

Recording Requested by and Mail to:  
City of Hesperia  
P.O. Box 407000  
Hesperia, CA 92345

July 16, 1993

Mr. Errol J. Mackzum  
San Bernardino County Recorder  
172 West Third Street  
San Bernardino, CA 92415

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RECORDED IN  
OFFICIAL RECORDS  
93 JUL 21 AM 10:14  
SAN BERNARDINO  
CO., CALIF.

93-310136

\*\*\*\* STATEMENT OF PROCEEDINGS \*\*\*\*

A Redevelopment Plan for the Hesperia Redevelopment Project in the City of Hesperia has been approved under California Community Redevelopment Law.

Pursuant to Section 33373 of the California Health and Safety Code, Ordinance No. 178 of the City Council of the City of Hesperia, California, adopting the Redevelopment Plan for the Hesperia Redevelopment Project is attached hereto.

Respectfully submitted,

Meg Vall, City Clerk  
City of Hesperia, California

Attachments



ORDINANCE NO. 178

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HESPERIA APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE HESPERIA REDEVELOPMENT PROJECT AS THE OFFICIAL REDEVELOPMENT PLAN FOR SAID PROJECT**

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**WHEREAS**, The City Council has received from the Hesperia Community Redevelopment Agency (the "Agency") the proposed Redevelopment Plan (the "Redevelopment Plan") for the Hesperia Redevelopment Project (the "Project Area") as transmitted by the Agency, a copy of which is on file with the City Clerk at the Office of the City Clerk, 15776 Main Street, Suite 10, Hesperia, CA 92345, together with the Report of the Agency, including the reasons for the selection of the Project Area, and a discussion of certain other matters as set forth in Section 33352 of the California Health and Safety Code of the physical, social and economic conditions existing in the Project Area, the proposed method of financing the redevelopment of the Project Area, a plan for the relocation of business owners and tenants who may be temporarily or permanently displaced from the Project Area, an analysis of the Preliminary Plan, the report and recommendations of the Planning Commission of the City of Hesperia (the "Planning Commission"), summaries of meetings with the property owners and tenants, the Environmental Impact Report on the Redevelopment Plan, the report of the Fiscal Review Committee and the Agency's response thereto, and a neighborhood impact report; and

**WHEREAS**, the Planning Commission has submitted to the City Council of the City of Hesperia its report and recommendations for approval of the Redevelopment Plan and its certification that the Redevelopment Plan conforms to the General Plan for the City of Hesperia; and

**WHEREAS**, the City Council and the Agency held a joint public hearing on June 17, 1993 concerning the adoption of the Redevelopment Plan and the certification of the Final Environmental Impact Report on the Redevelopment Plan; and

**WHEREAS**, notice of the hearing was duly and regularly published in the Daily Press in accordance with Section 33361 of the California Health and Safety Code, and a copy of said notice and affidavit of publication are on file with the City Clerk of the



City of Hesperia and Secretary of the Agency, and

**WHEREAS**, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the last known address of each assessee, as shown on the last equalized assessment roll of the County of San Bernardino, of each parcel of land in the Project Area; and

**WHEREAS**, each assessee in the Project Area was sent a separate statement, attached to the notice of joint public hearing, that his property will not be subject to acquisition by condemnation under the provisions of the Redevelopment Plan but that the Agency may acquire properties from willing sellers; and

**WHEREAS**, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Project Area; and

**WHEREAS**, the Agency has prepared and submitted a method for the relocation of persons and businesses who may be displaced as a result of carrying out redevelopment activities in accordance with the Redevelopment Plan; and

**WHEREAS**, the City Council has general knowledge of the conditions existing in the Project Area and of the availability of suitable housing in the City for the relocation of families and persons who may be displaced by redevelopment activities, and in light of such knowledge of local housing conditions, has carefully considered and reviewed such program for relocation even though relocation is not generally anticipated; and

**WHEREAS**, the City Council has considered the report and recommendations of the Planning Commission, the report of the Agency, the Redevelopment Plan and its economic feasibility, the feasibility of the relocation program and the Environmental Impact Report, and has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan; and

**WHEREAS**, the Agency and the City Council have reviewed and considered the Environmental Impact Report for the Redevelopment Plan, prepared and submitted



pursuant to Public Resources Code Section 21151 and Health & Safety Code Section 33352, and certified the completion of said Environmental Impact Report on June 17, 1993, by City Council Resolution No. 93-81.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HESPERIA DOES HEREBY FIND, DETERMINE, AND ORDAIN AS FOLLOWS:**

