
AMENDED AND RESTATED
REDEVELOPMENT PLAN

FOR THE

SIXTH AMENDMENT TO
REDEVELOPMENT PROJECT AREA NO. ONE

Prepared:

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Prepared for:

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| Exhibits A-1 - A-3 | Project Area Map |
| Exhibits B-1 - B-3: | Project Area Legal Description |
| Exhibit C: | Public Facilities and Infrastructure Improvements Projects |

**AMENDED AND RESTATED
REDEVELOPMENT PLAN
FOR THE
SIXTH AMENDMENT TO REDEVELOPMENT PROJECT AREA NO. ONE**

SECTION I. (100) INTRODUCTION

A. (101) General

This is the Amended and Restated Redevelopment Plan for the Sixth Amendment to Redevelopment Project Area No. One ("Plan"), located in the City of Carson, County of Los Angeles, State of California. This Plan amends, restates, and supersedes in its entirety the redevelopment plan hereto adopted for Redevelopment Project Area No. One ("Project"), and all amendments to such redevelopment plan previously adopted. Nothing in this Plan is intended to or shall affect in any manner the base year valuation for the Project determined in accordance with Section 33670 of the California Community Redevelopment Law. It consists of the text (Sections 100 through 1100), the Project Area Maps of the Sixth Amendment to Redevelopment Project Area No. One, as amended ("Project Area") (Exhibits A-1 through A-3), the legal descriptions of the Project Area boundaries (Exhibits B-1 through B-3), 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 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.

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.
- B. "Agency Board" means the governing body of the Agency.
- C. "Adopting Ordinance" means Ordinance No. 96-1094 adopted by the City Council on July 16, 1996, adopting this Plan for the Sixth Amendment to Redevelopment Project Area No. One.

- 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 is hereafter 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 of the California Government Code.
- I. "Map" or "Maps" means the Maps of the Project Area attached hereto as Exhibits A-1 through A-3.
- 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" or "Project Area" means the Redevelopment Project Area No. One, including the original project area, the area added to the original project area by amendment on July 16, 1984 by Ordinance No. 84-696 and on July 16, 1996 by Ordinance No. 96-1094.
- 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 Sixth Amendment to Redevelopment Project Area No. One.
- P. "State" means the State of California.

SECTION III. (300) PROJECT AREA BOUNDARIES

The boundaries of the Project Area are illustrated on the maps attached hereto and incorporated herein as Exhibits A-1 through A-3. The boundaries of the Project Area are described in the legal descriptions attached as Exhibits B-1 through B-3.

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. 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 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 Project Area to participate in redevelopment projects and programs, and extending preferences to occupants to remain or relocate within the redeveloped 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 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 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 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 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.

The Agency will not pursue one or more public projects which will displace a substantial number of low and moderate income persons.

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; (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 within the Project Area shall be commenced:

- a. For the territory included in the original boundaries of Redevelopment Project Area No. One as described and defined in the redevelopment plan approved and adopted by Ordinance No. 71-205 on December 20, 1971 ("Redevelopment Project Area No. One Original Area"): After January 5, 1999.
- b. For the area added to the Redevelopment Project Area No. One Original Area by the fourth amendment to the redevelopment plan, as described in the redevelopment plan approved and adopted by Ordinance No. 84-696 on July 16, 1984 ("Redevelopment Project Area No. One 1984 Amended Area"): Per Ordinance No. 96-1090 adopted on June 4, 1996. After twelve (12) years following the effective date of adoption of Ordinance No. 96-1090.
- c. For the area added to the Redevelopment Project Area No. One by the sixth amendment to the redevelopment plan, as described in the redevelopment plan approved and adopted on July 16, 1996 by City Council Ordinance No. 96-1094 ("Redevelopment Project Area No. One Sixth Amended Area"): After twelve (12) years following the date of adoption of the Adopting Ordinance.

The Agency may not acquire, by eminent domain, any property on which any persons reside within the Redevelopment Project Area No. One 1984 Amended 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 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 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 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 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 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 Ordinance, 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 Project Area. Any public body which owns or leases property in the 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 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 Project Area) where such land, buildings, facilities, structures, or other improvements are of benefit to the Project Area.

F. (511) Property Management

During such time as property, if any, in the 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 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 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, and commercial and professional establishments within the Project Area. The Agency is also authorized to provide relocation for displaced persons outside the 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 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 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 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 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 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 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 Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Project Area.

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

- a. The compatibility of rehabilitation with land uses as provided for in this Plan.
- b. The economic feasibility of proposed rehabilitation and conservation activity.
- c. The 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 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 building, structures, or other improvements from any real property acquired which can be rehabilitated to a location within or outside the Project Area.

3. (524) Seismic Repairs

For any project undertaken by the Agency within the 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 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 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 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 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 lessees and purchasers 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 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 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 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 Section 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.

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

For redevelopment project 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 cost to, and occupied by, very low income households.

In addition, 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 cost 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 334113(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 336 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 applicable areas within the 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

applicable areas within the Project Area regardless of whether such parcels are developed with Agency assistance or participation.

If all or any portion of the applicable areas within the Project Area are 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 constituent 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, moderate, and very low income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the periods set forth in Section 1001 for the duration of this Plan's land use controls applicable to the Project Area, 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 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 and/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 Project Area.

7. (537) Increased and Improved Supply

Subject to the provisions of Sections 33333.4 33334.2, and 33334.6 of the Redevelopment Law, and unless applicable findings are made, not less than twenty percent (20%) of all taxes which are allocated to the Agency, pursuant to Section 33670 of the Redevelopment Law, shall be deposited by the Agency into the Low and Moderate Income Housing Fund (the "Housing Fund") established for the Project pursuant to Section 33334.3 of the Redevelopment Law, which fund shall include any monies previously deposited into, or deficits previously incurred by, the Housing Fund for the Project Area.

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

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

If the Agency deposits less than twenty percent (20%) of taxes allocated pursuant to Section 33670 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, if any, created pursuant to this section constitutes an indebtedness of the Project. The Agency shall eliminate the deficit by expending taxes allocated in years subsequent to creation of the deficit and until such time as such deficit has been eliminated. Unless otherwise permitted by law, the Agency shall not incur new obligations for purposes other than those set forth in Section 33334.6 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.

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 Health and Safety Code, lower income households, as defined by Section 50079.5 of the 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

Except as provided in Section 33334.3 of the Redevelopment Law, or as otherwise permitted by law, all new or substantially rehabilitated housing units developed or otherwise assisted with monies from the Housing Fund pursuant to an agreement approved by the Agency shall be required to remain available at affordable housing costs to persons and families of low or moderate income and very low income households for the longest feasible time, but for not less than the following periods of time:

- a. Fifteen (15) years for rental units. However, the Agency may replace rental units with equally affordable and comparable rental units in another location within the City if (i) the replacement units are available for occupancy prior to the displacement of any persons and families of low or moderate income residing in the units to be replaced, and (ii) the comparable replacement units are not developed with monies from the Housing Fund.

- b. Ten (10) years for owner-occupied units. However, the Agency may permit sales of owner-occupied units prior to the expiration of the ten (10) year period for a price in excess of that otherwise permitted under this subdivision pursuant to an adopted program which protects the Agency's investment of monies from the Housing Fund.

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

A. (601) Map and Uses Permitted

The maps attached hereto as Exhibits A-1 through A-3 and incorporated herein illustrate the location of the Project Area boundaries, the immediately adjacent streets, and 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 City zoning ordinances as they now exist or may hereafter be amended.

B. (602) Major Project Area Land Uses

Major land uses permitted within the Project Area shall include: Heavy Industrial, Light Industrial, Regional Commercial, General Commercial (including Mixed-Use Residential), Low Density Residential, High Density Residential, Open Space, Civic Center, School and Animal Shelter, 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 Ordinance as they exist or are hereafter amended in the future.

C. (603) Public Uses

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

The public street system for the Project Area is illustrated on the Project Area Maps identified as Exhibits A-1 through A-3. The street system in the Project Area shall be developed in accordance with the Circulation Element of the General Plan. Primary streets in the Project Area include:

Figueroa Avenue	Victoria Street	Main Street
Albertoni Street	Avalon Street	Del Amo Boulevard
Gardena Boulevard	Carson Street	Alondra Boulevard
Broadway Avenue	Dominguez Street	213th 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 Project Area. Additional easements may be created by the Agency and City in the 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 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 Project Area.

D. (606) Conforming Properties

The Agency may, in its sole and absolute discretion, determine that certain real properties within the 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 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 Project Area.

The Agency may, but is not required to, authorize additions, alterations, repairs, or other improvements in the 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 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 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 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 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 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 Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct improvement activities in the Project Area.

2. (611) Rehabilitation

Any existing structure within the 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 Project Area shall be regulated by the General Plan. As of the date of adoption of the Adopting Ordinance, there are 568 dwelling units.

4. (613) Open Space and Landscaping

The approximate amount of open space to be provided in the 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 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 the 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 Project Area, except as otherwise permitted by the City.

9. (618) Subdivision of Parcels

No parcels in the 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 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 Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the 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 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 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 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 ordinances adopting the redevelopment plans for the Project Area 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 the 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 Adopting Ordinance, 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 the Project Area on the effective date of the ordinance adopting the redevelopment plans for the constituent projects, 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 Ordinance shall be used in determining the assessed valuation of the taxable property in that the Project Area on said effective date).
2. Except as provided in paragraph (3.) 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 Redevelopment Project. Unless and until the total assessed valuation of the taxable property within the Project Area exceeds the total assessed value of the taxable property in the 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 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 the Project Area shall be paid to the respective Taxing Agencies as taxes on all other property are paid.

3. 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 (3.) 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 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 Project Area.

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

- a. For the Redevelopment Project Area No. One Original Area: \$352,188,117.
- b. For the Redevelopment Project Area No. One 1984 Amended Area: \$500,000,000, expressed in 1984 dollars and adjusted annually in accordance with changes in the Los Angeles - Long Beach Metropolitan Area Consumer Price Index.

There is no tax increment limitation required for Redevelopment Project Area No. One Sixth 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 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 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 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 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 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 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 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, 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. One Original Area: December 20, 2011.
2. For the Redevelopment Project Area No. One 1984 Amended Area: July 16, 2024.
3. For the area added to the Redevelopment Project Area No. One by the sixth amendment to the redevelopment plan, adopted on July 16, 1996 by City Council Ordinance No. 96-1094 (“Redevelopment Project Area No. One Sixth Amended Area”): Until thirty (30) years following the effective date of Ordinance No. 96-1094.

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 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 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 Project Area beyond the following dates for the areas indicated:

1. For loans, advances, or indebtedness to be repaid from any tax increment revenues received from the Redevelopment Project Area No. One Original 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. One 1984 Amended 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. One Sixth Amended Area: Twenty (20) years from the effective date of Ordinance No 96-1094.

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. One Original Area: Ten (10) years from the termination of the effectiveness of the redevelopment plan for Redevelopment Project Area No. One.
2. For indebtedness to be repaid from any tax increment revenues received from the Redevelopment Project Area No. One 1984 Amended Area: Ten (10) years from the termination of the effectiveness of the redevelopment plan for the Redevelopment Project Area No. One 1984 Amended Area.
3. For indebtedness to be repaid from any tax increment revenues from the Redevelopment Project Area No. One Sixth Amended Area: The (10) years from the termination of the effectiveness of this Plan, 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. One 1984 Amended Area: \$160,000,000 expressed in 1984 dollar (adjusted annually thereafter in accordance with changes in the Los Angeles - Long Beach Metropolitan Area Consumer Price Index).
2. For the Redevelopment Project Area No. One Sixth Amended Area: \$50,000,000 (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 figure of \$50 million adjusted annually in accordance with the CPI.

