



**INFORMATION SUMMARY (33433 REPORT)
FOR THE
OPTION AGREEMENTS FOR THE TRANSFER OF REAL PROPERTY
TO THE COUNTY OF LOS ANGELES**

This summary is provided pursuant to Section 33433 of the California Community Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code).

1. Cost of Project to the Agency:

The proposed Option Agreements between the Lancaster Redevelopment Agency and County of Los Angeles requires that the Agency transfer Parcel "A" and Parcel "B" (Parcel "A" and Parcel "B" combined are referred to as the "Property") to the County to facilitate the transfer and ultimately the development of the Property. The cost of the Properties to the Agency is determined based on the following information:

- a. Acquisition costs: The individual parcels assembled to make-up the Property involved with both vacant underutilized parcels and properties developed with older dilapidated multi-tenant structures. Generally, the developed property acquired was blighted and in an extreme stage of deterioration and physically obsolete, and economically unsuitable for renovation. Existing structures were demolished in order to provide land for revitalization of the area. These properties were acquired for the purpose of reversing the declining trends and the high insurgence of criminal activities that had begun to heavily impact the Piute Neighborhood. The initial redevelopment goal was to assemble enough property within the area to create a project site that would help promote revitalization of the area and reversal of declining conditions in the surrounding neighborhood. The total acquisition cost of the parcels required to assemble the 20.9-acre site was \$10,587,112 million.
- b. Clearance Costs: When the Agency acquired title in the Property several dilapidated apartment units existed in the areas along Raysack and between Avenues J-13 and J-14. These properties were unsafe, substandard, fraught with building code violations, and mostly obsolete with little hope of revitalization any of the structures. Renovation costs of the multi-tenant units was deemed prohibitive and demolition of the structure to make room for new development opportunities provided the greatest advantages to changing the poor conditions affecting the neighborhood. The greater value and potential benefit was to clear the property and assemble the parcels into a larger more developable site. Demolition of individual properties was spread over approximately a decade of acquisitions. The estimated cost to clear the assembled property was calculated to be \$712,545.
- c. Relocation Costs: There was no relocation cost associated with this project. Buildings were vacated over an extended periods of time as tenants moved out and vacancies were left unfilled.

- d. Improvement Costs: The County will acquire the Property in an “as-is” condition with the exception of a modification to 3rd Street West, which was realigned along the westerly boundary. The estimated prorata share of the roadway improvements attributed to the Property is estimated to be \$826,283 plus \$123,940 Engineering fee for a total cost of \$950,223.
 - e. Finance Costs: There were no finance costs associated with this project.
 - f. Miscellaneous Costs: Associated expenses to the project involving taxes, board-up, utilities and administration fees. Total adds up to the amount of \$73,875.
2. **Estimated value of interest to be conveyed by the Agency to the County as determined at highest and best use permitted by the Redevelopment Plan:**

The estimated value of the interest to be conveyed at its “highest and best use” is based on the appraised value of the Property provided through independent analysis and written appraisal dated June 3, 2008, which was used as the basis for establishing a market rate in negotiating the proposed Option Agreements with the County. The appraised values of the Property through said appraisal was determined to be \$1,253,400.

3. **The estimated value of interest to be conveyed relative to the reuse of the property and with the conditions, covenants and restrictions required by the transfer:**

Section 33433 of the California Health and Safety Code requires the Agency to identify the value of the interests being conveyed at the highest use allowed by the properties’ zoning and the requirements imposed by the redevelopment plan. The valuation must be based on the assumption that near-term development is required, but the valuation does not take into consideration any extraordinary use and/or quality restrictions being imposed on the development by the Agency.

The Agency’s properties are specifically being sold to the County for developing a Multi-specialty Ambulatory Care Center (the “MACC”) along with other appurtenant uses. The intended project is expected to be constructed on the subject property with estimated costs for the new facility of approximately \$98.8 million. The project would include a 38,000 sq. ft. ambulatory surgery center, a 38,000 sq. ft. clinical services building, a central plant, and a 47,000 administrative support building. Pursuant to California Redevelopment Law, the Agency’s acquisition of the assembled parcels making up the Property and resulting sale will utilize redevelopment funding to serve low and middle income moderate-income residents, and generate new economic opportunities and jobs for local residents, key benefits and goals of the Agency. The value being conveyed is, in fact, the fair market value of the parcels being offered to the County by the Agency. This is based on the appraised value of such parcels at their “highest and best use,” with conditions placed on the property for the ownership and ultimate use

of the Property by the County for the MACC development project – a major asset and valuable service to the community. The value of the interest to be conveyed is therefore equal to the purchase price of Parcel “A” in the amount of \$894,600 and Parcel “B” in the amount of \$358,800, for a total purchase price of \$1,253,400.