**Section 1:**

The purpose and intent of the City Council with respect to the Project Area is to accomplish to the greatest extent feasible the following:

- (a) To implement the land uses and concepts of the General Plan and the Zoning Ordinance, as may be amended from time to time.
- (b) To eliminate blighting influences, including deteriorating buildings, incompatible and uneconomic land uses, obsolete structures, and other environmental, economic and social deficiencies; improve the overall appearance of existing buildings, streets, parking areas and other facilities, public and private; and assure that all buildings, new and old, are safe for persons and businesses to occupy.
- (c) To encourage cooperation and participation of residents, business persons, public agencies and community organizations in revitalizing the Project Area;
- (d) To promote conformity with state standards for hazardous materials, underground tanks and seismic safety.
- (e) To encourage private sector investment in development of the area.
- (f) To promote the economic well being of the area by encouraging diversification of its commercial and industrial base.
- (g) To promote development of diverse local job opportunities.

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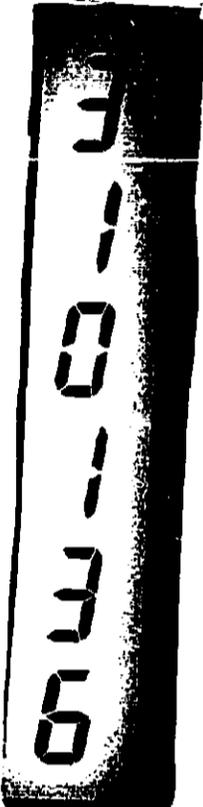


- (h) To provide adequate public improvements, public facilities, open spaces, and utilities, the lack of which cannot be remedied by private or governmental action without redevelopment.
- (i) To implement the construction or reconstruction of adequate streets and transportation facilities, curbs, gutters, street lights, storm drains, and other improvements as necessary to correct existing deficiencies.
- (j) To provide for relocation assistance and benefits to area businesses and residences which may be displaced, in accordance with the provisions of the Community Redevelopment Law and the Relocation Assistance Law.
- (k) To make provision for affordable housing in the Project Area as is required to satisfy the needs and desires of various age, income, and ethnic groups of the community, maximizing opportunity for individual choice.
- (l) To achieve a physical environment reflecting a high level of concern for architectural and urban design principles deemed important by the community.
- (m) To provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.

**Section 2:**

The City Council hereby finds and determines that:

- (a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law (California Health and Safety Code Section 33000, *et seq.*) This finding is based upon the following conditions which predominate in the Project Area:
  - (1) The existence of buildings, structures and properties which suffer



MNA336

- from deterioration and disuse because of inadequate public improvements, public facilities and utilities, which cannot be remedied with private and governmental action without redevelopment.
- (2) A lack of proper utilization of property, resulting in a stagnant and unproductive condition of land potentially useful and valuable.
  - (3) A prevalence of impaired investments and economic maladjustment.
  - (4) The existence of unfit or unsafe buildings and deficient structures due to age, obsolescence, dilapidation, deterioration, defective design and character of physical construction, faulty interior arrangement and exterior spacing.
  - (5) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
  - (6) The laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions.
  - (7) The existence of inadequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.

It is further found and determined that such conditions, as discussed in the Agency's Report to City Council, constitute a serious physical, social and economic burden on the City of Hesperia which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone, requiring redevelopment in the interest of the health, safety and general welfare of the people of the City of Hesperia and the State. This finding is based in part on the fact that regulatory processes in the exercise of police power and other governmental action available to the City of Hesperia without redevelopment would be insufficient to cause any



significant correction of the blighting conditions, and that the nature and costs of the public improvements are beyond the capacity of the City of Hesperia and cannot be undertaken or borne by private enterprise acting alone or in concert with available governmental action.

