



CITY OF DESERT HOT SPRINGS

SPECIAL MEETING OF THE RDA SUCCESSOR AGENCY OVERSIGHT BOARD

AGENDA

**MARCH 28, 2018
8:00 A.M.**

**CITY COUNCIL CHAMBER
CARL MAY COMMUNITY CENTER
11711 West Drive, Desert Hot Springs, California**

NOTICE IS HEREBY GIVEN, as provided by Government Code Section 54956, that Chairman Martin has called a special meeting of the Desert Hot Springs RDA Successor Agency Oversight Board for the purpose stated below:

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

MINUTES

Oversight Board Regular Meeting Minutes: January 18, 2018

City Clerk, Jerryl Soriano, CMC

Recommendation: Approve Minutes as submitted; or as corrected.

PUBLIC COMMENTS

At this time, pursuant to State law, any person may comment on an item, which is NOT on the agenda. PLEASE STATE YOUR NAME FOR THE RECORD.

Comments are limited to the first ten (10) speakers at three (3) minutes per speaker. All comments are to be directed to the RDA Successor Agency Oversight Board and shall be devoid of any personal attacks. Members of the public are expected to maintain a professional, courteous decorum during public comments.

ADMINISTRATIVE CALENDAR

- 1. Resolution Approving Purchase and Sale Agreement and Joint Escrow Instructions With The Richard Feenstra and Sue Feenstra Joint Living Trust with Respect to the Real Property Located at 66098 and 66108 Pierson Boulevard, Desert Hot Springs, California (APNs 639-232-035, -036, -037, -038)**

Deputy City Manager, Luke Rainey

Recommendation: Adopt a Resolution of the Oversight Board to the Successor Agency to the former Redevelopment Agency of the City of Desert Hot Springs approving Purchase and Sale Agreement and Joint Escrow Instructions ("Purchase and Sale Agreement") between the Successor Agency to the former Desert Hot Springs Redevelopment Agency and The Richard Feenstra and Sue Feenstra Joint Living Trust with respect to the real property located at 66098 and 66108 Pierson Boulevard, Desert Hot Springs, California (APNs 639-232-035, -036, -037, -038) and approving certain related actions.

BOARD MEMBER COMMENTS

ADJOURN

NOTICES

Title 2

In an effort to comply with the requirements of Title 2 of the Americans With Disabilities Act of 1990, the City of Desert Hot Springs requires that any person in need of any type of special equipment, assistance, or accommodation(s) in order to communicate at a City public meeting, must inform the City Clerk a minimum of 72 hours prior to the scheduled meeting to enable the City to make reasonable arrangements.

SB 343

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the Community Development Department at City Hall during normal business hours at 65950 Pierson Boulevard, Desert Hot Springs, CA 92240.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 11711 West Drive, Desert Hot Springs, CA 92240.



CITY OF DESERT HOT SPRINGS

SPECIAL MEETING OF THE RDA SUCCESSOR AGENCY OVERSIGHT BOARD

DRAFT ACTION MINUTES

JANUARY 18, 2018 - 8:00 A.M.

**CARL MAY COMMUNITY CENTER
CITY COUNCIL CHAMBERS
11711 West Drive, Desert Hot Springs, California**

CALL TO ORDER

Chairman Martin called the meeting to order at 8:00 A.M.

ROLL CALL

Present:

Board Members: Julie Arthur
Armando Rodriguez
Mary Jane Sanchez-Fulton (arrived after Roll Call)
Joseph Tanner
Michael Walsh

Chairman: Russ Martin

Absent:

Board Member: Dirk Voss

PLEDGE OF ALLEGIANCE

Board Member Walsh led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Action: Tanner moved to approve the January 18, 2017 Special Meeting Agenda, motion seconded by Arthur, motion carried 5/0 by the following vote:

Vote:

Passed

AYES: 5 - Aguilar, Martin, Arthur, Rodriguez, Tanner
NOES: 0 - (None)
ABSENT: 2 - Sanchez-Fulton, Voss

MINUTES**Oversight Board Regular Meeting Minutes: December 13, 2017***City Clerk, Jerry Soriano, CMC***Recommendation:** Approve Minutes as presented; or as corrected.

Action: Arthur moved to approve the December 13, 2017 Regular Meeting Minutes, motion seconded by Tanner, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Aguilar, Martin, Arthur, Rodriguez, Tanner
Passed NOES: 0 - (None)
 ABSENT: 2 - Sanchez-Fulton, Voss

PUBLIC COMMENTS

None.

Board Member Sanchez-Fulton entered the meeting at 8:04 A.M.

ADMINISTRATIVE CALENDAR

1. Resolution Approving the Establishment of Recognized Obligation Payment Schedule (ROPS) 18-19 A and B for the Period of July 2018 through June 2019 and Approving Certain Related Actions

Finance Manager, Linda Kelly

Recommendation: Adopt a Resolution of the Oversight Board for the Successor Agency to the former Redevelopment Agency of the City of Desert Hot Springs approving the establishment of Recognized Obligation Payment Schedule 18-19 A & B for the period of July 2018 through June 2019 and approving certain related actions.

Steve Dukett, Urban Futures, presented the staff report and responded to questions.

Action: Sanchez-Fulton moved to approve staff recommendation and adopt *Resolution No. OB-2018-001*, motion seconded by Arthur, motion carried 6/0 by the following vote:

Vote: AYES: 6 - Aguilar, Martin, Arthur, Rodriguez, Sanchez-Fulton,
Passed Tanner
 NOES: 0 - (None)
 ABSENT: 1 - Voss

2. Resolution Approving the Successor Agency's Supplemental Educational Revenue Augmentation Fund Loan Re-Payment Schedule Pursuant to Health and Safety Code Section 34171

Finance Manager, Linda Kelly

Recommendation: Adopt a Resolution of the Oversight Board for the Successor Agency to the former Redevelopment Agency of the City of Desert Hot Springs approving the Successor Agency's Supplemental Educational Revenue Augmentation Fund Loan repayment schedule pursuant to Health and Safety Code Section 34171.

Steve Dukett, Urban Futures, presented the staff report and responded to questions.

Action: Aguilar moved to approve staff recommendation and adopt *Resolution No. OB-2018-002*, motion seconded by Arthur, motion carried 6/0 by the following vote:

Vote: AYES: 6 - Aguilar, Martin, Arthur, Rodriguez, Sanchez-Fulton,
Passed Tanner
NOES: 0 - (None)
ABSENT: 1 - Voss

BOARD MEMBER COMMENTS

None.

ADJOURN REGULAR MEETING

Chairman Martin adjourned the meeting at 8:33 A.M.

Jerryl Soriano, CMC, City Clerk

REPORT TO THE OVERSIGHT BOARD



DATE: March 28, 2018

TITLE: Resolution Approving Purchase and Sale Agreement and Joint Escrow Instructions With The Richard Feenstra and Sue Feenstra Joint Living Trust with Respect to the Real Property Located at 66098 and 66108 Pierson Boulevard, Desert Hot Springs, California (APNs 639-232-035, -036, -037, -038)

Prepared by: Luke Rainey, Deputy City Manager

Reviewed by: Robert Lee, Deputy City Attorney

RECOMMENDATION

Adopt a Resolution of the Oversight Board to the Successor Agency to the former Redevelopment Agency of the City of Desert Hot Springs approving Purchase and Sale Agreement and Joint Escrow Instructions ("Purchase and Sale Agreement") between the Successor Agency to the former Desert Hot Springs Redevelopment Agency and The Richard Feenstra and Sue Feenstra Joint Living Trust with respect to the real property located at 66098 and 66108 Pierson Boulevard, Desert Hot Springs, California (APNs 639-232-035, -036, -037, -038) and approving certain related actions.

BACKGROUND

Pursuant to Health and Safety Code (the "HSC") § 34172 (a)(1), the Redevelopment Agency of the City of Desert Hot Springs was dissolved February 1, 2012. Consistent with the provisions of the HSC, the City Council of the City of Desert Hot Springs (the "City") previously elected to serve in the capacity of the Successor Agency to the Redevelopment Agency of the City of Desert Hot Springs (the "Successor Agency"). The Oversight Board for the Successor Agency ("Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency.

On March 11, 2015, the Oversight Board approved its Resolution No. OB-2015-003, approving the Successor Agency's Long-Range Property Management Plan (the "LRPMP") and on May 15, 2015, the Department of Finance ("DOF") approved the LRPMP and notified the Successor Agency that pursuant to HSC § 34191.3, the approved LRPMP shall govern, and supersede all other provisions relating to the disposition and use of all the real property assets of the former redevelopment agency. The approved LRPMP, which addresses the disposition and use of the real property assets held by the Successor Agency, includes 44 parcels of land grouped into sixteen (16) separate sites, of which four (4) sites have already been sold or transferred to the City, leaving twelve (12) sites (3 sites zoned general commercial and 9 sites located within the City's Vortex Specific Plan) to be sold pursuant to the approved LRPMP. In addition to these twelve (12) sites, the Successor Agency has two (2) surplus residential properties that are required to be sold, thereby creating a total of fourteen (14) sites to be sold (the "Successor Agency Properties").

DISCUSSION

The Successor Agency is the owner of that certain real property consisting of approximately 0.60 acre of vacant land located at 66098 and 66108 Pierson Boulevard, Desert Hot Springs, California (APNs 639-232-035, -036, -0037, -038) (the "Property"). The Property, which is one of the Successor Agency Properties, is: (i) identified as Site No. 4 in the LRPMP; (ii) described as four (4) parcels of vacant land zoned Retail in Planning Area 3.03 of the Vortex Specific Plan; (iii) designated for future development; and (iv) more fully described in Exhibit "A" attached

hereto, which is an excerpt from the LRPMP, and is included as Exhibit “A” to the attached Resolution.

On November 15, 2016, the Successor Agency approved an agreement with NAI Capital (the “NAI Agreement”) to list and sell certain real property assets of the Successor Agency, all of which were subsequently listed for sale. As a part of the NAI Agreement, NAI Capital has agreed to prepare a Broker’s Opinion of Value (the “BOV”) for each Successor Agency property that is sold. In response to NAI Capital’s listing, on December 24, 2017, The Richard Feenstra and Sue Feenstra Joint Living Trust, represented by Richard A. Feenstra, offered to purchase the Property for \$64,882 (the “Purchase Price”) – a copy of the offer letter (the “Offer Letter”) is attached to the Resolution as Exhibit “B.” In the Offer Letter, Mr. Feenstra provided the Successor Agency with certain information concerning plans to develop the Property for commercial uses.