The Agency is authorized under the Community Redevelopment Law, Sections 33334.2 and 33334.6, *et seq.* to sell or lease property for not less than its fair market or fair reuse value. The disposition, as the Property in the Piute Master Vision Plan Neighborhood Revitalization area is being sold for an amount equal to the fair market value as determined by independent appraisal of the Property.

4. The acquisition price which the County will be required to pay based on the terms of the Option and Sale Agreement:

The County will receive title to the property subject to the terms and conditions as outlined within the Option and Sale Agreements for Parcel “A” and Parcel “B” with the Redevelopment Agency. The Purchase Price of the Property is based on a fair market value appraisal of the Property of \$1,253,400. The County has agreed to pay the appraised fair market value for the property in anticipation of investing an amount at over \$98.8 million to develop the MACC facilities on the Property within Redevelopment Project Area No 5.

5. Explanation as to the reason why the sale of the property will assist in the elimination of blight:

In connection with the adoption of the Redevelopment Plan for the Redevelopment Project Area 5 in 1984, based on the evidence presented at the public hearing, the City council found that:

- “(a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California and specifically that the Project Area is characterized by properties which suffer from economic dislocation, deterioration or disuse because of one of the following factors:
- (1) economic dislocation, deterioration, or disuse resulting from faulty planning;
 - (2) the laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions;
 - (3) the existence of inadequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment;
 - (4) the prevalence of depreciated values, impaired investments and social and economic maladjustments;

- (5) the existence of lots or other areas which are subject to being submerged by water;

which conditions cause a reduction of, or lack of, property utilization of the area to such an extent that it constitutes a serious physical, social or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise action alone;

- (b) The Redevelopment Plan will redevelop the project Area in conformity with the Community Redevelopment Law of the State of California in the interests of the public peace, healthy, safety, and welfare;
- (c) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible;
- (d) The Redevelopment Plan conforms to the General Plan of the City of Lancaster;'
- (e) The carrying out of the Redevelopment Plan will promote the public peace, healthy, safety and welfare of the City of Lancaster and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;
- (f) The Agency has a feasible method or plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the Project Area;
- (g) There are or are being provided in the Project Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, if any, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;
- (h) Inclusion within the Project Area of any lands, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part; and any such area included is necessary for effective redevelopment of the Project Area and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the community Redevelopment law without other substantial justification for its inclusion;
- (i) The elimination of blight and redevelopment of the Project Area cannot reasonably be expected to be accomplished by private enterprise acting along without the aid and assistance of the Agency; and
- (j) The provision of low-and moderate-income housing outside the Project Area will be of benefit to the Project.

The City council also declared that the purpose and intent of the City Council in adopting the Redevelopment Plan were:

- “(a) To eliminate the conditions of blight existing in the Project Area.
- “(b) To prevent recurrence of blighting conditions within the Project Area.
- “(c) To provide the participation by owners and tenants and reentry preferences to persons engaged in business with the Project Area to participate in the redevelopment of the Project Area; to encourage and ensure the development of the Project Area in the manner set forth in the proposed Redevelopment Plan; and to provide for the relocation of any residents, if any, displaced by the effectuation of the proposed Redevelopment Plan.
- “(d) To improve and construct or provide for the construction of public facilities, roads, and other public improvements and to improve the quality of the environment in the Project Area to the benefit of the Project Area and the general public as a whole.
- “(e) To encourage and foster the economic revitalization of the project Area by protecting and promoting the sound development and redevelopment of the Project Area and by replanning, redesigning, or developing portions of the Project Area which are stagnant or improperly utilized because of the lack of adequate utilities and because of other causes.
- “(f) To provide housing as required to satisfy the needs and desires of the various age, income and ethnic groups of the community.

The Report to City Council in connection with the adoption of the Redevelopment Plan sets forth the reasons for selection of the Project Area as follows:

The Project Area consists of approximately 4,500 acres and is divided among (7) sub-areas.

“The basic goals for the Project Area are as follows:

“A. The desire to revitalize and upgrade the commercial and industrial areas within the Project order to increase sales and business tax revenues, provide adequate roadways, provide adequate parking, reduce the cost of providing City services, create jobs for area residents, assure social and economic stability, and promote aesthetic and environmental actions and improvements that will make the City of Lancaster a better place to live, work, shop and enjoy leisure time.

“B. the purposes of the California Community Redevelopment Law would be achieved by the Project Area through the removal or rehabilitation of physically obsolete or substandard structures and other blighting influences; the rehabilitation, with owner participation, of exiting commercial and industrial buildings; the installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks and other associated public

improvements as permitted by the Lancaster General Plan and Zoning Ordinance; the construction and/or reconstruction of various flood control and drainage facilities; the replacement, installation and improvement of domestic sewage distribution facilities to reduce public health and safety hazards; the assemblage of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; the improvement and provision of adequate recreation facilities; the provision of other public facilities including educational facilities; and the development and redevelopment of the Project Area in a manner consistent with the policies and goals of the Lancaster General Plan.

