the Project Area, may convey any real property it acquires to any public body without charge. It will sell or lease all real property it acquires, in the Project Area, to public or private persons or entities for development for the uses permitted in this Plan.

All purchasers or lessees who acquire property 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 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 ensure that works of redevelopment are carried out in accordance with this Plan and for its purposes, all real property which the Agency sells, leases, or conveys, and all property which is subject to participation agreements, shall be subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as 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 reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, and as the Agency may determine, the documents, or portions thereof, shall be recorded in the Official Records of Fresno County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based on 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 deeds, leases, or

contracts for the sale, lease, sublease, or other transfer of any land in the Project Area shall contain the nondiscrimination clauses prescribed in Section 33436 of the Community Redevelopment Law, or such nondiscrimination and nonsegregation clauses as required by law.

c. [§323] Development by the Agency

As the law now or hereafter permits, the Agency may pay for, develop, or construct any publicly-owned building, facility, structure, or other improvement, in or outside the Project Area, for itself or for any public body or entity, when the improvements will benefit the Project Area. Specifically, the Agency may pay for, install, or construct the buildings, facilities, structures, and other improvements identified in Attachment No. 4, and may acquire, or pay for, the land required therefor.

In addition, the Agency may install and construct, or to cause to be installed and constructed, public improvements and utilities including, without limitation, the following, in or outside the Project Area, for itself or for any public body or entity, for the benefit of the Project Area: (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 contracts, leases, and agreements with the City or any other public body or entity pursuant to this Section 323. The Agency's obligation under the contract, lease, or agreement shall constitute an Agency indebtedness 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 development plans (whether public or private) shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to City design review standards.

2. [§325] Personal Property Disposition

For the purposes of this Plan, the Agency has the authority to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which it acquires.

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

1. [§327] Rehabilitation and Conservation

The Agency has the authority to rehabilitate and conserve, any building or structure it owns in the Project Area. The Agency will advise, encourage, and assist in the rehabilitation and conservation of all other property in the Project Area. The Agency has the authority to acquire, restore, rehabilitate, move, and conserve building or structures of historic or architectural significance.

2. [§328] Moving of Structures

As necessary in carrying out this Plan, the Agency has the authority to move or cause to be moved, any standard structure or building, that can be rehabilitated, to a location in 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, within four years of such destruction or removal, shall rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs in the Project Area or in the territorial jurisdiction of the Agency in accordance with Sections 33413 and 33413.5 of the 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 in 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

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Pursuant to Section 33334.2 of the Community Redevelopment Law, the Agency shall use not less than 20 percent of all taxes, allocated to it under Section 33670 of the Community Redevelopment Law and Section 502 of this Plan, for increasing, improving, and preserving 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 that section 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 requirements in Section 331, above. It may use these funds inside or outside the Project Area. The Agency may use funds outside the Project Area, however, 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 "Central City Commercial Revitalization Redevelopment Land Use Map" (Attachment No. 3) ("Redevelopment Land Use Map") illustrates the Project Area boundaries, major streets in the Project Area, and the proposed land uses to be permitted in the Project for all land, public, semi-public and private.

B. [§402] Designated Land Uses

1. [§403] Commercial Uses

a. Commercial/Mixed Uses

The areas shown on the Redevelopment Land Use Map for commercial/mixed uses shall be used for the permitted residential, commercial, industrial and public uses set forth and described in the City General Plan.

b. General-Heavy Commercial Uses

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The areas shown on the Redevelopment Land Use Map for General-Heavy Commercial Uses shall be used for the commercial uses set forth and described in the City General Plan.

c. Community Commercial Uses

The areas shown on the Redevelopment Land Use Map for Community Commercial Uses shall be used for the commercial uses set forth and described in the City General Plan.

d. Neighborhood Commercial Uses

The areas shown on the Redevelopment Land Use Map for Neighborhood Commercial Uses shall be used for the commercial uses set forth and described in the City General Plan.

e. Limited Neighborhood Commercial Uses

The areas shown on the Redevelopment Land Use Map for Limited Neighborhood Commercial Uses shall be used for the commercial uses set forth and described in the City General Plan.

f. Regional Commercial Uses

The areas shown on the Redevelopment Land Use Map for Regional Commercial Uses shall be used for the commercial uses set forth and described in the City General Plan.

g. Professional Services

The areas shown on the Redevelopment Land Use Map for Professional Services shall be used for the professional services uses set forth and described in the City General Plan.

2. [\$404] Industrial Uses

The areas shown on the Redevelopment Land Use Map for industrial uses shall be used for the industrial uses set forth and described in the City General Plan.

1. [\$405] Residential Uses

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a. Medium Density

The areas shown on the Redevelopment Land Use Map for Medium Density Residential Uses shall be use for the residential uses set forth and described in the City's General Plan.

b. Medium High Density

The areas shown on the Redevelopment Land Use Map for Medium High Density Residential Uses shall be use for the residential uses set forth and described in the City's General Plan.

4. [\$406] Public Uses

The areas shown on the Redevelopment Land Use Map for public uses shall be used for the permitted public uses including, without limitation, government facilities, park, open space and parking uses, set forth and described in the City General Plan.

C. [\$407] Other Land Uses

1. [\$408] Public Rights-of-Way

The public rights-of-way in the Project Area are shown on the Redevelopment Land Use Map.

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.

2. [\$409] Other Public, Semi-Public, Institutional, and Nonprofit Uses

In any area shown on the Redevelopment Land Use Map, the Agency has the authority 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, to the extent possible, shall conform to the applicable use provisions of this Plan and to the Land Use Element of the General Plan. The Agency may impose other reasonable requirements and/or restrictions as necessary to protect the development and use of the

Project Area.

3. [§410] Nonconforming Uses

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

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where the improvements are in a part of the Project where, in the Agency's determination, the improvements will be compatible with surrounding Project uses and development.

D. [§411] 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 that this Plan is adopted, except in conformance with the provisions of this Plan.

1. [§412] Construction

All construction in the Project Area shall comply with the controls and requirements of this Plan, and with all applicable state and local laws and codes including, without limitation, any specific or 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, the Agency may adopt additional specific performance and development standards to control and direct redevelopment activities in the Project Area.

2. [§413] Rehabilitation and Retention of Properties

Any existing structure, that the Agency approves for retention and rehabilitation, shall be repaired, altered, reconstructed, or rehabilitated so that it is safe and sound in all physical respects, attractive, and not detrimental to the surrounding uses.

3. [§414] 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. [§415] 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. [§416] 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 applicable federal, state, and local statutes, ordinances, and regulations.

6. [§417] Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings, and all other outdoor areas that, consistent with the City's General Plan, are not permitted to be covered by buildings. 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 consistent with the City's General Plan.

7. [§418] Signs

All signs shall conform to the City's General Plan, any City sign ordinances, and other requirements as existing or are hereafter amended. Before installation, the design of proposed new signs shall be submitted to the Agency and/or the City, for approval as provided in this Plan.

8. [§419] Utilities

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

9. [§420] Incompatible Uses

No use or structure which, due to appearance, traffic, smoke, glare,

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noise, odor, or similar factors, the Agency determines will be incompatible with the surrounding areas or structures, shall be permitted.

10. [§421] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based on 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. [§422] 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. [§423] Minor Variations

Under exceptional circumstances, the Executive Director of the Agency may permit a minor variation from the limits, restrictions, and controls established by this Plan. To permit such variation, the Executive Director of the Agency must first find 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. Exceptional circumstances or conditions, applicable to the property or to the intended development of the property, exist 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.

The Executive Director shall not grant any variation 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 Executive Director of the Agency shall impose such

conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Executive Director of the Agency hereunder shall not supersede any other approval required under applicable City codes and ordinances.

Within 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 further appeal to a decision of the Executive Director of the Agency shall be pursuant to the procedures in the City's Municipal Code.

E. [§424] Design for Development

Within the limits, restrictions, and controls established in this Plan, the Agency may 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.

No new improvement may be constructed, and no existing improvement may be substantially modified, altered, repaired, or rehabilitated, except in accordance with this Plan and any such controls. New improvements or modifications to property that is the subject of a disposition and development or participation agreement with the Agency, and any other property, in the Agency's discretion, shall also be subject to the architectural, landscape, and site plans submitted to and approved in writing by the Agency. One objective of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans will consider good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency will not approve any plans that do not comply with this Plan.

In addition, as specified in Section 411 of this Plan, new improvements will comply with applicable state and local laws and codes including, without limitation, specific and community plans.

F. [§425] Building Permits

No permit will be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date this Plan is adopted until the Agency has approved the permit application as consistent with this Plan and the permit is processed as consistent with all City requirements including, without limitation, specific and community plans.

The Agency may 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 will be issued only after the applicant 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 may 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 may obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The Agency may pay principal and interest on such advances, funds, and indebtedness from tax increments or any other funds available to the Agency. The City may provide advances and loans for survey and planning, and for operating capital for nominal administration of this Project 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 on taxable property in 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:

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1. That portion of the taxes which would be produced by the rate on which the tax is levied each year by or for each of the taxing agencies on the total sum of the assessed value of the taxable property in the Project as shown on the assessment roll used in connection with the taxation of that property by such taxing agency, last equalized before the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of the ordinance but to which that territory is annexed or otherwise included after that effective date, the assessment roll of the County of Fresno, last equalized on the effective date of the ordinance, shall be used in determining the assessed valuation of the taxable property in the Project on the effective date); and
2. Except as provided in subdivision 3, below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, 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 subparagraph 1, above, all of the taxes levied and collected on the taxable property in the Project shall be paid to the respective taxing agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes on 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 subparagraph 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

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when collected shall be paid into, the fund of that taxing agency.

The portion of taxes described in subparagraph 2, above, is irrevocably pledged for paying the principal of, and interest on, the moneys advanced to, loans made to, or any indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance the Project, in whole or in part. The Agency may pledge the taxes described in subparagraph 2, above, for specific advances, loans, and indebtedness as appropriate in carrying out the Project.

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in subparagraph 2, above, which can be outstanding at one time shall not exceed \$38,000,000.

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project with tax increments beyond 20 years from the date this Plan is adopted. Loans, advances, or indebtedness may be repaid from tax increments over a period beyond the 20 years. This time limit shall not prevent the Agency from incurring debt payable from the Low and Moderate Income Housing Fund or establishing more debt 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 must 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 45 years from the date this Plan is adopted.

C. [\$503] Bonds, Loans and Grants

The Agency may issue bonds from time to time, when it deems it appropriate to do so, 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 neither a debt of the City nor the state, nor of any of their political subdivisions. The bonds or obligations shall not 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.

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. The City shall take all actions necessary to ensure the continued fulfillment Plan purposes and to prevent the recurrence or spread conditions causing blight in the area. Actions by the City shall include, without limitation, the following:

- A. Instituting and completing 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. However, nothing in this Plan may be construed to require the cost of abandonment, removal, and relocation to be borne by others than those legally required to bear such cost.
- B. Providing advances, loans, or grants to the Agency or for expending funds for projects implementing this Plan, as the City deems appropriate and to the extent funds are available therefor.
- C. Instituting and completing proceedings necessary for changes and improvements in private and publicly owned public utilities in or affecting the Project Area.
- D. Revising zoning (if necessary) to permit the land uses and development authorized by this Plan.
- E. Imposing wherever necessary (by conditional use permits or other means) appropriate controls, within the limits of this Plan, on parcels in the Project Area to ensure their proper development and use.
- F. Providing for the City's administrative enforcement of this Plan after development. The City and the Agency shall develop, and provide for enforcement of, a program for continued owner maintenance of all real property, both public and private, in the Project Area.

- G. Preserving historical sites.
- H. Performing 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 that permits the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- I. Undertaking and completing any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute the City's commitment for any financial outlays unless the City specifically agrees to and authorizes any financial outlay.

VII. [§700] ENFORCEMENT

The Agency and/or the City will administer and enforce this Plan including, without limitation, preparing and executing any documents to implement this Plan.

This Plan or other documents entered in accordance with this Plan may also be enforced by court litigation instituted by either the Agency or the City. Remedies may include, without limitation, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the Plan purposes. In addition, property owners in the Project Area may enforce any recorded provisions which are expressly for the benefit of the property owners.

VIII. [§800] DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 30 years after the date the City Council adopts this Plan. 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. In that event, this Plan shall continue in effect to the extent necessary to permit the full repayment of the bonds or other obligations. After this Plan terminates, the Agency shall have no authority to act under 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 that case, the Agency shall retain its authority to

implement requirements under Section 33413 of the Community Redevelopment Law including, without limitation, its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete its housing obligations as soon as reasonably possible.

IX. [§900] PROCEDURE FOR AMENDMENT

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

X. [§1000] LIMIT ON TAX INCREMENT

The allocation to the Agency of taxes described in §502, subparagraph 2, above, after deducting the statutory pass through payments to all taxing agencies, and after deducting any statutory administrative fee to the County of Fresno, shall not exceed \$54,000,000.

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARY
ALTERNATIVE B

The legal description of the Central City Commercial Revitalization Redevelopment Project is also on file in the office of the Redevelopment Agency, 2344 Tulare Street, Ste.200

BOUNDARY ALTERNATIVE B

LEGAL DESCRIPTION
CENTRAL CITY COMMERCIAL
REVITALIZATION REDEVELOPMENT PROJECT

Revised February 17. April 21. 1999 and June 11. 1999

SUB AREA A

That portion of Sections 3, 4, 9, 10, 15, 21, 22 and 23 in Township 13 South, Range 20 East, Mount Diablo Base and Meridian, described as follows:

Beginning at the intersection of the Southwest corner of Lot 21 Tract No. 1707, as filed in Volume 19, page 74 of Plats, Fresno County Records with the westerly boundary of the Freeway 41 right of way; thence Southerly, along said westerly boundary of the Freeway 41 right of way to the intersection with a line parallel with and 40.00 feet South of the North line of the Southwest Quarter of said Section 22; thence Westerly, along a line parallel with and 40.00 feet South of the Southwest Quarter of said Section 22, also being along a portion of the South line of the East Dakota Avenue right of way to the Northwest corner of Lot 1 of Block 12 of Manchester Park, recorded in Volume 15, page 90 of Plats, Fresno County Records; thence Southerly, along the West line of Lots 1 through 8, inclusive, of Block 12 of said Manchester Park, to the Southwest corner of Lot 8 of said Manchester Park; thence Easterly, along the South line of Lot 8 of said Manchester Park and its Easterly production, said last said South line also being the North line of the East Garland Avenue right of way, to the intersection with the West line of Block 13 of said Manchester Park; thence Southerly, along the West line of said Block 13, said West line of said Block 13 also being the East line of the North Abby Street right of way, to the beginning of a 15 foot radius curve on the Southwest corner of said Block 13; thence Southeasterly, along last said curve, to the end of last said curve at the Southwest corner of said Block 13; thence Easterly, along the South line of last said Lot 17, also being along the North line of the East Fedora Avenue right of way to the intersection with the Northerly production of the West line of Lot 10 in Block 11 of said Manchester Park; thence Southerly, along the West line of Lots 10 through 14, inclusive, of said Block 11 and its Southerly production, to the intersection with the Westerly production of the South line of Parcels A and B of Parcel Map No. 84-70, recorded in Book 43, page 71 of Parcel Maps; thence Easterly, along the South line of said Parcels A and B and the Westerly and Easterly productions of said South line of said Parcels A and B, to the intersection with the Westerly boundary of the Freeway 41 right of way; thence Southerly, along the Westerly boundary of the Freeway 41 right of way, to a point on a line parallel with and 109.00 feet North of the South line of said Section 22, said point also being on the North line of the East Shields Avenue right of way and 149.06 feet West of the Southeast corner of Block 4 of said Manchester Park; thence Southerly, perpendicular to the South line of said Section 22, to the intersection with the Northerly boundary of Parcel B of Parcel Map No. 88-41, recorded in Book 50, pages 66 and 67 of Parcel Maps, Fresno County Records; thence Southeasterly, along the Northerly boundary of said Parcel B, to the most Easterly Northeast corner of said Parcel B; thence Southerly along the East line of said Parcel B to the Southeast corner of said Parcel B; thence Westerly along the South line of Parcels B and A of said Parcel Map No. 88-41 to the intersection with the Northerly production of the West line of Blackstone Avenue Tract No. 3, recorded in Volume 14, page 98 of Plats, Fresno County Records; thence Southerly, along the West line of said Blackstone Avenue Tract No. 3 and its Northerly production, said West line of said Blackstone Avenue Tract No. 3 also being the centerline of North Effie Avenue, to the intersection with the Easterly production of the South line of Parcel B of Parcel Map No. 68-03, recorded in Book 3, page 25 of Parcel Maps; thence Westerly, along the South line of Parcel B of said Parcel Map No. 68-03 and its Easterly production, to the intersection with the Northerly production of the East line of Lot 10 in Block 1 of Blackstone Avenue Tract No. 1, recorded in Volume 10, page 51 of Plats, Fresno County Records; thence Southerly, along the East line of Lot 10 in Block 1 of said Blackstone

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Avenue Tract No. 1 and its Northerly and Southerly productions to the Northeast corner of Lot 37 in Block 1 of said Blackstone Avenue Tract No. 1; thence Westerly, along the North line of Lots 31 through 37, inclusive, in Block 1 of said Blackstone Avenue Tract No. 1, to the Northeast corner of the West 15.00 feet of last said Lot 31; thence Southerly, along the East line of the West 15.00 feet of last said Lot 31 and its Southerly production, to the intersection with the North line of Block 4 of said Blackstone Avenue Tract No. 1; thence Westerly, along the North line of last said Block 4, also being along the South line of the East Cornell Avenue right of way, to the Northwest corner of Lot 18 of last said Block 4; thence Southerly, along the West line of last said Lot 18, to the Southwest corner of last said Lot 18; thence Easterly, along the South line of Lots 15 through 18, inclusive, of last said Block 4, to the intersection with the Northerly production of the East line of Parcel Map No. 78-24, recorded in Book 29, page 49 of Parcel Maps, Fresno County Records; thence Southerly, along the East line of said Parcel Map No. 78-24 and its Northerly and Southerly productions, to the intersection with the North line of Block 5 of said Blackstone Avenue Tract No. 1; thence Westerly, along the North line of last said Block No. 5, also being along the South line of the East Michigan Avenue right of way, to the Northeast corner of Lot 16 of last said Block 5; thence Southerly, along the East line of last said Lot 16 and its Southerly production to the South line of the 16 foot wide alley in said Block 5; thence Westerly, along the South line of the 16 foot wide alley in said Block 5, to the Northeast corner of lot 31 of said Block 5; thence Southerly, along the East line of last said lot 31 to the Southeast corner of last said Lot 31; thence Easterly, along the South line of said Block 5, also being along the North line of the East Princeton Avenue right of way, to the Northerly production of the East line of Lot 18 of Princeton Heights, recorded in Volume 12, page 7 of Plats, Fresno County Records; thence Southerly, along the East lines of Lots 18 and 23 of said Princeton Heights and the Northerly and Southerly productions of last said East lines, to the Southeast corner of last said Lot 23; thence Easterly, along the South line of Lot 24 of said Princeton Heights, also being along the North line of the East Brown Avenue right of way to the intersection with the Northerly production of the West line of Lot 16 of Routt Tract No. 2, recorded in Volume 12, page 62 of Plats, Fresno County Records; thence Southerly, along the West lines of Lot 16 and 19 of said Routt Tract No. 2 and the Northerly and Southerly productions of last said West lines to the Southwest corner of last said Lot 19, last said Southwest corner also being a point on the North line of the East Harvard Avenue right of way; thence Southerly to the Northeast corner of Lot 51 of said Routt Tract No. 2; thence Southerly, along the East line of Lot 51 of said Routt Tract and its Southerly production, to the South line of the 20 foot wide alley adjacent to the South line of last said Lot 51; thence Easterly along last said South line of the 20 foot wide alley, to the Northeast corner of Lot 53 of said Routt Tract; thence Southerly along the East line of Lot 53 of said Routt Tract and its Southerly production to the intersection with the North line of Lot 18 of Stadium Heights, recorded in Volume 11, page 92 of Plats, Fresno County Records; thence Westerly, along the North line of Lots 18, 19 and 20 of said Stadium Heights, also being along the South line of the East Terrace Avenue right of way, to the Northwest corner of Lot 20 of said Stadium Heights; thence Southerly, along the West line of last said Lot 20, to the Southwest corner of last said Lot 20; thence Easterly, along the North line of the 16 foot wide alley, adjacent to the South line of last said Lot 20, to the intersection with the Northerly production of the East line of Lot 27 of said Stadium Heights; thence Southerly, along the easterly line of last said Lot 27 and its Northerly production to the Southeast corner of last said Lot 27; thence easterly, along the South line of Lot 28 of said Stadium Heights, also being along the North line of the East Clinton Avenue right of way, to the intersection with the Northerly production of the East line of Lot 2 in Block 1 of Stadium Tract, recorded in Volume 11, page 43 of Plats, Fresno County Records; thence Southerly, along the East line of Lot 2 in Block 1 of said Stadium Heights and its Northerly and Southerly productions, to the intersection with the South line of the 16 foot wide alley adjacent to the South line of last said Lot 2; thence Westerly, along the South line of last said Lot 16 foot wide alley to the Northeast corner of the West Half of Lot 9 in Block 1 of said Stadium Tract; thence Southerly, along the East line of the West Half of Lot 9 in Block 1 of said Stadium Tract and its Southerly production, to the North line of Lot 2 in Block 4 of said Stadium Tract; thence Westerly, along the North line of lot 2 in Block 4 of said Stadium Tract, also being along the South line of the East Vassar Avenue right of way, to the Northwest corner of the last said Lot 2; thence Southerly, along the West lines of Lots 2 and 9 in last said Block 4 and the Northerly and Southerly productions of last said West lines, to the Southwest corner of Lot 9 of said Stadium Tract, last said Southwest corner being a point on the North line of the East Yale Avenue right of way; thence Southerly to the Northwest corner of Lot

2 in Block 5 of said Stadium Tract; thence Southerly, along the West lines of Lots 2 and 9 in Block 5 of said Stadium Tract and the Northerly and Southerly productions of last said West lines to the Southwest corner of last said Lot 9; thence Easterly, along the South lines of Blocks 5 and 6 of said Stadium Tract and the Easterly and Westerly productions of last said South lines, also being along the North line of the East Cambridge Avenue right of way, to the East line of said Stadium Tract; thence Southerly, along the East line of said Stadium Tract, also being along the centerline of North Clark Street right of way, to the Southeast corner of Stadium Tract, said Southeast corner also being the Northeast corner of Lot 13 of Gould Ranch, recorded in Volume 2, page 21 of Plats, Fresno County Records; thence Southerly, along the East line of Lot 13 of said Gould Ranch, also being along the centerline of the North Clark Street right of way, to the intersection with the Westerly productions of the South line of Lot 38 of Gould Heights, recorded in Volume 13, page 9 of Plats, Fresno County Records; thence Easterly, along the South line of Lots 29 through 38, inclusive, of said Gould Heights and the Westerly production of last said South line to the Southeast corner of Lot 29 of said Gould Heights, last said Southeast corner also being a point on the West line of the North Thesta Avenue right of way; thence Easterly to the Southwest corner of Lot 59 of Gould Heights No. 2, recorded in Volume 14, page 30 of Plats, Fresno County Records; thence Easterly, along the South line of Lots 59 through 68, inclusive, of said Gould Heights No. 2, to the Southeast corner of Lot 68 of said Gould Heights No. 2, thence Northerly, along the East line of last said Lot 68 and its Northerly production, also being along the West line of the North Fresno Street right of way, to the intersection with the Westerly production of the South line of Lot 51 of Wilshire Gardens, recorded in Volume 12, page 82 of Plats, Fresno County Records; thence Easterly, along the South line of Lot 51 of said Wilshire Gardens and the Westerly and Easterly production of last said Lot 51, last said South line also being the North line of East Peralta Way right of way to the intersection with the Northerly production of the East line of Lot 69 of said Wilshire Gardens; thence Southerly, along the East line of last said Lot 69 and its Northerly production, to the Southeast corner of said Lot 69; thence Easterly, along the South line of lots 61 through 68, inclusive, of Wilshire Gardens and the Easterly production of last said South line to the intersection with the East boundary of the Freeway 41 South bound off ramp right of way at East McKinley Avenue; thence Northerly and Northeasterly, along last said East boundary, to the Southwesterly boundary of the Freeway 41 right of way; thence Southeasterly, along last said Southwesterly boundary, to the intersection with the North line of Lot 6 of Salinger Tract, recorded in Volume 2, page 13 of Plats, Fresno County Records; thence Westerly, along the North line of Lot 6 of said Salinger Tract, also being along a line within the South Half of the East McKinley Avenue right of way, to a point 940.00 feet West of the Northeast corner of last said Lot 6; thence Southerly, perpendicular to the North line of last said Lot 6, to the intersection with the centerline of Mill Ditch; thence Southwesterly, along the centerline of Mill Ditch, to the intersection with the West line of Lot 6 of said Salinger Tract; thence Southwesterly, to the intersection of the South line of Lot 1 of North Villa Tract, recorded in Volume 2, page 46 of Plats, Fresno County Records, and a line parallel with and 10.00 feet West of the East line of Lot 1 of said North Villa Tract, last said parallel line also being the West line of the North Fresno Street right of way; thence Westerly, along the South line of last said Lot 1, to the intersection with the Northerly line of the Dry Creek Canal right of way; thence Westerly and Southerly, along the Northerly and Westerly lines of the Dry Creek Canal right of way, to the intersection with the East line of Lot 7 of said North Villa Tract; thence Southerly, along the East line of Lot 7 of said North Villa Tract to the Southeast corner of last said Lot 7; thence Westerly, along the South line of last said Lot 7, to the Southwest corner of last said Lot 7; thence Southerly, along the West line of Lots 5 and 16 of said North Villa Tract and its Southerly production, also being along the East line of the North Thesta Street right of way, to the South boundary of said North Villa Tract; thence Westerly, along the South boundary of said North Villa Tract, also being along a line within the East Floradora right of way, to the Southwest corner of said North Villa Tract, last said Southwest corner also being the Northeast corner of Lot 9 of Salinger Tract, recorded in Volume 2, page 13 of Plats, Fresno County Records; thence Southerly, along the East boundary of Lot 9 of said Salinger Tract, to the Southeast corner of last said Lot 9, last said Southeast corner also being the Northeast corner of Lot 34 of Blackstone Villa, recorded in Book 5, page 18 of Record of Surveys; thence Southerly, along the East boundary of said Blackstone Villa to the intersection with the Westerly production of the South line of Block 7 of Torrance Terrace, recorded in Volume 9, page 40 of Plats, Fresno County Records; thence Easterly, along the South line of Block 7 of said Torrance Terrace and its Westerly production, to the Southeast corner of Lot 29 in last said Block 7;

thence Southerly to the Northeast corner of Lot 44 of Kleinhurst, recorded in Book 5, page 48 of Record of Surveys, Fresno County Records; thence Southerly, along the East line of Lot 44 in Block 5 of said Kleinhurst and its Northerly production, to the Southeast corner of last said Lot 44, last said Southeast corner being on the North line of the East Webster Avenue right of way; thence Southerly, to the Northwest corner of Lot 21 in Block 7 of said Kleinhurst; thence Southerly, along the West line of Lot 21 in Block 7 of said Kleinhurst, also being along the East line of the North Clark Street right of way, to the Southwest corner of last said Lot 21; thence Easterly, along the North line of the 16 foot wide alley in last said Block 7, to the intersection with the Northerly production of the East line of Lot 17 in last said Block 7; thence Southerly, along the East line of Lot 17 in last said Block 7 and its Northerly production, to the Southeast corner of last said Lot 17, last said Southeast corner being on the North line of the East Clay Avenue right of way; thence Southerly, to the Northeast corner of Lot 24 in Block 8 of said Kleinhurst; thence Southerly along the East line of Lot 24 in last said Block 8 and its Southerly production, to the intersection with the South line of the 16 foot wide alley in last said Block 8; thence Westerly, along last said South line of the 16 foot wide alley to the Northwest corner of Lot 20 in Block 8 of said Kleinhurst; thence Southerly, along the West line of Lot 20 in said Block 8, also being along the East line of the North Clark Street right of way, to the Southwest corner of last said Lot 20, last said Southwest corner being on the North line of the East Tyler Avenue right of way; thence Southerly, to the Northwest corner of Block 9 of said Kleinhurst; thence Southerly, along the West line of Block 9 of said Kleinhurst, also being along the East line of the North Clark Street right of way, to the Southwest corner of last said Block 9, last said Southwest corner also being on the North line of the East Lewis Avenue right of way; thence Southerly, to the Northwest corner of Block 10 of said Kleinhurst; thence Southerly, along the West line of Block 10 of said Kleinhurst, also being along the East line of the North Clark Street right of way, to the South boundary of said Kleinhurst; thence Westerly, along the South boundary of said Kleinhurst to the Southwest corner of said Kleinhurst; thence Southerly, perpendicular to the South boundary of said Kleinhurst to the intersection with the South line of a 16 foot wide alley in Block 6 of Belmont Addition, recorded in Volume 1, page 44 of Plats, Fresno County Records; thence Westerly, along the South line of last said 16 foot wide alley, to the West line of Block 6 of said Belmont Addition, last said West line also being the East line of the North Diana Street right of way; thence Westerly, to the Northeast corner of Lot 20 in Block 7 of said Belmont Addition; thence Westerly, along the South line of the 16 foot wide alley in Block 7 of said Belmont Addition to the intersection with the Southerly production of the East line of Block 4 in Blackstone Park, recorded in Book 3, page 22 of Record of Surveys, Fresno County Records; thence Northerly, along the East line of Block 4 in said Blackstone Park and its Southerly production, also being along the West line of the North Diana right of way, to the Northeast corner of last said Block 4, last said Northeast corner also being on the South line of the East Lewis Avenue right of way; thence Northerly to the Southeast corner of Block 5 of said Belmont Addition; thence Northerly, along the East line of Block 5 of said Belmont Addition, also being along the West line of the North Diana Street right of way, to the Northeast corner of last said Block 5; thence Westerly, along the North line of last said Block 5, also being along the South line of the East Tyler Avenue right of way, to the Northeast corner of Lot 15 in last said Block 5; thence Southerly, along the East line of Lot 15 of last said Block 5, to the intersection with the South line of the 16 foot wide alley in last said Block 5; thence Westerly, along the South line of the 16 foot wide alley in last said Block 5, to the Northeast corner of Lot 23 of last said Block 5; thence Southerly, along the East line of Lot 23 in last said Block 5 and its Southerly production, to the intersection with the North line of Block 4 of said Blackstone Park; thence Westerly, along the North line of Block 4 of said Blackstone Park, also being along the South line of the East Lewis Avenue right of way, to the Northeast corner of lot 17 in last said Block 4; thence Southerly, along the East line of lot 17 in last said Block 4, to the Southeast corner of last said Lot 17; thence Easterly, along the South line of last said Block 4 to the intersection with the Northerly production of the East line of Lot 8 in Block 7 of said Belmont Addition; thence Southerly, along the East line of Lot 8 in Block 7 of said Belmont Addition and its Northerly and Southerly productions, to the North line of Block 10 of said Belmont Addition; thence Westerly, along the North line of Block 10 in Belmont Addition, also being along the South line of the East Harvey Avenue right of way, to the Northeast corner of lot 24 in last said Block 10; thence Southerly, along the East line of Lot 24 in last said Block 10, to the Southeast corner of last said Lot 24; thence Easterly, along the North line of the 16 foot wide alley in last said Block 10, according to said map of Belmont Addition, to the intersection with the Northerly boundary of the

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Freeway 180 right of way; thence Westerly, along the Northerly boundary of the Freeway 180 right of way, to the intersection with the East line of the North Blackstone Avenue right of way; thence Northerly, along the East line of the North Blackstone Avenue right of way, also being along the Freeway 180 right of way, to the intersection of the Northerly boundary of the Freeway 180 right of way and the East line of the North Blackstone Avenue right of way; thence Westerly along the Northerly boundary of the Freeway 180 right of way, to the intersection with the Southerly production of the West line of Lot 7 of Austin Terrace, recorded in Book 10, page 22 of Record of Surveys; thence Northerly, along the West line of Lot 7 of said Austin Terrace and its Southerly and Northerly productions, to the intersection with a line that is parallel with and 7.50 feet South of the South line of Lot 8 in Block 4 of Englewood Addition, recorded in Book 2, page 79 of Record of Surveys, Fresno County Records; thence Easterly, along a line that is parallel with and 7.50 feet South of the South line of Lots 8 and 7 in Block 4 of Englewood Addition, to the intersection with the Southerly production of the West line of the East Half of Lot 7 in last said Block 4; thence Northerly, along the West line of the East Half of Lot 7 in last said Block 4 and its Northerly and Southerly productions, to the intersection with the South line of Block 3 of Supplementary Map of Englewood Addition, recorded in Book 3, page 40 of Record of Surveys, Fresno County Records; thence Easterly, along the South line of Block 3 of said Supplementary Map of Englewood Addition, also being along the North line of the East Englewood Avenue right of way, to the Southeast corner of Lot 45 of said Block 3; thence Northerly, along the East line of Lots 45 and 12 of last said Block 3 and its Northerly and Southerly productions to the Northeast corner of Lot 12 in last said Block 3, last said Northeast corner also being on the South line of the East LaSalle Avenue right of way; thence Northerly, to the Southeast corner of lot 44 of LaSalle Tract, recorded in Book 9, page 1 of Record of Surveys, Fresno County Records; thence Northerly, along the East line of lots 44 and 11 of said LaSalle Tract and its Northerly and Southerly production to the Northeast corner of Lot 11 of said LaSalle Tract; thence Northerly, to the Southeast corner of Lot 45 in Block 1 of said Supplementary Map of Englewood Addition; thence Easterly, along the South line of Block 1 of said Supplementary Map of Englewood Addition, also being along the North line of the East Patterson Avenue right of way, to the intersection with a line parallel with and 8.00 feet West of the East line of last said Block 1; thence Northerly, parallel with and 8.00 feet West of the East line of last said Block 1, also being along the West line of the North Blackstone Avenue right of way, to the Southeast corner of Block 3 of Zapp's Park No. 2, recorded in Volume 8, page 98 of Plats, Fresno County Records; thence Northerly along the East line of Block 3 of said Zapp's Park No. 2, also being along the West line of the North Blackstone Avenue right of way, to the Northeast corner of last said Block 3; thence Westerly, along the North line of last said Block 3, also being along the South line of the East Webster Avenue right of way, to the intersection with the Southerly production of the West line of Lot 8 in Block 2 of said Zapp's Park No. 2; thence Northerly, along the West line of Lot 8 in Block 2 of said Zapp's Park No. 2 and its Southerly production, to the Northwest corner of Lot 8 in last said Block 2; thence Northeasterly, along the North boundary of last said Block 2, to the intersection with the Southerly production of the East line of Lot 2 in Block 1 of said Zapp's Park No. 2; thence Northerly, along the East line of Lot 2 in Block 1 of said Zapp's Park No. 2 and its Southerly and Northerly productions, to the intersection with a line parallel with and 10.00 feet North of the South line of Lot 54 of Zapp's Park, recorded in Volume 8, page 97 of Plats, Fresno County Records; thence Easterly, along a line parallel with and 10.00 feet North of the South line of Lot 54 of said Zapp's Park, also being along the North line of the East Olive Avenue right of way, to the intersection with a line parallel with and 78.00 feet West of the East line of Lots 50 through 54, inclusive, of said Zapp's Park; thence Northerly, along a line parallel with and 78.00 feet West of the East line of Lots 50 through 54, inclusive, of said Zapp's Park, to the intersection with the North line of last said Lot 50; thence Westerly, along the North line of last said Lot 50 to the Northwest corner of last said Lot 50; thence Northerly, along the West line of Lot 44 through 49, inclusive, of said Zapp's Park, to the Northwest corner of last said Lot 44; thence Westerly, along the North line of Lots 41 through 43, inclusive of said Zapp's Park, also being along the South line of the East Hammond Avenue right of way, to the Northwest corner of Lot 41 of said Zapp's Park; thence Northerly, to the Southwest corner of Lot 93 of said Zapp's Park; thence Northerly, along the West line of Lot 93 of said Zapp's Park, to the Northwest corner of last said Lot 93; thence Easterly, along the North line of Lots 91 through 93, inclusive, of said Zapp's Park, to the Northeast corner of Lot 91 of said Zapp's Park; thence Northerly, along the East line of Lot 79 of said Zapp's Park and its Northerly production, to the intersection with a line parallel with and 5.00 feet North of the South line of