To determine whether the Purchase Price is fair and reasonable, the Successor Agency requested NAI Capital to prepare a BOV. Based on past practice, the DOF has acknowledged that BOVs are an acceptable method and basis for confirming that the value of real property being sold by a successor agency is fair and reasonable. On January 9, 2018, the Successor Agency received the BOV from NAI Capital indicating its opinion that the market value of the Property is currently \$64,882 (the “BOV Market Value”). In consideration that the \$64,882 purchase price offered by Mr. Feenstra is the same as the BOV Market Value, it may be concluded that the purchase price offered by Mr. Feenstra for the Property is fair and reasonable, as more fully described within the BOV for the Property, a copy of which is attached to the Resolution as Exhibit “C.”

It is the intent of the Successor Agency to sell the Property for \$64,882. On February 20, 2018, the Successor Agency Board approved the Purchase and Sale Agreement, a copy of which is attached to the Resolution as Exhibit “D.”

Consistent with the provisions of the HSC and the LRPMP, the effectiveness of the Purchase and Sale Agreement is subject to the approval of the Oversight Board and review by DOF. Subject to approval of the Oversight Board and review by DOF, the Successor Agency intends to distribute the land sale proceeds to the Riverside County Auditor-Controller for distribution to the taxing entities.

The attached Resolution has been reviewed with respect to applicability of the California Environmental Quality Act (the “CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, § 15000 *et seq.*, hereafter the “Guidelines”) and the City’s environmental guidelines. The proposed sale of the Property is exempt under CEQA, the Guidelines, and the City environmental guidelines, as a “common sense exemption,” which provides that activities that cannot possibly have a significant effect on the environment are exempt from CEQA, 14 Cal Code Regs. § 15061(b)(3).

FISCAL DATA

The purchase price offered for the Property is \$64,882. Consistent with the provisions of the HSC, the Successor Agency intends to distribute the net land proceeds to the Riverside County Auditor Controller for distribution to the taxing entities.

EXHIBITS

- 1) Resolution Approving Purchase and Sale Agreement
- 2) Narrative for Site Number 4 – Excerpt from the DHS Long Range Property Management Plan (Exhibit A to Resolution)
- 3) December 24, 2017 Letter from Mr. Feenstra - Offer to Purchase the Property (Exhibit B to Resolution)
- 4) January 9, 2018 Brokers Opinion of Value prepared by NAI Capital (Exhibit C to Resolution)
- 5) Purchase and Sale Agreement and Joint Escrow Instructions between the Successor Agency and The Richard Feenstra and Sue Feenstra Joint Living Trust (Exhibit D to Resolution)

RESOLUTION NO. OB-2018- ____

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DESERT HOT SPRINGS APPROVING THE PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS BETWEEN THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DESERT HOT SPRINGS AND THE RICHARD FEENSTRA AND SUE FEENSTRA JOINT LIVING TRUST WITH RESPECT TO THE REAL PROPERTY LOCATED AT 66098 AND 66108 PIERSON BOULEVARD, DESERT HOT SPRINGS, CALIFORNIA (APNS 639-232-035, -036, -037, -038) AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, pursuant to Health and Safety Code (the "HSC") § 34172 (a) (1), the Redevelopment Agency of the City of Desert Hot Springs dissolved February 1, 2012; and

WHEREAS, consistent with the provisions of the HSC, the City Council of the City of Desert Hot Springs (the "City") previously elected to serve in the capacity of the Successor Agency to the Redevelopment Agency of the City of Desert Hot Springs (the "Successor Agency"); and

WHEREAS, the Oversight Board for the Successor Agency ("Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, pursuant to HSC § 34191.5 (c), the Successor Agency previously prepared and filed with the Department of Finance ("DOF") its Oversight Board-approved Long Range Property Management Plan ("LRPMP"); and

WHEREAS, on March 11, 2015, the Oversight Board approved its Resolution No. OB-2015-003, approving the Successor Agency's LRPMP; and

WHEREAS, on May 15, 2015, the DOF approved the Successor Agency's LRPMP and notified the Successor Agency that pursuant to HSC § 34191.3, the approved LRPMP shall govern, and supersede all other provisions relating to the disposition and use of all the real property assets of the former redevelopment agency; and

WHEREAS, the approved LRPMP, which addresses the disposition and use of the real property assets held by the Successor Agency, includes 44 parcels of land grouped into sixteen (16) separate sites, of which four (4) sites have already been sold or transferred to the City, leaving twelve (12) sites (3 sites zoned general commercial and 9 sites located within the City's Vortex Specific Plan) to be sold; and

WHEREAS, in addition to these twelve (12) sites, the Successor Agency has two (2) surplus residential properties that are required to be sold, thereby creating a total of fourteen (14) sites to be sold (the "Successor Agency Properties"); and

WHEREAS, the Successor Agency is the owner of that certain real property consisting of approximately 0.60 acre of vacant land located at 66098 and 66108 Pierson Boulevard, Desert Hot Springs, California (APNs 639-232-035, -036, -0037, -038) (the "Property"); and

WHEREAS, the Property, which is one of the Successor Agency Properties, is: (i) identified as Site No. 4 in the LRPMP; (ii) described as four (4) parcels of vacant land zoned Retail in Planning Area 3.03 of the Vortex Specific Plan; (iii) designated for future development; and (iv) more fully described in Exhibit "A" attached hereto, which is an excerpt from the LRPMP; and

WHEREAS, on November 15, 2016, the Successor Agency approved an agreement with NAI Capital (the "NAI Agreement") to list and sell certain real property assets of the Successor Agency, all of which were subsequently listed for sale; and

WHEREAS, as a part of the NAI Agreement, NAI Capital has agreed to prepare a Broker's Opinion of Value (the "BOV") for each Successor Agency property that is sold; and

WHEREAS, in response to NAI Capital's listing, on December 24, 2017, The Richard Feenstra and Sue Feenstra Joint Living Trust, represented by Richard A. Feenstra, offered to purchase the Property for \$64,882 (the "Purchase Price") (a copy of the offer letter (the "Offer Letter") is attached to this Resolution as Exhibit "B"); and

WHEREAS, in the Offer Letter, Mr. Feenstra provided the Successor Agency with certain information concerning plans to develop the Property for commercial uses; and

WHEREAS, to determine whether the Purchase Price offered by Mr. Feenstra is fair and reasonable, the Successor Agency requested NAI Capital to prepare a BOV for the Property; and

WHEREAS, based on past practice, the DOF has acknowledged that BOVs are an acceptable method and basis for confirming that the value of real property being sold by a successor agency is fair and reasonable; and

WHEREAS, on January 9, 2018, the Successor Agency received the BOV from NAI Capital indicating its opinion that the market value of the Property is currently \$64,882 (the "BOV Market Value"); and

WHEREAS, in consideration that the \$64,882 purchase price offered by Mr. Feenstra is the same as the BOV Market Value, it may be concluded that the purchase price offered by Mr. Feenstra for the Property is fair and reasonable, as more fully described within the BOV for the Property, a copy of which is attached to this Resolution as Exhibit "C"; and

WHEREAS, during its meeting of February 20, 2018, the Successor Agency Board approved the Purchase and Sale Agreement and Joint Escrow Instructions for sale of the Property to The Richard Feenstra and Sue Feenstra Joint Living Trust at a price of \$64,882 (the "Purchase and Sale Agreement") and authorized certain related actions; and

WHEREAS, approval of this Resolution will approve the Purchase and Sale Agreement between the Successor Agency and The Richard Feenstra and Sue Feenstra Joint Living Trust with respect to the Property, the form of which is attached to this Resolution as Exhibit "D," and authorize certain related actions; and

WHEREAS, consistent with the provisions of the HSC and the LRPMP, the effectiveness of the Purchase and Sale Agreement is subject to the approval of the Oversight Board and review by DOF; and

WHEREAS, subject to approval of the Oversight Board and DOF review, the Successor Agency intends to distribute the land sale proceeds to the Riverside County Auditor-Controller for distribution to the taxing entities; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF DESERT HOT SPRINGS AS FOLLOWS:

Section 1. Recitals

That the Recitals set forth above are true and correct.

Section 2. Approval of Agreement and Related Approvals

That the Oversight Board hereby approve the Purchase and Sale Agreement and authorize the City's City Manager, acting for the Successor Agency, to (i) execute the same, (ii) make ministerial revisions to the Purchase and Sale Agreement which do not increase the Successor Agency's obligations or materially reduce the consideration payable to the Successor Agency; (iii) sign a grant deed and any other documents the execution of which is necessary or appropriate to carry out and implement the Purchase and Sale Agreement; (iv) administer the Successor Agency's obligations under the Purchase and Sale Agreement; and (v) take such other actions and execute such other documents as are necessary as may otherwise be required to fulfill the intent of this Resolution.

Section 3. Declaration

That the Purchase Price for the Property is determined to be fair and reasonable.

Section 4. CEQA

That the proposed sale of the Property is exempt under CEQA, the Guidelines and the City's environmental guidelines, as a "common sense exemption," which provides that activities that cannot possibly have a significant effect on the environment are exempt from CEQA, 14 Cal Code Regs. §15061 (b) (3).

Section 5. Severability

That if any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

Section 6. Effective Date

That this Resolution shall take effect immediately upon adoption.