The Redevelopment Plan of the Project would implement the California Redevelopment Law. The basis for implementing the Redevelopment law can be stated as follows:

The vacant land was acquired by the Agency in order to implement the Redevelopment Plan for Project Area 5 and to carry out the declared purposes of the City Council in the adoption of the Redevelopment Plan.

Disposition of the vacant land will assist in preventing the spreading of blighting conditions within the Project Area. At present the property sits on a block that has been developed except for the vacant land owned by the Agency. At present, the property attracts those individuals who conduct illegal activities.

This type of activity if not eliminated creates blight that certainly spreads to surrounding areas. The Agency has worked very hard and invested a large sum of money to combat blight in the within the Project Area.

The Agency has no intensions of allowing this building to remain vacant and become a source of blight that will spread to the surrounding areas and ruin all the good work the Agency has accomplished.

The Agency is carrying out the declared purposes of the City Council in the adoption of the Redevelopment Plan by coordinating the phasing of the proposed project to achieve the highest economic, social and environmental benefit and long-term reversal of the Project area spreading of blighted conditions and to promote an urban environment safe from the perceived and actual threat of crime.

The purposes of the California Community Redevelopment Law would be attained by the proposed Project through the removal or rehabilitation of physically obsolete or substandard structures and other blighting influences; the rehabilitation, with owner participation, of existing buildings; the installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks and other associated public improvements as permitted by the Lancaster General Plan and Zoning Ordinance; the construction and/or reconstruction of various flood control and drainage facilities; the replacement, installation and improvement of domestic sewage distribution facilities to reduce public health and safety hazards; the assemblage of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; the improvement and provision of adequate recreation facilities; the provision of other public facilities including educational facilities; and the development and redevelopment of the Project Area in a manner consistent with the policies and goals of the Lancaster General Plan. The Redevelopment Plan of the Project would implement the

California Redevelopment Law. The basis for implementing the Redevelopment Law can be stated as follows:

The proposed Option and Sale Agreement will help promote the reuse of blighted and deteriorating property within the Project area and the immediate area surrounding the site known as the Piute Neighborhood Vision Plan area. The poor housing conditions and blight have directly affected the adjacent neighborhood. The proposed MACC project will help to revitalize the area thus preserving the potential to reverse blighting conditions in one of the City's older challenged neighborhoods. Improvements have already been made through substantial rehabilitation efforts of the Agency and the involvement of groups like Neighborhood Impact who are joining forces to make significant difference on the physical appearance of the neighborhood. The MACC project will now take land that has been underutilized and develop it by creating an asset and new value for the area not only in terms of the services that will be provided, but also economically with potential new employment opportunities for residents within the immediate area. This will enhance values for the area and establish a key land use to help stimulate other overall investment that will go a long way toward making a difference in revitalizing the area.

Without encouraging new development and revitalization of this site, the Piute Neighborhood Vision Plan Area, and Redevelopment Project Area No. 5, the value attributed to the land as a resource would otherwise continue to experience conditions of physical deterioration and blight due to poor use of the property, the spread of criminal activity, deferred maintenance and code violations and problems attributed to this area related to property vandalism and illegal dumping.

The transfer of property to the County will foster new growth to the area and support the Agency's prior investment in the rehabilitation of foreclosure homes. By encouraging this project and others within the area, homeowners will also tend either to expand or make improvements to their own property reestablishing a pride in ownership and enhancing the overall value to the area. The project's development will also act to stimulate a re-focus on an area in which commercial and industrial business and other service related uses has been lost due to the relocation of the fairgrounds and the migration of families to larger and newer homes away from the central part of the city. New development promotes growth and will add value to the area by removing a large tract of property originally selected by the Agency for redevelopment because of its blight and poor conditions.

RESOLUTION NO. 09-116

A RESOLUTION OF THE CITY OF LANCASTER
APPROVING THE PROPOSED OPTION AND SALE
AGREEMENTS TRANSFERRING REAL PROPERTY TO
THE COUNTY OF LOS ANGELES FOR DEVELOPMENT OF
THE MULTI-SPECIALTY ABULATORY CARE CENTER
WITHIN THE PIUTE MASTER VISION PLAN AREA

WHEREAS, the Redevelopment Plan for Redevelopment Project Areas 5 (the "Redevelopment Plan") approved and adopted by the City Council of the City of Lancaster on November 25, 1984 by Ordinance No. 360, as amended, in compliance with all requirements of the law.

