

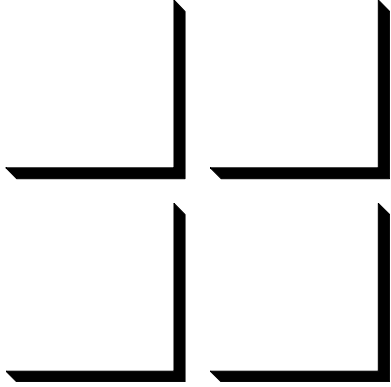
Fullerton Redevelopment Agency

**REDEVELOPMENT PLAN**

**Merged Fullerton  
Redevelopment Project Area,  
Amendment No. 1**

April 15, 2008





April 15, 2008

Adopted:  
Ordinance No.

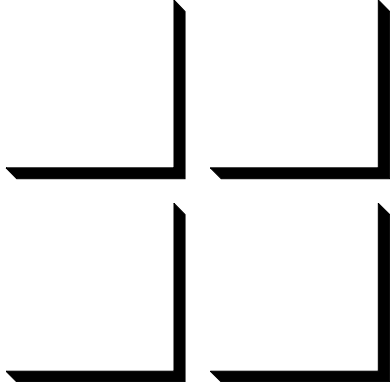
# **Redevelopment Plan for the Merged Fullerton Redevelopment Project Area, Amendment No. 1**

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FULLERTON REDEVELOPMENT AGENCY

GRC REDEVELOPMENT CONSULTANTS  
701 S. Parker Street  
Suite 7400  
Orange, CA 92868





## **CITY COUNCIL/REDEVELOPMENT AGENCY**

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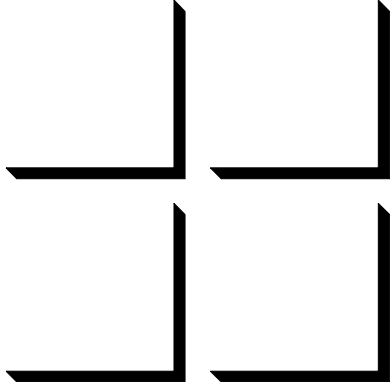
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Chris Meyer, *City Manager*  
Robert Zur Schmiede, *Executive Director*  
John Godlewski, *Community Development Director*  
Charles G. Kovac, *Redevelopment Project Manager*  
Rutan & Tucker, *Agency Counsel*  
Beverley White, *City Clerk*





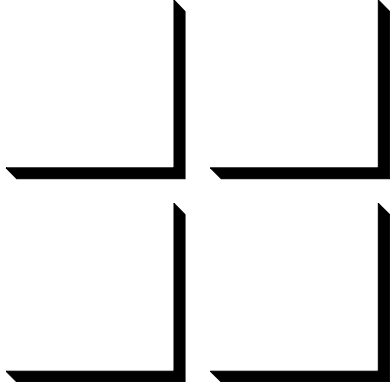
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**APPENDIX A: Redevelopment Plan Maps**

**APPENDIX B: Amendment Area Legal Description**



## **I. INTRODUCTION**

### **A. (§100) BACKGROUND AND AUTHORITY**

This Plan (“Plan”) for Amendment No. 1 to the Merged Fullerton Redevelopment Project (the “Project”) was prepared by the City of Fullerton Redevelopment Agency (the “Agency”) pursuant to the Redevelopment Law of the State of California (the “CRL;” Health and Safety Code Sections 33000, *et seq.*; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated), the California Constitution, and all applicable laws, local codes, and ordinances. This Plan consists of this text, the attached Redevelopment Plan Map, and the attached Legal Description (Sections 100 through 640, and Appendices A and B, respectively).

### **B. (§110) PURPOSE AND BASIS OF THIS PLAN**

The overall purpose of formulating this Plan is to provide for the elimination or alleviation of physical and economic blighting conditions, as defined in CRL Sections 33030 and 33031, that affects an approximately 1,165-acre area in the City of Fullerton (the “Amendment Area”). Broadly stated, these conditions include: physical deterioration of buildings and facilities; potential threats to the public health and safety by way of inadequate public improvements and facilities that are essential to the health and safety of local residents and property owners; areas of incompatible land uses; lots of irregular form and shape and of inadequate size for proper development; and land and buildings suffering from depreciated values and impaired investments.

The basis for this Plan is the Preliminary Plan for the proposed Amendment Area, adopted by the Planning

Commission of the City of Fullerton (the “Planning Commission”) on October 24, 2007, by Planning Commission Resolution No. PC-07-25.

### **C. (§120) DEFINITIONS**

The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

- 1) (§120.1) **Agency** means the Fullerton Redevelopment Agency of the City of Fullerton, California.
- 2) (§120.2) **Amendment Area** means the territory subject to this Plan, as described in Appendix ‘B.’
- 3) (§120.3) **Amended Redevelopment Project** means the Project under this Redevelopment Plan.
- 4) (§120.4) **City** means the City of Fullerton, California.
- 5) (§120.5) **City Council** means the City Council of the City of Fullerton, California.
- 6) (§120.6) **County** means the County of Orange, California.
- 7) (§120.7) **CRL** means the Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000, *et seq.*), as from time to time amended.
- 8) (§120.8) **General Plan** means the City of Fullerton General Plan, as it may be from time to time amended.
- 9) (§120.9) **Legal Description** means a description of the land within the Amendment Area in accordance with map specifications approved by the California State Board of Equalization, and attached hereto as Appendix ‘B.’
- 10) (§120.10) **Person** means any individual or any public or private entity.
- 11) (§120.11) **Persons or Families of Low- or Moderate-Income** means the same as defined by Health and Safety Code Sections 50093 (low and moderate income), 50079.5 (lower income), 50105 (very low income) and 50106 (extremely low income). The County-wide dollar definition of these incomes is published annually pursuant to Title 25 California Code of Regulations, Section 6932.
- 12) (§120.12) **Plan** or **Redevelopment Plan** has the meaning set forth in §120.16 hereinafter.

- 13) (§120.13) **Project** means all activities, plans, programs, objectives, goals, and policies involved in this Plan, either directly or by reference.
- 14) (§120.14) **Real Property** means land, buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.
- 15) (§120.15) **Redevelopment Law** means the CRL.
- 16) (§120.16) **Redevelopment Plan** or **Plan** means this document, which, upon adoption by the City Council, shall be officially designated as, “The Redevelopment Plan for Amendment No. 1 for the Merged Fullerton Redevelopment Project Area.”
- 17) (§120.17) **Redevelopment Plan Map** means the Redevelopment Plan Map, attached hereto in Appendix ‘A.’
- 18) (§120.18) **State** includes any state agency or instrumentality of the State of California.
- 19) (§120.19) **Zoning Ordinance** means the codes, ordinances and resolutions relating to zoning and development in the City, as may be from time to time amended.

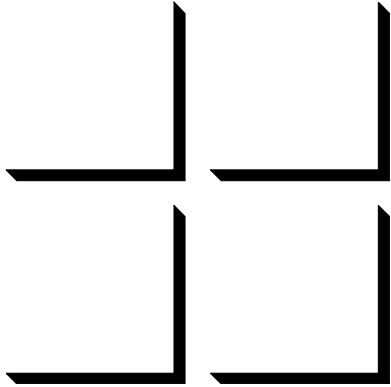
#### **D. (§130) AMENDMENT AREA BOUNDARIES**

The Amendment Area includes all properties within the boundaries shown on the Redevelopment Plan Map (see Appendix ‘A’), and described in the Legal Description (see Appendix ‘B’).

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## **II. DEVELOPMENT IN THE AMENDMENT AREA**

### **A. (§200) PROJECT OBJECTIVES**

The Amendment Area exhibits a number of conditions that are specified in the CRL as characteristic of blight. Due to the prevalence of these detrimental physical and economic conditions, the Agency must undertake a comprehensive program of activities, including providing needed public improvements, targeted programs and activities to stimulate quality development, financial assistance to promote rehabilitation of existing improvements and structures, and various other activities that would serve existing residents and businesses, and would encourage new private investment. In addition to providing needed public improvements and other assistance, the Agency may assist owners and developers with key in-fill projects through a variety of targeted programs. In doing such, the Agency intends to mitigate the effects of blight in the Amendment Area.

#### ***Project Goals***

The goal of the Plan is to eliminate blight in the Amendment Area. Also among the fundamental purposes of the Plan are: to expand the supply of low- and moderate-income housing, to expand job opportunities for jobless, underemployed and low-income persons, and to provide an environment for the social, economic and psychological growth and well-being of all citizens. More specifically, the plan is intended to protect and promote the sound development of the Amendment Area and the general welfare of the inhabitants of the Amendment Area and of Fullerton by remedying the blighting conditions identified

in this Plan through the employment of all appropriate means as outlined in this Plan and the Law.

The fundamental purpose of the proposed Amendment is to eliminate blight from the proposed Amendment Area by:

1. Encouraging the redevelopment of the Amendment Area subject to and consistent with the City's General Plan and/or specific development plans as may be adopted from time to time through the cooperation of private enterprise and public agencies.
2. Enhancing the long term economic well-being of the community by promoting and facilitating expansion and development of new, and the retention of existing, commerce and businesses to, among other benefits, improve employment opportunities and economic growth within the Amendment Area specifically and the City in general.
3. Providing for the rehabilitation of commercial and industrial structures and residential dwelling units, especially, the multi-family dwelling units located in the western portion of the Amendment Area.
4. Providing public infrastructure improvements and community facilities, such as the installation, construction, and/or reconstruction of streets, utilities, public buildings and facilities (such as facilities for pedestrian circulation and parking facilities), storm drains, utility undergrounding, street lighting, landscaping and other improvements which are necessary for the effective redevelopment of the Amendment Area.
5. Assisting in upgrading and improving Fullerton Airport and the surrounding uses so that this area will continue to serve as a community asset.
6. Providing for participation in the redevelopment of property in the Amendment Area, where feasible, by owners who agree to so participate in conformity with the Amended Redevelopment Plan.
7. Encouraging joint and cooperative efforts among property owners, businesses and public agencies to achieve desirable economic development goals and programs and to reduce or eliminate deteriorating conditions.
8. Increasing, improving and preserving the community's supply of affordable housing.

9. Acquiring real property.
10. Providing for the minimum displacement of residential homeowners and providing relocation assistance where Agency activities result in displacement.

These goals may be refined, expanded upon, or otherwise modified as part of the adoption process.

Portions of the proposed Amendment Area are located within designated Focus Areas of the City, as identified in the Land Use Element of the City's General Plan. Focus Areas, which were identified and developed through an extensive process of analysis and review by City staff, decision makers and interested community members, receive specialized treatment and customized policies that are not generally applicable elsewhere in the City. The following Focus Areas, and associated policies, are found within the proposed Amendment Area:

**Focus Area 7 (Commonwealth and Chapman Corridors):**

- A. Improve aesthetics and economic vitality
- B. Develop regulations and guidelines for mini-malls and strip commercial development. Work with property owners at existing centers to address recurrent problems.
- C. Develop incentives for combining lots.
- D. Consider selective office-preservation zoning which encourages adaptive re-use in order to preserve historically significant residential properties located in commercial zones.
- E. Conduct a separate corridor study/plan to determine future uses and design considerations.

**Focus Area 8 (Airport Industrial):**

- A. Capitalize on economic benefits of Airport.
- B. Identify and seek complementary uses.
- C. Build in potential for multi-modal transportation.
- D. Emphasize higher density employment generating uses.

