

**FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT, PROMISSORY  
NOTE, AND REGULATORY AGREEMENT  
(RIVER VALLEY)**

**THIS FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT, PROMISSORY NOTEDEED OF TRUST WITH ASSIGNMENTS OF RENTS, AND REGULATORY AGREEMENT** (the “First Amendment”) is entered into this 10 day of June 2025 by and among the **CITY OF NEEDLES**, a California charter city (the “City”), and **1707 NEEDLES HWY, LLC**, a California limited liability company (the “Borrower”).

**RECITALS**

A. The Parties entered into that certain Affordable Housing Agreement (the “Original Agreement”), Promissory Note (“Original Note”), Deed of Trust with Assignment of Rents (“Original DOT”), and Regulatory Agreement (“Original Regulatory Agreement”), all dated as of January 28, 2025. The Original Agreement, Original Note, Original DOT and Original Regulatory Agreement are collectively referred to herein as “Original Documents”. Capitalized terms used in this First Amendment, but not defined herein, shall have the meanings set forth in the Original Documents as applicable.

B. As described in the Original Documents, the City applied for and received \$445,000 of funding from the State of California Housing and Community Development Department (“HCD”) from the Prohousing Incentive Pilot (PIP) Program to utilize for purposes of increasing the supply of affordable housing in the City of Needles, CA.

C. As further described in the Original Agreement, the City provided financial assistance to the Borrower in the form of a loan of PIP funds up to the amount of Two Hundred Seventy Five Thousand dollars (\$275,000) (the “City Loan”) for the conversion and development of an existing 32 unit motel to twenty nine (29) micro units affordable rental housing (the “Project”), which is located at 1707 Needles Highway, in the City of Needles, County of San Bernardino, State of California, also identified as Assessor’s Parcel Number (“APN”) 0185-048-09-0000 (the “Property”). The City Loan is referred to as the “Loan Amount” in the Original Note.

D. Following consultation with HCD, the City desires to increase the City Loan by the amount of One Hundred Thirty Five Thousand dollars (\$135,000) such that the total amount of financial assistance to the Borrower to develop on the Property in the form of a loan of PIP funds up to the amount of Four Hundred Ten Thousand dollars (\$410,000). This new amount of funding shall be referred to as the “City Loan”.

E. The parties and acknowledge and agree that the primary purpose of the increase in the City Loan is for (i) installation of wrought iron fencing around Property; (ii) creation of and installation of on-site laundry facilities; (iii) rehabilitation of a “30th” unit as an onsite manager unit; and (iv) development of an outdoor recreation area that will include a shade structure, table and exercise element(s) which shall be approved by the City Manager and/or his designee.

F. The parties desire to amend the Original Documents executed on January 28, 2025 for the Project.

## AGREEMENT

NOW, THEREFORE, in consideration of the Recitals above, which are incorporated herein by this reference, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Amendment to the Original Agreement. Section 101 – City Loan shall be repealed from the Affordable Housing Agreement dated as of January 28, 2025 (the “Original Agreement”) and replaced as follows

**101. City Loan.** In accordance with PIP Guidelines adopted by HCD in December 2022 and as may be amended from time to time, the City agrees to loan to the Borrower the amount of Four Hundred Ten Thousand dollars (\$410,000) (the City Loan) for the development of the Property. The City Loan is subject to the terms and conditions set forth in this Agreement, and subject further to the terms and conditions set forth within the documents and instruments executed by the Borrower in connection with this transaction, including the notes and deed of trust attached hereto as Exhibit B and Exhibit C, and the “Regulatory Agreement,” in substantially the form set forth in Exhibit D and subject to the Loan Agreement. No interest shall accrue on the City Note, the term of which shall be ten (10) years from the date the Promissory Note is executed (the “Note Term”). The Borrower shall have no obligation to repay the City Loan or Promissory Note, or make any installment payments thereon, unless and until the Borrower commits a material default of this Agreement, the Promissory Note, Deed of Trust, or Regulatory Agreement, and fails to cure said default within the time periods provided in those documents, if any. Upon the occurrence of any uncured material default by the Borrower, the City Loan shall be immediately repaid to the City as set forth in Section 402. At the end of the Note Term, provided the Borrower has not committed or caused the occurrence of a material default of this Agreement, the Promissory Note, Deed of Trust, or the Regulatory Agreement, the City Loan shall be forgiven in its entirety and the City shall, upon the request by Borrower, execute and record a partial reconveyance deed removing the portion of the deed of trust attributable to the City Loan from title. The City Loan shall be disbursed to or on behalf of the Borrower for the costs of the development of the Property, and other related expenses (escrow, title insurance, taxes, closing costs) upon the satisfaction of the conditions set forth in Section 102 hereof. The City Loan shall be used to fund Four Hundred Ten Thousand dollars (\$410,000), towards the development of the Property.