WHEREAS, the Lancaster Redevelopment Agency (the "Agency") is authorized and empowered under the Community Redevelopment law, to enter into agreements for the acquisition, disposition of real property and otherwise to assist in the redevelopment of real property within a redevelopment project area in conformity with a redevelopment plan adopted for such area, to acquire real and personal property in redevelopment project areas, to receive consideration for the provision by the Agency of redevelopment assistance, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers, and to incur indebtedness to finance or refinance redevelopment projects; and

WHEREAS, the Agency acquired approximately 20.9 acres of real property within Project Area 5 and more specifically the area recently designated as the Piute Master Vision Plan Area, generally between 3rd and 5th Street East, and north of Avenue I, in the City of Lancaster, County of Los Angeles, and the State of California, and as further described by the attached metes and bounds description found in Exhibit "A" (the "Description of the Site") and the Agency is engaged in activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, the Agency desires to enter into the proposed Option and Sale Agreements (the "Agreements") in order to implement the provisions of the Redevelopment Plan by providing for the transfer of property (the "Property") generally located in the City of Lancaster's Redevelopment Project Area No. 5, of which development of said Property will be consistent with planned and designated uses, and will further be compatible with existing uses of other real property in the surrounding neighborhood; and

WHEREAS, the Agreements do not create any new or additional environmental impacts other than those considered within the Environmental Impact Reports for Redevelopment Plans, the environmental review project, or requirements applicable to the proposed use of the Property pursuant to the City's Zoning Ordinance. The Agreement to dispose of the Property and the intended reuse of the real property is consistent with the approved Piute Master Vision Plan and is permitted and is consistent with the General Plan land use designation. The proposed project is not expected to produce any significant impacts to the environment that will not be addressed and mitigated through the environmental review process as required by under the California Environmental Quality Act (CEQA) for this project; and

WHEREAS, the disposition of this Property within the Redevelopment Plan is being considered pursuant to the terms of the Agreements, and is in the vital and best interest of the City, and the health, safety, morals and welfare of its residents. Furthermore, this project is in accordance with the public purposes and provisions of Redevelopment Plan and applicable State and local laws and requirements; and

WHEREAS, pursuant to Section 33433 of the Community Redevelopment Law, California Health and Safety Code Sections 33000, et seq. (the "CRL"), the Agency is authorized, with the approval of the City Council after a duly noticed public hearing, to sell or lease property for development pursuant to the redevelopment plan upon a determination by the City Council that the disposition of the property will assist in the elimination of blight and is consistent with the implementation plan adopted for the Redevelopment Project pursuant to CRL Section 33490 and that the consideration of such disposition is not less than either the fair market value or fair reuse value of the property in accordance with the covenants and conditions governing the disposition and the development costs required thereof; and

WHEREAS, the proposed Agreements, and a summary report meeting the requirements of CRL Section 33433, were available for public inspection consistent with the requirements of CRL Section 33433; and

WHEREAS, on December 8, 2009, the Agency and City Council held a duly noticed joint public hearing on the proposed Agreements in accordance with the requirements of CRL Section 33431 and 33433, at which time the City reviewed and evaluated all of the information, testimony, and evidence presented during the joint public hearing; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreements have been taken in an appropriate and timely manner; and

WHEREAS, the City has reviewed the summary report required pursuant to CRL Section 33433 and evaluated other information provided to it pertaining to the findings required pursuant to CRL Section 33433; and

WHEREAS, the City has duly considered all terms and conditions of the proposed Agreements and believes that the disposition and development of the Property pursuant thereto is in the best interests of the City of Lancaster the health; safety, and welfare of its residents, and in accord with the public purposes and provisions of application of state and local laws and requirements.

NOW, THEREFORE, THE CITY OF LANCASTER DOES HEREBY RESOLVE, DETERMINE AND FIND AS FOLLOWS:

Section 1. The City Council hereby finds and determines that based upon substantial evidence provided in the record before it, (i) the disposition of the Property pursuant to the Agreements are in accordance with the covenants and conditions governing the transfer of the Property, complies with the purposes of the Redevelopment Plan for the use and maintenance of the Property, which is in the best interest of the community, and (ii) the consideration for the

disposition of the Property pursuant to the terms and conditions of the Agreements are not less than either the fair market value or the fair reuse value in accordance with the conditions imposed under the Agreements and the costs required under the Agreements. The City Council further finds and determines that the disposition of the Property pursuant to the Agreements (i) will assist in the elimination of blight by requiring development and maintenance of the Property in accordance with the Agreements as a County Multi-specialty Ambulatory Care Center combined with other appurtenant uses, and (ii) is consistent with the implementation plan for the Redevelopment Project adopted by the Agency pursuant to Health and Safety Code Section 33490.

Section 2. The disposition of the Property by the Agency to the County pursuant to the Agreements and any changes mutually agreed upon by the County and the Housing and Neighborhood Revitalization Director are minor and are considered in substantial conformance with the Agreements submitted herewith, thus establishing the terms and conditions for the transfer of the Property, and are hereby approved by the City Council.