Lot 2 of Hedges Colony, recorded in Block 1, page 64 of Record of Surveys, Fresno County Records; thence Easterly, along a line parallel with and 5.00 feet North of the South line of Lot 2 of said Hedges Colony, also being along the North line of the East Hedges Avenue right of way, to the intersection with a line parallel with and 110.00 feet West of the East line of last said Lot 2; thence Northerly, along a line parallel with and 110.00 feet West of the East line of last said Lot 2, to the intersection with a line parallel with and 200.00 feet South of the South line of Lot 68 of Madren Park No. 2, recorded in Volume 8, page 32 of Plats, Fresno County Records; thence Westerly, along a line parallel with and 200.00 feet South of the South line of Lot 68 of said Madren Park No. 2, to the intersection with a line parallel with and 150.00 feet West of the East line of last said Lot 2; thence Northerly, parallel with and 150.00 feet West of the East line of last said Lot 2, to the intersection with a line parallel with and 150.00 feet South of the South line of Lot 68 of said Madren Park No. 2; thence Westerly, along a line parallel with and 150.00 feet South of the South line of Lot 68 of said Madren Park No. 2, to the intersection with the east boundary of Madren Park, recorded in Book 8, page 43 of Record of Surveys, Fresno County Records; thence Northerly, along the East boundary of said Madren park, to the Northwest corner of Lot 67 of said Madren Park No. 2; thence Easterly, along the North line of Lot 67 of said Madren Park No. 2, to the Southeast corner of Lot 64 of said Madren park No. 2; thence Northerly, along the East line of Lot 64 of said Madren Park No. 2, to the Northeast corner of last said lot 64; thence Westerly, along the North line of lots 64, 65 and 66 of said Madren park No. 2, also being along the South line of the East Floradora Avenue right of way, to the Northwest corner of Lot 66 of said Madren Park No. 2; thence Northerly, to the Southwest corner of Lot 16 of Rose Court, recorded in Volume 10, page 20 of Plats, Fresno County Records; thence Northerly, along the West line of Lot 16 of said Rose Court, to the Northwest corner of last said Lot 16; thence Easterly, along the South line of Lots 19 through 22, inclusive, of said Rose Court, to the Southeast corner of Lot 19 of said Rose Court; thence Northerly, along the East line of Lot 19 of said Rose Court, to the Northeast corner of last said Lot 19; thence Westerly, along the North line of Lots 19 through 22, inclusive, of said Rose Court, also being along the South line of the East Pine Avenue right of way, to the Northwest corner of lot 22 of said Rose Court; thence Northerly, along the West line of Lot 16 of Fresno Heights Homestead Tract, recorded in Volume 2, page 39 of Plats, Fresno County Records, to the Northwest corner of last said Lot 16; thence Northerly to the Southeast corner of Stivers Tract, recorded in Volume 8, page 93 of Plats, Fresno County Records; thence Westerly along the South boundary of said Stivers Tract, also being along the North line of the East Home Avenue right of way, to the Southeast corner of Lot 1 of said Stivers Tract; thence Northerly, along the East line of lots 1 through 15, inclusive, of said Stivers Tract and its Northerly production, to the intersection with the Westerly production of the South line of Lot 17 of Walnut Heights, recorded in Book 7, page 30 of Record of Surveys, Fresno County Records; thence Easterly, along the Westerly production of the South line of Lot 17 of said Walnut Heights, also being along a line within the East McKinley Avenue right of way, to the Southwest corner of said Lot 17; thence Northwesterly, along the Westerly line of Lots 17 through 14, inclusive, of said Walnut Heights, also being along the Northeasterly line of the Santa Fe Railroad right of way, to the Northwest corner of Lot 14 of said Walnut Heights; thence Easterly, along the North line of Lot 14 of said Walnut Heights, to the Southwest corner of Lot 13 of said Walnut Heights; thence Northerly, along the West line of Lots 13 and 12 of said Walnut Heights, to the Northwest corner of Lot 12 of said Walnut Heights, last said Northwest corner also being on a point on the South line of the East University Avenue right of way; thence Northerly to the Southeast corner of Lot 4 of said Walnut Heights; thence Northerly, along the East line of Lots 4 through 6, inclusive, of said Walnut Heights, to the Northeast corner of Lot 6 of said Walnut Heights; thence Easterly, along the North boundary of Parcel Map No. 71-52, recorded in Book 2, page 81 of Parcel Maps, Fresno County Records; to the Northeast corner of Parcel A of said Parcel Map No. 71-52; thence Northerly, along a line parallel with and 25.00 feet West of the East line of Lot 1 of Norma Tract, recorded in Volume 9, page 49 of Plats, Fresno County Records and its Southerly production, also being along a portion of the West line of the North Blackstone Avenue right of way, to the intersection with the North line of Lot 1 of said Norma Tract; thence Westerly, along the North line of Lot 1 of said Norma Tract, also being along the South line of the East Weldon Avenue right of way, to the Northwest corner of last said Lot 1; thence Northerly to the Southwest corner of Lot 24 in Block 7 of Normal Vista, recorded in Volume 8, page 78 of Plats, Fresno County Records; thence Northerly, along the West line of Lots 24 and 8 in Block 7 of said Normal Vista and its Northerly production, to the intersection with the South line of Block 1 in said Normal Vista; thence Easterly, along the South line of Block 1 in said Normal Vista, also being along

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the North line of the East Cambridge Avenue right of way, to the Southeast corner of Lot 22 in Block 1 of said Normal Vista; thence Northerly, along the East line of Lots 22 and 10 in last said Block 1, to the Northeast corner of Lot 10 in last said Block 1; thence Westerly, along the North line of last said Block 1, also being along the South line of the East Yale Avenue right of way, to the Southerly production of the West line of Lot 41 of Blackstone Heights, recorded in Volume 7, page 70 of Plats, Fresno County Records; thence Northerly, along the West line of Lot 41 of said Blackstone Heights and its Southerly production, to the Northwest corner of last said Lot 41; thence Easterly, along the North line of last said Lot 41, to the Southeast corner of Lot 8 of said Blackstone Heights; thence Northerly, along the East line of Lot 8 of said Blackstone Heights, to the Northeast corner of last said Lot 8; thence Northerly to the Southwest corner of the East 173.00 feet of Lot 19 of Poppy Colony, recorded in Book 2, page 22 of Record of Surveys, Fresno County Records; thence Northerly, along the West line of the East 173.00 feet of Lot 19 of said Poppy Colony to the intersection with the South line of the North 144.50 feet of last said Lot 19; thence Westerly, along the South line of the North 144.50 feet of last said Lot 19 to the intersection with the West line of the East 182.50 feet of last said Lot 19; thence Northerly, along the West line of the East 182.50 feet of last said Lot 19 to the intersection with the North line of last said Lot 19; thence Westerly, along the North line of last said Lot 19 and its Westerly production, also being along a line in the South Half of the East Clinton Avenue right of way, to the Southerly production of a line parallel with and 30.00 feet West of the East line of Lot 55 of said Poppy Colony; thence Northerly, along a line parallel with and 30.00 feet West of the East line of Lot 55 of said Poppy Colony and the Northerly and Southerly productions of last said parallel line, also being along the West line of the North Glenn Avenue right of way, to the Southeast corner of Lot 1 of College View, recorded in Volume 11, page 70 of Plats, Fresno County Records, last said Southeast corner also being on the North line of the East Terrace Avenue right of way; thence Northerly, along the East line of Lot 1 of said College View and its Northerly production, also being along the West line of the North Glenn Avenue right of way, to the Southeast corner of Lot 23 of College View Subdivision No. 2, recorded in Volume 13, page 71 of Plats, Fresno County Records; thence Northerly, along the East line of Lot 23 of said College View Subdivision No. 2 and its Northerly production, also being along the West line of the North Glenn Avenue right of way to the Southeast corner of Lot 1 of said College View Subdivision No. 2, last said Southeast corner being on the North line of the East Harvard Avenue right of way; thence Northerly, along the East line of Lot 1 of said College View Subdivision No. 2 and its Northerly production, also being along the West line of the North Glenn Avenue right of way, to the Southeast corner of Lot 22 of Lafayette Tract, recorded in Volume 12, page 24 of Plats, Fresno County Records; thence Northerly, along the East line of Lot 22 of said Lafayette Tract, and its Northerly production, also being along the West line of the North Glenn Avenue right of way, to the Southeast corner of Lot 21 of said Lafayette Tract, last said Southeast corner also being on the North line of the East Brown Avenue right of way; thence Northerly, along the East line of Lot 21 and 1 of said Lafayette Tract and their Northerly production, also being along the West line of the North Glenn Avenue right of way, to the Southeast corner of Olufs Annex, recorded in Volume 18, page 65 of Plats, Fresno County Records; thence Easterly, along the South line of Block 4 of Blackstone Avenue Tract No. 2, recorded in Volume 10, page 55 of Plats, Fresno County Records, and its Westerly production, also being along the North line of the East Princeton Avenue right of way, to the Southwest corner of Lot 46 in Block 4 of said Blackstone Avenue Tract No. 2; thence Northerly, along the West line of Lot 46 of last said Block 4 and its Northerly production, to the Southwest corner of Lot 13 of last said Block 4; thence Easterly, along the South line of Lots 13 and 12 of last said Block 4, to the Southeast corner of Lot 12 of last said Block 4; thence Northerly, along the East line of last said Lot 12 to the Northeast corner of last said Lot 12; thence Westerly, along the North line of last said Block 4, also being along the South line of the East Michigan Avenue right of way, to the Southerly production of the West line of Lot 46 in Block 3 of said Blackstone Avenue Tract No. 2; thence Northerly, along the West line of Lot 46 in last said Block 3 and its Southerly and Northerly production, to the Southwest corner of Lot 13 in last said Block 3; thence Easterly, along the South line of Lots 13 and 12 of said Block 3, to the Southeast corner of Lot 12 in last said Block 3; thence Northerly, along the East line of last said Lot 12, to the Northeast corner of last said Lot 12; thence Westerly, along the North line of last said Block 3, also being along the South line of the East Cornell Avenue right of way, to the Southerly production of Lot 46 in Block 2 of said Blackstone Avenue Tract No. 2; thence Northerly, along the West line of Lot 46 in said Block 2 of said Blackstone Avenue Tract No. 2 and its Southerly production to the Northwest corner of Lot 46 in last said Block 2; thence Westerly, along the North line

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of Lots 45 and 44 in last said Block 2 to the intersection with the Southerly production of the West line of Lot 15 in last said Block 2; thence Northerly, along the West line of Lot 15 in last said Block 2 and its Southerly production to the Northwest corner of Lot 15 in last said Block 2; thence Westerly, along the North line of last said Block 2, also being along the South line of the East Simpson Avenue right of way, to the intersection with the Southerly production of the West line of Lot 42 in Block 1 of said Blackstone Avenue Tract No. 2; thence Northerly, along the West line of Lot 42 in Block 1 of said Blackstone Avenue Tract No. 2 and its Southerly production, to the Northwest corner of Lot 42 in last said Block 1; thence Westerly, along the South line of the 16 foot wide alley in last said Block 1 and its Westerly production, to the intersection with the East line of Block 1 of said Olufs Tract; thence Northerly, along the East line of Block 1 of said Olufs Tract, also being along the West line of the North Glenn Avenue right of way to a point on last said East line, 10.00 feet South of the Northeast corner of last said Block 1; thence Westerly, along a line parallel with and 10.00 feet South of the North line of last said Block 1, also being along the South line of the East Shields Avenue right of way, to the intersection with the Southerly production of the West line of Lot 47 in Block 20 of College Park, recorded in Volume 9, pages 9 and 10 of Plats, Fresno County Records; thence Northerly, along the West line of Lot 47 in Block 20 of said College Park and its Southerly production, to the Northeast corner of Lot 47 in last said Block 20; thence Easterly, along the North line of Lots 47 and 48 in last said Block 20, to the Northeast corner of Lot 48 in last said Block 20, said Northeast corner being on the West line of the North Glenn Avenue right of way; thence Easterly, to the Northeast corner of Lot 8 in Block 21 of said College Park; thence Easterly, along the North line of Lots 8 through 14, inclusive, in Block 21 of said College Park, to the Northeast corner of Lot 14 in last said Block 21; thence Northerly, along the West line of Lot 5 of College Park Annex, recorded in Volume 12, page 91 of Plats, Fresno County Records, a distance of 16.00 feet; thence Easterly along a line parallel with and 16.00 feet North of the South line of Lots 5 through 8, inclusive, of said College Park Annex, and its Easterly production, to the intersection with the Easterly boundary of the Herndon Canal; thence Northerly, along the Easterly boundary of the Herndon Canal, a portion of said Easterly boundary being along the West line of the North Blackstone Avenue right of way, to the intersection with a line parallel with and 20.00 feet South of the South line of Lots 38 and 40 of Normal Acres, recorded in Volume 9, page 22 of Plats, Fresno County Records; thence Westerly, along a line parallel with and 20.00 feet South of the South line of Lots 38 and 40 of said Normal Acres, also being along the Northerly boundary of the Herndon Canal, to the intersection with the Southerly production of a line parallel with and 74.60 feet West of the East line of Lot 38 of said Normal Acres; thence Northerly along a line parallel with and 74.60 feet West of the East line of last said Lot 38 and its Southerly production, to the intersection with the North line of the South 115.00 feet of last said Lot 38; thence Easterly, along the North line of the South 115.00 feet of last said Lot 38, to the Southeast corner of the South 115.00 feet of last said Lot 38; thence Northerly, along the West line of Lots 40 and 39 of said Normal Acres, to the Northwest corner of Lot 39 of said Normal Acres; thence Westerly, along the North line of Lots 39 and 38 of said Normal Acres, also being along the South line of the East Fedora Avenue right of way, to the Northwest corner of the last said Lot 38; thence Northerly, to the Southwest corner of Lot 4 of said Normal Acres; thence Northerly, along the West line of Lot 4 of said Normal Acres to the Northwest corner of last said Lot 4; thence Westerly, along the North line of Lots 5 and 6 of said Normal Acres and its Westerly production, also being along the South line of the East Garland Avenue right of way, to the intersection with the Southerly production of the East Quarter of the North Half of the North Half of the Southeast Quarter of Section 21, Township 13 South, Range 20 East, Mount Diablo Base and Meridian; thence Northerly, along the West line of last said East Quarter and its Southerly production, to the Northwest corner of last said East Quarter; thence Westerly, along the North line of the Southwest Quarter of said Section 21, also being along the centerline of the East Dakota Avenue right of way, to the Southerly production of the East line of Lot 68 of Meljean Tract, recorded in Volume 13, page 86 of Plats, Fresno County Records; thence Northerly, along the East line of Lots 68 and 9 of said Meljean Tract and its Southerly production, also being along the West line of the North Glenn Avenue right of way, to the intersection with the Westerly production of the South line of Lots 6, 7 and 8 of said Meljean Tract; thence Easterly, along the South line of Lots 6, 7 and 8 of said Meljean Tract and its Westerly production, also being along the North line of East Lansing Avenue, to the Southeast corner of Lot 6 of said Meljean Tract; thence Northerly, along the East line of Lot 6 of said Meljean Tract, to the Northeast corner of last said Lot 6; thence Easterly, along the North line of Lots 5, 4 and 3 of said Meljean Tract to the Southwest corner of Parcel

Map No. 68-38, recorded in Book 1, page 45 of Parcel Maps; thence Northerly, along the West line of said Parcel Map No. 68-38, to the Northwest corner of Parcel B of said Parcel Map No. 68-38 and the southerly boundary of East Saginaw Way; thence continuing Northerly, along the a prolongation of said West line of Parcel Map No. 68-38, to the northerly boundary of East Saginaw Way; thence easterly along the northerly boundary of East Saginaw Way to the westerly boundary of North Blackstone Avenue; thence easterly to the intersection of the easterly boundary of North Blackstone Avenue and the northerly boundary of East Saginaw Way; thence easterly along the northerly boundary of East Saginaw Way to the intersection of a line parallel with and 30.00 feet North of the South line of the North Half of the Southwest Quarter of the Northwest Quarter of said Section 22; thence Easterly, along a line 30.00 feet North of the South line of the North Half of the Southwest Quarter of the Northwest Quarter of said Section 22, also being along the North line of the East Saginaw Avenue right of way, to the intersection with the East line of the Southwest Quarter of the Northwest Quarter of said Section 22, said point of intersection also being the Southwest corner of Lot 30 of Tract No. 1707, recorded in Volume 19, page 74 of Plats, Fresno County Records; thence Easterly, along the South line of Lot 30 of said Tract No. 1707 and its Easterly production, also being along the North line of the East Saginaw Way right of way, to the West line of Lot 21 of said Tract No. 1707; thence Southerly, along Lot 21 of said Tract No. 1707, to the Southwest corner of Lot 21 of Tract No. 1707; thence Northeasterly, along the South line of Lot 21 of said Tract No. 1707, a distance of 83.11 feet to the

SUB AREA B
(51 Acres)

That portion of Sections 3 and 4, Township 14 South, Range 20 East and Sections 33 and 34, Township 13 South, Range 20 East, all in Mount Diablo Base and Meridian, described as follows:

BEGINNING at the intersection of the Southerly boundary of the Freeway 180 right of way and the West line of Block 26 of Belmont Addition, recorded in Volume 1, page 39 of Plats, Fresno County Records, said West line being the East line of the North Abby Street right of way; thence South 00°01'05" West, along the West line of said Block 26, also being along the said East line, a distance of 266.00 feet to the intersection with the South line of East Belmont Avenue, 100 feet wide as shown on Altamont Addition, according to the map thereof recorded in Book 1, page 77 of Plats, Fresno County Records; thence South 89°50' East, 75 feet, more or less, along last said South line to the West line of the 20.00 foot wide alley in Block 5 of said Altamont Addition; thence South 00°01'05" West, 551.86 feet along last said alley to the North line of East Grant Avenue, 60 feet wide as shown on said Altamont Addition; thence North 89°50' West, 110.00 feet along the North line of East Grant Avenue, 60 feet wide as shown on said Altamont Addition to the East line of North Abby Street, 60 feet wide as shown on said Altamont Addition; thence South 00°01'05" West, 706.04 feet, along last said East line to the South line of East McKinzie Avenue, 60 feet wide as shown on Villa Addition recorded in Book 1, page 6 of Plats, Fresno County Records; thence South 89°50' East, 115 feet, more or less, along last said South line to the West line of an alley 20 feet wide, last said West line being distance Westerly 145.00 feet from the West line of North Effie Street, 60 feet wide as shown on said Villa Addition and Villa Homestead Tract, recorded in Book 1, page 11 of Plats, Fresno County Records; thence South 00°01'05" West, 1,215.00 feet, along last said West line of an alley to the intersection with the North line of the South 45.00 feet of Block 4 of said Villa Addition; thence Westerly, along last said North line, also being along the North line of the North Divisadero Avenue right of way, to the intersection with the East line of the West 10.00 feet of said Block 4; thence Westerly, to the Northwest corner of the South 50.00 feet of the East 10.00 feet of Block 1 of said Villa Addition, said Northwest corner also being on the West line of the North Abby Avenue right of way; thence Westerly, along the North line of the South 50.00 feet of said Block 1, also being along the North line of the East Divisadero Avenue right of way, to the intersection with the East line of the West 10.00 feet of said Block 1, last said East line being the East line of the North Blackstone Avenue right of way; thence Westerly, to the Southeast corner of Lot 13 of said Altamont Addition; thence Westerly, along the South line of said Lot 13, also being along the North line of the East Divisadero Avenue right of way, to the Southwest corner of said Lot 13; thence Northerly, along the West line of said Lot 13, also being along the East line of the North Calaveras Avenue right of way, to the

Northwest corner of said Lot 13; thence Easterly, along the North line of said Lot 13, to the intersection with the West line of the 20.00 foot wide alley in Block 10 of said Altamont Addition; thence Northerly, along last said West line, to the intersection with the North line of said Block 10, last said North line also being the South line of the East McKenzie Avenue right of way; thence Northerly, to the intersection of the West line of the 20.00 foot wide alley in Block 9 of said Altamont Addition and the South line of said Block 9; thence Northerly, along last said West line to the Southeast corner of Parcel Map No. 85-24, recorded in Book 49, page 63 of Parcel Maps, Fresno County Records; thence Westerly, along the South line of said Parcel Map No. 85-24 and its Westerly production to the East line of Block 12 of said Altamont Addition; thence Northerly, along the East line of said Block 12, also being along the West line of the North Calaveras Avenue right of way, to the Southeast corner of Lot 5 in said Block 12; thence Westerly, along the South line of said Lot 5 and its Westerly production, to the East line of Parcel Map No. 85-02, recorded in Book 43, page 39 of Parcel Maps, Fresno County Records; thence Northerly, along the East line of said Parcel Map No. 85-02, to the Northeast corner of said Parcel Map No. 85-02; thence Westerly, along the North line of said Parcel Map No. 85-02, to the Northwest corner of Parcel A of said Parcel Map No. 85-02; thence Southerly, along the West line of said Parcel A, also being along the East line of the North Glenn Avenue right of way, to the intersection with the Easterly production of the South line of the North 126.26 feet of Lot 26 of Griffiths Villa Addition, recorded in Volume 1, page 10 of Plats, Fresno County Records; thence Westerly, along the South line of the North 126.26 feet of said Lot 26 and its Easterly and Westerly production, to the intersection with a line parallel with and 8.00 feet West of the East line of Block 1 of Yosemite Addition, recorded in Volume 3, page 2 of Plats, Fresno County Records; thence Northerly, along a line parallel with and 8.00 feet West of the East line of last said Block 1, to the intersection with the South line of Lot 4 in last said Block 1; thence Westerly, along the South line of last said Lot 4, to the West line of last said Block 1; thence Northerly along the West line of last said Block 1 and its Northerly production, also being along the East line of the North San Pablo Avenue right of way, to the intersection with the South line of Block 35 of said Belmont Addition; thence Easterly, along the South line of said Block 35, also being along the North line of the East Belmont Avenue right of way, to the Southwest corner of Lot 33 in Block 35 of said Belmont Addition; thence Northerly, along the West line of Lot 33 in said Block 35 to intersection with the Southerly boundary of the Freeway 180 right of way; thence Easterly, along the Southerly boundary of the Freeway 180 right of way, to the Point of Beginning.

SUB AREA C
(65 Acres)

That portion of Sections 22, 23 and 26 in Township 13 South, Range 20 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Southwest corner of said Section 23; thence Northwesterly to a point that is parallel and 30.00 feet West of the West line of said Section 23 and 69.00 feet North of the South line of said Section 22, said point being on the North line of the East Shields Avenue right of way; thence Northerly, parallel with and 30.00 feet West of the West line of said Section 23, to the intersection with the Westerly production of the North line of Parcel Map No. 70-09, recorded in Book 1, page 98 of Parcel Maps, Fresno County Records; thence Easterly, along the North line of said Parcel Map No. 70-09 and its Westerly production, to the Northeast corner of said Parcel Map No. 70-09; thence Southerly, along the East line of said Parcel Map No. 70-09 to the Northwest corner of Parcel Map No. 73-40, recorded in Book 10, page 1 of Parcel Maps, Fresno County Records; thence Easterly, along the North line of said Parcel Map No. 73-40 to the Northeast corner of Parcel B of said Parcel Map No. 73-40; thence Northerly along the Easterly line of Parcel E of Parcel Map No. 85-19, recorded in Volume 44, page 18 of Parcel Maps, Fresno County Records, also being along the Westerly line of the North Bond Street right of way, to the intersection with the West boundary of National Colony, recorded in Book 1, page 38 of Record of Surveys, Fresno County Records; thence Northerly, along the Westerly line of the North Bond Street right of way as shown on the map of said National Colony, to the intersection with the Northeasterly production of the Southerly line of Parcel B of Parcel Map No. 69-27, recorded in Book 1, page 86 of Parcel Maps, Fresno County Records; thence Southeasterly, along last said Northwesterly production, to the Southwest corner of Parcel B of said Parcel Map No. 69-27; thence Northerly, along the West line of Parcel B of said Parcel Map No. 69-27, to the Northwest corner of said Parcel B; thence Northeasterly,

along the Northerly boundary of said Parcel B, to the most Northerly corner of said Parcel B, said Northerly corner also being the Northwest corner of Lot 6 of Tract No. 1988 recorded in Volume 22, page 13 of Plats, Fresno County Records; thence Easterly, along the North line of Lots 6 and 7 of said Tract No. 1988, to the East line of said Tract No. 1988; thence Southerly, along the East line of said Tract No. 1988 and its Southerly production, to the North line of the South 20.00 feet of Lot 30 of said National Colony; thence Easterly, along last said North line, also being along the North line of the East Shields Avenue right of way, to the Southeasterly boundary of the Dry Creek Canal; thence Northeasterly, along the Southeasterly boundary of the Dry Creek Canal, to the intersection with the West line of the East 20.00 feet of said Lot 30; thence Easterly, to the intersection with the East line of the West 20.00 feet of Lot 31 of said National Colony; thence Southerly, along last said East line, also being along the East line of the North Millbrook Avenue right of way to the intersection with the North line of the South Half of the North Half of said Lot 31; thence Easterly, along the last said North line to the intersection with the East line of the West Half of said Lot 31; thence Easterly, to the Northeast corner of Lot 30 of Cedar Knolls, Tract No. 1396, recorded in Volume 17, page 18 of Plats, Fresno County Records; thence Southerly, along the West line of last said Lot 30, also being along the East line of the North Eighth Street right of way, to the Southwest corner of last said Lot 30; thence Southerly, to the Northwest corner of Lot 31 of said Cedar Knolls; thence Southerly, along the West line of said Lot 31 and its Southerly production, also being along the East line of the North Eighth Street right of way, to the Easterly production of the North line of Parcel B of Parcel Map No. 68-27, recorded in Book 1, page 28 of Parcel Maps, Fresno County Records; thence Westerly, along last said North line and its Easterly production, also being along a portion of the South East Shields Avenue right of way, to the intersection of the Northerly production of the most Easterly line of Parcel A of said Parcel Map No. 68-27; thence Southerly, along said Easterly line and its Northerly production to the most Southerly corner of said Parcel A; thence Southerly, along the Easterly line of Parcel Map No. 68-08, recorded in Book 1, page 9 of Parcel Maps, Fresno County Records, to the Southeast corner of said Parcel Map No. 68-08; thence Southerly, along the Easterly line of Lot 1 of Headliner Homes No. 2, Tract No. 1400, recorded in Volume 17, page 19 of Plats, Fresno County Records, to the Southeast corner of said Lot 1; thence Westerly, along the South line of said Lot 1, to the Southwest corner of said Lot 1; thence Southerly, along the West line of said Lots 2 through 11, inclusive, of said Headliner Homes No. 2, also being along the East line of the North Millbrook Avenue right of way, to the Southwest corner of said Lot 11; thence Westerly, to the East corner of Outlot A of said Headliner Homes No. 2; thence Westerly, along the South line of said Outlot A, also being along the Northerly line of the East Michigan Avenue right of way, to the Southwest corner of said Outlot A, to the Northeasterly boundary of the Herndon Canal; thence Northwesterly, along the Northeasterly boundary of the Herndon Canal, to the West corner of Parcel E of Parcel Map No. 81-36, recorded in Book 42, page 6 of Parcel Maps, Fresno County Records, also being at the intersection with the South line of the East Shields Avenue right of way; thence Northwesterly to the Point of Beginning.

SUB AREA D
(25 Acres)

That portion of Sections 26, 27, 34 and 35 of Township 13 South, Range 20 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the intersection of the Easterly boundary of the Freeway 41 right of way and the North line of Lot 39 of Beverly Park, recorded in Volume 11, page 47 of Plats, Fresno County Records; thence Easterly, along the North line of Lots 39 and 40 of said Beverly Park, to the Northeast corner of said Lot 40; thence Easterly, to the Northwest corner of Lot 336 of Beverly Park No. 3, recorded in Volume 11, page 66 of Plats, Fresno County Records; thence Southerly, along the West line of said Lot 336, also being along the East line of the North Orchard Street right of way, to the intersection with the North line of the South 18.00 feet of said Lot 336; thence Easterly, along the North line of the South 18.00 feet of Lots 336, 337 and 338 of said Beverly Park No. 3, also being along the North line of the East McKinley Avenue right of way, to the intersection with the East line of said Lot 338; thence Northerly, along last said East line and its Northerly production, to the intersection with the North line of the 16.00 foot wide alley adjacent

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to Lot 332 of said Beverly Park No. 3; thence Easterly, along the last said North line, to the Southeast corner of said Lot 332; thence Northerly, along the East line of said Lot 332 to the Northeast corner of said Lot 332; thence Northerly, to the Southwest corner of Lot 330 of said Beverly Park No. 3; thence Easterly, along the South line of said Lot 330, also being along the North line of the East Peralta Way right of way, to the Southeast corner of said Lot 330; thence Northerly, along the East line of said Lot 330, also being along the West line of the North First Street right of way, to the Northeast corner of said Lot 330; thence Northerly, to the Southeast corner of Lot 321 of said Beverly Park No. 3; thence Northerly, along the East line of said Lot 321, also being along the West line of the North First Street right of way, to the Northeast corner of said Lot 321; thence Northerly, to the Southeast corner of Lot 320 of said Beverly Park No. 3; thence Northerly, along the East line of said Lot 320, also being along the West line of the North First Street right of way, to the Northeast corner of said Lot 320; thence Easterly, to the Southwest corner of Lot 571 of Mayfair, recorded in Volume 13, pages 73 and 74 of Plats, Fresno County Records; thence Easterly, along the South line of Lots 571, 572, 520 and 519 of said Mayfair, also being along the North line of the East University Avenue right of way, to the Southeast corner of said Lot 519; thence Easterly, to the Southwest corner of Lot 471 of said Mayfair; thence Easterly, along the Southerly line of said Lot 471 to an angle point in the Southerly line of said Lot 471; thence Southeasterly, along the Southwesterly line of Lots 471 through 475, inclusive, to the most Southerly corner of said Lot 475; thence Southeasterly, to the most Westerly corner of Lot 476 of said Mayfair; thence Southeasterly, along the Southwesterly line of Lots 476, 477 and 478, to the most Southerly Southwest corner of said Lot 478; thence Easterly, along the South line of said Lot 478 to the Northwest corner of Lot 479 of said Mayfair; thence Southerly, along the West line of Lots 479 and 480 of said Mayfair, to the Southwest corner of said Lot 480; thence Southerly, to the Northwest corner of Lot 481 of said Mayfair; thence Southerly, along the West line of Lots 481 and 482 of said Mayfair, also being along the East line of the North Second Street right of way, to the Southwest corner of said Lot 482; thence Easterly, along the South line of said Lot 482 to the Southeast corner of said Lot 482; thence Easterly, to the Northwest corner to the East line of Lot 485 of said Mayfair; thence Southerly, along the West line of Lots 485 and 486 of said Mayfair, also being along the East line of the North Normal Avenue right of way, to the intersection with the North line of the South 40.00 feet of said Section 26; thence Easterly, along last said North line, also being along a portion of the East McKinley Avenue right of way to the intersection with the Westerly boundary of the Herndon Canal; thence Southerly, along the Westerly boundary of the Herndon Canal, to the Northerly boundary of the Mill Ditch Canal; thence Westerly, along the Northerly boundary of the Mill Ditch Canal, to the intersection with the Easterly boundary of the Freeway 41 right of way; thence Northerly, along the Easterly boundary of the Freeway 41 right of way, to the Point of Beginning.

