

(RA-84-101)

REV. 7/11/84

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 956

ADOPTED ON JULY 10, 1984

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO APPROVING THE ADDITION
OF CERTAIN PROPERTY IN THE DELLS REDEVELOPMENT
PROJECT AREA TO A SITE TO BE CONVEYED TO
UNITOG RENTAL SERVICES; APPROVING THE FIRST
AMENDMENT TO THE DISPOSITION AND DEVELOPMENT
AGREEMENT PERTAINING THERETO; AND MAKING
CERTAIN FINDINGS WITH RESPECT TO SUCH
AMENDMENT.

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 Dells Redevelopment
Project; and

WHEREAS, in order to carry out and implement such Redevelopment Plan, the Agency has heretofore entered into a Disposition and Development Agreement (the "Agreement") dated December 15, 1983, with Unitog Rental Services (the "Developer"), for the sale of real properties in the project area for the development and construction of clean, light-industrial facilities of about 24,000 sq. ft., and the Agency proposes to enter into the First Amendment to the Disposition and Development Agreement (the "First Amendment") with the Developer; and

WHEREAS, pursuant to the Agreement the Agency proposes to sell certain property as described in the Agreement in the project area to the Developer for the construction thereon of the facilities, and pursuant to the First Amendment, the Agency proposes that certain property be added to the site to be sold to the Developer; and

WHEREAS, the Developer has executed and submitted to the Agency and the Council of The City of San Diego (the "Council") copies of said proposed First Amendment in a form desired by the Developer; and

WHEREAS, the Southeast Economic Development Corporation, Inc., has reviewed and discussed said proposed First Amendment and has recommended that the Council approve and the Agency enter into the First Amendment; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code, Section 33000 et seq.), the Agency and the Council held a joint public hearing on the proposed addition of such real property pursuant to such First Amendment; having duly published notice of such public hearing and made copies of the proposed First Amendment, and other reports and documents (including an amendment to the summary provided for in Section 33433) available for public inspection and comment; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed addition of real property and believes that the redevelopment of the real property pursuant to the proposed First Amendment is in the best interests of the City and the 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. That the Agency recognizes that it has received and heard all oral and written objections to the proposed First Amendment, to the proposed addition of the real property pursuant to the proposed First Amendment, and to other matters pertaining to this transaction, and that all such oral and written objections are

hereby overruled.

2. That the Agency hereby finds and determines that the consideration to be paid by the Developer for the purchase of real property upon which the clean, light-industrial facilities of about 24,000 sq. ft. are to be developed and constructed is not less than fair market value in accordance with the covenants and conditions governing such purchase as set forth in the Agreement. The Agency hereby further finds and determines that all consideration to be paid under the Agreement is in amounts necessary to effectuate the purposes of the Redevelopment Plan for the Dells Redevelopment Project.

3. That the sale of the real property and the addition of real property under the First Amendment, and the First Amendment which establishes the terms and conditions for the addition of real property and development of the real property, are hereby approved.

4. That the Chairman of the Agency is hereby authorized to execute the First Amendment on behalf of the Agency, provided the Council has first approved such First Amendment and the addition of real property pursuant to such First Amendment; and provided further that the Developer has first acquired fee title to the participation site consistent with the First Amendment. A copy of the First Amendment when executed by the Agency shall be

placed on file in the office of the Secretary of the Agency as
Document No. 1089.

5. That the Executive Director of the Agency, or his
designee, is hereby authorized, on behalf of the Agency, to sign
all documents (including but not limited to the grant deed)
necessary and appropriate to carry out and implement the First
Amendment and to administer the Agency's obligations,
responsibilities and duties to be performed under the First
Amendment. The Executive Director, or his designee, may execute
and record the easement referred to in the addendum to First
Amendment to the Disposition and Development Agreement prior to
and not conditioned on execution of the First Amendment.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

JSG:ta:704

6/26/84

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Or.Dept:SEDC

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