Section 7. Certification

That the City Clerk acting for the Successor Agency's Oversight Board shall certify to the passage of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED, AND ADOPTED by the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Desert Hot Springs at a meeting held on the 28th day of March 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

[SIGNATURES FOLLOW ON THE NEXT PAGE]

ATTEST:

Jerryl Soriano, CMC
Oversight Board Secretary

APPROVED:

Russ Martin
Oversight Board Chair

APPROVED AS TO FORM:

Barry J. Shultz
Oversight Board Legal Counsel

EXHIBIT "A"

**Narrative for Site No. 4
66098 and 66108 Pierson Boulevard
(APNs 639-232-035, -036, -037, -038)
Excerpted from the
Long-Range Property Management Plan
(Pages 18-21)**

(See Attachment)

EXHIBIT "B"

**December 24, 2017 Offer Letter to Purchase Property
By Mr. Richard A. Feenstra**

(See Attachment)

EXHIBIT "C"

**January 9, 2018
Broker's Opinion of Value
Prepared by
NAI Capital**

(See Attachment)

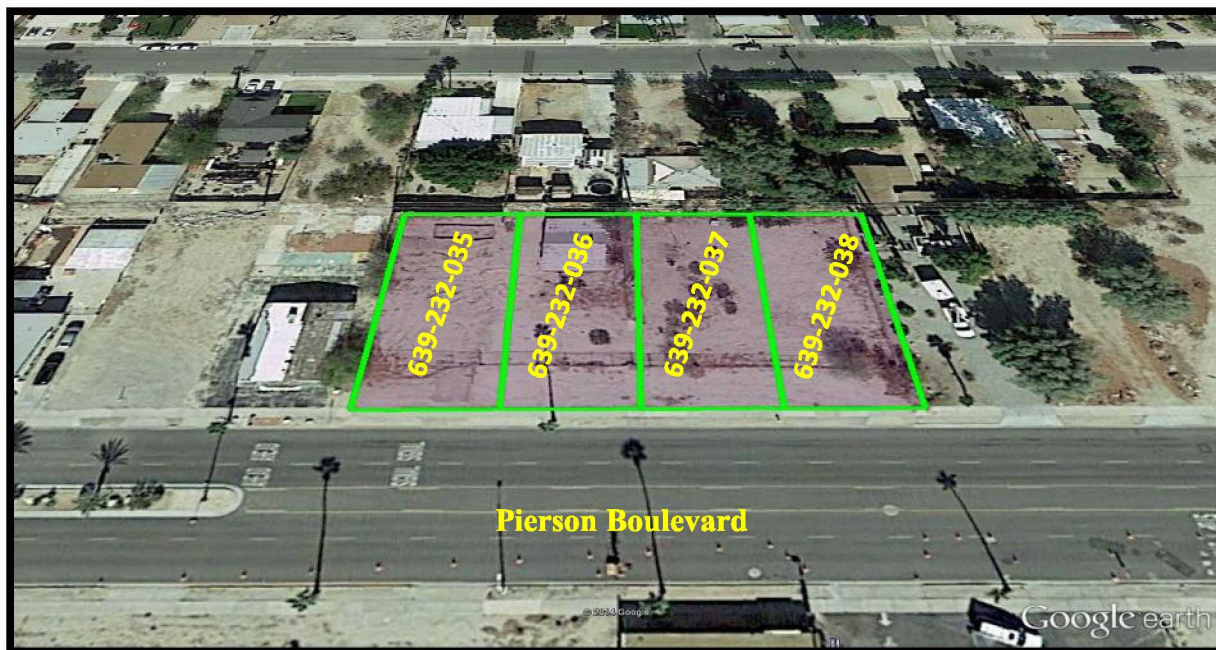
EXHIBIT "D"

**Purchase and Sale Agreement and Joint Escrow Instructions
between the
Successor Agency to the Redevelopment Agency
of the City of Desert Hot Springs
and
The Richard Feenstra and Sue Feenstra Joint Living Trust
(See Attachment)**



Successor Agency to the Redevelopment
Agency of the City of Desert Hot Springs
Long-Range Property Management Plan
December 2014

Site No. 4
Pierson Blvd. Vacant Retail Property #1
66098 Pierson Boulevard
66108 Pierson Boulevard
APN: 639-232-035, -036, -037, -038



- A. Permissible Use (HSC §34191.5(c)(2)):**
Site No. 4 is the Pierson Blvd. Vacant Retail Property #1 (the “Vacant Retail Property #1”) and is proposed to be retained by the City of Desert Hot Springs for future development pursuant to HSC §34191.5(c)(2).
- B. Acquisition of Property (HSC §34191.5 (c)(1)(A) and §34191.5(c)(1)(B)):**
The Vacant Retail Property #1 was acquired by the Agency on July 7, 2011 for \$375,000 in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development.



The Purchase and Sale Agreement for the Vacant Retail Property #1 was approved by the Agency on April 19, 2011. The estimated current value (the “ECV”) of the Vacant Retail Property #1 is approximately \$230,000.

C. Site Information (HSC §34191.5(c)(1)(C)):

The Vacant Retail Property #1 consists of four (4) parcels (APN: 639-232-035, -036, -037, -038) totaling 0.60 acres located at 66098 and 66108 Pierson Boulevard. It is the VSP that identifies and guides the specific use of the Vacant Retail Property #1 proposed to be held for future development by the City. Vacant Retail Property #1 is zoned Retail in Planning Area 3.03 (Retail 3.03) in the VSP. The VSP is used as the preferred method of detailed and systematic implementation of the City’s General Plan. The VSP – Retail 3.03 designation provides the downtown shopping destination, which compliments the Mixed-Use Core and offers a range of commercial, service, and eating establishments.

D. Estimated Current Value (HSC §34191.5 (c)(1)(D)):

To determine an ECV for the Vacant Retail Property #1, in March 2014, a comparable sales analysis was conducted through the National Data Collective. The ECV was determined to be approximately \$230,000. Local factors were not taken into consideration in determining the ECV of the Vacant Retail Property #1. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. As noted in the LRPMP, the real value of the property cannot be determined without an appraisal. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. Site Revenues (HSC §34191.5(c)(1)(E)):

There are no site revenues generated from the Vacant Retail Property #1.

F. History of Environmental Contamination (HSC §34191.5 (c)(1)(F)):

There is no history of environmental contamination.

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC §34191.5 (c)(1)(G)):

There is no potential for a TOD in conjunction with Vacant Retail Property #1. The retention of the Vacant Retail Property #1 for future development advances the planning objectives of the Successor Agency and the City in order to maximize development opportunities to (i) encourage lot consolidation and integrated development planning along the Palm Drive and Pierson Boulevard corridors to reduce fragmentation and encourage in-fill development in accordance with the VSP; (ii) capture appropriate demand that meets the community’s needs and takes full advantage of emerging development and economic opportunities; (iii) create jobs; (iv) reduce blight through new



construction and infrastructure; (v) increase the City's tax base; (vi) provide opportunities for private investment in the City; (vii) prevent land from being held solely for speculation; (viii) assure the development and implementation of the VSP maximizes the efficient use of vacant commercial lands; and (ix) establish of a mix of complimentary land uses for the redevelopment of Pierson Boulevard and Palm Drive.

H. History of Previous Development Proposals and Activity (HSC §34191.5 (c)(1)(H)):

The Vacant Retail Property #1 initially had structural improvements, but as a condition of escrow, the owner demolished and removed the structures. There have been no proposals or development activities other than the Agency's and the City's intent to implement the VSP.

I. Sale of Property:

It is proposed than an RFP will be issued in accordance with the Successor Agency's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Vacant Retail Property #1 is approximately \$230,000.

The following process was used in determining the *ECV* of the Property:

Date of estimated current value – March 2014

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately \$230,000. Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TDB and subject to a fair market appraisal conducted by a licensed appraiser. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized. The transfer of the Vacant Retail Property #1 to the City will be brought back to the Oversight Board for approval. In the event the City were to determine that it will not retain the Vacant Retail Property #1 for future development, any sale would be brought back to the Oversight Board for approval.

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRMP by the DOF, the Successor Agency will implement the LRMP.



1. For properties to be retained for future development, implementation will include securing an HSC §34180(f)(1) compensation agreement (the “Compensation Agreement”) with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. Waiting until DOF’s approval is received will ensure that the legal and staff time committed to preparing for and processing a Compensation Agreement is not wasted in the event that DOF decides not to approve the LRPMP. The City is concerned that it will not be fruitful to attempt to engage numerous taxing agencies in discussions about proceeds from the sale of properties when the timing of sale is not known and the price has not been determined. Further, this approach will also ensure that the affected taxing entities do not waste their legal and staff time reviewing a Compensation Agreement that would otherwise become mute in the event of a DOF denial. However, if DOF approves the LRPMP, then the City will prepare a Compensation Agreement and diligently seek the approval of the affected taxing entities. If the Compensation Agreement is approved, then the transfer of the property to the City will occur consistent with the provisions of the Compensation Agreement. If for any reason the Compensation Agreement is not approved by all affected taxing entities, then at City’s sole discretion: (i) the property’s value may be established by an independent appraiser approved by the Oversight Board and the property will be transferred to the City on that basis; or (ii) or if the City for any reason determines not to retain the Property for future development, then the property will be sold, thus completely eliminating the need for a Compensation Agreement. If the second option is selected, then the procedure described in Section 2, immediately below, will be followed.

2. For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board’s approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF’s review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

December 24, 2017

Lynn F. Coker
 NAI Capital
lcoker@naicapital.com

Dear Mr. Coker;

I am offering to purchase the City of Desert Hot Springs' Successor Agency (Seller) Parcel Number 4 (marketing flyer attached) with the following conditions and terms:

1. Price: \$64,882, payable in cash with close of escrow.
2. Buyer: Richard A. Feenstra, or assignee.
3. Intended Use: Eventual commercial development of the site will conform to all City zoning and land use requirements and may include both retail and office applications.
4. Closing: Fifteen (15) Days following the removal of all Buyer Contingencies.
5. Buyer Due Diligence Period: Thirty (30) Days following the opening of escrow.
6. Earnest Money Deposit: Buyer shall deposit \$3,500 into the Escrow Account within 3-days following the opening of Escrow. This money is refundable to Buyer should Escrow be cancelled at any point throughout the Buyer Due Diligence Period.
7. Condition of Property at Close of Escrow: Seller shall deliver the subject parcel lien free and cleared of all trash and debris.
8. Broker Representation: NAI Capital represents the City of Desert Hot Springs' Successor Agency (Seller) and both Buyer and Seller warrant there are no other Brokers, Agents or Consultants eligible for any compensation as a result of the consummation of this contemplated transaction other than NAI Capital.