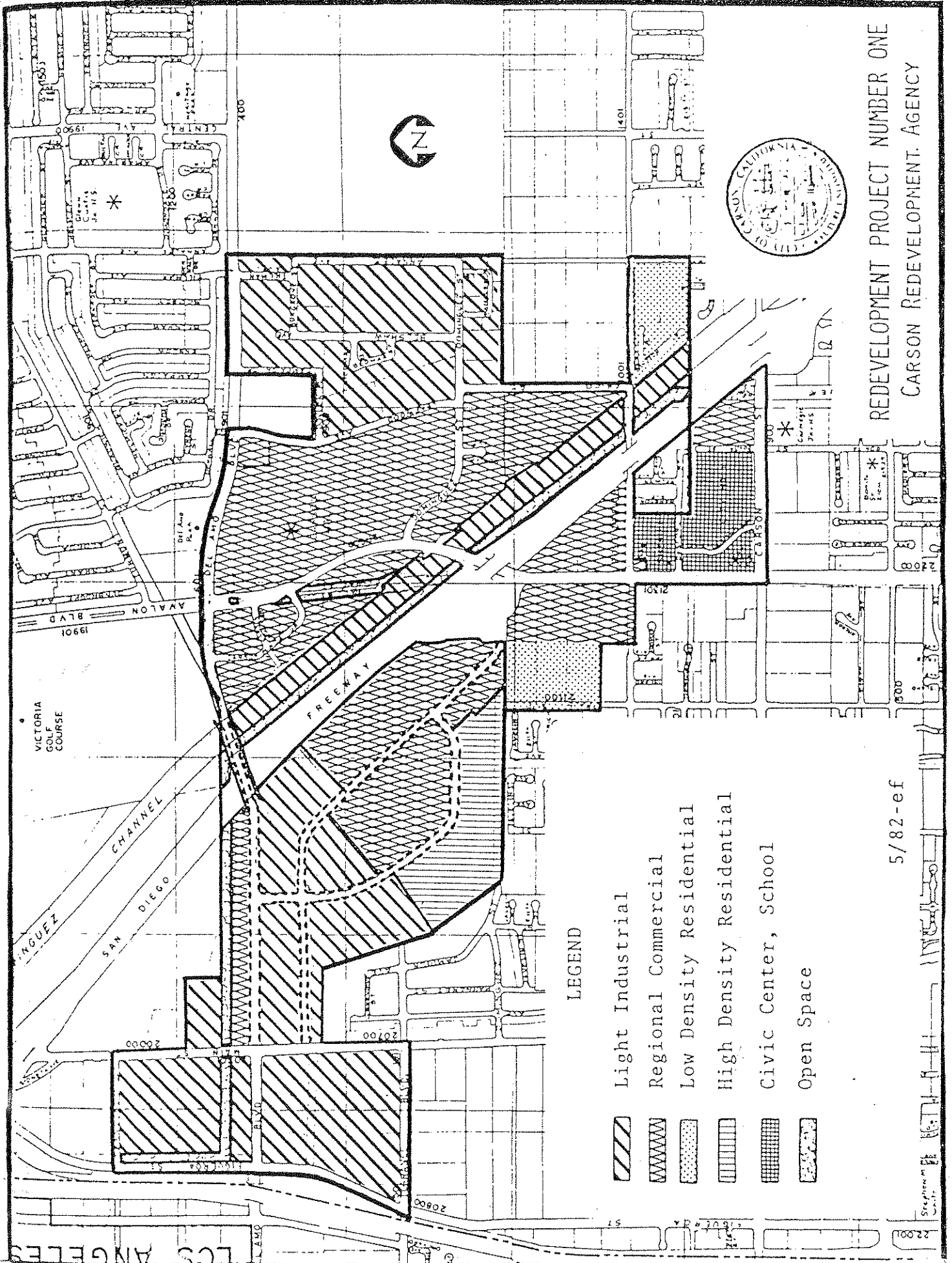
SECTION XI. (1100) PROCEDURE FOR AMENDMENT

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



REDEVELOPMENT PROJECT NUMBER ONE
 CARSON REDEVELOPMENT AGENCY

LEGEND

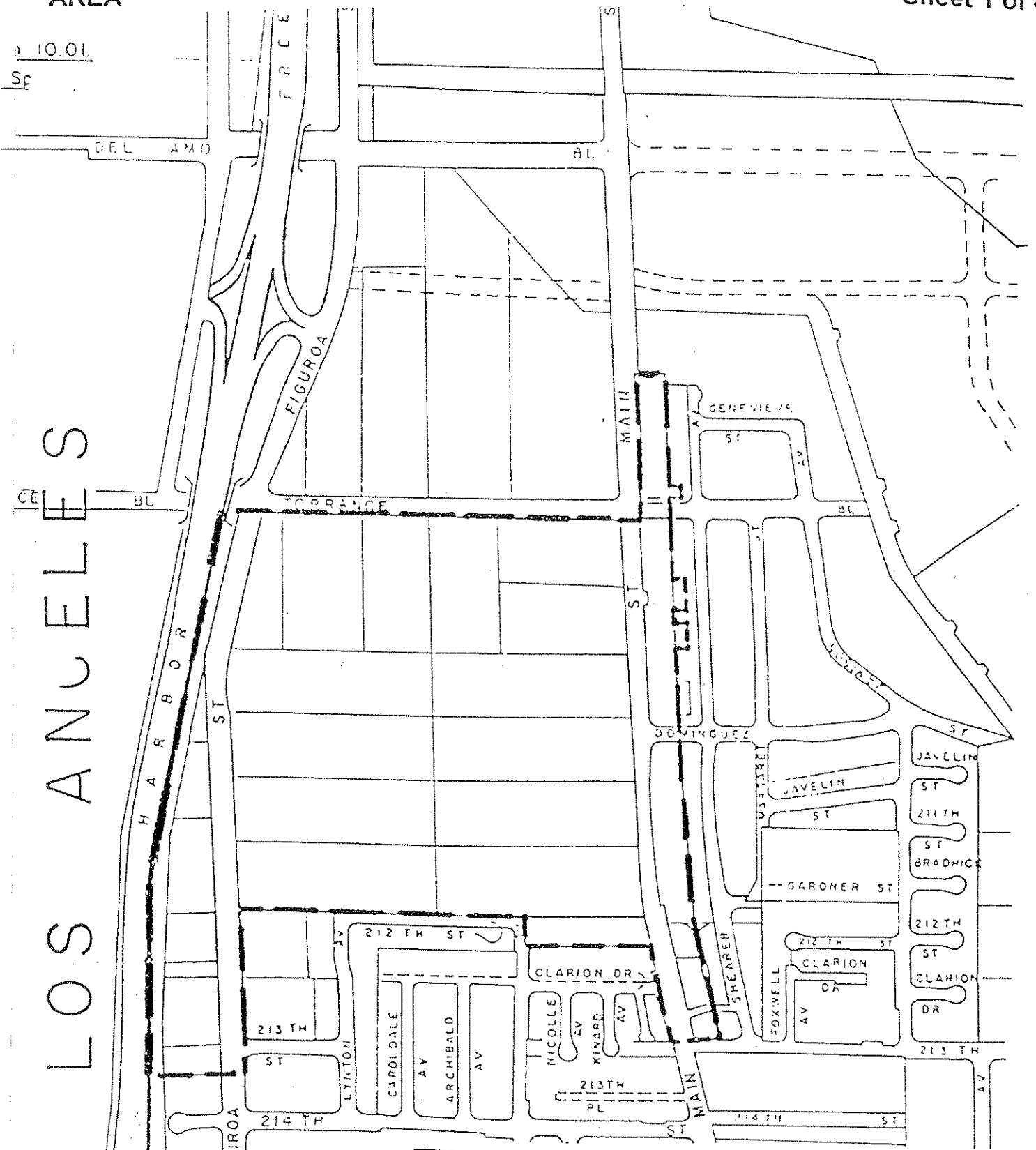
-  Light Industrial
-  Regional Commercial
-  Low Density Residential
-  High Density Residential
-  Civic Center, School
-  Open Space

5/82-ef

Section 21

EXHIBIT A-2

PROJECT AREA MAP



LOS ANGELES



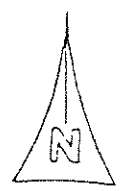
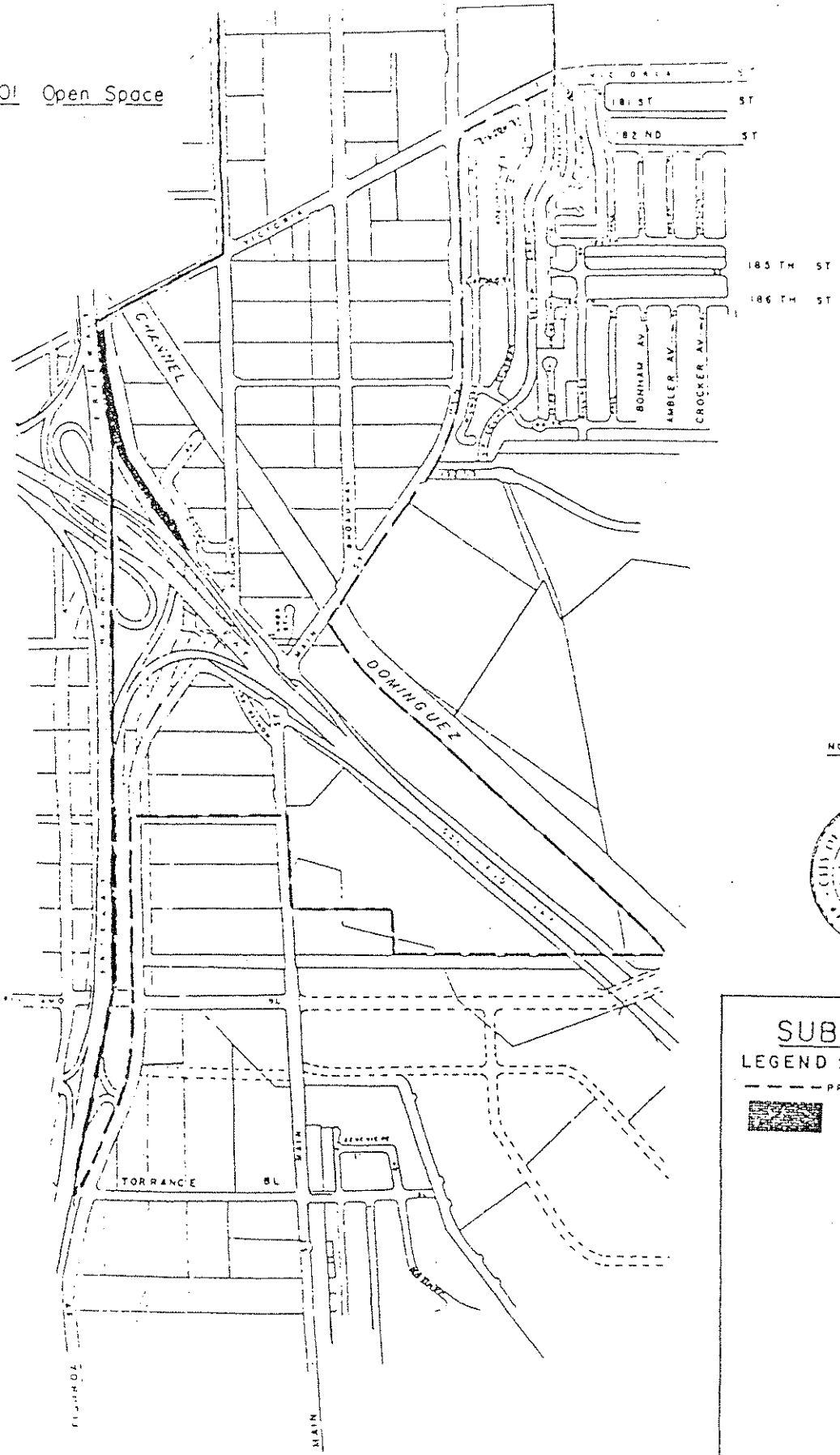
SUB AREA NO. 1

