
AMENDMENTS
TO THE
REDEVELOPMENT PLANS
FOR
REDEVELOPMENT PROJECT AREA NO. TWO
AND
REDEVELOPMENT PROJECT AREA NO. THREE

May, 1996

Prepared for:

Carson Redevelopment Agency
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**Fifth Amendment to the Redevelopment
Plan for Redevelopment Project Area No. Two**

**Second Amendment to the Redevelopment
Plan for Redevelopment Project Area No. Three**

ATTACHMENTS TO EACH OF THE ABOVE AMENDMENTS:

**Amended and Restated Redevelopment Plan for the Carson Merged and Amended Project
Area**

INTRODUCTION

The City Council of the City of Carson ("City Council") adopted the Redevelopment Plan for Redevelopment Project Area No. Two on February 19, 1974 by Ordinance No. 74-295 and the Redevelopment Plan for Redevelopment Project Area No. Three on July 16, 1984 by Ordinance No. 84-695. The City Council now proposes to amend the redevelopment plans ("Redevelopment Plans") for Redevelopment Project Area No. Two and Redevelopment Project Area No. Three, primarily for the purposes of:

1. Merging the projects for financing purposes as permitted by Sections 33485-33489 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.);
2. Replacing the two individual Redevelopment Plans with one amended and restated redevelopment plan covering the merged projects collectively; and
3. Adding territory to both Redevelopment Project Area No. Two and Redevelopment Project Area No. Three.

In addition, the Redevelopment Plans are also being amended to provided an updated list of proposed public projects.

Although each proposed plan amendment must be adopted separately, to facilitate their consideration they, together with the proposed new "Amended and Restated Redevelopment Plan for the Carson Merged and Amended Project Area," have been aggregated and presented together in this one document.

**Fifth Amendment
to the
Redevelopment Plan
for
Redevelopment Project Area No. Two**

Adopted July 16, 1996

Ordinance No. 96-1095

Prepared for:

**Carson Redevelopment Agency
701 East Carson Street
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ATTACHMENT 1:

Amended and Restated Redevelopment Plan for the Carson Merged and Amended Project Area

PREFACE

The Redevelopment Plan for Redevelopment Project Area No. Two (“Redevelopment Plan”) was adopted on February 19, 1974 by Ordinance No. 74-295. The Redevelopment Plan was subsequently amended on: January 20, 1975, by Ordinance No. 74-324; January 4, 1982, by Ordinance No. 81-580; December 22, 1982, by Ordinance No. 82-628; and November 1, 1994, by Ordinance 94-1046. The amendments adopted on January 20, 1975 by Ordinance No. 74-324 and December 22, 1982 by Ordinance No. 82-628 added certain territory to the original project area.

This is the fifth amendment (“Fifth Amendment”) to the Redevelopment Plan for Redevelopment Project Area No. Two (“Project”). The purposes of the proposed Fifth Amendment are to: (1) merge the Project with Redevelopment Project Area No. Three (together the “Merged Project”); (2) replace the Redevelopment Plan, as well as the Redevelopment Plan for Redevelopment Project Area No. Three being merged with the Project, with one amended and restated Redevelopment Plan applicable to the entire Merged Project; (3) add certain territory to the Project (“Fifth Amended Area”); and (4) provide an updated list of proposed public projects.

FIFTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. TWO

Amendment No. 1

Redevelopment Project Area No. Two be merged with Redevelopment Project Area No. Three so that taxes attributable to each constituent project area which are allocated to the Agency pursuant to Section 33670(b) of the Community Redevelopment Law may be allocated to the entire merged project area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Carson Redevelopment Agency (the "Agency") to finance or refinance, in whole or in part, the merged redevelopment project; except that any such taxes attributable to any constituent project area shall first be used to pay indebtedness in compliance with the terms of any bond resolution or other agreements pledging such taxes from the constituent project area, which resolution or other agreement was adopted or approved by the Agency prior to the merging of Redevelopment Project Area No. Two and Redevelopment Project Area No. Three. Except as otherwise noted above, tax increment revenue attributed to each constituent project area may be used for any lawful purpose in any of the constituent project areas.

For financing purposes, and any other purposes permitted or required by law, the two constituent projects together shall be called the "Merged Project Area".

Amendment No. 2

That the Redevelopment Plan for Redevelopment Project Area No. Two, including any maps, graphs, tables, exhibits, and attachments included therein or attached thereto, be amended and restated in its entirety so as to read as shown in the "Amended and Restated Redevelopment Plan for the Carson Merged and Amended Project Area", attached hereto as Attachment I.

Amendment No. 3

That the area shown on Exhibit A, Map of Fifth Amended Area, and described in Exhibit B, Legal Description of Fifth Amended Area, be added to Redevelopment Project Area No. Two.

EXHIBIT A

MAP OF FIFTH AMENDED AREA
Redevelopment Project Area No. Two

REDEVELOPMENT
PROJECT AREA NO. 3

REDEVELOPMENT
PROJECT AREA NO 2

228th ST.

SEPULVEDA BLVD.

ALAMEDA ST.

LOMITA BLVD.

AVALON BLVD.

FIGUEROA ST.



Proposed Added Territory

North



Not to Scale

MAP OF FIFTH AMENDED AREA TO PROJECT AREA NO. TWO AND
MAP OF SECOND AMENDED AREA TO PROJECT AREA NO. THREE
EXHIBIT A

EXHIBIT B

**LEGAL DESCRIPTION OF FIFTH AMENDED AREA
Redevelopment Project Area No. Two**

CITY OF CARSON REDEVELOPMENT AGENCY
CARSON MERGED AND AMENDED PROJECT AREA NO. 2
PARCEL "A"

ALL THOSE CERTAIN PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 228TH STREET, BEING 60.00 FEET IN WIDTH AS PER MAP OF TRACT NO 15838 RECORDED IN BOOK 463, PAGES 41 THROUGH 43, RECORDS OF SAID COUNTY, WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF AVALON BOULEVARD, BEING WESTERLY 50.00 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID AVALON BOULEVARD AS SHOWN ON SAID MAP OF TRACT 15838 AND ALSO SHOWN ON A MAP OF TRACT NO. 29042 RECORDED IN BOOK 711, PAGES 37 THROUGH 42, RECORDS OF SAID COUNTY, SAID WEST LINE ALSO BEING THE EXISTING BOUNDARY OF THE REDEVELOPMENT PROJECT AREA NO. 2; THENCE ALONG SAID PROLONGATION AND WEST LINE $S01^{\circ}54'35''W$, 639.33 FEET; THENCE LEAVING SAID WEST LINE $S88^{\circ}12'15''W$, 533.50 FEET ALONG THE BOUNDARY OF SAID REDEVELOPMENT PROJECT AREA NO. 2; THENCE ALONG THE EAST LINE OF TRACT NO. 15614 (M.B. 374/9-10) AND TRACT NO. 16998 (M.B. 394/26-27) $N01^{\circ}54'35''E$, 509.06 FEET; THENCE $N88^{\circ}12'15''E$, 169.06 FEET; THENCE $N01^{\circ}54'35''E$, 130.27 FEET TO THE CENTERLINE OF 228TH STREET; THENCE ALONG SAID CENTERLINE $N88^{\circ}12'15''E$, 364.44 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7.32 ACRES.

CITY OF CARSON REDEVELOPMENT AGENCY
CARSON MERGED AND AMENDED PROJECT AREA NO. 2
PARCEL "B"

ALL THAT CERTAIN LAND SITUATED, LYING AND BEING IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING ALL OF LOT 1 AND PORTIONS OF AVALON BOULEVARD AND ISABEL AVENUE AS PER TRACT NO. 29042 AS PER MAP FILED IN BOOK 711, PAGES 37 THROUGH 42, RECORDS OF SAID LOS ANGELES COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF BAYPORT STREET, 60.00 FEET WIDE, WITH THE CENTERLINE OF AVALON BOULEVARD 132.00 FEET WIDE, BOTH AS SHOWN ON SAID MAP OF TRACT NO. 29042; THENCE ALONG SAID CENTERLINE OF AVALON BOULEVARD $S01^{\circ}54'35''W$, 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID CENTERLINE OF AVALON BOULEVARD ALSO BEING THE BOUNDARY OF REDEVELOPMENT PROJECT AREA NO. 2; THENCE ALONG SAID CENTERLINE OF AVALON BOULEVARD $S01^{\circ}54'35''W$, 1458.57 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF ISABEL AVENUE 60.00 FEET WIDE AS SHOWN ON SAID MAP OF TRACT NO 29042; THENCE ALONG SAID PROLONGATION AND SOUTHERLY LINE $N88^{\circ}05'25''W$, 50.00 FEET TO A TANGENT CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $42^{\circ}20'05''$ AN ARC DISTANCE OF 103.44 FEET TO A POINT ON THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF FAIRHAVEN STREET 60.00 FEET WIDE AS PER SAID TRACT NO. 29042, A RADIAL THROUGH SAID POINT BEARS $N40^{\circ}29'30''W$; THENCE ALONG SAID PROLONGATION AND NORTHEASTERLY LINE $N52^{\circ}47'55''W$, 479.54 FEET TO A TANGENT CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $73^{\circ}34'57''$ TO A POINT ON A REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1302.27 FEET, A RADIAL THROUGH SAID POINT BEARS $N69^{\circ}12'58''W$, SAID 1302.27 RADIUS CURVE ALSO BEING THE EASTERLY LINE OF ANCHOR AVENUE 60.00 FEET WIDE AS PER SAID TRACT NO. 29042; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $38^{\circ}10'57''$ AN ARC DISTANCE OF 867.85 FEET TO A POINT ON A REVERSE CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 30.00 FEET, A RADIAL THROUGH SAID POINT BEARS $N72^{\circ}36'05''E$; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $70^{\circ}05'55''$ AN ARC DISTANCE OF 36.70 FEET TO A TANGENT LINE, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SAID BAYPORT STREET; THENCE ALONG SAID LINE $N52^{\circ}42'00''E$, 445.97 FEET TO A TANGENT CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ}12'35''$ AN ARC DISTANCE OF 51.33 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE $S88^{\circ}05'25''E$, 140.67 FEET TO THE POINT OF BEGINNING.

CONTAINING: 15.10 ACRES.

CITY OF CARSON REDEVELOPMENT AGENCY
CARSON MERGED AND AMENDED PROJECT AREA NO. 2
PARCEL "C"

ALL THOSE CERTAIN TRACTS AND PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF DOLORES AVENUE, 60.00 FEET WIDE WITH THE CENTERLINE OF SEPULVEDA BOULEVARD 100.00 FEET WIDE BOTH SHOWN ON A MAP OF TRACT NO. 10980 RECORDED IN BOOK 256, PAGES 41 TO 43, RECORDS OF SAID LOS ANGELES COUNTY; THENCE ALONG SAID CENTERLINE OF SEPULVEDA BOULEVARD N88°14'00"E, 410.35 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EXISTING BOUNDARY OF THE REDEVELOPMENT PROJECT AREA NO. 2; THENCE S00°19'00"E, 1190.00 FEET TO THE NORTH LINE OF THE METROPOLITAN TRANSIT AUTHORITY (M.T.A.) RIGHT-OF-WAY 100.00 FEET WIDE; THENCE ALONG SAID LINE S89°51'00"W, 1309.53 FEET TO THE EAST LINE OF MAIN STREET 80.00 FEET WIDE PER DEED RECORDED IN BOOK 3734, PAGE 211; THENCE S01°38'58"E, 100.00 FEET; THENCE CONTINUING ALONG SAID EAST LINE S02°34'30"E, 1556.11 FEET TO A POINT OF STREET WIDENING; THENCE N86°36'34"E, 10.00 FEET TO A POINT ON THE EAST LINE OF MAIN STREET 100.00 FEET WIDE; THENCE S02°34'30"E, 371.99 FEET; THENCE LEAVING SAID RIGHT-OF-WAY OF MAIN STREET N86°36'34"E, 72.97 FEET; THENCE S50°42'15"E, 68.84 FEET; THENCE N02°34'30"W, 96.83 FEET; THENCE N86°36'34"E, 104.26 FEET; THENCE S03°31'00"E, 143.24 FEET TO THE NORTH LINE OF LOMITA BOULEVARD 100.00 FEET WIDE AS SHOWN PER TRACT MAP OF TRACT NO. 28086 RECORDED IN BOOK 761, PAGES 55-58, RECORDS OF LOS ANGELES COUNTY; THENCE ALONG SAID LINE S89°23'29"E, 84.56 FEET TO A TANGENT CURVE CONCAVE NORTH AND HAVING A RADIUS OF 1950.43 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'57" AN ARC DISTANCE OF 136.14 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE N86°36'34"E, 431.70 FEET; THENCE LEAVING SAID NORTH LINE N01°04'30"W, 990.03 FEET; THENCE N86°36'34"E, 349.29 FEET TO THE WEST LINE OF TRACT NO. 24836 (M.B. 773/82-85); THENCE ALONG SAID WEST LINE S01°04'30"E, 683.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT NO. 24836; THENCE ALONG THE SOUTH LINE OF SAID TRACT N86°36'34"E, 183.44 FEET; THENCE S01°04'30"E, 356.44 FEET TO THE CENTERLINE OF SAID LOMITA BOULEVARD; THENCE ALONG SAID CENTERLINE S86°36'34"W, 962.41 FEET TO A TANGENT CURVE CONCAVE NORTH AND HAVING A RADIUS OF 2000.43 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'57" AN ARC DISTANCE OF 139.63 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE N89°23'29"W, 147.08 FEET TO A TANGENT CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 2000.43 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'57" AN ARC DISTANCE OF 139.63 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE S86°36'34"W, 79.38 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID MAIN STREET 100.00 FEET WIDE; THENCE CONTINUING ALONG SAID CENTERLINE OF LOMITA BOULEVARD S85°34'32"W, 1055.95 FEET; THENCE LEAVING SAID

CENTERLINE N07°33'05"W, 778.55 FEET; THENCE N87°45'50"E, 449.50 FEET; THENCE N02°34'30"W, 1320.00 FEET TO THE SOUTH LINE OF THE SAID M.T.A. RIGHT-OF-WAY 100.00 FEET WIDE; THENCE ALONG SAID SOUTH LINE N87°45'50"E, 690.00 FEET TO THE CENTERLINE OF SAID MAIN STREET; THENCE ALONG SAID CENTERLINE N01°38'58"W, 1251.57 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SEPULVEDA BOULEVARD 100.00 FEET WIDE AS PER INSTRUMENT NO. 83-1372693 RECORDED NOVEMBER 18, 1983; THENCE ALONG SAID PROLONGATION AND SOUTH LINE S88°14'00"W, 2622.18 FEET TO THE EAST LINE OF FIGUEROA STREET 100.00 FEET WIDE AS PER SAID L. S. 42-43; THENCE ALONG SAID EAST LINE S07°07'20"E, 78.53 FEET MORE OR LESS; THENCE AT RIGHT ANGLES TO SAID EAST LINE S82°52'40"W, 100.00 FEET TO A POINT ON THE WEST LINE OF SAID FIGUEROA STREET; THENCE N78°15'56"W, 226.47 FEET; THENCE N25°45'31"E, 139.50 FEET TO A POINT ON THE SOUTH LINE OF SEPULVEDA BOULEVARD AT THIS POINT BEING OF VARIABLE WIDTH RIGHT-OF-WAY; THENCE N22°29'15"E, 102.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 930.00 FEET, SAID CURVE ALSO BEING THE NORTH LINE OF SEPULVEDA BOULEVARD, A RADIAL THROUGH SAID POINT BEARS S22°29'15"W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°14'45" AN ARC DISTANCE OF 393.55 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE (BEING THE NORTH LINE OF SEPULVEDA BOULEVARD 100.00 FEET WIDE) N88°14'00"E, 2438.35 FEET TO THE CENTERLINE OF MAIN STREET 100.00 FEET WIDE AS PER PARCEL MAP RECORDED IN BOOK 134, PAGE 83, RECORDS OF LOS ANGELES COUNTY; THENCE ALONG SAID CENTERLINE N00°29'00"E, 698.29 FEET; THENCE LEAVING SAID CENTERLINE N88°14'00"E, 248.82 FEET TO THE WEST LINE OF TRACT NO. 10980 (M.B. 256/41-43); THENCE ALONG SAID LINE S00°29'00"W, 748.29 FEET TO THE CENTERLINE OF SAID SEPULVEDA BOULEVARD; THENCE ALONG SAID CENTERLINE N88°14'00"E, 1129.18 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 102.90 ACRES

Second Amendment
to the
Redevelopment Plan
for
Redevelopment Project Area No. Three

Adopted July 16, 1996

Ordinance No. 96-1095

Prepared for:

Carson Redevelopment Agency
701 East Carson Street
Carson, California 90749
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Prepared by:

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ATTACHMENT 1:

Amended and Restated Redevelopment Plan for the Carson Merged and Amended Project Area

PREFACE

The Redevelopment Plan for Redevelopment Project Area No. Three (“Redevelopment Plan”) was adopted on July 16, 1984 by Ordinance No. 84-695. The Redevelopment Plan has been amended two (2) times: on November 1, 1994, by Ordinance No. 94-1047; and on June 4, 1996 by Ordinance No. 96-1091. Neither of these amendments added territory to the original project area.