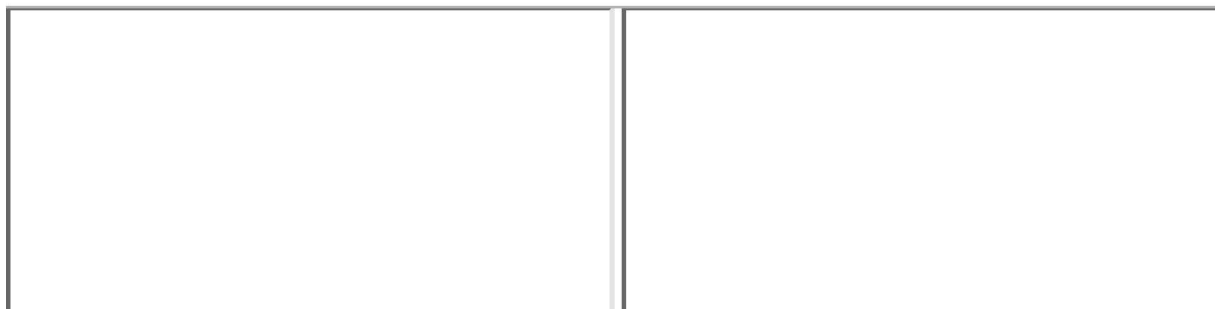
This expression of interest outlines high level purchase and sale conditions and is to be used for discussion purposes only. Neither Buyer nor Seller is obligated by any elements of this expression of interest nor is either party required to respond or advance these discussions whatsoever. For the purpose of the contemplated transaction, only a fully executed Purchase and Sale Agreement may bind the parties.

Sincerely,

Richard A. Feenstra

Enclosure: LoopNet Marketing Flyer

By searching on LoopNet, you agree to the [LoopNet Terms and Conditions](#).



NAI Capital

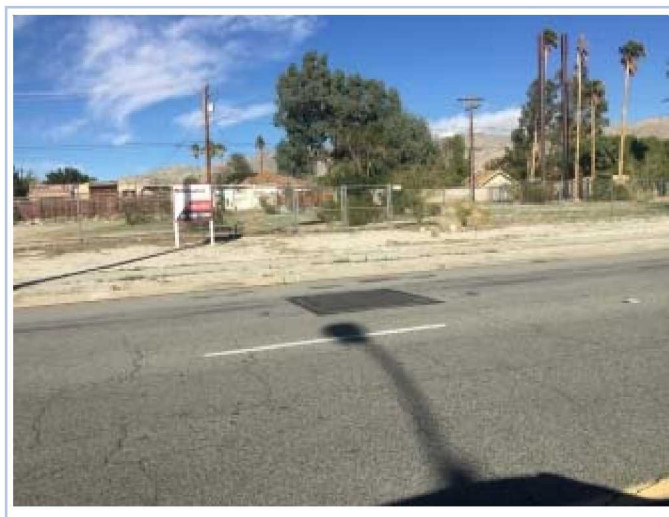
Lynn Coker — (760) 834-3623

Rick Maguire — (951) 217-1632

Land For Sale

Parcel # 4

66098-66108 Pierson Blvd., Desert Hot Springs, CA 92240



Price: \$64,882
Lot Size: 0.60 AC
Property Type: Land
Property Sub-type: Retail (land)
Zoning Description: Retail Property/
VSP-Retail 3.03
Listing ID: 20072231
Last Updated: 19 days ago
[Find Out More...](#)

1 Lot Available

ITEM 1.

Lot # 4	Price:	\$64,882
	Lot Size:	0.60 AC
	Price/AC:	\$108,136.66
	Lot Type:	Retail (land)
	APN / Parcel ID:	639-232-035, 639-232-036, 639-232-037, 639-232-038
Mid-block, blvd frontage. Close to government center and high school.		

Description

4 APN's 1 parcel/ Boulevard frontage

1 block west from Desert Hot Springs Community Center/ Art District. 1 block east of government center, police and fire stations, high school.

Map of 66098-66108 Pierson Blvd., Desert Hot Springs, CA 92240 (Riverside County)

By searching on LoopNet, you agree to the [LoopNet Terms and Conditions](#).



Created 11/26/2016



Office 760-346-1566 x1023
 Direct 760-834-3623
 FAX 760-346-1309
 URL <http://www.naicapital.com>
 75-410 Gerald Ford Dr.
 Suite 200
 Palm Desert, CA 92211
 DRE LICENSE 01363265

January 9, 2018

Joseph M. Tanner, Jr.
 Director of Administrative Services
 City of Desert Hot Springs
 65950 Pierson Boulevard
 Desert Hot Springs, CA 92240

Dear Mr. Tanner, Jr;

We are pleased to provide to the Successor Agency our updated Broker Opinion of Value for Parcel 4, dated as of January 9, 2018.

Based on our assessment of the subject site location and market characteristics substantiated by historical comparable sales in the area we value the property at \$64,882.

Our Opinion of Value is attached.

Respectfully,

Lynn F. Coker

Lynn F. Coker


 Dwight Capitani, Broker
 BRE NO: 01147970

Attached: Broker Opinion of Value Parcel 4

Opinion of Value

Retail Disposition > Establish Broker Opinion of Value Task

COMPANY: SUCCESSOR AGENCY FOR: City of Desert Hot Springs: Parcel # 4 NAI Capital: LYNN COKER
 PHONE #: (760) 346-1566
 Please rate the following:

LOCATION CHARACTERISTICS	EXCELLENT	GOOD	FAIR	POOR
Accessibility:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Appearance:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highway Visibility:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Building Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Size:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Age:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilities:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LOCATION CHARACTERISTICS:

☒ Commercial Corridor ☐ Highway/Interstate ☐ Remote/Rural ☐ Residential/Rural
☐ Downtown ☐ Suburban Business Park ☐ Retail Pad

Describe:	Vacant dirt lot on Pierson Blvd
Neighboring uses:	Vacant Commercial Land
Potential alternate uses:	Vacant Commercial Land
Market conditions & trends:	Average
Amenities/Advantages:	Inner city access. Curbs and Gutters plus Paved Streets
Problems:	Inactive market conditions.
What can be done to enhance the marketability of property?	Commercial development as per zoning.
Estimated area vacancy rate for this type of property?	There are more than 50 similar lots within 1500 feet of this Desert Hot Springs vacant parcel
Estimated downtime for this type of property?	36 Months

Estimated market value for this property?

X For Sale: **\$64,882** For Lease: N/A **NA** Month/Net:

Recommended offering price for this property?

X For Sale: **\$64,882** For Lease **NA** Month/net

*Please attach recent comparable sale information to support the estimate of value.

SALE COMPARABLES – COMPLETED TRANSACTIONS

Attach copies of listing summary sheet/data flyers if available.

	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
Address:	66098-66108 Pierson Blvd	Palm Drive and 6 th	Palm Drive and 4th	Two Bunch Palms/Cabot
Owner Name	LRPMP # 4			
Year Built				
Condition (1)	Average	Average	Average	Superior
Area (SF)	29,136	37,897	36,154	93,783
Rental Rate (\$/SF)		N/A	N/A	N/A
Rate Adjustments				
Over Lease Terms				
Expense Terms (2)				
Location (1)		<1 mile	< 2 mile	< 3mile
Quality (1)	Average	Superior	Superior	Equal
Date Sold		April 2017	April 2017	Oct 2014
Sale Price		\$115,000	\$115,000	\$275,000
Price PSF	\$2.27	\$3.03	\$3.18	\$2.13

Comment Subject:	Inner city commercial lot situated mid-block.
Comp. #1:	
Comp. #2:	
Comp. #3:	

66098 – 66108 PIERSON BLVD, DESERT HOT SPRINGS

SUCCESSOR AGENCY PARCEL 4



**PURCHASE AND SALE AGREEMENT
AND
JOINT ESCROW INSTRUCTIONS**

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "Agreement") is dated and made effective as of the _____ day of _____, 2018 ("Effective Date"), by and between the Successor Agency to the City of Desert Hot Springs Redevelopment Agency, a public body, corporate and politic, duly organized and existing pursuant to the Community Redevelopment Law of the State of California ("Seller" or sometimes "Successor Agency"), and the Richard Feenstra and Sue Feenstra Joint Living Trust ("Buyer"). Buyer and Seller are sometimes hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, pursuant to the Community Redevelopment Law (the "CRL") (Health and Safety Code Sections 33000 *et seq.*), the City Council of the City of Desert Hot Springs ("City") created the Desert Hot Springs Redevelopment Agency (the "Agency"); and

WHEREAS, as part of the Fiscal Year 2011-2012 State budget bill, the California State Legislature enacted, and the Governor signed, Assembly Bill x1 26 ("AB 26"), which added Parts 1.8 and 1.85 to the CRL, and which were intended to cause the dissolution and set in motion the wind down of all redevelopment agencies in California (the "Dissolution Act"); and

WHEREAS, on December 29, 2011, in the petition *California Redevelopment Association v. Matosantos*, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved by operation of law as of February 1, 2012; and

WHEREAS, by Resolution No. 2012-003 considered and approved by the City Council on January 9, 2012, the City elected to become and serve as the successor agency to the Agency and assumed the responsibility of winding down the affairs of the Agency and disposing its assets under the direction of the Successor Agency's oversight board created under AB 26; and

WHEREAS, as of February 1, 2012, the Agency dissolved and the Successor Agency became operational; and

WHEREAS, AB 26 was amended by the State Legislature in June 2012, pursuant to Assembly Bill 1484 ("AB 1484") to provide new requirements and clarification of prior requirements related to the wind down of the affairs of the dissolved Agency; and

WHEREAS, the Successor Agency has the authority, rights, powers, duties and obligations previously vested with the Agency under the CRL that were not repealed by AB 26 and AB 1484; and

WHEREAS, the Successor Agency has obtained from the California Department of Finance ("DOF") any and all approvals that are required under AB 1484 to dispose the Property to Buyer, including approval by the DOF of the Successor Agency's Long Range Property Management Plan ("LRPMP") and approval by DOF for Successor Agency to sell the Property (as defined below) in accordance with the LRPMP; and

WHEREAS, the Successor Agency owns in fee simple, vacant commercial real property located at 66098 and 66108 Pierson Boulevard between West Drive and Cactus Drive, in the City of Desert Hot Springs, County of Riverside, State of California, as referenced by Assessor's Parcel Number(s) 639-232-035, 639-232-036, 639-232-037 and 639-232-038, consisting of approximately 0.60 acre (the "Property"), more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference; and

WHEREAS, Buyer desires to acquire the Property and may or may not develop the Property as part of a larger project (the "Project") in accordance with Buyer's plans and specifications for the Project, if any; and

WHEREAS, Seller now desires to sell to Buyer and Buyer desires to purchase from Seller, the Property at no less than the property valuation obtained by Seller as a Broker's Opinion of Value on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants, promises and agreements contained herein, the Parties do hereby agree as follows:

AGREEMENT

1. **Purchase and Sale.** Seller agrees to sell the Property to Buyer and Buyer agrees to purchase the Property from Seller, for the Purchase Price, as defined in Section 2 below, upon the terms and conditions set forth in this Agreement.