**Focus Area 12 (Former Palm Stationers Site):**

- A. Work with property owners to capitalize on the economic development opportunity provided by this site's proximity to the freeway.
- B. Opportunity for commercial and/or office uses.

**Focus Area 15 (Southeast Industrial Areas):**

- A. Intensify economic use of land/maximize employment opportunities.
- B. Build in potential for multi-modal transportation.
- C. Consider mixed use opportunities, such as home-work and lofts, in warehouse-dominated areas.
- D. Establish pedestrian and bicycle links to transit centers/stops.

**B. (§210) CONFORMANCE TO GENERAL PLAN**

All uses proposed in this Plan shall be in conformance with the General Plan as it now exists, or may be hereafter amended. Except when inconsistent with this Plan, all requirements of the Zoning Ordinance shall apply to all uses proposed hereunder. All applicable development codes shall apply to all uses in the Amendment Area.

**C. (§220) SPECIFIC DEVELOPMENT OBJECTIVES**

Development in the Amendment Area will be in conformance with this Plan, the General Plan, and the Zoning Ordinance, as they currently exist or may be hereafter amended. Development in the Amendment Area shall also be in conformance with any applicable adopted specific plan or master plan.

The Agency's development objectives involve encouraging the implementation of development in accordance with the General Plan as identified above. In doing so, it is the Agency's intent to provide assistance in the following manner:

- 1) The construction of needed public improvements and facilities including, but not limited to, those described in Section 344 herein.
- 2) The completion of various planning or marketing studies as necessary to facilitate and coordinate a successful redevelopment process.
- 3) All other forms of Agency assistance authorized by the CRL, including, but not limited to, loans, tax exempt financing, or other financial aid programs for new construction and/or rehabilitation.

## **D. (§230) LAND USES FOR THE AMENDMENT AREA**

As generally illustrated in the Redevelopment Plan Map (Appendix A), the proposed public rights-of-way, public easements, open space, and proposed land uses to be permitted in the Amendment Area shall be pursuant to the General Plan as it now exists, or as it may be hereafter amended.

Pending the ultimate development of land in accordance with the provisions of this Plan, the Agency is authorized to use or permit the use of any land in the Amendment Area for interim uses not in conformity with the uses permitted in this Plan, provided that approval of any such interim uses shall be subject to compliance with provisions of the Zoning Ordinance.

## **E. (§240) PUBLIC USES FOR THE PROJECT AREA**

### **1. (§241) PUBLIC STREET LAYOUT, RIGHTS-OF-WAY AND EASEMENTS**

The public rights-of-way, easements, and principal streets proposed or existing in the Amendment Area are the same as those indicated in the General Plan as it now exists, or as it may be hereafter amended, as shown on the attached Redevelopment Plan Map (Appendix A).

Such streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the Agency and the City as appropriate given ownership, and necessary for proper development of the Project. The Agency and the City may create additional public streets, alleys, and easements in the Amendment Area as needed for proper circulation. The Agency and the City will work with Caltrans to make improvements on State Highways in the Amendment Area.

The public rights-of-way shall be used for vehicular, bicycle and pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses,

public facilities, and public utilities may be retained and created.

**2. (§242) OPEN SPACE, PUBLIC AND QUASI-PUBLIC USES, AND FACILITIES**

In any portion of the Amendment Area, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform with the provisions of this Plan, shall be applicable to the uses in the specific area involved, and shall conform to the General Plan as it currently exists or may be hereafter amended.

**F. (§250) GENERAL DEVELOPMENT REQUIREMENTS**

**1. (§251) OPEN SPACE AND STREET LAYOUT TO BE PROVIDED**

Open space and street layout are shown in the Redevelopment Plan Maps included herewith in Appendix A and described in Section 241 of this Plan. Additional open space will be provided through application of City standards for building setbacks. At full build-out of the land uses shown in the Redevelopment Plan map, an estimated 250 acres will be devoted to streets, and an additional estimated 250 acres will be devoted to private open space.

**2. (§252) LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER, AND PROPOSED USE OF BUILDINGS**

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, General Plan, and any requirements that may be adopted pursuant to this Plan. Limitations on land use are indicated on the Redevelopment Plan Map in Appendix A.

**3. (§253) THE APPROXIMATE NUMBER OF DWELLING UNITS**

Under the General Plan, an approximate maximum of 592 dwelling units would be permitted in the Amendment Area at the expiration of this Plan.

These uses are limited as indicated on the Redevelopment Plan Map in Appendix A.

**4. (§254) THE PROPERTY TO BE DEVOTED TO PUBLIC PURPOSES AND THE NATURE OF SUCH PURPOSES**

The locations of public uses are shown in the Redevelopment Plan Map in Appendix A. Other public uses are described in Section 251 of this Plan and specific public improvements/facilities are listed in Section 344. These improvements are generally expected to be provided in the public right-of-way or on land specifically acquired by the City for such purposes. Additional public facilities may be developed by school districts and other public agencies operating within the Amendment Area.

**5. (§255) CONFORMANCE WITH THIS PLAN**

All Real Property in the Amendment Area is hereby made subject to the controls and requirements of this Plan. No Real Property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan unless it is in conformance with the provisions of the General Plan, of the Zoning Ordinance, and of this Plan and all applicable provisions of State law, as they currently exist or may be hereafter amended. The Agency shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan, including without limitation, the controls and project objectives of this Plan.

**6. (§256) REHABILITATION AND RETENTION OF PROPERTIES**

To the greatest extent permitted by law, any existing structure within the Amendment Area specifically may be repaired, altered, reconstructed, or rehabilitated to ensure that such structure will be safe and sound in all physical respects and not detrimental to the surrounding uses.

**7. (§257) SUBDIVISION OR CONSOLIDATION OF PARCELS**

No parcels in the Amendment Area, including any parcels retained by a participant, shall be subdivided or consolidated without approval of the City.

**G. (§260) DEVELOPMENT PROCEDURES**

Applications for development and building permits and the review thereof shall follow City procedures.

**1. (§261) REVIEW OF APPLICATIONS FOR BUILDING PERMITS**

Applications for building permits and the review thereof shall follow City procedures. The Agency also may enact separate procedures, which shall be in addition to existing City procedures, for the review of building permits if the Agency deems such review necessary or beneficial to the implementation of this Plan. In the event of a conflict between City and Agency procedures, the City procedures shall govern.

**2. (§262) MINOR VARIATIONS**

The Agency is authorized to permit a minor variation from the limits, restrictions, and controls established by this Plan if the Agency determines that:

- 1) There are particular circumstances or conditions applicable to a property or to the intended development of a property which justify a minor variation;
- 2) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to property or improvements in the Amendment Area; and
- 3) Permitting a minor variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

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

permitted by the Agency hereunder shall not supersede any other approval required under applicable City codes and ordinances. The authority to permit such variation administratively may be delegated to Agency staff pursuant to provisions contained in the Fullerton Municipal Code.

**3. (§263) EXISTING NONCONFORMING USES**

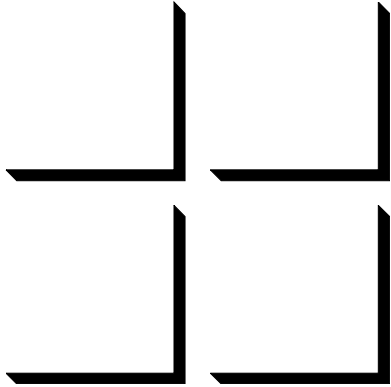
The Agency, with the approval of the Planning Commission, is authorized to permit an existing use to remain in an existing building in good condition, which does not conform to the provisions of this Plan, provided that such use is generally compatible with nearby developments and uses in the Amendment Area, and is otherwise permitted by applicable codes and ordinances. The owner of such property must be willing to enter into a participation agreement (see Section 311 of this Plan) and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Amendment Area.

The Agency, with the approval of the Planning Commission pursuant to established development review procedures, may authorize additions, alterations, repairs, or other improvements in the Amendment Area for uses which do not conform to the provisions of this Plan when it is determined by the Agency and the Planning Commission that such improvements and uses would be compatible in the interim with surrounding uses and development.

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### **III. REDEVELOPMENT IMPLEMENTATION**

#### **A. (§300) GENERAL**

The Agency is authorized to undertake the following implementation actions:

- 1) (§301) Provide for participation by owners and tenants of properties located in the Amendment Area by extending opportunities to remain or relocate within the Amendment Area;
- 2) (§302) Acquisition of Real Property, and management of property under the ownership and control of the Agency;
- 3) (§303) Relocation assistance to displaced Project occupants;
- 4) (§304) Demolition or removal of buildings and improvements;
- 5) (§305) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;
- 6) (§306) Rehabilitation, development, or construction of low- and moderate-income housing within the City;
- 7) (§307) Disposition of property for uses in accordance with this Plan;
- 8) (§308) Assisting the redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
- 9) (§309) Assisting the rehabilitation of structures and improvements by present owners, their successors, or the Agency; and,

- 10) (§310) Any other redevelopment agency activity permitted by the CRL.

## **B. (§311) PARTICIPATION BY OWNERS AND TENANTS**

### **1. (§312) PARTICIPATION OPPORTUNITIES FOR OWNERS**

Persons who are owners of business and other types of Real Property in the Amendment Area shall be given an opportunity to participate in redevelopment. Those who exercise this opportunity shall be deemed to be a “participant” under this Plan. Such opportunity may consist of retaining all or a portion of their properties, acquiring adjacent or other properties in the Amendment Area, or, where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Amendment Area or in such other manner as the Agency shall deem to be appropriate. To the extent now or hereafter permitted by law, the Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating residential, commercial or industrial buildings or structures within the Amendment Area.

In the event anyone designated as a participant pursuant to this Plan fails or refuses to rehabilitate or develop his or her Real Property pursuant to this Plan and a participation agreement with the Agency, the Real Property, or any interest therein, may be acquired by the Agency subject to the limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

Participation opportunities shall necessarily be subject to and limited by such factors as the land uses designated for the Amendment Area, the provision of public facilities, realignment of streets, experience in the development or operation of such undertakings as may be deemed appropriate by the Agency to best implement this Plan, the ability of owners to finance acquisition and development of structures in accordance with this Plan, the ability of owners to manage or operate the proposed development or activity, or any change in the total number of individual parcels in the Amendment Area.

In order to provide an opportunity to owners and tenants to participate in the growth and development of the Amendment Area, the Agency has promulgated rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences include present occupancy, participant's length of occupancy in the area, accommodation of as many participants as possible, similar land use to similar land use, conformity of participant's proposals with the intent and objectives of this Plan, experience with the development and operation of particular uses, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community.

Subject to the Agency's rules for owner participation, opportunities to participate shall be provided to owners and tenants in the Amendment Area.

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

**2. (§313) RE-ENTRY PREFERENCES;  
PREFERENCES FOR TENANTS**

The Agency shall extend reasonable preferences to persons who are engaged in business in the Amendment Area to re-enter in business within the Amendment Area, if they otherwise meet the requirements prescribed in this Plan. Business, institutional and semi-public tenants may, if they so desire, purchase and develop Real Property in the Amendment Area if they otherwise meet the requirements prescribed in this Plan.

**3. (§314) PARTICIPATION AGREEMENTS**

At the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop,

rehabilitate, or use the property in conformance with this Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain Real Property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Amendment Area.