SECOND AMENDMENT TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. THREE

Amendment No. 1

Redevelopment Project Area No. Three be merged with Redevelopment Project Area No. Two so that taxes attributable to each constituent project area which are allocated to the Agency pursuant to Section 33670(b) of the Community Redevelopment Law may be allocated to the entire merged project area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the merged redevelopment project; except that any such taxes attributable to any constituent project area shall first be used to pay indebtedness in compliance with the terms of any bond resolution or other agreements pledging such taxes from the constituent project area, which resolution or other agreement was adopted or approved by the Agency prior to the merging of Redevelopment Project Area No. Three and Redevelopment Project Area No. Two. Except as otherwise noted above, tax increment revenue attributed to each constituent project area may be used for any lawful purpose in any of the constituent project areas.

For financing purposes, and any other purposes permitted or required by law, the constituent projects together shall be called the "Merged Project" and the two constituent project areas together shall be called the "Merged Project Area".

Amendment No. 2

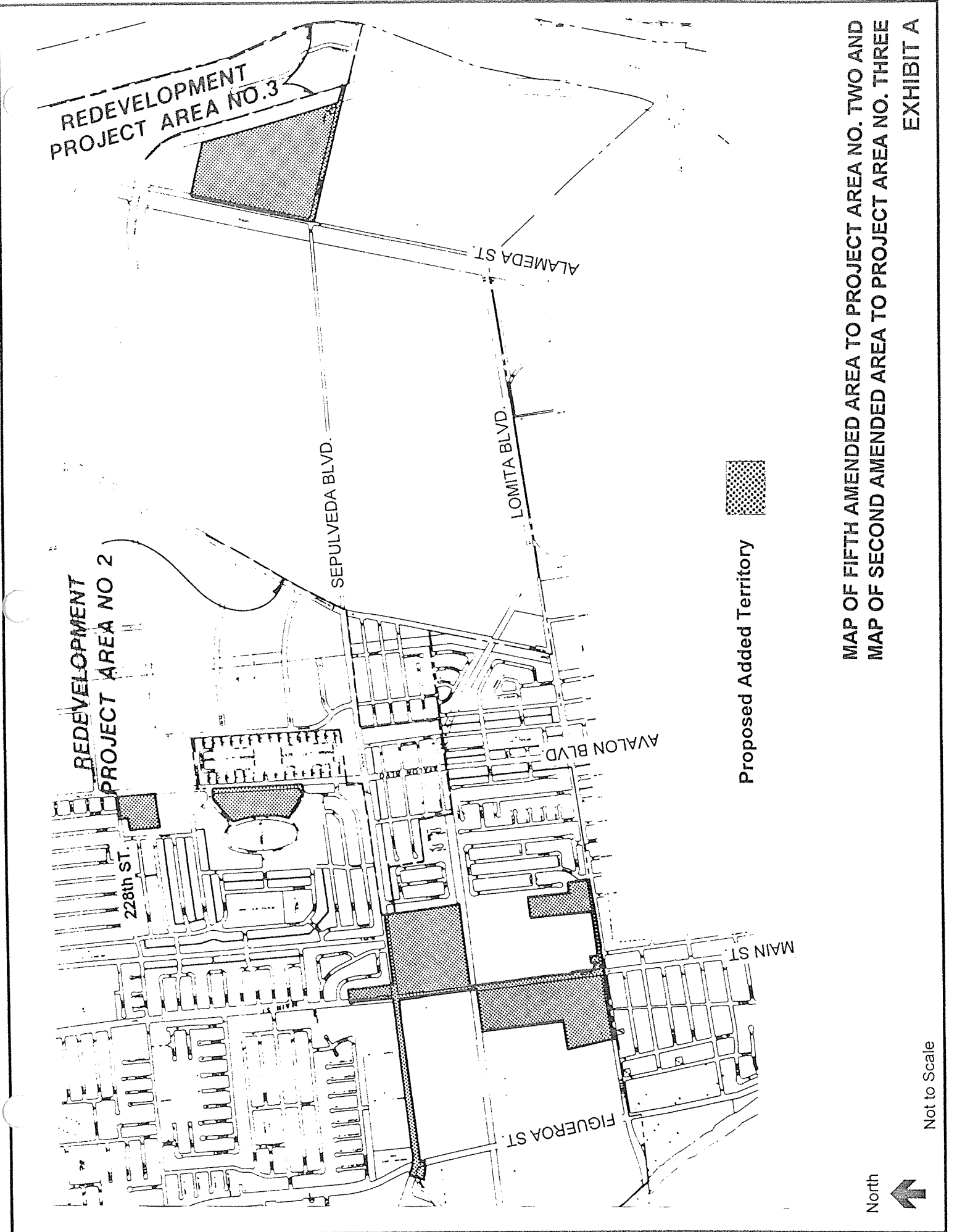
That the Redevelopment Plan for Redevelopment Project Area No. Three, including any maps, graphs, tables, exhibits, and attachments included therein or attached thereto, be amended and restated in its entirety so as to read as shown in the "Amended and Restated Redevelopment Plan for the Carson Merged and Amended Project Area", attached hereto as Attachment I.

Amendment No. 3

That the area shown on Exhibit A, Map of Second Amended Area, and described in Exhibit B, Legal Description of Second Amended Area, be added to Redevelopment Project Area No. Three.

EXHIBIT A

MAP OF SECOND AMENDED AREA
Redevelopment Project Area No. Three



REDEVELOPMENT
PROJECT AREA NO. 3

REDEVELOPMENT
PROJECT AREA NO 2

228th ST.

SEPULVEDA BLVD.

ALAMEDA ST.

LOMITA BLVD.

AVALON BLVD

FIGUEROA ST.



Proposed Added Territory

North



Not to Scale

MAP OF FIFTH AMENDED AREA TO PROJECT AREA NO. TWO AND
MAP OF SECOND AMENDED AREA TO PROJECT AREA NO. THREE

EXHIBIT A

EXHIBIT B

LEGAL DESCRIPTION OF SECOND AMENDED AREA
Redevelopment Project Area No. Three

CITY OF CARSON REDEVELOPMENT AGENCY
CARSON MERGED AND AMENDED PROJECT AREA NO. 3
PARCEL "A"

ALL THOSE CERTAIN PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SEPULVEDA BOULEVARD BEING 60.00 FEET WIDE PER TRACT NO. 10844, BOOK 301, PAGES 37-39 AND THE EASTERLY LINE OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY (DOMINGUEZ CHANNEL) BEING 250.00 FEET WIDE, SAID EASTERLY LINE BEING THE EXISTING BOUNDARY OF THE REDEVELOPMENT PROJECT AREA NO. 3 AS SAID SEPULVEDA BOULEVARD AND THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY ARE BOTH SHOWN ON A MAP OF TRACT NO. 10844, RECORDED IN BOOK 301, PAGES 37 THROUGH 39, RECORDS OF SAID LOS ANGELES COUNTY; THENCE ALONG SAID SOUTH LINE OF SEPULVEDA BOULEVARD $N70^{\circ}46'30''W$, 2328.68 FEET TO THE CENTERLINE OF ALAMEDA STREET BEING 50.00 FEET WIDE AS SHOWN ON SAID TRACT NO. 10844; THENCE ALONG SAID CENTERLINE $N17^{\circ}09'45''E$, 2007.30 FEET; THENCE LEAVING SAID CENTERLINE $S72^{\circ}50'15''E$, 940.19 FEET TO THE WESTERLY LINE OF SAID FLOOD CONTROL DISTRICT RIGHT-OF-WAY; THENCE ALONG SAID WESTERLY LINE $S10^{\circ}40'30''E$, 2283.82 FEET TO THE NORTH LINE OF SEPULVEDA BOULEVARD; THENCE ALONG SAID NORTH LINE $S70^{\circ}46'30''E$, 288.38 FEET TO THE EASTERLY LINE OF SAID FLOOD CONTROL DISTRICT RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF THE REDEVELOPMENT PROJECT AREA NO. 3; THENCE ALONG SAID LINE $S10^{\circ}40'30''E$, 69.21 FEET TO THE POINT OF BEGINNING.

CONTAINING: 69.83 ACRES.

ATTACHMENTS

AMENDED AND RESTATED
REDEVELOPMENT PLAN

FOR THE

CARSON MERGED AND AMENDED
PROJECT AREA

Prepared:

May, 1996

Adopted:

July 16, 1996

Prepared for:

Carson Redevelopment Agency
701 East Carson Street
Carson, California 90749
(310) 830-7600

Prepared by:

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**AMENDED AND RESTATED
REDEVELOPMENT PLAN
FOR THE
CARSON MERGED AND AMENDED PROJECT AREA**

SECTION I. (100) INTRODUCTION

A. (101) General

This is the Amended and Restated Redevelopment Plan for the Carson Merged and Amended Project Area (“Plan”), located in the City of Carson, County of Los Angeles, State of California. This Plan amends, restates, and supersedes in their entirety the redevelopment plans hereto adopted for Redevelopment Project Area No. Two and Redevelopment Project Area No. Three (“Constituent Projects”) that comprise the Carson Merged and Amended Project Area. Nothing in this Plan is intended to or shall affect in any manner the base year valuation for the Constituent Projects determined in accordance with Health and Safety Code Section 33670. It consists of the text (Sections 100 through 1100), the Project Area Map of the Carson Merged and Amended Project (“Merged Project Area”) (Exhibits A-1 through A-4), the legal description of the Merged Project Area boundaries (Exhibits B-1 through B-4), and a listing of the proposed projects, public facilities, and infrastructure improvement projects (Exhibit C).

This Plan has been prepared by the Carson Redevelopment Agency (“Agency”) pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000, *et seq.*), the California Constitution, and all applicable laws and ordinances. It does not present a specific plan for the redevelopment, rehabilitation, and revitalization of any area within the Merged Project Area; instead, it establishes a process and framework for implementation. This Plan is based upon the Preliminary Plan formulated and adopted by the Carson Planning Commission on October 24, 1995.

B. (102) Merged Project

The Constituent Projects are merged so that the taxes attributable to each constituent project area, which are allocated to the Agency pursuant to Section 33670(b) of the Redevelopment Law may be allocated to the entire Merged Project Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the Merged Project, except that any such taxes attributable to any constituent project area shall first be used to pay indebtedness in compliance with the terms of any bond resolution or other agreements pledging such taxes from the constituent project area, which resolution or other agreement was adopted or approved by the Agency prior to the merging of the Constituent Projects. Except as otherwise noted above, tax increment revenue attributed to each constituent project may be used for any lawful purpose in any of the Constituent Projects.

SECTION II. (200) GENERAL DEFINITIONS

The following definitions will be used generally in the context of this Plan unless otherwise specified herein:

- A. “Agency” means the Carson Redevelopment Agency of the City of Carson, California.
- B. “Agency Board” means the governing body of the Agency.
- C. “Adopting Ordinances” means Ordinance No. 96-1095 adopted by the City Council on July 16, 1996, adopting the Fifth Amendment to the Redevelopment Plan for Redevelopment Project Area No. Two and the Second Amendment to the Redevelopment Plan Redevelopment Project No. Three.
- D. “City” means the City of Carson, California.
- E. “City Council” means the legislative body of the City.
- F. “County” means the County of Los Angeles, California.
- G. “Disposition and Development Agreement” means an agreement between a developer and the Agency that sets forth terms and conditions for improvement and redevelopment.
- H. “General Plan” means the City’s General Plan as now exists or may hereafter be amended from time to time, a comprehensive and long-term General Plan for the physical development of the City as provided for in Section 65300 *et seq.* of the California Government Code.
- I. “Map” or “Maps” mean the Maps of the Merged Project Area attached hereto as Exhibits A-1 through A-4.
- J. “Method of Relocation” means the methods or plans adopted by the Agency pursuant to Sections 33352(f) and 33411 of the Redevelopment Law for the relocation of families, persons, businesses, and nonprofit local community institutions to be temporarily or permanently displaced by actions of the Agency.
- K. “Owner Participation Agreement” means an agreement between the Agency and a property owner or tenant which sets forth terms and conditions for improvement and redevelopment.
- L. “Person” means an individual(s), or any public or private entities.

- M. "Project", "Project Area", or "Merged Project Area" means the Carson Merged and Amended Project Area, which is the territory this Plan applies to, as shown on Exhibits A-1 through A-4.
- N. "Redevelopment Law" means the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.).
- O. "Redevelopment Plan" or "Plan" means the amended and restated redevelopment plan for the Carson Merged and Amended Redevelopment Project Area.
- P. "State" means the State of California.

SECTION III. (300) MERGED PROJECT AREA BOUNDARIES

The boundaries of the Merged Project Area and the constituent project areas are shown on the Redevelopment Plan Maps attached as Exhibits A-1 through A-4. The boundaries of the Merged Project Area are described in the legal descriptions of the constituent project areas attached as Exhibits B-1 through B-4.