2. **Purchase Price and Financing Terms.** The purchase price of the Property (the "Purchase Price"), shall be Sixty-Four Thousand Eight Hundred Eighty-Two Dollars and No Cents (\$64,882.00). Buyer shall purchase the Property entirely in cash or cash equivalent. Buyer shall not obtain any financing for purchase of the Property.

3. **Valuation of Property; Deposit.**

3.1 The Parties understand, accept and acknowledge that the Purchase Price has been determined pursuant to a Broker's Opinion of Value that was obtained from a neutral third party broker, and such Purchase Price is not less than the

estimate of the fair market value of the Property. Such Broker's Opinion of Value was rendered by NAI Capital as of January 9, 2018.

3.2. Buyer shall make a cash deposit ("Deposit") in the amount of Three Thousand Five Hundred Dollars and No Cents (\$3,500.00) upon Opening of Escrow (as defined in Section 7.1 hereinbelow) into an interest bearing account with interest to accrue to Buyer, except in the event of a Buyer's breach of this Agreement prior to Close of Escrow. The Deposit is irrevocable, non-refundable to Buyer, and will be retained by Seller as liquidated damages in the event of a default by Buyer. The Deposit (including any interest as may have been earned thereon) will be applied to the Purchase Price due at Close of Escrow.

4. Title and Title Insurance. Seller shall convey by grant deed, good and marketable fee simple title to the Property to Buyer at the Close of Escrow (as defined in Section 7.2 below), free of any monetary encumbrances affecting the condition of title except as otherwise expressly permitted in Section 5.2 below. A condition to the Close of Escrow is Buyer's ability to secure an Owner's CLTA Standard Coverage Policy of Title Insurance (the "Title Policy") for the Property, showing title vested in Buyer in the condition required by this Agreement. The Title Policy amount shall equal the Purchase Price. The Title Policy shall be issued by Commonwealth Land Title Company (the "Title Company").

5. Buyer's Conditions Precedent. Buyer's obligation to perform under this Agreement and to purchase the Property shall be subject to the satisfaction or waiver of the conditions set forth in Section 4 as well as all of the conditions precedent in subsections 5.1 through 5.5, inclusive, described below, which are solely for the benefit of Buyer unless otherwise expressly stated elsewhere in this Agreement. In the event any of the said conditions are not satisfied within the time limits specified therein, Buyer may, at its sole option and discretion, either waive such conditions or terminate this Agreement.

5.1 Preliminary Title Report. Seller shall obtain at Buyer's cost and provide to Buyer a preliminary title report for the Property within thirty (30) calendar days after the Effective Date (the "Preliminary Report"), together with complete and legible copies of all instruments referred to in the Preliminary Report as conditions or exceptions to title. In the event that Buyer, within ten (10) business days following receipt of the Preliminary Report, objects in writing to any monetary exceptions or exceptions which have a material effect on the use and/or value of the Property, which exceptions are disclosed therein, Seller shall be obligated to cause the removal of said exceptions on or before the Close of Escrow. In the event Seller agrees to but is unable to cause any such title discrepancy to be removed on or before the Close of Escrow, Buyer shall have the right to terminate this Agreement. Any termination authorized by this section shall be effected via a written notice from Buyer to Seller specifying the date of termination and the reasons therefor.

5.2 Approval of Title to the Property. Title to the Property shall be in the condition required by this Agreement as of Close of Escrow. At Close of Escrow, the Title Policy issued shall show as exceptions only the following: (i) the standard printed exceptions set forth in the Title Policy; (ii) general and special real property taxes and assessments, if any, for the current fiscal year, a lien not yet due and payable; (iii) recorded conditions, covenants and restrictions affecting the Property; and (iv) recorded covenants and easements.

5.3 Due Diligence Review. Within thirty (30) calendar days after the Opening of Escrow, as defined in Section 7.1 below, at its own expense, Buyer may, at its option, obtain data and conduct surveys, tests or appraisals, or otherwise inspect the Property and the suitability of the Property for the Project, if any, including, without limitation, the environmental, geotechnical and physical, zoning and land use aspects thereof ("Due Diligence Review"). Buyer may obtain a Phase I environmental report necessitated by any preliminary environmental report at its sole expense. Any Phase II report ordered that is necessitated by the results of the Phase I report will be procured at Seller's expense. Buyer and its agents, employees, contractors and consultants shall be afforded reasonable access and entry onto the Property to conduct such studies, tests, appraisals, investigations and inspections as are reasonably necessary to complete the Due Diligence Review. Any reports and documents generated from any inspection or investigation shall be provided to Seller by no later than five (5) business days following receipt of such reports and documents by Buyer. The foregoing notwithstanding, Buyer shall request such access and entry from Seller in writing at least forty-eight (48) hours in advance, exclusive of Fridays, weekends and holidays. Said request of Buyer shall outline in detail the particular activity to be conducted by Buyer upon the Property. All such studies, tests, appraisals, investigations and inspections shall occur at Buyer's sole cost and expense and shall be performed in a manner not unreasonably disruptive to the possession, use, occupancy and/or operation of the Property by Seller or the general public, as the case may be. Buyer shall repair any and all damage to the Property caused by its studies, tests, appraisals, investigations and inspections and shall indemnify and hold Seller harmless from any claim, liability, loss or expense including, without limitation, reasonable attorney fees and disbursements, asserted against Seller or the Property arising out of or relating in any way to Buyer's entry thereon.

5.3.1 Buyer shall in its sole and absolute discretion approve or disapprove in writing the results of any inspections, studies and reports conducted in Section 5.3 herein within five (5) business days after providing such studies and reports to Seller. The absence of any notice of such approval or disapproval shall be deemed approval by Buyer. If Buyer for any reason disapproves the condition of the Property as set forth above, Buyer may terminate this Agreement by written notice to Seller; provided, however, that if Seller, at its option, agrees in writing to remediate all deficiencies in the Property to Buyer's satisfaction, such termination shall be ineffective. In such event, Seller shall be required to perform the remediation of the Property prior to and as Buyer's condition to Closing, and, all expenses of such remediation shall be borne by Seller, or in the alternative, credited to Buyer at Closing.

5.3.2 By no later than ten (10) business days after the Effective Date, Seller shall provide to Buyer or make available to Buyer for inspection, all materials specified below that are in Seller's possession or control ("Due Diligence Materials"). If Seller thereafter discovers any additional items that should have been included among the Due Diligence Materials, Seller shall promptly deliver them to Buyer. The Due Diligence Materials shall include: (a) copies of any existing and proposed easements, covenants, restrictions, agreements, or other documents that, to Seller's knowledge, affect title to, or Seller's possession and/or use of, the Property that are not disclosed in the Preliminary Report; (b) all reports, plats or plans that, to Seller's knowledge, relate to the Property; (c) notice of any existing or threatened litigation that, to Seller's knowledge, affects or relates to the Property and copies of any pleadings with respect to that litigation; (d) all environmental assessment reports with respect to the Property that, to Seller's knowledge, were performed during the five (5) years preceding the Effective Date or that are currently being performed by or for Seller; and (e) any current preliminary title insurance report that, to Seller's knowledge, relates to the Property.

5.3.3 Buyer, at Buyer's expense and as part of its Due Diligence Review, may cause the Property to be surveyed by a licensed surveyor and obtain an ALTA survey of the Property reflecting the boundaries of the Property, the location of all improvements, recorded easements, encroachments, utility locations and monuments, if any, located thereon, and all building and set back lines and other matters of record with respect thereto.

5.4 No Default. Seller shall not be in default in any of its obligations under the terms of this Agreement and all representations and warranties of Seller contained herein shall be true and correct in all material respects.

5.5 No Litigation. No litigation shall be pending or threatened which seeks to enjoin the transactions contemplated by this Agreement or to obtain damages in connection therewith.

6. Seller's Conditions Precedent. Seller's obligation to perform under this Agreement and to sell the Property shall be subject to the satisfaction or waiver of the conditions precedent set forth in Sections 6.1 through 6.3, inclusive, described below, which are solely for the benefit of Seller unless otherwise expressly stated elsewhere in this Agreement. In the event any of the said conditions are not satisfied within the time limits specified therein, Seller may, at its sole option and discretion, either waive such conditions or terminate this Agreement.

6.1 Payment of Funds. Buyer shall have paid the Purchase Price and all required costs of Closing into Escrow.

6.2 No Litigation. No litigation shall be pending or threatened which seeks to enjoin the transactions contemplated by this Agreement or to obtain damages in connection therewith.

6.3 No Default. Buyer shall not be in default in any of its obligations under the terms of this Agreement and all representations and warranties of Buyer contained herein shall be true and correct in all material respects.

7. Escrow. The purchase and sale of the Property shall be completed through Commonwealth Land Title Company in its offices located in Los Angeles, California, or another escrow company or location as reasonably determined by Seller ("Escrow" or "Escrow Agent").

7.1. Opening. Within five (5) business days of the Effective Date, Seller shall deposit with Escrow Agent, one fully executed Agreement, which shall constitute the Escrow instructions (the "Escrow Instructions"). The date of delivery to Escrow Agent of such fully executed Agreement shall be deemed the opening of escrow ("Opening of Escrow"), and Escrow Agent shall notify Buyer and Seller in writing of the Opening of Escrow date and its acceptance of the Escrow Instructions. The Parties hereby acknowledge that any and all instruments the Escrow Agent shall reasonably request shall be deposited into Escrow in order to carry out the purpose and intent of this Agreement.