SUB AREA E
(45 Acres)

That portion of Section 34, Township 13 South, Range 20 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the intersection of the Northerly boundary of the Freeway 180 right of way and the Westerly line of the North Fresno Street right of way as shown on the map of Belmont Addition, recorded in Volume 1, Page 44 of Plats, Fresno County Records; thence Westerly, along the Northerly Freeway 180 right of way to the intersection with the Southerly production of the West line of Lot 5 in Block 1 of Kleinhurst, recorded in Book 5, page 48 of Record of Surveys, Fresno County Records; thence Northerly, along the West line of said Lot 5 and its Southerly production to the Northwest corner of said Lot 5, said Northwest corner being on the South line of the East Lewis Avenue right of way; thence Northerly, to the Southwest corner of Lot 4 in Block 2 of said Kleinhurst; thence Northerly, along the West line of last said Lot 4, to the Northwest corner of last said Lot 4; thence Northerly, to the Southwest corner of Lot 39 in said Block 2; thence Northerly, along the West line of said Lot 39, to the Northwest corner of said Lot 39, last said Northwest corner being on the South line of the East Tyler Avenue right of way; thence Northerly, to the Southwest corner of Lot 4 in Block 3 of said Kleinhurst; thence Northerly, along the West line of last said Lot 4 and its Northerly production, to the North line of the 16 foot wide alley in said Block 3; thence Easterly, along last said North line, to the Southwest corner of the East Half of Lot 39 in said Block 3; thence

Northerly, along the West line of the East Half of last said Lot 39, to the Northwest corner of the East Half of last said Lot 39; thence Westerly, along the North line of said Block 3, also being along the South line of the East Clay Avenue right of way to the Southerly production of the West line of Lot 4 in Block 4 of said Kleinhurst; thence Northerly, along last said West line and its Southerly production, to the Northwest corner of last said Lot 4; thence Northerly to the Southwest corner of Lot 39 in said Block 4; thence Northerly, along the last said West line, to the Northwest corner of last said Lot 39; thence Westerly, along the North line of said Block 4, also being along the South line of the East Webster Avenue right of way, to the intersection of the Southerly production of the West line of the East 15.00 feet of Lot 18 in Block 5 of Kleinhurst; thence Northerly, along last said West line and its Southerly production, to the intersection with the South line of the North 20.00 feet of said Block 5; thence Westerly, along last said South line, also being along the South line of the East Olive Avenue right of way, to the intersection with the Southerly production of the East line of Block 7 of Torrance Terrace, recorded in Volume 9, page 40 of Plats, Fresno County Records; thence Northerly, along the last said East line and its Southerly production, also being along the West line of the North Thesta Avenue right of way, to the intersection of the Westerly production of the North line of Lots 31 through 49, inclusive, in Block 8 of Torrance Terrace; thence Easterly, along last said North line, and its Westerly production, to the Northeast corner of said Lot 49; thence Northerly, along the Westerly line of Lots 1 through 6, inclusive, in said Block 8, to the Northwest corner of said Lot 1, also being at the intersection with the South line of the East Hammond Avenue right of way; thence Northerly, to the Southwest corner of Lot 11 in Block 5 of said Torrance Terrace; thence Northerly, along the West line of Lots 1 through 11, inclusive, of said Block 5 to the Northwest corner of last said Lot 1, also being at the intersection with the South line of the East Hedges Avenue right of way; thence Northerly, to the Southwest corner of Lot 11 in Block 4 of said Torrance Terrace; thence Northerly, along the West line of Lots 1 through 11, inclusive, in said Block 4, to the Northwest corner of last said Lot 1, also being at the intersection with the South line of the East Lamona Avenue right of way; thence Northerly, to the Southwest corner of Lot 11 in Block 1 of said Torrance Terrace; thence Northerly, along the West line of Lots 1 through 11, inclusive, in said Block 1, to the Northwest corner of last said Lot 1; thence Easterly, along the North line of last said Lot 1, also being along the South line of the East Floradora Avenue right of way, to the Northeast corner of last said Lot 1, also being at the intersection with the West line of the Northeast corner of the West 10.00 feet of North Fresno Street right of way; thence Easterly, to the Northeast corner of the West 10.00 feet of Lot 11 of the Hartman Subdivision, recorded in Volume 11, page 89 of Plats, Fresno County Records; thence Easterly, along the North line of Lots 9, 10 and 11 of said Hartman Subdivision, also being along the South line of the East Floradora Avenue right of way, to the Northeast corner of said Lot 9; thence Southerly, to the Southeast corner of said Lot 9; thence Easterly, along the South line of Lot 8 of said Hartman Subdivision, to the intersection with the Northerly production of the East line of Lot 13 of said Hartman Subdivision; thence Southerly, along last said East line and its Northerly production, to the Southeast corner of said Lot 13; thence Easterly, along the South line of Lots 14, 15 and 16 of said Hartman Subdivision, also being along the North line of the East Lamona Avenue right of way, to the intersection with the Northerly production of the East line of the West 393.00 feet of the Northwest Quarter of Lot 11 of Salinger Tract, recorded in Volume 2, page 13 of Plats, Fresno County Records; thence Southerly, along last said East line to the North line of the South 10.00 feet of the North Half of the South Half of the Northwest Quarter of said Lot 11; thence Easterly, along last said North line and its Easterly production to the East line of the West 30.00 feet of the East Half of said Lot 11; and its Easterly production; thence Southerly along the last said East line, also being along a portion of the North Mariposa Avenue right of way, to the intersection with the North line of the South Half of the North Half of the Southeast Quarter of said Lot 11; thence Easterly, along last said North line to the intersection with the East line of the West 130.00 feet of the South Half of the North Half of the Southeast Quarter of said Lot 11; thence Southerly along last said East line to the intersection with the North line of the South 30.00 feet of the North Half of the Southeast Quarter of said Lot 11; thence Easterly along last said North line, also being the North line of the East Hammond Avenue right of way, to the intersection with the Northerly production of the West line of Block G of Lamona Land Resurvey, recorded in Volume 7, page 43 of Plats, Fresno County Records; thence Southerly, along last said West line, also being along the East line of the North Angus Avenue right of way, to the Southwest corner of said Lot 24; thence Easterly, along the South line of Lots 22, 23, and 24 of said Block G, to the Southeast corner of said Lot 22; thence Southerly, along

the West line of Lot 21 in said Block G, to the Southwest corner of said Lot 21; thence Easterly, along the South line of said Lot 21, to the Southeast corner of said Lot 21, last said corner being at the intersection with the Westerly boundary of the Freeway 41 right of way; thence Southerly, along the Westerly boundary of the Freeway 41 right of way, to the intersection with the South line of the North 40.00 feet of Lots 16, 17 and 18 of Block 1; of Kings Orange Manor, recorded in Volume 9, page 42 of Plats, Fresno County Records; thence Westerly, along last said South line and its Westerly production, to the East line of Lot 30 in Block 1 of Lisenby Tract, recorded in Book 4, page 29 of Record of Surveys, Fresno County Records; thence Northerly, along the East line of said Lot 30, also being along the Westerly North Angus Street right of way, to the Southeast corner of Lot 1 in last said Block 1; thence Westerly, along the South line of Lots 1 through 15, inclusive, in last said Block 1, to the Southwest corner of said Lot 15, also being at the intersection with the East line of the North Mariposa Street right of way; thence Westerly, to the Southeast corner of Lot 1 in Block 2 of said Lisenby Tract; thence Westerly, along the South line of Lots 1 through 11, inclusive, and the North line of Lots 16-19, inclusive, all in last said Block 2, to the Northwest corner of said Lot 16, also being at the intersection with the East line of the North Augusta Street right of way; thence Westerly, to the Southeast corner of Lot 1 in Block 3 of said Lisenby Tract; thence Westerly, along the South line of Lots 1 through 10, inclusive, in last said Block 3, to the Southwest corner of last said Lot 10; thence Southerly, along the East line of Lot 20 in last said Block 3, to the Southeast corner of said Lot 20, also being at the intersection with the North line of the East Clay Avenue right of way; thence Southerly, to the Northeast corner of Lot 11 in Block 4 of said Lisenby Tract; thence Southerly, along the East line of last said Lot 11, to the Southeast corner of last said Lot 11; thence Westerly, along the South line of said last Lot 11, to the Southwest corner of last said Lot 11; thence Southerly, along the East line of Lot 19 in last said Block 4, to the Southeast corner of last said Lot 19, also being at the intersection with the North line of the East Tyler Avenue right of way; thence Southerly, to the Northeast corner of Lot 12 in Block 9 of said Lisenby Tract; thence Southerly, along the East line of Lots 12 and 19 in said Block 9 to the Southeast corner of last said Lot 19, also being at the intersection with the North line of the East Lewis Avenue right of way; thence Southerly, to the Northeast corner of Lot 12 in Block 10 of said Lisenby Tract; thence Southerly, along the East line of last said Lot 12, to the intersection with the Northerly boundary of the Freeway 180 right of way; thence Southwesterly, along the Northerly boundary of the Freeway 180 right of way to the Point of Beginning.

SUB AREA F
(21 Acres)

That portion of Sections 34 and 35 in Township 13 South, Range 20 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the intersection of the Easterly boundary of the Freeway 41 right of way and the Westerly production of the North line of Lots 25 through 29, inclusive, in Block H of Lamona Land Resurvey recorded in Volume 7, page 43 of Plats, Fresno County Records; thence Easterly, along last said North line and its Westerly production, to the Northeast corner of said Lot 29; thence Easterly, along the North line of Lots 30 through 39, inclusive, in Block H of Lamona Land Addition recorded in Volume 9, page 48 of Plats, Fresno County Records, to the Northeast corner of said Lot 39; thence Northerly, along the East line of Lot 10 in said Block H and its Northerly production to the intersection with the South line of Block E of said Lamona Land Resurvey; thence Easterly, along the South line of said Block E, also being along the North line of the East Hammond Avenue right of way, to the Southwest corner of Lot 42 in said Block E; thence Northerly, along the West line of said Lot 42 to the Northwest corner of said Lot 42; thence Easterly, along the North line of Lots 42 through 45, inclusive, in said Block E, to the Northeast corner of said Lot 45; thence Northerly, along the West line of Lot 3 in said Block E and its Northerly production to the intersection with the South line of Block D in said Lamona Land Resurvey; thence Easterly, along the South line of said Block D, also being along the North line of the East Hedges Avenue right of way to the Southwest corner of Lot 47 in said Block D; thence Northerly, along the West line of said Lot 47, to the Northwest corner of said Lot 47; thence Westerly, along the South lines of Lots 3 and 4 in said Block D, to the Southwest corner of said Lot 4; thence Northerly, along the West line of last said Lot 4 to the Northwest corner of last said Lot 4; thence Westerly, along the North line of said Block D, also being the South line of the East Lamona Avenue right of way, to the intersection with the Southerly production of the West line of Lot

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43 in Block A of said Lamona Land Resurvey; thence Northerly, along last said West line and its Southerly production, to the Northwest corner of last said Lot 43; thence Easterly, along the North line of Lots 43 through 48, inclusive, in said Block A, to the West line of the East 20.00 feet of said Block A; thence Northerly along last said West line and its Northerly production, also being along the West line of the North First Street right of way, to the intersection with the North boundary of the railroad right of way as shown on the map of McKinley Park, recorded in Volume 12, page 4 of Plats, Fresno County Records; thence Westerly along the North boundary of said railroad right of way, to the intersection with the Southerly production of the West line of Lot 21 in Block 1 of said McKinley Park; thence Northerly, along the last said West line and its Southerly production, to the Northwest corner of last said Lot 2; thence Northerly, to the Southwest corner of Lot 2 in last said Block 1; thence Northerly, along the West line of last said Lot 2, to the Northwest corner of said Lot 2; thence Easterly, along the North line of said Block 1, also being along the South line of the East Pine Avenue right of way, to the Northeast corner of Lot 1 in last said Block 1; thence Easterly, to the Northeast corner of the West 20.00 feet of Block 3 of Esmeralda Heights, recorded in Volume 9, pages 71 and 72 of Plats, Fresno County Records; thence Southerly, along the East line of the West 20.00 feet of said Block 3, also being along the East line of the North Fresno Street right of way, to the intersection with the South line of said Block 3; thence Easterly, along last said South line, also being along the North line of the East Floradora Avenue right of way, to the intersection with the Northerly production of the West line of Lot 18 in Block 6 of said Esmeralda Heights; thence Southerly, along the West line of said Lot 18 and its Northerly production, to the Southwest corner of said Lot 18; thence Southerly, to the Northwest corner of Lot 29 in said Block 6; thence Southerly along the West line of said Lot 29, to the Southwest corner of said Lot 29, last said Southwest corner being on the North line of the East Lamona Avenue right of way; thence Southerly, to the Northwest corner of Lot 18 in Block 7 of said Esmeralda Heights; thence Southerly along the West line of last said Lot 18, to the Southwest corner of last said Lot 18; thence Southerly, to the Northwest corner of Lot 29 in said Block 7, thence Southerly, along the West line of last said Lot 29, to the Southwest corner of last said Lot 29, last said Southwest corner being on the North line of the East Hedges Avenue right of way; thence Southerly, to the Northwest corner of Lot 18 in Block 10 of said Esmeralda Heights; thence Southerly, along the West line of last said Lot 18, to the Southwest corner of last said Lot 18; thence Southerly, to the Northwest corner of Lot 29 in said Block 10; thence Southerly, along the West line of last said Lot 29, to the Southwest corner of last said Lot 29, last said Southwest corner also being on the North line of the East Hammond Avenue right of way; thence Southerly, to the Northwest corner of Lot 18 in Block 11; thence Southerly, along the West line of last said Lot 18; thence Easterly, along the North line of the 16 foot wide alley in said Block 11, to the intersection with the Northerly production of the East line of Lot 36 in said Block 11; thence Southerly, along last said East line and its Northerly production, to the North line of the South 10.00 feet of said Block 11; thence Easterly, along the last said East line, also being along the North line of the East Olive Avenue right of way, to the intersection with the Northerly production of Block 2 of Lincoln Terrace, recorded in Volume 8, page 72 of Plats, Fresno County Records; thence Southerly, along last said West line and its Northerly production also being along the East line of the North Fisher Avenue right of way, to the intersection with the Easterly production of the South line of the 16 foot wide alley in Block 1 of said Lincoln Terrace; thence Westerly, along last said South line and its Easterly production to the Northeast corner of Lot 46 in said Block 1; thence Southerly, along the East line of last said Lot 46, to the Southeast corner of last said Lot 46, last said Southeast corner being on the North line of the East Clay Avenue right of way; thence Southerly, to the Northeast corner of Lot 3 in Block 4 of said Lincoln Terrace; thence Southerly, along the East line of said last Lot 3, to the Southeast corner of said Lot 3; thence Southerly, to the Northeast corner of Lot 46 in said Block 4; thence Southerly, along the East line of last said Lot 46, to the Southeast corner of last said Lot 46; thence Westerly, along the South line of said Block 4, also being along the North line of the East Tyler Avenue right of way and its Westerly production, to the intersection with the West line of the East 20.00 feet of Lot 21 of the Salinger Tract, recorded in Volume 2, page 13 of Plats, Fresno County Records; thence Northerly, along the last said West line, also being along the West line of the North First Avenue right of way, to the intersection with the North line of Lot 10 of Shelburne Tract, recorded in Volume 9, page 90 of Plats, Fresno County Records; thence Westerly, along the South line of the 16 foot wide alley in said Shelbourne Tract and its Westerly production, to the intersection with the Easterly boundary of the Freeway 41 right of way; thence Northerly, along the Easterly boundary of the Freeway 41 right of way, to the

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That portion of Section 36, Township 13 South, Range 30 East, Mount Diablo Base and Meridian, described as follows:

SUB AREA H
(183 Acres)

BEGINNING at the intersection of the Easterly boundary of the Freeway 41 right of way and the Westerly production of the North line of the 20.00 foot wide alley in Block 7 of Orchard Hill Addition, recorded in Volume 1, page 43 of Plats, Fresno County Records; thence Easterly, along said North line and its Westerly production, to the intersection of the East line of said Block 7, said East line being the West line of the North Orchard Avenue right of way; thence Easterly, to the intersection of the North line of the 20.00 foot wide alley in Block 8 of Orchard Hill Addition, recorded in Book 2, page 83 of Record of Surveys, Fresno County Records, and the West line of said Block 8; thence Easterly, along last said North line, to the Southwest corner of Lot 11 in said Block 8; thence Northerly, along the West line of said Lot 11 and its Northerly production to the intersection with the South line of Block 5 of said Orchard Hill Addition; thence Easterly, along the South line of said Block 5, also being along the North line of the East Iowa Avenue right of way, to the Southwest corner of Lot 35 in said Block 5; thence Northerly, along the West line of said Lot 35 and its Northerly production, to the North line of the 20.00 foot wide alley in said Block 5; thence Easterly, along last said North line, to the Southwest corner of the West Half of Lot 4 in said Block 5; thence

Northerly, along the West line of the West Half of said Lot 4 and its Northerly production to the intersection with the South line of Block 4 of said Orchard Hill Addition; thence Easterly, along last said South line, also being along the North line of the East Nevada Avenue right of way, to the Southwest corner of Lot 38 in said Block 4; thence Northerly, to the Southwest corner of Lot 3 in said Block 1; thence Northerly, along the West line of said Lot 3, and its Northerly production to the intersection with the South line of Block 1 in said Orchard Hill Addition; thence Easterly, along the South line of said Block 1, also being along the North line of the East Nevada Avenue right of way, to the Southwest corner of Lot 38 in said Block 1; thence Northerly, along the West line of last said Lot 38, to the Northwest corner of last said Lot 38; thence Northerly, to the Southwest corner of Lot 3 in said Block 1; thence Northerly, along the West line of said Lot 3, to the Northwest corner of said Lot 3, last said Northwest corner being on the South line of the East McKenzie Avenue right of way; thence Northerly, to the Southwest corner of Lot 38 in Block 4 of Bartlett Heights, recorded in Volume 1, page 76 of Plats, Fresno County Records; thence Northerly, along the West line of last said Lot 38, to the Northwest corner of last said Lot 38; thence Westerly, along the South line of the 20.00 foot wide alley in last said Block 4, to the Southerly prolongation of the West line of Parcel Map No. 74-60, recorded in Book 14, page 98 of Parcel Maps, Fresno County Records; thence Northerly, along the West line of said Parcel Map No. 74-60 and its Southerly production to the Northwest corner of Parcel A of said Parcel Map No. 74-60; thence Easterly, along the North line of said Parcel A, also being along the South line of the East Washington Avenue right of way, to the intersection with the Southerly production of the West line of Lot 36 in Block 3 of said Bartlett Heights; thence Northerly, along last said West line and its Southerly production, to the Northwest corner of said Lot 36; thence Northerly, to the Southwest corner of Lot 4 in said Block 3; thence Northerly, along last said West line and its Northerly production, to the intersection with the South line of Block 2 of said Bartlett Heights; thence Easterly, along the South line of said Block 2, also being along the North line of the East Grant Avenue right of way, to the Southwest corner of Lot 36 in said Block 2; thence Northerly, along the West line of last said Lot 36, to the Northwest corner of last said Lot 36; thence Northerly, to the Southwest corner of Lot 3 in said Block 2; thence Northerly, along the West line of last said Lot 3, to the Northwest corner of last said Lot 3; thence Westerly, along the North line of said Block 2, also being along the South line of the East Madison Avenue right of way, to the intersection with the Southerly production of the East line of the West three quarters of Lot 31 in Block 1 of said Bartlett Heights; thence Northerly, along last said East line and its Southerly production, to the Northwest corner of the East 7.50 feet of said Lot 31; thence Westerly, along the South line of the 20.00 foot wide alley in said Block 1, to the intersection with the West line of said Block 1; thence Southerly, along the West line of said Block 1, also being along the East line of the North Orchard Avenue right of way, to the intersection with the Easterly production of the South line of Lot 5 in Block A of Iowa Addition, recorded in Volume 1, page 72 of Plats, Fresno County Records; thence Westerly, along last said South line and its Easterly production to the East line of the West 38.00 feet of last said Lot 5; thence Northerly along last said East line to the North line of the South 4.00 feet of last said Lot 5; thence Westerly, along last said North line and its Westerly production, to the intersection with the West line of the 20.00 foot wide alley in said Block A; thence Northerly, along last said West line, to the Southeast corner of the North Half of Lot 36 in said Block A; thence Westerly, along the South line of the North Half of said Lot 36, to the intersection with the Easterly boundary of the Freeway 41 right of way; thence Northerly, along the Easterly boundary of the Freeway 41 right of way, to the intersection of the Westerly production of the North line of the 16.00 foot wide alley in Block 4 of Fresno Home Addition, recorded in Volume 1, page 54 of Plats, Fresno County Records; thence Easterly, along last said North line, to the intersection with the East line of last said Block 4, last said East line also being the West line of the North Orchard Street right of way; thence Easterly, to the Southwest corner of Lot 25 of Sohm's Second Addition, recorded in Book 5, page 9 of Record of Surveys, Fresno County Records; thence Easterly, along the South line of Lots 25 through 44, inclusive, of said Sohm's Second Addition, to the Southeast corner of last said Lot 44; thence Northerly, along the East line of last said Lot 44, to the Northeast corner of last said Lot 44; thence Westerly, along the North lines of said Lots 44 and 43, also being along the South line of the East White Avenue right of way, to the Southerly production of the West line of the 16.00 foot wide alley in Block 2 of Sohm's Addition, recorded in Book 4, page 49 of Record of Surveys, Fresno County Records; thence Northerly along last said West line and its Southerly and Northerly production, to the North line of the South 30.00 feet of Block 1 of Union Addition, recorded in Volume 1, page 61 of Plats, Fresno County Records;

thence Easterly, along last said North line, also being along the North line of the East Thomas Avenue right of way, to the intersection with the West line of the East 20.00 feet of last said Block 1; thence Northerly along the West line of the East 20.00 feet of said Block 1, also being along the West line of the North First Street right of way to the intersection with the Westerly production of the North line of Lot 18 in Block 4 of Martin Home, recorded in Book 9, page 8 of record of Surveys, Fresno County Records; thence Easterly, along last said North line and its Westerly and Easterly production, to the East line of the 20.00 foot wide alley in last said Block 4; thence Southerly, along last said East line, to the South line of last said Block 4, said South line also being the North line of the East Thomas Avenue right of way; thence Southerly to the intersection with the East line of the 20.00 foot wide alley in Block 8 of Fisher's Villa Addition, recorded in Volume 1, page 53 of Plats, Fresno County Records, and the North line of last said Block 8; thence Southerly, along last said East line and its Southerly production to the intersection with a line parallel with and 10.00 feet South of the South line of last said Block 8; thence Westerly, to the intersection with the Southerly production of a line parallel with and 8.00 feet West of the West line of Lot 19 of said Block 8; thence Southerly, along last said Southerly production, to the intersection with the North line of Belmont Park Tract, recorded in Book 6, page 12 of Record of Surveys, Fresno County Records; thence Easterly, along last said North line, to the Northwest corner of Lot 16 said Belmont Park Tract; thence Southerly, along the West line of Lots 12 through 16, inclusive, of said Belmont Park Tract, to the Southwest corner of said Lot 12; thence Easterly, along the South line of said Lot 12, to the Southeast corner of last said Lot 12, last said Southeast corner being on the West line of the North Second Street right of way; thence Easterly, to the intersection with the North line of the 20.00 foot wide alley in Block 7 of said Fisher's Villa Addition, and the West line of last said Block 7; thence Easterly, along last said North line, to the intersection with the East line of last said Block 7, last said East line also being the West line of the North Fisher Avenue right of way; thence Easterly to the intersection with the North line of the 20.00 foot wide alley in Block 6 of said Fisher's Villa Addition and the West line of said Block 6; thence Easterly, along last said North line, to the intersection with the East line of said Block 6, last said East line also being the West line of the North Third Street right of way; thence Easterly to the intersection with the North line of the 20.00 foot wide alley in Block 5 of said Fisher's Villa Addition and the West line of last said Block 5; thence Easterly, along last said North line, to the intersection with the East line of last said Block 5, last said East line also being the West line of the North Bond Avenue right of way; thence Easterly, to the Southwest corner of Lot 11 of A. Glunz Tract, recorded in Book 6, page 40 of Record of Surveys, Fresno County Records; thence Easterly, along the South line of Lots 11 and 12 of said A. Glunz Tract, to the Southeast corner of last said Lot 12; thence Northerly, along the East line of last said Lot 12, also being along the West line of the North Fourth Street right of way, to the intersection with the Westerly production of the North line of Lot 25 in Block 9 of Belmont Heights, recorded in Book 4, page 20 of Record of Surveys, Fresno County Records; thence Easterly, along last said North line and its Westerly production, to the Northeast corner of last said Lot 25; thence Southerly, along the East line of Lots 25 and 24 of last said Block 9, to the Southeast corner of last said Lot 24; thence Easterly, along the North line of Lot 14 in said Block 9, to the Northeast corner of last said Lot 14; thence Easterly, to the Northwest corner of Lot 23 in Block 8 of said Belmont Heights, last said Northwest corner being on the East line of the North Fifth Street right of way; thence Easterly, along the North line of last said Lot 23, to the Northeast corner of last said Lot 23; thence Northerly, along the West line of Lot 13 in last said Block 8, to the Northwest corner of last said Lot 13; thence Easterly, along the North line of last said Lot 13, to the Northeast corner of last said Lot 13; thence Easterly, to the Northwest corner of Lot 24 in Block 7 of said Belmont Heights; thence Easterly, along the North line of Lots 24 and 13 in last said Block 7, to a point on the North line of last said Lot 13, a distance of 23.00 feet East from the Northwest corner of last said Lot 13, last said point being on the Westerly line of the North Millbrook Avenue right of way; thence Northeasterly, to the Northeast corner of Lot 11 in last said Block 7; thence Southeasterly to the Northwest corner of Lot 8 of Alton Tract, recorded in Volume 7, page 26 of Plats, Fresno County Records, last said Northwest corner being on the East line of the North Millbrook Avenue right of way; thence Easterly, along the North line of Lots 8 through 16, inclusive, of said Alton Tract, to the Northeast corner of last said Lot 16; thence Easterly, along the North line of the South Half of Lots 2 through 8, inclusive, of Belmont Villa Tract, recorded in Book 3, page 57 of Record of Surveys, Fresno County Records, to the intersection with the West line of Barton View, recorded in Volume 10, page 5 of Plats, Fresno County Records; thence Southerly, along the West

line of said Barton View, to the intersection with the North line of the South Half of the 16.00 foot wide alley in said Barton View; thence Easterly, along last said North line, to the intersection with the Northerly production of the East line of the West 14.00 feet of said Lot 17 of said Barton View; thence Northerly, along the Northerly production of the East line of the West 14.00 feet of last said Lot 17, to the North line of the 16.00 foot wide alley in said Barton View; thence Easterly, along last said North line, to the Southeast corner of Lot 1 of said Barton View, last said Southeast corner being on the West line of the North Ninth Avenue right of way; thence Easterly, to the Southwest corner of Lot 182 of Belmont Center, recorded in Volume 3, pages 11 and 12 of Plats, Fresno County Records; thence Easterly, along the South line of Lots 182 through 185, inclusive, of Belmont Center, to the Southeast corner of said Lot 185; thence Northeasterly, along the Southeasterly line of Lots 186 and 187 of said Belmont Center, to the most Easterly corner of said Lot 187, said Easterly corner being on the Southwesterly line of the Plaza Drive West right of way; thence Northeasterly, to the most Westerly corner of Lot 120 of said Belmont Center; thence Easterly, along the Southerly line of Lots 120 through 128, inclusive, of said Belmont Center, last said Southerly line being the Northerly lines of the Plaza Drive West and Plaza Drive East right of way, to the most Easterly corner of said Lot 128; thence Southeasterly, to the most Westerly corner of Lot 137 of said Belmont Center; thence Southeasterly, along the Southwest line of Lots 137 and 136 of Belmont Center to the most Southerly corner of said Lot 136; thence Easterly, along the South line of Lot 135 of said Belmont Center, to the East line of said Belmont Center; thence Easterly, along the Easterly prolongation of the South line of said Lot 135, to the intersection with the West line of the East 40.00 feet of Lot 32 of Salinger Tract, recorded in Volume 2, page 13 of Plats, Fresno County Records, last said West line also being the West line of the North Cedar Avenue right of way; thence Easterly, to the intersection of the North line of the 16.00 foot wide alley in Block 96 of Sierra Vista Addition No. 5, recorded in Volume 9, page 89 of Plats, Fresno County Records and the East line of the West 19.00 feet of said Block 96; thence Easterly, along last said North line, to the intersection with the East line of said Block 96, last said East line also being the Westerly line of the North Rowell Avenue right of way; thence Easterly, to the intersection with the North line of the 16.00 foot wide alley in Block 95 of said Sierra Vista Addition No. 5 and the West line of said Block 95; thence Easterly, along last said North line, to the intersection with the East line of said Block 95, last said East line also being the West line of the North Barton Avenue right of way; thence Easterly, to the intersection of the Westerly production of the North line of Parcel 3 of Parcel Map No. 4785, recorded in Book 31, page 86 of Parcel Maps, Fresno County Records and the West line of Lot 6 in Block 33 of said Sierra Vista Addition No. 5; thence Easterly, along last said North line and its Westerly production and the North line of Parcel 4 of said Parcel Map No. 4785, to the East line of said Parcel Map No. 4785; thence Easterly, to the Southeast corner of Parcel Map No. 84-47, recorded in Block 43, page 23 of Parcel Maps, Fresno County Records; thence Easterly, along the South line of said Parcel Map No. 84-47 and its Easterly production, to the intersection with the East line of Lot 10 of said Sierra Vista Addition No. 5, thence Northerly, along the East line of said Block 5, also being along the West line of the North Jackson Avenue right of way, to the intersection with the Westerly production of a line parallel with and 30.00 feet North of the South line of Lots 2 through 5, inclusive, in Block 34 of said Sierra Vista Addition No. 2, recorded in Volume 9, page 36 of Plats, Fresno County Records; thence Easterly, along last said parallel line and its Westerly production, also being along the North line of the East White Avenue right of way, to the intersection with the East line of last said Lot 2; thence Northerly, along the East line of last said Lot 2 to the intersection with the South line of the North Half of last said Lot 2; thence Westerly, along last said South line to the intersection with the West line of the East Half of last said Lot 2; thence Northerly, along last said West line to the intersection with the North line of said Block 34; thence Westerly, along the North line of said Block 34, also being along the South line of the East Turner Avenue right of way and its Westerly production, to the intersection with the Southerly production of the East line of Block 44 of said Sierra Vista Addition No. 5; thence Northerly, along the East line of said Block 44 and its Southerly and Northerly productions, also being along the West line of the North Jackson Avenue right of way, to the intersection with the Westerly production of the South line of Block 46 of said Sierra Vista Addition No. 2; thence Easterly, along the South line of said Block 46 and its Westerly production, also being along the North line of the East Harvey Avenue right of way, to the Southeast corner of said Block 46, last said Southeast corner being on the West line of the North Maple Avenue right of way; thence Easterly, to the Southeast corner of the West 12.00 feet of Block 47 of said Sierra Vista Addition No. 2; 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Easterly, along the South line of said Block 47, also being along the North line of the East Harvey Avenue right of way and its Easterly production, to the intersection with the Northerly production of the West line of Block 41 of said Sierra Vista Addition; thence Southerly, along last said West line and its Northerly production, also being along the East line of the North Backer Avenue right of way, to the Southwest corner of said Block 41, last said Southwest corner being on the North line of the East Turner Avenue right of way; thence Southerly, to the Northwest corner of Block 36 of said Sierra Vista Addition No. 2; thence Southerly, along the West line of said Block 36, also being along the East line of the North Backer Avenue right of way, to the intersection with the North line of the South 125.45 feet of Lot 6 of said Block 36; thence Easterly, along last said North line to the East line of last said Lot 6; thence Southerly, along the East line of last said Lot 6, to the intersection with the North line of the South Half of Lot 7 in said Block 36; thence Easterly, along last said North line, to the intersection with the East line of last said Lot 7; thence Northerly, along the East line of last said Lot 7, to the intersection with the North line of the South 129.00 feet of Lot 8 in said Block 36; thence Easterly, along the North line of the South 129.00 feet of last said Lot 8, to the intersection with the East line of the West Half of last said Lot 8; thence Southerly, along the East line of the West Half of last said Lot 8, to the intersection with the North line of the South 125.00 feet of last said Lot 8; thence Easterly, along the North line of the South 125.00 feet of last said Lot 8, to the intersection with the East line of last said Lot 8; thence Northerly, along the East line of last said Lot 8, to the intersection with the North line of the South 140.00 feet of Lot 9 in said Block 36; thence Easterly, along the North line of the South 140.00 feet of last said Lot 9, to the intersection with the East line of last said Lot 9; thence Southerly, along the East line of last said Lot 9, to the intersection with the North line of the South 125.39 feet of Lot 10 in said Block 36; thence Easterly, along the North line of the South 125.39 feet of last said Lot 10, to the intersection with the East line of said Block 36, last said East line also being the West line of the North Sierra Vista Avenue right of way; thence Easterly, to the Southwest corner of Parcel B of Parcel Map No. 88-14, recorded in Book 51, pages 29 and 30 of Parcel Maps, Fresno County Records; thence Easterly, along the South line of last said Parcel B, to the Southeast corner of last said Parcel B; thence Easterly, along the North line of the South Half of Lot 7 in Block 37 of said Sierra Vista Addition No. 2, to the intersection with the East line of last said Lot 7; thence Northerly, along the East line of last said Lot 7, to the intersection with the North line of the South 130.00 feet of Lot 8 in said Block 37; thence Easterly, along the North line of the South 130.00 feet of Lot 8 and 9 in said Block 37, to the Northwest corner of Parcel A of Parcel Map No. 76-12, recorded in Book 21, page 20 of Parcel Maps, Fresno County Records; thence Easterly, along the North line of last said Parcel A, to the Northeast corner of last said Parcel A, last said Northwest corner being on the West line of the North Recreation Avenue right of way; thence Easterly, to the Northwest corner of the South 130.00 feet of Lot 6 in Block 38 of said Sierra Vista Addition No. 2; thence Easterly, along the North line of the South 130.00 feet of last said Lot 6, to the intersection with the East line of last said Lot 6; thence Southerly, along the East line of last said Lot 6, to the intersection of the North line of the South 125.27 feet of Lot 7 in said Block 38; thence Easterly, along the North line of the South 125.27 feet of Lots 7 and 8 in said Block 38, to the intersection with the East line of last said Lot 8; thence Southerly, along the East line of last said Lot 8, to the intersection with the North line of the South 125.00 feet of Lot 9 in said Block 38; thence Easterly, along the North line of the South 125.00 feet of last said Lot 9, to the intersection with the East line of last said Lot 9; thence Northerly, along the East line of last said Lot 9 and its Northerly production, to the Northwest corner of the South 30.00 feet of Lot 1 in said Block 38; thence Easterly, along the North line of the South 30.00 feet of Lot 1 of said Block 38, also being along the North line of East White Avenue, to the West line of the East 10.00 feet of said Block 38; thence Northerly, along last said West line, also being along the West line of the North Chestnut Avenue right of way, to the intersection with the Westerly production of the North line of the South 130.60 feet of Lot 1 in Block 1 of Belmont Gardens, recorded in Volume 11, page 39 of Plats, Fresno County Records; thence Easterly, along last said North line and its Westerly production, to the intersection with the East line of last said Lot 1; thence Southerly, along the East line of Lots 1 and 10 in last said Block 1 to the Northwest corner of the South 125.30 feet of Lot 9 of said Block 1; thence Easterly, along the North line of the South 125.30 feet of Lot 9 in said Block 1, to the intersection with the East line of Lot 9 in last said Block 1; thence Southerly, along last said East line, to the intersection with the North line of the South 20.00 feet of last said Block 1; thence Easterly, along last said North line, also being along the North line of the East Belmont Avenue right of way,

to the Northerly production of the East line of Lot 7 of E.D. Porter Tract, recorded in Volume 11, page 87 of Plats, Fresno County Records; thence Southerly, along last said East line and its Northerly production, to the Southeast corner of last said Lot 7; thence Westerly, along the South line of Lots 1 through 7, inclusive, of said E.D. Porter Tract, to the Northeast corner of Lot 18 of said E.D. Porter Tract; thence Southerly, along the East line of Lots 18 and 19 of said E.D. Porter Tract, to the Southeast corner of said Lot 19; thence Southerly, to the Northeast corner of Lot 20 of said E.D. Porter Tract; thence Westerly, along the North line of last said Lot 20, also being along the South line of the East Madison Avenue right of way to the Northeast corner of the West 20.00 feet of last said Lot 20, last said Northeast corner being on the East line of the North Chestnut Avenue right of way; thence Westerly, to the Southwest corner of the North 30.00 feet of the East 10.00 feet of Block 57 of Vista Addition No. 3, recorded in Volume 9, page 59 of Plats, Fresno County Records; thence Westerly, along a line parallel with and 30.00 feet South of the North line of Lots 8, 9 and 10 in said Block 57, also being along the South line of the East Madison Avenue right of way, to the intersection with the West line of last said Lot 8; thence Northerly, along the West line of Lots 8 and 3 in said Block 57, to the Northeast corner of the South 165.00 feet of Lot 4 in said Block 57; thence Westerly, along the North line of the North 135.00 feet of Lots 4 and 5 in said Block 57, to the intersection with the West line of said Block 57; thence Southerly along the West line of said Block 57, also being along the East line of the North Recreation Avenue right of way, to the intersection with the Easterly production of the South line of the North 150.28 feet of Lot 1 in Block 58 of said Sierra Vista Addition No. 3; thence Westerly, along last said South line and its Easterly production, to the intersection with the West line of last said Lot 1; thence Northerly, along last said West line, to the Southeast corner of the North 135.00 feet of Lot 2 in said Block 58; thence Westerly, along the South line of the North 135.00 feet of Lots 2 and 3 in said Block 58, to the intersection with the West line of last said Lot 3; thence Southerly, along the West line of last said Lot 3, to the Southeast corner of the North 135.35 feet of Lot 4 in said Block 58; thence Westerly, along the South line of the North 135.35 feet of last said Lot 4, to the intersection with the West line of last said Lot 4; thence Southerly, along the West line of last said Lot 4, to the Northeast corner of Parcel Map No. 70-49, recorded in Book 2, page 27 of Parcel Maps, Fresno County Records; thence Westerly, along the North line of said Parcel Map No. 70-49 and its Westerly production to the intersection with the East line of Block 29 of Sierra Vista Addition, recorded in Volume 9, page 27 of Plats, Fresno County Records; thence Northerly, along the East line of said Block 29, also being along the West line of the North Sierra Vista Avenue right of way, to the intersection with the South line of the alley in said Block 29; thence Westerly, along last said South line, to the intersection with the West line of said Block 29, last said West line also being the East line of the North Backer Avenue right of way; thence Westerly, to the intersection of the South line of the alley in Block 30 of said Sierra Vista Addition and the East line of said Block 30; thence Westerly, along last said South line, to the intersection with the West line of said Block 30, last said West line also being the East line of the North Maple Avenue right of way; thence Westerly, to the intersection of the South line of the alley in Block 31 of said Sierra Vista Addition and the East line of said Block 31; thence Westerly, along last said South line, to the intersection with the West line of said Block 31, last said West line also being the East line of the North Jackson Avenue right of way; thence Westerly, to the intersection of the South line of the 20.00 foot wide alley in Block 32 of said Sierra Vista Addition and the East line of said Block 32; thence Westerly, along last said South line, to the West line of said Block 32, last said West line also being the East line of the North Barton Avenue right of way; thence Westerly, to the intersection of the South line of the 20.00 foot wide alley in Block 69 of Sierra Vista Addition No. 4, recorded in Volume 9, page 68 of Plats, Fresno County Records and the East line of said Block 69; thence Westerly, along last said South line, to the intersection with the West line of said Block 69, last said West line also being the East line of the North Rowell Avenue right of way; thence Westerly, to the intersection with the South line of the 20.00 foot wide alley in Block 70 of said Sierra Vista Addition No. 4 and the East line of said Block 70; thence Westerly, along last said South line to the intersection with the East line of the West 30.62 feet of said Block 70, last said East line also being the East line of the North Cedar Avenue right of way; thence Westerly, to the Northwest corner of the East 9.40 feet of Lot 32 of Campbell Tract, recorded in Volume 10, page 30 of Plats, Fresno County Records; thence Westerly, along the North line of Lots 17 through 32, inclusive, of said Campbell Tract, to the intersection with the West line of said Campbell Tract; thence Westerly, along the South line of the alley in Block 1 of Avalon Heights, recorded in Volume 9, page 13 of Plats, Fresno County Records, to the