SECTION IV. (400) REDEVELOPMENT PLAN GOALS

Implementation of this Plan is intended to achieve the following goals and objectives:

Goals

1. The elimination and prevention of the spread of blight and deterioration, and the conservation, rehabilitation, and redevelopment of the Project Area.
2. The encouragement, cooperation, and participation of residents, business persons, public agencies, and community organizations in the revitalization of the Project Area.
3. The provision of financial assistance to encourage private sector investment in the development and redevelopment of the Project Area.
4. The promotion of the economic well being of the Project Area by encouraging the diversification and development of its economic base, and to assist in both short and long term employment opportunities for the residents of the Project Area and the City.
5. The improvement of housing and the assistance of low and moderate income persons and families to obtain homeownership.
6. The development of quality affordable housing.

7. Work with the City to update the provision of adequate roadways; traffic and circulation improvements to correct street deficiencies, alignment problems and to eliminate road hazards; and to provide adequate street and freeway access throughout the Project Area.
8. The stimulation of private sector investment in the full development of the Project Area.
9. The expansion of the resource of developable land by making underutilized land available for development.
10. The provision of needed or lacking public improvements and facilities which are sensitive to the environment.
11. The improvement or preservation of low and moderate income housing as is required to satisfy the needs and desires of the various age and income groups of the community, maximizing the opportunity for individual choice, and meeting the requirements of State law.
12. The development of safeguards against noise and pollution to enhance the industrial, commercial, and residential community.
13. The upgrading of existing commercial and industrial uses in the Project Area.
14. The assembly and disposition of land into parcels suitable for modern integrated development with improved development standards, pedestrian, and vehicular circulation in the Project Area.

Objectives

1. Give priority to projects which address clean-up of unwanted, conflicting, and blighted uses.
2. Give priority to projects that will generate the greatest amount of tax increment revenue to the Agency, and sales and business taxes to the City.
3. Give priority to financially feasible projects that include or have been requested by potential owner participants.
4. Give priority to projects which retain desirable uses and save or create jobs.
5. Give priority to projects that provide buffers or mitigate the impact of industrial uses on adjoining residential areas.
6. Focus traditional redevelopment activities in those portions of the Project Area, where appropriate, and provide the greatest visibility.

7. Update zoning designations within the Project Area to improve the City's competitiveness in the marketplace while generating desirable new development.

SECTION V. (500) REDEVELOPMENT ACTIONS

A. (501) General

The Agency proposes to eliminate and prevent the recurrence of blight, and improve the economic base of the Merged Project Area by:

1. Acquiring, installing, developing, constructing, reconstructing, redesigning, planning, replanning, or reusing streets, curbs, gutters, sidewalks, traffic control devices, utilities, flood control facilities, and other public improvements and public facilities.
2. Rehabilitating, altering, remodeling, improving, modernizing, clearing, or reconstructing buildings, structures, and improvements.
3. Rehabilitating, preserving, developing, or constructing affordable housing in compliance with State law.
4. Providing the opportunity for owners and tenants presently located in the Merged Project Area to participate in redevelopment projects and programs, and extending preferences to occupants to remain or relocate within the redeveloped Merged Project Area.
5. Providing relocation assistance to displaced residential and nonresidential occupants, if necessary.
6. Facilitating the development or redevelopment of land for purposes and uses consistent with this Plan.
7. Acquiring real property by purchase, lease, gift, grant, request, devise, or any other lawful means (including eminent domain), after the conduct of appropriate hearings.
8. Combining parcels and properties where and when necessary.
9. Preparing building sites and constructing necessary off-site improvements.
10. Managing property owned or acquired by the Agency.

11. Assisting in procuring financing for the construction of residential, commercial, and office buildings to increase the residential and commercial base of the Merged Project Area, and the number of temporary and permanent jobs in the City.
12. Disposing of property including, without limitation, the lease or sale of land at a value determined by the Agency for reuse in accordance with this Plan.
13. Establishing controls, restrictions, or covenants running with the land so that property will continue to be used in accordance with this Plan.
14. Vacating or abandoning streets, alleys, and other thoroughfares, as necessary, and dedicating other areas for public purposes consistent with the objectives of this Plan.
15. Providing replacement housing, if any is required.
16. Applying for and utilizing grants, loans, and any other assistance from federal or State governments, or other sources.
17. Taking actions the Agency determines are necessary and consistent with State, federal, and local laws to make structural repairs to buildings and structures, including historical buildings, to meet building code standards related to seismic safety.
18. Taking actions the Agency determines are necessary and consistent with State, federal, and local laws to remedy or remove a release of hazardous substances on, under, or from property within the Merged Project Area, or to remove hazardous waste from property.
19. From time to time preparing and carrying out plans for the improvement, rehabilitation, and redevelopment of blighted areas, disseminating redevelopment information, and creating a variety of economic development programs which will help build a stronger economic base within the Merged Project Area. An Agency program may consist of assisting businesses with the following: advertising in brochures, promoting trade fairs, creating displays, developing videos, and any other appropriate media which will attract other businesses and consumers to the area. The Agency may also assist with job training programs, moving expenses, and providing other incentives to attract industrial type businesses to the area such as tax credits.
20. Assisting businesses in the Merged Project Area with facade improvements and general rehabilitation by providing loans and grants.

To accomplish these actions and to implement this Plan, the Agency is authorized to use the powers provided in this Plan, and the powers now or hereafter permitted by the Redevelopment Law and any other State law.

B. (502) Property Acquisition

1. (503) Acquisition of Real Property

The Agency may acquire real property, any interest in property, and any improvements on it by any means authorized by law including, without limitation, by gift, grant, exchange, purchase, cooperative negotiations, lease, option, bequest, devise or eminent domain.

To the extent required by law, the Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless: (1) such building requires structural alteration, improvement, modernization or rehabilitation; or (2) the site or lot on which the building is situated requires modification in size, shape, or use; or (3) it is necessary to impose upon such property any of the standards, restrictions, and controls of this Plan and the owner fails or refuses to participate in the Plan by executing an Owner Participation Agreement.

Except as otherwise provided herein, or otherwise provided by law, no eminent domain proceeding to acquire property shall be commenced:

- a. For the territory included in the original boundaries of Redevelopment Project No. Two, as described and defined in the redevelopment plan approved and adopted by Ordinance No. 74-295 of the City, as amended by Amendment No. 1 to the Redevelopment Plan, approved and adopted by Ordinance No. 74-324 of the City on January 20, 1975 (“Redevelopment Project Area No. Two Original Area”): After February 4, 1999.
- b. For the area added to Redevelopment Project Area No. Two by the third amendment to the redevelopment plan, as described and defined in the redevelopment plan approved and adopted on December 22, 1982 by Ordinance No. 82-628 (“Redevelopment Project Area No. Two 1982 Amended Area”) of the City: No active eminent domain provision; authority expired on January 22, 1994.

- c. For the territory included in the original boundaries of Redevelopment Project Area No. Three, as described and defined in the Redevelopment Plan, as amended on July 16, 1996 by Ordinance No. 96-1095 of the City ("Redevelopment Project Area No. Three Original Area"): Twelve (12) years following the effective date of Ordinance No. 96-1095 of the City Council adopted on July 16, 1996.
- d. For the area added to the Redevelopment Project Area No. Two by the Fifth Amendment to the Redevelopment Plan for Redevelopment Project Area No. 2, adopted by Ordinance No. 96-1095 of the City County adopted on July 16, 1996 ("Redevelopment Project Area No. Two Fifth Amended Area") and the area added to the Redevelopment Project Area No. Three area by the second amendment to the Redevelopment Plan for Redevelopment Project Area No. Three adopted by Ordinance No. 96-1095 of the City adopted on July 16, 1996 ("Redevelopment Project Area No. Three Second Amended Area"): After twelve (12) years following the date of adoption of the Adopting Ordinances.

The Agency may not acquire, by eminent domain, any property on which any persons reside in Redevelopment Project Area No. Three Original Area, except if, pursuant to Section 9142 of the Carson Municipal Code, such person or persons reside in a caretaker's or superintendent's residence which is a minor use related to and incidental to the principal industrial use on the same site.

2. (504) Acquisition of Personal Property

Where necessary in the implementation of this Plan, the Agency is authorized to acquire personal property in the Merged Project Area by any lawful means.

C. (505) Participation by Owners and Persons Engaged in Business

1. (506) Owner Participation

This Plan provides for participation in the redevelopment of property in the Merged Project Area by the owners of all or part of such property if the owners agree to participate in the redevelopment in conformity with this Plan.

Opportunities to participate in the redevelopment of property in the Merged Project Area may include, without limitation, the rehabilitation of property or structures; the retention of improvements; the development of all or a portion of the participant's property; the acquisition of adjacent or other properties from the Agency; purchasing or leasing properties in the Merged Project Area; participating with developers in the improvement of all or a portion of a

participant's properties; or other suitable means consistent with objectives and proposals of this Plan, and with the Agency's rules governing owner participation and reentry.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two (2) or more persons, firms, or institutions, to join together in partnerships, corporations, or other joint entities.

The Agency desires participation in redevelopment activities by as many owners and business tenants as possible. However, participation opportunities shall necessarily be subject to and limited by such minimum factors as the expansion of public or public utilities facilities; elimination and changing of land uses; realignment of streets; the ability of the Agency and/or owners and business tenants to finance acquisition and development activities in accordance with this Plan; and whether the proposed activities conform to and further the goals and objectives of this Plan.

2. (507) Reentry Preferences for Persons Engaged in Business in the Merged Project Area

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to relocate and reenter in business in the redeveloped area, if they otherwise meet the requirements prescribed by this Plan and the Agency's rules governing owner participation and reentry.

3. (508) Owner Participation Agreements

Under an Owner Participation Agreement, the participant shall agree to rehabilitate, develop, or use the property in conformance with this Plan and be subject to the provisions hereof. Pursuant to the Owner Participation Agreement, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

In the event a participant breaches the terms of an Owner Participation Agreement, the Agency may declare the Agreement terminated and may acquire the real property or any interest therein, and may sell or lease such real property or interest therein for rehabilitation or development in accordance with this Plan. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

Where the Agency determines that a proposal for participation is not feasible, is not in the best interests of the Agency or City, or that redevelopment can best be accomplished without affording a participant an opportunity to execute an Owner Participation Agreement, the Agency shall not be required to execute such an agreement.

D. (509) Implementing Rules

The provisions of Sections 505-508 of this Plan shall be implemented according to the rules adopted by the Agency prior to the adoption of the Adopting Ordinances, which may be amended from time to time by the Agency. Such rules allow for Owner Participation Agreements with the Agency.

E. (510) Cooperation with Public Bodies

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning and implementation of activities authorized by this Plan. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate the implementation of this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and to achieve the highest public good.

The Agency is authorized to acquire real property devoted to public use through eminent domain, but property of a public body shall not be acquired without its consent. The Agency shall seek the cooperation of all public bodies which own or intend to acquire property in the Merged Project Area. Any public body which owns or leases property in the Merged Project Area will be afforded all the privileges of owner and business tenant participation if such public body is willing to enter into an Owner Participation Agreement with the Agency. All plans for development of property in the Merged Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in and authorized by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized, to the extent permissible by law, to financially (and otherwise) assist public bodies in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Merged Project Area) where such land, buildings, facilities, structures, or other improvements are of benefit to the Merged Project Area.

F. (511) Property Management

During such time as property, if any, in the Merged Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such properties may be rented or leased by the Agency pending their disposition.

G. (512) Payments to Taxing Agencies

To the extent applicable, and in the amounts and manner provided therein, the Agency shall annually pay to Merged Project Area affected taxing entities the payments required by Sections 33607.5 and 33607.7 of the Redevelopment Law.

H. (513) Relocation of Persons Displaced by a Project

1. (514) Relocation Program

In accordance with the provisions of the California Relocation Assistance Law (Government Code Section 7260, et seq.), the guidelines adopted and promulgated by the California Department of Housing and Community Development (the "Relocation Guidelines"), and the Method of Relocation adopted by the Agency, the Agency shall provide relocation benefits and assistance to all persons (including families, business concerns, and others) displaced by Agency acquisition of property in the Merged Project Area or as otherwise required by law. Such relocation assistance shall be provided in the manner required by the Method of Relocation. In order to carry out a redevelopment project with a minimum of hardship, the Agency will assist displaced households in finding decent, safe, and sanitary housing within their financial means and otherwise suitable to their needs. The Agency shall make a reasonable effort to relocate displaced individuals, families, commercial, and professional establishments within the Merged Project Area. The Agency is also authorized to provide relocation for displaced persons outside the Merged Project Area.

2. (515) Relocation Benefits and Assistance

The Agency shall provide all relocation benefits required by law and in conformance with the Method of Relocation, Relocation Guidelines, Relocation Assistance Act, the Redevelopment Law, and any other applicable rules and regulations.

I. (516) Demolition, Clearance, Public Improvements, Site Preparation, and Removal of Hazardous Waste

1. (517) Demolition and Clearance

The Agency is authorized, for property acquired by the Agency or pursuant to an agreement with the owner of property, to demolish, clear, or move buildings, structures, or other improvements from any real property as necessary to carry out the purposes of this Plan.

2. (518) Public Improvements

To the extent permitted by law, the Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and public utilities (within or outside the Merged Project Area) necessary to carry out the purposes of this Plan. Such public improvements include, but are not limited to: over or underpasses; bridges; streets; curbs; gutters; sidewalks, street lights; sewers; storm drains; traffic signals; electrical distribution systems; natural gas distribution systems; cable TV systems; water distribution systems; parks; plazas; playgrounds; motor vehicle parking facilities; landscaped areas; schools; libraries; civic; cultural; recreational facilities; and pedestrian improvements. A list of proposed public facilities and infrastructure improvement projects is included in the projects list set forth in Exhibit C and incorporated herein by reference.

The Agency, as it deems necessary to carry out the Plan and subject to the consent of the City Council, may pay all or part of the value of the land, and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Merged Project Area, upon both the Agency Board and the City Council making the applicable determinations required pursuant to the Redevelopment Law.

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be, paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvements, or both, by periodic payments over a period of years. Any obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purposes of carrying out this Plan.

3. (519) Preparation of Building Sites

The Agency may develop as a building site any real property owned or acquired by it. In connection with such development it may cause, provide, undertake, or make provisions with other agencies for the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this Plan in the Merged Project Area.

4. (520) Removal of Hazardous Waste

To the extent legally allowable, the Agency may take any actions which the Agency determines are necessary and which are consistent with other State and federal laws, to remedy or remove a release of hazardous substances on, under, or from property within the Merged Project Area.

J. (521) Rehabilitation, Moving of Structures by the Agency, and Seismic Repairs

1. (522) Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any property, building, or structure in the Merged Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property, buildings, or structures in the Merged Project Area not owned by the Agency to the extent permitted by the Redevelopment Law. The Agency is authorized to acquire, restore, rehabilitate, move, and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as practicable and to enhance the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Merged Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Merged Project Area.

The extent of rehabilitation in the Merged Project Area shall be subject to the discretion of the Agency based upon such objective factors as:

- a. Compatibility of rehabilitation with land uses as provided for in this Plan.
- b. Economic feasibility of proposed rehabilitation and conservational activity.
- c. Structural feasibility of proposed rehabilitation and conservational activity.
- d. The undertaking of rehabilitation and conservation activities in an expeditious manner and in conformance with the requirements of this Plan, and such property rehabilitation standards as may be adopted by the Agency.
- e. The need for expansion of public improvements, facilities, and utilities.
- f. The assembly and development of properties in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Merged Project Area.

