

**RULES GOVERNING PARTICIPATION
BY PROPERTY OWNERS
AND
PREFERENCES FOR BUSINESS OCCUPANTS
TO RE-ENTER IN BUSINESS
WITHIN THE
CROSSROADS REDEVELOPMENT
PROJECT AREA**

Approved by: Crossroads PAC
Date: January 23, 2003

Adopted by:
Redevelopment Agency of the City of San Diego
Date: March 25, 2003
Resolution No.: R-03614
Document No.: D-03614

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PART ONE

RULES GOVERNING PARTICIPATION BY PROPERTY OWNERS AND BUSINESS OCCUPANTS IN THE CROSSROADS REDEVELOPMENT PROJECT

100. PURPOSE AND INTENT

The California Community Redevelopment Law (Health and Safety Code Section 33000*et seq.*) requires the adoption of these Rules by the Agency to provide for participation in the redevelopment of the Crossroads Redevelopment Project by owners of real property within the boundaries of the Project Area to the maximum extent feasible and consistent with the objectives of the Redevelopment Plan for the Project.

These Rules are adopted to implement the provisions of the Redevelopment Plan for the Crossroads Redevelopment Project regarding participation by property owners within the Project Area. These Rules set forth the procedures governing such participation.

The Agency desires participation in the redevelopment of the Project Area by as many property owners and business occupants as possible. It is the intent of the Agency to extend reasonable opportunities to property owners and business occupants in the Project Area to continue in, or, if the property has been acquired by the Agency, to relocate within the Project Area if any such owner otherwise meets the requirements prescribed in the Redevelopment Plan and in these Rules, and to the extent that such opportunities to participate may exist.

The ultimate form that a participation opportunity may take, however, necessarily rests in the discretion of the Agency, based upon its determination of what is reasonable and best promotes redevelopment under the particular circumstances at the time the decision is made.

If a property owner or business occupant qualifies and agrees to participate in redevelopment in conformity with the Redevelopment Plan, the Agency is authorized to give the owner the opportunity to participate in the redevelopment of the Project Area through various methods including, but not limited to, retaining and redeveloping or rehabilitating, if necessary, all or a portion of their properties; retaining their properties and acquiring adjacent properties in the Project Area; purchasing other properties in the Project Area; or selling improvements to the Agency and redeveloping the real property. In addition to participating as individual persons and firms, two or more persons, firms or institutions are also permitted to participate by joining together or with others in partnerships, for-profit or non-profit corporations or other joint entities.

200. DEFINITIONS

As used herein, the following definitions apply:

1. "Agency" means the Redevelopment Agency of the City of San Diego, California.
2. "Business Occupant" means any person, persons, for-profit or non-profit corporation, association, partnership, or other entity engaged in a lawful business within the Project Area for so long as such Business Occupant remains in business within the Project Area and has a current City of San Diego Business Tax Certificate.
3. "Exclusive Negotiation Agreement" means an agreement entered into between the Agency and a private developer whereby the parties agree to negotiate for a set period of time, and to refrain from negotiating with others, for the development of a particular site.
4. "Developer" means a person, persons, for-profit or non-profit corporation, association, partnership, or other entity, which develops property located within the Project Area.
5. "Disposition and Development Agreement" means an agreement entered into between the Agency and a private developer pursuant to which the Agency sells or leases property to the developer and the developer agrees to develop the property in accordance with the agreement.
6. "Owner" means any person, persons, for-profit or non-profit corporation, association, partnership, or other entity holding fee title to real property in the Project Area for so long as such Owner holds such title.
7. "Participant" means an Owner or Business Occupant who has entered into a Participation Agreement with the Agency.
8. "Participation Agreement" means an agreement entered into by an Owner or Business Occupant with the Agency providing for such Owner to participate in the redevelopment of property within the Project Area in accordance with the provisions of the Redevelopment Plan and these Rules.
9. "Project Area" means the Project Area as described in Section 300 of the Crossroads Redevelopment Plan.