LEGEND : - - - - - PROJECT AREA BOUNDARY

NOTE : THERE IS NO OPEN SPACE IN THIS SUB-AREA

REDEVELOPMENT PROJECT AREA NO. ONE - 1984 AMENDED AREA

Diagram 10.01 Open Space




NOT TO SCALE



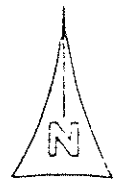
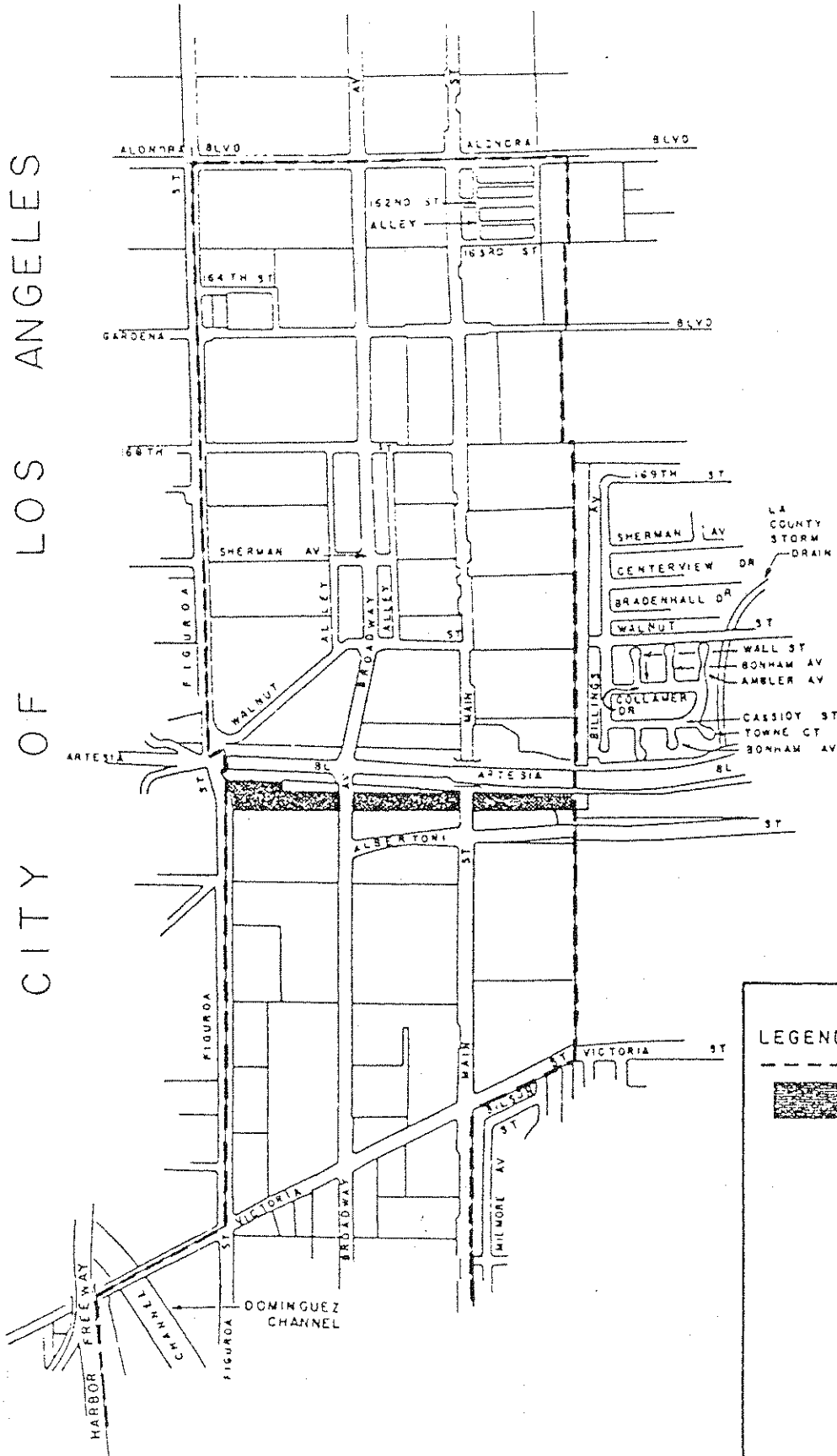
SUB AREA NO. 2

LEGEND:

- PROJECT AREA BOUNDARY
-  OPEN SPACE

REDEVELOPMENT PROJECT AREA NO. ONE - 1984 AMENDED AREA

CITY OF LOS ANGELES





NOT TO SCALE

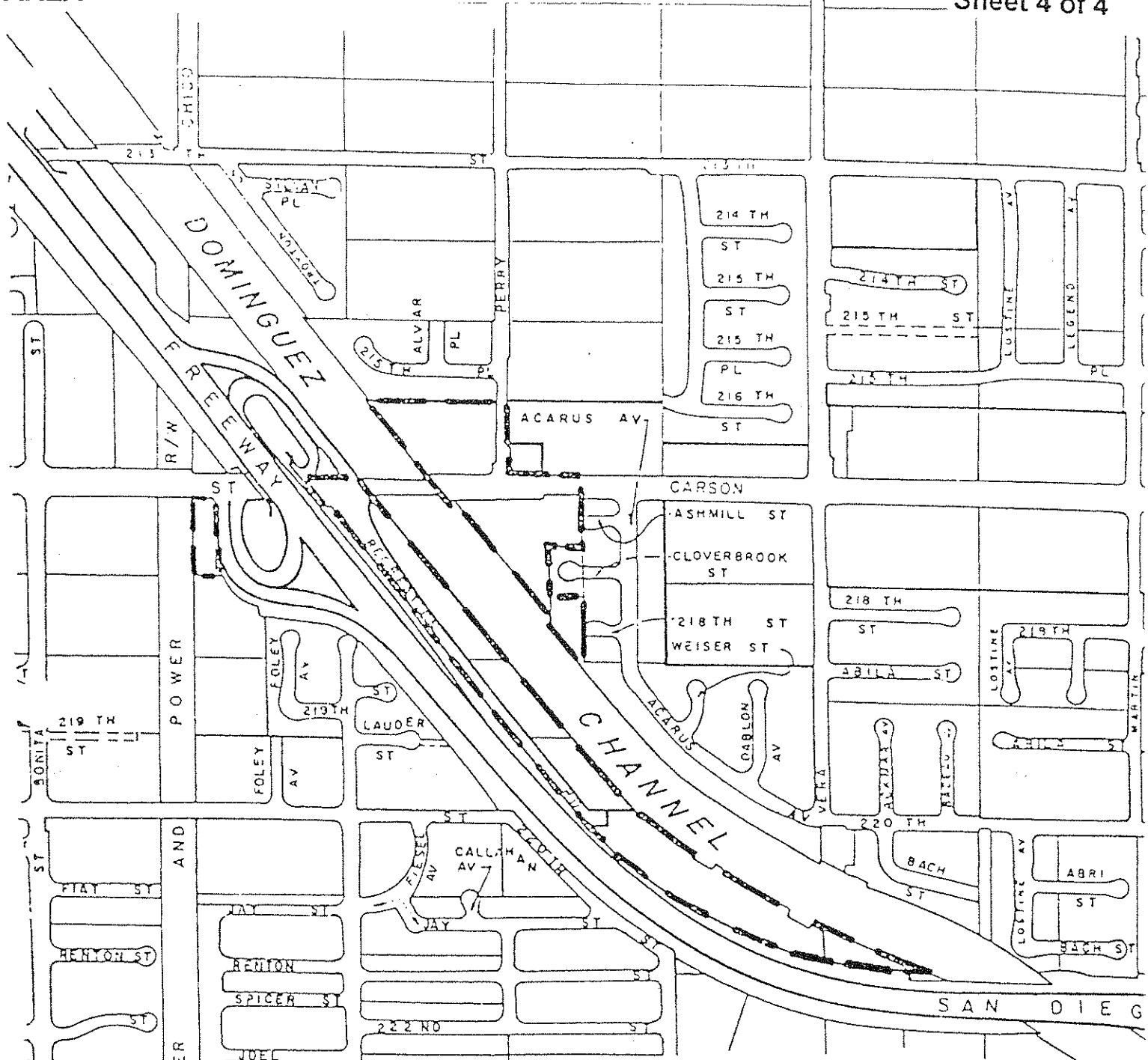


SUB AREA NO. 3

LEGEND:

-  PROJECT AREA BOUNDARY
-  OPEN SPACE

REDEVELOPMENT PROJECT AREA NO. ONE - 1984 AMENDED
 AREA



SUB AREA NO. 4

LEGEND :



PROJECT AREA BOUNDARIES

NOTE :