2. (523) Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any buildings, structures, or other improvements from any real property acquired which can be rehabilitated to a location within or outside the Merged Project Area.

3. (524) Seismic Repairs

For any project undertaken by the Agency within the Merged Project Area for building rehabilitation or alteration in construction, the Agency may, by following all applicable procedures which are consistent with local, State, and federal law, take those actions which the Agency determines are necessary to provide for seismic retrofits.

K. (525) Property Disposition and Development

1. (526) Real Property Disposition and Development

a. (527) General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease or sale without public bidding. Except as otherwise permitted by law, before any interest in property of the Agency acquired, in whole or in part, directly or indirectly, with tax increment monies is sold or leased for development pursuant to this Plan, such sale or lease shall be first approved by the City Council after public hearing.

Except as otherwise permitted by law, no real property acquired by the Agency, in whole or in part, with tax increment, or any interest therein, shall be sold or leased for development pursuant to the Plan for an amount less than its fair market value, or the fair reuse value at the use and with the covenants, conditions, and development costs authorized by the sale or lease.

Unless otherwise permitted by law, the real property acquired by the Agency in the Merged Project Area, except property conveyed to it by the City, shall be sold or leased to public or private persons or entities for improvement and use of the property in conformance with this Plan. Real property may be conveyed by the Agency to the City, and where beneficial to the Merged Project Area, to any other public body without charge, or for an amount less than fair market value.

All purchasers or lessees of property from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete improvement of such property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of redevelopment in the Merged Project Area, the Agency shall ensure that all provisions of this Plan, and other documents formulated pursuant to this Plan, are being observed, and that development of the Merged Project Area is proceeding in accordance with applicable development documents and time schedules.

All development, whether public or private, must conform to this Plan and all applicable federal, State, and local laws, including without limitation the City's planning and zoning ordinances, building, environmental, and other land use development standards. Such development must receive the approval of all appropriate public agencies.

b. (528) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to Owner Participation Agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the planning and zoning ordinances of the City, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of the County.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

The Agency shall reserve such powers and controls in Disposition and Development Agreements or similar agreements as may be necessary to prevent transfer, retention, or use of property for speculative purposes, and to ensure that redevelopment is carried out pursuant to this Plan.

The Agency shall obligate purchasers and lessees of real property acquired in redevelopment projects, and owners of property improved as part of a redevelopment project, to refrain from discrimination or segregation based upon race, color, creed, religion, national origin, ancestry, sex, or marital status in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Merged Project Area. All property sold, leased, conveyed, or subject to Disposition and Development Agreements shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Merged Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law.

2. (529) Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

L. (530) Provision for Low and Moderate Income Housing

1. (531) Definition of Terms

Unless otherwise permitted or required by law, the terms “affordable housing cost”, “replacement dwelling unit”, “persons and families of low or moderate income”, “substantially rehabilitated dwelling units” and “very low income households” as used herein shall have the meanings as now defined by the Redevelopment Law and other State and local laws and regulations pertaining thereto.

2. (532) Authority Generally

The Agency may, inside or outside the Merged Project Area: acquire real property, buildings sites, buildings or structures; donate real property; improve real property or building sites; construct or rehabilitate buildings or structures; and take any other such actions as may be permitted by the Redevelopment Law, in order to provide housing for persons and families of low or moderate income.

3. (533) Replacement Housing

The following provisions of this Section 533 apply only to redevelopment projects for which a final redevelopment plan is adopted on or after January 1, 1976, and to areas which are added to a project area by amendment to a final redevelopment plan adopted on or after January 1, 1976.

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency, or where financial assistance has been provided by the Agency, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health and Safety Code, within the territorial jurisdiction of the Agency in accordance with all of the provisions of Section 33413 and 33413.5 of the Redevelopment Law. With respect to dwelling units destroyed or removed after September 1, 1989, seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs in the same income level of very low income households, lower income households, and persons and families of low and moderate income as the persons displaced from those units destroyed or removed. The Agency may replace destroyed or removed dwelling units housing persons and families of low or moderate income with a fewer number of replacement dwelling units if the replacement dwelling units have a greater or equal number of bedrooms and are affordable to the same income level of households as the destroyed or removed units to the extent permissible by law as it now exists or may hereafter be amended. In addition, the provisions of this Section applies to dwelling units removed or destroyed after January 1, 1996.

4. (534) New or Rehabilitated Dwelling Units Developed Within the Project Area

For redevelopment projects for which a final redevelopment plan is adopted on or after January 1, 1976, and areas which are added to a project area by amendment to a final redevelopment plan adopted on or after January 1, 1976, the Redevelopment Law requires that at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than fifty percent (50%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing costs to, and occupied by, very low income households.

In addition, unless otherwise permitted by law, at least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within a project area by public or private entities or persons other than the Agency, if any, shall be available at affordable housing costs to persons and families of low or moderate income. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing costs to very low income households.

The Agency may satisfy the provisions of the above paragraphs, in whole or in part, by any of the methods described in Section 33413(b) of the Redevelopment Law, or any other method permitted by law.

The percentage requirements set forth in this Section 534 shall apply independently of the requirements of Section 533, and in the aggregate to housing made available pursuant to this Section 534, and not to each individual case of rehabilitation, development, or construction of dwelling units, unless the Agency determines otherwise.

By regulation or policy guideline adopted by the Agency from time to time, the Agency shall ensure compliance with the provisions of Section 33413 of the Redevelopment Law requiring that specified percentages of all new or rehabilitated dwelling units developed in the Merged Project Area be available at affordable housing cost to low and moderate income households (including very low income households). Such adopted Agency regulations and/or policy guidelines shall be applicable and enforceable under this Plan with respect to parcels developed with new or rehabilitated structures in the Merged Project Area regardless of whether such parcels are developed with Agency assistance or participation.

If all or any portion of the Merged Project Area is developed with low or moderate income housing units, the Agency shall require by contract, or other appropriate means, that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by the redevelopment project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

5. (535) Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed, constructed, or price-restricted pursuant to Sections 533 and 534 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the period set forth in Section 1001 for the duration of this Plan's land use controls applicable to the Constituent Projects, except to the extent a longer or shorter period of time is permitted or required by other provisions of the law.

Pursuant to Section 33418 of the Redevelopment Law, the Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed, or otherwise made available, pursuant to the Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit: the rental rate; the income; and the family size of the occupants; and for each owner occupied unit: whether there was a change in ownership from the prior year; and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the owner or tenant in a certified statement on a form provided by the Agency.

6. (536) Relocation Housing

If insufficient suitable housing units are available in the City for use by persons and families of low or moderate income displaced by a project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation, or construction of housing units within the City, both inside and outside the Merged Project Area.

7. (537) Increased and Improved Supply

Subject to the provision of subdivisions (a) and (b) of Section 33486 of the Redevelopment Law, and unless otherwise permitted by law, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Redevelopment Law and Section 702(2) and (3) of this Plan shall be deposited by the Agency into the Low and Moderate Income Housing Fund (the "Housing Fund") established for the Merged Project pursuant to Section 33487 of the Redevelopment Law, which fund shall include any monies previously deposited into, or deficits previously incurred by, the Housing Funds for the Constituent Projects. The Agency shall use the monies in the Housing Fund to assist in the construction or rehabilitation of housing units which will be available to, or occupied by, persons and families of low or

moderate income, as defined in Sections 50093 and 50105, respectively, of the California Health and Safety Code for the period specified in Section 33487(a) of the Redevelopment Law, and amplified by Section 33334.14(b) of the Redevelopment Law. Such funds may additionally be used in the manner specified in Section 33334.14(b) of the Redevelopment Law. For the purposes of this Section 537, "construction and rehabilitation" shall include acquisition of land; improvements to land; the acquisition, rehabilitation, or construction of structures; or the provision of subsidies necessary to provide housing for persons or families of low, moderate, and very low income households.

The Agency may use the Housing Funds inside or outside the Merged Project Area. However, the Agency may only use these funds outside the Merged Project Area upon a resolution of the Agency and the City Council that such use will be of benefit to the Merged Project Area. Such determination by the Agency and the City Council shall be final and conclusive as to the issue of benefit to the Merged Project Area.

The expenditures or obligations incurred by the Agency pursuant to this subsection shall constitute an indebtedness of the Merged Project.

Unless otherwise permitted by law, if monies deposited in the Housing Fund pursuant to this subsection have not been committed for the purposes specified above for a period of six (6) years following deposit in that fund, the Agency shall offer such monies to the housing authority which operates within the jurisdiction of the Agency, if activated, for the purpose of constructing or rehabilitating housing as provided above. However, if no housing authority operates within the jurisdiction of the Agency, the Agency may retain such monies for use pursuant to this section.

If the Agency deposits less than twenty percent (20%) of taxes allocated pursuant to Section 33670 of the Redevelopment Law, due to the provisions of subdivisions (a) and (b) of Section 33486 of the Redevelopment Law, in any fiscal year, a deficit shall be created in the Housing Fund in an amount equal to the difference between twenty percent (20%) of the taxes allocated pursuant to Section 33670 of the Redevelopment Law and the amount deposited in such year. The deficit, in any, created pursuant to this section constitutes an indebtedness of the Merged Project. Unless otherwise permitted by law, the Agency shall eliminate the deficit by expending taxes allocated in years subsequent to the creation of the deficit. Until such time as such deficit has been eliminated, the Agency shall not incur new obligations for purposes other than those set forth in Section 33487 of the Redevelopment Law except to comply with the terms of any resolution or other agreement pledging taxes allocated pursuant to Section 33670 of the Redevelopment Law which existed on the effective date of the ordinances approving and adopting this Amended and Restated Redevelopment Plan and which merged the Constituent Projects.

In implementing this Section 537 of the Plan, the Agency may exercise any or all of its powers including, but not limited to, the following:

- a. Acquire real property or building sites.
- b. Improve real property or building sites with on-site or off-site improvements.
- c. Donate real property to private or public persons or entities.
- d. Finance insurance premiums.
- e. Construct buildings or structures.
- f. Acquire buildings or structures.
- g. Rehabilitate buildings or structures.
- h. Provide subsidies to, or for the benefit of, very low income households, as defined by Section 50105 of the California Health and Safety Code, lower income households, as defined by Section 50079.5 of the California Health and Safety Code, or persons and families of low or moderate income, as defined by Section 50093 of the California Health and Safety Code, to the extent those households cannot obtain housing at affordable costs on the open market. Housing units available on the open market are those units developed without direct government subsidies.
- i. Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.
- j. Maintain the community's supply of mobile homes and travel trailers.
- k. Preserve the availability to lower income households of affordable housing units in housing developments which are assisted or subsidized by public entities, and which are threatened with imminent conversion to market rates.

8. (538) Duration of Affordability

According to Section 33487(a) of the Redevelopment Law, the Agency shall use the monies from the Housing Fund, established pursuant to Section 33334.3 of the Redevelopment Law, to assist in the construction or rehabilitation of housing units which will be available to, or occupied by, persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, and very low income households, as defined in Section 50105 of the Health and Safety Code, for a period of not less than thirty (30) years.

SECTION VI. (600) USES PERMITTED IN THE MERGED PROJECT AREA

A. (601) Map and Uses Permitted

The maps attached hereto as Exhibits A-1 through A-4 and incorporated herein illustrate the location of the Merged Project Area boundaries, the immediately adjacent streets, existing public rights-of-way, and public easements. The land uses permitted by this Plan shall be those permitted by the General Plan and applicable zoning ordinances as they now exist or may hereafter be amended.

B. (602) Major Merged Project Area Land Uses

Major land uses permitted within the Merged Project Area shall include: Heavy Industrial, Light Industrial, General Commercial, Low Density Residential, Medium Density Residential, High Density Residential, Open Space Park, School, and Fire Station, and special uses such as specific plan uses. The areas shown on the plan maps may be used for any of the various kinds of uses specified for or permitted within such areas by the General Plan and Zoning Ordinances as they now exist or may hereafter be amended.

C. (603) Public Uses

1. (604) Public Street Layout, Rights-of-Way and Easements

The public street system for the Merged Project Area is illustrated on the Project Area Maps identified as Exhibits A-1 through A-4. The street system in the Merged Project Area shall be developed in accordance with the Circulation Element of the General Plan. Primary streets in the Merged Project Area include:

Wilmington Avenue	Alameda Street	238th Street
Sepulveda Boulevard	220th Street	Banning Boulevard
223rd Street	Watson Center Road	Arnold Center Road
Carson Street	236th Street	Avalon Boulevard
230th Street	233rd Street	

Certain streets and rights-of-way may be widened, altered, abandoned, vacated, or closed by the City as necessary for proper development of the Merged Project Area. Additional easements may be created by the Agency and City in the Merged Project Area as needed for proper development and circulation.

The public rights-of-way shall be used for vehicular, bicycle, and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

2. (605) Other Public and Open Space Uses

Both within and, where appropriate, outside of the Merged Project Area, the Agency is authorized to permit, establish, or enlarge public, institutional, or nonprofit uses, including, but not limited to, schools, community centers, auditorium and civic center facilities, criminal justice facilities, park and recreational facilities, parking facilities, transit facilities, libraries, hospitals, educational, fraternal, philanthropic and charitable institutions, or other similar associations or organizations. All such uses shall be deemed to conform to the provisions of this Plan provided that such uses conform with all other applicable laws and ordinances, and that such uses are approved by the City. The Agency may impose such other reasonable restrictions as are necessary to protect development and uses in the Merged Project Area.

D. (606) Conforming Properties

The Agency may, in its sole and absolute discretion, determine that certain real properties within the Merged Project Area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without an Owner Participation Agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. An owner of a conforming property may be required by the Agency to enter into an Owner Participation Agreement with the Agency in the event that such owner desires 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 Merged Project Area.

E. (607) Nonconforming Uses

The Agency is authorized, but not required, to permit an existing use to remain in an existing building in good condition if the use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Merged Project Area.

The Agency may, but is not required to, authorize additions, alterations, repairs, or other improvements in the Merged Project Area for uses which do not conform to the provisions of this Plan where, in the determination of the Agency, such improvements would be compatible with surrounding Merged Project Area uses and proposed development.

F. (608) Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use, or permit the use of, any land in the Merged Project Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use, however, shall conform to all applicable sections of the City codes other than permitted uses.

G. (609) General Controls and Limitations

All real property in the Merged Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, redeveloped, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the goals and provisions of this Plan and all applicable City codes and ordinances. The land use controls of this Plan shall apply for the periods set forth in Section X below. The type, size, height, number, and use of buildings within the Merged Project Area will be controlled by the applicable City planning and zoning ordinances as they now exist or may hereafter be amended from time to time.

1. (610) New Construction

All construction in the Merged Project Area shall comply with all applicable State and local laws in effect from time to time. In addition to applicable City codes, ordinances, or other requirements governing development in the Merged Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct improvement activities in the Merged Project Area.

2. (611) Rehabilitation

Any existing structure within the Merged Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will meet the following requirements: be safe and sound in all physical respects, be attractive in appearance, and not detrimental to the surrounding uses.

