

**AMENDED TRACT MAP 31681-3
T.D. DESERT DEVELOPMENT, L.P.
CONDITIONS OF APPROVAL – FINAL
APPROVED: JULY 16, 2008**

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Amended Tract Map, or any Final Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. This Amended Tract Map, and any Final Map recorded thereunder, shall comply with the requirements and standards of Government Code §§ 66410 through 66499.58 (the "Subdivision Map Act"), Chapter 13 of the La Quinta Municipal Code ("LQMC") and the Conditions of Approval for Tentative Tract Map No. 31681.

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at www.la-quinta.org.

3. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary clearances and/or permits from the following agencies, if required:

- Fire Marshal
- Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Improvement Permit)
- Planning Department
- Riverside Co. Environmental Health Department
- Coachella Valley Unified School District
- Coachella Valley Water District (CVWD)
- Imperial Irrigation District (IID)
- California Water Quality Control Board (CWQCB)
- SunLine Transit Agency
- South Coast Air Quality Management District Coachella Valley

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The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

FINAL MAPS

4. Prior to the City's approval of a Final Map, the applicant shall furnish mylars of the Final Map that were approved by the City's map checker. The Final Map shall be 1" = 40' scale.

IMPROVEMENT SECURITY AGREEMENTS

5. Prior to *recording* of this Amended Final Map, the applicant shall construct all on and off-site improvements and satisfy its obligations for same, or shall furnish a fully secured and executed Amended Subdivision Improvement Agreement ("SIA") guaranteeing the construction of such improvements and the satisfaction of its obligations for same.
6. Any Amended Subdivision Improvement Agreement ("SIA") entered into by and between the applicant and the City of La Quinta, for the purpose of guaranteeing the completion of any improvements related to this Amended Final Tract Map, shall comply with the provisions of LQMC Chapter 13.28 (Improvement Security).

QUIMBY FEES

7. The Park-In-Lieu fees required per Chapter 13.48 of the La Quinta Municipal Code for this phase of Tentative Map 31681 shall be adjusted to reflect the addition of one residential lot and shall be paid along with any outstanding fees required per Chapter 13.48 of the La Quinta Municipal Code prior to recording of this amendment.

MISCELLANEOUS

8. Approval of this amended map shall be subject to the conditions listed herein and all conditions of approval as originally required for Tentative Tract 31681-3 unless otherwise amended as part of this approval.

END OF CONDITIONS.