300. OPPORTUNITIES FOR PARTICIPATION BY PROPERTY OWNERS AND BUSINESS OCCUPANTS IN THE PROJECT AREA

Owners of real property and Business Occupants within the Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Project Area if such Owners and Business Occupants agree to participate in the redevelopment in conformity with the Redevelopment Plan and these Rules.

400. METHODS OF PARTICIPATION BY PROPERTY OWNERS

Participation methods include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency, or joining with another person, for-profit or non-profit corporation, association, partnership, or other entity for the rehabilitation or development of the Owner's property and, if appropriate, other property, or submitting to the Agency for its consideration another method of participation proposed pursuant to these Rules. An Owner who participates in the same location may be required to rehabilitate or demolish all or part of Owner's existing buildings, or the Agency may acquire the buildings only and then remove or demolish the buildings. Participation methods also include the Agency buying land and improvements at fair market value from Owners and offering other parcels for purchase and rehabilitation or development by such Owners, or offering an opportunity for such Owners to rehabilitate or develop property jointly with other persons or entities.

500. LIMITATIONS ON PARTICIPATION

501. Limitations on Participation

Opportunities to participate shall necessarily be subject to and limited by factors including, but not limited to, the following:

1. The elimination and/or modification of some land uses;
2. The construction, realignment, widening, abandonment, opening and/or other alteration or elimination of streets and public rights-of-way;
3. The removal, relocation, or installation of public utilities and public facilities;
4. The ability of potential Participants to finance the proposed acquisition, development or rehabilitation in accordance with the Redevelopment Plan;
5. The ability and experience of potential Participants to undertake and complete the proposed rehabilitation or development;
6. Any reduction in the total number of individual parcels in the Project Area;
7. Any change in the size of individual parcels in the Project Area to accommodate development contemplated by the Redevelopment Plan;
8. The construction or expansion of public improvements and facilities; and the necessity to assemble areas for such;
9. Any change in the orientation and character of the Project Area;
10. The necessity to assemble areas for public and/or private development;

11. The requirements of the Redevelopment Plan and applicable rules, regulations, and ordinances of the City of San Diego;
12. Any design guidelines adopted by the Agency pursuant to the Redevelopment Plan;
13. The feasibility of the potential Participant's proposal;
14. Appropriateness of the type of business or activity within the proposed premises or at the proposed location;
15. The extent to which suitable relocation or re-entry accommodations exist or are rehabilitated or developed within the Project Area; and
16. The preservation and/or rehabilitation of existing buildings which have historical and/or architectural qualities that will enhance the Project.

502. Conflicts Between Development Proposals

If conflicts develop between the proposals of potential Participants for particular sites or land uses, the Agency is, subject to the limitation factors above, authorized to establish reasonable priorities and to determine a solution by consideration of factors including, but not limited to, the following:

1. Where applicable, any of the factors listed in Section 501 above;
2. The length of time potential Participants have owned property or have been a business occupant in the Project Area;
3. The needs and objectives of the community residing in the Project Area;
4. The accommodation of as many potential Participants as possible;
5. The potential Participants' ability to perform;
6. Whether the potential Participants' proposed land use is similar to existing land use; and
7. Conformity with the intent and purpose of the Redevelopment Plan and these Rules

The Agency shall have the right to select a proposal from among those available to it for approval or further negotiation, or to elect not to take further action at that time. Once the Agency has selected the Participant with whom it desires to negotiate or agree, the Agency shall have no continuing obligation to re-offer the redevelopment opportunity to any potential Participant not selected, including an Owner of the property proposed to be redeveloped, despite substantial changes to the proposed project. The

opportunity to participate under these Rules shall not be construed so as to constitute a right of first negotiation or a right of first refusal of any other proposal or agreement.

600. PROCEDURES

601. Notice and Statement of Interest

Before entering into any Participation Agreements, Disposition and Development Agreements, Exclusive Negotiation Agreements, or taking other actions which may involve the acquisition of real property in the Project Area, the Agency shall first notify Owners and Business Occupants of property which may be acquired and call upon them to submit a Property Owner's and Business Occupant Statement of Interest in Participating in the Project Area ("Statement of Interest-Owner and Business Occupant Participation") to indicate their interest in participating in the particular proposed development or in otherwise participating in the redevelopment of the Project Area. The Statement of Interest-Owner and Business Occupant Participation is attached to these Rules as Exhibit "A".