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intersection with the West line of last said Block 1, last said West line also being the East line of the North Eleventh Street right of way; thence Westerly, to the intersection of the South line of the alley in Block 2 of said Avalon Heights and the East line of last said Block 2; thence Westerly, along last said South line, to the intersection with the West line of last said Block 2, last said West line also being the East line of the North Ninth Avenue right of way; thence Westerly, to the Southeast corner of the North 10.00 feet of Lot 18 in Block 3 of Fresno Heights No. 2, recorded in Book 3, page 55 of Record of Surveys, Fresno County Records; thence Westerly, along the South line of the North 10.00 feet of Lots 1 through 18, inclusive, of last said Block 3, to the intersection with the West line of said Block 3, last said West line also being the East line of the North Eighth Street right of way; thence Westerly, to the Southeast corner of the North 10.00 feet of Lot 18 in Block 2 of said Fresno Heights No. 2; thence Westerly, along the South line of the North 10.00 feet of Lots 4 through 18, inclusive, of said Block 2, to the Northeast corner of Parcel B, of Parcel Map No. 86-20, recorded in Book 45, page 33 of Parcel Maps, Fresno County Records; thence Westerly, along the North line of Parcels A and B of said Parcel Map No. 86-20, to the Northwest corner of said Parcel A, said Northwest corner being on the East line of the North Seventh Street right of way; thence Westerly, to the Southeast corner of the North 10.00 feet of Lot 18 in Block 1 of said Fresno Heights No. 2; thence Westerly, along the South line of the North 10.00 feet of Lots 10 through 18, inclusive, in last said Block 1, to the intersection with the West line of said Fresno Heights No. 2; thence Westerly, along the South line of the 20.00 foot wide alley in Block 6 of Arlington Heights Tract, recorded in Volume 1, page 56 of Plats, Fresno County Records, to the intersection with the West line of last said Block 6, last said West line also being the East line of the North Sixth Avenue right of way; thence Westerly, to the intersection of the South line of the 20.00 foot wide alley in Block 5 of said Arlington Heights Tract and the East line of last said Block 5; thence Westerly, along last said South line, to the intersection with the West line of last said Block 5, last said West line also being the East line of the North Fifth Avenue right of way; thence Westerly, to the intersection with the South line of the 20.00 foot wide alley in Block 4 of said Arlington Heights Tract and the East line of last said Block 4; thence Westerly, along last said South line, to the intersection with the West line of last said Block 4, last said West line also being the East line of the North Fourth Street right of way; thence Westerly, to the intersection with the South line of the 20.00 foot wide alley in Block 3 of said Arlington Heights Tract and the East line of last said Block 3; thence Westerly, along last said South line, to the intersection with the West line of last said Block 3, last said West line also being the East line of the North Third Street right of way; thence Westerly, to the intersection with the South line of the 20.00 foot wide alley in Block 2, of said Arlington Heights Tract and the East line of last said Block 2; thence Westerly, along last said South line, to the intersection with the West line of last said Block 2, last said West line also being the East line of the North Second Street right of way; thence Westerly, to the intersection with the South line of the 20.00 foot wide alley in Block 1 of said Arlington Heights Tract and the East line of last said Block 1; thence Westerly, along last said South line, to the Northeast corner of Lot 3 in last said Block 1; thence Southerly, along the East line of last said Lot 3, to the Southeast corner of said Lot 3, also being at the intersection of the North line of the East Madison Avenue right of way; thence Southerly, to the Northeast corner of Lot 28 in Block 12 of said Arlington Heights Tract; thence Southerly, along the East line of last said Lot 28 to the Southeast corner of last said Lot 28; thence Southerly, to the Northeast corner of Lot 3 in last said Block 12; thence Southerly, along the East line of last said Lot 3, to the Southeast corner of last said Lot 3, said Southeast corner being on the North line of the East Grant Avenue right of way; thence Southerly, to the Northeast corner of Lot 28 in Block 13 of said Arlington Heights Tract; thence Southerly, along the East line of last said Lot 28, to the Southeast corner of last said Lot 28; thence Southerly, to the Northeast corner of Lot 3 in last said Block 13; thence Southerly, along the East line of last said Lot 3, to the Southeast corner of last said Lot 3, said Southeast corner being on the North line of the East Washington Avenue right of way; thence Southerly, to the Northeast corner of Lot 28 in Block 24 of said Arlington Heights Tract; thence Southerly, along the West line of last said Lot 28, to the Southeast corner of last said Lot 28; thence Southerly, to the Northeast corner of Lot 3 in said Block 24; thence Southerly, along the East line of last said Lot 3 and its Southerly production, to the North line of Block 25 of said Arlington Heights Tract; thence Westerly, along the North line of said Block 25, also being along the South line of the East McKenzie Avenue right of way, to the Northeast corner of the East 20.00 feet of Lot 28 in said Block 25; thence Southerly, along the East line of the East 20.00 feet of last said Lot 28, to the intersection with the South

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line of last said Lot 28; thence Easterly, along the South line of Lots 28 and 27 of said Arlington Heights, to the intersection with the Northerly production of the East line of the West 5.00 feet of Lot 4 of said Block 25; thence Southerly, along last said East line and its Northerly and Southerly production, to the intersection with the North line of Block 36 of said Arlington Heights; thence Westerly, along the North line of said Block 36, also being along the South line of the East Nevada Avenue right of way, to the Northeast corner of Lot 28 of said Block 36; thence Southerly, along the East line of last said Lot 28, to the Southeast corner of said Lot 28; thence Southerly, to the Northeast corner of Lot 3 of said Block 36; thence Southerly, along the East line of last said Lot 3, to the Southeast corner of last said Lot 3, said Southeast corner being on the North line of the East Illinois Avenue right of way; thence Southerly, to the Northeast corner of Lot 28 in Block 37 of said Arlington Heights Tract; thence Southerly, along the East line of last said Lot 28, to the Southeast corner of last said Lot 28; thence Southerly, to the Northeast corner of Lot 3 in last said Block 37; thence Southerly, along the East line of last said Lot 3, to the Southeast corner of last said Lot 3, said Southeast corner being on the North line of the East Iowa Avenue right of way; thence Southerly, to the Northeast corner of Lot 28 in said Block 48 of said Arlington Heights Tract; thence Southerly, along the East line of last said Lot 28, to the Southeast corner of last said Lot 28; thence Easterly, along the North line of the 20.00 foot wide alley in last said Block 48, to the intersection with the East line of last said Block 48, last said East line also being the West line of the North Second Street right of way; thence Easterly, to the intersection of the North line of the 20.00 foot wide alley in Block 47 of said Arlington Heights Tract and the West line of last said Block 47; thence Easterly, along last said North line, to the intersection with the East line of last said Block 47, last said East line also being the West line of the North Third Avenue right of way; thence Easterly, to the intersection with the North line of the 20.00 foot wide alley in Block 46 of said Arlington Heights Tract, and the West line of last said Block 46; thence Easterly, along last said North line, to the intersection with the East line of last said Block 46, last said East line also being the West line of the North Fourth Street right of way; thence Easterly, to the intersection with the North line of the 20.00 foot wide alley in Block 45 of said Arlington Heights and the West line of last said Block 45; thence Easterly, along last said North line, to the intersection with the East line of last said Block 45, last said East line also being the West line of the North Fifth Street right of way; thence Easterly, to the intersection of the North line of the 20.00 foot wide alley in Block 44 of said Arlington Heights and the West line of last said Block 44; thence Easterly, to the intersection with the East line of said Block 44, last said East line also being the West line of the North Sixth Street right of way; thence Easterly, to the intersection of the North line of the 20.00 foot wide alley in Block 43 of said Arlington Heights Tract and the West line of last said Block 43; thence Easterly, along last said North line to the intersection with the East line of said Arlington Heights Tract; thence Easterly along the North line of the South 10.00 of Lots 19 through 27, inclusive, in Block 12 of Fresno Heights, recorded in Book 3, page 32 of Record of Surveys, Fresno County Records, to the intersection with the East line of last said Lot 19, last said East line also being the West line of the North Seventh Street right of way; thence Easterly to the Northwest corner of the South 10.00 feet of Lot 36 in Block 11 of said Fresno Heights; thence Easterly, along the North line of the South 10.00 feet of Lots 19 through 36, inclusive, in last said Block 11, to the intersection with the East line of last said Block 11, last said East line also being the West line of the North Eighth Street right of way; thence Easterly, to the Northwest corner of the South 10.00 feet of Lot 36 in Block 10 of said Fresno Heights; thence Easterly, along the North line of the South 10.00 feet of Lots 19 through 36, inclusive, in last said Block 10 and its Easterly production, to the intersection with the West line of Block 4 of Roosevelt High Tract, recorded in Volume 11, page 49 of Plats, Fresno County Records; thence Southerly, along the West line of said Block 4, also being along the East line of the North Ninth Street right of way, to the Southwest corner of said Block 4, also being at the intersection of the North line of the East Tulare Avenue right of way; thence Northeasterly, along the Southerly line of Lot 21 in last said Block 4, to the Southeast corner of last said Lot 21; thence Northerly, along the West line of Lot 12 in last said Block 4, to the Northeast corner of the South 10.00 feet of Lot 13 in last said Block 4; thence Easterly, along a line that is parallel with and 10.00 feet North of the Easterly production of the South line of last said Lot 13, to the intersection with the East line of Lot 8 in last said Block 4; thence Southerly, along the East line of last said Lot 8 and its Southerly production to the intersection with a line parallel with and 40.00 feet South of the South line of said Roosevelt High Tract; thence Westerly, along a line that is parallel with and 40.00 feet South of the South line of said

Roosevelt High Tract, also being along a portion of the South line of the East Tulare Avenue right of way, to the intersection with the Southerly production of the East line of said Fresno Heights; thence Westerly, along a line that is parallel with and 40.00 feet South of the South line of said Fresno Heights, also being along a portion of the South line of the East Tulare Avenue right of way, to the intersection with the Southerly production of the East line of said Arlington Heights Tract; thence Westerly, along a line that is parallel with and 40.00 feet South of the South line of said Arlington Heights Tract, said line being along a portion of the South line of the East Tulare Avenue right of way, to the intersection with the Southerly production of the East line of Lot 1 in Block 48 of said Arlington Heights Tract; thence Northerly, along the Southerly production of the East line of Lot 1 in Block 48 of said Arlington Heights Tract, to the Southeast corner of Lot 1 in said Block 48; thence Westerly, along the South line of Lot 1 in said Block 48, to the Southwest corner of last said Block 48, last said Southwest corner also being the intersection of the East line of the North First Street right of way and the North line of the East Tulare Street right of way as shown on the map of said Arlington Heights Tract; thence Westerly, to the Southeast corner of Block 8 of Orchard Hill Addition, recorded in Book 21, page 83 of Record of Surveys, Fresno County Records; thence Westerly, along the South line of Block 8 of last said Orchard Hill Addition, to the Southwest corner of last said Block 8, last said Southwest corner also being the intersection of the East line of the North Orchard Street right of way and the North line of the East Tulare Street right of way as shown on the map of last said Orchard Hill Addition; thence Westerly, to the Southeast corner of Block 7 of Orchard Hill Addition, recorded in Volume 1, page 43 of Plats, Fresno County Records; thence Westerly, along the South line of last said Block 7, also being along the North line of the East Tulare Street right of way, the Easterly boundary of the Freeway 41 right of way; thence Northerly, along the Easterly boundary of the Freeway 41 right of way, to the Point of Beginning.

SUB AREA I
(5 Acres)

That portion of Sections 1 and 2 of Township 14 South, Range 20 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Northwest corner of the East Half of Lot 49 of Roosevelt High Tract recorded in Volume 11, page 49 of Plats, Fresno County Records; thence Easterly, along the North line of Lots 49 through 56, inclusive, of said Roosevelt High Tract, to the Northeast corner of said Lot 56, said Northeast corner being on the West line of the North Cedar Avenue right of way; thence Easterly, to the intersection of the North line of the 20.00 foot wide alley in Block 86 of Sierra Vista Addition No. 4, recorded in Volume 9, page 68 of Plats, Fresno County Records, and the East line of said Block 86; thence Easterly, along last said North line, to the intersection with the East line of said Block 86, said East line also being the West line of the North Rowell Avenue right of way; thence Easterly to the intersection of the North line of the 20.00 foot wide alley in Block 85 of said Sierra Vista Addition and the West line of said Block 85; thence Easterly, along last North said line, to the intersection with the East line of said Block 85, last said East line also being the West line of the North Barton Avenue right of way; thence Easterly, to the West line of Block 1 of Sierra Vista Addition, recorded in Volume 9, page 27 of Plats, Fresno County Records; thence Southerly, along last said West line, also being along the East line of the North Barton Avenue right of way and its Southerly production, to the intersection with the Easterly production of a line parallel with and 80.00 feet South of the South line of said Block 85; thence Westerly, along a line parallel with and 80.00 South of the South line of said Blocks 85 and 86 and its Easterly and Westerly productions, also being along a portion of the South half of the East Tulare Avenue right of way, to the intersection with the Southerly production of the West line of the East Half of said Lot 49; thence Northerly, along last said West line and its Southerly production, to the Point of Beginning.

SUB AREA J
(6 Acres)

That portion of Section 1, Township 14 South, Range 20 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the intersection of the South line of the North 10.00 feet of Lot 1 of

Meridian Heights, recorded in Book 8, page 37 of Record of Surveys, Fresno County Records and the Southerly production of the West line of Lot 48 in Block 2 of Sierra Vista Addition, recorded in Volume 9, page 27 of Plats, Fresno County Records; thence Northerly, along the West line of Lots 44 through 48, inclusive, in said Block 2 and its Southerly production, to the Northwest corner of said Lot 44; thence Northerly to the Southwest corner of Lot 5 in said Block 2; thence Northerly along the West line of Lots 1 through 5, inclusive, in said Block 2, to the Northwest corner of said Lot 1; thence Easterly, along the North line of said Lot 1, also being along the South line of the East Iowa Avenue right of way, to the intersection with the Southerly production of the West line of the East 10.00 feet of Block 7 of Sierra Vista Addition; thence Northerly along last said West line also being along the West line of the North Maple Avenue right of way and its Southerly production to the intersection with the North line of said Block 7; thence Westerly, along last said North line, also being along the South line of the East Illinois Avenue right of way, to the Southerly production of the West line of Lot 48 of Block 10 of said Sierra Vista Addition; thence Northerly, along the West line of Lots 44 through 48, inclusive, of said Block 10 and its Southerly production, to the Northwest corner of said Lot 44; thence Northerly to the Southwest corner of Lot 5 of said Block 10; thence Northerly, along the West line of Lots 1 through 5, inclusive, of said Block 10, to the intersection with the North line of said Block 10, also being at the intersection with the South line of the East Nevada Avenue right of way; thence Northerly, to the Southwest corner of Lot 48 in Block 15 of said Sierra Vista Addition; thence Northerly, along the West line of Lots 44 through 48, inclusive, in said Block 15, and its Northerly production to the intersection with the North line of Lot 3 of Sierra Vista Addition Resubdivision, recorded in Volume 11, page 12 of Plats, Fresno County Records; thence Easterly, along the North line of last said Lot 3, to the Northeast of last said Lot 3; thence Northerly, along the East line of Lot 2 in Block 15 of said Sierra Vista Addition and its Northerly production, also being along the West line of the North Maple Avenue right of way, to the intersection with the Westerly production of the North line of Lot 1 in Block 14 of said Sierra Vista Addition Resubdivision; thence Easterly, along last said North line and its Westerly production to the intersection with the Northerly production of the East line of the West 85.00 feet of last said Block 14; thence Southerly, along last said East line and its Southerly production to the North line of Lot 25 in Block 14 of said Sierra Vista Addition; thence Westerly, along the North line of said Lot 25 to the Northwest corner of said Lot 25; thence Southerly, along the West line of said Block 14, also being along the East line of the North Maple Avenue right of way, to the Southwest corner of said Block 14, last said Southwest corner being on the North line of the East Nevada Avenue right of way; thence Southerly, to the Northwest corner of Block 11 of said Sierra Vista Addition; thence Southerly, along the East line of said Block 11, also being along the East line of the North Maple Avenue right of way, to the Southwest corner of Lot 24 in said Block 11; thence Easterly, along the North line of the alley in said Block 11, to the intersection with the Northerly production of the East line of Lot 31 in said Block 11; thence Southerly, along last said East line and its Northerly and Southerly production, to the intersection with the North line of Block 6 of said Sierra Vista Addition; thence Westerly, along the North line of said Block 6, also being along the South line of the East Illinois Avenue right of way, to the Northeast corner of Lot 20 in said Block 6; thence Southerly, along the East line of Lots 20 through 24, inclusive, in said Block 6, to the Southeast corner of last said Lot 24; thence Southerly, to the Northeast corner of Lot 25 in said Block 6; thence Southerly, along the East line of Lots 25 through 29, inclusive, to the Southeast corner of said Lot 29, last said Southeast corner being on the North line of the East Iowa Avenue right of way; thence Southerly, to the Northeast corner of Lot 20 in Block 3 of said Sierra Vista Addition; thence Southerly, along the East line of Lots 20 through 24, inclusive, in said Block 3, to the Southeast corner of last said Lot 24; thence Easterly, along the North line of the alley in said Block 3 and its Easterly production to the intersection with the West line of Block 4 of said Sierra Vista Addition; thence Southerly, along the West line of said Block 4 and its Southerly production, also being along a portion of the East line of the North Backer Avenue right of way, the North line of Lot 40 of Swenson-Hornig Heights, recorded in Volume 12, page 79 of Plats, Fresno County Records; thence Westerly, along last said North line, also being along the South line of the East Tulare Avenue right of way, to the intersection with the West line of said Swenson-Hornig Heights; thence Westerly, along the South line of the North 40.00 feet of Pearl Heights, recorded in Volume 8, page 16 of Plats, Fresno County Records, also being along the South line of the East Tulare Avenue right of way, to the intersection with the West line of said Pearl Heights; thence Westerly, along the South line of the North 40.00 feet of Dow Addition, recorded in Volume 7, page 61 of

Plats, Fresno County Records, also being along the South line of the East Tulare Avenue right of way, to the intersection with the West line of said Dow Addition; thence Westerly to the Southeast corner of the North 10.00 feet of the East 10.00 feet of Lot 1 of said Meridian Heights; thence Westerly, along the South line of the North 10.00 feet of last said Lot 1, also being along the South line of the East Tulare Avenue right of way, to the Point of Beginning.

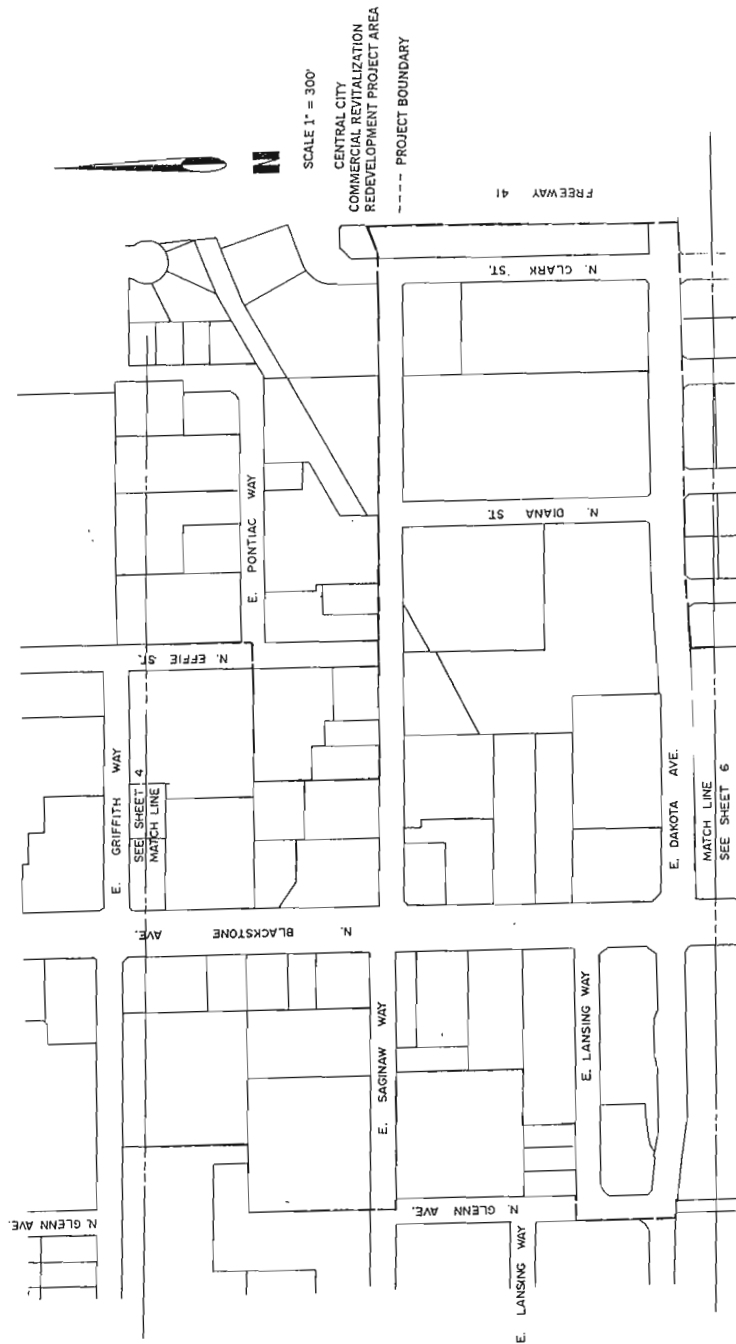
SUB AREA K
(1 Acre)

That portion of Sections 1, Township 14 South, Range 20 East, Mount Diablo Base and Meridian and Section 6, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Northwest corner of the South 150.00 feet of the East 30.00 feet of Lot 9 of Sierra Vista Addition No. 3, recorded in Volume 9, page 59 of Plats, Fresno County Records; thence Easterly, along the North line of the South 150.00 feet of Lots 9 and 10 of said Sierra Vista Addition No. 3 and its Easterly production, to the intersection with the East line of said Lot 10, last said East line also being the West line of the North Chestnut Avenue right of way; thence Easterly, to the intersection of the North line of the 20.00 foot wide alley in Block 4 of Sierra Heights, recorded in Volume 12, page 34 of Plats, Fresno County Records, and the East line of the West 20.00 feet of said Block 4; thence Easterly, along last said North line, to the intersection with the Northerly production of the East line of Lot 12 in said Block 4; thence Southerly, along the East line of said Lot 12 and its Northerly and Southerly productions to the intersection with the South line of the North 20.00 feet of Lot 48 of Easterby Rancho, recorded in Volume 2, page 6 of Plats, Fresno County Records; thence Westerly, along last said South line, also being along the South line of the East Tulare Avenue right of way, to the intersection with the East line of said Lot 48; thence Westerly, to the Southeast corner of the North 6.00 feet of Block 1 of Huntington Heights, recorded in Volume 9, page 55 of Plats, Fresno County Records; thence Westerly, along the South line of the North 6.00 feet of said Block 1, also being along the South line of the East Tulare Avenue right of way, to the Southerly production of the West line of the East 30.00 feet of said Lot 9; thence Northerly, along last said West line and its Southerly production, to the Point of Beginning.

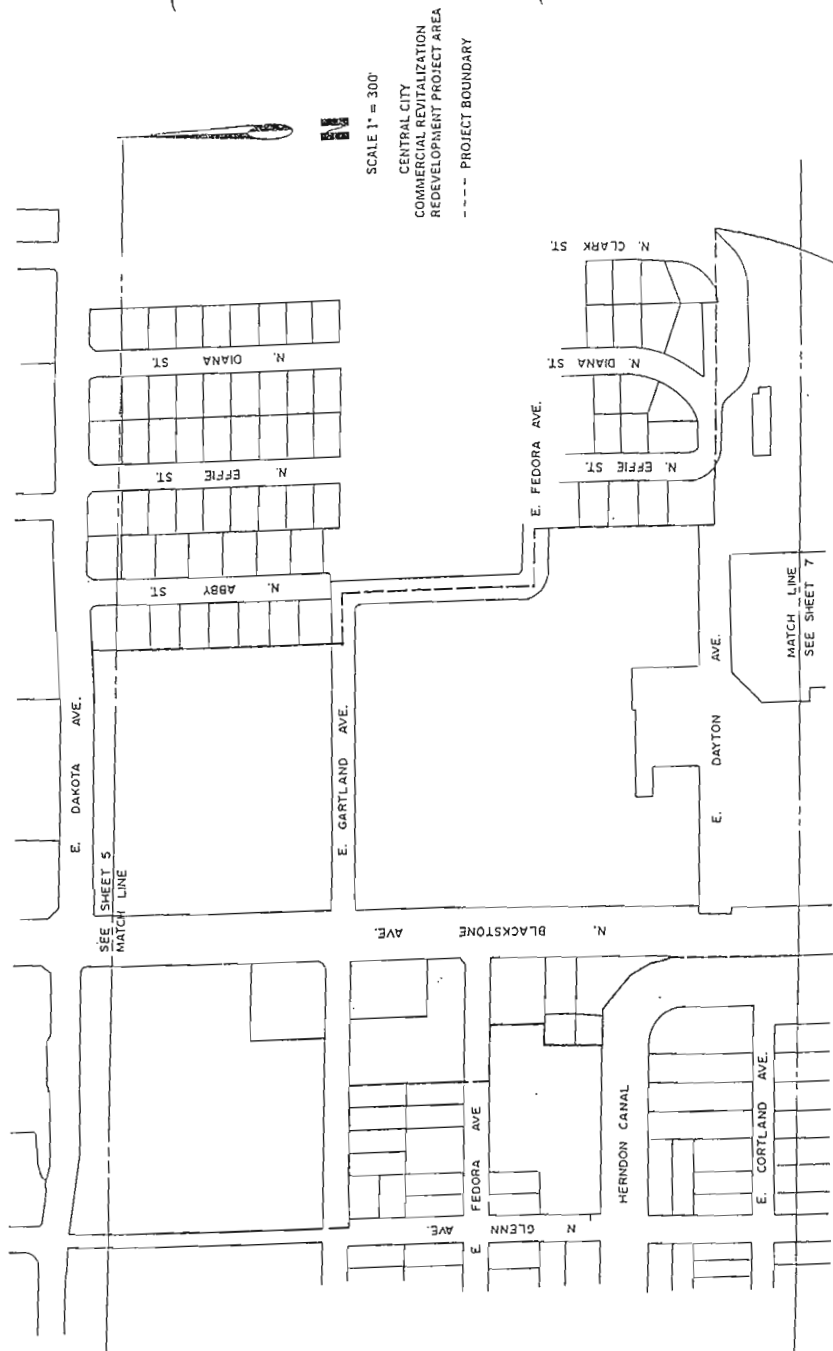
ATTACHMENT NO. 2
PROJECT AREA MAP
BOUNDARY ALTERNATIVE B

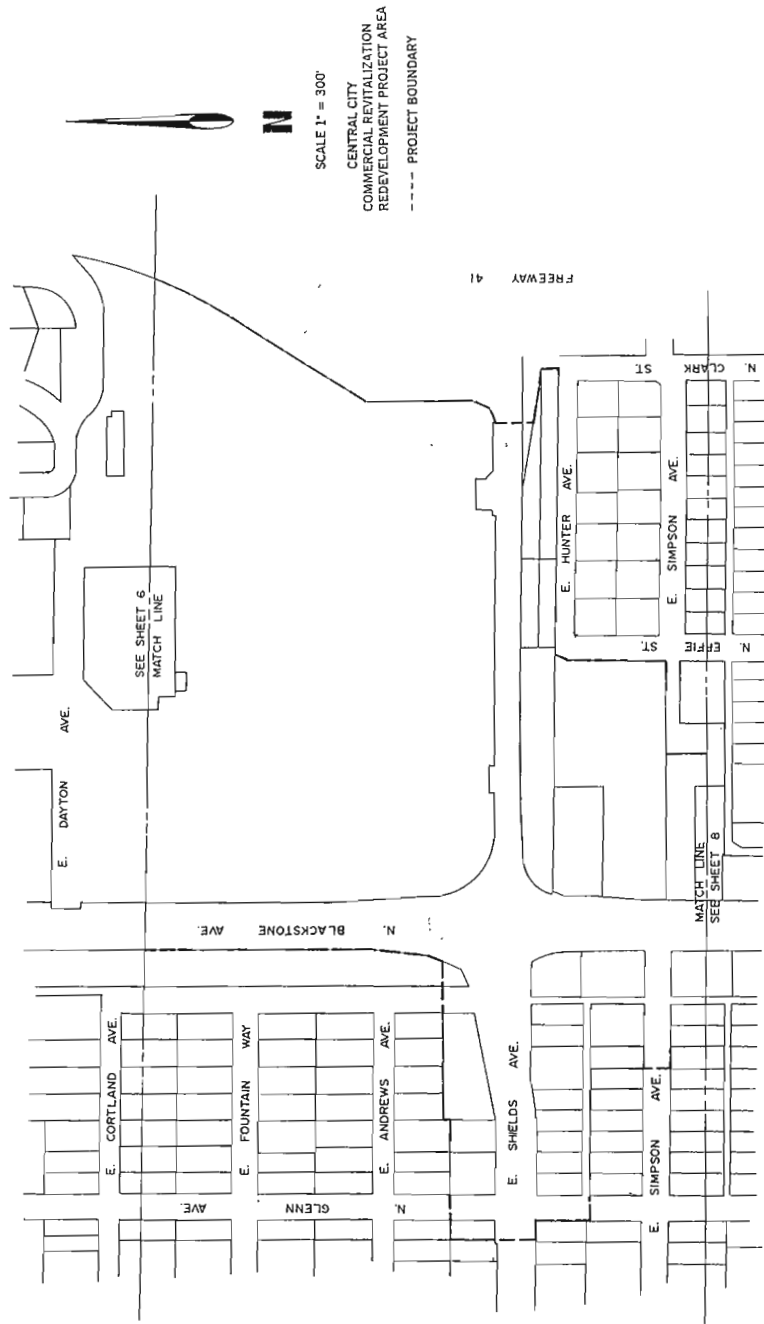
This map is also available in the office of the Fresno Redevelopment Agency, 2344
Tulare Street, Suite 200, Fresno, CA 93721



SHEET 1

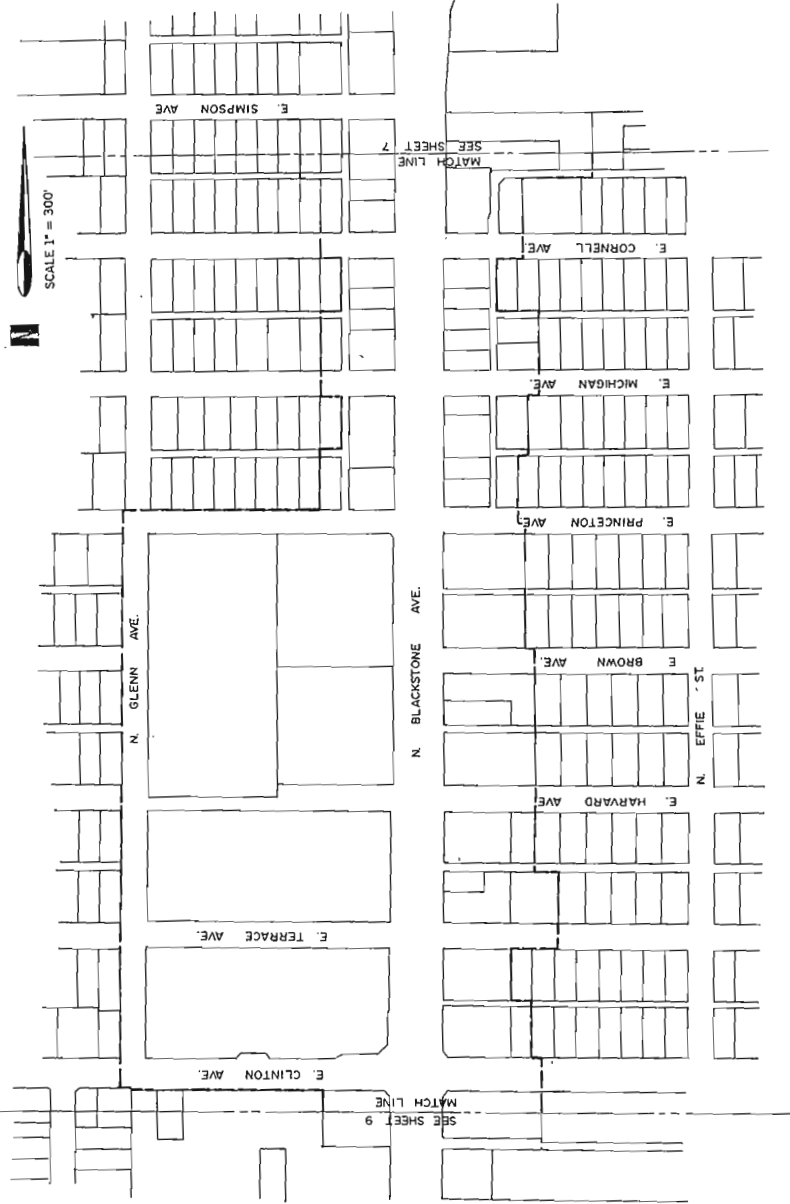
NOTE:
 PAGES 2, 3, 4, AND 5 WERE DELETED
 FROM THIS SEQUENCE. THEREFORE
 SHEET 6 IMMEDIATELY FOLLOWS
 SHEET 1.