3. (612) Number of Dwelling Units

The total number of dwelling units in the Merged Project Area shall be regulated by the General Plan. As of the date of adoption of the Adopting Ordinances, there are 1,034 dwelling units.

4. (613) Open Space and Landscaping

The approximate amount of open space to be provided in the Merged Project Area is the total of all areas so designated in the Land Use Element of the General Plan and those areas in the public rights-of-way or provided through site coverage limitations on new development as established by the City and this Plan. Landscaping shall be developed in the Merged Project Area to ensure optimum use of living plant material in conformance with the standards of the City.

5. (614) Limitations on Type, Size, and Height of Buildings

The limits on building intensity, type, size, and height shall be established in accordance with the provisions of the General Plan and applicable zoning ordinances, as they now exist or are hereafter amended.

6. (615) Signs

All signs shall conform to the City's requirements. Design of all proposed new signs shall be submitted prior to installation to the appropriate governing bodies of the City and/or the Agency for review and approval pursuant to the Municipal Code of the City and procedures permitted by this Plan. New signs must contribute to a reduction in sign blight.

7. (616) Utilities

The Agency shall require that all utilities be placed underground whenever physically possible and economically feasible.

8. (617) Incompatible Uses

No use or structure which is by reason of appearance, traffic, parking, smoke, glare, noise, odor, or similar factors incompatible with the surrounding areas, structures, or uses shall be permitted in any part of the Merged Project Area, except as otherwise permitted by the City.

9. (618) Subdivision of Parcels

No parcels in the Merged Project Area, including any parcel retained by a participant, shall be consolidated, subdivided, or resubdivided without the approval of the City, and, if necessary for purposes of this Plan, the Agency.

10. (619) Minor Variations

The Agency is authorized to permit minor variations from the limits, restrictions, and controls established by this Plan. In order to permit any such variation, the Agency must determine all of the following:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of this Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property, which do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of this Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan.

H. (620) Design for Development

Within the limits, restrictions, and controls established in this Plan, and subject to the provisions of Sections 601 and 609 herein, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, parking requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Merged Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan and any such controls approved by the Agency. In the case of property which is the subject of a Disposition and Development Agreement or an Owner Participation Agreement with the Agency, such property shall be developed in accordance with the provisions of such Agreement. One of the objectives of this Plan is to create an attractive

and pleasant environment in the Merged Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Merged Project Area. The Agency shall not approve any plans that do not comply with this Plan except as permitted by Section 619 of this Plan.

I. (621) Building Permits

Any building permit that is issued for the rehabilitation or construction of any new building or any addition, construction, moving, conversion, or alteration to an existing building in the Merged Project Area from the date of adoption of this Plan must be in conformance with the provisions of this Plan, any design for development adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreements.

The Agency is authorized to establish permit procedures and approvals required for purposes of this Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

SECTION VII. (700) METHODS FOR FINANCING THE PROJECT

A. (701) General Description of the Proposed Financing Methods

Upon adoption of this Plan by the City Council, the Agency is authorized to finance the Merged Project with assistance from local sources, the State and/or the federal government, property tax increment, interest income, Agency bonds, donations, loans from private financial institutions, or any other legally available source.

The Agency is also authorized to obtain advances, borrow funds, issue bonds or other obligations, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increment revenue or any other funds available to the Agency. Advances and loans for survey and planning, and for the operating capital for administration of this Plan, may be provided by the City until adequate tax increment revenue or other funds are available to repay the advances and loans. The City or other public agency, as it is able, may also supply additional assistance through issuance of bonds, loans, grants, and in-kind assistance. Any assistance shall be subject to terms established by an agreement between the Agency, City, and/or other public agency providing such assistance.

As available, gas tax funds from the State and sales tax funds from the County may be used for the street system.

The Agency may issue bonds or other obligations, and expend their proceeds to carry out this Plan. The Agency is authorized to issue bonds or other obligations as appropriate and feasible in an amount sufficient to finance all or any part of Plan implementation activities. The Agency shall pay the principal and interest on bonds or other obligations of the Agency as they become due and payable.

B. (702) Tax Increment Revenue

All taxes levied upon taxable property within the Constituent Projects within the Merged Project Area each year by or for the benefit of the State, County, City or other public corporation (hereinafter called "Taxing Agency" or "Taxing Agencies") after the effective date of the ordinance adopting the redevelopment plans for the Constituent Projects and any amendments adding or deleting territory thereto, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said Taxing Agencies upon the total sum of the assessed value of the taxable property within a constituent project area in the Merged Project Area as shown upon the assessment roll used in connection with the taxation of such property by such Taxing Agency, last equalized prior to the effective date of the ordinance adopting the redevelopment plan applicable constituent project area, shall be allocated to, and when collected shall be paid to, the respective Taxing Agencies as taxes by or for said Taxing Agencies on all other property are paid (for the purpose of allocating taxes levied by or for any Taxing Agency or Agencies which did not include the territory of a constituent project within the Merged Project on the effective date of the Adopting Ordinances, but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of the Adopting Ordinances shall be used in determining the assessed valuation of the taxable property in that constituent project area on said effective date).
2. Except as provided in paragraphs (3.) and (4.) below, that portion of said levied taxes each year in excess of such amount shall be allocated to, and when collected shall be paid into, a special fund of the Agency to pay the principal of and interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance in whole or in part, the Merged Project. Unless and until the total assessed valuation of the taxable property within a constituent project area in the Merged Project Area exceeds the total assessed value of the taxable property in that constituent project area as shown by the last equalized assessment roll referred to in paragraph (1.) hereof, all of the taxes levied and collected upon the taxable property in the constituent project area shall be paid into the fund of the respective Taxing Agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon

the taxable property in that constituent project area shall be paid to the respective Taxing Agencies as taxes on all other property are paid.

3. Any taxes allocated to the Agency from a constituent project area within the Merged Project Area shall be first used to comply with the terms of any bond resolution or other agreement pledging taxes from that constituent project area if such indebtedness has been incurred by the Agency on account of such constituent project area prior to the constituent project's merger into the Merged Project.
4. That portion of the taxes in excess of the amount identified in paragraph (1.) above which are attributable to a tax rate levied by a Taxing Agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of and interest on any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that Taxing Agency. This paragraph (4.) shall only apply to taxes levied to repay bonded indebtedness approved by the voters on or after January 1, 1989.

The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Merged Project, subject to the limitations on allocation of taxes, debt creation, and bonded indebtedness contained in the Redevelopment Law and other applicable laws.

The portion of taxes allocated and paid to the Agency pursuant to subparagraph (2.) above is irrevocably pledged to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment program for the Merged Project Area.

The portion of taxes divided and allocated to the Agency from certain constituent projects, pursuant to paragraph (2.) above, shall not exceed a total of:

- a. For the Redevelopment Project Area No. Two Original Area: \$534,307,874.
- b. For the Redevelopment Project Area No. Two 1982 Amended Area: \$24,000,000.
- c. For the Redevelopment Project Area No. Three Original Area: \$250,000,000, expressed in 1984 dollars (adjusted annually thereafter in accordance with changes in the Los Angeles - Long Beach Metropolitan Area Consumer Price Index).

There is no tax increment limitation requirement for the Redevelopment Project Area No. Three Second Amended Area and the Redevelopment Project Area No. Two Fifth Amended Area.

C. (703) Agency Bonds

The Agency is authorized to issue bonds and other obligations from time to time, if it deems it appropriate to do so, in order to finance all or any part of Plan implementation activities.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds or other obligations by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the State; nor are any of its political subdivisions liable for them; nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds and other obligations do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

D. (704) Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the federal government, the State, or any other public or private source will be utilized, if available, as appropriate in carrying out this Plan. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

E. (705) Rehabilitation Loans, Grants, and Rebates

The Agency and the City may commit funds from any source to rehabilitation programs for the purposes of loans, grants, or rebate payments for self-financed rehabilitation work. The rules and regulations for such programs shall be those which may already exist or which may be developed in the future. The Agency and the City shall seek to acquire grant funds and direct loan allocations from State and federal sources, as they may be available from time to time, for the carrying out of such programs.

SECTION VIII. (800) ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all reasonable actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the Merged Project Area of conditions of blight. Actions by the City may include, but shall not be limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Merged Project Area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be deemed to require the cost of such abandonment, removal, and relocation to be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements to publicly-owned parcels and utilities in the Merged Project Area.
3. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Merged Project Area to be commenced and carried to completion without unnecessary delays.
4. Imposition, whenever necessary, of appropriate design controls within the limits of this Plan in the Merged Project Area to ensure proper development and use of land.
5. Provisions for administration/enforcement of this Plan by the City after completion of development.
6. The undertaking and completion of any other proceedings necessary to carry out the Project.
7. The expenditure of any City funds in connection with redevelopment of the Merged Project Area pursuant to this Plan.
8. Revision of the City zoning ordinance, adoption of specific plans or execution of statutory development agreements to permit the land uses and facilitate the development authorized by this Plan.

SECTION IX. (900) ADMINISTRATION AND ENFORCEMENT

Upon adoption, the administration and enforcement of this Plan, or other documents implementing this Plan, shall be performed by the City and/or the Agency, as appropriate.

The provisions of this Plan or other documents entered into pursuant to this Plan, may also be enforced by litigation or similar proceedings by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry onto property, power of termination, or injunctions. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Merged Project Area may be enforced by such owners.

SECTION X. (1000) PLAN LIMITATIONS

A. (1001) Effectiveness of the Plan

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, and the affordable housing covenants imposed by the Agency, which shall continue in effect for a period as may be determined and specified by the Agency, and except as provided in this Section 1001, or as otherwise permitted by law, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan shall be effective for the time periods indicated below; provided however, that subject to the limitations and exceptions set forth in Sections 1002 and 1003 of this Plan, the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination dates below, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the dates of retirement of such bonds or other obligations. The provisions of this Plan shall be effective:

1. For the Redevelopment Project Area No. Two Original Area: February 19, 2014.
2. For the Redevelopment Project Area No. Two 1982 Amended Area: December 22, 2022.
3. For the Redevelopment Project Area No. Three Original Area: July 16, 2024.
4. For the Redevelopment Project Area No. Two Fifth Amended Area and the Redevelopment Project Area No. Three Second Amended Area: until 30 years following the effective dates of Ordinance No. 96-1095.

After the time limit on the effectiveness of the Plan has expired, the Agency shall have no authority to act pursuant to the Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts. However, if the Agency has not completed its housing obligations pursuant to Section 33413 of the Redevelopment Law, the Agency shall retain its authority to implement requirements under Section 33413, including the ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

B. (1002) Limitation on Incurring Debt

Except as otherwise provided in this Section 1002, or as otherwise permitted by law, The Agency shall not establish or incur loans, advances, or indebtedness to finance, in whole or in part, the Merged Project beyond the following dates for the areas indicated:

1. For loans, advances, or indebtedness to be paid from any tax increment revenues received from the of Redevelopment Project Area No. Two Original Area and the Redevelopment Project Area No. Two 1982 Amended Area: January 1, 2004.
2. For loans, advances, or indebtedness to be repaid from any tax increment revenues received from the Redevelopment Project Area No. Three Original Area: July 16, 2004.
3. For loans, advances, or indebtedness to be repaid from any tax increment revenues received from the Redevelopment Project Area No. Two Fifth Amended Area, and the Redevelopment Project Area No. Three Second Amended Area: 20 years from the effective dates of Ordinance No. 96-1095.

Loans, advances, or indebtedness may be repaid over a period of time longer than these time limits as provided herein. These limits, however, shall not prevent the Agency from incurring debt to be paid from the Housing Fund established pursuant to Section 33334.3 of the Redevelopment Law and Section 537 of this Plan, or establishing more debt in order to fulfill the Agency's obligations under Section 33413 of the Redevelopment Law and Sections 533 and 534 of this Plan. These limits shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limits if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limits to repay indebtedness required by this section and the time limits contained in Section 1003.

Provided, however, that the time limits established in this Section 1002 may be extended in the manner provided by law.

C. (1003) Limitation on Receipt of Tax Increment and Payment of Indebtedness

Except as provided in this Section 1003, or as otherwise permitted by law, the Agency may not receive, and shall not repay indebtedness with, the proceeds from property taxes received pursuant to Section 33670 of the Redevelopment Law and Section 702 of this Plan beyond the following dates for the areas indicated, except to repay debt to be paid from the Housing Fund established pursuant to Section 33334.3 of the Redevelopment Law and Section 537 of this Plan, or debt established in order to fulfill the Agency's obligations under Section 33413 of the Redevelopment Law and Sections 533 and 534 of this Plan:

1. For indebtedness to be repaid from any tax increment revenues received from the Redevelopment Project Area No. Two Original Area: Ten (10) years from the termination of the effectiveness of the redevelopment plan for the Redevelopment Project Area No. Two Original Area.
2. For indebtedness to be repaid from any tax increment revenues received from the Redevelopment Project Area No. Two 1982 Amended Area: Ten (10) years from the termination of the effectiveness of the redevelopment plan for the Redevelopment Project Area No. Two 1982 Amended Area.
3. For indebtedness to be repaid from any tax increment revenues received from the Redevelopment Project Area No. Three Original Area: Ten (10) years from the termination of the effectiveness of the redevelopment plan for the Redevelopment Project Area No. Three Original Area.
4. For indebtedness to be repaid from any tax increment revenues from the Redevelopment Project Area No. Two Fifth Amended Area and the Redevelopment Project Area No. Three Second Amended Area: 10 years following the termination of the effectiveness of this Plan applicable to each of said areas, as provided in Section 1001 of this Plan.

These limitations shall not affect the validity of any bond, indebtedness, or other obligations, including any mitigation agreement entered into pursuant to Section 33401 of the Redevelopment Law, authorized by the City Council or the Agency pursuant to the Redevelopment Law, prior to January 1, 1994, or the right of the Agency to receive taxes pursuant to Section 33670 of the Redevelopment Law to pay the bonds, indebtedness or other obligation.

D. (1004) Limitation on the Amount of Bonded Indebtedness

This Plan authorizes the issuance of bonds to be repaid in whole or in part from the allocation of taxes pursuant to Section 33670 of the Redevelopment Law. The amount of bonded indebtedness which can be outstanding at one time and payable in whole or in part from tax allocations pursuant to Section 33670 of the Redevelopment Law shall not exceed:

1. For the Redevelopment Project Area No. Two 1982 Amended Area: \$8,000,000.
2. For the Redevelopment Project Area No. Three Original Area: \$80,000,000 expressed in 1984 dollars (adjusted annually thereafter in accordance with changes in the Los Angeles - Long Beach Metropolitan Area Consumer Price Index).
3. For the Redevelopment Project Area No. Two, Fifth Amended Area and the Redevelopment Project Area No. Three, Second Amendment Area, collectively: \$35,000,000 expressed in 1996 dollars (adjusted annually thereafter in accordance with changes in the Los Angeles - Anaheim - Riverside Metropolitan Area Consumer Price Index (CPI) for all urban consumers (where 1982-84 equals 100) published by the Bureau of Labor Statistics of the U.S. Department of Labor).