THERE IS NO OPEN SPACE IN THIS SUB AREA

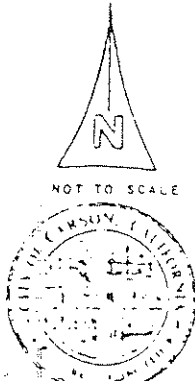
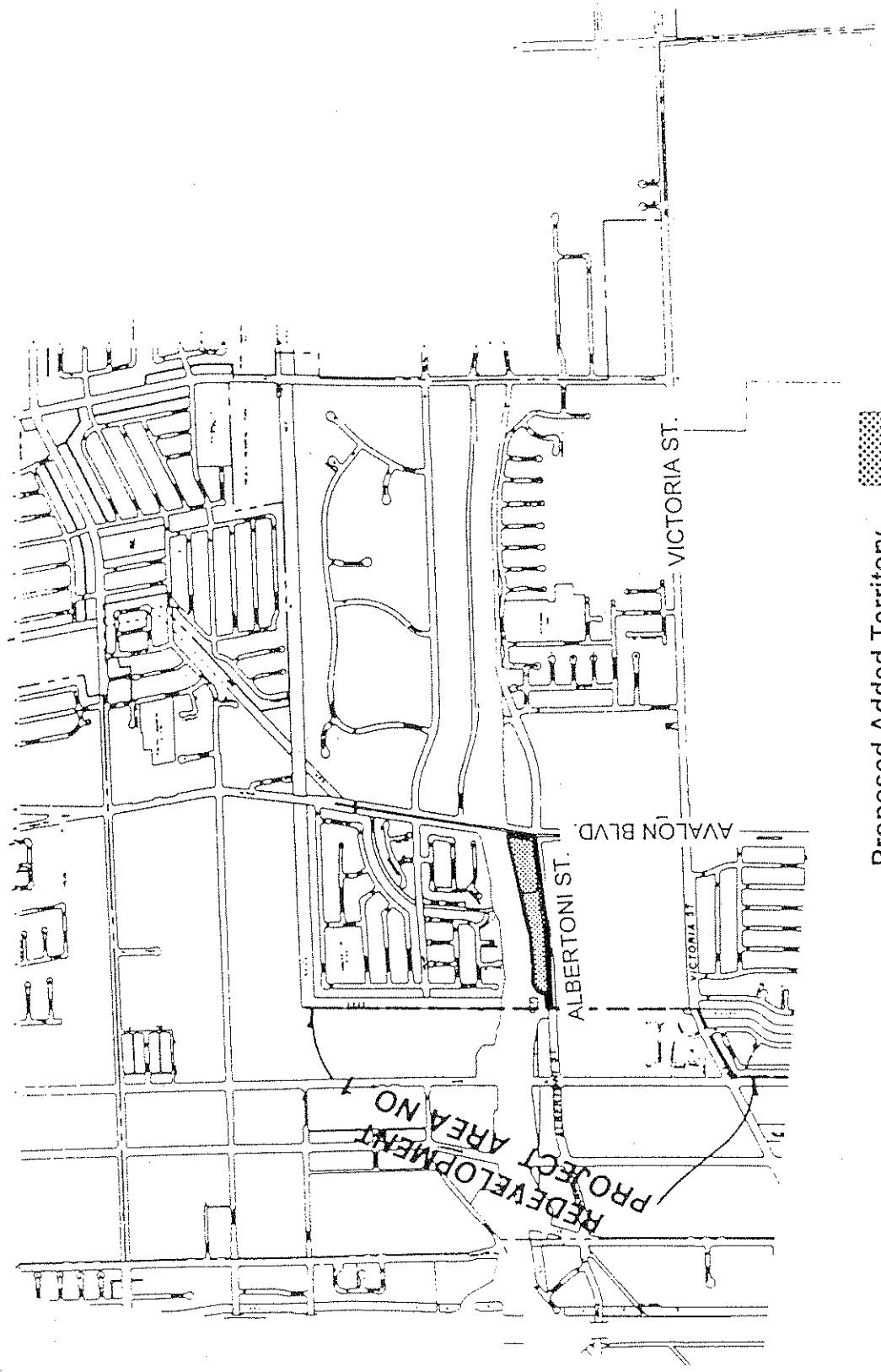


EXHIBIT A-3

PROJECT AREA MAP



Proposed Added Territory

North



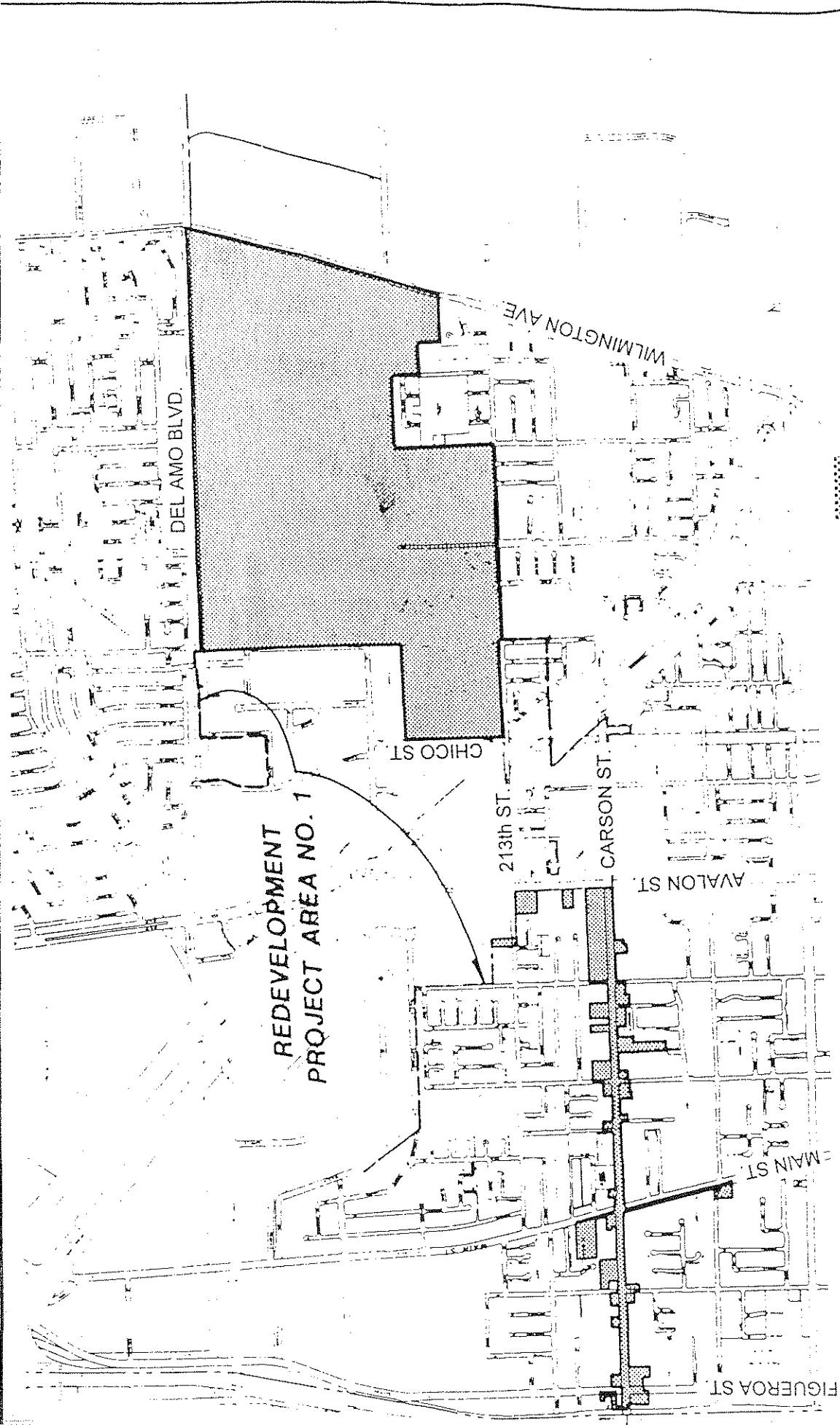
Not to Scale

PROPOSED SIXTH AMENDMENT TO PROJECT AREA NO. 1

(1996 Amendment)

EXHIBIT A-3

Sheet 1 of 2



Proposed Added Territory

North



Not to Scale

PROPOSED SIXTH AMENDMENT TO PROJECT AREA NO. 1
 (1996 Amendment)
EXHIBIT A-3

EXHIBIT B

**LEGAL DESCRIPTION OF SIXTH AMENDED AREA
Redevelopment Project Area No. One**

EXHIBIT B-1

PROJECT AREA LEGAL DESCRIPTION

REDEVELOPMENT PROJECT AREA NO. ONE - ORIGINAL AREA

PROJECT AREA BOUNDARIES

The boundaries of the Project Area are illustrated on the Map. 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:

Beginning at the intersection of the easterly line of Main Street with the southerly line of Torrance Boulevard; thence northerly along said easterly line to the northerly line of Tract No. 8245 (M.B. 93-36-38); thence easterly along the northerly line of Tract No. 8245 to the easterly line of said tract; thence southerly along the easterly line of Tract No. 8245 to the westerly prolongation of the northerly line of Tract No. 29135 (M.B. 725-75-78); thence easterly along said westerly prolongation and said last mentioned northerly line to the westerly line of Grace Avenue; thence southerly thereon to the westerly prolongation of the northerly line of Lot 42, Tract No. 3848 (M.B. 42-68-69); thence easterly along said last mentioned westerly prolongation and along said last mentioned northerly line to the westerly line of Lot 49, Tract No. 3848 (M.B. 42-68-69); thence southerly along said last mentioned westerly line and the southerly prolongation thereof to the southerly line of 213th Street; thence easterly along the southerly line of 213th Street to the westerly line of Avalon Boulevard; thence southerly thereon to the southerly line of Carson Street; thence easterly thereon to the southwesterly line of the San Diego Freeway; thence northwesterly thereon to the easterly prolongation of the southerly line of Tract No. 26399 (M.B. 699-91-92); thence westerly along said easterly prolongation and said last mentioned southerly line to the westerly line of said Tract No. 26399; thence northerly along said last mentioned westerly line and the northerly prolongation thereof to the southerly line of 213th Street; thence easterly thereon to its intersection with a line that is parallel with and one (1) foot distant (measured at right angles) northeasterly from the aforementioned southwesterly line of the San Diego Freeway; thence southeasterly along said last mentioned parallel line to its intersection with the westerly prolongation of the northerly line of Tract No. 29360 (M.B. 734-45-46

thence easterly along said last mentioned westerly prolongation and along said last mentioned northerly line to the easterly line of Perry Street; thence northerly thereon to the southerly line of 213th Street; thence easterly thereon to the southerly prolongation of the westerly line of Lot 29, Tract No. 4054 (M.B. 44-39-41); *thence northerly along said last mentioned southerly prolongation and westerly line and the northerly prolongation thereof to the northerly line of Del Amo Boulevard*; thence westerly thereon to the northerly prolongation of the westerly line of Campaign Drive; thence southerly along said last mentioned northerly prolongation and along said last mentioned westerly line to the northerly line of Dovlen Place; thence westerly thereon to the easterly line of Dovlen Place; thence westerly thereon to the easterly line of Leapwood Avenue; thence northerly thereon and the northerly prolongation thereof to the northerly line of Del Amo Boulevard; thence westerly thereon to the easterly prolongation of the northerly line of the Los Angeles City Department of Water and Power right-of-way; 100 feet wide; thence westerly along said last mentioned easterly prolongation and said last mentioned northerly line to a point in said last mentioned northerly line easterly thereon 850 feet from the easterly line of Main Street; thence northerly parallel with said last mentioned easterly line of Main Street 400 feet; thence westerly parallel with said last mentioned northerly line of Los Angeles City Department of Water and Power right-of-way to said easterly line of Main Street; thence northerly thereon to the northerly line of Francisco Street; thence westerly thereon to the westerly line of Figueroa Street; thence southerly thereon to the southerly line of Torrance Boulevard; thence easterly thereon to the point of beginning.

*See Amendment No. 2 (Ordinance 74-288)- following. -

EXHIBIT B-2

PROJECT AREA LEGAL DESCRIPTION

REDEVELOPMENT PROJECT AREA NO. ONE - 1984 AMENDED AREA

The legal description of the boundaries of the amendment to Redevelopment Project Area No. 1 are described below.