7.2. Closing. Escrow shall close, as evidenced by the recordation of a grant deed (the "Grant Deed"), in substantially the same form as that attached hereto as Exhibit "B," and incorporated herein by this reference, in the Official Records of Riverside County, California, on or before five (5) calendar days from the expiration of the Due Diligence Review period (the "Close of Escrow" or "Closing"), it being understood that the Parties may extend the Closing to a date as mutually agreed upon in writing. The Parties agree that the Close of Escrow may occur sooner than the date or dates referenced above, provided the Parties are in a position to complete the purchase and sale of the Property as contemplated in this Agreement and the Parties agree to the same in writing. On or before the Close of Escrow, the Escrow Agent shall record the Grant Deed, Declaration of Redevelopment Covenants (see Section 9.4 below), and any other instruments required to be recorded, and shall deliver to the Parties the funds and documents to which they shall be respectively entitled, together with its escrow statement; provided that the Escrow Agent shall then have on hand all funds and documents necessary to complete the transaction, and provided that the Title Company has stated that it shall be in a position to and will issue and deliver, upon recording of the Grant Deed, the title insurance required hereunder.

7.3 Closing Costs. Closing fees and costs, including all escrow fees, shall be paid by Buyer and Seller equally. As referenced in Section 5.1, Buyer shall pay for the Preliminary Title. Any transfer taxes shall be paid by Seller. Escrow Agent shall notify Buyer and Seller of the costs to be borne by the Parties no later than thirty (30) calendar days after Opening of Escrow. In the event of Buyer's material default under

this Agreement, Buyer shall pay escrow cancellation fees, if any. In the event of Seller's material default under this Agreement, Seller shall pay escrow cancellation fees, if any. The total amounts needed at Closing may include, but shall not be limited to, the Purchase Price, any sums toward title fees, escrow fees, property taxes, inspection costs, transfer taxes, assessments, utilities, prepaid service contracts, recording fees, and any other costs or fees necessary for the Closing.

7.4 Additional Documents. Buyer and Seller shall execute such additional escrow instructions or other documents as Escrow Agent may reasonably require to cause the Close of Escrow, but in no event shall said additional escrow instructions or other documents increase the rights of one party against the other party hereto or modify the terms and conditions of this Agreement.

7.5 Possession. Seller shall deliver possession of the Property to Buyer immediately following the Close of Escrow.

7.6 Delivery of Documents and Funds. Seller shall deliver the Grant Deed and any additional documents required from Seller by Escrow Agent to Escrow Agent by no later than two (2) business days prior to the Close of Escrow. Buyer shall deliver the Purchase Price and any additional funds required to close Escrow to Escrow Agent at least twenty-four hours prior to the Close of Escrow.

8. CEQA Indemnity and Buyer Acknowledgements.

8.1 Buyer's Acknowledgements. Buyer hereby understands, agrees and acknowledges that (a) Seller cannot, does not have the capacity nor legal authority to, and is not granting any land use, building or other entitlements as part of the sale of the Property to Buyer; (b) Buyer is not obligated to develop or construct anything on the Property; and (c) Buyer is solely responsible for seeking any development and/or building authorizations required by applicable law.

8.2 CEQA Indemnity. Buyer shall defend, indemnify and hold harmless Seller, the City, their officers, officials, agents, employees and volunteers (collectively, the "Indemnities") from any claim, action or proceeding against any of the Indemnities to attack, set aside, void or annul approval of this Agreement, and from and against any and all claims, demands, actions, losses, damage, injuries, and liability, direct or indirect (including any and all costs, expenses and attorneys' fees in connection therewith), arising out of any allegation or assertion that Seller is in violation of the California Environmental Quality Act (CEQA).

9. Buyer's Covenants Regarding Construction, Maintenance and Nondiscrimination.

9.1 Maintenance of the Property. Buyer covenants and agrees for itself, its successors, its assigns, and every successor in interest to the Property, or any part thereof, that Buyer, such successors and such assigns shall maintain in good

condition the improvements to be constructed on the Property, shall keep the Property free from any accumulation of debris or waste material, subject to normal construction job-site conditions, and shall maintain in a neat, orderly, healthy and good condition any landscaping to be planted in connection with the Project, as may be required by the City. In the event Buyer, or its successors or assigns, fails to perform the maintenance as required herein, Seller shall have the right, but not the obligation, to enter the Property and undertake such maintenance activities. In such event, Buyer or the then owner of the Property shall reimburse Seller for all reasonable sums incurred by it for such maintenance activities.

9.2 Obligation to Refrain from Discrimination. Buyer covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof, that there shall be no discrimination against or segregation of any person, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, or on the basis of domestic partnership status or arrangement, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property; nor shall Buyer itself, or any person claiming under or through it, 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 of the Property.

Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2., 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.

9.3 Form of Nondiscrimination and Nonsegregation Clauses. Buyer agrees that the covenants set forth in this section shall bind Buyer, for itself and its successors and assigns, and all subsequent holders of any interest in the Property. The covenants set forth in this section shall be covenants running with the land and shall consist of the following:

9.3.1 In Deeds: "The grantee herein covenants by and for itself, its successors 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 any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, or on the basis of domestic partnership status or arrangement, 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 the grantee, 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.”

“Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2., 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.”

9.3.2. In Leases: “The Lessee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through them, 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 any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code or on the basis of domestic partnership status or arrangement, 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 the grantee, 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.”

“Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2., 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.”

9.3.3. In Contracts: “There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code or on the basis of domestic partnership status or arrangement, 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 the grantee, 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."

"Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2., 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph."

"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."

9.4 Effect and Duration of Covenants; Redevelopment Covenants. The covenants established against discrimination as set forth in Sections 9.2 and 9.3 shall remain in effect in perpetuity. The maintenance and other covenants and obligations as set forth in Section 9.1, shall remain in effect for the life of the Agency's Redevelopment Plan, as may be extended from time to time. The covenants contained in this Section 9 shall be known as the "Redevelopment Covenants" and a Declaration of Redevelopment Covenants shall be recorded against the Property substantially in the form attached hereto as Exhibit "C."

The covenants set forth in this Section 9 shall run with the land and shall constitute equitable servitudes thereon. Seller is deemed the beneficiary of the terms and provisions of this Agreement and of the covenants running with the land for and in its own rights and for the purposes of protecting the interests of the community. Seller shall have the right, if such covenants are breached, to exercise all rights and remedies and to maintain any actions or suits at law or in equity or such other proper proceedings to enforce the curing of such breaches to which it or any other beneficiary of such covenants may be entitled, including, without limitation, to specific performance, damages and injunctive relief. Subject to existing laws, Seller shall have the right to assign all of its rights and benefits hereunder to the City.

10. Seller's Representations and Warranties. Seller hereby makes the following representations, warranties, and acknowledgments, and agrees that such representations, warranties and acknowledgments shall be true as of the Close of Escrow and shall survive the Close of Escrow for a period of one (1) year.

10.1 Seller, and the person executing this Agreement on behalf of Seller, has the full right, power and authority to enter into this Agreement and to convey title to the Property to Buyer, and to take all actions required of it by the terms of this Agreement.

10.2 All the documents executed by Seller which are to be delivered to Buyer at or before the Close of Escrow will be duly authorized, executed and delivered by Seller and will be legal, valid and binding obligations of Seller enforceable against Seller in accordance with their respective terms (except to the extent that such enforcement may be limited by applicable bankruptcy, insolvency, moratorium and other principals relating to or limiting the rights of contracting parties generally) and will not violate any provisions of any agreement to which Seller is a party or to which it is subject.

10.3 Seller is the lawful fee simple owner of the Property and all improvements developed thereupon, which, as of the Close of Escrow, will be free and clear of all liens, security agreements, encumbrances, claims, demands, and charges of every kind and nature whatsoever, except as may be expressly permitted in this Agreement. The Property may be subject to certain recorded easements, conditions, covenants and restrictions, which are subject to Buyer's review and approval.

10.4 Prior to the Close of Escrow or the termination of this Agreement by Buyer in accordance with the terms herein, Seller shall not execute any option, lease, escrow instructions, sale contracts, or other agreements or instruments giving any other party any right of ownership, possession, or use of the Property or any part thereof, or further encumber the Property or any part thereof.

10.5 This Agreement has been duly executed by Seller and constitutes the valid and binding agreement of Seller enforceable against Seller in accordance with its terms.

10.6 Until the Close of Escrow, Seller shall maintain the Property and any improvements and landscaping thereon, in the same general condition as exists as of the Effective Date. Seller shall deliver the Property reasonably clean and free of all personal belongings and debris.

11. Buyer's Representations and Warranties. Buyer hereby makes the following representations, warranties and acknowledgments, and agrees that such representations, warranties and acknowledgments shall be true as of the Close of Escrow and shall survive the Close of Escrow.

11.1 Buyer, and the person executing this Agreement on behalf of Buyer, has the full right, power and authority to enter into this Agreement, to purchase the Property from Seller and to take all actions required of it by the terms of this Agreement.

11.2 All the documents executed by Buyer which are to be delivered to Seller or Escrow Agent at the Close of Escrow will be duly authorized, executed, and delivered by Buyer and will be legal, valid, and binding obligations of Buyer enforceable against Buyer in accordance with their respective terms (except to the extent that such enforcement may be limited by applicable bankruptcy, insolvency, moratorium and other principals relating to or limiting the rights of contracting parties generally), and will not violate any provisions of any agreement to which Buyer is a party or to which it is subject.

11.3 This Agreement has been duly executed by Buyer and constitutes the valid and binding agreement of Buyer enforceable against Buyer in accordance with its terms.

12. Notices. All notices, requests, demands, and other communications hereunder shall be in writing and shall be delivered in person, or sent by certified mail, postage prepaid, or by commercial overnight courier with written verification of receipt or by telecopy. A notice shall be deemed given: (a) when delivered or refused by personal delivery (as evidenced by the receipt); (b) three (3) days after deposit in the mail if sent by certified mail; (c) three (3) days after having been sent by commercial overnight courier as evidenced by the written verification of receipt; or (d) on the date of confirmation if telecopied and transmitted electronically. Notices shall be addressed as set forth below, but any addressee may change its address by written notice in accordance herewith.