Except in cases where circumstances do not permit or urgency would make it inappropriate, the Agency shall deliver to each Owner and Business Occupant of real property which may be acquired a Statement of Interest-Owner and Business Occupant Participation at least sixty (60) days prior to initiating any of the actions requiring acquisition of real property. Statements of Interest-Owner and Business Occupant Participation shall include information requested by the Agency and be in the form requested by the Agency. Any Owner or Business Occupant may also submit a Statement of Interest-Owner and Business Occupant Participation at any time before such notification.

Any Owner interested in participating in the redevelopment of the Owner's property must submit a Statement of Interest-Owner and Business Occupant Participation to the Agency within the deadline set by the Agency which will be a minimum of sixty (60) days from the date of mailing of the Statement of Interest-Owner and Business Occupant Participation by the Agency. After the deadline for submitting Statements of Interest has passed, the Agency shall send out Requests for Proposals (or Requests for Qualifications) ("RFP") to all of the Owners and Business Occupants who have submitted Statements of Interest. The Agency reserves the discretion to send RFP's to other parties, including outside developers, Owners of property, and Business Occupants elsewhere in the Project Area. The RFP shall specify a deadline for submittal of proposals and state that the Agency reserves the right, at its discretion, to extend the deadline for submittal of proposals or to reject all proposals. If only one Owner has submitted a Statement of Interest-Owner and Business Occupant Participation, the Agency may enter into negotiations with that Owner or Business Occupant regarding that Owner's or Business_Occupant's proposal for development, send out RFP's, or reject all proposals.

The RFP for each individual project shall specify the information requested by the Agency, which may include, but is not limited to, the following:

1. Identification of Participant, the property owned by Participant, and the Participant's proposal.
2. Description to the extent possible of the redevelopment which the Participant desires to undertake in sufficient detail that it can be evaluated by the Agency, including such items as:
 - a. A proposed scope of development and proposed uses;
 - b. A proposed schedule of performance;
 - c. Any proposed Agency action or involvement, including, for example, property to be acquired; financial assistance requested; terms of any purchase of property to be acquired from the Agency; any variances from City codes or redevelopment plan controls;
 - d. The development experience of the proposed Participant;
 - e. The financial ability to complete the activity and references;
 - f. Disclosure of the proposed Participant's intent as to whether the developed property is to be used for speculation or for long term investment; and
 - g. Any other pertinent information that would help in the evaluation of the proposal.

The Agency shall consider all proposals submitted by Owners and Business Occupants within the time prescribed above and shall seek to develop reasonable participation for those submitting such proposals either by having the Owners and Business Occupants stay in place or move to another location. The Agency may determine that a particular proposal is not feasible or in the best interest of the Project Area or the community, or is otherwise limited by one or more of the factors set forth in Sections 501 or 502 above. In such event, the Agency may select a Developer from among the other proposals submitted.

602. Participation Agreements

602.1 General

Public and private Owners and Business Occupants wishing to develop or improve their properties within the Project Area may be required, as a condition to Agency approval of such development, to enter into a binding, written Participation Agreement with the Agency if the Agency determines it necessary to (i) impose upon such property any of the standards, restrictions and controls of the Redevelopment Plan or of any design guidelines adopted by the Agency pursuant to the Redevelopment Plan; or (ii) set time Crossroads Redevelopment Project 6 Rules Governing Participation limits for performance.

602.2 Contents

A Participation Agreement shall obligate the Owner, Business Occupant, and the Owner's and Business Occupant's heirs, successors and assignees, to acquire, rehabilitate, develop and use the property, as may be applicable, in conformance with the Redevelopment Plan and to be subject to such other provisions and conditions of the Redevelopment Plan as the Agency may require for the period of time that the Redevelopment Plan is in force and effect, excepting (i) those provisions related to non-discrimination and non-segregation which shall run in perpetuity and (ii) those provisions and conditions relating to affordable housing which shall run for the period of time prescribed in the Participation Agreement.