Parcel A

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 boundary of the City of Carson located in Figueroa Street with the northerly boundary of the City located in Alondra Boulevard; thence easterly along said northerly boundary to a line parallel with and 255.79 feet easterly, measured at right angles, from the easterly line of Ball Avenue, 30 feet wide, and the northerly prolongation thereof; thence southerly along said parallel line to the easterly prolongation of the southerly line of 163rd Street, 30 feet wide; thence westerly along easterly prolongation to a line parallel with and 198 feet easterly, measured at right angles, from the southerly prolongation of said easterly line of Ball Avenue; thence southerly along said last mentioned parallel line to the southerly line of Gardena Boulevard, 40 feet wide; thence westerly thereon to a line parallel with and 749.70 feet easterly, measured at right angles from the easterly line of Main Street, 100 feet wide; thence southerly along said last mentioned parallel line to the northerly line of South Gardena Tract, as shown on map recorded in Book 43, Page 39, of Maps, in the office of the Registrar-Recorder of the County of Los Angeles; thence easterly along said last mentioned northerly line to the easterly line of said South Gardena Tract; thence southerly along said last mentioned easterly line and the southerly prolongation thereof to the southeasterly line of Victoria Street, as shown on map of Tract No. 24508

recorded in Book 704, Pages 51 to 57, of Maps, in the office of said Registrar-Recorder; thence southwesterly along said southeasterly line to the easterly line of Main Street, 100 feet wide, as shown on said last mentioned map; thence southerly and southwesterly along the easterly and southeasterly line of said Main Street to the southwesterly line of the Los Angeles County Flood Control District right-of-way known as Dominguez Channel, as shown on File Map No. 20305 on file in the office of the County Engineer of said County; thence southeasterly along said southwesterly line, in all its various courses, to the northerly line of the City of Los Angeles, Department of Water and Power, right-of-way, 100 feet wide, as described in deed recorded in Book 20688, Page 242, of Official Records, in the office of said Registrar-Recorder; thence westerly along said last mentioned northerly line to a point therein which is easterly thereon 850 feet from the easterly line of Main Street, 100 feet wide; thence northerly parallel with said last mentioned easterly line 400 feet; thence westerly parallel with said last mentioned northerly line 850 feet to said easterly line of Main Street; thence northerly thereon to the easterly prolongation of the northerly line of Francisco Street, 60 feet wide; thence westerly along said last mentioned easterly prolongation and westerly along said last mentioned northerly line and the westerly prolongation thereof to the westerly line of Figueroa Street, 100 feet wide; thence southerly thereon to the westerly prolongation of the southerly line of Torrance Boulevard, 80 feet wide; thence westerly along said last mentioned westerly prolongation to the westerly boundary of the City of Carson located within the limits of the Harbor Freeway; thence northerly along said last mentioned westerly boundary to the northerly boundary of the City located in Victoria Street; thence easterly thereon to said westerly boundary of the City located in Figueroa Street; thence

northerly thereon to the point of beginning.

Parcel B

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 boundary of the City of Carson located within the limits of the Harbor Freeway with the westerly prolongation of the southerly line of Torrance Boulevard, 80 feet wide; thence easterly along said westerly prolongation and easterly along said southerly line and the easterly prolongation thereof to the easterly line of Main Street, 100 feet wide; thence northerly thereon to a line parallel with and 50 feet northerly, measured at right angles, from the westerly prolongation of the northerly boundary of Shearer Avenue, 50 feet wide; thence easterly along said parallel line to a line parallel with and 105 feet westerly, measured at right angles and measured radially, from the westerly line of said Shearer Avenue; thence southerly along said last mentioned parallel line a distance of 500 feet; thence easterly parallel with said westerly prolongation of the northerly boundary of Shearer Avenue a distance of 75 feet; thence southerly parallel with said westerly line of Shearer Avenue a distance of 58.15 feet; thence westerly parallel with the northerly line of Torrance Boulevard to said line parallel with and 100.44 feet westerly from the westerly line of Shearer Avenue; thence southerly along said last mentioned parallel line to a line parallel with and 660 feet northerly, measured at right angles, from the northerly line of Dominguez Street, 40 feet wide; thence easterly parallel with said last mentioned northerly line 75 feet; thence southerly parallel with said last mentioned westerly line 150 feet; thence westerly parallel with said last mentioned northerly line 100 feet; thence southerly parallel with said last mentioned westerly line 50 feet; thence

easterly parallel with said last mentioned northerly line 100 feet; thence southerly parallel with said last mentioned northerly line 100 feet; thence westerly parallel with said last mentioned northerly line to said line parallel with and 105 feet westerly from the westerly line of Shearer Avenue; thence southerly along said last mentioned parallel line to the northerly line of Tract No. 8018, as shown on map recorded in Book 165, pages 30 and 31, of Maps, in the office of said Registrar-Recorder; thence westerly along said last mentioned northerly line to a line parallel with and 110 feet westerly, measured at right angles, from the westerly line of said Shearer Avenue; thence southerly along said last mentioned parallel line to the centerline of that certain vacated alley, 20 feet wide; thence westerly along said last mentioned centerline to a line parallel with and 100 feet easterly, measured at right angles, from said easterly line of Main Street; thence southerly along said last mentioned parallel line to the northerly line of 213th Street, 55 feet wide; thence westerly along said last mentioned northerly line and the westerly prolongation thereof to the westerly line of Main Street, 100 feet wide; thence northerly thereon to a line parallel with and 125 feet southerly, measured at right angles, from the easterly prolongation of the northerly line of 212th Street, 42 feet wide; thence westerly along said last mentioned parallel line to the easterly line of Moneta Avenue, 60 feet wide; thence northerly thereon to said northerly line of 212th Street; thence westerly along said last mentioned northerly line and the westerly prolongation thereof to the easterly line of Figueroa Street, 100 feet wide; thence southerly thereon to a line parallel with and 180 feet northerly, measured at right angles, from the northerly line of 214th Street, 55 feet wide, and from the easterly and westerly prolongations thereof; thence westerly along said last mentioned parallel line to said westerly boundary of the City of Carson located within the limits of the Harbor Freeway; thence

northerly thereon to the point of beginning.

Parcel C

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 southerly line of Carson Street, 100 feet wide, with the westerly line of the San Diego Freeway, as shown on File Map No. 20214 on file in the office of the County Engineer of the County of Los Angeles; thence westerly along said southerly line to the easterly line of the City of Los Angeles, Department of Water and Power right-of-way, 160 feet wide, as shown on File Map No. 11883-3 on file in the office of the County Engineer of the County of Los Angeles; thence southerly along said easterly line 350.59 feet; thence easterly at right angles from said last mentioned course to said westerly line of the San Diego Freeway; thence northerly thereon to the point of beginning.

Parcel D

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 southwesterly line of the Los Angeles County Flood Control District right-of-way known as the Dominguez Channel, as shown on File Map No. 20266 on file in the office of the County Engineer of the County of Los Angeles, with the northeasterly line of the San Diego Freeway as shown on File Map No. 20214 on file in the office of said County Engineer; thence northwesterly along said northeasterly line and the north-

westerly prolongation thereof to the northerly line of Carson Street, 100 feet wide; thence easterly thereon to said southwesterly line of the Dominguez Channel thence southeasterly thereon, in all its various courses, to the point of beginning

Parcel E

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 northeasterly line of the Los Angeles County Flood Control District right-of-way known as the Dominguez Channel, as shown on File Map No. 20266 on file in the office of the County Engineer of the County of Los Angeles, with the southerly line Tract No. 29360, as shown on map recorded in Book 734, Pages 45 and 46, of Maps, in the office of the Registrar-Recorder of the County of Los Angeles; thence easterly along said southerly line and the easterly prolongation thereof to the easterly line of Perry Street, 55 feet wide; thence southerly thereon and southerly along the easterly line of Perry Street, 60 feet wide, to the northerly line of Carson Street, 100 feet wide; thence easterly thereon 300 feet, more or less, to the northerly prolongation of the westerly line of Tract No. 28467, as shown on map recorded in Book 740, Pages 65 and 66, of Maps, in the office of said Registrar-Recorder; thence southerly along said northerly prolongation and southerly along said westerly line 293.48 feet, more or less, to the northerly line of Tract No. 29904, as shown on map recorded in Book 863, Pages 23 and 24, of Maps, in the office of said Registrar-Recorder; thence westerly along said last mentioned northerly line 154.77 feet, to the westerly line of said Tract No. 29904; thence southerly thereon 281.45 feet to the southerly line

of said Tract No. 29904; thence easterly thereon 154.77 feet, to said westerly line of Tract No. 28467; thence southerly thereon 207.90 feet, more or less, to said northeasterly line of the Dominguez Channel; thence northwesterly thereon, in all its various courses, to the point of beginning.

EXHIBIT B-3

PROJECT AREA LEGAL DESCRIPTION

CITY OF CARSON REDEVELOPMENT AGENCY
 PROJECT AREA NO. 1
 1996 AMENDMENT
 PARCEL "A"

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 EASTERLY LINE OF THE EXISTING BOUNDARY OF REDEVELOPMENT PROJECT AREA NO. 1 WITH THE NORTH RIGHT OF WAY LINE OF ALBERTONI STREET BEING 100.00 FEET WIDE AS PER STATE RIGHT-OF-WAY MAP FOR ROUTE NO. 91; THENCE ALONG SAID RIGHT OF WAY LINE N87°01'14"E, 170.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE STATE OF CALIFORNIA DIVISION OF HIGHWAYS ROUTE NO. 91 (ARTESIA FREEWAY) AS SAID LINE IS SHOWN ON SAID STATE RIGHT-OF-WAY MAP; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES:

N00°42'56"E, 93.93 FEET; THENCE
 N38°59'02"E, 39.23 FEET; THENCE
 N53°20'44"E, 38.36 FEET; THENCE
 N68°11'51"E, 59.01 FEET; THENCE
 S87°36'47"E, 206.87 FEET; THENCE
 N87°05'58"E, 145.92 FEET; THENCE
 N79°33'50"E, 213.67 FEET; THENCE
 N75°09'07"E, 232.01 FEET; THENCE
 N80°09'40"E, 277.04 FEET; THENCE
 N74°48'17"E, 631.96 FEET TO A POINT ON THE WESTERLY LINE OF AVALON BOULEVARD BEING 120.00 FEET WIDE AS SHOWN ON RECORD OF SURVEY MAP RECORDED IN BOOK 82, PAGES 31 AND 32; THENCE AT RIGHT ANGLES TO THE CENTERLINE OF SAID AVALON BOULEVARD S81°45'21"E, 60.00 FEET TO SAID CENTERLINE; THENCE ALONG SAID CENTERLINE S08°14'39"W, 319.72 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID ALBERTONI STREET; THENCE ALONG SAID CENTERLINE S82°43'03"W, 1056.57 FEET TO A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3473.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°18'11" AN ARC DISTANCE OF 260.83 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE S87°01'14"W, 638.44 FEET TO A POINT ON SAID EASTERLY LINE OF THE EXISTING REDEVELOPMENT PROJECT AREA NO. 1; THENCE ALONG SAID LINE N01°16'39"W, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8.73 ACRES.