2. Amendment to the Original Note. The Note Amount shall now be in the amount of Four Hundred Ten Thousand dollars (\$410,000).

3. Modification of the Original DOT. The Original DOT shall be modified in substantially the same form as attached hereto as Exhibit 1, consistent with the amendment to the Original Promissory Note.

4. Scope of Work. The Scope of Work attached to the Original Regulatory Agreement executed on January 28, 2025 for the Project as Exhibit E shall be replaced in its entirety with the amended Scope of Work attached to the First Amendment to Regulatory Agreement attached hereto as Exhibit 2.

5. No Other Changes. Except as expressly modified by this First Amendment, all other provisions of the Original Documents, as amended hereby, remain unmodified and continue in full force and effect.

6. Conflicts with the Original Documents. In the event of any conflict between this First Amendment and the Original Documents, the provisions of this First Amendment shall prevail.

7. Effective Date. This First Amendment shall be effective on the date first set forth above.

8. California Law: Jurisdiction. This First Amendment shall be construed under and in accordance with the laws of the State of California. Each Party to this First Amendment agrees that the courts located in the County of San Bernardino, State of California shall have sole and exclusive personal jurisdiction over each of them for the purpose of litigating any dispute, controversy, or proceeding arising out of or related to this First Amendment. In connection thereto, the Parties hereby waive any claim of jurisdiction in another state and specifically consent to personal jurisdiction in the County of San Bernardino, State of California.

9. Counterparts. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The signature of a Party to any counterpart shall be sufficient to legally bind such Party. Delivery of an executed counterpart of a signature page to this First Amendment by telecopy, emailed portable document format (“pdf”), or any other electronic means that reproduces an image of the actual executed signature page shall be effective as delivery of an original executed counterpart of this First Amendment. Any Party sending an executed counterpart of a signature page to this First Amendment by telecopy, pdf, or any other electronic means shall also send the original thereof to the other within five (5) days thereafter, but failure to do so shall not affect the validity, enforceability, or binding effect of this First Amendment.

[ENDED DOCUMENT – SIGNATURE PAGE(S) FOLLOW]

**SIGNATURE PAGE(S) TO  
FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT, PROMISSORY  
NOTE, AND REGULATORY AGREEMENT  
(RIVER VALLEY)**

**IN WITNESS WHEREOF**, the parties hereto have executed this First Amendment as of the date set forth above.

**BORROWER:**

**1707 NEEDLES HWY, LLC**, a California limited liability company

By: \_\_\_\_\_

Name: Armen Ghadimian

Title: Managing Partner

**CITY:**

**CITY OF NEEDLES**, a California charter city

By: \_\_\_\_\_

Name: Patrick Maritnez

Title: City Manager

**ATTEST:**

\_\_\_\_\_  
Candace Clark, Interim City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
By: John O. Pinkney, City Attorney

**EXHIBIT 1  
TO  
FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT, PROMISSORY  
NOTE, DEED OF TRUST, AND REGULATORY AGREEMENT  
(RIVER VALLEY)**

(See following document)

RECORDING REQUESTED BY )  
AND WHEN RECORDED MAIL TO: )  
City of Needles )  
817 3<sup>rd</sup> Street )  
Needles, California 92363 )  
Attention: City Clerk )  
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This document is exempt from the payment of a recording fee pursuant to Government Code Section 27383.

**MODIFICATION OF DEED OF TRUST WITH ASSIGNMENT OF RENTS  
(SHORT FORM)**

This **MODIFICATION OF DEED OF TRUST WITH ASSIGNMENT OF RENTS** (this "Deed of Trust"), is made as of June 10, 2025, by **1707 NEEDLES HWY, LLC**, a California limited liability company ("Trustor"), whose address is 1707 Needles HWY, California 92363, to Stewart Title Guaranty Co. (and in such capacity herein called the "Trustee"), for the benefit of the **CITY OF NEEDLES**, a California charter city (and in such capacity herein called the "Beneficiary"), having an office located at 817 3<sup>rd</sup> Street, Needles, California 92363.