Each Participation Agreement shall contain such terms and conditions, and shall require the potential Participant to join in the recordation of such documents as the Agency may require in order to ensure the property will be acquired, rehabilitated, developed and used in accordance with the Redevelopment Plan and the Participation Agreement.

700. CONFORMING PROPERTIES

The Project Area contains many parcels of real property. As a result, there is a need to simplify the availability of participation opportunities. Therefore, as an alternative to requiring a Participation Agreement for each property not to be purchased or subject to Agency acquisition by eminent domain, the Agency may determine that certain real properties within the Project Area meet the requirements of the Redevelopment Plan. The Agency may deem such properties to be conforming properties without a Participation Agreement with the Agency, provided such Owners continue to operate, use, and maintain the real properties within the requirements of the Redevelopment Plan or of any design guidelines approved by the Agency pursuant to the Redevelopment Plan. A certificate of conformance to this effect may be issued by the Agency and recorded.

In the event that any of the Owners of conforming properties or their tenants desire to: 1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or 2) acquire additional property within the Project Area, then, in such event, such Owners of conforming properties may be required by the Agency to enter into a Participation Agreement with the Agency.

800. ENFORCEMENT

In the event a property is not acquired, developed, rehabilitated, or used in conformance with the Redevelopment Plan, with an Agency determination of conformance, or a Participation Agreement, then the Agency is authorized to: 1) purchase the property; 2) purchase any interest in the property sufficient to obtain

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conformance; or 3) take any other appropriate action sufficient to obtain such conformance. The Agency shall not acquire real property retained or developed under an approved Participation Agreement if the Participant fully performs under the agreement.

PART TWO

RULES GOVERNING PREFERENCES FOR BUSINESS OCCUPANTS TO RE-ENTER IN BUSINESS WITHIN THE CROSSROADS REDEVELOPMENT PROJECT AREA

900. PURPOSE AND INTENT

The California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) requires the adoption of these Rules by the Agency to provide for the extension of reasonable preferences to persons engaged in business within the Crossroads Redevelopment Project Area to reenter in business within the redeveloped area to the maximum extent feasible and consistent with the objectives of the Redevelopment Plan.

These Rules are adopted to implement the provisions of the Redevelopment Plan for the Crossroads Redevelopment Project regarding the extension of reasonable re-entry preferences to Business Occupants within the Project Area. These Rules set forth the procedures governing such preferences.

The Agency desires participation in the redevelopment of the Project Area by as many Business Occupants as possible. It is the intent of the Agency to extend reasonable preferences to Business Occupants in the Project Area to continue in, or, if the property has been acquired by the Agency, to relocate within or re-enter the Project Area if any such Business Occupant otherwise meets the requirements prescribed in the Redevelopment Plan and in these Rules, and to the extent that such opportunities to participate may exist.

The ultimate form that re-entry preferences may take, however, necessarily rests in the discretion of the Agency, based upon its determination of what is reasonable and best promotes redevelopment under the particular circumstances at the time the decision is made.

If a Business Occupant qualifies and agrees to participate in redevelopment in conformity with the Redevelopment Plan, the Agency is authorized to extend to the Business Occupant reasonable preferences to continue in or re-enter the Project Area. In addition to continuing in or re-entering as individual persons and firms, two or more persons, firms or institutions are also permitted to continue in or re-enter by joining together or with others in partnerships, for-profit or non-profit corporations or other joint entities.

1000. DEFINITIONS

The definitions set forth in Section 200 above shall also apply to this Part Two.

1100. PREFERENCES FOR BUSINESS OCCUPANTS TO RE-ENTER IN BUSINESS WITHIN THE PROJECT AREA

Business Occupants engaged in business in the Project Area shall be extended reasonable preferences to continue in or re-enter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Redevelopment Plan and these Rules.

The Agency shall encourage the development of suitable re-entry locations (which otherwise meet the requirements of the Redevelopment Plan) and shall afford reasonable notice to Business Occupants of such opportunities for re-entry.