#### **4. (§315) CONFORMING OWNERS**

The Agency may, in its sole and absolute discretion, determine that certain Real Property within the Amendment Area presently meets the requirements of this Plan. This will continue to be the case as long as such owner continues to operate, use, and maintain the Real Property within the requirements of this Plan. However, a conforming owner may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to construct any additional improvements or substantially alter or modify existing structures on any of the Real Property described above as conforming; or, acquire additional property within the Amendment Area.

### **C. (§320) PROPERTY ACQUISITION AND MANAGEMENT**

#### **1. (§321) ACQUISITION OF REAL PROPERTY**

The Agency may acquire, but is not required to acquire, any Real Property located in the Amendment Area by gift, devise, exchange, purchase, or any other lawful method to the extent permitted by the Redevelopment Law, including eminent domain, except as otherwise expressly stated in this section. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the effective date of the ordinance adopting this Plan. Such time limit only may be extended by further amendment to this Plan.

Notwithstanding any provisions herein to the contrary, the eminent domain authority is restricted

as follows: No eminent domain proceeding to acquire real property within the Amendment Area shall be commenced against any property on which a person or persons legally reside, except if pursuant to the Fullerton Municipal Code, such person or persons reside in a caretaker's or superintendent's residence which is a minor use related to and incidental to the principal non-residential use on the same site.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in Real Property less than a fee.

Properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist:

- 1) The buildings and/or structures must be removed in order to assemble land into parcels of reasonable size and shape to eliminate an impediment to optimal land development;
- 2) The buildings and/or structures are substandard as demonstrated by an inspection of the property by the Building Department of the City of Fullerton;
- 3) The buildings and/or structures must be removed in order to eliminate an environmental deficiency, including, but not limited to, incompatible land uses and small and irregular lot subdivisions;
- 4) The buildings and/or structures must be removed to provide land for needed public facilities, including among others, rights-of-way, public parking facilities, open space, or public utilities;
- 5) The acquisition of the property is allowed by the CRL and will promote the implementation of the Plan.

Other provisions of this section notwithstanding, the Agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

The eminent domain program and policies for exercise of the power of eminent domain in the Amendment Area, in addition to the respective specific provisions

of this Plan regarding exercise of the power of eminent domain, shall be that the Agency shall strictly adhere to the following laws in assessing just compensation and damages to affected property owners: The Fifth Amendment to the United States Constitution, Article I, section 19 of the California Constitution, the Eminent Domain Law (California Code of Civil Procedure Section 1230.010, *et seq.*), the California Relocation Assistance Act (California Government Code Section 7260, *et seq.*), implementing rules and regulations (Title 25, California Code of Regulations) and such other applicable local, state or federal ordinances, statutes, rules, regulations and decisional laws. The Agency shall assess the payment of fair market value for interests in real property, payment for the taking and damaging of improvements, fixtures and equipment, any diminution in value caused to a remainder of property acquired pursuant to a resolution of necessity, relocation benefits and assistance, loss of business goodwill in appropriate cases and the necessary costs of mitigating a loss of business goodwill.

**2. (§322) ACQUISITION OF PERSONAL PROPERTY**

Generally, personal property shall not be acquired. However, where necessary for the execution of this Plan, the Agency is authorized to acquire personal property in the Amendment Area by any lawful means.

**3. (§323) PROPERTY MANAGEMENT**

During such time as property, if any, in the Amendment Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards any of the real or personal property which it owns.

The Agency is authorized to own and operate rental property acquired and rehabilitated in prospects of resale to the extent permitted by law.

## **D. (§330) RELOCATION OF PERSONS, FAMILIES AND BUSINESSES**

The following provisions relative to the relocation of persons, families and businesses are required by the CRL.

### **1. (§331) RELOCATION ASSISTANCE**

Relocation advisory assistance will be furnished by the Agency to any person or business concern that is displaced by the Agency in connection with the implementation of the Plan. No person of low- or moderate-income will be required by the Agency to move from his or her dwelling until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Replacement housing shall be available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonable access to the person's place of employment.

### **2. (§332) RELOCATION METHOD**

The Agency shall prepare a feasible method for relocation of all of the following:

- 1) Families and persons to be temporarily or permanently displaced from housing facilities in the Amendment Area.
- 2) Nonprofit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Amendment Area.

The City Council shall ensure that such method of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low-and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall

not displace such person or family until such housing units are available and ready for occupancy.

**3. (§333) RELOCATION PAYMENTS**

The Agency shall make relocation payments to qualified persons or businesses displaced by the Project pursuant to applicable laws. Such relocation payments shall be made pursuant to Agency rules and regulations adopted pursuant to the California Government Code, pursuant to guidelines promulgated by the State Department of Housing and Community Development, and any Agency rules and regulations adopted pursuant thereto. In addition, the Agency may make any additional relocation payments, which, in the Agency's opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

**4. (§334) TEMPORARY RELOCATION HOUSING**

The Agency is authorized to provide temporary relocation housing on sites within the Amendment Area, subject to approval by the City of Fullerton. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and businesses within the Amendment Area prior to permanent disposition and development of such cleared sites. If feasible and desirable, the Agency may also utilize sites outside the Amendment Area for providing relocation housing resources. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

**E. (§340) DEMOLITION, CLEARANCE, SITE PREPARATION, PROJECT IMPROVEMENTS AND PUBLIC IMPROVEMENTS**

The following provisions relative to demolition, clearance and site preparation are required by the CRL.

**1. (§341) DEMOLITION AND CLEARANCE**

Subject to and in conformance with law, the Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings,

structures, and other improvements from any Real Property in the Amendment Area as necessary to carry out the purposes of this Plan.

**2. (§342) BUILDING SITE PREPARATION**

Subject to and in conformance with law, the Agency is authorized to prepare, or cause to be prepared as building sites, any Real Property in the Amendment Area.

**3. (§343) PROJECT IMPROVEMENTS**

Pursuant to the CRL, the Agency is authorized to install and construct, or to cause to be installed and constructed, Project improvements and public utilities necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, or overpasses, underpasses, bridges, and landscaped areas.

**4. (§344) PUBLIC IMPROVEMENTS**

The Agency may, with the consent and cooperation of the City Council and adoption of certain findings specified in CRL Section 33445, pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements which are publicly owned, including school facilities, either outside or inside the Amendment Area.

Without limiting its general authority, the Agency is specifically authorized to provide or participate in providing the improvements described in Section 343, as well as the public improvements or facilities listed below:

- Widen and/or reconstruct streets
- Construct curbs, gutters, and sidewalks
- Improve drainage
- Underground utility lines
- Construct or improve flood control facilities
- Plant street trees and other streetscape improvements

- Construct and/or upgrade sewer lines and facilities
- Construct and/or upgrade water lines
- Construct railroad grade separations
- Construct/mark bike lanes
- Improve/construct parks and recreational facilities
- Improve/install traffic signs and signals, including signal synchronization
- Improve street lighting
- Provide noise abatement
- Increase accessibility for emergency vehicles
- Improve electrical system
- Construct public facilities and/or buildings serving the Amendment Area
- Construct new multi-family rental housing
- Assemble substandard lots for industrial re-use
- Construct or reconstruct streets and other public infrastructure
- Construct one freeway interchange
- Acquire, rehabilitate, re-tenant, deed restrict, and convey existing problematic multi-family housing units to a non-profit housing organization

Specific improvements include:

- Arterial street reconstruction, rehabilitation and repair
- Residential street reconstruction, rehabilitation, repair and slurry seal
- Curb, gutter and sidewalk reconstruction, including access ramp retrofitting
- State College Grade Separation: Right-of-way acquisition and construction of a grade separation at the BNSF railroad tracks between Commonwealth and Kimberly Avenues
- Raymond Avenue/State Route 91 Interchange Improvements: Widening of Raymond Avenue and improvements of the on/off ramps at SR-91

- Railroad Crossing Safety Improvements: Railroad crossing and street improvements on Raymond and Acacia Avenues
- Arterial Street Beautification/Undergrounding of Overhead Facilities: Design of parkway hardscape and landscape improvements, including construction of new sidewalk and widening of existing sidewalk, new landscaped medians, lighting improvements, and undergrounding of existing overhead facilities
- Chapman Avenue/State Route 57 Interchange Improvements: Design for widening of the roadway to provide a right-turn lane eastbound on Chapman Avenue to southbound SR-57
- Raymond Avenue Sidewalk Improvements: Install sidewalk on east side of Raymond Avenue from Orangethorpe Avenue to Burton Street
- Citywide Signal Improvements: Develop and implement new timing; install new community equipment and controllers at various location in the City
- Motorist and Pedestrian Safety Improvements: Installation of traffic safety devices, including but not limited to, variable radar feedback signs, lighted crosswalks, pedestrian flashers, audible pedestrian push buttons, and/or pedestrian countdown heads
- State College Boulevard Signal Improvement and Coordination: Develop and implement new timing and signal coordination, install traffic signal controllers, and modify selected traffic signals
- Chapman Avenue Signal Improvement and Coordination: Upgrade controller and signal equipment, and implement signal coordination programs from the west to east City limits
- Fullerton Airport Avigation Easements: Purchase avigation easements for parcels located under the Runway Protection Zones
- Fullerton Airport Monitoring Wells – Wing Site: Install additional monitoring wells
- Fullerton Airport Taxiway Reconstruction: Design and reconstruction Taxiways A and B

- Sewer Replacement Project: Replace high maintenance sewer mains affected by leaks, root intrusion, and settlement
- Sewer Lining: Install cure-in-place pipe and perform repairs of leaking sewer lines
- Sewer and storm drain repair
- Update Sewer Master Plan to meet State Water Board requirements
- Replace older water mains
- Implement water system security upgrades and to upgrade water facility site improvements
- Upgrade and rehabilitate City water reservoirs to current standards
- Update Water Master Plan
- Acquisition of land and construction of additional parking for Maintenance Services
- Replace flooring at Fire Station One

**5. (§345) ADDITIONAL FACILITIES OR IMPROVEMENTS**

Changes in circumstances or designs may alter the location of the facilities described above, or may require other related facilities. The financing of such related facilities shall be deemed authorized by the Agency.

The Agency will be authorized to finance the construction of additional improvements in the Amendment Area based on the requirements of any future project environmental impact report, or any other State, regional or local regulatory program. These items may include, but are not limited to, travel demand management strategies, storm water runoff prevention and best management practices, and Federal Aviation Administration regulations.

**6. (§346) TEMPORARY PUBLIC IMPROVEMENTS**

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited

to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

## **F. (§350) REHABILITATION AND CONSERVATION OF STRUCTURES**

### **1. (§351) REHABILITATION OF STRUCTURES**

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Amendment Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and financially assist in the rehabilitation and conservation of property in the Amendment Area not owned by the Agency.

The Agency and the City may conduct a rehabilitation program to encourage owners of property within the Amendment Area to upgrade and maintain their property consistent with City codes, ordinances and standards. The Agency and the City may develop a program for making low interest loans or other incentives for the rehabilitation of properties in the Amendment Area. Properties may be rehabilitated, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan. The Agency may also develop and implement programs for the installation of noise attenuation insulation on low- and moderate-income dwellings that are adversely impacted by noise from nearby non-residential uses.

### **2. (§352) MOVING OF STRUCTURES**

As is necessary in carrying out this Plan and where it is economically feasible to so do, the Agency is authorized to move, or cause to be moved, any standard structure or building, which can be rehabilitated, to a location within or outside the Amendment Area.

