

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 831
ADOPTED ON MARCH 22, 1983

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO APPROVING THE SEVENTH
IMPLEMENTATION AGREEMENT BETWEEN THE AGENCY AND
EWH 1979 DEVELOPMENT COMPANY, L.P.

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency")
is engaged in activities necessary to carry out and implement the
Redevelopment Plan for the Horton Plaza Redevelopment Project; and

WHEREAS, in order to carry out and implement such Redevelopment Plan, the
Agency has heretofore entered into that certain Second Amended Disposition and
Development Agreement, as amended by the Fourth Implementation Agreement and
Fifth Implementation Agreement and Sixth Implementation Agreement and Third
Amendment to Disposition and Development Agreement (the "Agreement") with EWH
1979 Development Company, L.P. (the "Developer") for the sale of real property
in the Redevelopment Project for the development and construction of a major
regional shopping center; and

WHEREAS, in order to further implement the development under said Agreement, the Agency and Developer propose (pursuant to the terms and provisions of a Seventh Implementation Agreement), to provide for certain appropriate changes in said Agreement; and

WHEREAS, the Developer has executed and submitted to this Agency copies of said proposed Seventh Implementation Agreement in a form desired by the Developer; and

WHEREAS, the Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects ("MEIR") and other previous environmental documents included as an implementation activity the sale of real property and the construction of a major regional shopping center, office building (and/or alternate residential use), and related parking facilities pursuant to the terms and conditions set forth in the Agreement and the Horton Plaza Redevelopment Plan, and the City Council by Resolution No. 255269 and the Agency by Resolution No. 694 certified the MEIR with respect to such development, and the proposed Seventh Implementation Agreement does not change the development or environmental impacts thereof; and

WHEREAS, the Centre City Development Corporation has reviewed and discussed said proposed Seventh Implementation Agreement and has recommended that the Agency enter into the Seventh Implementation Agreement; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed Seventh Implementation Agreement and believes that the changes contained in the proposed Seventh Implementation Agreement are in the best

interests of the City and health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable State and local law and requirements.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of The City of San Diego as follows:

1. The Agency hereby finds and determines that the certifications, findings and determinations with respect to environmental impacts of the proposed sale of real property and the construction of a major regional shopping center, office building (and/or alternate residential use), and related parking facilities pursuant to the terms and conditions set forth in the Agreement and the Horton Plaza Redevelopment Plan, as set forth in Resolution No. 694 of the Agency are not changed by the proposed Seventh Implementation Agreement, and such certifications, findings and determinations are hereby ratified in their entirety.

2. The proposed Seventh Implementation Agreement and the terms and conditions thereof, are hereby approved.

3. The Executive Director of the Agency (or his designee) is hereby authorized to execute the Seventh Implementation Agreement on behalf of the Agency.

4. The Executive Director of the Agency (or his designee) is hereby authorized, on behalf of the Agency, to sign all documents necessary and appropriate to carry out and implement the Seventh Implementation Agreement and to administer the Agency's obligations, responsibilities and duties to be

performed under the Seventh Implementation Agreement.

APPROVED: John W. Witt, General Counsel

By Janis Sammartino Gardner Deputy Counsel

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Or.Dept:CCDC

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