CITY OF CARSON REDEVELOPMENT AGENCY
PROJECT AREA NO. 1
1996 AMENDMENT
PARCEL "B"

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 EASTERLY LINE OF THE EXISTING BOUNDARY OF REDEVELOPMENT PROJECT AREA NO. 1 WITH THE CENTERLINE OF DEL AMO BOULEVARD 104.00 FEET WIDE AS SHOWN ON A MAP OF TRACT NO. 30331 RECORDED IN BOOK 738, PAGES 51 THROUGH 55, RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE N89°57'07"E, 5750.07 FEET TO THE INTERSECTION WITH THE CENTERLINE OF WILMINGTON AVENUE 66.00 FEET WIDE AS SHOWN ON RECORD OF SURVEY MAP RECORDED IN BOOK 80, PAGE 80, RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE OF WILMINGTON AVENUE S17°05'30"W, 3615.80 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF TRACT NO. 29786 (M.B. 750/97-98); THENCE ALONG SAID PROLONGATION AND NORTHERLY LINE S89°40'28"W, 643.26 FEET TO A POINT ON THE EASTERLY BOUNDARY OF DEL AMO ELEMENTARY SCHOOL; THENCE ALONG SAID LINE N00°17'26"W, 329.86 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL BOUNDARY; THENCE ALONG THE NORTHERLY LINE OF SAID SCHOOL BOUNDARY S89°40'35"W, 429.41 FEET TO A POINT ON THE CENTERLINE OF WATER STREET BEING 50.00 FEET WIDE AS SHOWN ON A MAP OF TRACT NO. 4054, MAP BOOK 44, PAGES 39 THROUGH 41; THENCE ALONG SAID CENTERLINE AND ITS NORTHERLY PROLONGATION N00°17'28"W, 373.81 FEET TO THE NORTHERLY LINE OF TRACT NO. 4054 (M.B. 44/39-41); THENCE ALONG SAID LINE S89°50'15"W, 963.18 FEET TO THE CENTERLINE OF MARTIN STREET 50.00 FEET WIDE AS SHOWN ON A MAP OF TRACT NO. 4054, MAP BOOK 44, PAGES 39 THROUGH 41; THENCE ALONG SAID CENTERLINE S00°17'00"E, 1366.67 FEET TO THE CENTERLINE OF 213TH STREET 50.00 FEET WIDE AS SHOWN ON A MAP OF TRACT NO. 4054, MAP BOOK 44, PAGES 39 THROUGH 41; THENCE ALONG SAID CENTERLINE OF 213TH STREET S89°40'10"W, 2615.00 FEET TO SAID EXISTING BOUNDARY OF REDEVELOPMENT PROJECT AREA NO. 1; THENCE FOLLOWING SAID BOUNDARY

N00°17'00"W, 25.00 FEET TO THE EASTERLY PROLONGATION OF SOUTHERLY LINE OF LOT 25 OF SAID TRACT NO. 4054; THENCE
S89°40'10"W, 1320.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE OF LOTS 25 AND 28 TO THE CENTER LINE OF CHICO STREET, BEING 50.00 FEET WIDE AS SHOWN ON SAID TRACT NO. 4054; THENCE
N00°17'00"W, 1352.54 FEET ALONG SAID LINE TO THE INTERSECTION OF THE NORTHERLY LINE OF LOT 21 IN SAID TRACT NO. 4054; THENCE
N89°49'40"E, 1320.00 FEET ALONG SAID NORTHERLY LINE OF LOT 21 AND LOT 22 AND THE EASTERLY PROLONGATION THEREOF TO THE INTERSECTION OF

THE EASTERLY LINE OF THE EXISTING BOUNDARY OF REDEVELOPMENT PROJECT
AREA NO. 1; THENCE
N00°09'56"W, 2764.39 FEET ALONG SAID EASTERLY LINE TO THE POINT OF
BEGINNING.

CONTAINING: 476.08 ACRES.

CITY OF CARSON REDEVELOPMENT AGENCY
PROJECT AREA NO. 1
1996 AMENDMENT
PARCEL "C"

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 WEST LINE OF AVALON BOULEVARD BEING 100.00 FEET WIDE AS PER PARCEL MAP NO. 14207 RECORDED IN BOOK 142, PAGE 28 RECORDS OF SAID COUNTY AND THE SOUTH LINE OF 213TH STREET BEING 55.00 FEET WIDE AS PER TRACT NO. 28917 RECORDED IN BOOK 716, PAGES 41 AND 42 RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTH LINE OF 213TH STREET S89°40'30"W, 610.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE S89°40'30"W, 132.00 FEET; THENCE LEAVING SAID SOUTH LINE N00°17'16"W, 360.00 FEET TO THE NORTHERLY LINE OF LOT 42 OF TRACT NO. 3848 (M.B. 42/68-69); THENCE N89°40'30"E, 132.00 FEET TO A POINT ON THE EXISTING BOUNDARY OF THE AMENDED REDEVELOPMENT PROJECT AREA NO. 1; THENCE ALONG SAID BOUNDARY S00°17'16"E, 360.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 1.09 ACRES.

CITY OF CARSON REDEVELOPMENT AGENCY
PROJECT AREA NO. 1
1996 AMENDMENT
PARCEL "D"

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 213TH STREET BEING 55.00 FEET WIDE AS PER TRACT NO 28917, RECORDED IN BOOK 716, PAGES 41 AND 42 RECORDS OF SAID COUNTY AND THE WEST LINE OF AVALON BOULEVARD BEING 100.00 FEET WIDE AS PER PARCEL MAP NO. 14207 RECORDED IN BOOK 142, PAGE 28 RECORDS OF SAID COUNTY, SAID LINES BOTH BEING THE BOUNDARY OF THE EXISTING AMENDED REDEVELOPMENT PROJECT AREA NO. 1; THENCE ALONG SAID WEST LINE OF AVALON BOULEVARD $S00^{\circ}16'42''E$, 300.02 FEET TO THE NORTHWESTERLY CORNER OF THE EASTERLY 25.00 FEET OF LOT 51 OF TRACT NO. 3848 (M.B. 42/68-69); THENCE $S89^{\circ}40'28''W$ ALONG THE NORTHERLY LINE OF SAID LOT NO. 51, 334.50 FEET TO THE MOST SOUTHEASTERLY CORNER OF LOT 15 OF TRACT NO. 28917 (M.B. 716/41-42); THENCE $N00^{\circ}16'42''W$, 300.02 FEET ALONG THE EASTERLY LINE OF LOT 15, 14 AND 1 OF SAID TRACT TO THE NORTHEASTERLY CORNER OF SAID LOT 1, SAID CORNER IS ALSO LYING ON THE SOUTHERLY LINE OF 213TH STREET (55.00 FEET WIDE); THENCE ALONG SAID LINE $N89^{\circ}40'30''E$, 334.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.34 ACRES.

CITY OF CARSON REDEVELOPMENT AGENCY
PROJECT AREA NO. 1
1996 AMENDMENT
PARCEL "E"

ALL THAT CERTAIN PARCEL 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 CARSON STREET WITH THE WEST LINE OF AVALON BOULEVARD BOTH BEING 100.00 FEET WIDE AS SHOWN ON PARCEL MAP NO. 14207 RECORDED IN BOOK 142, PAGE 28 RECORDS OF SAID COUNTY, SAID WEST LINE OF AVALON BOULEVARD ALSO BEING THE BOUNDARY OF THE EXISTING AMENDED REDEVELOPMENT PROJECT AREA NO. 1; THENCE ALONG SAID WEST LINE $N00^{\circ}16'42''W$, 525.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE $N00^{\circ}16'42''W$, 165.00 FEET TO THE NORTHERLY LINE OF LOT 52 OF TRACT NO. 3848 (M.B. 42/68-69); THENCE ALONG SAID NORTHERLY LINE $S89^{\circ}40'23''W$, 295.00 FEET TO THE NORTHEASTERLY CORNER OF THE WESTERLY 315.00 FEET OF SAID LOT 52; THENCE $S00^{\circ}16'42''E$, 165.00 FEET ALONG THE EASTERLY LINE OF SAID WESTERLY 315.00 FEET OF SAID LOT 52; THENCE $N89^{\circ}40'23''E$, 295.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 1.12 ACRES.

CITY OF CARSON REDEVELOPMENT AGENCY
PROJECT AREA NO. 1
1996 AMENDMENT
PARCEL "F"

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 SOUTHERLY LINE OF CARSON STREET AND THE WESTERLY LINE OF AVALON BOULEVARD BOTH BEING 100.00 FEET WIDE AS SHOWN ON PARCEL MAP NO. 14207 RECORDED IN BOOK 142, PAGE 28 RECORDS OF SAID COUNTY, SAID LINES BOTH BEING THE EXISTING BOUNDARY OF THE AMENDED REDEVELOPMENT PROJECT AREA NO. 1; THENCE ALONG SAID WEST LINE OF AVALON BOULEVARD $N00^{\circ}14'36''W$, 50.00 FEET; THENCE CONTINUING ALONG SAID LINE $N00^{\circ}16'42''W$, 360.03 FEET TO THE NORTH LINE OF LOT 53 IN TRACT NO. 3848 (M.B. 42/68-69); THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF LOT 53 AND LOT 38 IN SAID TRACT NO. 3848 $S89^{\circ}40'23''W$, 1270.24 FEET TO THE CENTERLINE OF GRACE AVENUE BEING 60.00 FEET WIDE AS PER PARCEL MAP NO. 13384 RECORDED IN BOOK 155, PAGES 78 AND 79 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE $S00^{\circ}17'50''E$, 310.04 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF CARSON STREET BEING 100.00 FEET WIDE AS PER PARCEL MAP NO. 20664 RECORDED IN BOOK 226, PAGE 9 RECORDS OF SAID COUNTY; THENCE ALONG SAID PROLONGATION AND NORTH LINE $S89^{\circ}40'10''W$, 264.00 FEET TO THE EAST LINE OF THE WESTERLY 396.00 FEET OF LOT 37 IN TRACT NO. 3848 (M.B. 42/68-69); THENCE LEAVING SAID NORTH LINE $N00^{\circ}17'20''W$, 310.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF TRACT NO. 18695 (M.B. 461/20); THENCE ALONG SAID SOUTH LINE $S89^{\circ}40'10''W$, 246.01 FEET; THENCE LEAVING SAID SOUTH LINE $S00^{\circ}16'42''E$, 310.00 FEET TO THE NORTH LINE OF CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID LINE $S89^{\circ}40'10''W$, 50.00 FEET; THENCE LEAVING SAID LINE $N00^{\circ}17'20''W$, 310.00 FEET TO THE SOUTH LINE OF SAID TRACT NO. 18695; THENCE ALONG SAID SOUTH LINE $S89^{\circ}40'10''W$, 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 13 IN SAID TRACT NO. 18695; THENCE LEAVING SAID SOUTH LINE $S00^{\circ}17'20''E$, 310.00 FEET TO THE NORTH LINE OF CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID LINE $S89^{\circ}40'10''W$, 377.11 FEET; THENCE LEAVING SAID NORTH LINE $N00^{\circ}16'50''W$, 310.06 FEET TO THE SOUTH LINE OF TRACT NO. 25324 (M.B. 664/41-42); THENCE ALONG SAID SOUTH LINE $S89^{\circ}40'10''W$, 283.00 FEET TO THE CENTERLINE OF DOLORES STREET BEING 60.00 FEET WIDE AS PER PARCEL MAP NO. 1072 RECORDED IN BOOK 33, PAGE 46 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE $S00^{\circ}16'50''E$, 190.06 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 14 IN TRACT NO. 26171 (M.B. 680/43-44); THENCE LEAVING SAID CENTERLINE AND ALONG SAID PROLONGATION AND SOUTH LINE OF LOT 14 $S89^{\circ}40'10''W$, 200.00 FEET; THENCE $S00^{\circ}16'50''E$, 120.00 FEET TO THE NORTH LINE OF CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID NORTH LINE $S89^{\circ}40'10''W$, 330.10 FEET; THENCE LEAVING SAID NORTH LINE $N00^{\circ}17'00''W$, 130.00 FEET TO THE SOUTH LINE OF TRACT NO. 36976 (M.B.