### **3. (§353) BUILDINGS OF HISTORICAL SIGNIFICANCE**

To the maximum extent feasible, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State

and local guidelines. The Agency shall make all reasonable efforts to conserve any structure determined to be historically significant in accordance with local, state and federal regulations.

## **G. (§360) REAL PROPERTY DISPOSITION AND DEVELOPMENT**

### **1. (§361) GENERAL REQUIREMENTS**

For the purpose of this Plan, and to the extent permitted by and in the manner required by law, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in Real Property.

In the manner required and to the extent permitted by law, before any interest in Real Property of the Agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold or leased, for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the City Council after public hearing.

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

To the extent permitted and in the manner required by law, the Agency is authorized to dispose of Real Property by leases or sales by negotiation without public bidding. Real Property may be conveyed by the Agency to the City or any other public body without charge.

### **2. (§362) DISPOSITION AND DEVELOPMENT DOCUMENTS**

- 1) To provide adequate safeguards ensuring that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all Real Property sold, leased, or conveyed by the Agency shall be

made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other lawful means. Where determined appropriate by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

- 2) The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.
- 3) In accordance with CRL Sections 33337 and 33436, as may be amended from time to time, all deeds, leases or contracts for the sale, lease, sublease, transfer, use occupancy, tenure or enjoyment of Real Property in the Amendment Area which the Agency proposes to enter into shall contain the following provisions and nondiscrimination clauses in substantially the following form:

- (a) In deeds the following language shall appear:

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

- (b) In leases the following language shall appear:

“The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this

lease is made and accepted upon and subject to the following conditions:

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

- (c) In contracts entered into by the agency relating to the sale, transfer, or leasing of land or any interest therein acquired by the agency within any survey area or redevelopment project the foregoing provisions in substantially the forms set forth shall be included and the contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

### **3. (§363) DESIGN FOR DEVELOPMENT**

In the case of property which is the subject of a disposition and development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, signage, lighting, and site plans submitted to and approved in writing by the Agency and by the City pursuant the General Plan, the Zoning Ordinance, appropriate City-adopted design guidelines, and other applicable Municipal Code requirements. One of the objectives of this Plan is to create an attractive and pleasant environment in the Amendment Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Amendment Area in accordance with the goals and objectives of this Plan. The Agency will not approve any plans that do not comply with this Plan.

**4. (§364) INDUSTRIAL AND MANUFACTURING PROPERTY**

To the extent now or hereafter permitted by law, the Agency may, as part of an agreement that provides for the development or rehabilitation of property within the Amendment Area that will be used for industrial or manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices. Prior to entering into an agreement for a development that will be assisted pursuant to this Section, the Agency shall find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

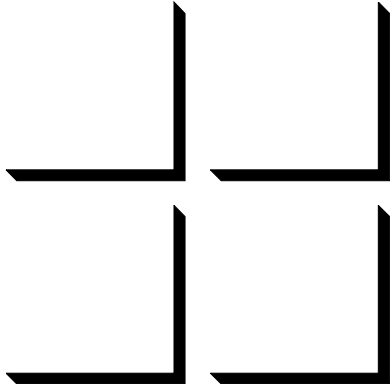
**5. (§365) PERSONAL PROPERTY DISPOSITION**

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

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## **IV. LOW- AND MODERATE-INCOME HOUSING**

### **A. (§400) 20% TAX INCREMENT FUNDS REQUIREMENT**

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670 shall be used by the Agency for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of low- or moderate-income.

### **B. (§410) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT**

The Agency shall provide for affordable housing in compliance with all applicable provisions of the CRL, including but not limited to CRL Sections 33334.2 *et seq.*, 33413 and 33413.5.

In carrying out the activities set forth in this Plan, it may become necessary for the Agency to enter into various agreements, such as an agreement for acquisition of Real Property, an agreement for the disposition and development of property, or an owner participation agreement, which would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market. Not less than thirty (30) days prior to the execution of such an agreement, the Agency shall adopt, by a resolution and to the extent provided by the CRL, a Replacement Housing Plan, which shall include the general location of the replacement housing, an adequate means of financing the replacement housing, a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution or

that such approval has been obtained, the number of dwelling units housing persons or families of low- or moderate-income planned for construction or rehabilitation, and a timetable for meeting the Plan's relocation or rehabilitation housing objectives, or as the CRL may otherwise provide. A dwelling unit whose replacement is required by CRL Section 33413, but for which no Replacement Housing Plan has been prepared, shall not be removed from the low- and moderate-income housing market.

For a reasonable period of time prior to adopting a Replacement Housing Plan, the Agency shall make available a draft of the proposed plan for review and comments by other public agencies and the general public.

To the extent required by CRL Sections 33413 and 33413.5, whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price restrict, or construct, or cause to be rehabilitated, developed, price restricted, or constructed for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those units destroyed or removed at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. All of the replacement dwelling units shall be available at affordable housing costs to persons in the same or a lower income category (low, very low, or moderate) as the persons displaced from those units destroyed or removed.

### **C. (§420) PROVISION OF LOW- AND MODERATE-INCOME HOUSING**

The Agency may, to the extent permitted by law and land use designations, inside or outside the Amendment Area, acquire land, sell or lease land, donate land, improve sites, price restrict units, construct or rehabilitate structures, or use any other method authorized by the CRL in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for

the benefit of, such persons and families or households to assist them in obtaining housing within the City.

**D. (§430) NEW OR REHABILITATED DWELLING UNITS DEVELOPED WITHIN THE PROJECT AREA**

Pursuant to CRL Section 33334.2(g), the Agency has found that the provision of low- and moderate-income housing both inside and outside the Amendment Area, particularly by the rehabilitation of existing housing stock, is of benefit to the Amendment Area. In encouraging the development of such dwelling units, the Agency shall comply with CRL Sections 33334.2(g) and 33413(b).

To the extent required by CRL Section 33413, at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed within the Amendment Area by the Agency shall be for persons and families of low- and moderate-income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be for very low-income households.

At least fifteen percent (15%) of all new and substantially rehabilitated units developed within the Amendment Area by public or private entities or persons other than the Agency shall be for persons and families of low- and moderate-income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be for very low-income households. To satisfy this provision, in whole or in part, the Agency may cause by regulation or agreement, to be available, at affordable housing costs, to persons and families of low or moderate-income or to very low-income households, as applicable, two units outside the Amendment Area in lieu of each unit that otherwise would have had to be available inside the Amendment Area. The Agency may also aggregate new or substantially rehabilitated dwelling units in one or more redevelopment project areas, or may purchase long-term affordability covenants in existing housing, whether or not in the Amendment Area, to satisfy this provision.

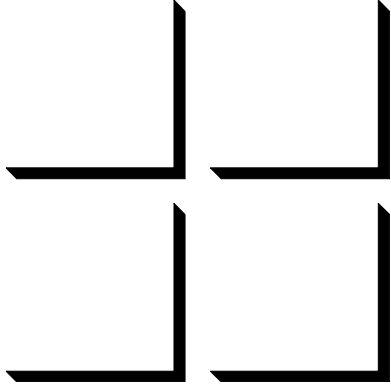
The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Amendment Area and not to each individual case of rehabilitation, development, price restriction, or construction of dwelling units. The Agency may purchase long-term affordability covenants for units to the greatest extent allowed by law.

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The Agency shall require, by contract or other appropriate means, that whenever any low- and moderate-income housing units are developed within the Amendment Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, first to persons and families of low- and moderate-income displaced by the Project, and, second, to persons and families of low- and moderate-income who have been resident in the Amendment Area for at least 30 days prior to such units being made available; provided, however, that failure to give such priority shall not affect the validity of title to the Real Property upon which such housing units have been developed.

#### ***E. (§440) LAST RESORT HOUSING***

If sufficient suitable housing units are not available in the City for use by persons and families of low- and moderate-income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development or rehabilitation of low- and moderate-income housing units within the City, both inside and outside of the Amendment Area.



## **V. PROJECT FINANCING**

### **A. (§500) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD**

Upon adoption of this Plan by the City Council, the Agency, if it deems appropriate, is authorized to finance the Project with assistance from the City of Fullerton, the County of Orange, the State of California, United States Government, any other public agency, property tax increments, interest revenue, income revenue, Agency-issued notes and bonds, or from any other available sources of financing that are legally available.

The City may, in accordance with the law, supply advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established from time to time by agreement between the City and Agency.

### **B. (§510) TAX INCREMENTS**

Pursuant to CRL Section 33670, for a period not to exceed forty-five (45) years from the date of adoption of this Plan, or such longer time as provided by the CRL, all taxes levied upon taxable property within the Amendment Area each year by or for the benefit of the State of California, County of Orange, City of Fullerton, any district, or other public corporation (hereinafter sometimes called “taxing agencies”) after the effective date of the ordinance approving this Plan, or any amendment thereto, shall be divided as follows:

- 1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for

each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Amendment Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds for the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Amendment Area on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Orange last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Amendment Area on said effective date); and,

- 2) Except as provided in paragraphs (3) and (4) below, that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, 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 value of the taxable property in the Amendment Area exceeds the total assessed value of the taxable property in the Amendment Area, as shown by the last equalized assessment roll referred to in paragraph (1) above, all of the taxes levied and collected upon the taxable property in the Amendment Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Amendment Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid; and,
- 3) That portion of the taxes identified in paragraph (2) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of Real Property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph (3) shall only apply to taxes

levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.

- 4) That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only 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, the Project.

The Agency shall make payments to affected taxing agencies as required by CRL Section 33607.5 and may make other payments to affected taxing agencies as authorized by the CRL.

### **C. (§511) OTHER TAX INCREMENT PROVISIONS**

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only 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, the Project.

Taxes levied in the Amendment Area and allocated to the Agency as provided in CRL Section 33670 may, to the greatest extent legally allowable, be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements which will enhance the environment of a residential neighborhood containing housing for persons and families of low- or moderate-income, and public improvements which will be of benefit to the Amendment Area.

#### **D. (§520) ISSUANCE OF BONDS AND NOTES**

The Agency may issue bonds or notes when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay or refinance principal and interest when due and payable.

#### **E. (§530) LOANS AND GRANTS**

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

#### **F. (§540) FINANCING LIMITATIONS**

Consistent with CRL Sections 33333.2 and 33334.1, the following financing limitations are imposed on this Plan:

From time to time as may be appropriate, the Agency may issue bonds and/or notes for any of its corporate purposes. The Agency may issue such types of bonds on which the principal and interest are payable in whole or in part from tax increments collected pursuant to CRL Section 33670. The total outstanding principal of any bonds so issued and repayable from said tax increment from the Amendment Area shall not exceed Eighty-Two Million Dollars (\$82,000,000) at any one time, except by further amendment of this Plan.

No loans, advances, or indebtedness to finance, in whole or in part, this Project and to be repaid from the allocation of taxes described in the aforementioned Section 33670 shall be established or incurred by the Agency beyond twenty (20) years from the adoption date of the ordinance approving this Plan. This time limit shall not prevent the Agency from incurring debt to be paid from the low- and moderate-income housing fund (see Section 550) or establishing more debt in order to fulfill the Agency's obligations pursuant to CRL Section 33413.

The time limit to incur debt may be extended for a period not to exceed ten (10) years more than the time limit to incur debt established above for the Amendment Area by amendment to this Plan.

### **G. (§550) LOW- AND MODERATE-INCOME HOUSING FUND**

Taxes which are allocated by the Agency to low- and moderate-income housing pursuant to Part IV of this Plan shall be held in a separate low-and moderate-income housing fund.