Section 3. The City Council concurs in the action which authorizes the Executive Director of the Agency to execute the Agreements and to take all steps necessary to sign all documents (including the Grant Deed) necessary to implement and carry out the Agreements on behalf of the Agency.

Section 4. The City Council hereby finds and determines that the environmental status of the project remains consistent with the environmental impact reports (EIR) prepared for Project Area No. 5 and the City's General Plan, and approval the Agreements do not add any significant new environmental impacts. Any subsequent environmental review of the proposed project will require full compliance by the County to mitigate all significant environmental matters as part of project approval.

PASSED, APPROVED, and ADOPTED this _____ day of _____, 2009,
by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI BRYAN, CMC
City Clerk
City of Lancaster

R. Rex Parris
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY OF LANCASTER

I, _____, _____ City of
Lancaster, California, do hereby certify that this is a true and correct copy of the original
Resolution No. 09-116, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____
day of _____, _____.

(seal)

Description of the Site

That real property located in the City of Lancaster, County of Los Angeles, State of California, and described as follows:

PARCEL "A"

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

LOTS 96 TO 99 OF TRACT NO. 22808 PER MAP RECORDED IN BOOK 601 PAGES 74 TO 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF LOT 100 OF SAID TRACT NO. 22808, ALSO BEING LOT 6 OF TRACT NO. 061 166 PER MAP RECORDED IN BOOK 1309 PAGES 17 TO 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF 3RD STREET EAST AS SHOWN ON SAID TRACT NO. 22808, ALONG WITH

LOTS 51 TO 66 AND A PORTION OF LOT 111, AS SHOWN UPON TRACT NO. 22809 PER MAP RECORDED IN BOOK 602 PAGES 51 TO 58, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALONG WITH

THAT CERTAIN ALLEY LOCATED BETWEEN AVENUE H-13 AND AVENUE H-14, FROM 3RD STREET EAST TO 4TH STREET EAST, AS SHOWN ON SAID TRACTS 22808 AND 22809, ALONG WITH A PORTION OF AVENUE H-14, FROM 3RD STREET EAST TO 4TH STREET EAST, AS SHOWN ON SAID TRACTS 22808 AND 22809.

A METES AND BOUNDS FOR SAID PORTION DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, ALSO BEING THE CENTERLINE INTERSECTION OF AVENUE I AND 5TH STREET EAST; THENCE, ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, ALSO BEING THE CENTERLINE OF AVENUE I, SOUTH 89°16'20" WEST A DISTANCE OF 393.17 FEET; THENCE, AT RIGHT ANGLES TO SAID CENTERLINE OF AVENUE I, NORTH 00°43'40" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, SAID POINT DISTANT THEREON 27.00 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 111, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, PARALLEL TO THE EASTERLY LINE OF SAID LOT 111, NORTH 00°14'20" EAST A DISTANCE OF 620.77 FEET; THENCE NORTH 23°15'40" WEST A DISTANCE OF 50.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE H-14, 60 FEET WIDE AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 66°44'20" WEST A DISTANCE OF 27.00 FEET TO A POINT ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF 4TH STREET EAST, 54 FEET WIDE AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID LAST MENTIONED LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 23°15'40" WEST A DISTANCE OF 266.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHERLY AND HAVING A RADIUS

OF 15.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE H-13, 60 FEET WIDE AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 66°44'20" WEST A DISTANCE OF 213.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED NORTHERLY AND HAVING A RADIUS OF 640.41 FEET; THENCE, ALONG SAID CURVE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 23°02'54" AN ARC DISTANCE OF 257.62 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND TANGENT TO LAST SAID MENTIONED CURVE, SOUTH 89°47'14" WEST A DISTANCE OF 136.41 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 3RD STREET EAST, 60 FEET WIDE AS SHOWN ON SAID TRACT NO. 22808; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°12'46" EAST A DISTANCE OF 285.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED EASTERLY AND HAVING A RADIUS OF 453.14 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°49'13" AN ARC DISTANCE OF 235.84 FEET; THENCE, TANGENT TO LAST SAID MENTIONED CURVE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 3RD STREET EAST, 64 FEET WIDE AS SHOWN ON SAID TRACT NO. 061166, SOUTH 29°36'27" WEST A DISTANCE OF 71.04 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED EASTERLY AND HAVING A RADIUS OF 398.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 25°20'33" AN ARC DISTANCE OF 176.04 FEET, A RADIAL TO LAST MENTIONED POINT BEARS NORTH 85°44'06" WEST; THENCE SOUTH 39°03'16" EAST A DISTANCE OF 36.92 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, 50 FOOT WIDE HALF STREET AS SHOWN ON SAID TRACT NO. 22808; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, NORTH 89°16'20" EAST A DISTANCE OF 885.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 649,601 S.F. (1 4.9 1 AC.)