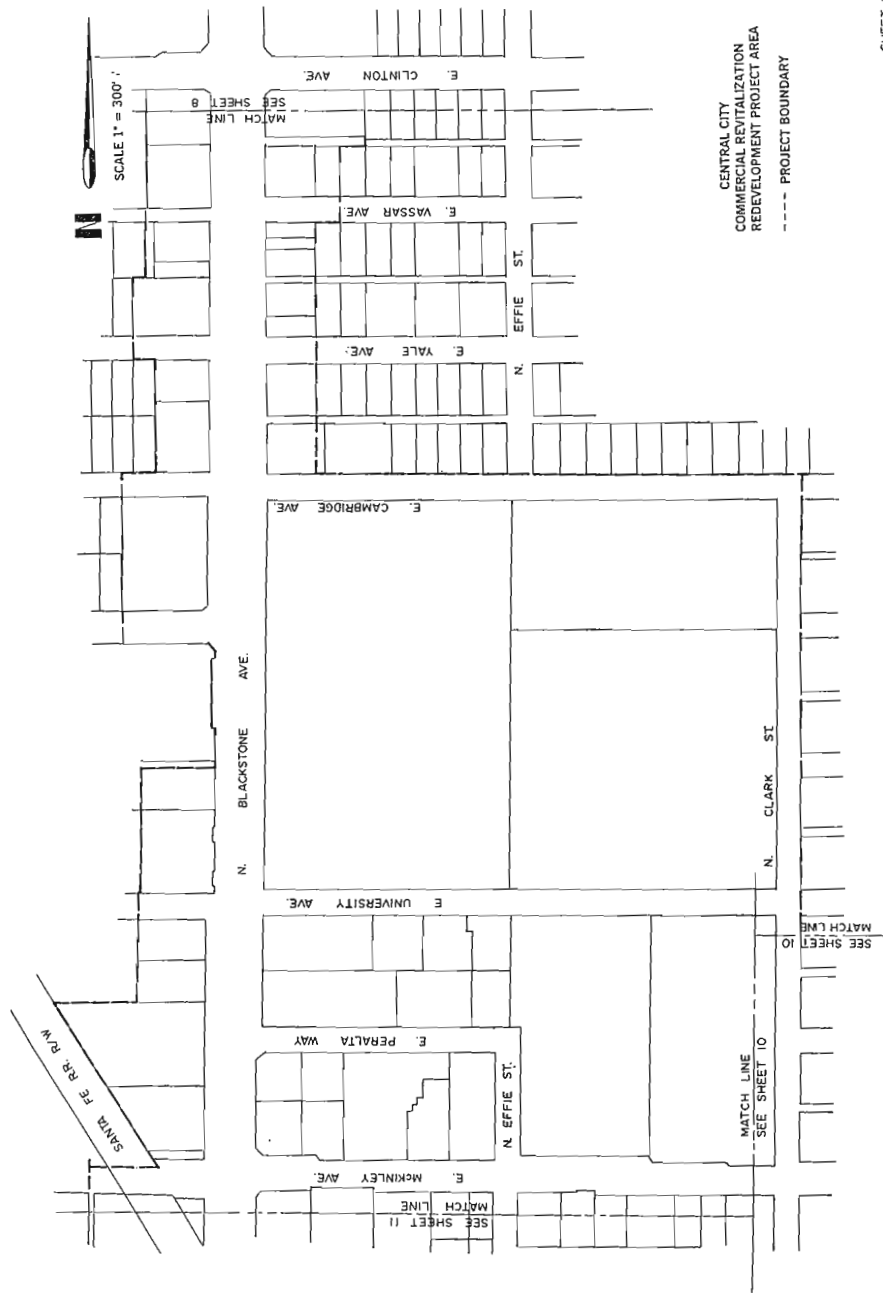


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REDEVELOPMENT PROJECT AREA

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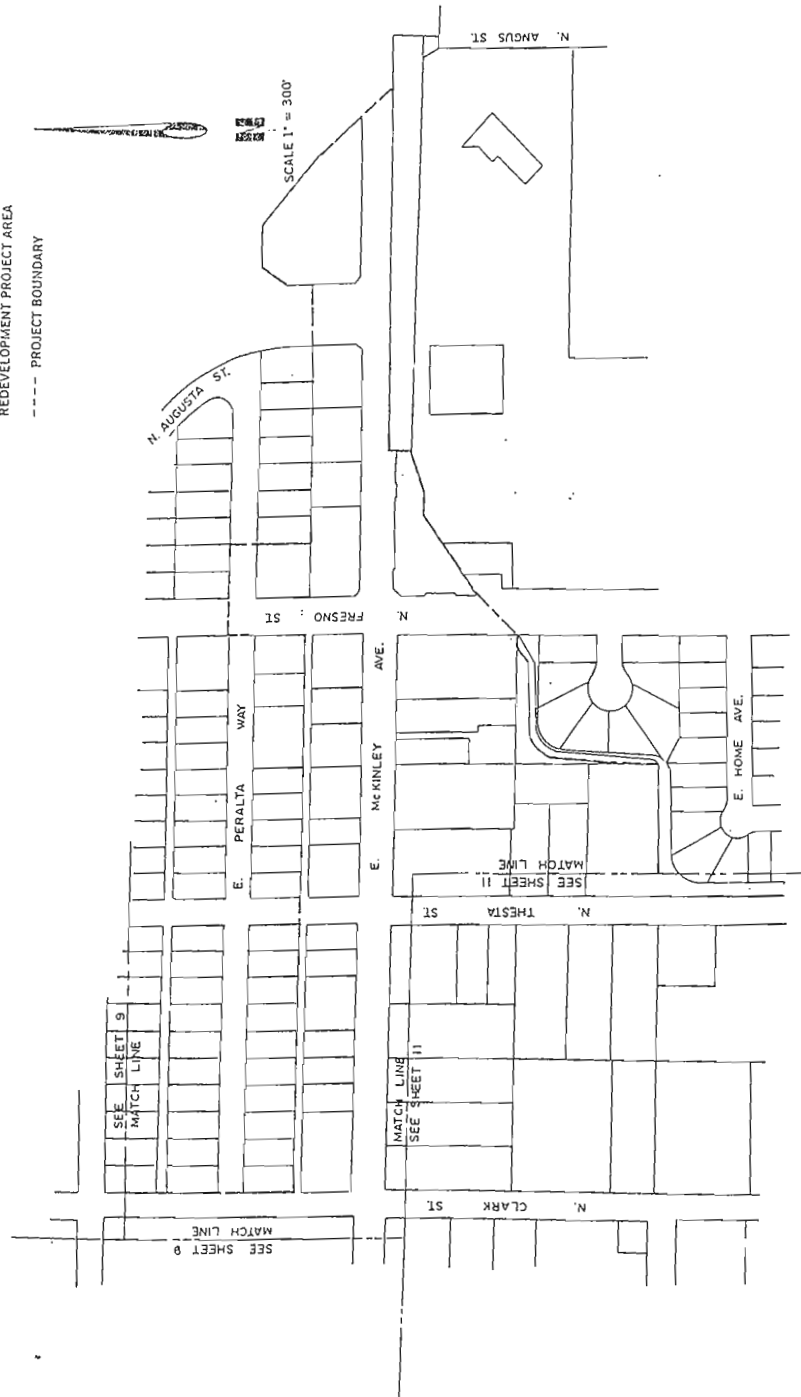
SHEET 8



SHEET 9

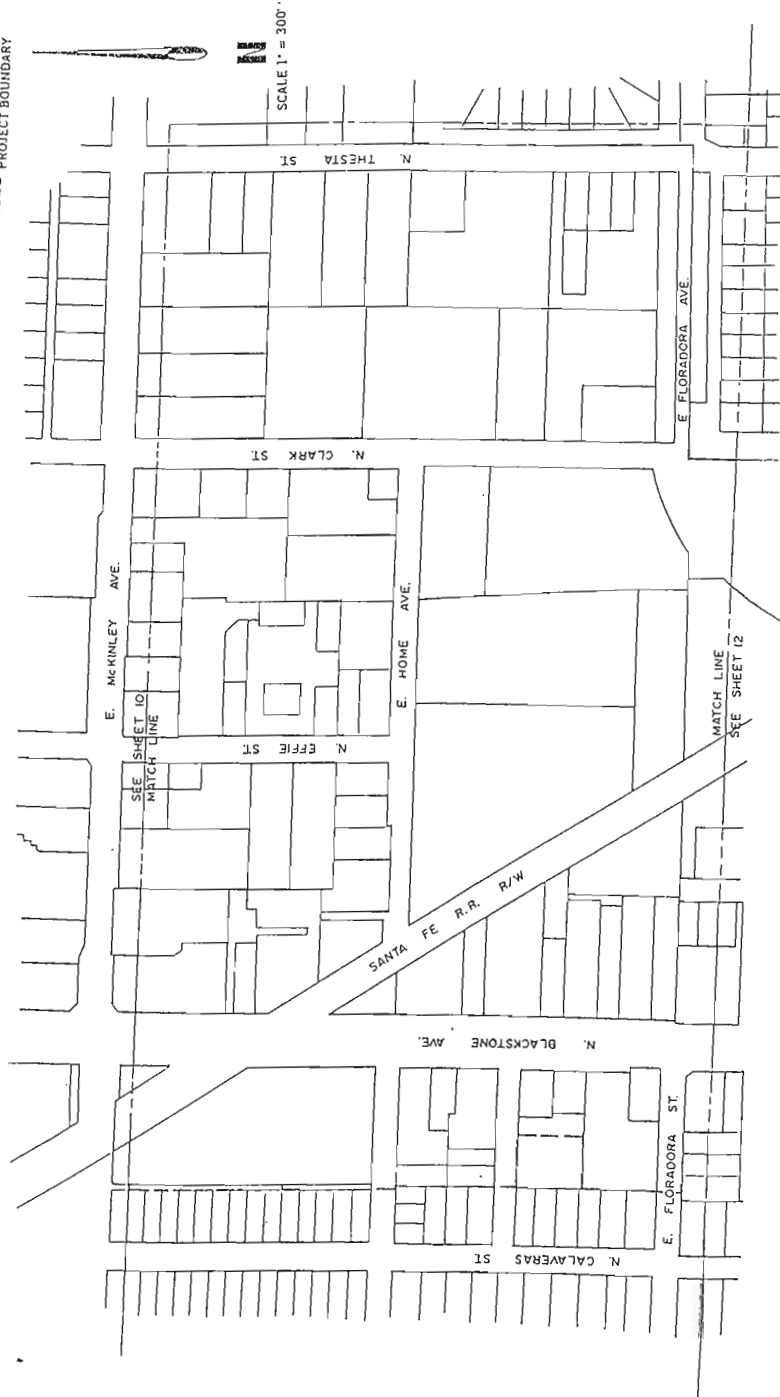
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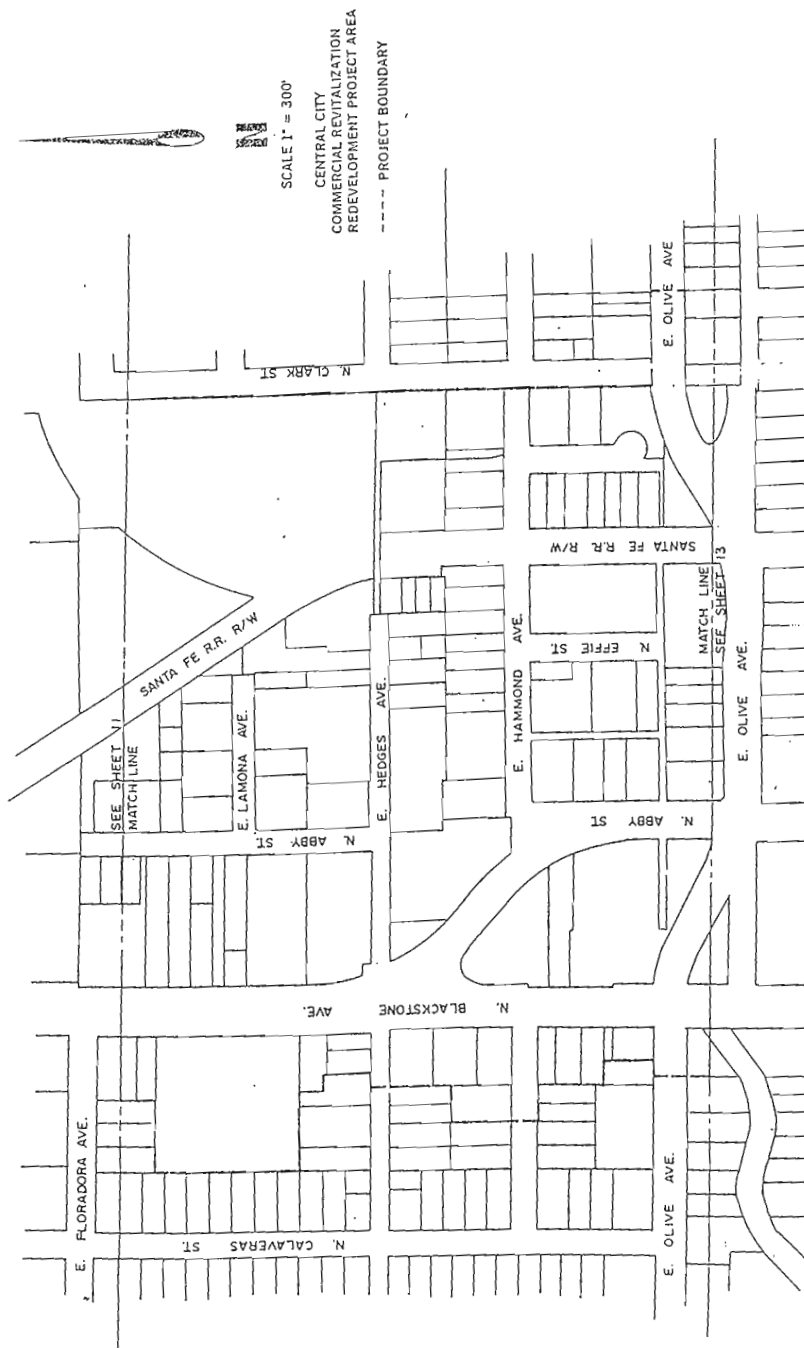
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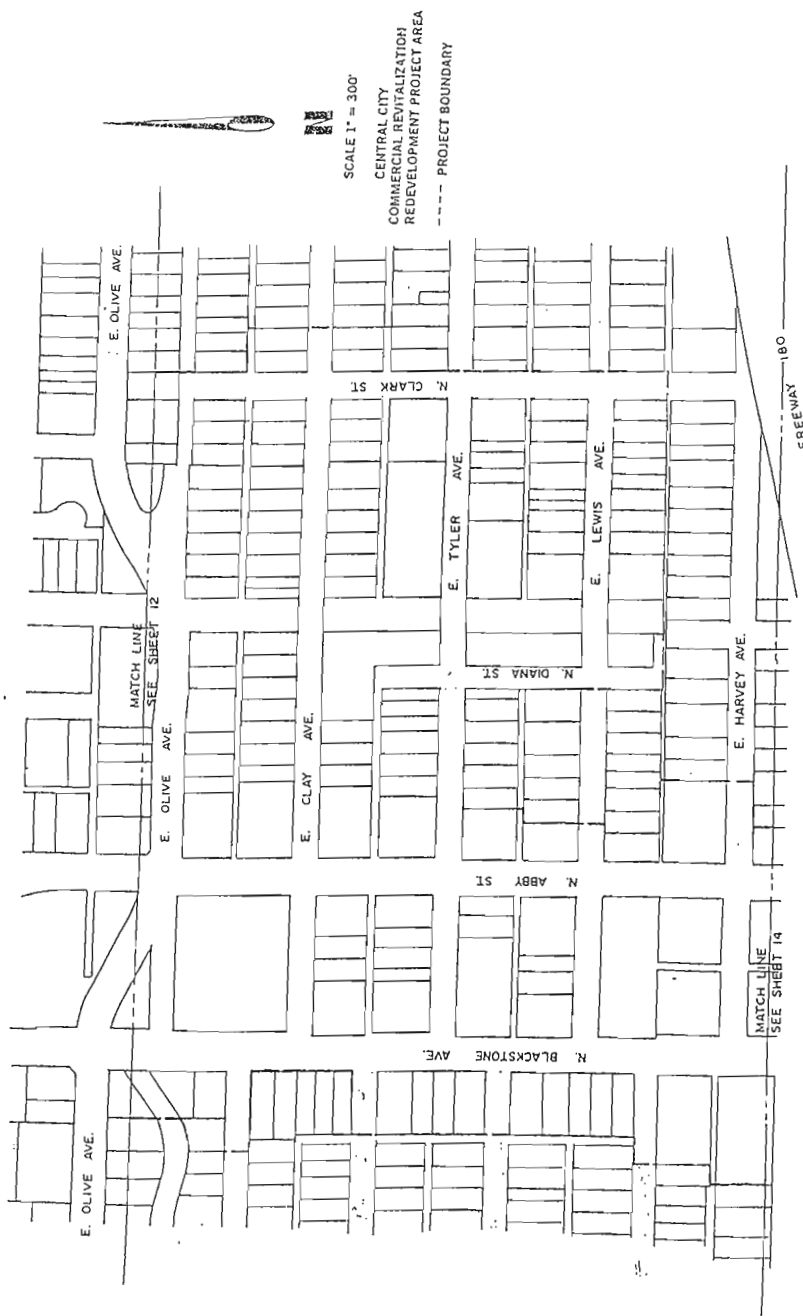
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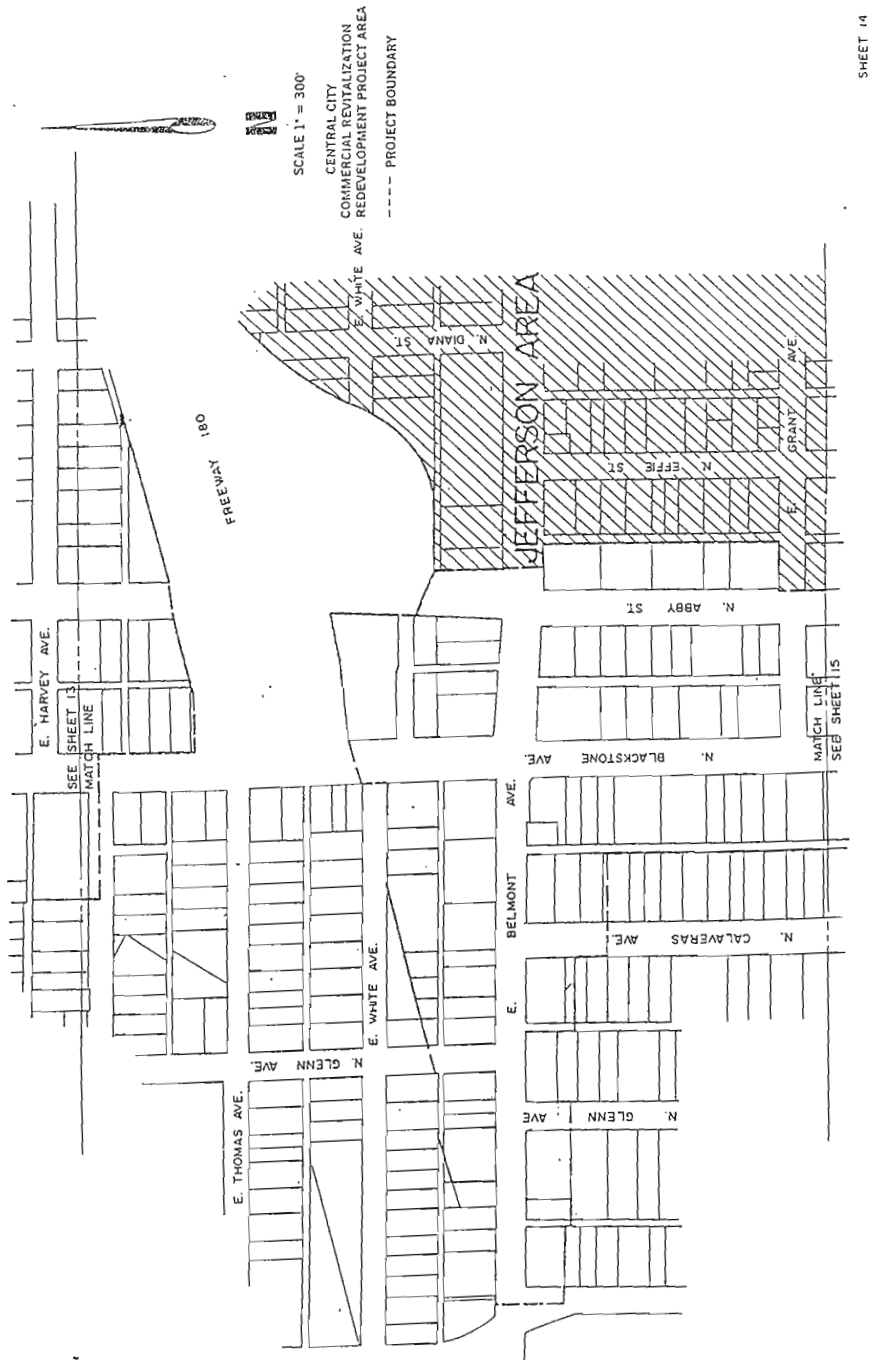
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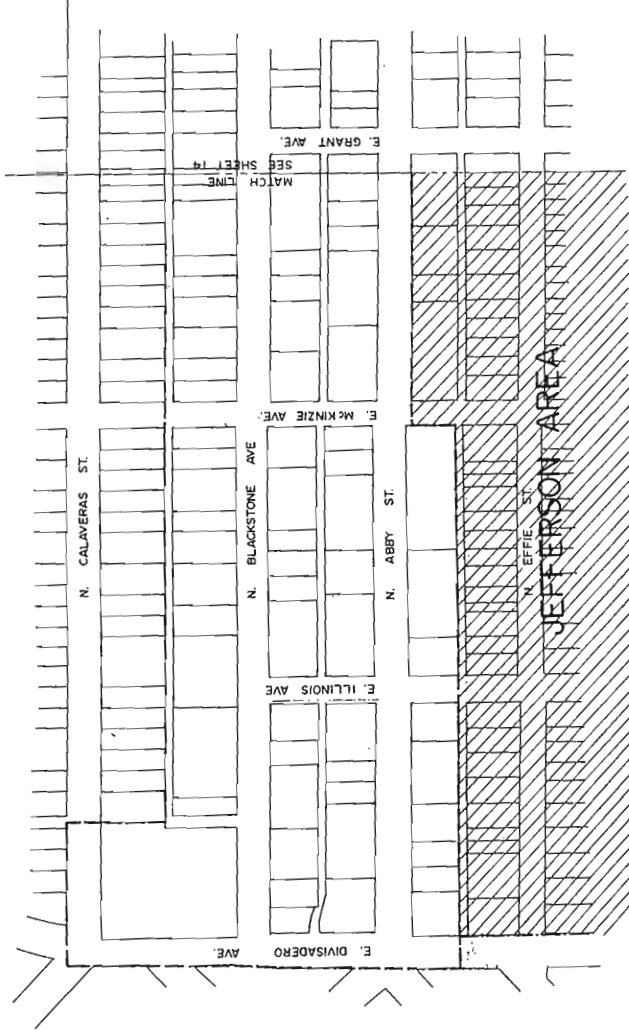


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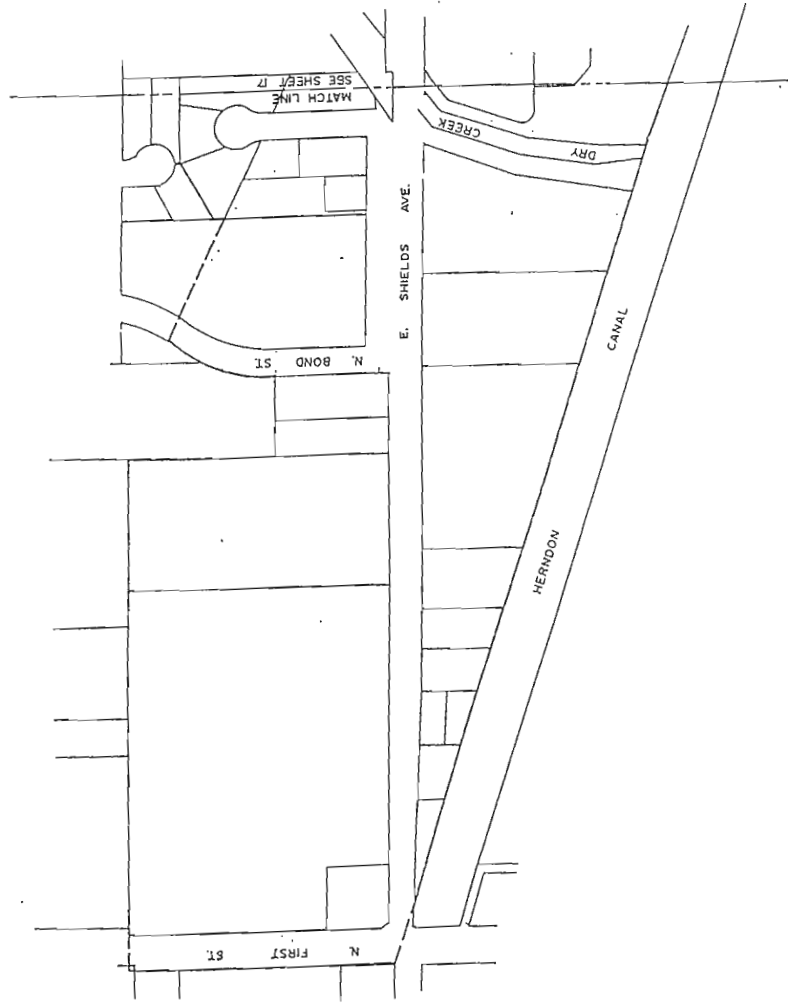