1200. METHODS FOR EXTENDING RE-ENTRY PREFERENCES TO BUSINESS OCCUPANTS

1201. Statement of Interest and Record of Business Occupants Seeking Re-Entry

Whenever a Business Occupant will be displaced by Agency action from its location, the Agency shall, prior to such displacement, determine: 1) whether such Business Occupant desires to relocate directly to another location within the Project Area; or 2) if suitable relocation accommodations within the Project Area are not available prior to displacement, whether such Business Occupant would like to re-enter in business within the Project Area at a later date should suitable accommodations become available. For those Business Occupants who desire to relocate to another location, whether within or outside of the Project Area, the Agency shall make reasonable efforts to assist such Business Occupant in finding accommodations at locations and rents suitable to their needs, pursuant to the provisions of the "Plan and Method of Relocation" for this Redevelopment Project.

At the same time that the Agency informs a Business Occupant of its rights to relocation benefits, the Agency shall also call upon the Business Occupant to submit a Statement of Interest to Re-Enter in Business Within the Project Area ("Statement of Interest to Re-enter"). The Statement of Interest to Re-enter is attached to these Rules as Exhibit "B". The Business Occupant shall submit a Statement of Interest to Re-enter to the Agency within thirty-days (30) from the date of mailing of the Statement of Interest to Re-enter by the Agency. It is the responsibility of the Business Occupant desiring re-entry to so notify the Agency and to keep the Agency informed of any changes of address for notification purposes.

The Agency shall maintain a record of the Business Occupants who cannot or do not want to be directly relocated within the Project Area, but who have submitted their Statement of Interest to Reenter indicating that they desire to re-enter in business in the Project Area whenever suitable locations and rents are available.

1202. Development Documents

In order to implement the operation of this Section 1200, the Agency shall provide in all Participation Agreements, Disposition and Development Agreements, and

other agreements, as applicable, that in the renting or leasing of premises rehabilitated or developed pursuant to such agreements, the Participant or Developer shall give reasonable preferences (over other potential tenants or lessees) to Business Occupants who will be or who have been displaced from their places of business to lease or rent premises within the newly rehabilitated or developed facilities.

To the extent financially feasible, the Agency shall make efforts to retain existing businesses by providing financial assistance and assisting such Business Occupants in finding re-entry accommodations at suitable locations and affordable rates.

1203. Notice of Opportunity to Re-enter

If the Agency becomes involved with any redevelopment activity by entering into an Owner Participation Agreement or Disposition and Development Agreement, into which a displaced Business Occupant might locate upon re-entry, the Agency shall send a Notice of Opportunity to Re-enter to those displaced Business Occupants of the same land use who have previously submitted a Statement of Interest to Re-enter. The notice shall include the location of the development or activity, the time it is estimated to be available for occupancy, and the name, address and telephone number of the Developer for further inquiries.

The Agency's obligation to send a Notice of Opportunity to Re-enter shall terminate for each Business Occupant who submitted a Statement of Interest to Re-enter upon the sooner occurrence of: a) re-entry into the Project Area whether or not through this section; b) delivery of three (3) notices describing different opportunities; or c) the expiration of five (5) years from the date of the original displacement of the Business Occupant.

1300. GRIEVANCE PROCEDURE

The Agency requires that it be informed by any person of any grievance that such person may have under these Rules, and that the Agency has the opportunity to review and correct or ameliorate, if the Agency in its discretion deems it necessary, any such grievance. Each person has the obligation to make its grievance known to the Agency.

A person having any grievance shall submit such grievance in writing to the Agency to the attention of the Executive Director of the Agency. Such submission shall set forth, in sufficient detail so that it may be evaluated and investigated, the basis of the grievance and shall contain:

- a. The identity of the person and the property which is the subject of the grievance;
- b. The nature of the grievance;

- c. The actions, non-actions, treatment, or lack of consideration complained of;
- d. A representation as to whether or not the aggrieved person has submitted a Statement of Interest of Request for Notice of Opportunity to Reenter and, if one has been submitted, a copy (if available) of such submission;
- e. Copies of pertinent correspondence, if any, to and from the Agency and Agency staff regarding the subject of the grievance; and
- f. The action or other remedy desired by the aggrieved person.

Upon receipt of such grievance, the Executive Director (or his or her designee) shall undertake such inquiry as the Executive Director (or his or her designee) deems appropriate.