**RECITALS**

A. Trustor previously signed and recorded that certain Deed of Trust with Assignment of Rents (Short Form) dated June 28, 2025 for the benefit of the Beneficiary and recorded on \_\_\_\_\_, 2025 in the Official Records of San Bernardino County as Document No. \_\_\_\_\_ (the "Deed of Trust") to secure indebtedness under a Promissory Note ("Note") executed on January 28, 2025.

B. Trustor and Beneficiary have amended the Note, and desire to modify the Deed of Trust to reflect such modification and to reflect the new amount of the indebtedness.

WITNESSETH: that Trustor grants to Trustee in Trust, with Power of Sale, that property in the County of San Bernardino, State of California, described as:

See attached Exhibit A, incorporated herein.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing (1) payment of Four Hundred Ten Thousand dollars (\$410,000), according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above

described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Placer	1028	379
Alpine	3	130-31	Plumas	166	1307
Amador	133	438	Riverside	3778	347
Butte	1330	513	Sacramento	5039	124
Calaveras	185	338	San Benito	300	405
Colusa	323	391	San Bernardino	6213	768
Contra Costa	4684	1	San Francisco	A-804	596
Del Norte	101	549	San Joaquin	2855	283
El Dorado	704	635	San Luis Obispo	1311	137
Fresno	5052	623	San Mateo	4778	175
Glenn	469	76	Santa Barbara	2065	881
Humboldt	801	83	Santa Clara	6626	664
Imperial	1189	701	Santa Cruz	1638	607
Inyo	165	672	Shasta	800	633
Kern	3756	690	San Diego SERIES 5 Book 1964, Page 149774		
Kings	858	713	Sierra	38	187
Lake	437	110	Siskiyou	506	762
Lassen	192	367	Solano	1287	621
Los Angeles	T-3878	874	Sonoma	2067	427
Madera	911	136	Stanislaus	1970	56
Marin	1849	122	Sutter	655	585
Mariposa	90	453	Tehama	457	183
Mendocino	667	99	Trinity	108	595
Merced	1660	753	Tulare	2530	108
Modoc	191	93	Tuolumne	177	160
Mono	69	302	Ventura	2607	237
Monterey	357	239	Yolo 7	69	16
Napa	704	742	Yuba	398	693
Nevada	363	94			
Orange	7182	18			

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties), are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

**1707 NEEDLES HWY, LLC, a  
California limited liability company**

By: \_\_\_\_\_  
Name: Armen Ghadimian  
Title: Managing Partner



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that real property situated in the City of Needles, County of SAN BERNARDINO, State of California, described as:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 9 North; Range 23 East, San Bernardino Base and Meridian, in the City of Needles, County of San Bernardino, State of California, according to the Official Map thereof, described as follows:

Beginning at a point on the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 30, which is North 89 deg. 23' 00" West 160.00 feet from the Southeast corner thereof; thence North 89 deg. 23' 00" West along said South line; thence North 240.00 feet; thence South 89 deg. 23' 00" East 150.00 feet; thence South 165.00 feet; thence South 89 deg. 23' 00" East 50.00 feet; thence South 75.00 feet to the Point of Beginning.

Except therefrom that portion conveyed to William A. Fancher et ux, by Deed recorded August 18, 1971, in Book 7733, Page 924, Official Records.

ACKNOWLEDGMENT

State of California } ss.  
County of \_\_\_\_\_ }

On \_\_\_\_\_, before me, \_\_\_\_\_,  
Notary Public, personally appeared \_\_\_\_\_, who  
proved to me on the basis of satisfactory evidence to be the person 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 of Notary

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***OPTIONAL INFORMATION***

Description of Attached Document

Title or Type of Document: Deed of Trust

Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer—Title: \_\_\_\_\_
- ☐ Partner    ☐ Limited    ☐ General
- ☐ Attorney in Fact    ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer is Representing: \_\_\_\_\_

**EXHIBIT 2  
TO  
FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT, PROMISSORY  
NOTE, DEED OF TRUST, AND REGULATORY AGREEMENT  
(RIVER VALLEY)**

(See following document)

RECORDING REQUESTED BY )  
AND WHEN RECORDED MAIL TO: )  
City of Needles )  
817 3<sup>rd</sup> Street )  
Needles, California 92363 )  
Attention: City Clerk )  
)

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This document is exempt from the payment of a recording fee pursuant to Government Code Section 27383.

## **FIRST AMENDMENT TO REGULATORY AGREEMENT**

**THIS FIRST AMENDMENT TO REGULATORY AGREEMENT** (the “Agreement”) is entered into as of this 10 day of June, 2025 by and among the **CITY OF NEEDLES**, a California charter city (the “City”), and **1707 NEEDLES HWY, LLC**, a California limited liability company (the “Developer”).