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SHEET 15

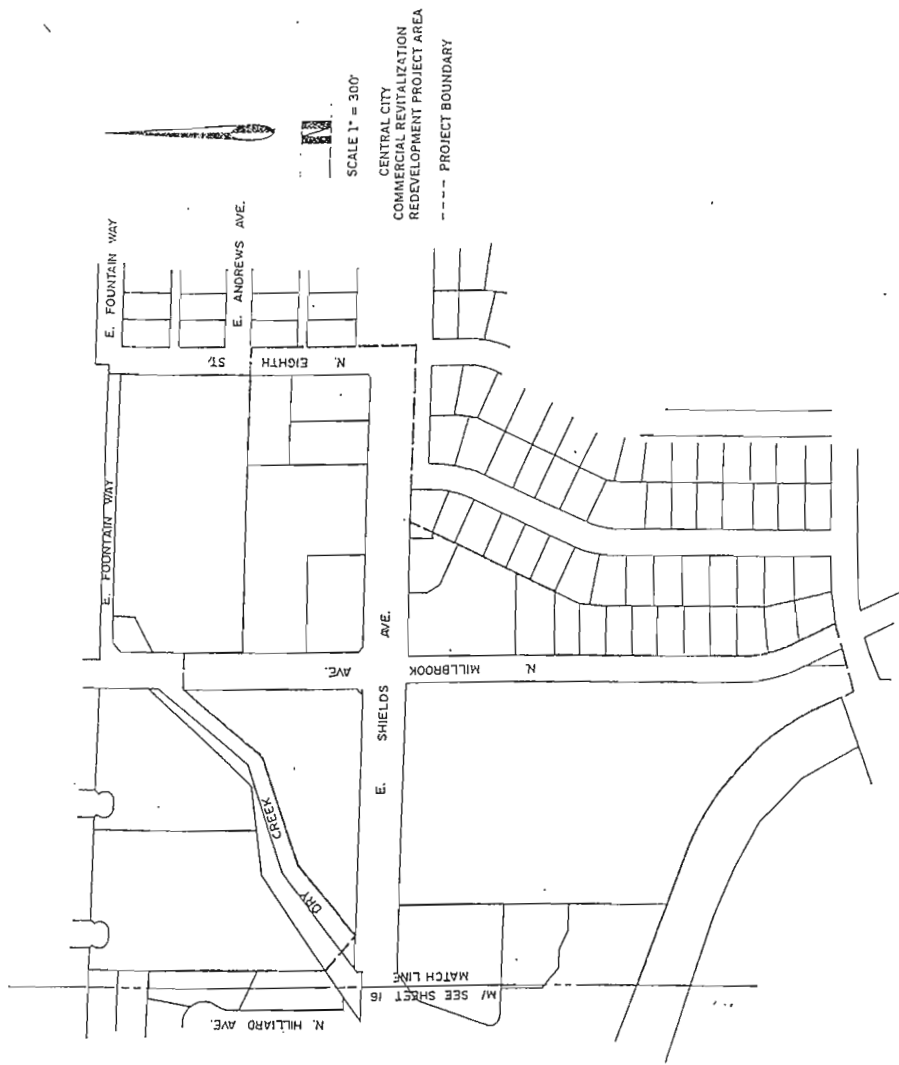


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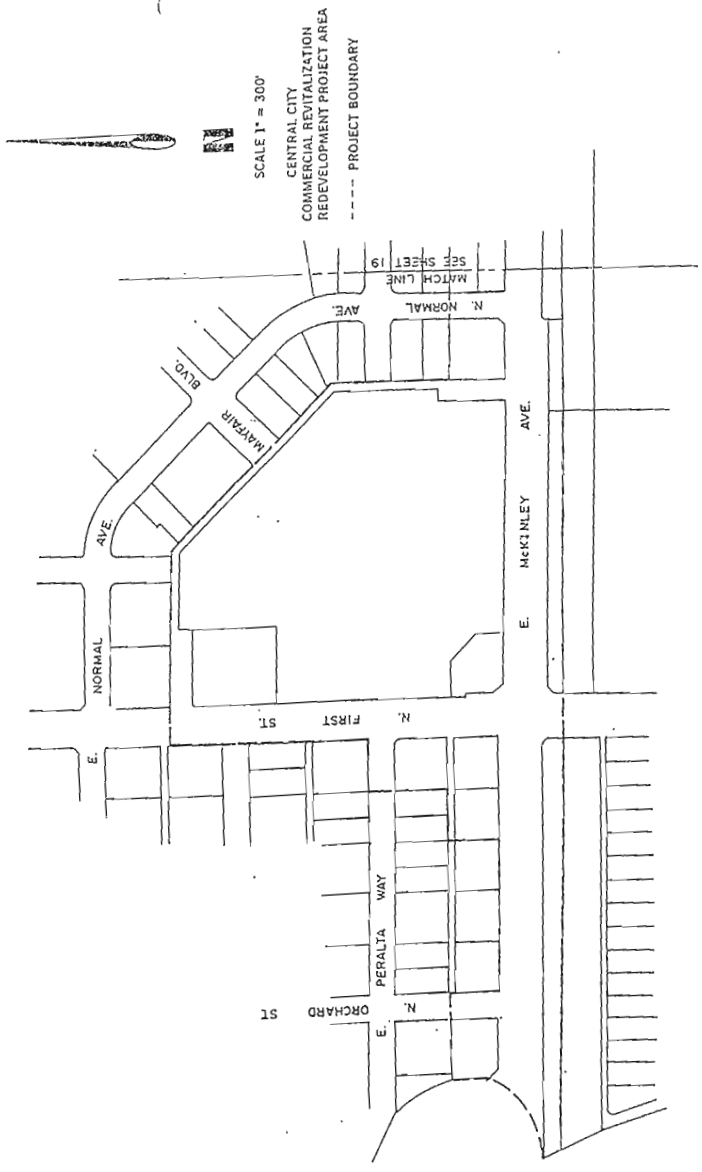
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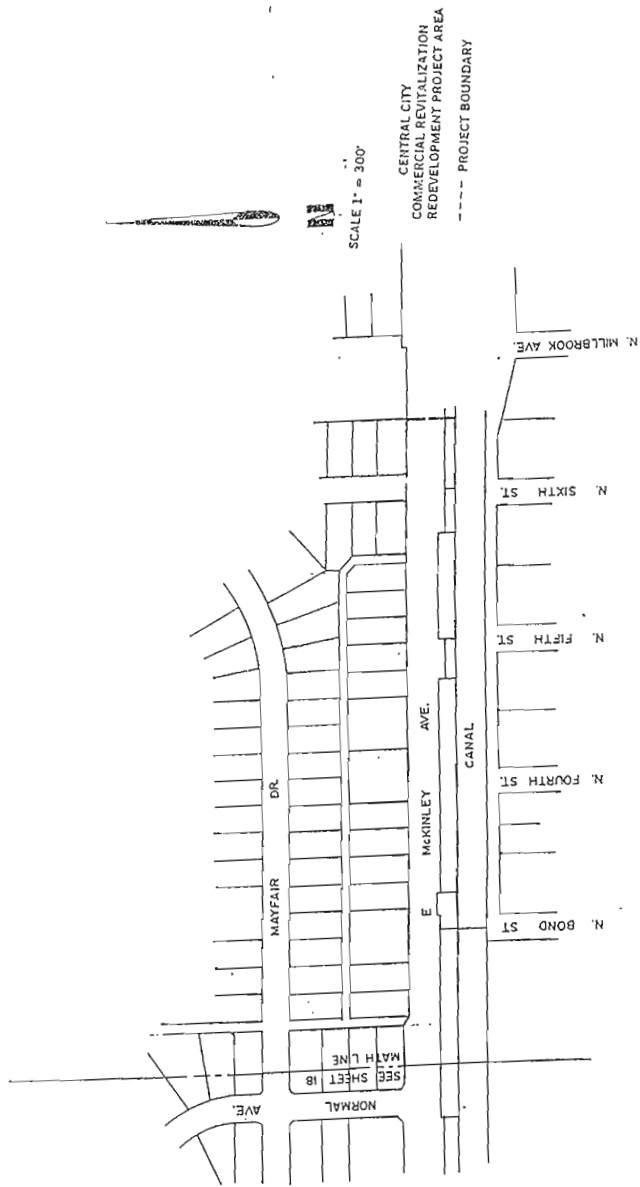
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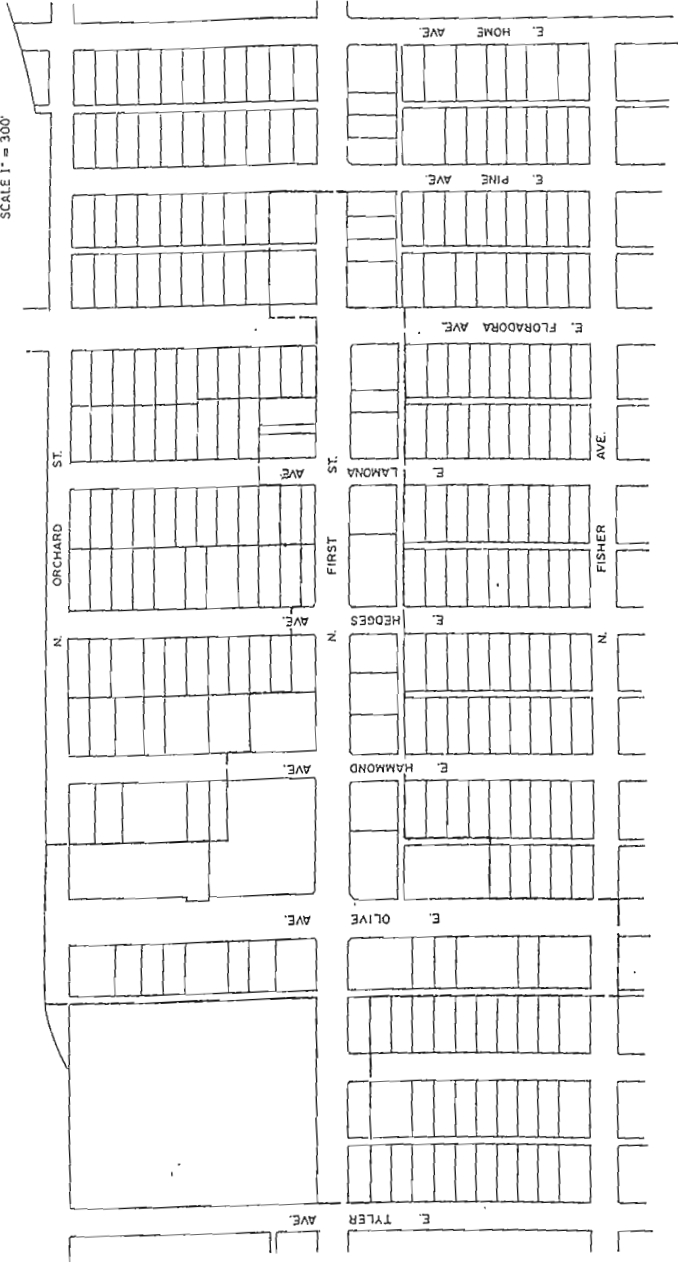
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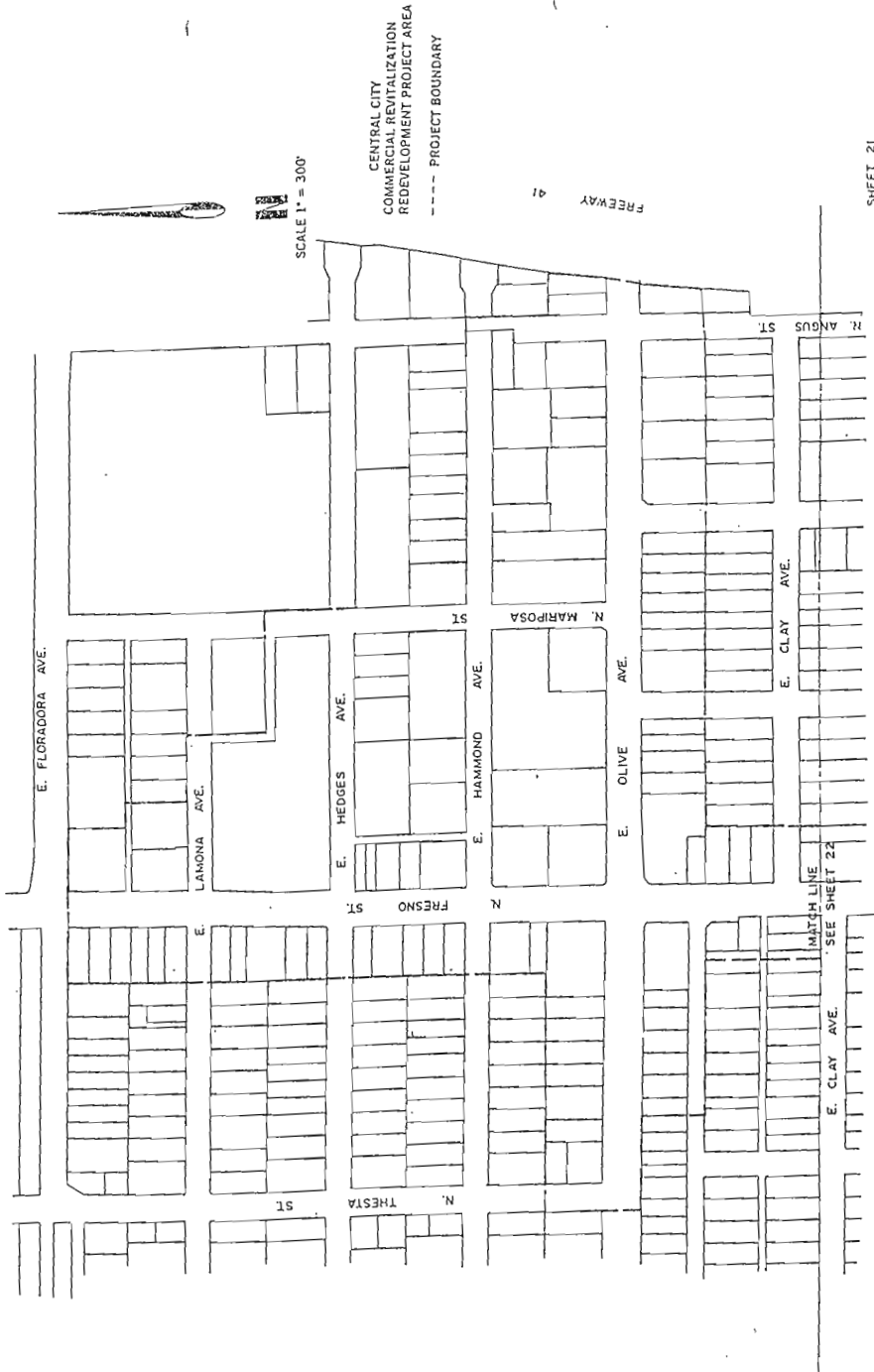
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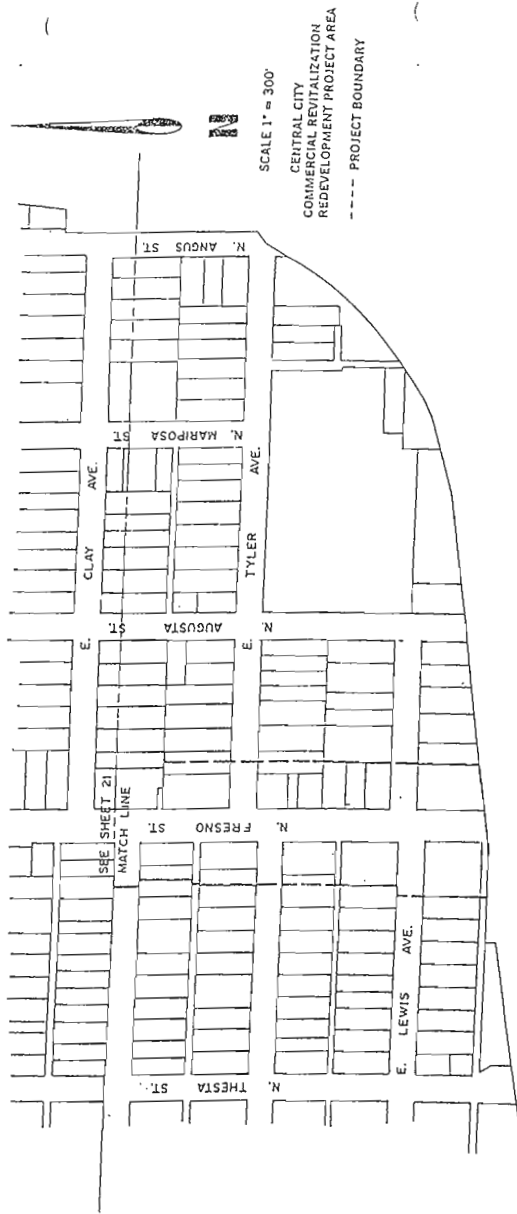
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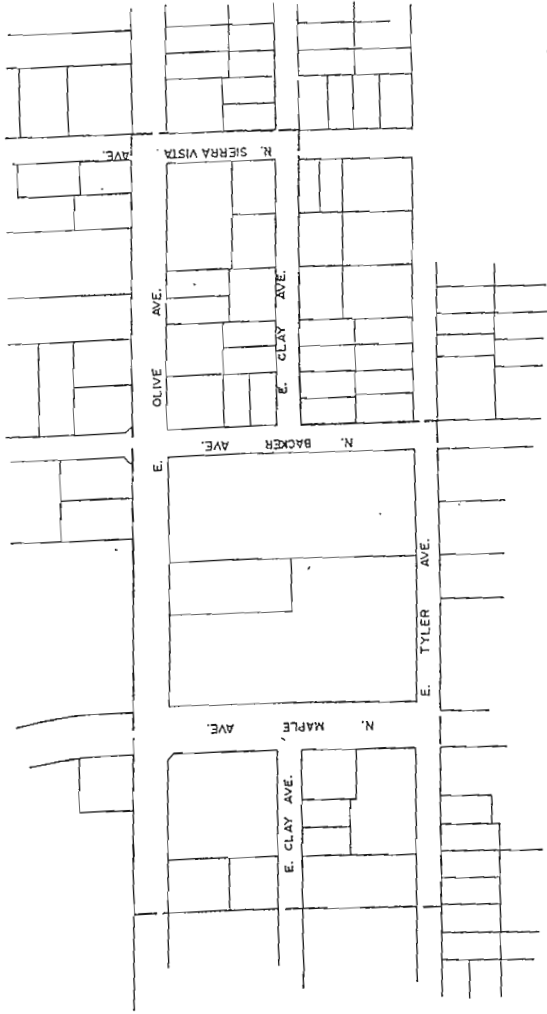
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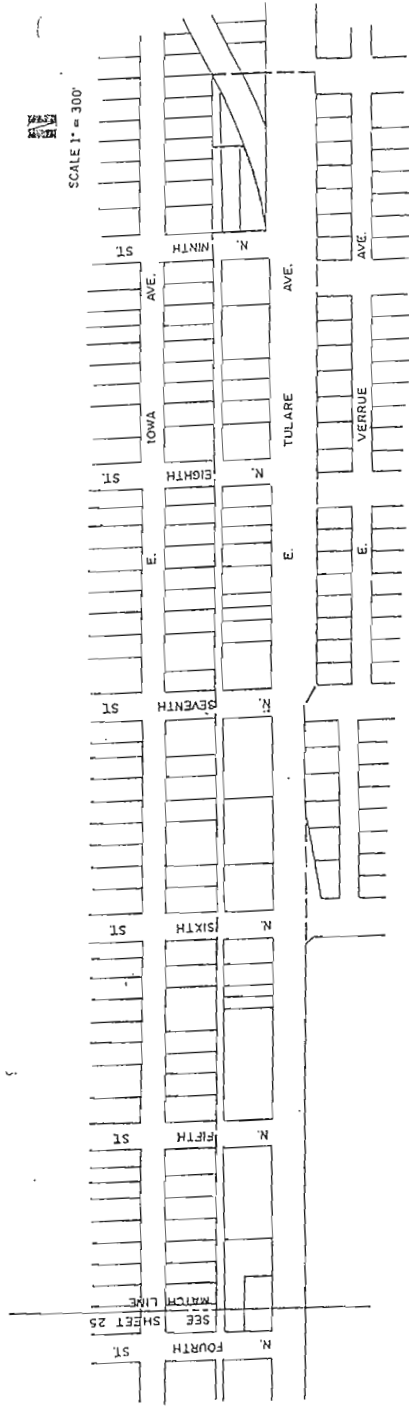



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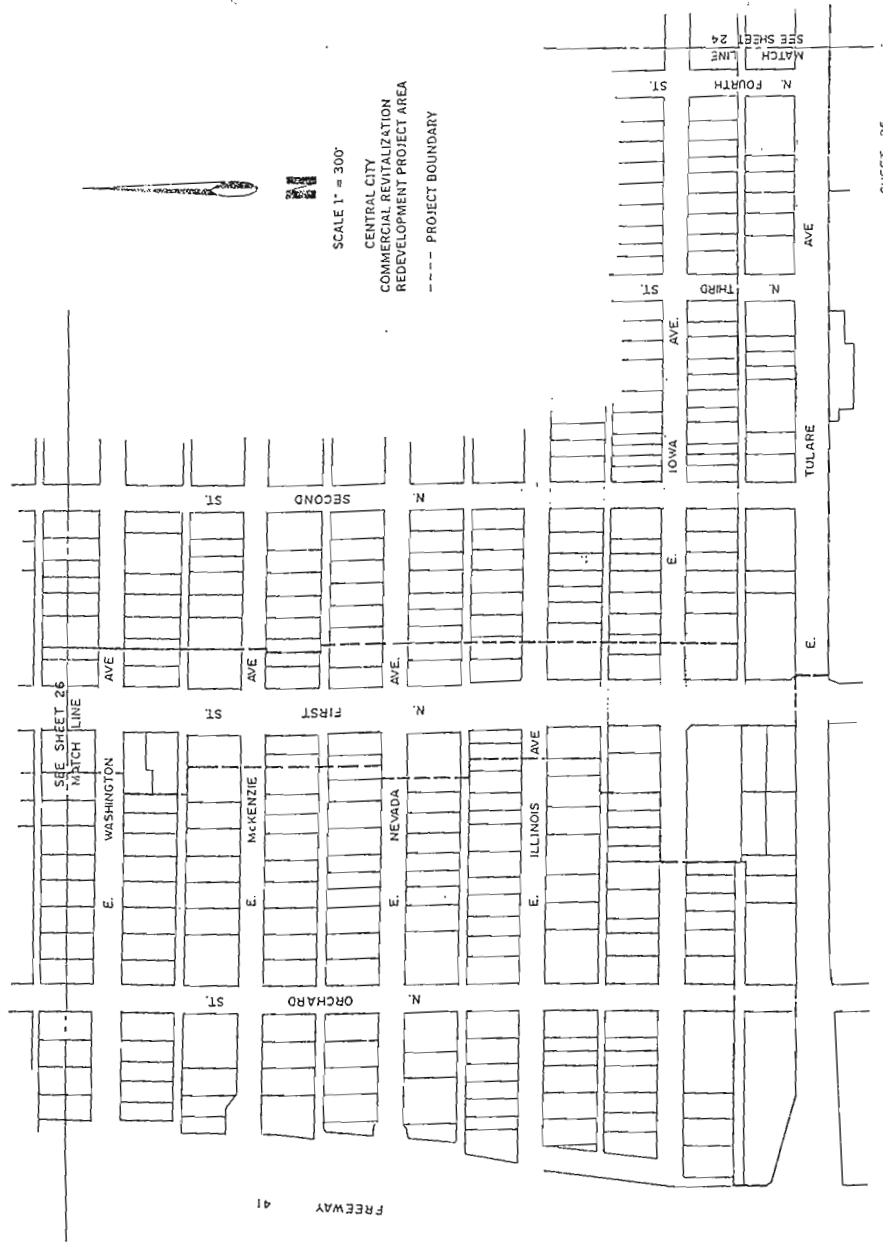
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SHEET 24

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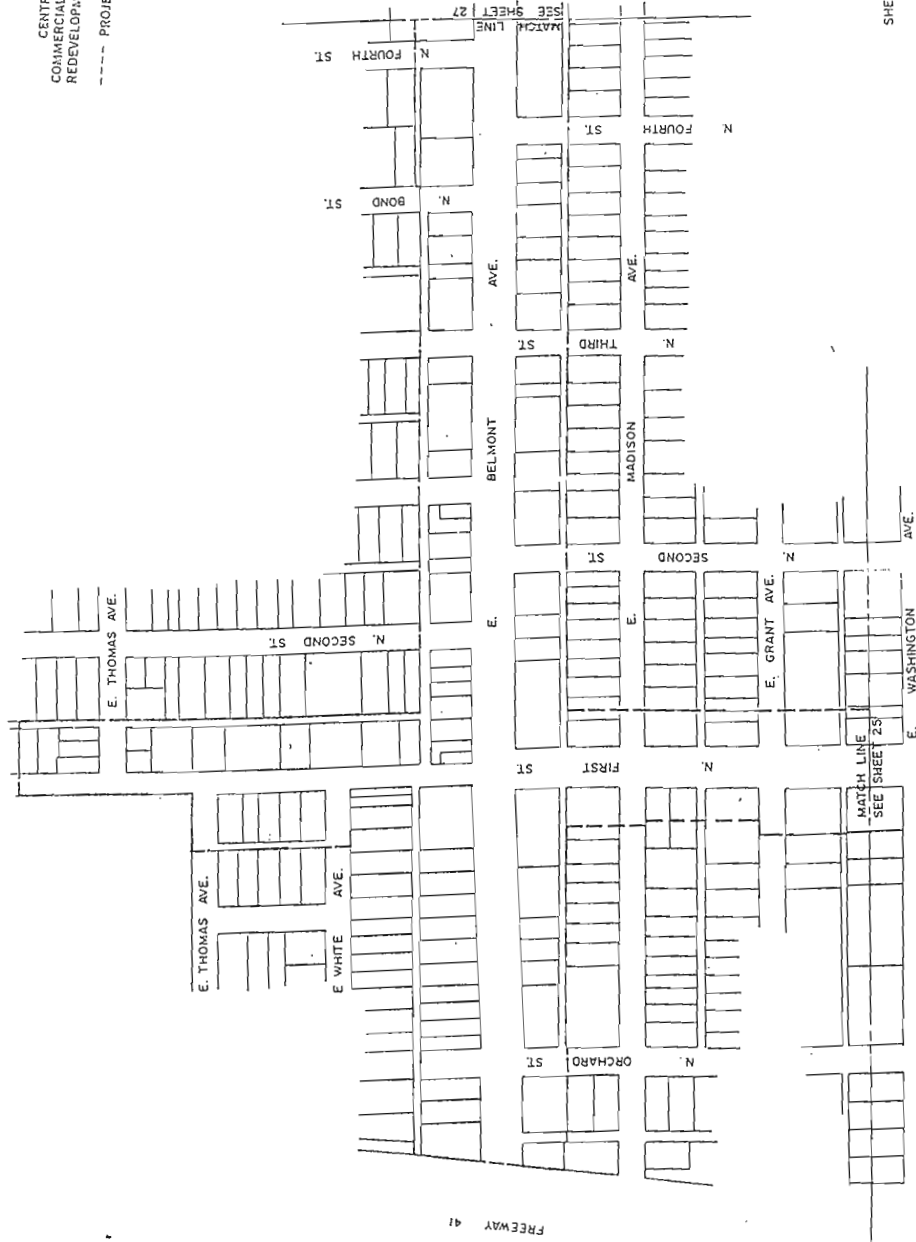


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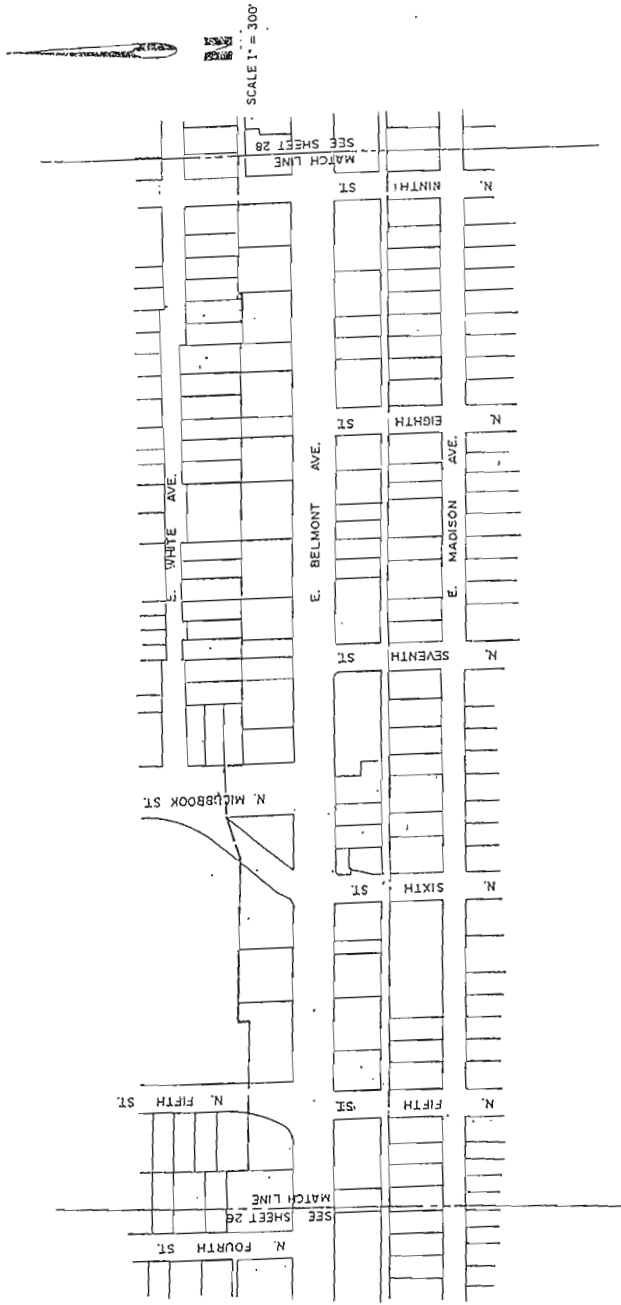


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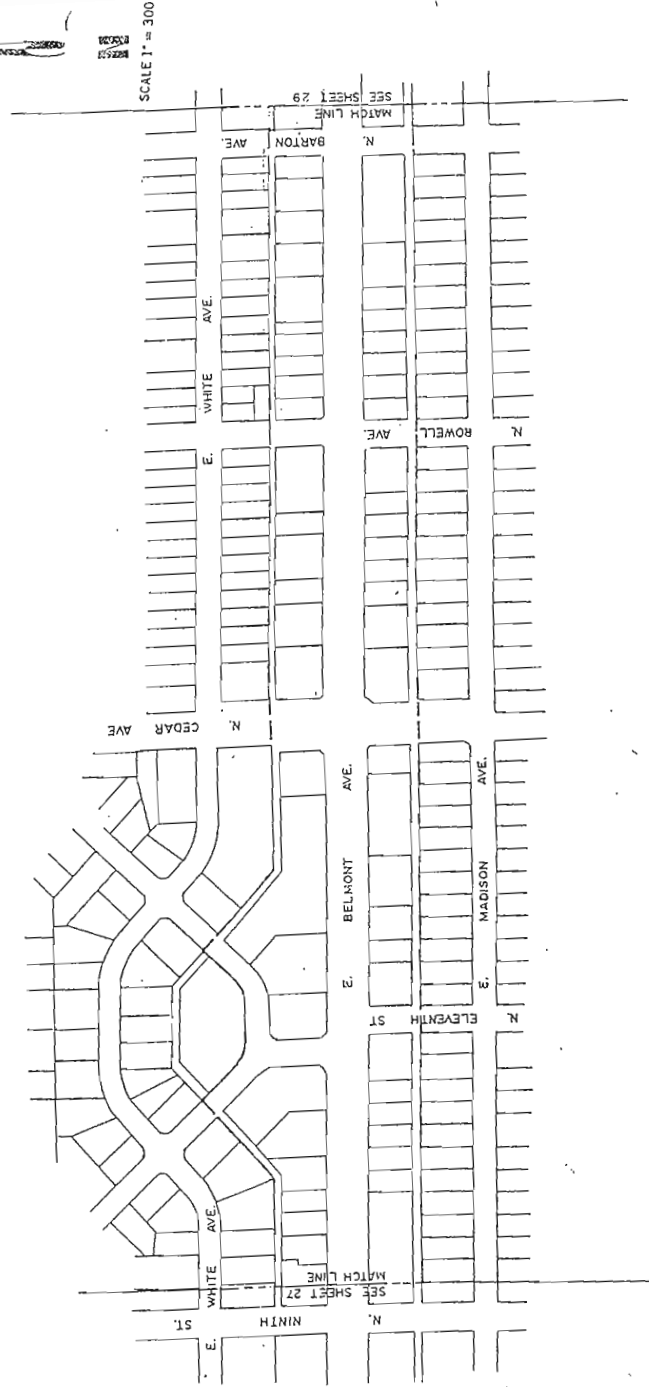
FREEWAY 41

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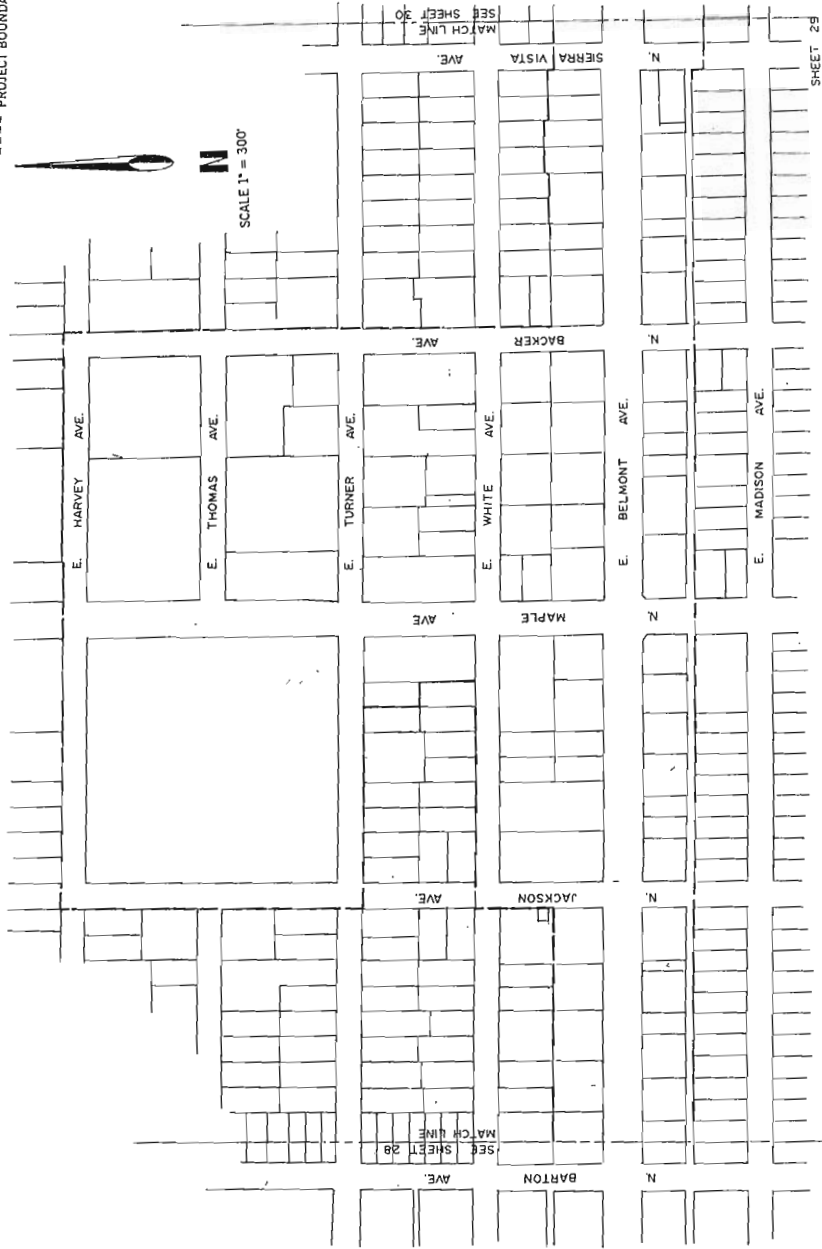
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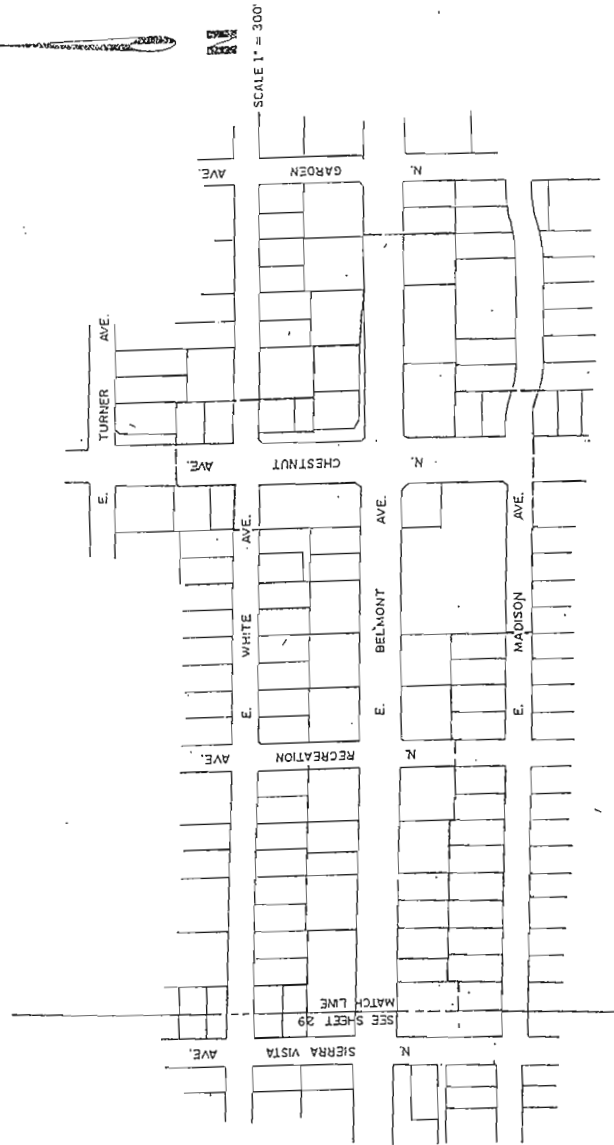
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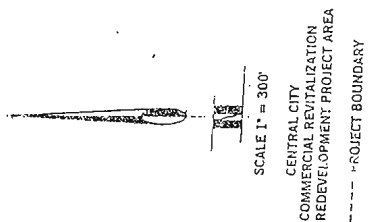
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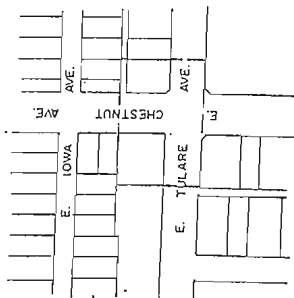
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COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA

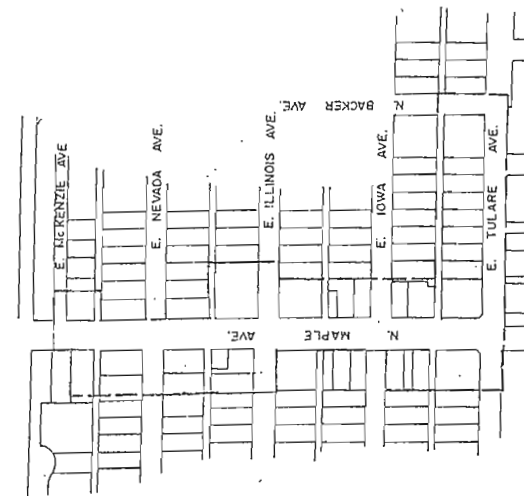
----- PROJECT BOUNDARY





CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA
----- PROJECT BOUNDARY





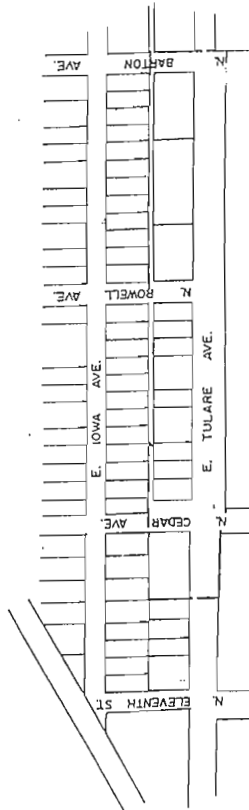
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CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA
----- PROJECT BOUNDARY



DATE
1988

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CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA
----- PROJECT BOUNDARY






ATTACHMENT NO. 3
CENTRAL CITY COMMERCIAL REVITALIZATION
REDEVELOPMENT LAND USE MAP
BOUNDARY ALTERNATIVE B

CENTRAL CITY COMMERCIAL REVITALIZATION REDEVELOPMENT PLAN LAND USE





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





RESIDENTIAL

-  Medium
-  Medium High
-  Residential (Central Area)






OPEN SPACE

-  Park
-  Ponding Basin

COMMERCIAL

-  Office
-  Neighborhood
-  Community
-  General-heavy
-  Regional
-  Commercial mixed use level 1
-  Commercial mixed use level 2

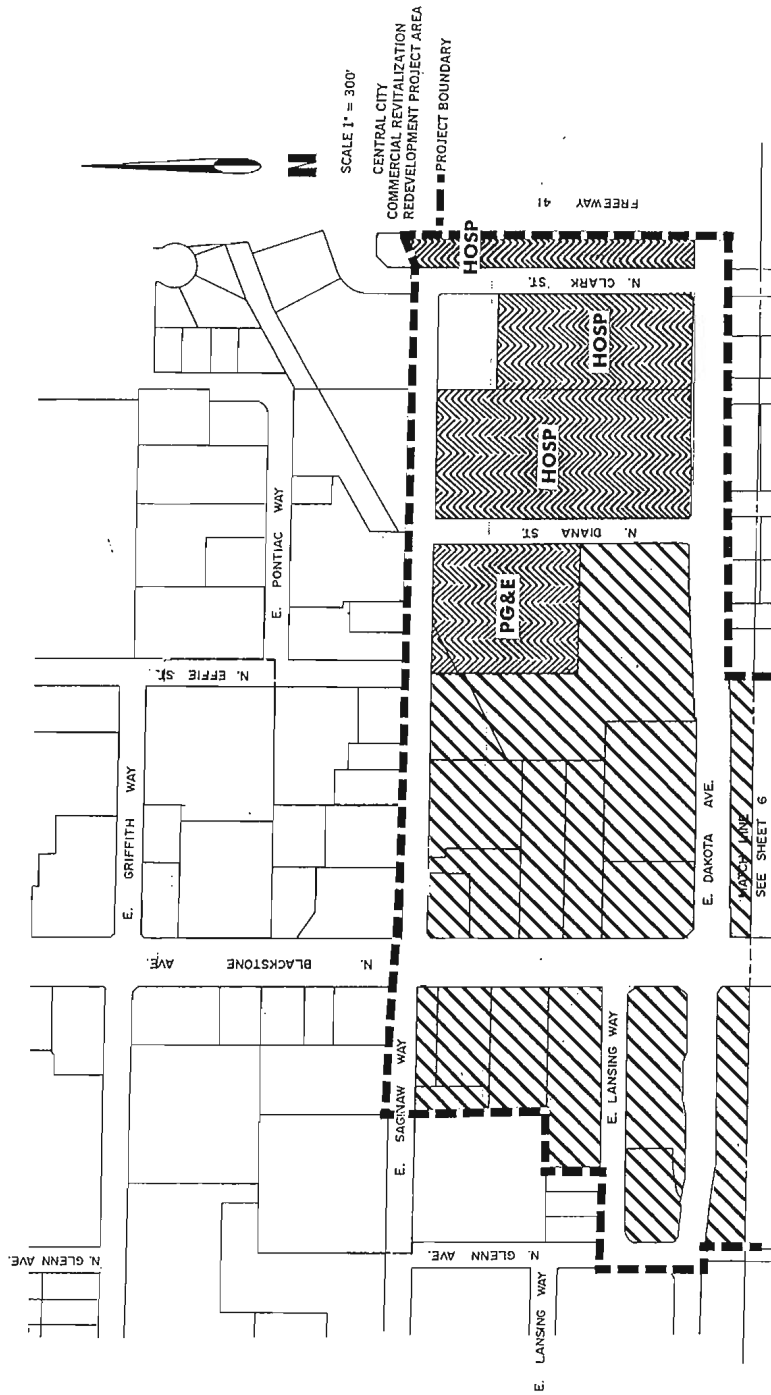
PUBLIC FACILITIES

-  Public / Quasi-public Facility
-  High School
-  Fire Station
-  Hospital
-  PG & E Substation