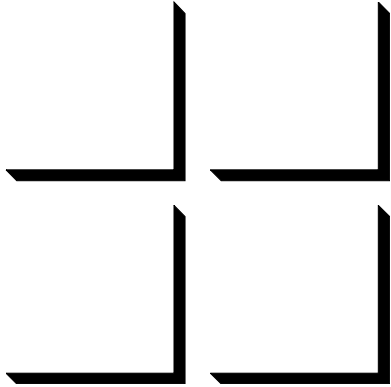
### **H. (§560) PAYMENTS TO TAXING AGENCIES**

The Agency shall make payments to affected taxing agencies with territory located within the Amendment Area as required by CRL Section 33607.5 and may make other payments to affected taxing agencies as authorized by the CRL.

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## **VI. ADMINISTRATION**

### **A. (§600) ADMINISTRATION AND ENFORCEMENT OF THIS PLAN**

The administration, implementation, and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City in accordance with all applicable provisions of the CRL as well as with any applicable state or local law, ordinance, policy or plan.

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

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

### **B. (§610) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS**

Pursuant to CRL Section 33333.2, the effectiveness of this Plan shall terminate at a date which shall not exceed thirty (30) years from the date of adoption of this Plan. After the time limit on the effectiveness of this Plan, the Agency shall have no authority to act pursuant to this Plan, except to pay previously incurred indebtedness, to enforce existing covenants or contracts, including nondiscrimination and nonsegregation provisions, which shall run in perpetuity,

and to complete its housing obligation in accordance with CRL Section 33413.

### **C. (§620) PROCEDURE FOR PROJECT AMENDMENT**

This Plan may be amended by means of the procedure established in CRL Sections 33450 through 33458, or by any other procedure established by law. Necessarily, some of the statements in this Plan are general and tentative in nature; formal amendment of this Plan is not required for subsequent implementation and administrative interpretation consistent with this Plan.

### **D. (§630) AGENCY/CITY COOPERATION**

Subject to any limitation in law, the City will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight, or those conditions which caused the blight in the Amendment Area. Actions by the City may include, but are not necessarily limited to, the following:

- 1) Review of building or rehabilitation proposals for consistency with all requirements and standards promulgated by the City including, but not limited to conformance to the Municipal Code, development code and applicable ordinances, and, for projects that are found to conform to standards and requirements, issue building permits for said projects.
- 2) Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Amendment Area. Such action by the City may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.
- 3) Institution and completion of proceedings necessary for changes and improvements in publicly owned public utilities within or affecting the Amendment Area.
- 4) Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in

the Amendment Area to ensure their proper development and use.

- 5) Provision for administration/enforcement of this Plan by the City after development.
- 6) Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule that will permit the redevelopment of the Amendment Area to be commenced and carried to completion without unnecessary delays.
- 7) The initiation and completion of any other proceedings necessary to carry out the Project.

The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the Project as a whole in accordance with this Plan. The obligation of the Agency to perform the actions indicated in this Section shall be contingent upon the continued availability of funding for this Project, primarily from tax increment revenues as defined in Section 510 hereof. However, the Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.

### **E. (§640) COOPERATION WITH OTHER PUBLIC JURISDICTIONS**

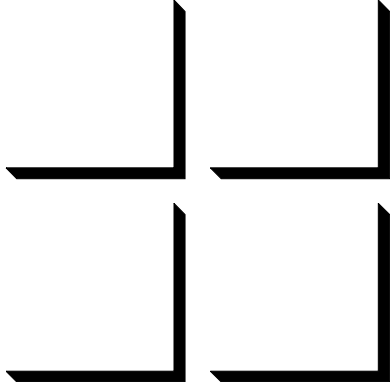
Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, construction, or operation of the Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, may acquire property already devoted to a public use, but is not authorized to acquire Real Property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies that own or intend to acquire property in the Amendment Area. Any public body that owns or leases property in the Amendment Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency on terms determined pursuant to this Plan and the Agency's rules for owner participation.

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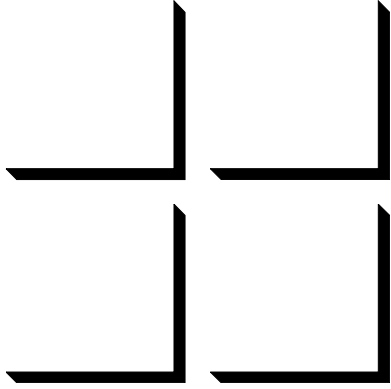
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## ***APPENDIX A***

Redevelopment Plan Maps





## ***APPENDIX B***

Amendment Area Legal Description



Revised 12/21/07  
11/20/07

**Merged Fullerton Redevelopment Project  
Amendment No. 1**

**GEOGRAPHIC DESCRIPTION**

This boundary description is to be used in conjunction with the boundary maps, Sub-Area 1 and Sub-Area 2, of the Merged Fullerton Redevelopment Project Area, Amendment No. 1 for the Fullerton Redevelopment Agency, City of Fullerton, California. The course numbers shown on this description correspond with the course numbers of the boundary maps for Sub-Area 1 and Sub-Area 2. The description is for that portion of real property in the City of Fullerton, in the County of Orange, State of California, described as follows:

**Sub-Area 1**

**P.O.B.**

Beginning at a point on the Westerly right of way line of Orange Avenue, 60 feet wide, and the Northeasterly corner of Lot 1 of Tract No.1270 as shown on map recorded in Book 40, Page 2 of Miscellaneous Maps in County of Orange, said Northeast corner also being on the Southerly line of unnamed alley, 20 feet wide, as shown on Book 31, Block 143, Page 14, of Orange County Tax Assessor's Maps, dated March 1949; thence

- Course 1. Westerly along said Southerly line a distance of 1,460 feet, more or less, to the Northeasterly corner of Parcel 30, as shown on Book 31, Block 131, Page 13, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 2. Southerly along Easterly line of said Parcel 30 a distance of 328 feet, more or less, to the Northerly line of Atchison Topeka and Santa Fe Railroad right of way, 150 feet wide; thence
- Course 3. Northwesterly along said right of way line a distance of 2,027 feet, more or less, to its intersection with the Southerly line of Commonwealth Avenue, variable width; thence
- Course 4. Westerly along said last described Southerly line and its various courses and its Westerly prolongation to the centerline of Brookhurst Road, 80 feet wide; thence
- Course 5. South along said centerline a distance of 605 feet, more or less, to its point of intersection with the Westerly prolongation of the Northerly line of Parcel 16, as shown on Book 30, Block 280, Page 28, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 6. Easterly along said last described Westerly prolongation and Northerly line a distance 192 feet, more or less, to the Northeast corner of said Parcel 16; thence
- Course 7. Southerly along Easterly line of said Parcel 16 a distance of 367 feet, more or less, to the Northwest corner of Parcel 29, as shown on Book 30, Block 280, Page 28, of Orange County Tax Assessor's Maps, dated March 1949; thence

- Course 8. Easterly along the Northerly line of said Parcel 29 a distance of 60 feet, more or less, to the Northeast corner of said Parcel 29; thence
- Course 9. Southerly along Easterly line of said Parcel 29 and its Southerly prolongation to the centerline of Valencia Drive, 80 feet wide; thence
- Course 10. Westerly along said last described centerline a distance of 40 feet, more or less, to its intersection with the Northerly prolongation of the Easterly line of Parcel 13, as shown on Book 30, Block 401, Page 40, of Orange County Tax Assessor's Maps, dated March 1953; thence
- Course 11. Southerly along said last described Northerly prolongation of the Easterly line of said Parcel 13 continuing along the Easterly line of Parcel 12, as shown on Book 30, Block 401, Page 40, of Orange County Tax Assessor's Maps, dated March 1953, a distance of 671 feet, more or less, to Southerly line of the unnamed alley, 20 feet wide; thence
- Course 12. Westerly along said last described Southerly line a distance of 175 feet, more or less, to the Easterly right of way line of Brookhurst Road, 80 feet wide; thence
- Course 13. South along said described Easterly line a distance of 1,201 feet, more or less, to its point of intersection with the Southerly line of Tract No. 1827, M.M. 58-12,13; thence
- Course 14. Easterly along the Southerly line of said Tract No. 1827 a distance of 664 feet, more or less, to the Westerly line of Tract No. 1937, M.M. 59-3,4; thence
- Course 15. Southerly along said last described Westerly line a distance of 605 feet, more or less, to the centerline of Orangethorpe Avenue, 140 feet wide; thence
- Course 16. Easterly along last describe centerline a distance of 102 feet, more or less, to its intersection with the centerline of Pacific Drive, 60 feet wide; thence
- Course 17. Southerly along said last described centerline of Pacific Drive a distance of 250 feet, more or less, to Easterly prolongation of the Northerly line of Parcel 14, as shown on Book 72, Block 271, Page 27, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 18. Westerly along said last described Easterly prolongation and said Northerly line of said Parcel 14 a distance 498 feet, more of less, to the Southwesterly corner of Parcel 23, as shown on Book 72, Block 271, Page 27, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 19. Southerly along the Easterly line of Parcel 22, as shown on Book 72, Block 271, Page 27, of Orange County Tax Assessor's Maps, dated March 1955, a distance of 93 feet, more of less, to the Southeast corner of said Parcel 22; thence
- Course 20. Westerly along Southerly line of said Parcel 22 and its Westerly prolongation to the centerline of Brookhurst Road, 80 feet wide, more or less; thence
- Course 21. South along said centerline a distance of 567 feet, more of less, to its point of intersection with the Easterly prolongation of the Southerly line of Parcel 25, as shown on Book 71, Block 43, Page 04, of Orange County Tax Assessor's Maps, dated March 1974; thence
- Course 22. Westerly along said last described Easterly prolongation and Southerly line and its various courses a distance of 550 feet, more or less, to the Southwest corner of said Parcel 25; thence
- Course 23. Northerly along the Westerly line of said Parcel 25 a distance of 176 feet, more or less, to the Northwest corner of said Parcel 25; thence

- Course 24. Westerly along the Southerly line of Parcel 14, as shown on Book 71, Block 43, Page 04, of Orange County Tax Assessor's Maps, dated March 1974, a distance of 209 feet, more or less, to its intersection with the Easterly line of Tract No. 2337, M.M. 74-38,39,40; thence
- Course 25. Northerly along the Easterly line of said Tract No. 2337 a distance of 645 feet, more or less, to the Southerly right of way line of Orangethorpe Avenue, 142 feet wide; thence
- Course 26. Westerly along said last described Southerly line of Orangethorpe Avenue and its various courses and Westerly prolongation to its intersection with the centerline of Gilbert Avenue, 60 feet wide; thence
- Course 27. Southerly along last described centerline of Gilbert Avenue a distance of 930 feet, more or less, to its point of intersection with the Easterly prolongation of the Southerly line of unnamed alley, 20 feet wide, as shown on Book 71, Block 471, Page 47, of Orange County Tax Assessor's Maps, dated March 1962; thence
- Course 28. Westerly along the Easterly prolongation and the Southerly line of said unnamed alley, and its various courses, a distance of 674 feet, more or less, to the Westerly line of unnamed alley, 20 feet wide, as shown on Book 71, Block 471, Page 47, of Orange County Tax Assessor's Maps, dated March 1962; thence
- Course 29. Northerly along said last described Westerly line and its Northerly prolongation a distance of 582 feet, more or less, to the Northeast corner of Parcel 7, as shown on Book 71, Block 471, Page 47, of Orange County Tax Assessor's Maps, dated March 1962; thence
- Course 30. Westerly along the Northerly line of last described Parcel 7 and its Westerly prolongation a distance of 230 feet, more or less, and to the Westerly line of Peckham Street, 50 feet wide, said Westerly line also being the Easterly line of Parcel 90, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 31. Northerly along said Easterly line of said Parcel 90 a distance of 32 feet, more or less, to the Southeast corner of Parcel 56, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 32. Westerly along the Southerly line of last described Parcel 56 a distance of 172 feet, more or less, to the Southwest corner of said Parcel 56 also being a point in the East line of Parcel 79, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 33. Northerly along the Easterly line of said Parcel 79 a distance of 220 feet, more or less, to the Southerly line of Orangethorpe Avenue, 80 feet wide, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 34. Westerly along the Southern line of Orangethorpe Avenue, 80 feet wide, a distance of 144 feet, more or less, to the Northwest corner of Parcel 80, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 35. Southerly along the Westerly line of last described Parcel 80 a distance of 300 feet, more or less, to the Southeast corner of Parcel 77, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence

- Course 36. Westerly along the Southerly line of last described Parcel 77 and the Southerly line of Parcel 89, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950, a distance of 182 feet, more or less, to the Southwesterly corner of said Parcel 89; thence
- Course 37. Northerly along said Westerly line of Parcel 89 a distance of 280 feet, more or less, to the Southerly line of Orangethorpe Avenue, 100 feet wide; thence
- Course 38. Westerly along said last described Southerly line of Orangethorpe Avenue a distance of 31 feet more or less, to the Northeasterly corner of Parcel 7, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 39. Southerly along the Easterly line of last described Parcel 7 a distance of 280 feet, more or less, to the Southeasterly corner of said Parcel 7; thence
- Course 40. Westerly along the Southerly line of said last described Parcel 7 and the Southerly line of Parcel 6, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950, a distance of 172 feet, more or less, to the Southwesterly corner of last described Parcel 6 said point also being a point in the Easterly line of Parcel 76, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 41A. Northerly along the Easterly line of said last described Parcel 76 a distance of 111 feet, more of less, to the Southerly line of Parcel 5, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 41B. Westerly along the said last described Southerly line of Parcel 5 a distance of 65 feet, more of less, to the Westerly line of said last described Parcel 5; thence
- Course 41C. Northerly along the said last described Westerly line of Parcel 5 a distance of 169 feet, more of less, to the Southerly right of way line of said last described Orangethorpe Avenue, 100 feet wide; thence
- Course 42. Westerly along the Southerly line of said Orangethorpe Avenue a distance of 175 feet, more or less, to the Northeast corner of Parcel 84, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 43. Southerly along the Easterly line of last described Parcel 84 at distance of 125 feet, more or less, to the Southeast corner of said Parcel 84; thence
- Course 44. Westerly along the Southerly line of said Parcel 84 and its Westerly prolongation, a distance of 190 feet, more of less, to the Easterly line of Parcel 83, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 45. Southerly along said Easterly line of said Parcel 83 a distance of 30 feet, more or less, to the most Southeasterly corner of said last described Parcel 83; thence
- Course 46. Westerly along Southerly line of said Parcel 83 and its various courses and the Southerly line of Parcel 66, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950, a distance of 232 feet, more of less, to the Easterly line of Parcel 94, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 47. Southerly along said last described Easterly line of Parcel 94 a distance of 222 feet, more of less, to the Northeasterly line of the Orange County Flood

- Control District Easement, 44 feet wide, as shown on Book 71, Block 51, Page 5, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 48. Northwesternly along said Northeasterly easement line of the Orange County Flood Control District Easement, to the Easterly right of way line of Magnolia Avenue; thence
- Course 49. Northerly along said last described Easterly line of Magnolia Avenue and its various courses to its intersection with the Northerly right of way line of the Orangethorpe Avenue, 100 feet wide; thence
- Course 50. Northerly along said Easterly right of way line of Magnolia Avenue a distance 150 feet, more or less, to the Southerly line of unnamed alley, 20 feet wide, as shown on Book 71, Page 32, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 51. Easterly along said last described Southerly line of unnamed alley a distance of 932 feet, more or less, to the Easterly line of said unnamed alley; thence
- Course 52. Northerly along said Easterly line of last described unnamed alley, 20 feet wide, and its Northerly prolongation a distance of 130 feet, more or less, to the Northerly line of unnamed alley, variable widths, as shown on Book 71, Block 23, Page 02, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 53. Easterly along said Northerly line of last described unnamed alley and its various courses and its Easterly prolongation to the Easterly right of way line of Nicklett Avenue, 60 feet wide; thence
- Course 54. Southerly along said Easterly right of way line a distance of 20 feet, more or less, to the Southerly line of Parcel 14, as shown on Book 71, Block 22, Page 2, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 55. Easterly along said Southerly line of Parcel 14 a distance of 301 feet, more or less to the Easterly line of said Parcel 14; thence
- Course 56. Northerly along said Easterly line of Parcel 14 a distance of 68 feet, more or less, to the Northwest corner of Parcel 49, as shown on Book 71, Block 313, Page 31, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 57. Easterly along said Northerly line of Parcel 49 a distance 473 feet, more or less, to the Northeast corner of said Parcel 49 said corner also being a point on the Westerly line of Parcel 45, as shown on Book 71, Block 313, Page 31, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 58. Northerly along said Northwesternly line of Parcel 45 to the Southerly line of Paula Drive, as shown on Book 71, Block 312, Page 31, of Orange County Tax Assessor's Maps, dated March 1950, said line be a circular curve concave Northwesternly; thence
- Course 59. Northeasterly along said curve to its point of tangency with the circular curve concave Northeasterly; thence
- Course 60. Northwesternly along said last described circular curve to its intersection with the Northerly line of unnamed alley; thence
- Course 61. Easterly along said last described Northerly line of said unnamed alley and its various courses a distance of 147 feet, more or less, to the Easterly line of unnamed alley, 20 feet wide; thence
- Course 62. Southerly along said last described Easterly line a distance of 204 feet, more or less, to the Northerly line of said unnamed alley, 20 feet wide; thence

- Course 63. Easterly along said last described Northerly line and its Easterly prolongation a distance of 196 feet, more or less, to the centerline of Gilbert Avenue, 60 feet wide; thence
- Course 64. Southerly along said centerline of Gilbert Avenue a distance of 358 feet, more or less, to the centerline of Orangethorpe Avenue, 142 feet wide; thence
- Course 65. Easterly along said centerline of Orangethorpe Avenue a distance of 2,645 feet, more or less, to the Southerly prolongation of the Westerly right of way line of Brookhurst Road, 80 feet wide; thence
- Course 66. Northerly along said last described Southerly prolongation and Westerly right of way line of Brookhurst Road a distance of 1,874 feet, more or less, to its intersection with the Southerly line of Parcel 37, as shown on Book 30, Block 422, Page 42, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 67A. Westerly along said last described Southerly line of Parcel 37 a distance of 220 feet, more of less, to the most Easterly Line of Parcel 25, as shown on Book 30, Block 422, Page 42, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 67B. Northerly along said last described Easterly line of Parcel 25 a distance of 45 feet, more of less, to the most Northwesterly line of said last described Parcel 25; thence
- Course 67C. Southwesterly along said last described Northwesterly line of Parcel 33 a distance of 23 feet, more of less, to the most Easterly line of Parcel 33, as shown on Book 30, Block 422, Page 42, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 67D. Northerly along said last described Easterly line of Parcel 33 a distance of 89 feet, more of less, to the Southerly line of Parcel 36, as shown on Book 30, Block 422, Page 42, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 67E. Westerly along said last described Southerly line of Parcel 36 a distance of 58 feet, more of less, to the Southwesterly line of said last described Parcel 36; thence
- Course 67F. Northwesterly along said last described Southwesterly line of Parcel 36 a distance of 165 feet, more of less, to the Southeasterly line of Parcel 8, as shown on Book 30, Block 422, Page 42, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 68. Northeasterly along said last described Southeasterly line of Parcel 8 a distance of 91 feet, more or less, to the Southwesterly line of West Avenue, 60 feet wide; thence
- Course 69. Northerly along said Southwesterly line a distance of 35 feet, more or less, to its intersection with the Southwesterly prolongation of the Southwesterly line of Parcel 50, as shown on Book 30, Block 421, Page 42, of Orange County Tax Assessor's Maps, dated March 1955; thence
- Course 70A. Northeasterly along said last described Southwesterly prolongation and Southwesterly line of Parcel 50, a distance of 107 feet, more or less, to the Northwesterly line of said last described Parcel 50; thence
- Course 70B. Northerly along said last described Northwesterly line of Parcel 50 a distance of 108 feet, more or less, to the Westerly line of Parcel 28, as shown on Book 30, Block 421, Page 42, of Orange County Tax Assessor's Maps, dated March 1955; thence

- Course 71. Northerly along said last described Westerly line of Parcel 28 and its Northerly prolongation a distance of 265 feet, more or less, to its intersection with the centerline of Valencia Drive, 80 feet wide; thence
- Course 72. Westerly along said last described centerline of Valencia Drive, 80 feet wide, a distance of 386 feet, more or less, to the Southerly prolongation of the Easterly line of Tract No. 1844 as shown on map recorded in Book 53 Page 5 and 6 of Miscellaneous Maps in County of Orange, and Westerly line of Parcel 18, as shown on Book 30, Page 21, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 73. Northerly along said last described Southerly prolongation and said Easterly line of Tract No. 1844 and its Northerly prolongation a distance of 722 feet, more or less, to the Southwesterly corner of Parcel 14, as shown on Book 30, Page 21, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 74. Northerly along Westerly line of Parcel 14 and 11, as shown on Book 30, Page 21, of Orange County Tax Assessor's Maps, dated March 1949, a distance of 248 feet, more or less, to the Westerly line of Parcel 10, as shown on Book 30, Page 21, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 75A. Northerly along last described Westerly line of Parcel 10 and Northerly prolongation, a distance of 389 feet, more or less, to the Northerly right of way line of Commonwealth Avenue, 80 feet wide; thence
- Course 75B. Westerly along said last described Northerly right of way line of Commonwealth Avenue, a distance of 713 feet, more or less, to the Northerly prolongation of the Westerly line of Parcel 4, as shown on Book 30, Page 20, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 75C. Southerly along said last described Northerly prolongation and Westerly line of said last described Parcel 4, a distance of 373 feet, more or less, to the Southerly line of unnamed alley, 20 feet wide; thence
- Course 76. Westerly along said last described Southerly line of unnamed alley and its Westerly prolongation a distance of 1192 feet, more or less, to the centerline of Gilbert Street, 70 feet wide; thence
- Course 77. Northerly along said last described Southerly centerline of Gilbert Street to the centerline of Williamson Avenue, 50 feet wide; thence
- Course 78. Westerly along said last described centerline of Williamson Avenue a distance of 212 feet, more or less, to the Southerly prolongation and Easterly line of Lot 11 of Tract No.1408 as shown on map recorded in Book 43 Page 50 of Miscellaneous Maps in County of Orange; thence
- Course 79. Northerly along said last described Southerly prolongation and Easterly line of Lot11 and Northerly prolongation thereof, a distance of 175 feet, more or less, to the centerline of Commonwealth Avenue, 80 feet wide; thence
- Course 80. Westerly along said last described centerline of Commonwealth Avenue a distance of 1225 feet, more or less, to the Southerly prolongation of the Easterly line of Lot 19 of Tract No.1227 as shown on map recorded in Book 38 Page 5 of Miscellaneous Maps in County of Orange; thence
- Course 81. Northerly along said last described Southerly prolongation and Easterly line of Lot 19 a distance of 160 feet, more or less, to the Southerly line of Gregory Avenue, 60 feet wide; thence
- Course 82. Westerly along said last described Southerly line of Gregory Avenue a distance of 60 feet, more or less, to the Westerly line of said Lot 19; thence