### **RECITALS**

A. The City has received funds from the California Department of Housing and Community Development (HCD) Prohousing Incentive Pilot (PIP) Program for the purpose of the acceleration of affordable housing production and preservation in the City of Needles.

B. The Developer has negotiated an agreement to develop twenty-nine (29) rental units located at 1707 Needles Highway, Needles, California (the “Property”), located on the land more particularly described in the Legal Description attached hereto as Exhibit A, and incorporated herein by reference.

C. The City and the Developer entered into an Affordable Housing Agreement dated as of January 28, 2025, pursuant to which the City has agreed to provide financial assistance to Developer to develop the Property, and the Developer has agreed to develop the Property with such financial assistance.

D. The City and the Developer have entered into a First Amendment to Affordable Housing Agreement, Promissory Note and Regulatory Amendment (“First Amendment”), dated as of June 10, 2025, pursuant to which the City and Developer agreed that the City would increase the City Loan to Developer by the amount of One Hundred Thirty Five Thousand dollars (\$135,000) such that the total amount of financial assistance to the Developer to develop on the Property in the (“City Loan”). The parties agreed in the First Amendment that the primary purpose of the increase in the City Loan is for Developer’s (i) installation of wrought iron fencing around Property; (ii) creation of and Installation of on-site laundry facilities; (iii) rehabilitation of a “30th” unit as an onsite manager unit; and (iv) development of an outdoor

recreation area that will include a shade structure, table and exercise element(s) which shall be approved by the City Manager and/or his designee.

E. The execution and recording of this Agreement is a condition to the City making assistance available to the Developer pursuant to the Affordable Housing Agreement.

**NOW, THEREFORE**, the parties hereto agree as follows:

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated in this Agreement by this reference.

2. Scope of Work. The original Scope of Work attached to the Regulatory Agreement executed on January 28, 2025 (“Original Regulatory Agreement”) for the Project as Exhibit E shall be replaced in its entirety with the amended Scope of Work attached hereto.

3. No Other Changes. Except as expressly modified by this Agreement, all other provisions of the Original Regulatory Agreement remain unmodified and continue in full force and effect.

4. Conflicts with the Original Regulatory Agreement. In the event of any conflict between this Agreement and the Original Regulatory Agreement, the provisions of this Agreement shall prevail.

F. Effective Date. This Agreement shall be effective on the date first set forth above.

G. California Law: Jurisdiction. This Agreement shall be construed under and in accordance with the laws of the State of California. Each Party to this Agreement agrees that the courts located in the County of San Bernardino, State of California shall have sole and exclusive personal jurisdiction over each of them for the purpose of litigating any dispute, controversy, or proceeding arising out of or related to this Agreement. In connection thereto, the Parties hereby waive any claim of jurisdiction in another state and specifically consent to personal jurisdiction in the County of San Bernardino, State of California.

H. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The signature of a Party to any counterpart shall be sufficient to legally bind such Party. Delivery of an executed counterpart of a signature page to this Agreement by telecopy, emailed portable document format (“pdf”), or any other electronic means that reproduces an image of the actual executed signature page shall be effective as delivery of an original executed counterpart of this Agreement. Any Party sending an executed counterpart of a signature page to this Agreement by telecopy, pdf, or any other electronic means shall also send the original thereof to the other within five (5) days thereafter, but failure to do so shall not affect the validity, enforceability, or binding effect of this Agreement.

[ENDED DOCUMENT – SIGNATURE PAGE(S) FOLLOW]

**SIGNATURE PAGE TO  
FIRST AMENDMENT TO REGULATORY AGREEMENT**

**IN WITNESS WHEREOF**, the parties hereto have executed this First Amendment to Regulatory Agreement as of the date and year set forth above.

DEVELOPER:

**1707 NEEDLES HWY, LLC**, a California  
limited liability company

By: \_\_\_\_\_  
Name: Armen Ghadimian  
Title: Managing Partner

CITY:  
**CITY OF NEEDLES**, a California charter city

By: \_\_\_\_\_  
Name: Patrick Martinez  
Title: City Manager

ATTEST:

\_\_\_\_\_  
Candace Clark, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
By: John O. Pinkney, City Attorney

EXHIBIT E  
SCOPE OF WORK

**1707 Needles Highway, LLC Rehabilitation Scope of Work**

**Project Description**

1707 Needles Highway Needles, CA 92363 is formerly known as the River Valley Inn and is proposed to be rehabilitated/remodeled to construct twenty-nine (29) micro apartment units of approximately 300 square foot each.