INDUSTRIAL

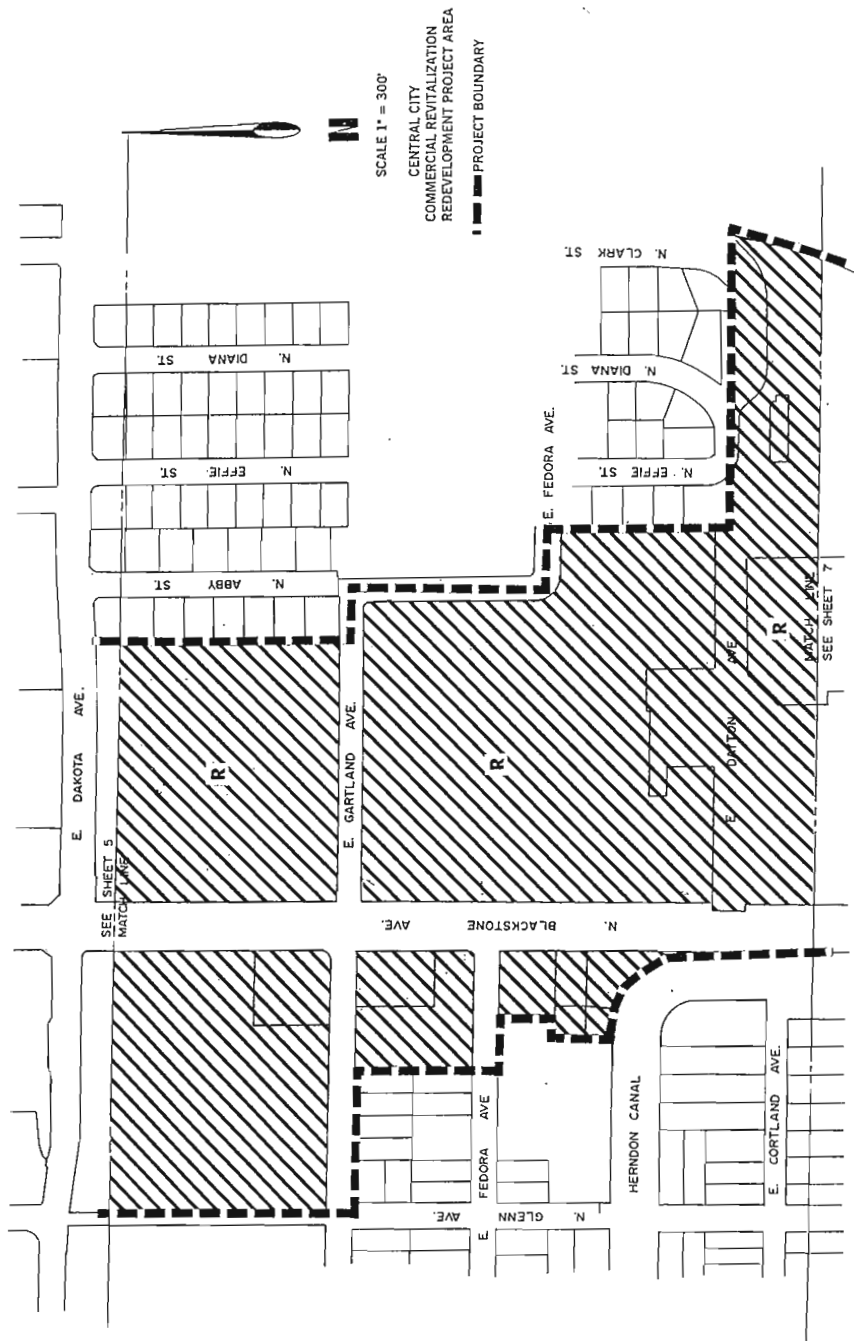
-  Light

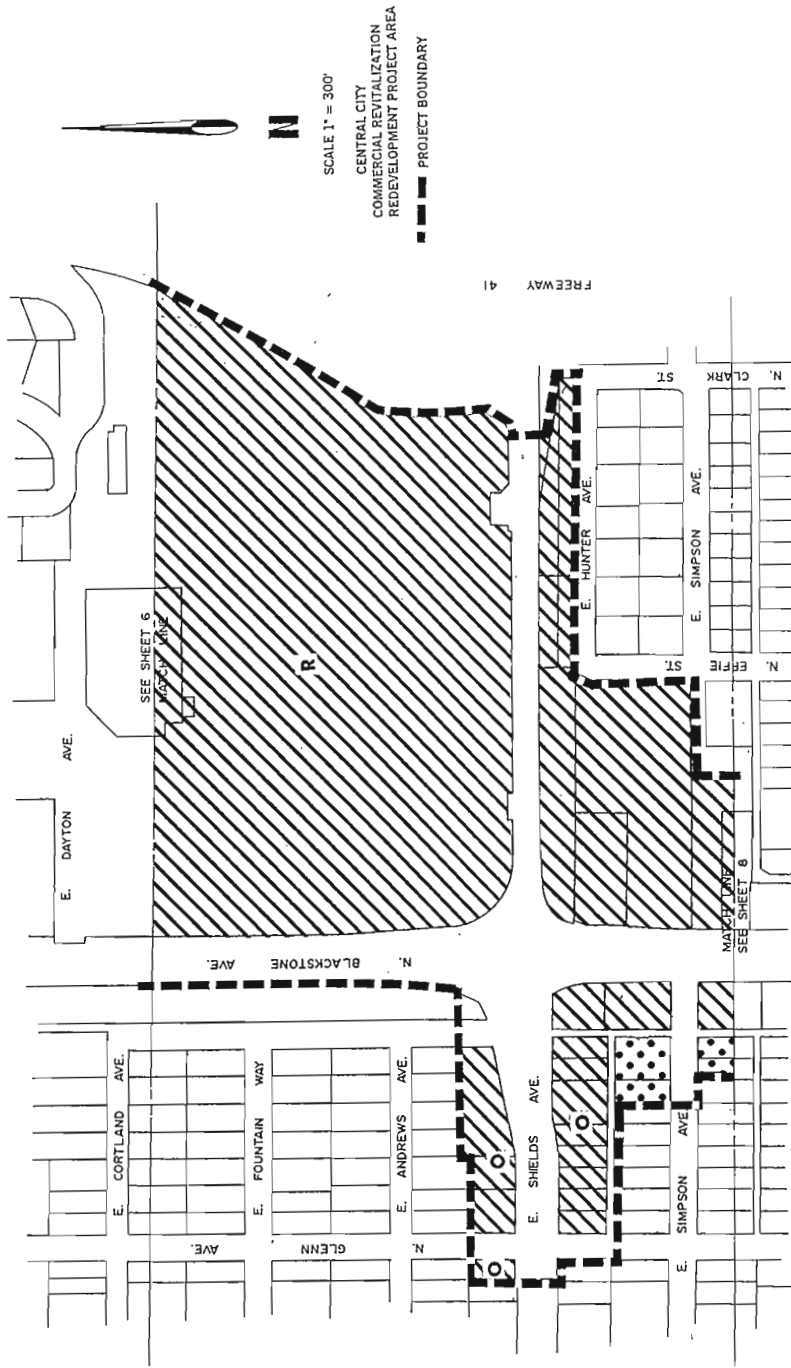
- - - - Project Area Boundary



NOTE: PAGES 2, 3, 4, AND 5 WERE DELETED FROM THIS SEQUENCE. THEREFORE SHEET 1 IMMEDIATELY FOLLOWS SHEET 1.

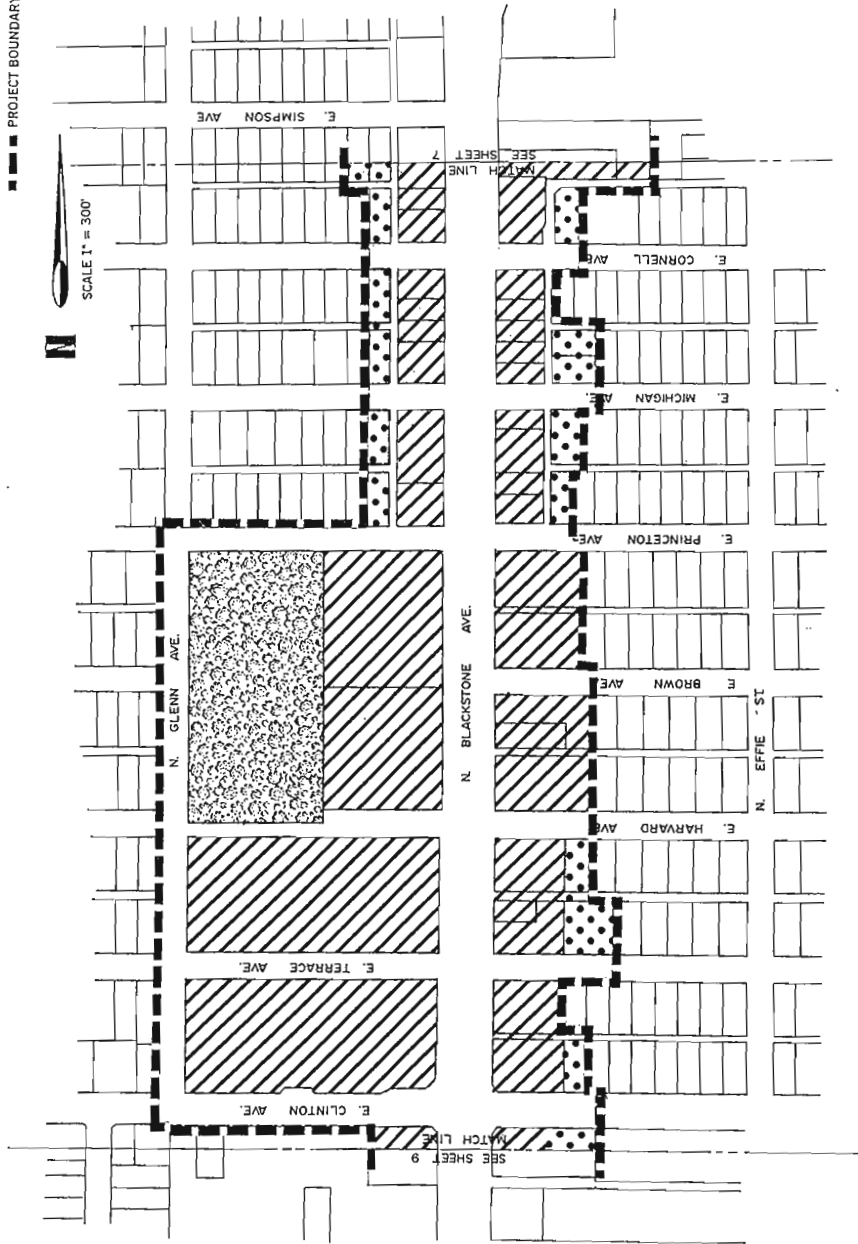
SHEET 1





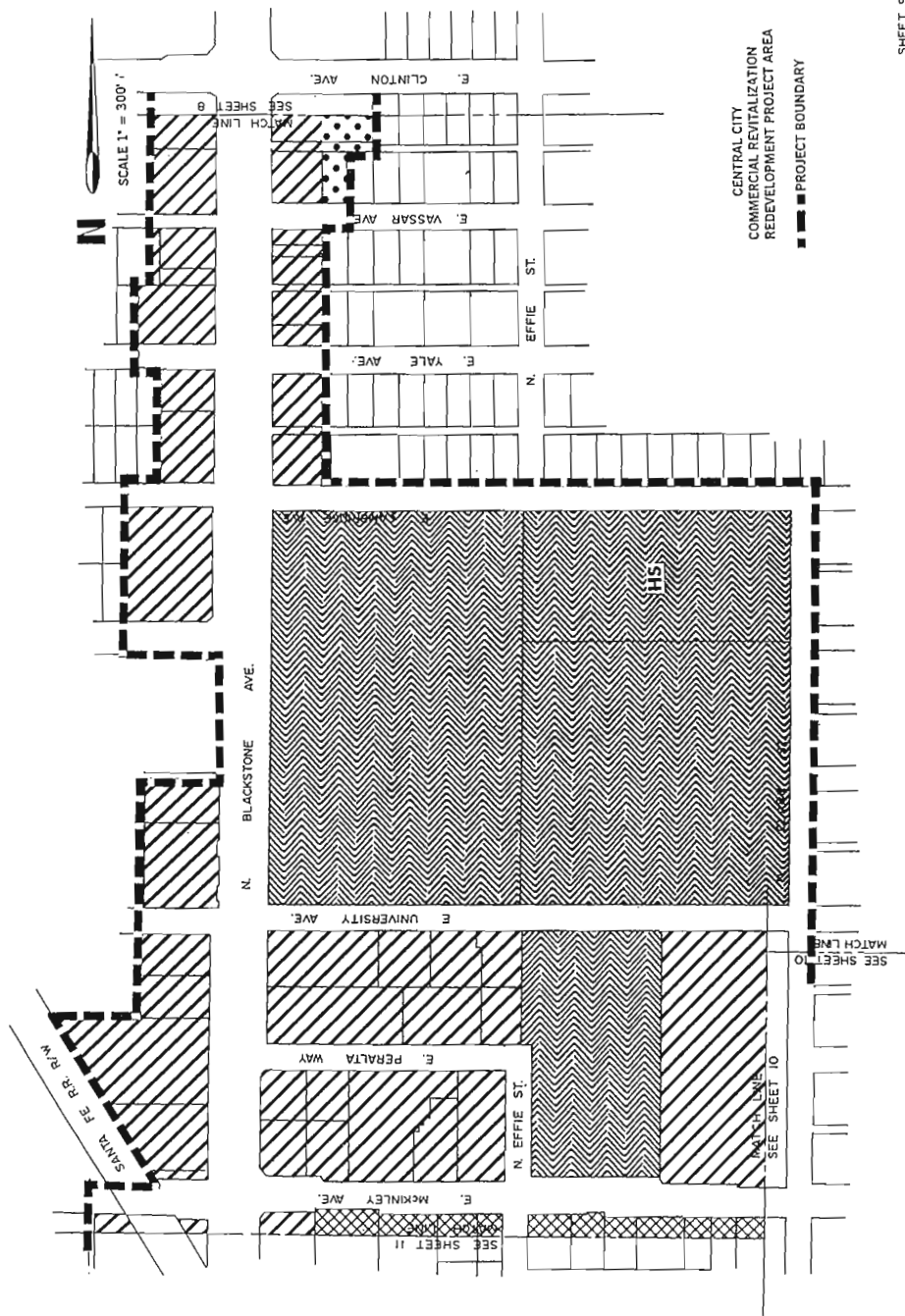
CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA

PROJECT BOUNDARY



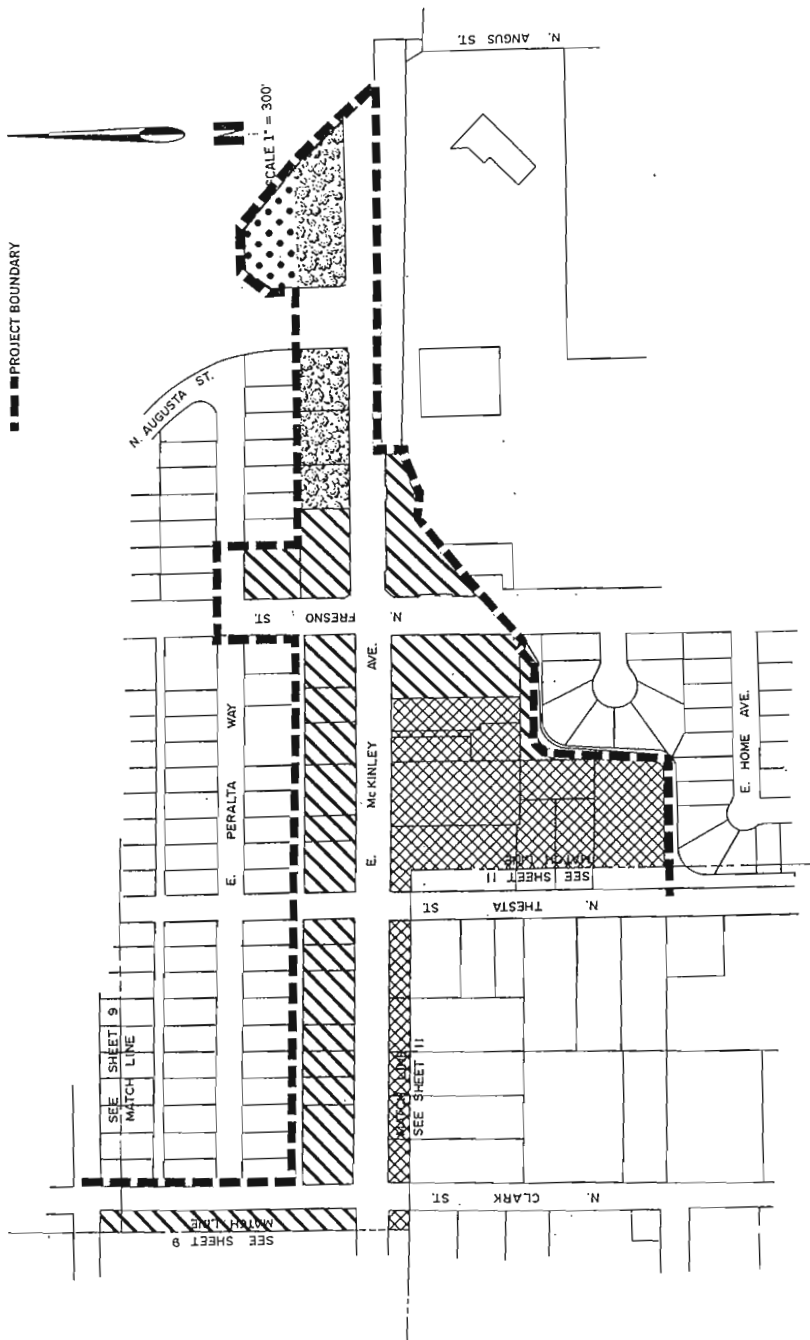
SHEET 8

112



CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA

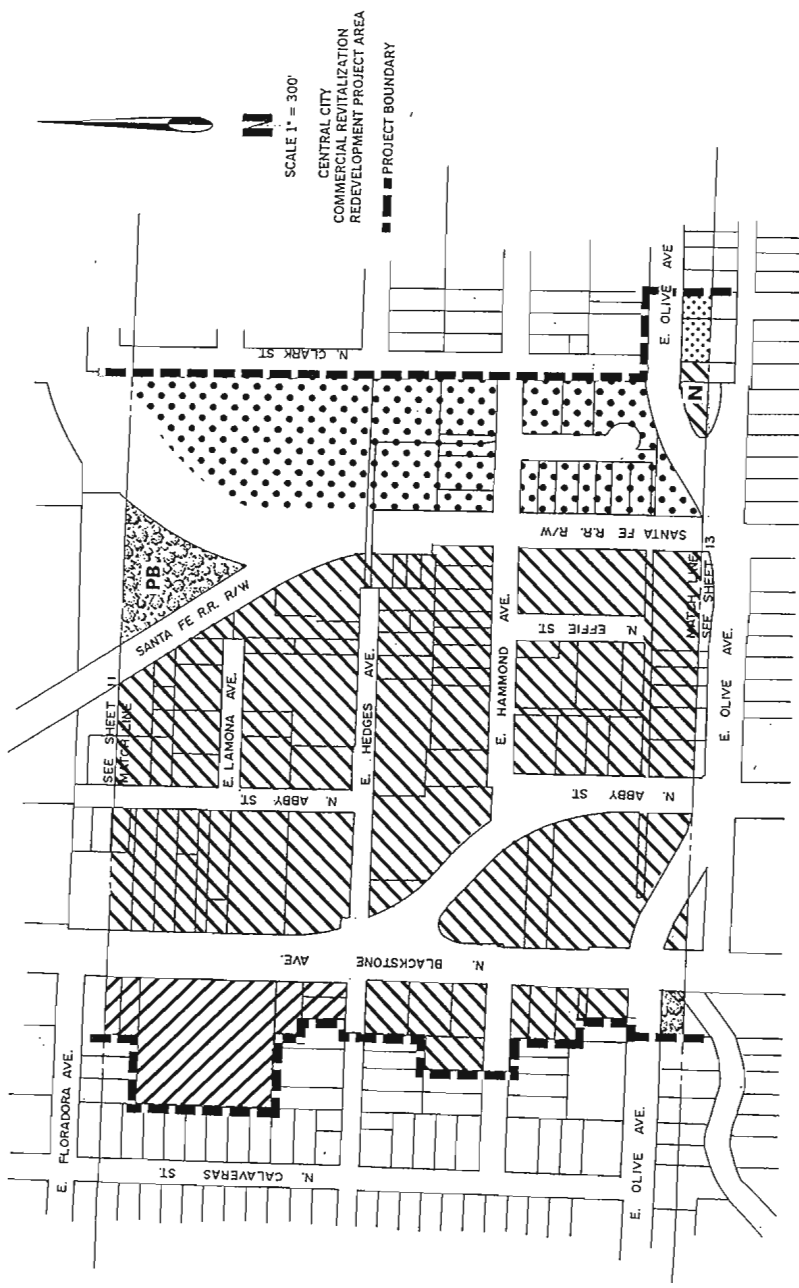
■ ■ ■ PROJECT BOUNDARY



CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA

■ ■ ■ PROJECT BOUNDARY





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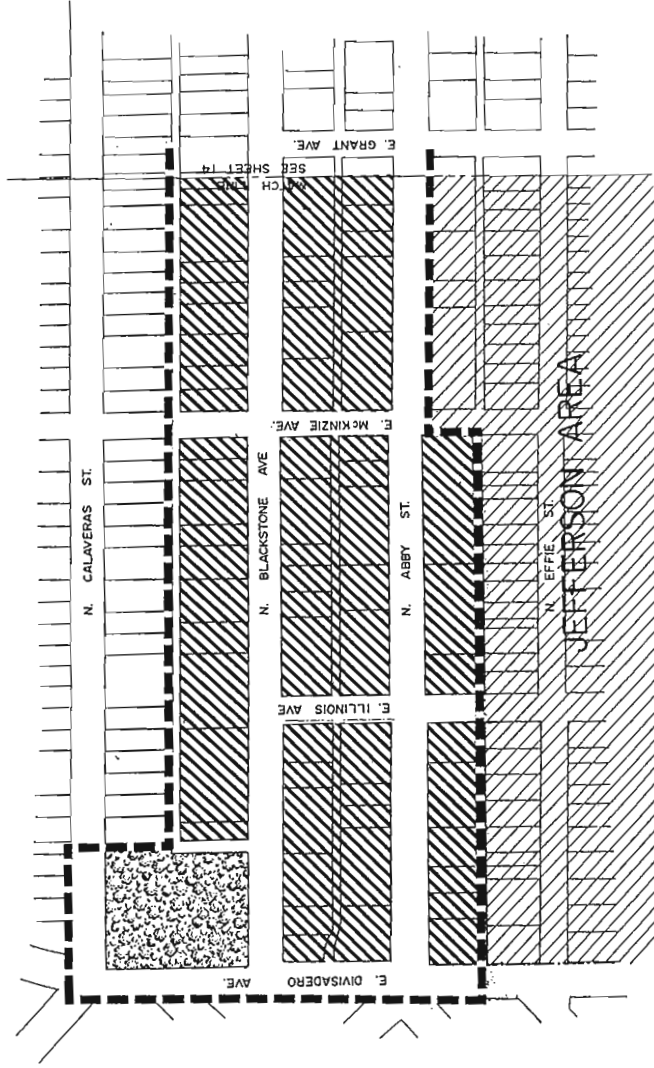


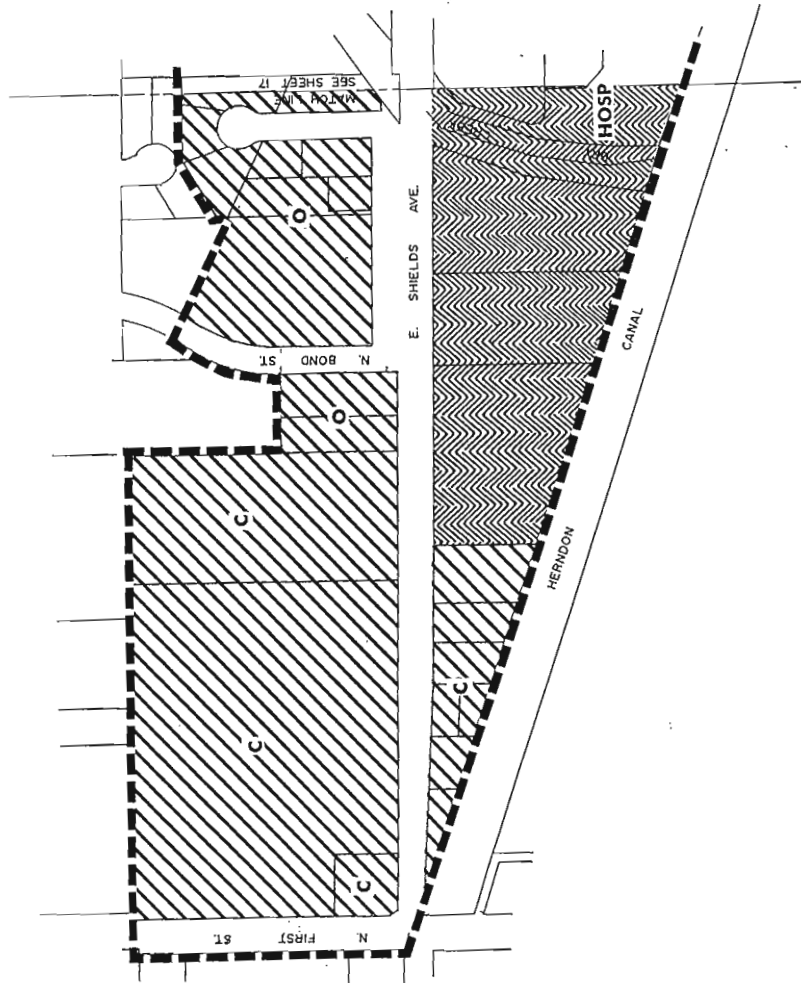
CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA

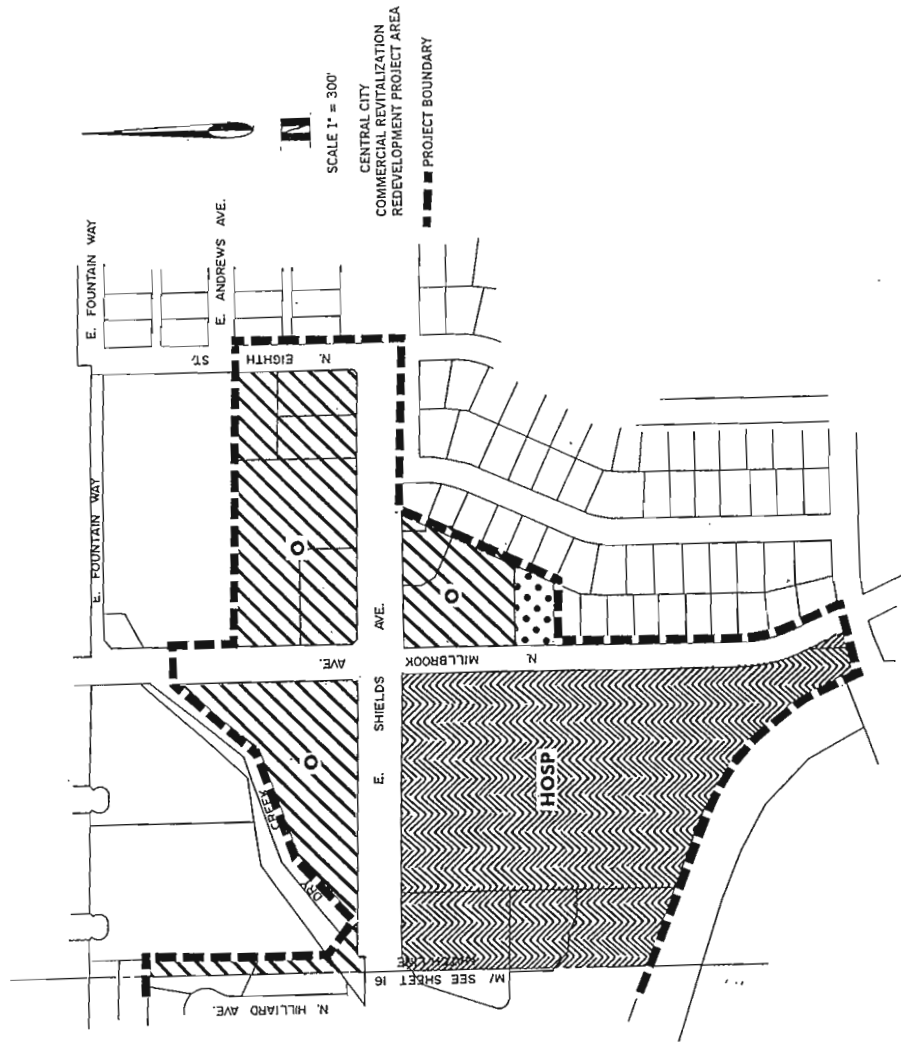
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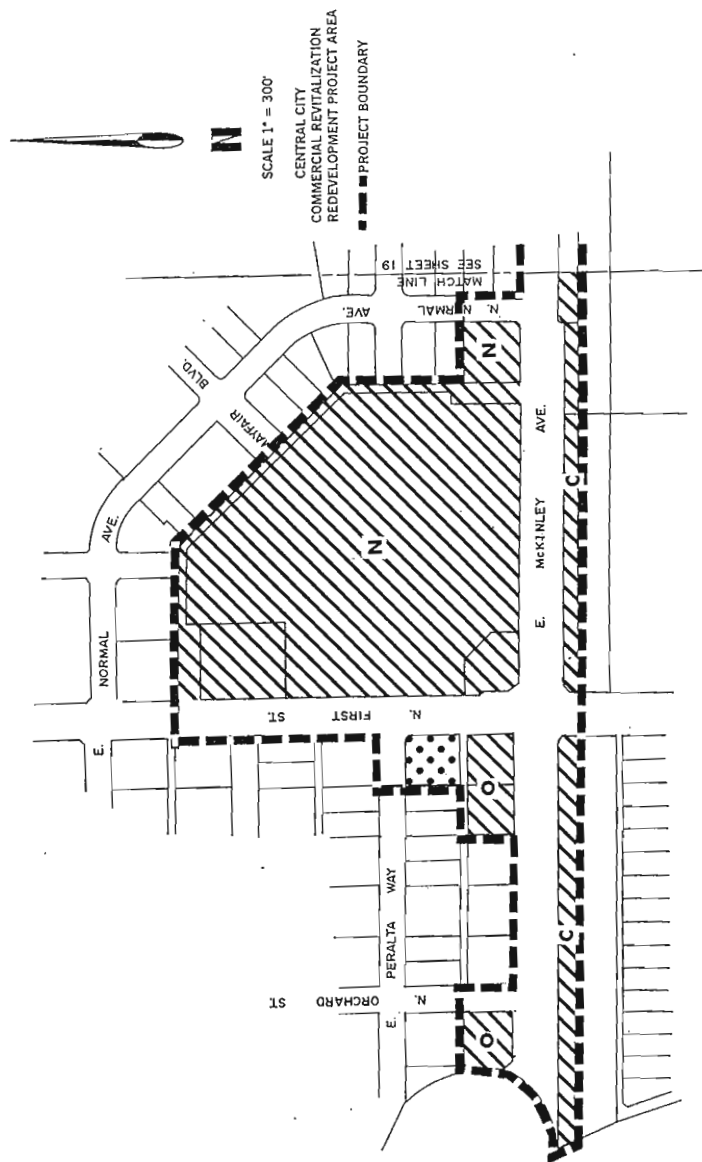


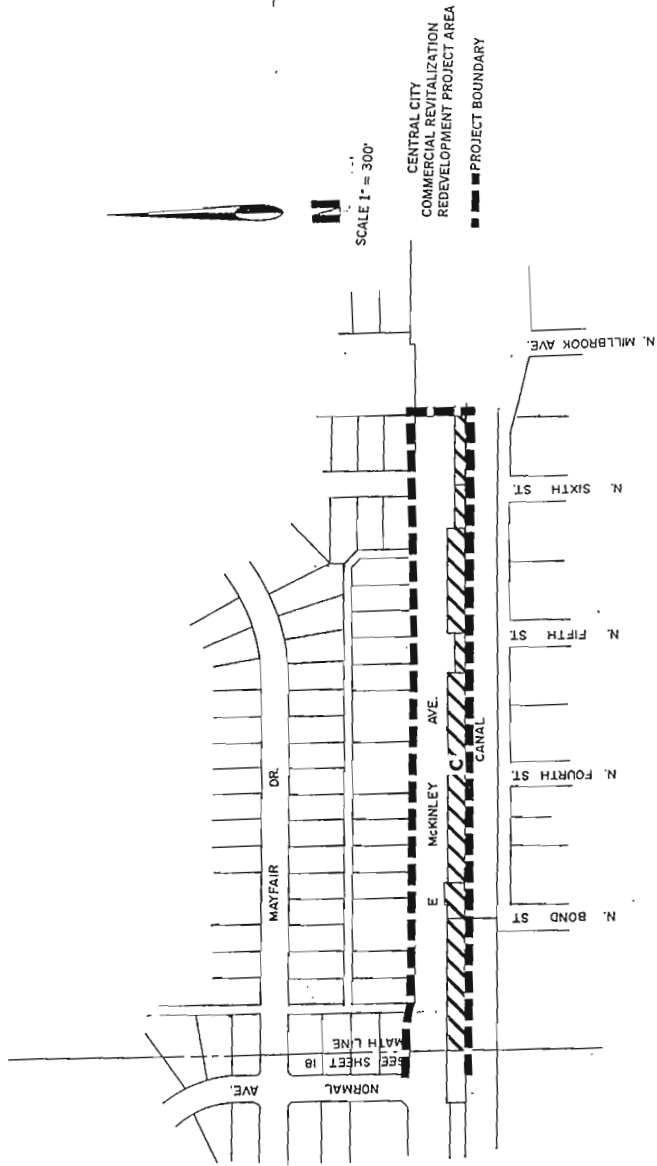
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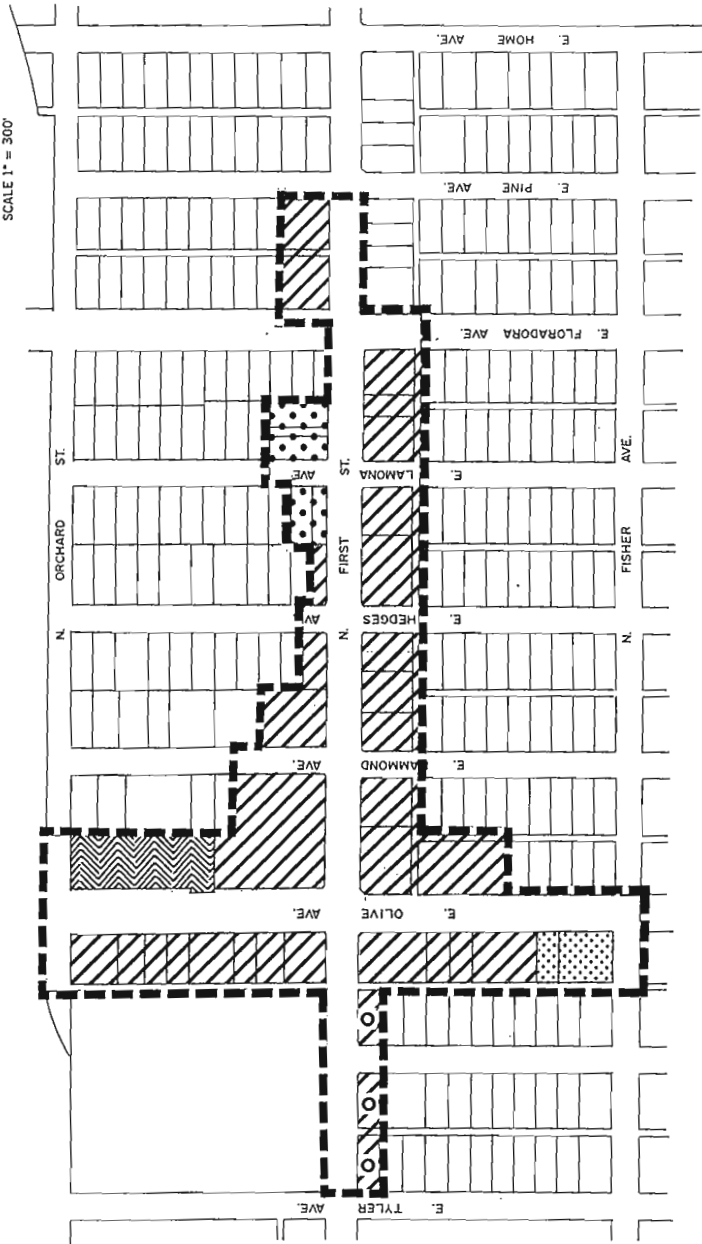


CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA

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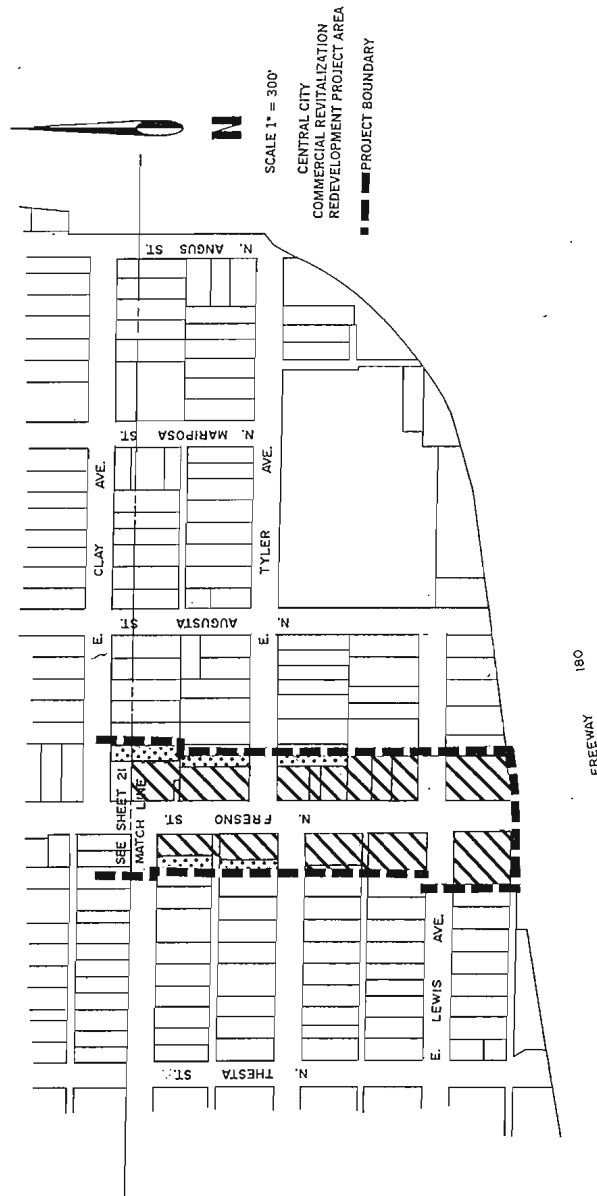


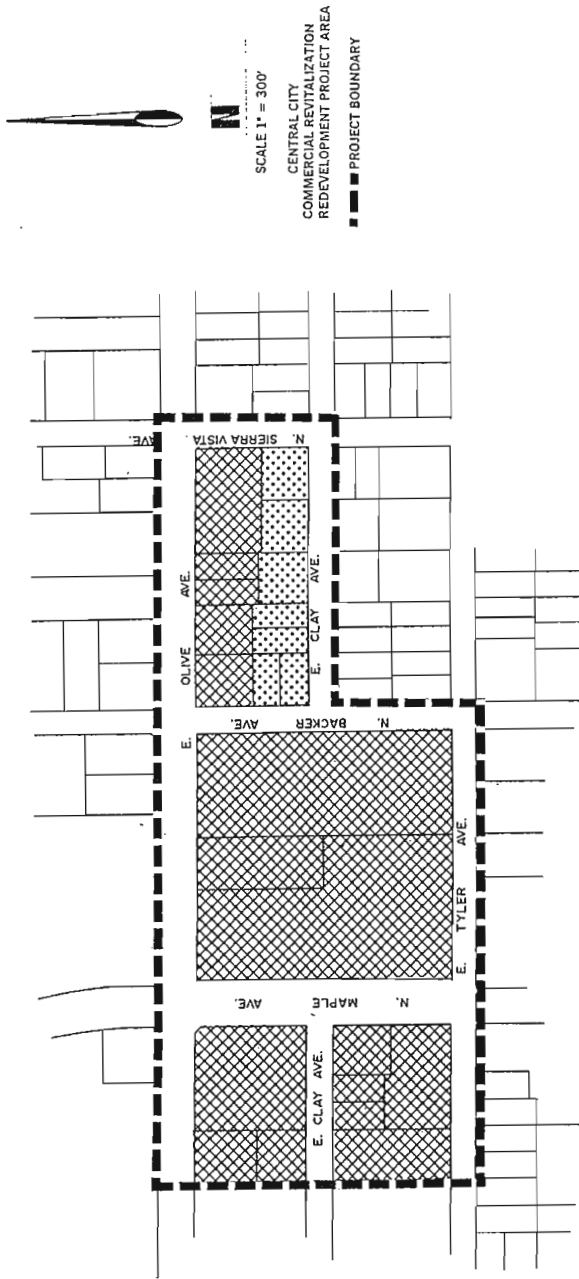
FREEWAY 41

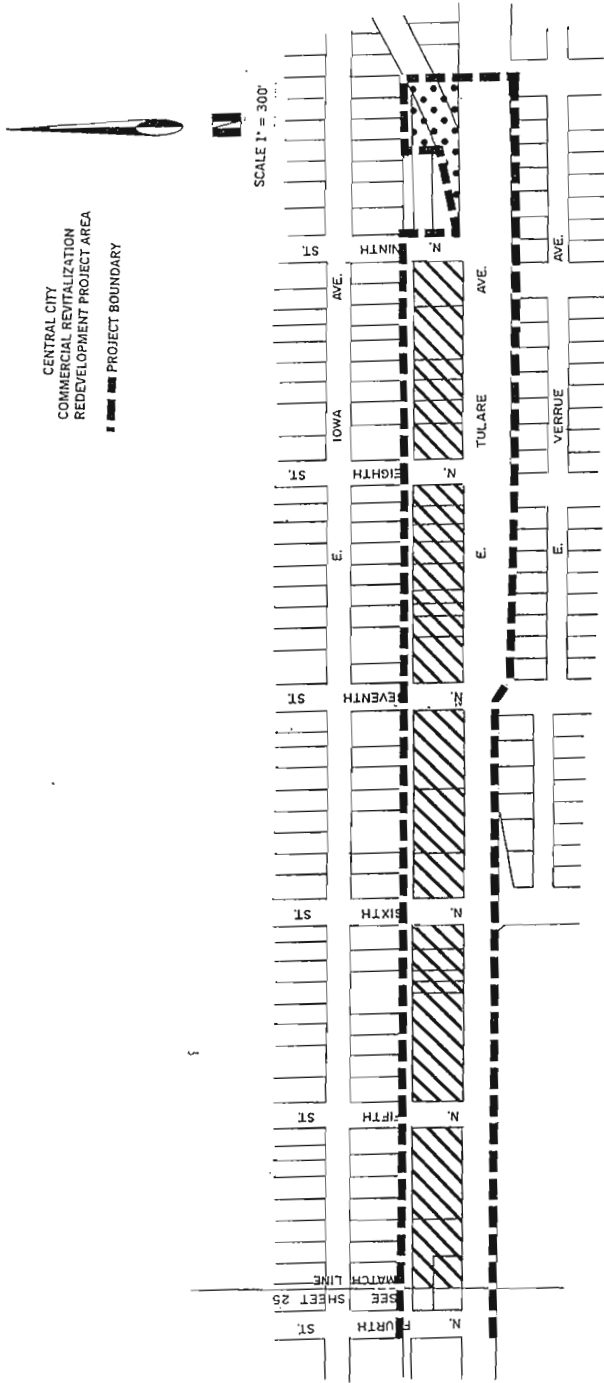


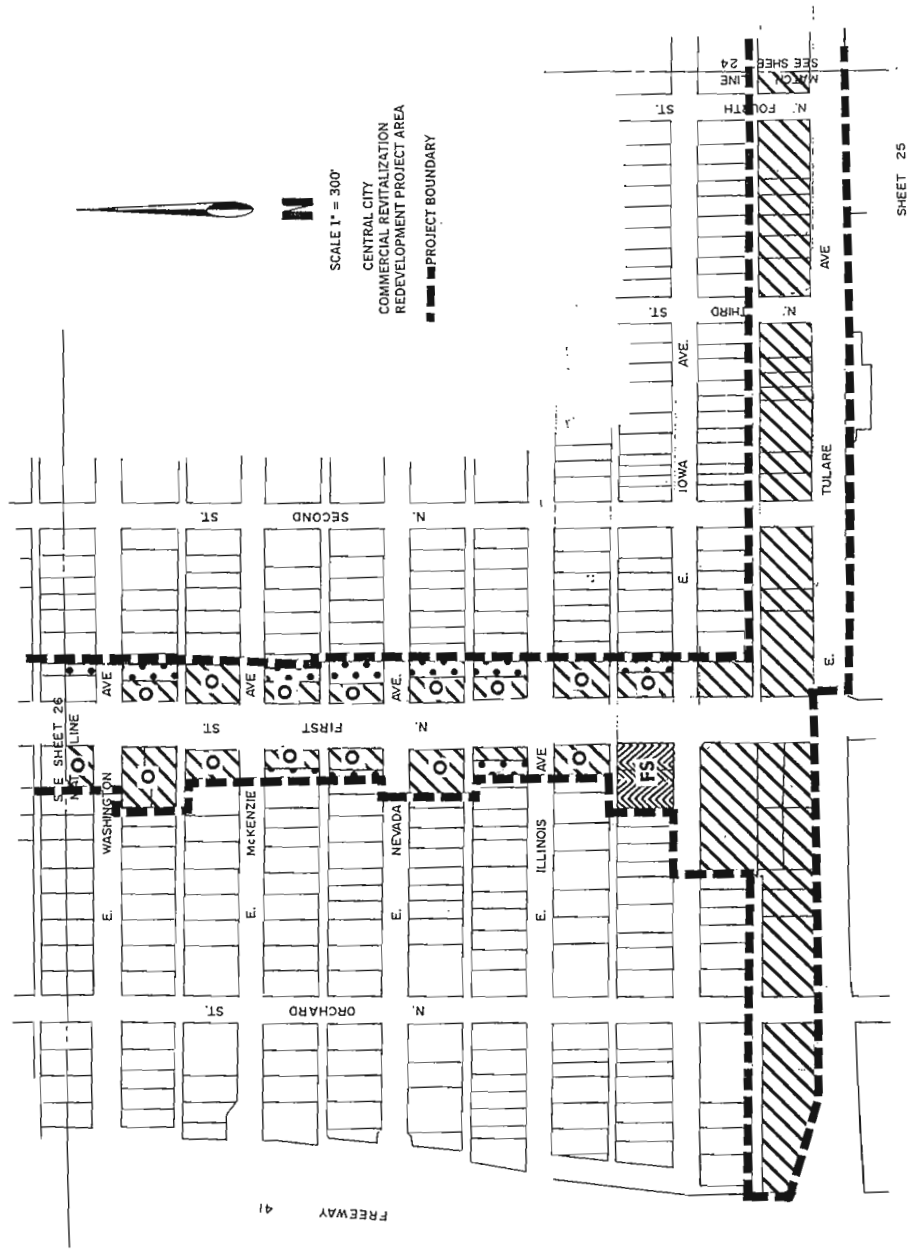
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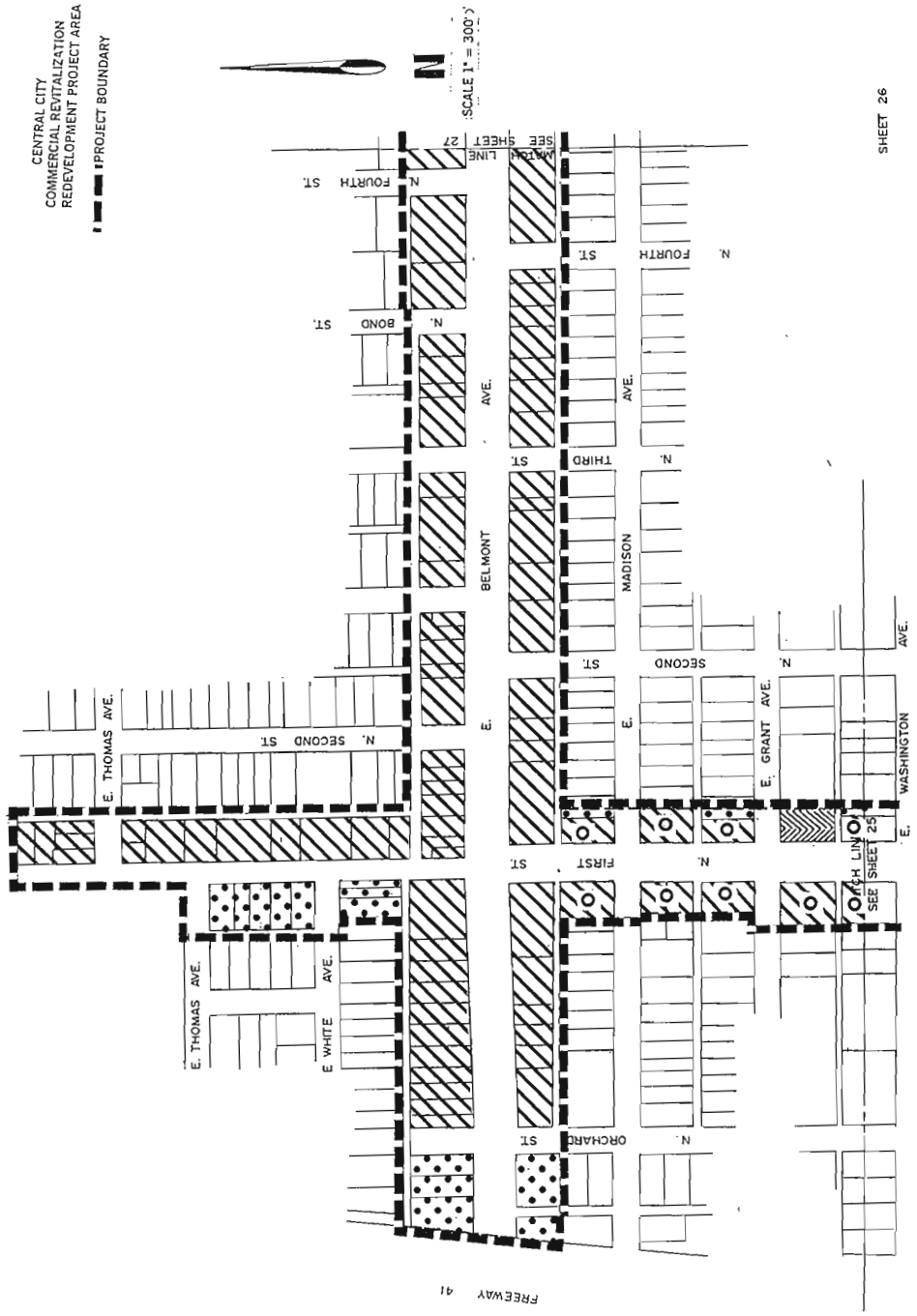
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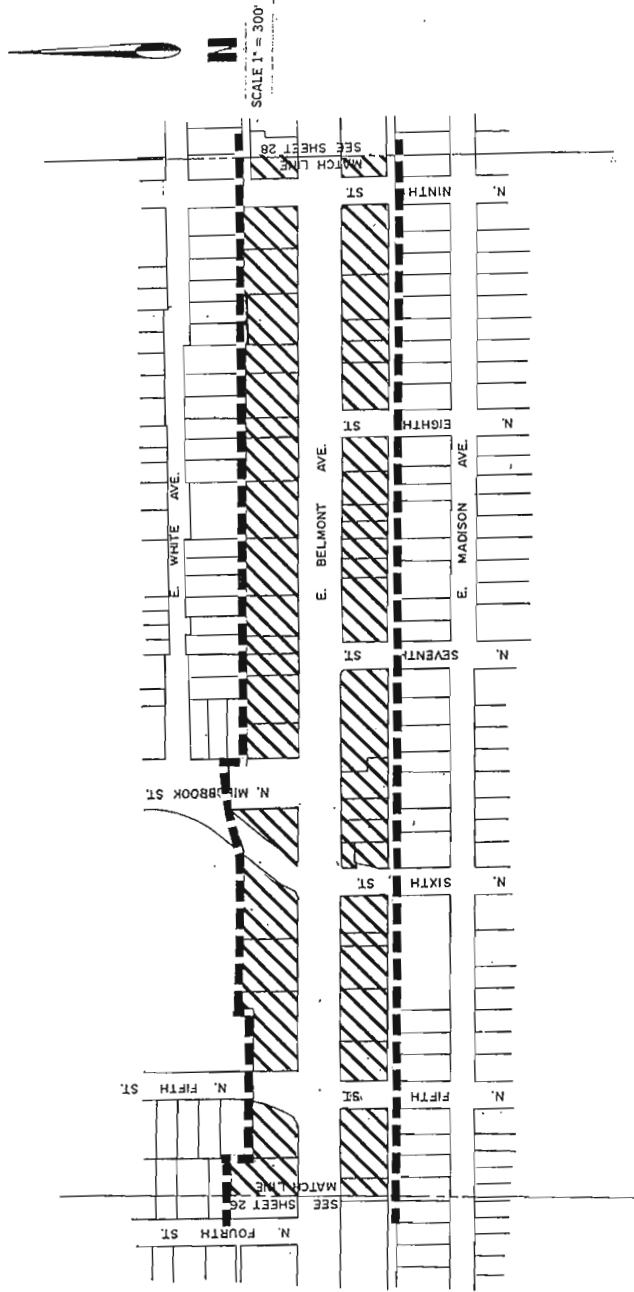


SHEET 26

130

CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA

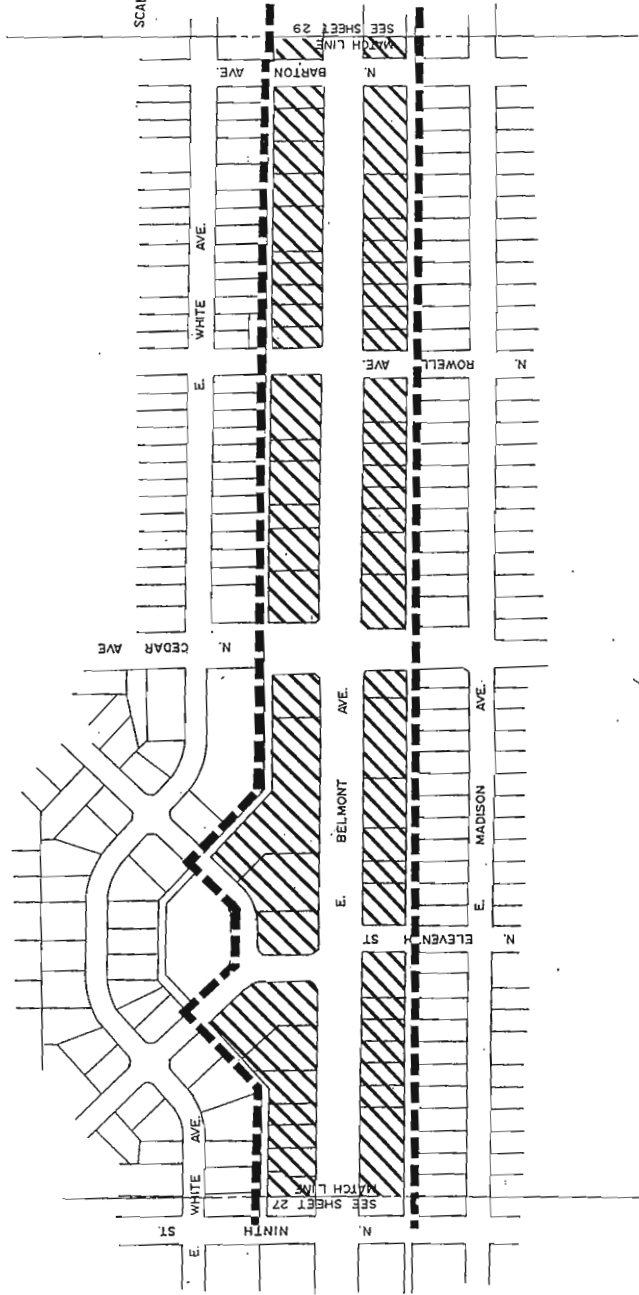
■ PROJECT BOUNDARY



CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA

■ ■ ■ PROJECT BOUNDARY

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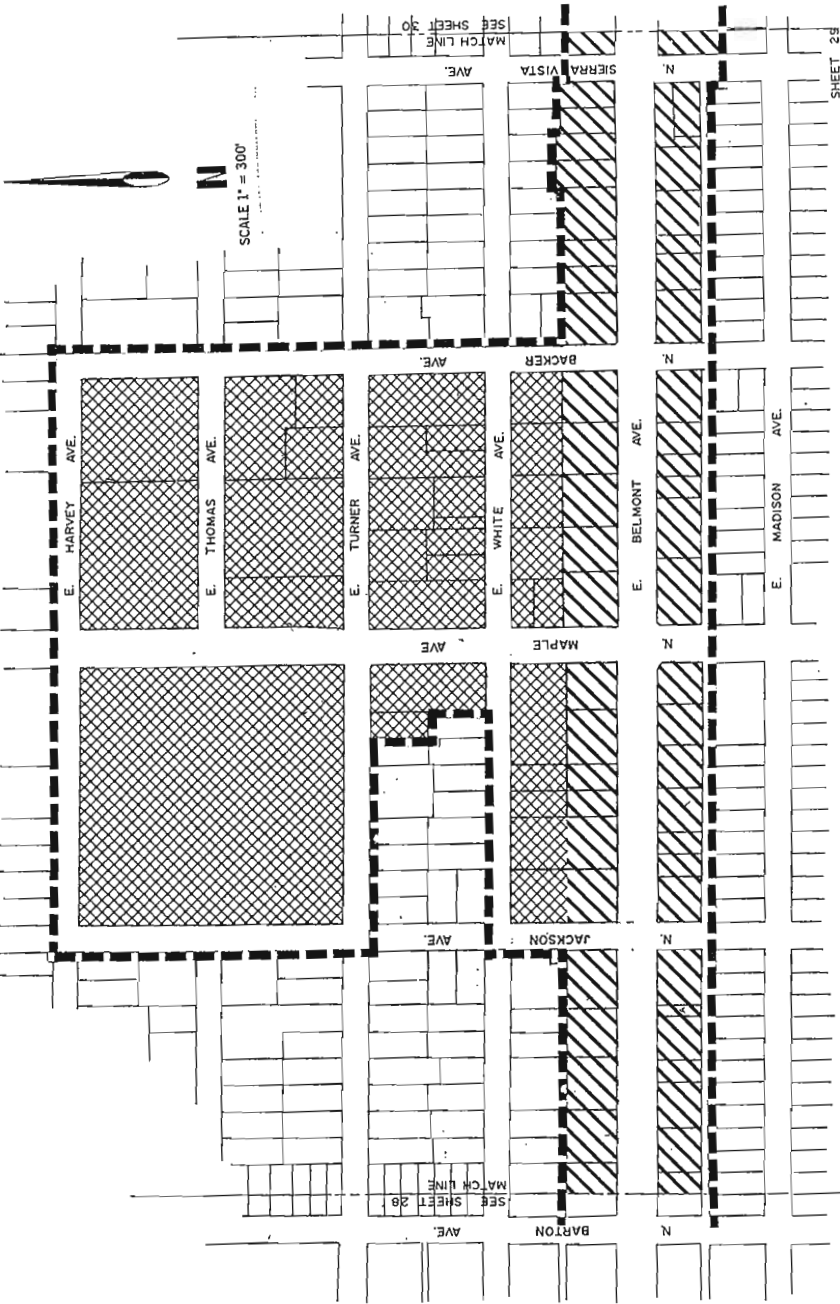


SHEET 28

132

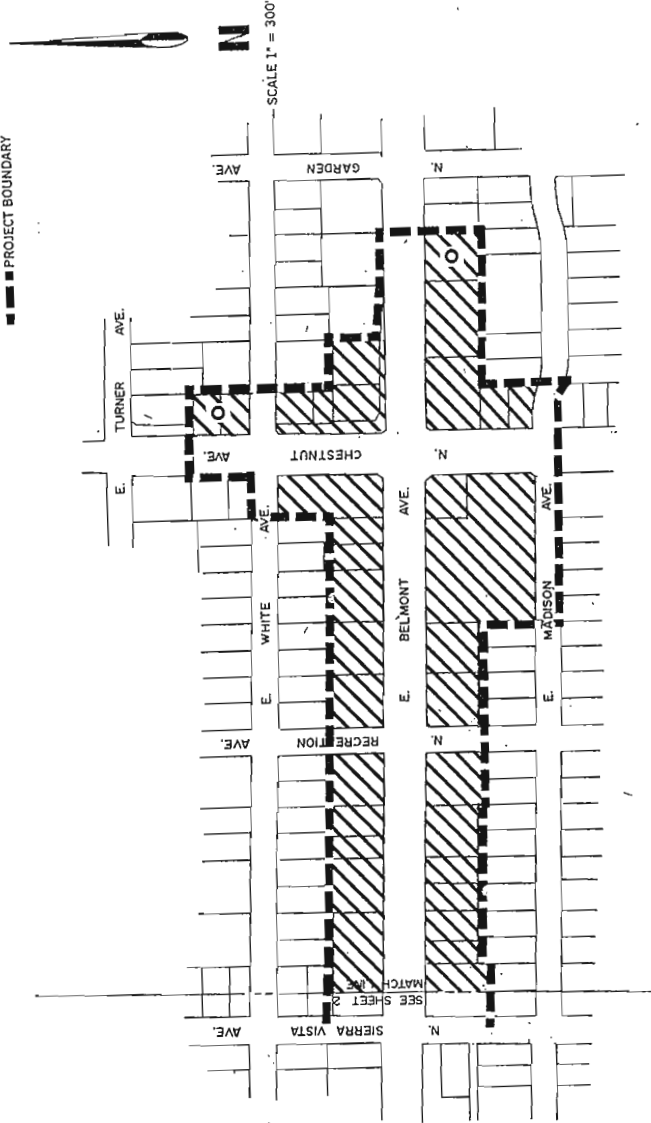
CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA



PROJECT BOUNDARY

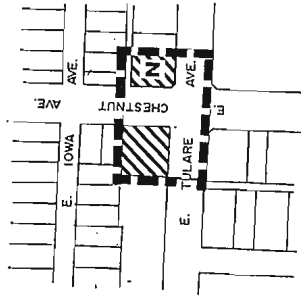


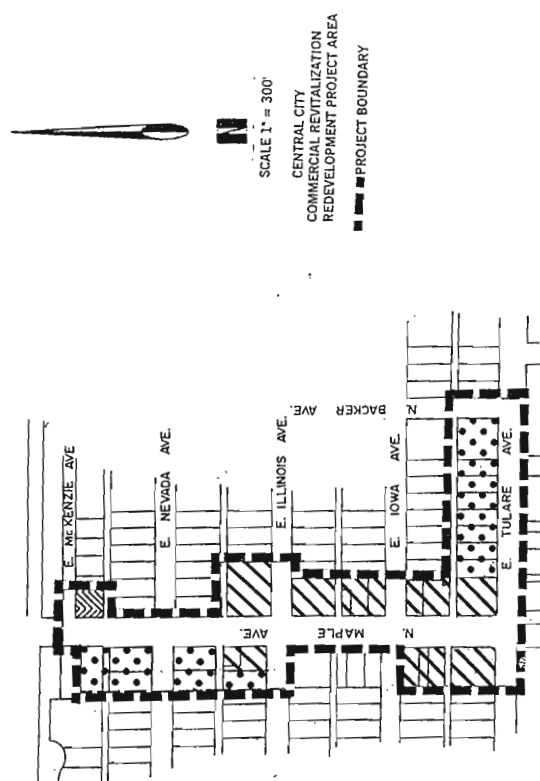
CENTRAL CITY
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REDEVELOPMENT PROJECT AREA

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 SCALE 1" = 300'
 CENTRAL CITY
 COMMERCIAL REVITALIZATION
 REDEVELOPMENT PROJECT AREA
 PROJECT BOUNDARY






SCALE 1" = 300'

CENTRAL CITY
COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT AREA

■ PROJECT BOUNDARY



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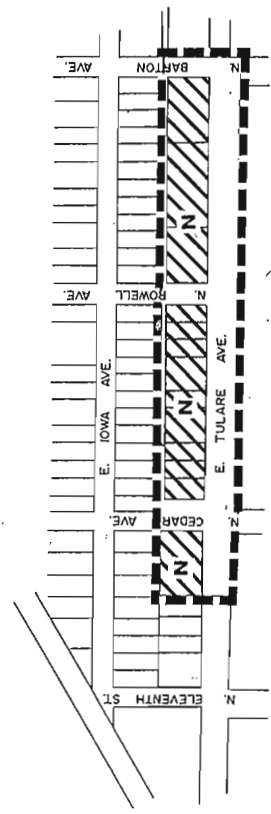
 SCALE 1" = 300'

 CENTRAL CITY

 COMMERCIAL REVITALIZATION

 REDEVELOPMENT PROJECT AREA

 ■■■ PROJECT BOUNDARY



ATTACHMENT NO. 4

CENTRAL CITY COMMERCIAL REVITALIZATION
REDEVELOPMENT PROJECT
PROPOSED PUBLIC IMPROVEMENTS

1. Street system improvements, including but not limited to curbs, gutters, sidewalks, paving, landscaping and irrigations systems, turning lanes, median islands, parking spaces, 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 work 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 work as required with plan implementation.
4. Storm drainage system improvements, including but not limited to outfalls and inlets, manholes, pipes, bore pipes, and related temporary pavement and pavement restoration as required with plan implementation.
5. Traffic signal and safety lighting system improvements associated 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, or extension of spur lines.
9. Streetscape Improvements of major streets, including but not limited to Blackstone, Shaw, Gettysburg, Dakota, Clinton, McKinley, Olive, Belmont, Tulare, Abby, Fresno, First, Sixth, Millbrook, Cedar, Maple, and Chestnut; entryway improvements at selected locations along designated major streets and/or 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 and local agencies, including the City of Fresno.

CCREDPLNFUBIMPROVE.LIST

Attachment No. 4

July 19, 1999

Council Adoption: 7/17/99

TO: MAYOR JIM PATTERSON

RECEIVED

Mayor Approval: _____

FROM: REBECCA E. KLISCH, City Clerk
CITY CLERK, FRESNO CA

Mayor Veto: _____

Override Request: _____

SUBJECT: TRANSMITTAL OF COUNCIL ACTION
FOR APPROVAL OR VETO

By: _____
Deputy

At the Council meeting of 7/19/99, Council adopted the attached Ordinance No. 99-46, entitled Approving and adopting Red. Plan for Central City Commercial Revitalization Red. Project (boundary to Saginaw), by the following vote:

Ayes : Boyajian, Bredefeld, Mathys, Quintero, Ronquillo
Noes : Perea, Steitz
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 7/29/99. 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.)

SEE ATTACHED message.

[Signature]
Jim Patterson, Mayor

Date: 7/27/99

COUNCIL OVERRIDE ACTION:

Date: _____

Ayes :
Noes :
Absent :
Abstain :

c: Jeff Reid, City Manager
Hilda C. Montoy, City Attorney

99-46



MAYOR JIM PATTERSON

July 29, 1999

TO: Members of the Fresno City Council

FROM: Mayor Jim Patterson

Today I have vetoed Ordinance No. 99-46 which seeks to expand the boundaries of the Fresno Redevelopment Agency for the Central City project. Although the Council action moved the boundaries a small distance south, it still left hundreds of acres and hundreds of thriving businesses, including the Manchester shopping center under redevelopment.

The Council further ignored the negative impact of redevelopment on the general fund by failing to elect to pass through even the minimum 25% allowed to it by law. Consequently, I have not only vetoed this recent action, but I have sent to the Council a request for reconsideration of their failure to elect to pass through to the general fund what is available through redevelopment law.

In vetoing the boundary expansion, I remind the Council again that the tools provided by state law to redevelopment agencies can be important sources of urban renewal. Yet, those tools can only succeed and should only be used when they are focused on true redevelopment needs and in support of well-underwritten projects and developers. As I previously stated, we should not fall into the trap that many city governments have done of abusing redevelopment authorities to grab property tax revenues from other local government entities.

Redevelopment abuse has consequences to other important government services. It transfers monies out of the general funds of cities, counties and other special districts. Those general funds provide library, public safety and other important neighborhood services.

The fiscal problems redevelopment abuse will cause our City is compounded by the refusal of the Agency to provide the City's general fund the benefit of the modest 25% in

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pass-through revenues that are provided as a routine matter to all other local government entities. That pass-through is a means of providing a small bit of relief for the redirection of property tax dollars from general fund programs.

The Planning Commission urged that the 25% pass-through be included as a required environmental mitigation in the environmental impact report that it certified to the City Council. Their request for that environmental mitigation was ignored by the Council, thus exposing the environmental certifications to justifiable legal challenge. This exposure is in addition to the legal vulnerabilities that the Council's expansive designation of "blight" has created.

c: Jeff Reid, City Manager
Hilda Cantu-Montoy, City Attorney
Becky Klisch, City Clerk