In the event the CPI ceases to be published, an acceptable replacement index shall be applied. If other sources of payment are lawfully combined with tax allocations, there shall be no limit as to the amount of bonded indebtedness serviceable from such other source of funds, except that proportion of the total bonded indebtedness which is attributable to being serviced from tax allocations shall not at one time exceed such figures listed above adjusted annually to the extent applicable in accordance with the CPI.

SECTION XI. (1100) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Redevelopment Law, or by any other procedure hereafter established by law.

This Plan is to be liberally construed and not interpreted as a limitation on the powers of the Agency. Notwithstanding any provision in this Plan to the contrary, the Agency may hereby utilize all powers of a redevelopment agency pursuant to the Redevelopment Law and all other applicable laws, as the same now exists or may hereafter be amended or adopted.

EXHIBIT A-1

PROJECT AREA MAP

EXHIBIT A-1

REDEVELOPMENT PROJECT AREA NO. TWO - ORIGINAL AREA

Sheet 1 of 2

Legend

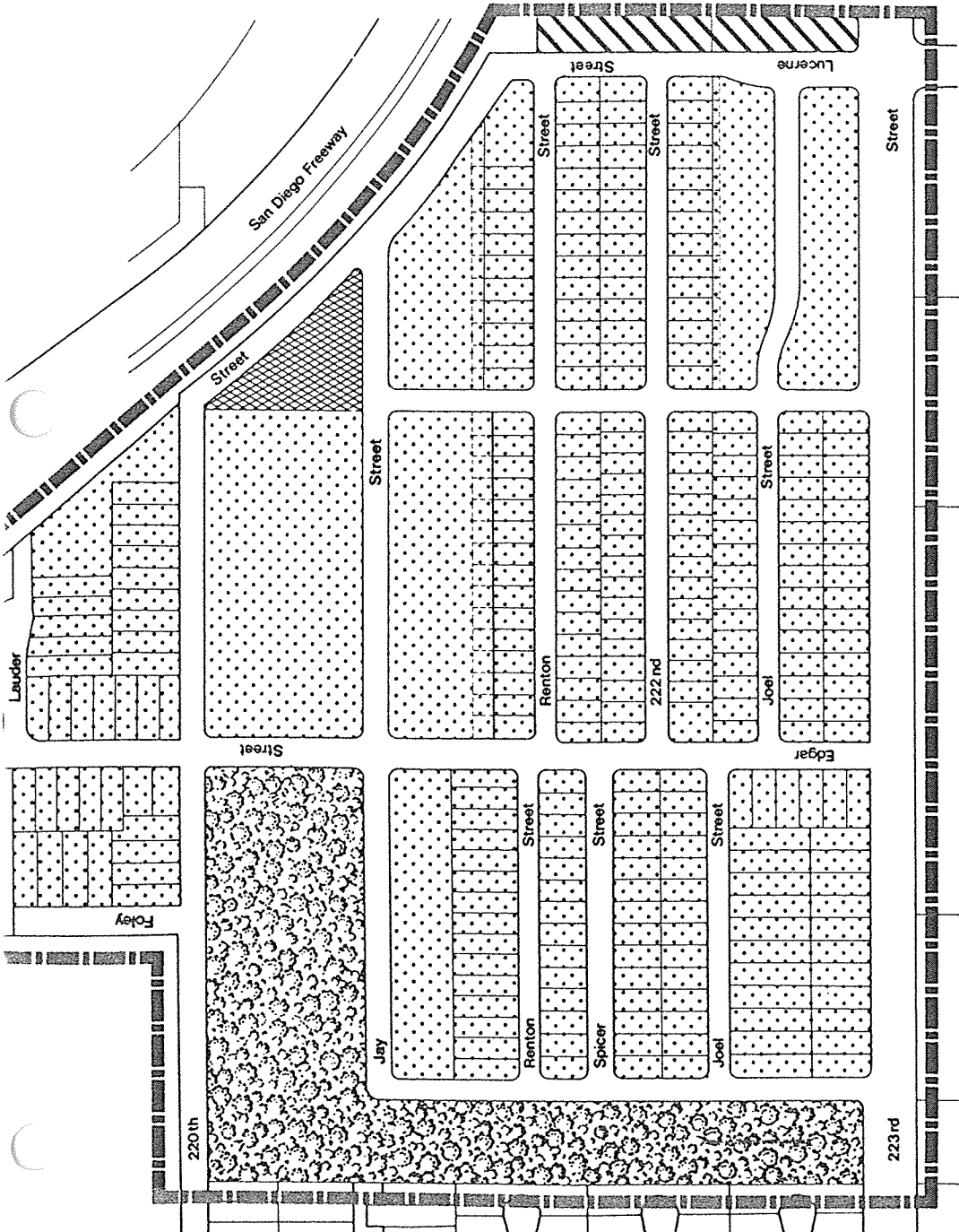
- Single Family Residder
- Commercial
- Light Industrial
- Park-Open Space

NORTH

0 100 200 300 500

URBAN PROJECTS, INC.
Los Angeles, Calif.

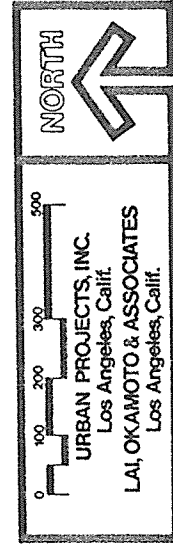
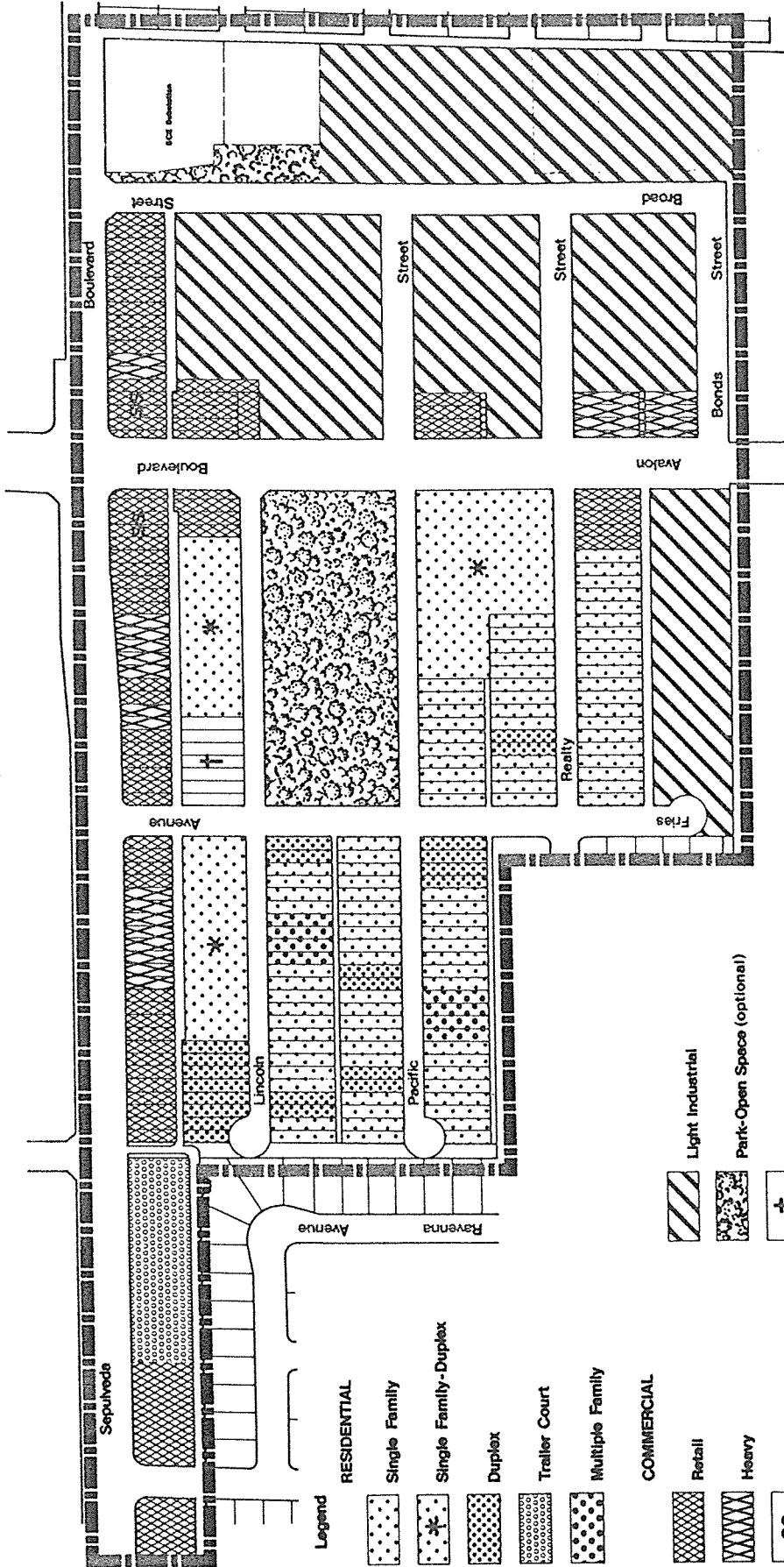
LAI, OKAMOTO & ASSOCIATES
Los Angeles, Calif.



Northern Neighborhood
Land Use Plan

REDEVELOPMENT PROJECT NUMBER TWO

Carson Redevelopment Agency



Southern Neighborhood Land Use Plan

REDEVELOPMENT PROJECT NUMBER TWO Carson Redevelopment Agency

EXHIBIT A-2

PROJECT AREA MAP

EXHIBIT A-3

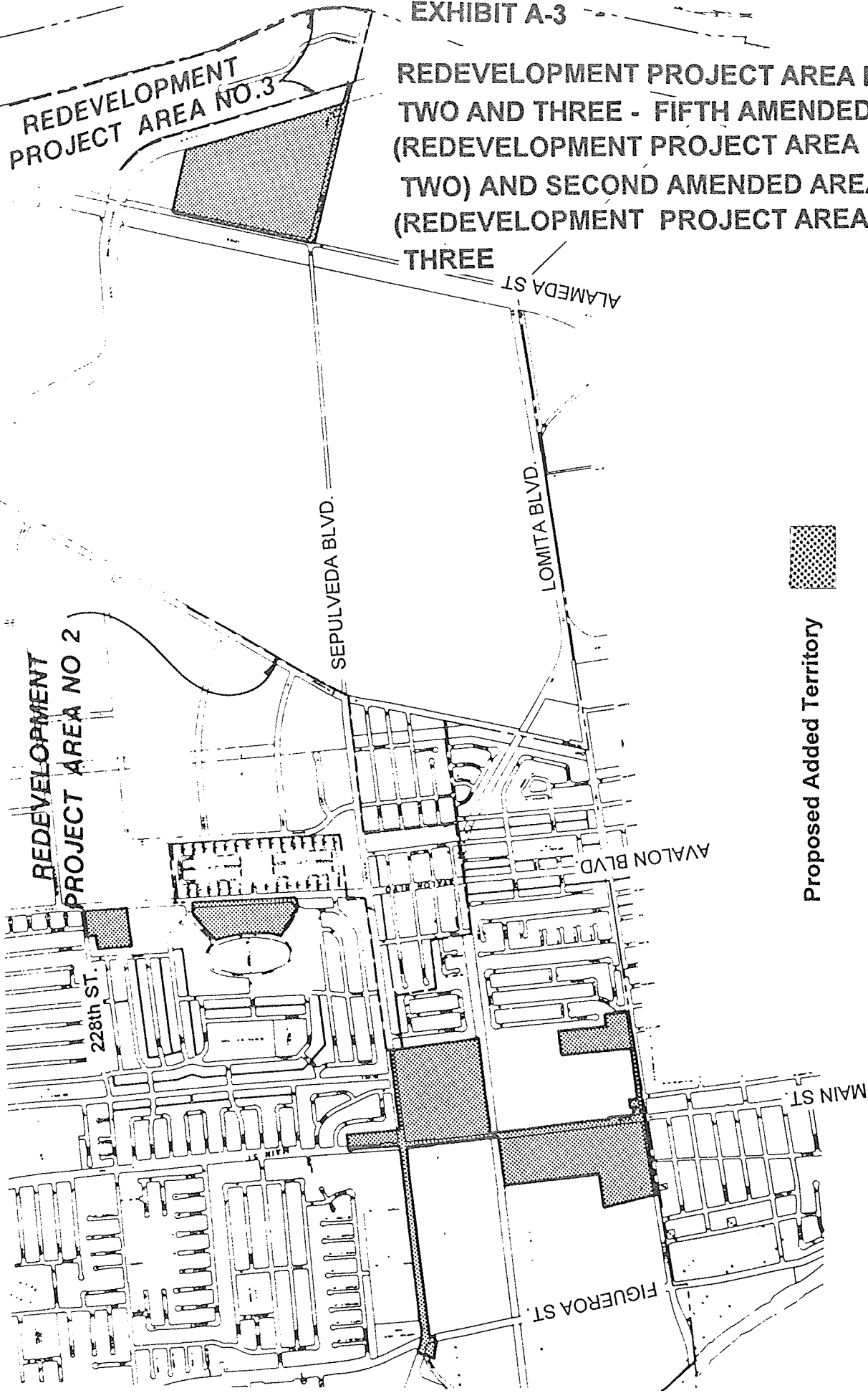
PROJECT AREA MAP

EXHIBIT A-3

REDEVELOPMENT PROJECT AREA NO. TWO AND THREE - FIFTH AMENDED AREA (REDEVELOPMENT PROJECT AREA NO. TWO) AND SECOND AMENDED AREA (REDEVELOPMENT PROJECT AREA NO. THREE