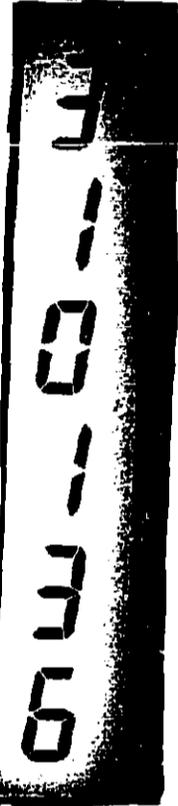
- (b) The Project Area is a predominately urbanized area as defined in Section 33320.1 of the Health and Safety Code, in that, as demonstrated in part by the Agency's Preliminary Report as distributed to affected taxing agencies, not less than eighty percent (80%) of the privately owned property in the Project Area (1) has been or is developed for urban uses or (2) is an integral part of an area developed for urban uses; or (3) is characterized by subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development; or (4) is characterized by the laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions.
- (c) The Redevelopment Plan will redevelop the Project Area in conformity with the Community Redevelopment Law and in the interests of the public health, safety and welfare. This finding is based in part upon the fact that redevelopment of the Project Area will implement the objectives of the Community Redevelopment Law by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement, and providing for higher economic utilization of potentially useful land.
- (d) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based in part on the fact that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; the Agency's Report to City Council further discusses and demonstrates the economic soundness and feasibility of the Redevelopment Plan and undertakings pursuant thereto.
- (e) The Redevelopment Plan conforms to the General Plan of the City of



Hesperia. This finding is based in part on the finding of the Planning Commission of the City of Hesperia that the Redevelopment Plan conforms to the General Plan for the City of Hesperia.

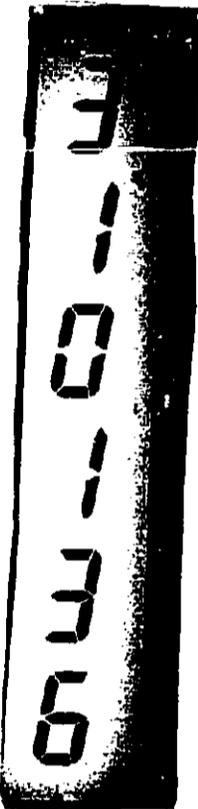
- (f) The carrying out of the Redevelopment Plan will promote the public health, safety and welfare of the City of Hesperia and will effectuate the purposes and policy of the Community Redevelopment Law. This finding is based on the fact that redevelopment will benefit the Project Area and the community by correcting conditions of blight and by coordinating public and private actions to stimulate development, contribute toward needed public improvements and improve the economic, social and physical conditions of the Project Area and the community.
- (g) The condemnation of real property to the limited extent provided for in the Redevelopment Plan is necessary to the execution of the Redevelopment Plan. Adequate provisions have been made for payment for property to be acquired from willing sellers.
- (h) The Agency has a feasible method for the relocation of families and persons displaced from the Project Area. Although such displacement is not contemplated, the City Council and the Agency recognize that the provisions of Sections 7260 to 7276 of the California Government Code would be applicable in the event relocation would occur due to the implementation by the Agency of the Redevelopment Plan.
- (i) There are, or are being provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of any families and persons who might be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available accessible to their places of employment.
- (j) There are no noncontiguous areas of the Project Area, but all areas within the Project Area are either blighted or necessary for effective redevelopment and are not included for the purpose of obtaining the allocation of taxes from the Project Area pursuant to Section 33670 of the Community

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Redevelopment Law without other substantial justification for their inclusion. This finding, is based in part upon the fact that, following careful study, the Project Area was identified as an area within the City of Hesperia suffering conditions of blight and physical, social and economic deterioration.

- (k) Inclusion of any land, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the entire area of which they are a part, and any such area 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. This finding is based in part upon the fact that the boundaries of the Project Area were specifically drawn to include those lands that were underutilized because of blighting influences, or affected by the existence of blighting influences, and land uses significantly contributing to the conditions of blight, whose inclusion is necessary to accomplish the objectives and benefits of the Redevelopment Plan.
- (l) The elimination of blight and the redevelopment of the Project Area would not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based in part upon the existence of blighting influences including, without limitation, the demonstrated lack of private sector interest in redeveloping Project Area properties, structural deficiencies and other indications of blight more fully enumerated in the Agency's Report to City Council, and the infeasibility due to cost of requiring individuals (by means of assessments or otherwise) to eradicate or significantly alleviate existing deficiencies in Project Area properties and facilities and the inability and inadequacy of other governmental programs and financing mechanisms to eliminate the blighting conditions.
- (m) The effect of tax increment financing will not cause a severe financial burden or detriment on any taxing agency deriving revenues from the Project Area. This finding is based in part upon the analysis contained in the Agency's Report to the City Council including, without limitation, the



Report of the Fiscal Review Committee, and the Agency's response thereto.