A written response to the grievance shall be prepared by or on behalf of the Executive Director (or his or her designee) and sent to the aggrieved person within forty-five (45) days of the date the Agency receives the grievance.

If the aggrieved person is not satisfied with such response, she or he may request the opportunity to present the substance of the grievance at the regularly scheduled meeting of the Agency Board. The request to appear before the Agency Board must be made in writing and delivered at least ten (10) days in advance of the Agency meeting. On the meeting date, the aggrieved person may appear and present the grievance. The Agency Board shall respond in writing to said grievance within fourteen (14) days.

Nothing contained in this procedure shall require any action by the Agency, nor shall the Agency be required to refrain from any action due to the pendency of the grievance, it being the purpose of this procedure to advise the Agency of the grievance for such actions as the Agency may desire to take and not to create any rights of redress in any person.

1400. AMENDMENT OF RULES

The Agency may amend these Rules at any regular meeting or duly called special meeting held after their adoption, but only after notice to the Agency members and the public. The text of the proposed change shall be furnished along with the notice of the meeting. Such notice shall be delivered at least fourteen (14) days before the date of the meeting at which the proposed amendment will be considered. The method of notice shall be at the discretion of the Agency.

No such amendment shall retroactively impair the rights of any parties who have executed Participation Agreements with the Agency in reliance upon or who have detrimentally relied upon these Rules as presently constituted. However, in the event that the California Community Redevelopment Law changes so as to modify or

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invalidate any section of these Rules, such changes in the Redevelopment Law shall govern whether or not these Rules are formally amended.

ATTACHMENT "A"

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

PROPERTY OWNER'S AND BUSINESS OCCUPANT'S STATEMENT OF INTEREST IN PARTICIPATING IN THE CROSSROADS REDEVELOPMENT PROJECT AREA

I hereby express my interest in participating in the Crossroads Redevelopment Project Area and submit the following information:

1. Name: _____ Telephone: () _____

2. Mailing Address: _____

3. Following are the addresses of all property, which I own in the Project Area. _____

4. Following are the names and addresses of all businesses I own in the Project Area.

Name of Business: _____ Address: _____

Name of Business: _____ Address: _____

5. Following are the names and addresses of all businesses located on my property.

Name of Business: _____ Address: _____

Name of Business: _____ Address: _____

6. If I participate: (check all that apply)

- a. ___ I would like to participate at the same location I now own.
- b. ___ I would like to participate at a different location within the Project Area.
- c. ___ I would like to sell my property for its fair market value and be relocated.
- d. ___ I would like to sell my property for its fair market value and cease to be an Owner in the Project Area
- e. ___ I would like to acquire other real property for expansion (describe requirements for other property; use additional sheets if necessary). _____

REMARKS: (use additional sheets if necessary) _____

I understand that submission of this Statement of Interest in Participating form does not obligate me to participate in the Redevelopment Project Area.

Signed _____ Date _____

ATTACHMENT "B"

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

**BUSINESS OCCUPANT'S STATEMENT OF INTEREST TO RE-ENTER IN BUSINESS
WITHIN THE
CROSSROADS REDEVELOPMENT PROJECT AREA**

I hereby express my interest in re-entering in business within the Crossroads
Redevelopment Project Area and submit the following information:

1. Name: _____ Daytime Telephone: () _____

2. Mailing Address: _____

3. I currently operate a business(es) in the Project Area. (yes) (no)

Name of Business:	Type of Business:	Address of Business:
_____	_____	_____
_____	_____	_____

4. Re-entry: (check all that apply)

- a. ___ I would like to re-enter in business at the same location I now occupy.
- b. ___ I would like to re-enter in business at a different location within the Project Area.
- c. ___ I would like to sell my business to the Agency and not re-enter in business within the Project Area.

REMARKS: (use additional sheets if necessary) _____

I understand that submission of this Statement of Interest to Re-enter form does not obligate me to re-enter in business within the Redevelopment Project Area.

I also understand that I must keep the Redevelopment Agency informed of any changes of address for notification purposes.

Signed _____ Date _____