REDEVELOPMENT PROJECT AREA NO.3

REDEVELOPMENT PROJECT AREA NO 2



Proposed Added Territory



North

Not to Scale

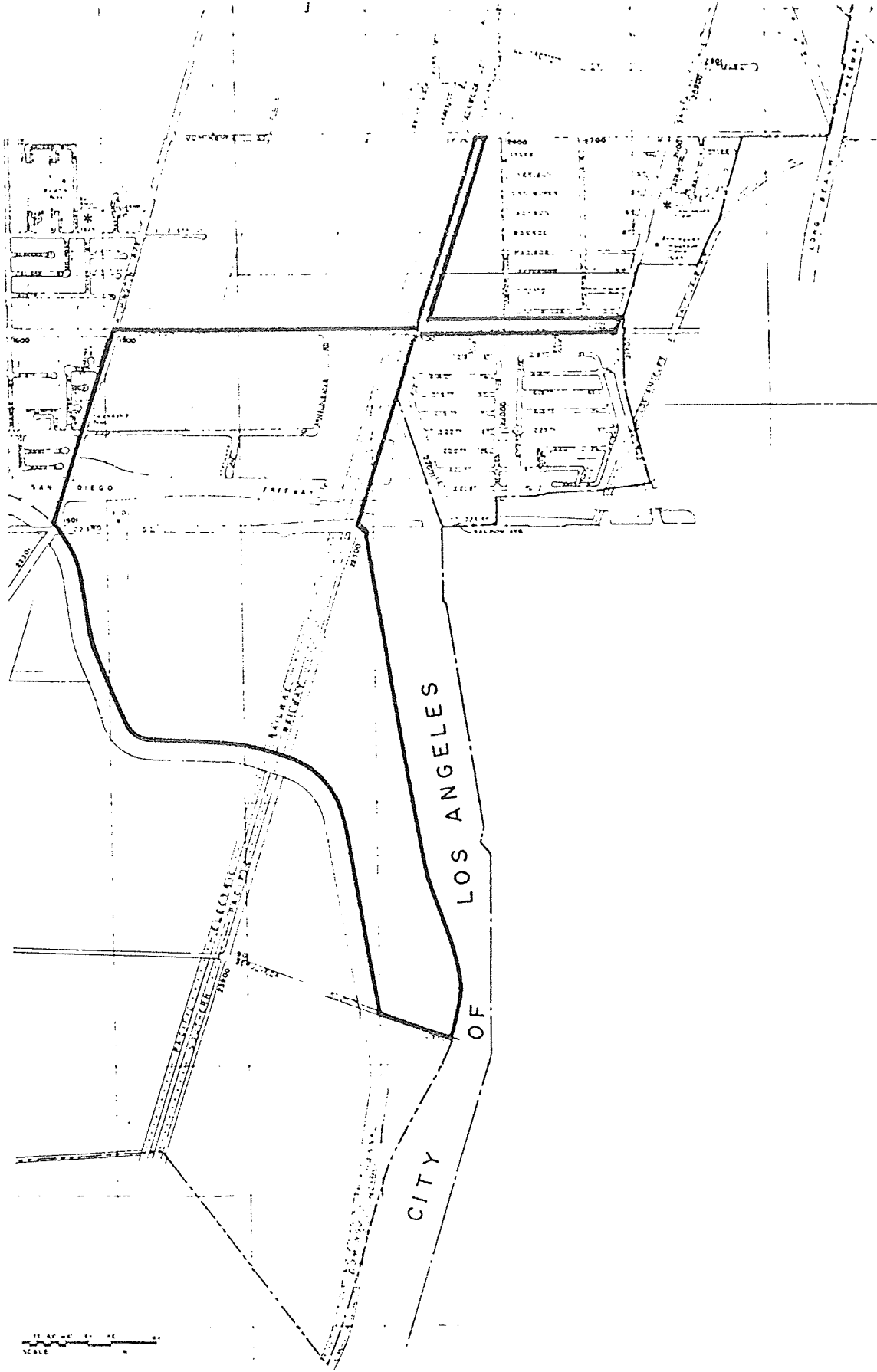
PROPOSED CARSON MERGED AND AMENDED PROJECT AREA

EXHIBIT A-4

PROJECT AREA MAP

EXHIBIT A-4

REDEVELOPMENT PROJECT AREA NO. THREE - ORIGINAL AREA



EIR FOR REDEVELOPMENT PROJECT AREA NUMBER 3, CARSON, CA

PROJECT LOCATION

EXHIBIT B-1

PROJECT AREA LEGAL DESCRIPTION

EXHIBIT B-1
PROJECT AREA NO. 2 - Original Area

PROJECT AREA BOUNDARIES

The boundaries of the Project Area are illustrated on Map I. The map includes the boundaries originally adopted in February, 1974, and the amended area adopted in December, 1974.

The legal description included in this Section includes the boundaries as amended.

The legal description of the boundaries of the Project Area is as follows: All the real property in the City of Carson, County of Los Angeles, State of California, within the following described boundaries:

DESCRIPTION OF BOUNDARIES OF
REDEVELOPMENT PROJECT AREA NO. 2
PARCEL 1

Beginning at the intersection of the southeasterly line of Wilmington Avenue with the southwesterly line of the Los Angeles County Flood Control District Dominguez Channel right of way; thence southwesterly along said southeasterly line of Wilmington Avenue to the South line of East Sepulveda Boulevard; thence westerly along said South line to the East line of East Street; thence southerly along said East line to its intersection with the center line of Deloras Drive being also the South line of the City of Carson boundary; thence westerly along said center line and its westerly prolongation to the intersection with the west line of Fries Avenue; thence northerly along said west line to the north line of Tract No. 19109 (M.B. 539/20-22); thence westerly

along said north line to the west line of Factory Center (M.B. 23/18-19); thence northerly along said west line of said aforementioned Factory Center to the south line of Lot 136, of said aforementioned Tract No. 19109; thence westerly along said south line to the easterly terminus of that certain 20-foot wide alley lying southerly and being contiguous to Lots 135 and 136 of said Tract No. 19109; thence westerly along the east and south lines of said alley to the west line of said Tract No. 19109; thence northerly along said west line to the intersection with the north line of Sepulveda Boulevard; thence easterly along said north line of Sepulveda Boulevard to its intersection with the west line of Avalon Boulevard; thence northerly along said west line to the intersection with the westerly prolongation of the south line of Tract No. 28402 (M.B. 716/17-25); thence easterly along said south line to the intersection with the southerly prolongation of the west line of Banning Boulevard; thence northerly along said west line of Banning Boulevard and its southerly prolongation to the north line of said aforementioned Tract No. 28402; thence westerly along said north line and its westerly prolongation to the west line of Avalon Boulevard; thence northerly along said west line of Avalon Boulevard to the intersection with the north line of East 223rd Street; thence easterly along said north line of East 223rd Street to the intersection with the west line of the City of Los Angeles Department of Water and Power right-of-way; thence northerly along said west line to the intersection with the north line of East 220th Street; thence easterly along said north line of East 220th Street to the intersections with

the southwesterly line of the San Diego Freeway right-of-way; thence southeasterly along said southwesterly line to its intersection with the east line of Lucerne Street; thence southerly along said east line of Lucerne Street to the intersection with the southerly line of the San Diego Freeway right-of-way; thence easterly along said southerly line to its intersection with the southwesterly line of the Los Angeles Flood Control District Dominguez Channel right-of-way; thence southeasterly along said southwesterly line to the intersection with the southeasterly line of Wilmington Avenue and to the point of beginning.

DESCRIPTION OF BOUNDARIES OF
REDEVELOPMENT PROJECT AREA NO. 2
PARCEL 2

Beginning at the intersection of the east line of Ravenna Avenue with the north line of East 232nd Street; thence southerly along said east line of Ravenna Avenue to the southerly line of East 236th Street; thence westerly and northwesterly along said southerly line of 236th Street to the west line of Catskill Avenue; thence northerly along said west line of Catskill Avenue to the intersection with the westerly prolongation of the southerly line of that certain alley lying northerly of Lots 116 through 126 of Tract No. 13843 (M.B. 302/17-19); thence easterly along said westerly prolongation of the southerly line of said alley to the intersection with the easterly line of East 232nd Street; thence southeasterly and easterly along the northeasterly and northerly lines of said 232nd Street to

the intersection with the easterly line of Ravenna Avenue and to the point of beginning.

DESCRIPTION OF BOUNDARIES OF
REDEVELOPMENT PROJECT AREA NO. 2
PARCEL 3

All the real property in the City of Carson, County of Los Angeles, State of California, within the following described boundaries: Beginning at the intersection of the west line of Moneta Avenue with the north line of West 223rd Street; thence easterly along said north line of West 223rd Street to its intersection with the northerly prolongation of the east line of Lot No. 74, Tract No. 3612 (M.B. 40/5-6); thence southerly along said northerly prolongation and the east lines of Lots 74 and 81 of said aforementioned Tract No. 3612 to the north line of Tract No. 20131 (M.B. 554/39-42); thence easterly along said north line to its intersection with the east line of Kinard Avenue; thence southerly along said east line of Kinard Avenue to the intersection with the easterly prolongation of the south line of Lot 83 of said aforementioned Tract No. 3612; thence westerly along said easterly prolongation and said south line of said Lot 83 and its westerly prolongation to its intersection with the west line of said aforementioned Moneta Avenue; thence northerly along said west line of Moneta Avenue to its intersection with the north line of West 223rd Street and to the point of beginning.

EXHIBIT B-2

PROJECT AREA LEGAL DESCRIPTION

EXHIBIT B-2

PROJECT AREA NO. 2 - 1982 Amended Area

1. A LEGAL DESCRIPTION OF THE TERRITORY TO BE
ADDED TO THE PROJECT AREA

PARCEL A

(AVALON GREENS - RESIDENTIAL)

Lots 3, 4, and 5, Tract No. 29042, in the City of Carson, County of Los Angeles, State of California, as shown on map filed in Book 711 pages 37 thru 42, of maps in the office of the Recorder of said County. Included therefrom, the adjacent public rights-of-way of the portions of Panama Avenue, 234th Street, 231st Street, Bayport Street, Anchor Avenue, Maribel Avenue, Fairhaven Street and Idabel Avenue, generally described within the following boundaries:

Beginning at the northeast corner of Lot 214, Tract No. 11468, filed in Book 254, pages 1 thru 4, said corner is also a point in the westerly line of Panama Avenue, 60 feet wide; thence northerly along the westerly line of Panama Avenue and its prolongation across 236th Street, 234th Street, 232nd Street, to the northeasterly corner of Lot 116, Tract No. 13843, filed in Book 302, pages 17 thru 19, said corner is also a point in the westerly line of Panama Avenue; thence easterly in a direct line across Panama Avenue, 60 feet wide, to the northwest corner of Lot 4, Tract No. 29042, filed in Book 711, pages 37 thru 42; thence easterly along the northerly line of the above mentioned Lot 4 and its prolongation to its intersection with the easterly line of 231st Street, 60 feet wide; thence southeasterly along the easterly line of said 231st Street to the point of tangency with a curve concave to the northeast, having a radius of 50 feet; thence southeasterly along the above mentioned curve 44.32 feet to the point of tangency with the northerly line of Bayport Street; thence southerly at right angles with the northerly line of said

Bayport Street, 75 feet wide, to its intersection with the southerly line of Bayport Street; thence southwesterly along a curve concave southeasterly to the point of tangency with the southeasterly line of said Bayport Street, 60 feet wide; thence southwesterly 445.97 feet to the point of tangency with a curve concave southeasterly; thence southwesterly along the above mentioned curve 36.70 feet long to its tangency with the easterly line of Anchor Avenue, 60 feet wide; thence southerly 867.85 feet along the easterly line of said Anchor Avenue to the point of tangency with a curve concave northeasterly and having a radius of 30 feet; thence southeasterly 38.53 feet along the above mentioned curve to the point of tangency with the northeasterly line of Fairhaven Street, 60 feet wide; thence southeasterly 394.25 feet and its southeasterly prolongation across Idabel Avenue, 60 feet wide, to its intersection with the southeasterly line of said Idabel Avenue; thence southwesterly along the easterly line of said Idabel Avenue to its intersection with the easterly prolongation of the southerly line of Lot 3, Tract No. 29042, filed in Book No. 711, pages 37 thru 42, and across Idabel Avenue; thence westerly along said easterly prolongation across Idabel Avenue to the southeast corner of above mentioned Lot 3; thence westerly along the southerly line of said Lot 3 to its southwest corner; thence westerly across Panama Avenue, in a direct line to the point of beginning.

PARCEL B
(VILLAGE CENTER)

Lots 1 thru 17, inclusive, Tract No. 16536, in the City of Carson, County of Los Angeles, State of California, as shown on map filed in Book 395, pages 49 and 50, of maps, in the Office of the Recorder of said County. Included therefrom, the adjacent public rights-of-way of Anchor Avenue and 231st Street, generally described within the following boundaries:

Beginning at the northeast corner of Lot 17, of abovementioned Tract No. 16536, said corner is also a point in the westerly line of Avalon Boulevard, 100 feet wide; thence southerly 778.56 feet along the westerly line of Avalon Boulevard; thence westerly 15 feet to its intersection with the end of a curve concave northwest having a radius of 30 feet; thence southwesterly 47.12 feet along the abovementioned curve to the point of tangency with the northerly line of Bayport Street, 75 feet wide, thence westerly 69.34 feet to the point of tangency with curve having a radius of 50 feet; thence northwesterly 44.32 feet along the abovementioned curve; thence northwesterly along the northeasterly line of 231st Street to its intersection with the easterly prolongation of the northerly line of Lot 4 (across 231st Street), Tract No. 29042, as shown on map filed in Book 711, pages 37 thru 42, inclusive; thence westerly along the abovementioned easterly prolongation across 231st Street to its intersection with southwesterly line of said 231st Street; thence northwesterly along the southwesterly line of said 231st Street to its intersection with the southerly prolongation of the westerly line of Anchor Avenue across 231st Street; thence northerly along the abovementioned southerly prolongation; thence northerly along the westerly line of Anchor Avenue, 60 feet wide, to its intersection with the southwesterly prolongation of the northerly line of Lot 17 (across Anchor Avenue), of abovementioned Tract No. 16536; thence easterly along the abovementioned westerly prolongation across Anchor Avenue to the northwesterly corner of said Lot 17; thence northeasterly along the northerly line of said Lot 17 to the point of beginning.

Reference: 1982-83 L.A. County Assessment Map No. 7329, pages 28 and 37.

EXHIBIT B-3

PROJECT AREA LEGAL DESCRIPTION

EXHIBIT B-3

**REDEVELOPMENT PROJECT AREA NO. TWO AND THREE - FIFTH AMENDED AREA
(REDEVELOPMENT PROJECT AREA NO. TWO) AND SECOND AMENDED AREA
(REDEVELOPMENT PROJECT AREA NO. THREE
CITY OF CARSON REDEVELOPMENT AGENCY
CARSON MERGED AND AMENDED PROJECT AREA NO. 2
PARCEL "A"**

ALL THOSE CERTAIN PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 228TH STREET, BEING 60.00 FEET IN WIDTH AS PER MAP OF TRACT NO 15838 RECORDED IN BOOK 463, PAGES 41 THROUGH 43, RECORDS OF SAID COUNTY, WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF AVALON BOULEVARD, BEING WESTERLY 50.00 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID AVALON BOULEVARD AS SHOWN ON SAID MAP OF TRACT 15838 AND ALSO SHOWN ON A MAP OF TRACT NO. 29042 RECORDED IN BOOK 711, PAGES 37 THROUGH 42, RECORDS OF SAID COUNTY, SAID WEST LINE ALSO BEING THE EXISTING BOUNDARY OF THE REDEVELOPMENT PROJECT AREA NO. 2; THENCE ALONG SAID PROLONGATION AND WEST LINE $S01^{\circ}54'35''W$, 639.33 FEET; THENCE LEAVING SAID WEST LINE $S88^{\circ}12'15''W$, 533.50 FEET ALONG THE BOUNDARY OF SAID REDEVELOPMENT PROJECT AREA NO. 2; THENCE ALONG THE EAST LINE OF TRACT NO. 15614 (M.B. 374/9-10) AND TRACT NO. 16998 (M.B. 394/26-27) $N01^{\circ}54'35''E$, 509.06 FEET; THENCE $N88^{\circ}12'15''E$, 169.06 FEET; THENCE $N01^{\circ}54'35''E$, 130.27 FEET TO THE CENTERLINE OF 228TH STREET; THENCE ALONG SAID CENTERLINE $N88^{\circ}12'15''E$, 364.44 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7.32 ACRES.