- (n) The Redevelopment Plan contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the Redevelopment Plan, which the City Council deems necessary to effectuate the purposes of the Community Redevelopment Law.

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Section 3:

The City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Project Area, if any, are displaced, and that pending the development of such permanent facilities, there will be available to any such displaced occupants temporary housing facilities at rents comparable to those in the City of Hesperia at the time of their displacement. The Redevelopment Plan provides that no persons or families of low or moderate income shall be displaced from their residence unless and until there are suitable housing units available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of displacement. Such housing units shall be suitable to the needs of such displaced persons or families and dwellings. The Agency shall not displace any such persons or families until such housing units are available and ready for occupancy.

Section 4:

The City Council has considered oral objections to the Redevelopment Plan before, at or during the noticed joint public hearing. All written and oral objections have been overruled.

Section 5:

That certain document entitled "Redevelopment Plan for the Hesperia Redevelopment Project", the maps contained therein and such other reports as are incorporated therein by reference, a copy of which is on file in the Office of the City Clerk of the City



of Hesperia, having been duly reviewed and considered, is hereby incorporated in this Ordinance by reference and made a part hereof and, as so incorporated, is hereby designated, approved and adopted and the official "Redevelopment Plan for the Hesperia Redevelopment Project".

Section 6:

In order to implement and facilitate the effectuation of the Redevelopment Plan as hereby approved, the City Council hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, (b) requests the various officials, departments, boards and agencies of the City of Hesperia having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment of the Project Area, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and (d) declares its intention to undertake and complete any proceeding necessary to be carried out by the City of Hesperia under the provisions of the Redevelopment Plan.

Section 7:

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

Section 8:

The City Clerk is hereby directed to record with the County Recorder of San Bernardino County a description of the land within the Project Area and a statement that proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law.

Section 9:

The City Clerk is hereby directed to transmit a copy of the description and statement to be recorded by the City Clerk pursuant to Section 7 of this Ordinance, a copy of this Ordinance and a map or plat indicating the boundaries of the Project Area,



to the auditor and tax assessor of the County of San Bernardino, to the governing body of each of the taxing agencies which receives taxes from property in the Project Area and to the State Board of Equalization.

Section 10:

The Building Department of the City of Hesperia is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 11:

This Ordinance shall be in full force and effect thirty (30) days from and after the date of final passage.

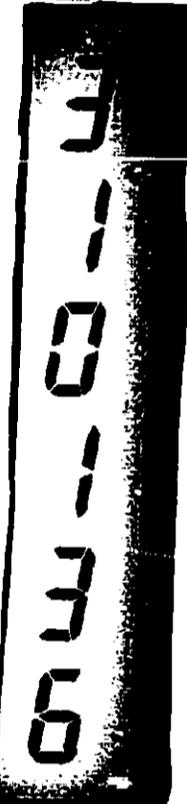
Section 12:

If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and the City Council hereby declares it would have passed the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

Section 13:

"For seven (7) successive fiscal years commencing with fiscal year 1994-95, the proceeds of any and all bond issuances serviced in whole or in part by tax increment generated in the project area established by this ordinance shall be used solely to provide publicly owned capital improvements included on a prioritized list of capital improvements maintained by this Council. Said publicly owned capital improvements cannot be part of an incentive package for a private developer. Said list shall be established by a resolution adopted within three (3) months subsequent to the passage of this Ordinance. Said list shall be reconsidered on at least an annual basis.

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Section 14

The City Clerk shall post in the Office of the City Clerk a certified copy of the full text of such adopted Ordinance along with the names of those City Council members voting for and against the Ordinance in accordance with Government Code Section 36933.

ADOPTED this 15th day of July, 1993.

Michael J. Lampignano

Mayor of the City of Hesperia

ATTEST:

Meg Vall

Meg Vall

City Clerk of the City of Hesperia

I hereby certify that the foregoing Ordinance was introduced at the Regular meeting of the City Council held on the 15th day of July, 1993, and thereafter at a Regular meeting of said City Council held on the 15th day of July, 1993, was duly passed and adopted by the following vote:

AYES:	COUNCIL MEMBERS: <u>May, Shearer and Lampignano</u>
NOES:	COUNCIL MEMBERS <u>None</u>
ABSENT:	COUNCIL MEMBERS <u>Honeycutt</u>
ABSTAIN:	COUNCIL MEMBERS <u>Bakker</u>