1053/21-22); THENCE ALONG SAID SOUTH LINE S89°40'10"W, 130.00 FEET TO THE CENTERLINE OF ORRICK AVENUE BEING 40.00 FEET WIDE AS PER TRACT NO. 36976 RECORDED IN BOOK 1053, PAGES 21 AND 22 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE S00°17'00"E, 130.00 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID PROLONGATION AND NORTH LINE S89°40'10"W, 784.82 FEET; THENCE LEAVING SAID NORTH LINE N00°17'00"W, 122.13 FEET; THENCE S89°40'10"W, 100.00 FEET; THENCE S00°17'00"E, 122.13 FEET TO THE NORTH LINE OF CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID LINE S89°40'10"W, 176.18 FEET TO THE CENTERLINE OF MAIN STREET BEING 100.00 FEET WIDE AS PER PARCEL MAP NO. 5242 RECORDED IN BOOK 60, PAGE 62 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE N12°38'07"W, 611.27 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 35 IN TRACT NO. 3612 (M.B. 40/5-6); THENCE LEAVING SAID CENTERLINE ALONG SAID PROLONGATION AND NORTH LINE OF LOT 35 S89°40'10"W, 504.58 FEET TO THE EAST LINE OF TRACT NO. 25567 (M.B. 656/41-42); THENCE ALONG SAID EAST LINE S00°08'25"E, 311.07 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT N89°40'28"E, 522.29 FEET TO THE WESTERLY LINE OF MAIN STREET 100.00 FEET WIDE; THENCE ALONG SAID WESTERLY LINE S12°38'07"E, 139.21 FEET; THENCE LEAVING SAID WESTERLY LINE S89°40'44"W, 153.95 FEET; THENCE S00°03'01"E, 64.20 FEET; THENCE N89°40'44"E, 17.36 FEET; THENCE S00°19'16"E, 89.17 FEET TO THE NORTH LINE OF CARSON STREET BEING 100.00 FEET WIDE AS PER PARCEL MAP NO. 5242 RECORDED IN BOOK 60, PAGE 62 RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH LINE S89°40'44"W, 421.14 FEET; THENCE LEAVING SAID NORTH LINE N00°08'25"W, 288.09 FEET TO THE SOUTH LINE OF TRACT NO. 25567 (M.B. 656/41-42); THENCE ALONG SAID SOUTH LINE S89°40'28"W, 440.15 FEET TO THE EASTERLY LINE OF THE WESTERLY 5.00 FEET OF LOT 36 IN TRACT NO. 3612 (M.B. 40/5-6); THENCE ALONG SAID EAST LINE S00°08'25"E, 146.00 FEET; THENCE LEAVING SAID EAST LINE N89°40'44"E, 122.65 FEET; THENCE S00°08'25"E, 140.68 FEET TO THE NORTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID NORTH LINE S89°40'44"W, 152.65 FEET TO THE CENTERLINE OF SAID MONETA AVENUE 50.00 FEET WIDE PER TRACT NO. 3612 (M.B. 40/5-6); THENCE ALONG SAID CENTERLINE N00°08'25"W, 140.00 FEET; THENCE LEAVING SAID CENTERLINE S89°40'20"W, 170.00 FEET; THENCE S00°08'25"E, 140.00 FEET TO THE NORTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID NORTH LINE S89°40'20"W, 160.00 FEET TO THE EASTERLY LINE OF PARCEL MAP NO. 20611 (P.M. 227/32-33); THENCE LEAVING SAID NORTH LINE AND ALONG SAID EASTERLY LINE N00°08'10"W, 140.74 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 20611; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2 S89°40'20"W, 121.30 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE WEST LINE OF SAID PARCEL 2 S00°08'10"E, 140.74 FEET TO THE NORTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID NORTH LINE S89°40'20"W, 643.70 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 963 (P.M. 18/14); THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID PARCEL 1 N00°08'10"W, 150.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTH LINE OF SAID PARCEL

1 S89°40'20"W, 175.00 FEET TO THE EAST LINE OF FIGUEROA STREET BEING 100.00 FEET WIDE AS PER PARCEL MAP NO. 3381 RECORDED IN BOOK 51, PAGE 92 RECORDS OF SAID COUNTY; THENCE ALONG SAID EAST LINE S00°08'10"E, 150.00 FEET TO THE NORTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID NORTH LINE S89°40'20"W, 250.00 FEET; THENCE LEAVING SAID NORTH LINE N00°08'10"W, 100.00 FEET; THENCE N89°40'20"E, 200.00 FEET TO THE CENTERLINE OF SAID FIGUEROA STREET 100.00 FEET WIDE; THENCE ALONG SAID CENTERLINE N00°08'10"W, 246.00 FEET; THENCE LEAVING SAID CENTERLINE S89°40'20"W, 100.00 FEET; THENCE S00°08'10"E, 99.00 FEET; THENCE N89°40'20"E, 50.00 FEET TO THE WEST LINE OF SAID FIGUEROA STREET 100.00 FEET WIDE; THENCE ALONG SAID LINE S00°08'10"E, 99.00 FEET; THENCE S89°40'20"W, 199.93 FEET TO THE EASTERLY LINE OF THE STATE OF CALIFORNIA DIVISION OF HIGHWAYS ROUTE NO. 110 (HARBOR FREEWAY); THENCE ALONG SAID EASTERLY LINE S03°11'40"E, 198.25 FEET TO THE CENTERLINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID CENTERLINE N89°40'20"E, 69.46 FEET; THENCE LEAVING SAID CENTERLINE TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE EASTERLY 145.00 FEET OF LOT 40 OF TRACT NO. 3612 (M.B. 40/5-6); THENCE SOUTHERLY ALONG SAID PROLONGATION AND WESTERLY LINE S00°08'10"E TO THE NORTHERLY LINE OF LOT 41 OF SAID TRACT NO. 3612; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION N89°40'20"E 170.00 FEET TO THE INTERSECTION OF THE CENTERLINE OF FIGUEROA STREET BEING 100.00 FEET WIDE AS PER TRACT NO. 45039 RECORDED IN BOOK 1125, PAGES 58 TO 60 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE N00°08'10"W, 99.28 FEET; THENCE LEAVING SAID CENTERLINE N89°40'20"E, 170.00 FEET; THENCE S00°08'10"E, 99.89 FEET; THENCE N89°40'20"E, 140.00 FEET TO THE EASTERLY LINE OF THE WESTERLY 2885.00 FEET OF LOT 39 OF TRACT NO 3612 (M.B. 40/5-6); THENCE ALONG SAID EASTERLY LINE N00°08'10"W, 254.24 FEET TO THE SOUTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID SOUTH LINE N89°40'20"E, 858.00 FEET; THENCE LEAVING SAID SOUTH LINE S00°08'10"E, 100.00 FEET; THENCE N89°40'20"E, 152.00 FEET TO THE CENTERLINE OF MONETA AVENUE BEING 50.00 FEET WIDE AS PER TRACT NO. 3612 RECORDED IN BOOK 40, PAGES 5 AND 6 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE S00°08'10"E, 63.07 FEET; THENCE LEAVING SAID CENTERLINE N89°48'40"E, 113.50 FEET; THENCE N00°08'10"W, 163.07 FEET TO THE SOUTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID SOUTH LINE N89°40'44"E, 970.58 FEET TO THE WESTERLY LINE OF MAIN STREET BEING 100.00 FEET WIDE AS PER PARCEL MAP NO. 10804 RECORDED IN BOOK 117, PAGES 95 AND 96 RECORDS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE S12°37'52"E, 1295.86 FEET TO THE CENTERLINE OF 220TH STREET BEING 55.00 FEET WIDE AS PER TRACT NO. 38130 RECORDED IN BOOK 1043, PAGES 3 AND 4 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE N89°48'53"W, 134.61 FEET; THENCE LEAVING SAID CENTERLINE S00°11'07"E, 232.53 FEET; THENCE S89°48'43"E, 237.31 FEET TO THE CENTERLINE OF MAIN STREET BEING 100.00 FEET WIDE AS PER TRACT NO. 44445 RECORDED IN BOOK 1097, PAGES 38 AND 39 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE N12°38'38"W, 238.49 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 220TH STREET; THENCE CONTINUING ALONG SAID CENTERLINE OF MAIN STREET N12°37'52"W,

1296.30 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID PROLONGATION AND THE SOUTH LINE OF CARSON STREET N89°40'10"E, 1164.51 FEET TO THE CENTERLINE OF ORRICK AVENUE BEING 50.00 FEET WIDE AS RECORDED PER DEEDS D2557, PAGE 862 AND D2625, PAGE 360 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE S00°16'04"E, 80.00 FEET; THENCE LEAVING SAID CENTERLINE N89°40'10"E, 105.00 FEET; THENCE N00°16'04"W, 80.00 FEET TO THE SOUTH LINE OF SAID CARSON STREET; THENCE ALONG SAID SOUTH LINE N89°40'10"E, 200.00 FEET; THENCE LEAVING SAID SOUTH LINE S00°15'55"E, 145.00 FEET TO THE NORTHERLY LINE OF TRACT NO. 41701 (M.B. 1004/38-39); THENCE ALONG SAID NORTHERLY LINE N89°40'10"E, 110.00 FEET; THENCE N00°15'55"W, 4.33 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF TRACT NO. 41701 N89°42'56"E, 120.07 FEET TO THE CENTERLINE OF DOLORES STREET BEING 50.00 FEET WIDE AS PER TRACT NO. 41701 RECORDED IN BOOK 1004, PAGES 38 AND 39 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE N00°15'45"W, 15.77 FEET; THENCE LEAVING SAID CENTERLINE N89°40'10"E, 118.47 FEET; THENCE N00°15'45"W, 125.00 FEET TO THE SOUTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID SOUTH LINE N89°40'10"E, 271.53 FEET; THENCE LEAVING SAID SOUTH LINE S00°15'15"E, 676.16 FEET TO THE NORTHERLY LINE OF LOT 12 OF TRACT NO. 22100 (M.B. 593/4); THENCE N89°43'32"E, 135.00 FEET; THENCE N00°15'15"W, 477.16 FEET; THENCE N89°43'00"E, 60.00 FEET; THENCE N00°15'15"W, 199.19 FEET TO THE SOUTH LINE OF SAID CARSON STREET; THENCE ALONG SAID SOUTH LINE N89°40'10"E, 150.00 FEET; THENCE LEAVING SAID SOUTH LINE S00°15'15"E, 130.00 FEET; THENCE N89°40'10"E, 255.00 FEET ALONG THE NORTHERLY LINE AND ITS EASTERLY PROLONGATION OF LOTS 2 THROUGH 6 OF TRACT NO. 14901 (M.B. 475/25-26) TO THE CENTERLINE OF RAVENNA AVENUE BEING 50.00 FEET WIDE AS PER TRACT NO. 14901 RECORDED IN BOOK 475, PAGES 25 AND 26 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE S00°14'53"E, 56.57 FEET; THENCE LEAVING SAID CENTERLINE N89°43'00"E, 165.00 FEET; THENCE N00°14'53"W, 66.00 FEET; THENCE N89°43'00"E, 165.00 FEET TO THE CENTERLINE OF GRACE AVENUE BEING 50.00 FEET WIDE AS PER TRACT NO. 18746 RECORDED IN BOOK 470, PAGES 43 AND 44 OF SAID COUNTY; THENCE ALONG SAID CENTERLINE N00°14'30"W, 120.92 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID PROLONGATION AND SAID SOUTH LINE N89°40'20"E, 410.08 FEET; THENCE LEAVING SAID SOUTH LINE S00°14'31"E, 154.78 FEET; THENCE N89°43'00"E, 100.00 FEET; THENCE N00°14'32"W, 34.85 FEET; THENCE N89°43'00"E, 60.00 FEET; THENCE N00°14'32"W, 120.00 FEET TO THE SOUTH LINE OF SAID CARSON STREET; THENCE ALONG SAID SOUTH LINE N89°40'20"E, 700.17 FEET TO THE POINT OF BEGINNING.