NOTE: THE ABOVE LEGAL DESCRIPTION IS BASED UPON RECORD DATA PER TRACT NO. 22808, M.B. 601, PG'S 74 TO 78; TRACT NO. 22809, M.B. 602, PG'S 51 TO 58; TRACT NO. 061166, M.B. 1309, PAGES 17 TO 19 (ROTATED); AND IS SUBJECT TO CHANGE BASED UPON A FIELD SURVEY.

PARCEL "B"

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

LOTS 88 TO 110 AND THE EASTERLY 27.00 FEET OF LOT 111, AS SHOWN UPON TRACT NO. 22809 PER MAP RECORDED IN BOOK 602 PAGES 51 TO 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALONG WITH THAT PORTION OF RAYSACK AVENUE LYING SOUTHERLY OF AVENUE H-14 AS SHOWN ON SAID TRACT NO. 22809.

A METES AND BOUNDS FOR SAID PORTION DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, ALSO BEING THE CENTERLINE INTERSECTION OF AVENUE I AND 5TH STREET EAST; THENCE, ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, ALSO BEING THE CENTERLINE OF AVENUE I, SOUTH 89°16'20" WEST A DISTANCE OF 393.17 FEET; THENCE, AT RIGHT ANGLES TO SAID CENTERLINE OF AVENUE I, NORTH 00°43'40" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, SAID POINT DISTANT THEREON 27.00 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 111, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, PARALLEL TO THE EASTERLY LINE OF SAID LOT 111, NORTH 00°14'20" EAST A DISTANCE OF 620.77 FEET; THENCE NORTH 23°15'40" WEST A DISTANCE OF 50.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE H-14, 60 FEET WIDE AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS EASTERLY PROLONGATION, NORTH 66°44'20" EAST A DISTANCE OF 185.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHERLY AND HAVING A RADIUS OF 267.02 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°02'54" AN ARC DISTANCE OF 107.41 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND TANGENT TO LAST SAID MENTIONED CURVE, NORTH 89°47'14" EAST A DISTANCE OF 74.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°27'06" AN ARC DISTANCE OF 39.47 FEET TO A POINT OF TANGENCY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 5TH STREET EAST, 40 FOOT WIDE HALF STREET AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°14'20" WEST A DISTANCE OF 708.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°02'00" AN ARC DISTANCE OF 38.85 FEET TO A POINT OF TANGENCY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, 50 FOOT WIDE HALF STREET AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, SOUTH 89°16'20" WEST A DISTANCE OF 329.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 260,531 S.F. (5.98 AC.)

EXHIBIT "A"

Description of the Site

That real property located in the City of Lancaster, County of Los Angeles, State of California, and described as follows:

PARCEL "A"

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

LOTS 96 TO 99 OF TRACT NO. 22808 PER MAP RECORDED IN BOOK 601 PAGES 74 TO 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF LOT 100 OF SAID TRACT NO. 22808, ALSO BEING LOT 6 OF TRACT NO. 061 166 PER MAP RECORDED IN BOOK 1309 PAGES 17 TO 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF 3RD STREET EAST AS SHOWN ON SAID TRACT NO. 22808, ALONG WITH

LOTS 51 TO 66 AND A PORTION OF LOT 111, AS SHOWN UPON TRACT NO. 22809 PER MAP RECORDED IN BOOK 602 PAGES 51 TO 58, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALONG WITH

THAT CERTAIN ALLEY LOCATED BETWEEN AVENUE H-13 AND AVENUE H-14, FROM 3RD STREET EAST TO 4TH STREET EAST, AS SHOWN ON SAID TRACTS 22808 AND 22809, ALONG WITH A PORTION OF AVENUE H-14, FROM 3RD STREET EAST TO 4TH STREET EAST, AS SHOWN ON SAID TRACTS 22808 AND 22809.

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CONTAINING 649,601 S.F. (1 4.9 1 AC.)

NOTE: THE ABOVE LEGAL DESCRIPTION IS BASED UPON RECORD DATA PER TRACT NO. 22808, M.B. 601, PG'S 74 TO 78; TRACT NO. 22809, M.B. 602, PG'S 51 TO 58; TRACT NO. 061166, M.B. 1309, PAGES 17 TO 19 (ROTATED); AND IS SUBJECT TO CHANGE BASED UPON A FIELD SURVEY.

PARCEL "B"

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

LOTS 88 TO 110 AND THE EASTERLY 27.00 FEET OF LOT 111, AS SHOWN UPON TRACT NO. 22809 PER MAP RECORDED IN BOOK 602 PAGES 51 TO 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALONG WITH THAT PORTION OF RAYSACK AVENUE LYING SOUTHERLY OF AVENUE H-14 AS SHOWN ON SAID TRACT NO. 22809.

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CONTAINING 260,531 S.F. (5.98 AC.)