Meg Vall

Meg Vall

City Clerk of the City of Hesperia

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STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO ) ss.  
CITY OF HESPERIA )

I, MEG VAL, City Clerk of the City of Hesperia, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 178, which was regularly introduced and placed upon its first reading at a Regular Meeting of the City Council on the 1st day of July, 1993. That, thereafter, said Ordinance was duly adopted and passed at a Regular Meeting of the City Council on the 15th day of July, 1993, by the following vote to-wit:

AYES: *May, Shearer and Lampiguano*  
NOES: *None*  
ABSENT: *Honeycutt*  
ABSTAIN: *Bakker*



WHEN RECORDED, MAIL TO  
CITY CLERK  
CITY OF HESPERIA  
P.O. BOX 407000  
HESPERIA, CA. 92340-7000

January 18, 1993

LEGAL DESCRIPTION  
HESPERIA COMMUNITY REDEVELOPMENT AGENCY  
HESPERIA REDEVELOPMENT PROJECT  
HESPERIA, CALIFORNIA

This Legal Description is being used in conjunction with the Boundary Map of Hesperia Community Redevelopment Agency, Hesperia Redevelopment Project. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the City of Hesperia, County of San Bernardino, State of California, described as follows:

P.O.B.

Beginning at the southeast corner of Section 36 Township 4 North, Range 4 West S.B.B. & M.; thence

1. westerly along the southerly line of Township 4 North, S.B.B. & M.; to its intersection with the southerly Right-of-Way line of Rancho Street; thence
2. westerly along said southerly Right-of-Way line to its intersection with the southerly line of said Township 4 North S.B.B. & M.; thence
3. westerly along said Township line to its intersection with the southerly Right-of-Way line of Rancho Street; thence
4. westerly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Maple Avenue, 84 feet wide; thence
5. northerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line of Yucca Street, 60 feet wide; thence
6. westerly along said southerly Right-of-Way line to its intersection with the easterly Right-of-Way line of Tamarisk (Primrose) Avenue; thence
7. southerly along said easterly Right-of-Way line to its intersection with the northerly Right-of-Way line of Pinewood Drive; thence
8. easterly along said northerly Right-of-Way line to its intersection with the northerly prolongation of the easterly line of Lot 127 on Tract No. 11849-3 as shown on map recorded in Book 194 Pages 38-41 of Maps, Records of said County; thence
9. southerly along said prolongation and said easterly line to its intersection with the northerly line of Lot 113 of said Tract No. 11849-3; thence

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20. easterly along said southerly line to its intersection with the westerly line of the East 1/2 of the East 1/2 of said Section 15; thence
21. northerly along said westerly line to its intersection with the southerly line of the North 1/2 of the North 1/2 of Section 15 Township 4 North, Range 5 West. S.B.B. & M.; thence
22. easterly along said southerly line and the southerly line of the North 1/2 of the North 1/2 of Section 14, Township 4 North, Range 5 West, S.B.B. & M. to its intersection with the north-westerly Right-of-Way line of Interstate Highway 15; thence
23. northeasterly along said northwesterly Right-of-Way line to its intersection with the southerly line of Section 11, Township 4 North, Range 5 West. S.B.B. & M.; thence
24. easterly along said southerly line and the southerly line of Section 12, Township 4 North, Range 5 West, S.B.B. & M. to its intersection with the east line of the West 1/2 of Section 13, Township 4 North, Range 5 West, S.B.B. & M.; thence
25. southerly along said easterly line to its intersection with the southerly Right-of-Way line to Live Oak Street; thence
26. westerly along said southerly Right-of-Way line to its intersection with the northwesterly line of Tract No. 5375 as shown on map recorded in Book 64 Pages 85 and 86 of Maps, Records of said County; thence
27. southwestery and southerly along said northwesterly line to its intersection with the northerly line of Lot 229 of said Tract No. 5375; thence
28. easterly along said northerly line to its intersection with the westerly Right-of-Way line of Pyrite Avenue, 60 feet wide; thence
29. northerly along said westerly Right-of-Way line to its intersection with the northerly Right-of-Way line of Juniper Street; thence
30. easterly along said northerly Right-of-Way line to its intersection with the easterly Right-of-Way line of Topaz Avenue; thence
31. northerly along said easterly Right-of-Way line to its intersection with the westerly prolongation of the southerly line of Parcel 2 of Parcel Map No. 6413 as shown on map recorded in Book 61 Page 23 of Parcel Maps, Records of said County; thence
32. easterly along said prolongation and said southerly line and its easterly prolongation to its intersection with the westerly Right-of-Way line of Maple Road; thence
33. northerly along said westerly Right-of-Way line to its intersection with the southerly line of Section 7, Township 4 North, Range 4 West, S.B.B. & M. being also the V V E D A Redevelopment Agency Project boundary; thence