- Course 83. Southerly along Westerly line of said last described Lot 19 and its Southerly prolongation a distance of 160 feet, more or less, to the centerline of Commonwealth Avenue; thence
- Course 84. Easterly along last described centerline a distance of 13 feet, more or less, to the Northerly prolongation of the Easterly line of Lot 1 of Tract No.537 as shown on map recorded in Book 18 Page 14 of Miscellaneous Maps in County of Orange; thence
- Course 85. Southerly along the last described Northerly prolongation and said Easterly line of said Tract No. 537 a distance of 240 feet, more or less, to the Northeast corner of Lot 4 of said Tract No. 537; thence
- Course 86. Westerly along said last described Northerly line of Lot 4 a distance of 141 feet, more or less, to the Easterly right of way line of Pritchard Avenue, 60 feet wide; thence
- Course 87. Northerly along said last described Easterly right of way line of Pritchard Avenue a distance of 230 feet, more or less, to its intersection with the centerline of Gilbert Avenue, 60 feet wide; thence
- Course 88. Northerly along said Northerly line of Gilbert Avenue a distance of 150 feet, more or less, to the intersection with the Northerly line of Lot 13 of said Tract No. 1227; thence
- Course 89. Easterly along said last described Northerly line of Lot 13 a distance of 65 feet, more or less, to the Northeast corner of said Lot 13; thence
- Course 90. Southerly along Easterly line of said Lot 13 a distance of 120 feet, more or less, to the Southeast corner of Lot 14 of said Tract No. 1227; thence
- Course 91. Easterly along Southerly line of said Lot 14 a distance of 68 feet, more or less, to the intersection with the Easterly line of said Lot 14; thence
- Course 92. Northerly along Easterly line of said Lot 14 a distance of 120 feet, more or less, to the Northerly line of said Lot 14; thence
- Course 93. Westerly along said Northerly line of said Lot 14 a distance of 28 feet, more or less, to the Southeast corner Lot 12 of said Tract No. 1227; thence
- Course 94. Northerly along said Easterly line of Lot 12 and Lot 11 of said Tract No. 1227 a distance of 120 feet, more or less, to the Northerly line of said Lot 11; thence
- Course 95. Westerly along Northerly line of said Lot 11 a distance of 103 feet, more or less, to Easterly right of way line of Pritchard Avenue, 60 feet wide; thence
- Course 96. Northerly along said last described Easterly right of way line of Pritchard Avenue a distance of 180 feet, more or less, to its intersection with the Southerly line of Lot 7 of Tract No. 1227; thence
- Course 97. Easterly along Southerly line of said Lot 7 a distance of 103 feet, more or less, to the Easterly line of said Lot 7; thence
- Course 98. Northerly along Easterly line of said Lot 7 a distance of 60 feet, more or less, to the Northerly line of said Lot 7; thence
- Course 99. Westerly along Northerly line of said Lot 7 a distance of 103 feet, more or less, to Easterly right of way line of Pritchard Avenue, 60 feet wide; thence
- Course 100. Northerly along last described Easterly right of way line of Pritchard Avenue a distance of 60 feet, more or less, to the Southerly line of Lot 5 of said Tract No. 1227; thence
- Course 101. Easterly along Southerly line of said Lot 5 a distance of 103 feet, more or less, to the Easterly line of Lot 5 and Lot 4 of said Tract No. 1227; thence

- Course 102. Northerly along said Easterly line of Lots 5 and 4 a distance of 120 feet, more or less, to the Northerly line of said Lot 4; thence
- Course 103. Westerly along Northerly line of said Lot 4 and its Westerly prolongation, a distance of 163 feet, more or less, to Westerly right of way line of Pritchard Avenue, 60 feet wide; thence
- Course 104. Southerly along said last described Westerly right of way line of Pritchard Avenue a distance of 510 feet, more or less, to its intersection with Northerly line of Lot 6 of Tract No. 902 as shown on map recorded in Book 27 Page 48 of Miscellaneous Maps in County of Orange; thence
- Course 105. Westerly along Northerly line of said Lot 6 a distance of 211 feet, more or less, to the Westerly line of Lot 6; thence
- Course 106. Southerly along Westerly line of said Lot 6 a distance of 75 feet, more or less, to the Southerly line of Lot 6; thence
- Course 107. Easterly along Southerly line said Lot 6 a distance of 211 feet, more or less, to its intersection with the Westerly right of way line of Pritchard Avenue, 60 feet wide; thence
- Course 108. Southerly along said Westerly right of way line of Pritchard Avenue a distance of 265 feet, more or less, to the Northerly right of way line of Commonwealth Avenue, 80 feet wide; thence
- Course 109. Westerly along said Northerly right of way line of Commonwealth Avenue a distance of 157 feet, more or less, to the Easterly line of Lot 1 of said Tract No. 902; thence
- Course 110. Northerly along Easterly line of said Lot 1 a distance of 170 feet, more or less, to the Northerly line of Lot 1, said line also being along the Southerly line of unnamed alley, 20 feet wide; thence
- Course 111. Westerly along said Northerly line of Lot 1 and Southerly of an unnamed alley a distance of 54 feet, more or less, to the Westerly line of Lot 1; thence
- Course 112. Southerly along Westerly line of said Lot 1 and its Southerly prolongation a distance of 250 feet, more or less, to the centerline of Commonwealth Avenue, 80 feet wide; thence
- Course 113. Westerly along said centerline of Commonwealth Avenue to the centerline of Magnolia Avenue, 80 feet wide; thence
- Course 114. Southerly along said centerline of Magnolia Avenue a distance of 240 feet, more or less, to the Easterly prolongation of the Northerly line of Parcel 11, as shown on Book 30, Block 25, Page 2, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 115. Westerly along said Easterly prolongation and Northerly line of Parcel 11 a distance of 140 feet, more or less, to the Easterly line of Parcel 22, as shown on Book 30, Block 25, Page 2, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 116. Northerly along Easterly line of said Parcel 22 a distance of 100 feet, more or less, to the Northerly line of said Parcel 22; thence
- Course 117. Westerly along Northerly line of said Parcel 22 a distance of 145 feet, more or less, to the Easterly right of way line of Waldo Avenue, 50 feet wide; thence
- Course 118. Southerly along said Easterly right of way line of Waldo Avenue a distance of 100 feet, more or less, to the Easterly prolongation of the Southerly line of Parcel 12, as shown on Book 30, Block 24, Page 2, of Orange County Tax Assessor's Maps, dated March 1949; thence

- Course 119. Westerly along said Easterly prolongation and Southerly line of said Parcel 12 a distance of 153 feet, more or less, to the Westerly line of said Parcel 12; thence
- Course 120. Northerly along said Westerly line of Parcel 12 and Westerly line of Parcel 18, as shown on Book 30, Block 24, Page 2, of Orange County Tax Assessor's Maps, dated March 1949, a distance of 150 feet, more or less, to the Northerly line of Parcel 3, as shown on Book 30, Block 24, Page 2, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 121. Westerly along Northerly line of said Parcel 3 traversing Kellogg Avenue, 50 feet wide, and the Northerly line of Parcel 10, as shown on Book 30, Block 23, Page 2, of Orange County Tax Assessor's Maps, dated March 1949, a distance of 295 feet, more or less, to the Westerly line of last described Parcel 10; thence
- Course 122. Southerly along Westerly line of said Parcel 10 a distance of 50 feet, more or less, to the Northerly line of Parcel 27, as shown on Book 30, Block 23, Page 2, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 123. Westerly along Northerly line of said Parcel 27 a distance of 145 feet, more or less, to the Easterly right of way line of Turner Avenue, 50 feet wide; thence
- Course 124. Southerly along said Easterly right of way line of Turner Avenue a distance of 100 feet, more or less, to the Easterly prolongation of Southerly line Parcel 13, as shown on Book 30, Block 22, Page 2, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 125. Westerly along said Easterly prolongation and Southerly line of said Parcel 13 a distance of 173 feet, more or less, to the Westerly line of said Parcel 13; thence
- Course 126. Northerly along Westerly line of said last described Parcel 13 and Westerly line of Parcel 12, as shown on Book 30, Block 22, Page 2, of Orange County Tax Assessor's Maps, dated March 1949, a distance of 100 feet, more or less, to the Southerly line of Parcel 21, as shown on Book 30, Block 22, Page 2, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 127. Westerly along Southerly line of said Parcel 21 and its Westerly prolongation a distance of 173 feet, more or less, to Westerly right of way line of Edward Avenue, 50 feet wide; thence
- Course 128. Northerly along the Westerly right of way line a distance of 50 feet, more or less, to the Northerly line of Parcel 12, as shown on Book 30, Block 21, Page 2, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 129. Westerly along Northerly line of said Parcel 12, a distance of 110 feet, more or less, to its intersection with the Easterly line of Parcel 10, as shown on Book 70, Block 241, Page 24, of Orange County Tax Assessor's Maps, dated March 1964; thence
- Course 130. Southerly along Easterly line of said Parcel 10 to the Southeasterly corner of said Parcel 10; thence
- Course 131. Westerly along the Southerly lines of Parcel 10, 35, 41, and 6 and its various courses, as shown on Book 70, Block 241, Page 24, of Orange County Tax Assessor's Maps, dated March 1964, a distances of 441 feet, more or less, to the Westerly line of said Parcel 6; thence
- Course 132. Northerly along Westerly line of said Parcel 6 and its Northerly prolongation, a distance of 300 feet to centerline of Commonwealth Avenue, 100 feet wide; thence