Buyer: The Richard Feenstra and Sue Feenstra
Joint Living Trust
Attn: Richard Feenstra, Trustee
12741 17th Street
Redlands, CA 92373
Telephone: (909) 647-8727
Email: rafeenstra@gmail.com

Seller: City of Desert Hot Springs as Successor Agency to
the Desert Hot Springs
Redevelopment Agency
Attn: City Manager acting on behalf of
Successor Agency
65950 Pierson Boulevard
Desert Hot Springs, CA 92240
Telephone: (760) 329-6411
Facsimile: (760) 288-3129
Email: cmaynard@cityofdhs.org

With a copy to: Quintanilla & Associates
 Attn: Robert J. Lee, Deputy City Attorney acting on
 behalf of Successor Agency
 42222 Rancho Las Palmas Drive, #176
 Rancho Mirage, CA, 92270
 Telephone: (760) 883-1848
 Email: Rlee@qalawyers.com

13. Broker's Commission. At Close of Escrow, Seller shall pay any and all real estate broker's commission for sale of the Property in accordance with Seller's listing agreement with the broker. Buyer represents and warrants that it has not retained a broker or consultant engaged on its behalf due a commission resulting from the consummation of the contemplated transaction.

14. Mutual Waiver and Release. Upon the Close of Escrow, excepting only those rights and obligations arising under this Agreement, in consideration of the covenants set forth in this Agreement, and for other good and valuable consideration, each Party, on behalf of itself and its successors, assigns and legal representatives, fully, irrevocably and unconditionally releases and discharges the other Party from all actions, causes of action, suits, debts, charges, complaints, claims, liabilities, and expenses, including attorneys' fees, of any nature whatsoever, known or unknown, suspected or unsuspected, which each Party has had, now has, or may have against the other Party, arising from or relating, either directly or indirectly, to Buyer's purchase of the Property from Seller and Seller's sale of the Property to Buyer.

The Parties are aware that facts may be discovered later that are different from and/or in addition to those that the Parties now know or believe to be true concerning the purchase and sale of the Property. The Parties acknowledge that they are familiar with California Civil Code Section 1542, which provides:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

Upon the Close of Escrow, the Parties expressly waive all rights under Civil Code Section 1542 with respect to the purchase and sale of the Property pursuant to this Agreement or otherwise and intend that the foregoing releases and discharges extend to all claims, including those that would otherwise be excepted by operation of Civil Code 1542 after the Close of Escrow.

15. Termination. This Agreement may be terminated by Seller upon written notice provided to Buyer in the event Close of Escrow does not occur on or before ten (10) days from the expiration of the Due Diligence Review period.

16. City Approvals. Buyer agrees to use reasonable efforts to obtain all City approvals necessary for completion of any Project.

17. General Provisions.

17.1 Entire Agreement. This Agreement constitutes the entire agreement and understanding between the Parties with respect to the subject matter contained herein, and supersedes any prior agreement and understanding about the subject matter hereof. This Agreement may only be modified or amended by a written instrument executed by the Parties and deposited with the Escrow Agent.

17.2 Time is of the Essence. Time is of the essence of this Agreement and the Escrow described herein, notwithstanding any provision to the contrary in the Escrow Agent's general Escrow Instructions.

17.3 Headings. The subject headings of the sections and paragraphs of this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions.

17.4 Counterparts and Facsimiles and Electronic Signatures. This Agreement may be executed in any number of counterparts each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. Facsimile and electronic copies of signature pages shall be treated as original signature pages.

17.5 Successors and Assigns. Each covenant and condition contained in this Agreement shall inure to the benefit of and be binding on the parties to this Agreement and their respective heirs, executors, administrators, personal representatives, successors and assigns.

17.6 Attorneys' Fees; Costs of Litigation. If any legal action or any other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it may be entitled, including the fees and costs incurred in enforcing any judgment which may be obtained in said action.

17.7 Remedies for Default. Failure by a party to perform any term, condition or covenant required of the party under this Agreement shall constitute a "default" of the offending party under this Agreement. Unless otherwise expressly stated elsewhere in this Agreement in which event the terms thereof shall govern, in the event that a default remains uncured for more than ten (10) calendar days following receipt of written notice of default from the other party, or the defaulting party fails to commence to cure, correct or remedy the alleged default within such period, a "breach"

shall be deemed to have occurred. Any failure or delay by a party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any rights or remedies associated with a default.

17.8 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

17.9 Non-Liability of Officials and Employees of Seller. No member, official or employee of the Seller shall be personally liable to Buyer, or any of Buyer's successors-in-interest, in the event of any default or breach by Seller or for any amount which may become due to Buyer or its successors, or on any obligations under the terms of this Agreement.

17.10 Interpretation. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others where and when the context so dictates. The word "including" shall be construed as if followed by the words "without limitation," when contextually appropriate. This Agreement shall be interpreted as though prepared jointly by the Parties.

17.11 Legal and Other Professional Advice. Each Party represents and warrants to the other Party the following: it has carefully read this Agreement, and in signing this Agreement, it does so with full knowledge of any rights which it may have; it has received independent legal advice from its respective legal counsel as to the matters set forth in this Agreement, or has knowingly chosen not to consult legal counsel regarding such matters; and it has freely signed this Agreement without any reliance upon any agreement, promise, statement or representation by or on behalf of the other Party, or its respective agents, employees or attorneys, except as specifically set forth in this Agreement, and without duress or coercion, whether economic or otherwise.

17.12 Risk of Loss. Risk of loss to the Property shall be borne by Seller until possession of the Property has been delivered to Buyer. If improvements on the Property are destroyed or materially damaged prior to transfer of title through no fault of Buyer, Seller shall cause the immediate repair of said improvements unless Buyer, in its sole discretion, elects in writing to waive such requirement and elects to proceed with the purchase of the Property. Buyer shall notify Seller whether Buyer wishes to proceed with the Property purchase within ten (10) days of receipt of written notice from Seller of such circumstances. In the event that Seller elects not to repair the damaged or destroyed improvements and Buyer declines to complete the Property purchase, Seller shall be relieved of the obligation to sell the damaged or destroyed Property to Buyer as provided herein and the Parties' obligations under this Agreement shall terminate with respect to the damaged or destroyed Property. In the event Property repairs are made, Buyer shall be obligated to close Escrow when the repairs are completed as evidenced by the sign-off of building permits, Certificates of Occupancy or other similar applicable governmental instruments.

17.13 As-Is. Buyer will be acquiring the Property in its as-is condition inclusive of all faults and defects, whether known or unknown, as may exist as of the Close of Escrow, and Buyer expressly assumes the risk that adverse physical, environmental, financial and legal conditions may not be revealed by Buyer's inspection of the Property or review of any of Seller's documents or materials provided to Buyer or otherwise.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date first written above.

SELLER:

Successor Agency to the City of Desert
Hot Springs Redevelopment Agency

Charles Maynard, City Manager acting
for the Successor Agency

BUYER:

The Richard Feenstra and Sue Feenstra
Joint Living Trust

Richard A. Feenstra, Trustee

ATTEST:

Jerryl Soriano, City Clerk acting
for the Successor Agency

APPROVED AS TO FORM:

Jennifer Mizrahi, City Attorney
acting for the Successor Agency

N:\DHSO\0002-02 Successor Agency General\Docs\5031 - Purchase and Sale Agreement Site 4 (01.24.18).Docx

EXHIBIT "A"**LEGAL DESCRIPTION OF PROPERTY**

All that certain real property situated in the City of Desert Hot Springs, County of Riverside, State of California, described as follows:

Lots 35, 36, 37 and 38 of Block "N" of Desert Hot Springs Cabin Sites Tract No. 1, as shown by map on file in Book 19, Pages 66 and 67 inclusive of Maps in the office of the County Recorder of Riverside County, California.

APNs: 639-232-035; 639-232-036; 639-232-037; 639-232-038

EXHIBIT "B"

GRANT DEED

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Successor Agency to the City of Desert Hot Springs
Redevelopment Agency
Attn: Successor Agency Secretary
65-950 Pierson Boulevard
Desert Hot Springs, CA 92240

APN(s): 639-232-035; 639-232-036;
639-232-037; 639-232-038

(Space Above this Line Reserved for Use by Recorder)

GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the Successor Agency to the former Desert Hot Springs Redevelopment Agency ("Grantor"), which former Desert Hot Springs Redevelopment Agency was a public body, corporate and politic, pursuant to and in accordance with the Community Redevelopment Law of the State of California, hereby grants to the Richard Feenstra and Sue Feenstra Joint Living Trust ("Grantee"), all of Grantor's right, title and interest in that real property ("Property") described on Exhibit "A," attached hereto and incorporated herein by this reference.

1. The Property is conveyed subject to the Purchase and Sale Agreement and Joint Escrow Instructions entered into between the Grantor and Grantee, dated _____, 2018 (hereinafter, the "Agreement"). The provisions of the Agreement are incorporated herein by this reference and shall be deemed to be a part hereof as if set forth at length herein.

2. Grantee herein covenants by and for itself, its successors 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 any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code or on the basis of domestic partnership status or arrangement, 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 the Grantee, 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, sublessee, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”

Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2., 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.

3. All subsequent deeds, leases and contracts pertaining to the Property or any part thereof, shall contain or be subject to substantially the following nondiscrimination and nonsegregation clauses:

a. In deeds: “The grantee herein covenants by and for itself, its successors 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 any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code or on the basis of domestic partnership status or arrangement, 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 the grantee, 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, sublessee, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”

“Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2., 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.”

b. In leases: “The Lessee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through them, 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 any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code or on the basis of domestic partnership status or arrangement, 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 the grantee, 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, sublessee, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

"Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2., 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph."

c. In contracts: "There shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code or on the basis of domestic partnership status or arrangement, 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 the grantee, 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, sublessee, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

"Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2., 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph."

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.

4. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Grant Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage, deed of trust or other financing or security instrument permitted by the Agreement; provided, however, that any successor of Grantee to the Property shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

5. The covenants set forth in Sections 9.2 and 9.3 of the Agreement respecting the sale, lease and occupancy of the Property shall survive the termination of the other operative provisions of the Agreement and, unless otherwise specified, shall remain in effect without limitation as to time, and, the covenants set forth in Section 9.1 of the Agreement respecting the maintenance of the Property shall survive the termination of the other operative provisions of the Agreement and, unless otherwise specified, shall remain in effect for the duration of the former Desert Hot Springs Redevelopment Agency's Redevelopment Plan, as extended from time to time.

6. The covenants contained in this Grant Deed shall be binding for the benefit of the Grantor and its successors and assigns, and such covenants shall run in favor of the Grantor for the entire period during which such covenants shall be in full force and effect, without regard to whether the Grantor is or remains an owner of any land or interest herein to which such covenants relate. The Grantor, in the event of any breach of any such covenants, shall have the right to exercise all of the rights and remedies, and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach as provided in the Agreement or by law. The covenants contained in this Grant Deed shall be for the benefit of and shall be enforceable only by the Grantor and its successor.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on its behalf by its respective officer thereunto duly authorized, this ____ day of _____, 20____.

GRANTOR:

Successor Agency to the City of
Desert Hot Springs Redevelopment Agency

By: _____
Charles Maynard, City Manager acting
for the Successor Agency

EXHIBIT "A" TO GRANT DEED
LEGAL DESCRIPTION OF PROPERTY

All that certain real property situated in the City of Desert Hot Springs, County of Riverside, State of California, described as follows:

Lots 35, 36, 37 and 38 of Block "N" of Desert Hot Springs Cabin Sites Tract No. 1, as shown by map on file in Book 19, Pages 66 and 67 inclusive of Maps in the office of the County Recorder of Riverside County, California.

APNs: 639-232-035; 639-232-036; 639-232-037; 639-232-038

A notary or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
County of _____)

On _____ before me, _____, Notary Public,
 Date *Name and Title of the Officer*
personally appeared _____,
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document:

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

EXHIBIT "C"

DECLARATION OF REDEVELOPMENT COVENANTS

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Successor Agency to the
City of Desert Hot Springs Redevelopment Agency
Attn: Successor Agency Secretary
65-950 Pierson Boulevard
Desert Hot Springs, California 92240

APN(s): 639-232-035; 639-232-036;
639-232-037; 639-232-038

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

(Exempt from recording fees pursuant to Government Code Sections 6103 and 27383)

DECLARATION OF REDEVELOPMENT COVENANTS

THIS DECLARATION OF REDEVELOPMENT COVENANTS (this "Declaration") is made on _____, 2018, by the Richard Feenstra and Sue Feenstra Joint Living Trust ("Declarant"), with respect to certain real property located in the City of Desert Hot Springs, County of Riverside, State of California, as more fully described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

RECITALS

WHEREAS, Declarant and the Successor Agency to the City of Desert Hot Springs Redevelopment Agency (the "Successor Agency") entered into that certain Purchase and Sale Agreement and Joint Escrow Instructions dated _____, 2018 ("Agreement"), for purchase of the Property by Declarant from the Successor Agency; and

WHEREAS, the Declarant is the fee simple owner of the Property.

NOW THEREFORE, the Declarant declares that the Property described above is held and will be held, transferred, encumbered, used, sold, conveyed, leased and occupied subject to the covenants, restrictions and limitations set forth in this Declaration, all of which are in accordance with the requirements of the Agreement. All

of the restrictions, covenants and limitations will run with the land and will be binding on all parties having or acquiring any right, title or interest in the Property described above or any part thereof, and to any improvements located thereon, and will inure to the benefit of the Successor Agency. Each grantee of a conveyance or purchaser under a contract or agreement of sale covering any right, title or interest in any part of the Property, by accepting a deed or a contract of sale or agreement of purchase, accepts the document subject to, and agrees to be bound by, any and all of the restrictions, covenants and limitations set forth in this Declaration.

1. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the same meaning ascribed to them by the Agreement, unless the context clearly indicates a different meaning.

2. Redevelopment Covenants. The covenants which shall bind the Property and the improvements thereon are as follows:

(a) The ownership, retention, possession and development of the Property as provided in the Agreement shall be implemented as intended by the Agreement.

(b) There shall be no discrimination against or segregation of any person, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, or on the basis of domestic partnership status or arrangement, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property; nor shall the Declarant itself, or any person claiming under or through it, 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, sublessee or vendees of the Property.

Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2., 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.

(c) The Declarant covenants and agrees for itself, its successors, its assigns, and every successor in interest to the Property, or any part thereof, that the Declarant, such successors and such assigns shall maintain in good condition the improvements on the Property, shall keep the Property free from any accumulation of debris or waste material, subject to normal construction job-site conditions, and shall at all times maintain the Property in a neat and orderly condition consistent with good

management practices and in accordance with all applicable Federal, State and local laws. In the event the Declarant, or its successors or assigns, fails to perform the maintenance as required herein, the Successor Agency shall have the right, but not the obligation, to enter the Property and undertake, such maintenance activities. In such event, Declarant or its successors or assigns shall reimburse the Successor Agency for all reasonable sums incurred by it for such maintenance activities.

(d) All of the foregoing covenants shall run with the land, and shall inure to the benefit of and be enforceable by the Successor Agency, and its successors and assigns.

(e) The covenants set forth in this Declaration shall run in favor of the Successor Agency for the entire period during which such covenants are to remain in force in accordance with the applicable provisions hereof, and shall be in effect without regard to whether the Successor Agency has at any time been, remains, or is an owner of any land or interest therein to which these covenants relate. In the event of any breach of these covenants, the Successor Agency shall have the right to exercise all the rights and remedies available at law or in equity to enforce the curing of such breach.

(f) It is the intent hereof that subsection (b) of this section shall survive the termination of the other operative provisions of the Agreement and, unless otherwise specified, shall remain in effect without limitation as to time, and that the provisions of subsection (c) of this section shall survive the termination of the other operative provisions of the Agreement and, unless otherwise specified, shall remain in effect for the duration of the former Desert Hot Springs Redevelopment Agency's Redevelopment Plan, as extended from time to time.

3. Events of Default; Enforcement. In the event of a default in the performance or observance of any covenant, agreement or obligation as set forth in this Declaration and, if such default remains uncured for a period of thirty (30) days after notice thereof shall have been given by the Successor Agency, or such longer period as may be approved by the Successor Agency in writing in its sole discretion, then the Successor Agency may declare that an event of default has occurred hereunder and may take any one or more of the following steps, at its option:

(a) By mandamus or other suit, action or proceeding at law or in equity, require the Declarant or its successors in interest to perform its obligations and covenants hereunder, or enjoin any acts or things which may be unlawful or in violation of the rights of the Successor Agency hereunder; and

(b) Take whatever other action at law or in equity that may appear necessary or desirable to enforce the obligations, covenants and agreements hereunder; and

(c) No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage or waive the Successor Agency's right against Declarant

or its successors-in-interest to recover for the continuation or repetition of such breach or violation or any similar breach or violation thereof at any later time or times; and

(d) Declare a default under the Agreement, entitling Successor Agency to exercise any remedies as provided under the Agreement.

4. Attorneys' Fees. In any legal proceeding begun to enforce the terms of or restrain a violation of this Declaration, the losing party must pay the attorneys' fees of the prevailing party in the amount fixed by the court in the proceeding.

5. Amendments. This Declaration may only be amended in writing by an instrument signed by the authorized representative of the Successor Agency and the then record owner or owners of the Property.

6. Severability. If any provision of this Declaration shall be invalid, inoperative or unenforceable as applied in any particular case, in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provisions in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatsoever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Declaration shall not affect the remaining portions of this Declaration or any part hereof.

7. Headings. The section headings are not part of this Declaration and will not affect the interpretation of any provisions hereof.

8. Time of the Essence. In each provision of this Declaration which states a specific amount of time within which the requirements thereof are to be satisfied or are to persist, time shall be deemed to be of the essence.

9. Notices. Any notice required to be given hereunder shall be given by personal delivery or by certified mail at the addresses specified below or at such other addresses as may be specified in writing by the parties hereto:

To the Declarant: The Richard Feenstra and Sue Feenstra Joint Living Trust
Attn: Richard Feenstra, Trustee
12741 17th Street
Redlands, CA 92373
Telephone: (909) 647-8727
Email: rafeenstra@gmail.com

If to the Successor: City of Desert Hot Springs as Successor Agency to former
Agency
Desert Hot Springs Redevelopment Agency
Attn: City Manager acting for Successor Agency

65950 Pierson Boulevard
Desert Hot Springs, CA 92240
Telephone: (760) 329-6411
Facsimile: (760) 288-3129
Email: cmaynard@cityofdhs.org

With a copy to: Quintanilla & Associates
Attn: Robert J. Lee, Deputy City Attorney acting on
behalf of Successor Agency
42222 Rancho Las Palmas Drive, #176
Rancho Mirage, CA, 92270
Telephone: (760) 883-1848
Email: Rlee@qalawyers.com

Notice shall be deemed given three (3) business days after the date of mailing, or, if personally delivered, when received or refused. A party's address for notice may be changed by giving notice to the other party in the manner set forth above and indicating the new address for notice.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Declarant has executed this Declaration on the date first written above.

“DECLARANT”

The Richard Feenstra and Sue Feenstra
Joint Living Trust

Richard A. Feenstra, Trustee

EXHIBIT "A"

TO DECLARATION OF REDEVELOPMENT COVENANTS

All that certain real property situated in the City of Desert Hot Springs, County of Riverside, State of California, described as follows:

Lots 35, 36, 37 and 38 of Block "N" of Desert Hot Springs Cabin Sites Tract No. 1, as shown by map on file in Book 19, Pages 66 and 67 inclusive of Maps in the office of the County Recorder of Riverside County, California.

APNs: 639-232-035; 639-232-036; 639-232-037; 639-232-038

A notary or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
County of _____)

On _____ before me, _____, Notary Public,
Date Name and Title of the Officer
personally appeared _____,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document:

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other than

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Named Above: _____