CITY OF CARSON REDEVELOPMENT AGENCY
CARSON MERGED AND AMENDED PROJECT AREA NO. 2
PARCEL "B"

ALL THAT CERTAIN LAND SITUATED, LYING AND BEING IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING ALL OF LOT 1 AND PORTIONS OF AVALON BOULEVARD AND ISABEL AVENUE AS PER TRACT NO. 29042 AS PER MAP FILED IN BOOK 711, PAGES 37 THROUGH 42, RECORDS OF SAID LOS ANGELES COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF BAYPORT STREET, 60.00 FEET WIDE, WITH THE CENTERLINE OF AVALON BOULEVARD 132.00 FEET WIDE, BOTH AS SHOWN ON SAID MAP OF TRACT NO. 29042; THENCE ALONG SAID CENTERLINE OF AVALON BOULEVARD $S01^{\circ}54'35''W$, 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID CENTERLINE OF AVALON BOULEVARD ALSO BEING THE BOUNDARY OF REDEVELOPMENT PROJECT AREA NO. 2; THENCE ALONG SAID CENTERLINE OF AVALON BOULEVARD $S01^{\circ}54'35''W$, 1458.57 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF ISABEL AVENUE 60.00 FEET WIDE AS SHOWN ON SAID MAP OF TRACT NO 29042; THENCE ALONG SAID PROLONGATION AND SOUTHERLY LINE $N88^{\circ}05'25''W$, 50.00 FEET TO A TANGENT CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $42^{\circ}20'05''$ AN ARC DISTANCE OF 103.44 FEET TO A POINT ON THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF FAIRHAVEN STREET 60.00 FEET WIDE AS PER SAID TRACT NO. 29042, A RADIAL THROUGH SAID POINT BEARS $N40^{\circ}29'30''W$; THENCE ALONG SAID PROLONGATION AND NORTHEASTERLY LINE $N52^{\circ}47'55''W$, 479.54 FEET TO A TANGENT CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $73^{\circ}34'57''$ TO A POINT ON A REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1302.27 FEET, A RADIAL THROUGH SAID POINT BEARS $N69^{\circ}12'58''W$, SAID 1302.27 RADIUS CURVE ALSO BEING THE EASTERLY LINE OF ANCHOR AVENUE 60.00 FEET WIDE AS PER SAID TRACT NO. 29042; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $38^{\circ}10'57''$ AN ARC DISTANCE OF 867.85 FEET TO A POINT ON A REVERSE CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 30.00 FEET, A RADIAL THROUGH SAID POINT BEARS $N72^{\circ}36'05''E$; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $70^{\circ}05'55''$ AN ARC DISTANCE OF 36.70 FEET TO A TANGENT LINE, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SAID BAYPORT STREET; THENCE ALONG SAID LINE $N52^{\circ}42'00''E$, 445.97 FEET TO A TANGENT CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ}12'35''$ AN ARC DISTANCE OF 51.33 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE $S88^{\circ}05'25''E$, 140.67 FEET TO THE POINT OF BEGINNING.

CONTAINING: 15.10 ACRES.

CITY OF CARSON REDEVELOPMENT AGENCY
CARSON MERGED AND AMENDED PROJECT AREA NO. 2
PARCEL "C"

ALL THOSE CERTAIN TRACTS AND PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF DOLORES AVENUE, 60.00 FEET WIDE WITH THE CENTERLINE OF SEPULVEDA BOULEVARD 100.00 FEET WIDE BOTH SHOWN ON A MAP OF TRACT NO. 10980 RECORDED IN BOOK 256, PAGES 41 TO 43, RECORDS OF SAID LOS ANGELES COUNTY; THENCE ALONG SAID CENTERLINE OF SEPULVEDA BOULEVARD N88°14'00"E, 410.35 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EXISTING BOUNDARY OF THE REDEVELOPMENT PROJECT AREA NO. 2; THENCE S00°19'00"E, 1190.00 FEET TO THE NORTH LINE OF THE METROPOLITAN TRANSIT AUTHORITY (M.T.A.) RIGHT-OF-WAY 100.00 FEET WIDE; THENCE ALONG SAID LINE S89°51'00"W, 1309.53 FEET TO THE EAST LINE OF MAIN STREET 80.00 FEET WIDE PER DEED RECORDED IN BOOK 3734, PAGE 211; THENCE S01°38'58"E, 100.00 FEET; THENCE CONTINUING ALONG SAID EAST LINE S02°34'30"E, 1556.11 FEET TO A POINT OF STREET WIDENING; THENCE N86°36'34"E, 10.00 FEET TO A POINT ON THE EAST LINE OF MAIN STREET 100.00 FEET WIDE; THENCE S02°34'30"E, 371.99 FEET; THENCE LEAVING SAID RIGHT-OF-WAY OF MAIN STREET N86°36'34"E, 72.97 FEET; THENCE S50°42'15"E, 68.84 FEET; THENCE N02°34'30"W, 96.83 FEET; THENCE N86°36'34"E, 104.26 FEET; THENCE S03°31'00"E, 143.24 FEET TO THE NORTH LINE OF LOMITA BOULEVARD 100.00 FEET WIDE AS SHOWN PER TRACT MAP OF TRACT NO. 28086 RECORDED IN BOOK 761, PAGES 55-58, RECORDS OF LOS ANGELES COUNTY; THENCE ALONG SAID LINE S89°23'29"E, 84.56 FEET TO A TANGENT CURVE CONCAVE NORTH AND HAVING A RADIUS OF 1950.43 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'57" AN ARC DISTANCE OF 136.14 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE N86°36'34"E, 431.70 FEET; THENCE LEAVING SAID NORTH LINE N01°04'30"W, 990.03 FEET; THENCE N86°36'34"E, 349.29 FEET TO THE WEST LINE OF TRACT NO. 24836 (M.B. 773/82-85); THENCE ALONG SAID WEST LINE S01°04'30"E, 683.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT NO. 24836; THENCE ALONG THE SOUTH LINE OF SAID TRACT N86°36'34"E, 183.44 FEET; THENCE S01°04'30"E, 356.44 FEET TO THE CENTERLINE OF SAID LOMITA BOULEVARD; THENCE ALONG SAID CENTERLINE S86°36'34"W, 962.41 FEET TO A TANGENT CURVE CONCAVE NORTH AND HAVING A RADIUS OF 2000.43 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'57" AN ARC DISTANCE OF 139.63 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE N89°23'29"W, 147.08 FEET TO A TANGENT CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 2000.43 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'57" AN ARC DISTANCE OF 139.63 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE S86°36'34"W, 79.38 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID MAIN STREET 100.00 FEET WIDE; THENCE CONTINUING ALONG SAID CENTERLINE OF LOMITA BOULEVARD S85°34'32"W, 1055.95 FEET; THENCE LEAVING SAID

CENTERLINE N07°33'05"W, 778.55 FEET; THENCE N87°45'50"E, 449.50 FEET; THENCE N02°34'30"W, 1320.00 FEET TO THE SOUTH LINE OF THE SAID M.T.A. RIGHT-OF-WAY 100.00 FEET WIDE; THENCE ALONG SAID SOUTH LINE N87°45'50"E, 690.00 FEET TO THE CENTERLINE OF SAID MAIN STREET; THENCE ALONG SAID CENTERLINE N01°38'58"W, 1251.57 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SEPULVEDA BOULEVARD 100.00 FEET WIDE AS PER INSTRUMENT NO. 83-1372693 RECORDED NOVEMBER 18, 1983; THENCE ALONG SAID PROLONGATION AND SOUTH LINE S88°14'00"W, 2622.18 FEET TO THE EAST LINE OF FIGUEROA STREET 100.00 FEET WIDE AS PER SAID L. S. 42-43; THENCE ALONG SAID EAST LINE S07°07'20"E, 78.53 FEET MORE OR LESS; THENCE AT RIGHT ANGLES TO SAID EAST LINE S82°52'40"W, 100.00 FEET TO A POINT ON THE WEST LINE OF SAID FIGUEROA STREET; THENCE N78°15'56"W, 226.47 FEET; THENCE N25°45'31"E, 139.50 FEET TO A POINT ON THE SOUTH LINE OF SEPULVEDA BOULEVARD AT THIS POINT BEING OF VARIABLE WIDTH RIGHT-OF-WAY; THENCE N22°29'15"E, 102.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 930.00 FEET, SAID CURVE ALSO BEING THE NORTH LINE OF SEPULVEDA BOULEVARD, A RADIAL THROUGH SAID POINT BEARS S22°29'15"W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°14'45" AN ARC DISTANCE OF 393.55 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE (BEING THE NORTH LINE OF SEPULVEDA BOULEVARD 100.00 FEET WIDE) N88°14'00"E, 2438.35 FEET TO THE CENTERLINE OF MAIN STREET 100.00 FEET WIDE AS PER PARCEL MAP RECORDED IN BOOK 134, PAGE 83, RECORDS OF LOS ANGELES COUNTY; THENCE ALONG SAID CENTERLINE N00°29'00"E, 698.29 FEET; THENCE LEAVING SAID CENTERLINE N88°14'00"E, 248.82 FEET TO THE WEST LINE OF TRACT NO. 10980 (M.B. 256/41-43); THENCE ALONG SAID LINE S00°29'00"W, 748.29 FEET TO THE CENTERLINE OF SAID SEPULVEDA BOULEVARD; THENCE ALONG SAID CENTERLINE N88°14'00"E, 1129.18 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 102.90 ACRES

CITY OF CARSON REDEVELOPMENT AGENCY
CARSON MERGED AND AMENDED PROJECT AREA NO. 3
PARCEL "A"

ALL THOSE CERTAIN PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SEPULVEDA BOULEVARD BEING 60.00 FEET WIDE PER TRACT NO. 10844, BOOK 301, PAGES 37-39 AND THE EASTERLY LINE OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY (DOMINGUEZ CHANNEL) BEING 250.00 FEET WIDE, SAID EASTERLY LINE BEING THE EXISTING BOUNDARY OF THE REDEVELOPMENT PROJECT AREA NO. 3 AS SAID SEPULVEDA BOULEVARD AND THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY ARE BOTH SHOWN ON A MAP OF TRACT NO. 10844, RECORDED IN BOOK 301, PAGES 37 THROUGH 39, RECORDS OF SAID LOS ANGELES COUNTY; THENCE ALONG SAID SOUTH LINE OF SEPULVEDA BOULEVARD $N70^{\circ}46'30''W$, 2328.68 FEET TO THE CENTERLINE OF ALAMEDA STREET BEING 50.00 FEET WIDE AS SHOWN ON SAID TRACT NO. 10844; THENCE ALONG SAID CENTERLINE $N17^{\circ}09'45''E$, 2007.30 FEET; THENCE LEAVING SAID CENTERLINE $S72^{\circ}50'15''E$, 940.19 FEET TO THE WESTERLY LINE OF SAID FLOOD CONTROL DISTRICT RIGHT-OF-WAY; THENCE ALONG SAID WESTERLY LINE $S10^{\circ}40'30''E$, 2283.82 FEET TO THE NORTH LINE OF SEPULVEDA BOULEVARD; THENCE ALONG SAID NORTH LINE $S70^{\circ}46'30''E$, 288.38 FEET TO THE EASTERLY LINE OF SAID FLOOD CONTROL DISTRICT RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF THE REDEVELOPMENT PROJECT AREA NO. 3; THENCE ALONG SAID LINE $S10^{\circ}40'30''E$, 69.21 FEET TO THE POINT OF BEGINNING.

CONTAINING: 69.83 ACRES.

EXHIBIT B-4

PROJECT AREA LEGAL DESCRIPTION

EXHIBIT B-4
PROJECT AREA NO. 3

LEGAL DESCRIPTION

The Legal Description of the Boundaries of Redevelopment

Project Area No. 3 Are Described below:

All the real property in the City of Carson, County of Los Angeles, State of California, within the following described boundaries:

Beginning at the intersection of the westerly line of Wilmington Avenue, 100 feet wide, with the northerly line of Carson Street, 100 feet wide; thence easterly along said northerly line to the westerly line of Alameda Street, 90 feet wide; thence northerly thereon to the northerly line of Dominguez Street, 66 feet wide; thence easterly thereon to the northerly prolongation of the easterly line of that certain alley, 15 feet wide, adjacent to Lot No. 1082 in Tract No. 7664 on the west, as shown on map recorded in Book 84, pages 47 and 48, of Maps, in the office of the Registrar-Recorder of the County of Los Angeles; thence southerly along said northerly prolongation and along said easterly line and the southerly prolongation thereof, and southerly along the easterly line of that certain alley, 15 feet wide, adjacent to Lot 96 in Tract No. 6720 on the west, as shown on map recorded in Book 71, pages 79 and 80, of Maps, in the office of said Registrar-Recorder, and along the southerly prolongation thereof to a line parallel with and 107 feet southerly, measured at right angles, from the southerly line of Washington Street, 50 feet wide, and the easterly prolongation thereof; thence easterly along said parallel line to the easterly boundary of the City of Carson located in Santa Fe Avenue; thence southerly along said easterly boundary to the southerly line of Carson Street, 83 feet wide; thence westerly thereon and westerly along the southerly line of Carson Street, 66 feet wide, to the easterly line of Alameda Street, 62 feet wide; thence southerly thereon and southerly along

the easterly line of Alameda Street, 90 feet wide, to the southwesterly boundary of the City of Carson located in Alameda Street; thence northwesterly along said southwesterly boundary to the easterly boundary of the City of Carson located in Alameda Street; thence southerly thereon, in all its various courses, to the southerly line of Sepulveda Boulevard, 100 feet wide; thence westerly thereon and westerly along the southerly line of Sepulveda Boulevard, 60 feet wide, to the northeasterly boundary of the Los Angeles County Flood Control District right-of-way known as the Dominguez Channel, as shown on File Map No. 11683 on file in the office of the County Engineer of the County of Los Angeles, thence northwesterly along said northeasterly boundary of Dominguez Channel, in all its various courses, to the northwesterly line of Wilmington Avenue; thence northeasterly thereon, in all its various courses, to the point of beginning.

EXHIBIT C

**PROPOSED PROJECTS,
PUBLIC FACILITIES, AND
INFRASTRUCTURE IMPROVEMENT PROJECTS**

EXHIBIT C

PROJECTS LIST CARSON REDEVELOPMENT AGENCY

PROPOSED CARSON MERGED AND AMENDED PROJECT AREA

1. Reconstruct and overlay streets Citywide
2. Undergrounding of Utilities - Avalon from Sepulveda to 220th Street
3. Broad Street sidewalk - Sepulveda to Bonds
4. Sepulveda Boulevard - reconstruction from Main to Avalon
5. 223rd Street improvements, Lucerne to Wilmington
6. Street lighting requests
7. Citywide street overlay and reconstruction
8. Citywide street overlay and reconstruction
9. Citywide street overlay and reconstruction
10. Wilmington Avenue median modifications north of 223rd Street
11. Citywide overlay and reconstruction of various streets
12. Carson Street - Reconstruction and storm drain from Wilmington to Alameda
13. Carson Street widening and reconstruction from Bataan to Santa Fe
14. Connector Road from Carson to Dominguez
15. Calas Park, recreation building, lighting and handicap access
16. Scott Park, drainage, lighting and handicap access
17. Citywide ADA retrofit - various parks in Project Area
18. City Maintenance Yard - reconstruct shop facilities
19. City corporation yard