- Course 133. Westerly along said centerline of Commonwealth Avenue to the centerline of Dale Street, 74 feet wide; thence
- Course 134. Northerly along said centerline of Dale Street to the centerline of Artesia Avenue, 60 feet wide; thence
- Course 135. Easterly along said centerline of Artesia Avenue a distance of 37 feet, more or less, to the Southerly prolongation and Easterly line of Parcel 11, as shown on Book 66, Page 39, of Orange County Tax Assessor's Maps, dated March 1964; thence
- Course 136. Northerly along said Southerly prolongation and Easterly line of Parcel 11 a distance of 539 feet, more or less, to the Northeast corner of said Parcel 11 also being a point in the Southwesterly line of Parcel 8, as shown on Book 66, Page 39, of Orange County Tax Assessor's Maps, dated March 1964; thence
- Course 137. Southerly along the Southwesterly line of said Parcel 8 and its various courses to its point intersection with the Southwesterly right of way line of the Atchison Topeka and Santa Fe Railroad, 100 feet wide; thence
- Course 138. Southeasterly along said Southwesterly said last describe right of way line and its various courses to its intersection with the Northerly right of way line of Commonwealth Avenue, variable width; thence
- Course 139. Easterly along said Northerly right of way line of Commonwealth Avenue a distance of 1,800 feet, more or less, to its intersection with the Easterly line of Lot 5 of Tract No.1145 as shown on map recorded in Book 36 Page 31 of Miscellaneous Maps in County of Orange, thence
- Course 140. Northerly along said Easterly line of Lot 5 and its Northerly prolongation a distance of 150 feet, more or less to the centerline of Gregory Avenue, 60 feet wide; thence
- Course 141. Easterly along said centerline of Gregory Avenue to the centerline of Basque Avenue, 60 feet wide; thence
- Course 142. Southerly along said centerline of Basque Avenue a distance of 32 feet, more or less, to its intersection with the Westerly Prolongation of the Southerly line of unnamed alley, 20 feet wide; thence
- Course 143. Easterly along said Westerly prolongation of the Southerly line of unnamed alley a distance of 222 feet, more or less, to its intersection with the Westerly line of Parcel 1 of Parcel Map118-44, Book 81, Page 32 of Record of Survey of Orange County; thence
- Course 144. Northerly along said last described Westerly line of Parcel 1 a distance of 32 feet, more or less, to the Northerly line of said Parcel 1; thence
- Course 145. Easterly along Northerly line of said Parcel 1 a distance of 124 feet, more or less, to the Easterly line of said Parcel 1; thence
- Course 146. Southerly along Easterly line of said Parcel 1 a distance of 12 feet, more or less, to the Westerly prolongation of Northerly right of way line of unnamed alley, 20 feet wide; thence
- Course 147. Easterly along said Westerly prolongation and Northerly right of way line of unnamed alley a distance of 637 feet, more or less, to the Westerly right of way line of Orchard Avenue, 60 feet wide; thence
- Course 148. Southerly along said last described Westerly right of way line of Orchard Avenue and its Southerly prolongation, a distance of 241 feet, more or less, to the Southerly right of way line of Commonwealth Avenue, 80 feet wide; thence

- Course 149. Easterly along said last described Southerly right of way line of Commonwealth Avenue, a distance of 1312 feet, more or less, to the Westerly right of way line of Orange Avenue, 80 feet wide; thence
- Course 150. Southerly along said last described Westerly right of way line of Orange Avenue a distance of 145 feet, more or less, to the point of beginning.

**Total acres in added Sub-Area #1 = 344 Acres**

## **Sub-Area 2**

### **P.O.B.**

Beginning at a point at the intersection of the centerline of Fender Avenue (Formerly Walnut), 54 feet wide, and the Westerly line of Placentia Avenue, 80 feet wide, as shown on Book 338, Block 131, Page 6, of Orange County Tax Assessor's Maps, dated March 1968; thence

- Course 1. Southwesterly along said Westerly line of Placentia Avenue and its various course to its intersection with the centerline of Orangethorpe Avenue, 110 feet wide; thence
- Course 2. Westerly along said last described centerline a distance of 1,836 feet, more or less, to its intersection with the centerline of State College Boulevard (Formally Cypress Ave), 103 feet wide; thence
- Course 3. Southerly along said last described centerline to its intersection with the Easterly prolongation of the Southerly line of the Orange County Flood Control District right of way, 70 feet wide; thence
- Course 4. Westerly along said last described Easterly prolongation and said Southerly line a distance of 1,302 feet, more or less, to its intersection with the Westerly line of Parcel 48, as shown on Book 73, Block 131, Page 13, of Orange County Tax Assessor's Maps, dated March 1950; thence
- Course 5. Southerly along said last described Westerly line and its Southerly prolongation to the Southerly line of Via Burton Street, 60 feet wide; thence
- Course 6. Westerly along said last described Southerly line and its various courses and Westerly prolongation to its intersection with said Southerly line of Orange County Flood Control District right of way; thence
- Course 7. Southwesterly along said last described Southerly line and its various courses to its intersection with the Southerly prolongation of the Easterly right of way line of Manhattan Avenue, 60 feet wide,
- Course 8. Northerly along last described Southerly prolongation to the intersection with said Easterly line of Manhattan Avenue and the Southerly line of Burton Street, 54 feet wide; thence
- Course 9A. Northerly along said last described Easterly line of Manhattan Avenue and its Northerly prolongation a distance of 1939 feet, more or less, to its intersection with Northerly right of way line of Orangethorpe Avenue, 100 feet wide; thence
- Course 9B. Westerly along said last described Northerly right of way line of Orangethorpe Avenue a distance of 1396 feet, more or less, to the Westerly right of way line of Raymond, 82 feet wide; thence

- Course 10. Northerly along said last described Westerly right of way line and its various courses a distance of 1284 feet, more or less, to the Southerly line of the unnamed alley, 30 feet wide, of Tract No.3776 as shown on map recorded in Book 206 Pages 14 and 15 of Miscellaneous Maps in County of Orange; thence
- Course 11. Westerly along said last described Southerly line and the Southerly lines of Lots 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, inclusive, of Tract No.3776 as shown on map recorded in Book 206 Pages 14 and 15 of Miscellaneous Maps in County of Orange, a distance of 1,130 feet, more or less, to the Easterly line of Atchison Topeka and Santa Fe Railroad right of way, 100 feet wide; thence
- Course 12. Northwesterly along said last described Easterly right of way line a distance of 1886 feet, more or less, to a point in the Southerly prolongation of the Westerly line of Parcel 11, as shown on Book 33, Block 152, Page 15, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 13. Northerly along said last described Southerly prolongation and the Westerly line of Parcel 11 a distance of 195 feet, more or less, to Southerly right of way line of Walnut Avenue, 60 feet wide; thence
- Course 14. Easterly along said last described Southerly line and said Easterly prolongation, to the Easterly right of way line of the Orange County Flood Control District, 25 feet wide; thence
- Course 15. Southerly along said last described Easterly line a distance of 159 feet, more or less, to the Southwest corner of Lot 34 of Tract No.1251 as shown on map recorded in Book 42 Pages 48 and 49 of Miscellaneous Maps in County of Orange; thence
- Course 16. Easterly along the Southerly lines of Lots 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, inclusive, of said Tract 1251 a distance of 630 feet, more or less, to the Westerly right of way line of Raymond Ave, 80 feet wide; thence
- Course 17. Northerly along said last described Westerly line and its various courses its Northerly prolongation to the centerline of Commonwealth Avenue, 80 feet wide; thence
- Course 18. Westerly along said last described centerline a distance of 638 feet, more or less, to the Southerly prolongation and Westerly line of unnamed alley, 20 feet wide; thence
- Course 19. Northerly along said last described Southerly prolongation and Westerly line a distance of 577 feet, more or less, to the Westerly prolongation of the Southerly line of Parcels 16, as shown on Book 33, Page 17, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 20. Easterly along said last described Westerly prolongation and Southerly lines of Parcel 16 and 17, as shown on Book 33, Page 17, of Orange County Tax Assessor's Maps, dated March 1949, a distance of 120 feet, more or less, to the Westerly line of Parcel 25, as shown on Book 33, Page 17, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 21A. Southerly along said last described Westerly line of Parcel 25 a distance of 55 feet, more or less, to the Southeasterly line of said last described Parcel 25; thence
- Course 21B. Northeasterly along said last described Southeasterly line of Parcel 25 a distance of 52 feet, more or less, to the Easterly line of said last described Parcel 25; thence

- Course 21C. Northerly along said last described Easterly line of Parcel 25 a distance of 24 feet, more or less, to the Southwest corner of Parcel 19, as shown on Book 33, Page 17, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 22. Easterly along Southerly lines of Parcel 19 and 20, as shown on Book 33, Page 17, of Orange County Tax Assessor's Maps, dated March 1949, a distance of 72 feet, more or less, to the Northwesterly line of Parcel 39, as shown on Book 33, Page 17, of Orange County Tax Assessor's Maps, dated March 1949; thence
- Course 23. Northeasterly along said last described Northwesterly line of said Parcel 39 to the Southerly line of Wilshire Avenue, 60 feet wide, thence
- Course 24. Northeasterly across said Wilshire Avenue in a direct line to the most Southerly corner of the Orange County Flood Control District right of way line, said corner also be a point in the Northerly right of way line of said Wilshire Avenue; thence
- Course 25. Northeasterly along the Southeasterly boundary of said Orange County Flood Control District right of way line to the Westerly right of way line of Raymond Avenue, 68 feet wide; thence
- Course 26. Northerly along said last described Westerly line a distance of 665 feet, more or less, to the Westerly prolongation of the Northerly line of unnamed alley of Tract No. 468 as shown on map recorded in Book 17 Page 3 of Miscellaneous Maps in County of Orange, 20 feet wide; thence
- Course 27. Easterly along said last described Westerly prolongation and Northerly line to the Northwesterly right of way line of the Orange County Flood Control District, variable width; thence
- Course 28. Southwesterly along said last described Northwesterly line to the Northerly right of way line of Chapman Avenue, 80 feet wide; thence
- Course 29. Easterly along said last described Northerly line to the Southeasterly line of said Orange County Flood Control District, variable width; thence
- Course 30. Northerly and Northeasterly along said last described Southeasterly line a distance of 296 feet, more or less, to Northeasterly line of Parcel 7, as shown on Book 283, Block 175, Page 17, of Orange County Tax Assessor's Maps, dated March 1977; thence
- Course 31. Southeasterly along said last described Northeasterly line and its Southerly prolongation a distance of 260 feet, more or less, to the Easterly right of way line of Victoria Drive, 64 feet wide; thence
- Course 32. Southerly along said last described Easterly line a distance of 65 feet, more or less, to the Northerly line of unnamed alley, 21 feet wide; thence
- Course 33. Easterly along said last described Northerly line a distance of 395 feet, more or less, to the Northerly prolongation and Easterly line of Parcel 5, as shown on Book 283, Block 175, Page 17, of Orange County Tax Assessor's Maps, dated March 1977; thence
- Course 34. Southerly along said last described Northerly prolongation, Easterly line and Southerly prolongation a distance of 219, more or less, to the Southerly right of way line of Chapman Avenue, 80 feet wide; thence
- Course 35. Westerly along said last described Southerly line a distance of 27 feet, more or less, to the Easterly line of Lot 14 of Tract No. 3869 as shown on map recorded in Book 138 Page 7 and 8 of Miscellaneous Maps in County of Orange, and its Southerly prolongation; thence

- Course 36. Southerly along said last described Easterly line and its Southerly prolongation a distance of 519 feet, more or less, to the Southerly right of way line of Wilshire Avenue, 60 feet wide; thence
- Course 37. Westerly along said last described Southerly right of way line and its various courses a distance of 780 feet, more or less, to the Easterly line of unnamed alley, 20 feet wide; thence
- Course 38. Southerly along said last described Easterly line a distance of 701 feet, more or less, to the centerline of Commonwealth Avenue, 80 feet wide; thence
- Course 39. Westerly along said last described centerline line to the Northern prolongation of the Easterly right of way line of Raymond Avenue, 74 feet wide; thence
- Course 40. Southerly along said last described Northerly prolongation, Easterly line and the Southern prolongation a distance of 746 feet, more or less, to the centerline of Walnut Avenue, 45.5 feet wide; thence
- Course 41. Easterly along said last described centerline to the centerline of Acacia Avenue, 80 feet wide; thence
- Course 42. Northerly along said last described centerline to the centerline of Walnut Avenue, 60 feet wide; thence
- Course 43. Easterly along said last described centerline to the centerline of State College Boulevard (Formally Cypress Avenue), 90 feet wide; thence
- Course 44. Southerly along said last described centerline to the centerline of said Fender Ave (Formally Walnut Avenue), 54 feet wide; thence
- Course 45. Easterly along said last described centerline to the point of beginning.

**Total acres in added Sub-Area #2 = 760 Acres**

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