All work shall be completed to comply with the current California Building Code and City of Needles Municipal Ordinances.

Each unit shall have a sleeping area, a kitchenette, a bathroom and a closet-storage area. The following is the proposed scope of work and proposed budget:

- **Roof (\$10,000):** Inspect and repair existing asphalt shingle roof as needed.
- **Exterior Stucco (\$20,000):** Repair, stucco and stucco-paint coat the entire exterior of the buildings.
- **Trim (\$5,000):** Repair, prep and paint all trim of exterior of buildings.
- **Windows (\$20,000):** Replace all exterior windows on all buildings. New windows shall be minimum dual-pane and meet Title 24 requirements. Note that some windows on the building have been replaced and that completion of this line item shall be: “all units shall have minimum of dual-pane windows that meet Title 24 and operate as designed by their manufacturer, including a locking mechanism.
- **Exterior Entry Doors (\$25,000) :** Replace all exterior entry doors to all units (including manager/office). Entry doors shall be either fiberglass or metal and meet Title 24 requirements

Entry doors shall have new hardware that includes both an entry handle and a dead-bolt type lock for occupant safety/security purposes.

*Note that some entry doors have already been replaced prior to the execution of this grant and the City shall count this expense as a developer contribution.*

- **Electrical (\$100,000):** All units shall be inspected to determine if any electrical work shall be completed. Each unit shall have fully operational exterior lighting (inclusive of new lighting fixtures), operational electrical outlets in the bathroom/sink area, kitchenette area and in living/sleeping area. Electric outlets shall include appropriate

GFI/GFCI as required by the Building Code.

- **Interior Drywall (\$60,000):** Repair/Replace interior drywall on all units as needed. This shall include drywall, tape, mud, texture and paint. All units shall receive new interior paint.
- **Flooring (\$60,000):** All units shall receive appropriate repairs to base flooring (likely repairs to concrete slab areas) and installation of new flooring which shall include vinyl plank flooring.
- **Kitchenette Area (\$120,000):** Kitchenette area shall be an area separate from the bathroom and living spaces and will include a cabinet, sink, plumbing fixture (operating hot and cold water), hot water heater, refrigerator, cooktop with minimum of two (2) active burners, electric vent and counter space.
- **Bathroom (\$100,000):** Bathroom shall have installed new fiberglass tub/shower combination (or shower only for units designated as handicapped), a new toilet, new sink and counter top area with plumbing fixture (operating hot and cold water). Bathroom area (to toilet/bath-shower area) shall have a new door and locking fixture to other portions of the unit.
- **Closet/Storage Area (\$30,000):** Shall include a new shelf and pole system to allow for storage of clothing and personal items. Closet include a clothing storage system which may include, but not limited to an installed dresser.
- **Climate Control (\$90,000):** Each unit shall receive a new individualized mini-split HVAC system providing heat and air conditioning.
- **Parking Area (\$20,000):** Shall receive repairs, as appropriate, to the concrete parking area, re-strip to meet State and City Building Code Requirements, concrete bumpers to minimize potential for vehicles to damage buildings.
- **Landscaping (\$10,000):** Property shall be landscaped in a manner appropriate for a desert environment and will include appropriate irrigation.
- **Outdoor Area (\$5,000):** The former pool area (which was previously filled in and covered, and for which a permit was previously on file) shall include a gazebo or other acceptable type shade structure and table area to allow for outdoor enjoyment by residents.
- **Overall Electric (Included in Above Items):** All building areas shall be inspected by a licensed electrician to determine if all electrical lines, outlets, panel boxes and breakers are working in an appropriate and safe manner.
- **Overall Plumbing (Included in Above Items):** All building areas shall be inspected by a licensed plumber to determine if all plumbing lines (supply and disposal/sewer)



are working in an appropriate and safe manner.

**Additional Project Requirements at an estimated total cost (materials and labor) of \$135,000**

- Installation of wrought iron fencing around Property.
- Creation of and Installation of on-site laundry facilities.
- Rehabilitation of a "30th" unit as an on-site manager unit.
- Development of an outdoor recreation area that will include a shade structure, table and exercise element(s) which shall be approved by the City Manager and/or his designee

**Total Budget: \$810,000**

**Funding from City of Needles PIP Loan Program: \$410,000**

**Developer Funded Improvements: \$400,000**