RESOLUTION NO. 30-09

A RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY APPROVING THE PROPOSED OPTION AND SALE AGREEMENTS TRANSFERRING REAL PROPERTY TO THE COUNTY OF LOS ANGELES FOR DEVELOPMENT OF THE MULTI-SPECIALTY ABULATORY CARE CENTER WITHIN THE PIUTE MASTER VISION PLAN AREA

WHEREAS, the Redevelopment Plan for Redevelopment Project Areas 5 (the "Redevelopment Plan") approved and adopted by the City Council of the City of Lancaster on November 25, 1984 by Ordinance No. 360, as amended, in compliance with all requirements of the law.

WHEREAS, the Lancaster Redevelopment Agency (the "Agency") is authorized and empowered under the Community Redevelopment law, to enter into agreements for the acquisition, disposition of real property and otherwise to assist in the redevelopment of real property within a redevelopment project area in conformity with a redevelopment plan adopted for such area, to acquire real and personal property in redevelopment project areas, to receive consideration for the provision by the Agency of redevelopment assistance, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers, and to incur indebtedness to finance or refinance redevelopment projects; and

WHEREAS, the Agency acquired approximately 20.9 acres of real property within Project Area 5 and more specifically the area recently designated as the Piute Master Vision Plan Area, generally between 3rd and 5th Street East, north of Avenue I, in the City of Lancaster, County of Los Angeles, and the State of California, and as further described by the attached metes and bounds description found in Exhibit "A" (the "Description of the Site") and the Agency is engaged in activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, the Agency desires to enter into the proposed Option and Sale Agreements (the "Agreements") in order to implement the provisions of the Redevelopment Plans by providing for the sale of property (the "Property") generally located in the City of Lancaster's Redevelopment Project Area No. 5, and more specifically within the Piute Vision Plan Area, of which development of said Property is consistent with planned and designated uses, and is further compatible with other existing uses and real property in the adjacent neighboring areas; and

WHEREAS, the Agreements do not create any new or additional environmental impacts other than those considered within the Environmental Impact Reports for Redevelopment Plans, the environmental review or requirements applicable to the proposed use of the Property pursuant to the City's Zoning Ordinance. The Agreements to dispose of the Property and the intended reuse of the real property is consistent with the approved Piute Master Vision Plan and is permitted and is consistent with the assigned General Plan land use designation. The proposed project is not expected to produce any significant impacts to the environment that have not

already been addressed and mitigated through the environmental review process as required by under the California Environmental Quality Act (CEQA) for this project; and

WHEREAS, the disposition of this Property within the Redevelopment Plan is being considered pursuant to the terms of the Agreements, and is in the vital and best interest of the City, and the health, safety, morals and welfare of its residents. Furthermore, this project is in accordance with the public purposes and provisions of Redevelopment Plan and applicable State and local laws and requirements; and

WHEREAS, pursuant to Section 33433 of the Community Redevelopment Law, California Health and Safety Code Sections 33000, et seq. (the "CRL"), the Agency is authorized, with the approval of the City Council after a duly noticed public hearing, to sell or lease property for development pursuant to the redevelopment plan upon a determination by the City Council that the disposition of the property will assist in the elimination of blight and is consistent with the implementation plan adopted for the Redevelopment Project pursuant to CRL Section 33490 and that the consideration of such disposition is not less than either the fair market value or fair reuse value of the property in accordance with the covenants and conditions governing the disposition and the development costs required thereof; and

WHEREAS, the proposed Agreements, and a summary report meeting the requirements of CRL Section 33433, were available for public inspection consistent with the requirements of CRL Section 33433; and

WHEREAS, on December 8, 2009, the Agency and City Council held a duly noticed joint public hearing on the proposed agreement in accordance with the requirements of CRL Section 33431 and 33433, at which time the Agency reviewed and evaluated all of the information, testimony, and evidence presented during the joint public hearing; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreements have been taken in an appropriate and timely manner; and

WHEREAS, the Agency has reviewed the summary report required pursuant to CRL Section 33433 and evaluated other information provided to it pertaining to the findings required pursuant to CRL Section 33433; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed Agreements and believes that the disposition of the Property pursuant thereto is in the best interests of the City of Lancaster the health; safety, and welfare of its residents, and in accord with the public purposes and provisions of application state and local laws and requirements.

NOW, THEREFORE, THE LANCASTER REDEVELOPMENT AGENCY DOES HEREBY RESOLVE, DETERMINE AND FIND AS FOLLOWS:

Section 1. The Lancaster Redevelopment Agency hereby finds and determines that based upon substantial evidence provided in the record before it: (i) the disposition of the Property

pursuant to the Agreements is in accordance with the covenants and conditions governing the transfer of the Property, and complies with the purposes of the Redevelopment Plan for the use and maintenance of the Property, which is in the best interest of the community, and (ii) the consideration for the disposition of the Property pursuant to the terms and conditions of the Agreement is not less than either the fair market value or the fair reuse value in accordance with the covenants, conditions and restrictions imposed under the Agreement and the costs required under the Agreement. The Lancaster Redevelopment Agency further finds and determines that the disposition of the Property pursuant to the Agreement: (i) will assist in the elimination of blight by requiring development and maintenance of the Property in accordance with the Agreement as part of the Agreement with the County to develop Multi-specialty Ambulatory Care Center combined with other appurtenant uses, and (ii) is consistent with the implementation plan for the Redevelopment Project adopted by the Agency pursuant to Health and Safety Code Section 33490.

