



September 14, 2021

NOTICE OF AVAILABILITY/OFFER TO SELL OR LEASE SURPLUS PROPERTY
Cell 1 of the 157 Acre Site

SENT VIA EMAIL ONLY

To All Interested Parties:

As required by Govt Code Section 54220 of the State of California, the Carson Reclamation Authority ("**CRA**") is providing notice that the CRA intends to **sell or lease** the surplus property generally located at 20400 S. Main Street, Carson, California as shown on Exhibit A attached hereto and commonly referred to as Cell 1 of the 157 Acre Site ("**Property**").

Notice Period: In accordance with Govt Code Section 54222, please be advised that you have sixty (60) days from the date this notice was emailed ("**Notice Period**") to notify the CRA of your interest in acquiring the Property by providing a letter of interest which, to establish priority as noted below, should be a written proposal with relevant terms. Be advised that this notification does not obligate the CRA to sell or lease the Property to you and is not obligated to sell or lease it below fair market value.

Priority: If the CRA receives more than one letter of interest during this Notice Period, pursuant to Govt Code Section 54227, entities proposing to develop housing where at least 25% of the units will be affordable to lower income households will be afforded priority. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

Delivery: If you are interested in purchasing the Property, please send your written proposal within the Notice Period to: John Raymond, Executive Director, Carson Reclamation Authority via email to realpropertycarson@carsonca.gov. **Please** include "*Cell 1 of the 157 Acre Site*" on the email subject line.

Negotiation Period: If you are interested, respond timely and are chosen under the statutory guidelines, be advised that, pursuant to Govt Code Section 54223, CRA will enter into a period of ninety (90) days for negotiations with you. If agreement is not ultimately reached with respect to terms during the designated time period, CRA may market the Property to other developers.

Property Information:

- **157 Acre Site:** The Property constitutes a 15-acre portion of the overall Cal-Compact Landfill site (aka the "**157 Acre Site**"), which was operated as a landfill prior to the incorporation of the City of Carson in 1968 and as a result, the 157 Acre Site has soil and groundwater contamination that requires substantial remediation in order to allow for any vertical development. Due to the 157 Acre Site being a former landfill site, on October 25, 1995, the State of California Department of Toxic Substances Control ("**DTSC**") approved a Remedial Action Plan ("**RAP**") for the 157 Acre Site, the RAP requires (as a condition to any vertical development on any Cells within the former landfill) the installation, operation and maintenance of certain remedial systems, including a landfill cap, gas

extraction and treatment system, and groundwater collection and treatment system on the 157 Acre Site (including the Property) ("**Remedial Systems**"). In addition to the RAP, certain Consent Decrees were issued for the 157 Acre Site by DTSC in December 1995, October 2000, and January 2004 in order to resolve claims made regarding the resolution of the contamination issues afflicting the 157 Acre Site. In addition, the development of the 157 Acre Site is subject to the terms and conditions set forth in that certain document entitled Management Approach to Phased Occupancy (File No. 01215078.02), approved by DTSC in April 2018 ("**MAPO**") and that certain letter regarding phased development matters, issued by DTSC to the Authority, dated October 17, 2017 ("**Phased Development Letter**").

- **Residential Development:** Although DTSC has approved the Property for residential development, any development will require compliance with the above-listed regulatory requirements as well as any other requirements imposed by the State, DTSC and/or the City of Carson with respect to such development (collectively, the "**Development Requirements**"). These requirements include but are not limited to the construction of landfill gas wells under Cell 1 and their connection to the sitewide gas collection and control system; installation of the membrane liner; installation of a Building Protection System between the liner and any building slab; and certain restrictions on the type of residential buildings that can be constructed on the site, generally limited to podium buildings above at-grade parking. In addition to compliance with the Development Requirements at developer's own cost and expense, the developer of the Property will pay for all costs associated with its proposed development.
- **Subdivision Map:** The 157 Acres was vertically subdivided by Parcel Map 70732. Parcel 1 which is below ground will be retained CRA as the contaminated parcel ("**Subsurface Lot**"). Parcel 2 of Parcel Map 70732 is the 157 Acre Site which is located above the Subsurface Lot ("**Surface Lot**"). The Property will need to be subdivided from the Surface Lot in accordance with the Subdivision Map Act.

Relevant Information: Relevant information for the Property (including, but not limited to, the aforementioned DTSC requirements, Parcel Map 70732, a preliminary title report for the 157 Acre Site, etc.) can be found on the CRA's website at the following link:

<http://ci.carson.ca.us/CommunityDevelopment/RealProperty.aspx>

NOTICE: Prior to submitting a proposal for the Property, please review the Relevant Information as well as the requirements in the Surplus Land Act (Govt Code Sections 54220-54234).

Exhibit A: Legal Description of 157 Acre Site

Exhibit A-1: Depiction of Property (Cell 1)

Exhibit A

LEGAL DESCRIPTION OF THE 157 ACRE SITE

The Property is shown as Cell 1 on the map shown in Exhibit A-1 and is a portion of the 157 Acre Site.

The legal description of the 157 Acre Site is:

PARCEL 2 OF PARCEL MAP NO. 70372, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 377, PAGES 76 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES WHICH LIE BELOW A PLANE PARALLEL TO AND 500 FEET BELOW THE NATURAL SURFACE OF SAID LAND, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, TO EXPLORE FOR, DEVELOP OR REMOVE SAID SUBSTANCES, BUT WITH FULL RIGHT TO EXPLORE FOR, DEVELOP AND REMOVE THE SAME BY MEANS OF WELLS AND EQUIPMENT HAVING SURFACE LOCATION OUTSIDE THE OUTER BOUNDARIES OF SAID LAND, IN AND UNDER OR RECOVERABLE FROM SAID LAND, AS RESERVED IN THE DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED JANUARY 10, 1964 AS INSTRUMENT NO. 2198 IN BOOK D-2318, PAGE 313 OFFICIAL RECORDS.

Exhibit A-1

DEPICTION OF PROPERTY (CELL 1)