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34. easterly along said southerly line following said boundary to its intersection with the centerline of Balsam Avenue; thence
35. northerly along the centerline of said Balsam Avenue to the centerline intersection of Mauna Loa Street; thence
36. easterly along the centerline of said Mauna Loa Street to the centerline intersection of Seventh Avenue; thence
37. northerly along the centerline of said Seventh Avenue to the centerline intersection of Verde Street; thence
38. easterly and northeasterly along the centerline of said Verde Street to the centerline intersection of Third Avenue; thence
39. northerly along the centerline of said Third Avenue to its intersection with the westerly prolongation of the northerly lot line of Lot 136, in Tract No. 5037 as recorded in Map Book 60, Pages 18 through 20, inclusive, Official Records of said County of San Bernardino; thence
40. easterly along the northerly property lines of Lots 137 through 127 of said Tract No. 5037 to the centerline of First Avenue; thence
41. northeasterly along the centerline of said First Avenue to the centerline intersection of Mesa Street; thence
42. easterly along the centerline of said Mesa Street to the centerline intersection of Hesperia Road and West Santa Fe Avenue; thence
43. easterly and northeasterly along the centerline of said West Santa Fe Avenue to a point being at a right angle to said centerline of West Santa Fe Avenue and the intersection of Darwin Avenue and East Santa Fe Avenue; thence
44. southeasterly to said intersection of centerlines of East Santa Fe Avenue and Darwin Street; thence
45. northeasterly along the centerline of said East Santa Fe Avenue to the northwesterly prolongation of the most northerly property lines of Lots 23 and 24 of Tract No. 4600 as recorded in Map Book 59, Pages 43 through 47, inclusive Official Records of San Bernardino County; thence
46. southeasterly along said northerly property lines to the northeast property corner of said Lot 24; thence
47. northeasterly along the westerly and northwesterly property lines of Lots 25 through 39, inclusive of said Tract No. 4600 to the southwest property corner of Lot 40 of said Tract No. 4600; thence

310136

48. northerly along the westerly property line and its northerly prolongation thereof of said Lot 40 to the centerline of Eucalyptus Street; thence
49. easterly along the centerline of said Eucalyptus Street to the centerline intersection of I Avenue; thence
50. northerly along the centerline of said I Avenue to the centerline intersection of Hackberry Street; thence
51. easterly along the centerline of said Hackberry Street to the centerline intersection of Peach Avenue; thence
52. northerly along the centerline of said Peach Avenue to the centerline intersection of Alder Street; thence
53. easterly along the centerline of Alder Street to its intersection with the easterly Right-of-Way line of Orchid Avenue; thence
54. leaving the V V E D A Redevelopment Project boundary southerly along said easterly Right-of-Way line to its intersection with the northerly line of Parcel Map No.9197 as shown on map recorded in Book 110 Pages 43 and 44 of Parcel Maps, Records of said County; thence
55. easterly along said northerly line to its intersection with the easterly line of the West 1/2 of the West 1/2 of Section 1, Township 4 North, Range 4 West, S.B.B. & M. being also the boundary line of the City of Hesperia; thence
56. southerly along said easterly line following said boundary to its intersection with the northerly line of section 12, Township 4 North, Range 4 West, S.B.B. & M.; thence
57. easterly along said northerly line to the easterly line of the West 1/2 of said Section 12; thence
58. southerly along said easterly line to the northerly line of the South 1/2 of the North 1/2 of said Section 12; thence
59. easterly along said northerly line to the easterly line of the West 1/2 of the East 1/2 of said Section 12; thence
60. southerly along said easterly line to the northerly line of the South 1/2 of the South 1/2 of said Section 12; thence
61. easterly along said northerly line to the easterly line of said Section 12; thence
62. southerly along the easterly line of Sections 12, 13, 24, 25 and 36 of Township 4 North, Range 4 West, S.B.B. & M. to the Point of Beginning.

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