Section 2. The disposition of the Property by the Agency to the County pursuant to the Agreement and any changes mutually agreed upon by the County and the Housing and Neighborhood Revitalization Director are minor and are considered in substantial conformance with the Agreements submitted herewith, thus establishing the terms and conditions for the transfer of the property, and are hereby approved by the Lancaster Redevelopment Agency.

Section 3. The Lancaster Redevelopment Agency authorizes the Executive Director of the Agency to execute the Agreements and to take all steps necessary to sign all documents (including the Grant Deed) to implement and carry out the Agreements on behalf of the Agency.

Section 4. The Lancaster Redevelopment Agency hereby finds and determines that the environmental status of the project remains consistent with the environmental impact reports (EIR) prepared for Redevelopment Project Area 5 and the City's General Plan and approval of the Agreements do not add any new environmental impacts. Any subsequent environmental review of the proposed project will require full compliance by the County to mitigate all significant environmental matters as part of project approval.

PASSED, APPROVED, and ADOPTED this _____ day of _____, 2009,
by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI BRYAN, CMC
Agency Secretary
Lancaster Redevelopment Agency

R. REX PARRIS
Chairman
Lancaster Redevelopment Agency

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
LANCASTER REDEVELOPMENT AGENCY

I, _____, _____ Lancaster
Redevelopment Agency, California, do hereby certify that this is a true and correct copy of the
original Resolution No. 30-09, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT
AGENCY, on this _____ day of _____.

(seal) _____

EXHIBIT "A"

Description of the Site

That real property located in the City of Lancaster, County of Los Angeles, State of California, and described as follows:

PARCEL "A"

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THAT CERTAIN ALLEY LOCATED BETWEEN AVENUE H-13 AND AVENUE H-14, FROM 3RD STREET EAST TO 4TH STREET EAST, AS SHOWN ON SAID TRACTS 22808 AND 22809, ALONG WITH A PORTION OF AVENUE H-14, FROM 3RD STREET EAST TO 4TH STREET EAST, AS SHOWN ON SAID TRACTS 22808 AND 22809.

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LOTS 88 TO 110 AND THE EASTERLY 27.00 FEET OF LOT 111, AS SHOWN UPON TRACT NO. 22809 PER MAP RECORDED IN BOOK 602 PAGES 51 TO 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALONG WITH THAT PORTION OF RAYSACK AVENUE LYING SOUTHERLY OF AVENUE H-14 AS SHOWN ON SAID TRACT NO. 22809.

A METES AND BOUNDS FOR SAID PORTION DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, ALSO BEING THE CENTERLINE INTERSECTION OF AVENUE I AND 5TH STREET EAST; THENCE, ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, ALSO BEING THE CENTERLINE OF AVENUE I, SOUTH $89^{\circ}16'20''$ WEST A DISTANCE OF 393.17 FEET; THENCE, AT RIGHT ANGLES TO SAID CENTERLINE OF AVENUE I, NORTH $00^{\circ}43'40''$ WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, SAID POINT DISTANT THEREON 27.00 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 111, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, PARALLEL TO THE EASTERLY LINE OF SAID LOT 111, NORTH $00^{\circ}14'20''$ EAST A DISTANCE OF 620.77 FEET; THENCE NORTH $23^{\circ}15'40''$ WEST A DISTANCE OF 50.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE H-14, 60 FEET WIDE AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS EASTERLY PROLONGATION, NORTH $66^{\circ}44'20''$ EAST A DISTANCE OF 185.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHERLY AND HAVING A RADIUS OF 267.02 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $23^{\circ}02'54''$ AN ARC DISTANCE OF 107.41 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND TANGENT TO LAST SAID MENTIONED CURVE, NORTH $89^{\circ}47'14''$ EAST A DISTANCE OF 74.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}27'06''$ AN ARC DISTANCE OF 39.47 FEET TO A POINT OF TANGENCY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 5TH STREET EAST, 40 FOOT WIDE HALF STREET AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH $00^{\circ}14'20''$ WEST A DISTANCE OF 708.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}02'00''$ AN ARC DISTANCE OF 38.85 FEET TO A POINT OF TANGENCY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, 50 FOOT WIDE HALF STREET AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, SOUTH $89^{\circ}16'20''$ WEST A DISTANCE OF 329.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 260,531 S.F. (5.98 AC.)