CONTAINING: 46.27 ACRES.

EXHIBIT C

PROPOSED PROJECTS,
PUBLIC FACILITIES, AND
INFRASTRUCTURE IMPROVEMENT PROJECTS

EXHIBIT C

PROJECTS LIST CARSON REDEVELOPMENT AGENCY

PROPOSED SIXTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR PROJECT AREA NO. ONE

1. 213th Street reconstruction and storm drain from Avalon to Chico
2. 168th Street widening and improvements east of Broadway to Main Street
3. Main Street improvements from Victoria to Carson Street
4. Main Street improvements and storm drain from Alondra to Victoria
5. Figueroa medians and improvements from Carson to Victoria
6. Del Amo overpass @ I-405, engineering and EIR
7. Carson Street reconstruction and sewer from Avalon to Perry
8. Avalon Boulevard reconstruction and storm drain I-405 to Carson Street
9. Carson/Avalon right turn lane
10. 213th Street @ Avalon (Quaker Paint) from Fries to Avalon
11. Citywide overlay and reconstruction of various streets
12. 213th Street reconstruction from Avalon to Chico
13. Metro Mall improvements
14. Storm drain from Alondra to Victoria
15. Broadway Improvements - Victoria to Griffith
16. Broadway Improvements - Alondra to Victoria
17. Figueroa Street improvements and storm drain from Alondra to Victoria
18. Broadway improvements and storm drain - Griffith to Main
19. Recreation Road sewer and street improvements
20. Anelo Avenue improvements (without Figueroa)

21. Gardena Boulevard storm drain from Gardena to Main to Avalon and Alondra
22. 168th Street storm drain
23. Slurry Carson to end Anelo Avenue improvements, west of Figueroa to end
24. Improvement 163rd Street and Ball Avenue east of Main Street and south of Alondra
25. Improvements at 164th Street and alley, east of Main Street
26. Perry Street improvements - slurry from 213th Street for 600 feet
27. Francisco Street reconstruction, Figueroa to Broadway
28. Albertoni Street sidewalk improvements
29. Carson Community Center (Rehabilitation and ADA improvements)
30. Carson Community Center (Rehabilitation and ADA improvements)
31. City Hall (ADA improvements, hazardous material contamination)
32. City Hall (Redesign of interior space)

Sixth Amendment
to the
Redevelopment Plan
for
Redevelopment Project Area No. One

Adopted July 16, 1996

Ordinance No. 96-1094

Prepared for:

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

Prepared by:

Rosenow Spevacek Group, Inc.
540 North Golden Circle, Suite 305
Santa Ana, California 92705
(714) 541-4585



CITY OF CARSON

DATE: August 12, 1996

Via Certified Mail

TO: STATE BOARD OF EQUALIZATION
THE COUNTY OF LOS ANGELES AUDITOR, ASSESSOR, TAX
COLLECTOR, AND OTHER AFFECTED TAXING AGENCIES

FROM: CARSON REDEVELOPMENT AGENCY

SUBJECT: ORDINANCE APPROVING AND ADOPTING THE SIXTH
AMENDMENT TO THE REDEVELOPMENT PLAN, AS AMENDED,
FOR PROJECT AREA NO. ONE

On July 16, 1996, the Carson Redevelopment Agency (the "Agency") adopted Ordinance No. 96-1094 approving and adopting the Sixth Amendment to the Redevelopment Plan, As Amended, For Project Area No. One (the "Amendment") which added approximately 536 acres to Project Area No. One. Pursuant to California Health and Safety Code Section 33457, enclosed are the following documents relating to the Amendment as adopted by the City Council.

1. The final Ordinance adopting the Amendment, including a legal description and map of the Added Area boundaries.
2. A copy of the Affidavit and Statement regarding the adopted final Ordinance.

If you should have any questions, please do not hesitate to contact the Agency.

Sincerely,

Patrick Brown
Community Development Director

Enclosures: Ordinance adopting Amendment
Added Area Map
Legal Description
Affidavit and Statement



CITY OF CARSON⁹⁶⁻¹²⁸⁷⁴¹²

August 8, 1996

County Recorder
County of Los Angeles
12400 East Imperial Highway
Norwalk, California 90650

COPY of Document Recorded
.....AUG 09 1996.....
Has not been compared with original.
Original will be returned when
processing has been completed.
LOS ANGELES COUNTY REGISTRAR - RECORDER

Dear Recorder:

Pursuant to Section 33373 of the California Health and Safety Code, enclosed for recording is the Affidavit and Statement of the undersigned with the boundary descriptions of the area added to Project Area No. One attached relative to the adoption of the Sixth Amendment to the Redevelopment Plan, As Amended, to Project Area No. One by the Carson Redevelopment Agency. After recording this document, please return the recorded documents to the Carson Redevelopment Agency, c/o Patrick Brown, 701 East Carson Street, Carson, California 90745.

It would be appreciated if you would indicate on the copy the date the original was recorded and any other recording data you may be able to supply. Please return the conformed copy to the carrier of this letter.

Sincerely,

Patrick D. Brown
Community Development Director

Enclosures: Affidavit and Statement
 Added Area Legal Description and Added Area Map



CITY OF CARSON

When recorded please
return to:

Patrick Brown
Carson Redevelopment Agency
701 East Carson Street
Carson, CA 90745

AFFIDAVIT AND STATEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

Wanda S. Higaki, being first duly sworn, deposes and says:

That she is now and at all times herein mentioned the duly appointed and qualified Deputy Agency Secretary of the Carson Redevelopment Agency.

That by proceedings instituted under the California Community Redevelopment Law the Carson Redevelopment Agency did on July 16, 1996, by final adoption of its Ordinance No. 96-1094, approve and adopt the Sixth Amendment to the Redevelopment Plan, As Amended, for Project Area No. One which added the area described in the boundary description attached hereto as Exhibit "A" and incorporated herein. Proceedings for the adoption of the Sixth Amendment to the Redevelopment Plan, As Amended, for Project Area No. One and redevelopment of the area added by the Sixth Amendment were instituted under the California Health and Safety Code Sections 33000 et seq., Community Redevelopment Law.

Witness my hand this 8th day of August, 1996.

Wanda S. Higaki, Deputy Agency Secretary

EXHIBIT A
CITY OF CARSON REDEVELOPMENT AGENCY
PROJECT AREA NO. 1
1996 AMENDMENT
PARCEL "A"

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 EASTERLY LINE OF THE EXISTING BOUNDARY OF REDEVELOPMENT PROJECT AREA NO. 1 WITH THE NORTH RIGHT OF WAY LINE OF ALBERTONI STREET BEING 100.00 FEET WIDE AS PER STATE RIGHT-OF-WAY MAP FOR ROUTE NO. 91; THENCE ALONG SAID RIGHT OF WAY LINE N87°01'14"E, 170.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE STATE OF CALIFORNIA DIVISION OF HIGHWAYS ROUTE NO. 91 (ARTESIA FREEWAY) AS SAID LINE IS SHOWN ON SAID STATE RIGHT-OF-WAY MAP; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES:

N00°42'56"E, 93.93 FEET; THENCE
N38°59'02"E, 39.23 FEET; THENCE
N53°20'44"E, 38.36 FEET; THENCE
N68°11'51"E, 59.01 FEET; THENCE
S87°36'47"E, 206.87 FEET; THENCE
N87°05'58"E, 145.92 FEET; THENCE
N79°33'50"E, 213.67 FEET; THENCE
N75°09'07"E, 232.01 FEET; THENCE
N80°09'40"E, 277.04 FEET; THENCE
N74°48'17"E, 631.96 FEET TO A POINT ON THE WESTERLY LINE OF AVALON BOULEVARD BEING 120.00 FEET WIDE AS SHOWN ON RECORD OF SURVEY MAP RECORDED IN BOOK 82, PAGES 31 AND 32; THENCE AT RIGHT ANGLES TO THE CENTERLINE OF SAID AVALON BOULEVARD S81°45'21"E, 60.00 FEET TO SAID CENTERLINE; THENCE ALONG SAID CENTERLINE S08°14'39"W, 319.72 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID ALBERTONI STREET; THENCE ALONG SAID CENTERLINE S82°43'03"W, 1056.57 FEET TO A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3473.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°18'11" AN ARC DISTANCE OF 260.83 FEET TO A TANGENT LINE; THENCE ALONG SAID LINE S87°01'14"W, 638.44 FEET TO A POINT ON SAID EASTERLY LINE OF THE EXISTING REDEVELOPMENT PROJECT AREA NO. 1; THENCE ALONG SAID LINE N01°16'39"W, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8.73 ACRES.

THE EASTERLY LINE OF THE EXISTING BOUNDARY OF REDEVELOPMENT PROJECT
AREA NO. 1; THENCE
N00°09'56"W, 2764.39 FEET ALONG SAID EASTERLY LINE TO THE POINT OF
BEGINNING.

CONTAINING: 476.08 ACRES.

CITY OF CARSON REDEVELOPMENT AGENCY
PROJECT AREA NO. 1
1996 AMENDMENT
PARCEL "D"

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 213TH STREET BEING 55.00 FEET WIDE AS PER TRACT NO 28917, RECORDED IN BOOK 716, PAGES 41 AND 42 RECORDS OF SAID COUNTY AND THE WEST LINE OF AVALON BOULEVARD BEING 100.00 FEET WIDE AS PER PARCEL MAP NO. 14207 RECORDED IN BOOK 142, PAGE 28 RECORDS OF SAID COUNTY, SAID LINES BOTH BEING THE BOUNDARY OF THE EXISTING AMENDED REDEVELOPMENT PROJECT AREA NO. 1; THENCE ALONG SAID WEST LINE OF AVALON BOULEVARD S00°16'42"E, 300.02 FEET TO THE NORTHWESTERLY CORNER OF THE EASTERLY 25.00 FEET OF LOT 51 OF TRACT NO. 3848 (M.B. 42/68-69); THENCE S89°40'28"W ALONG THE NORTHERLY LINE OF SAID LOT NO. 51, 334.50 FEET TO THE MOST SOUTHEASTERLY CORNER OF LOT 15 OF TRACT NO. 28917 (M.B. 716/41-42); THENCE N00°16'42"W, 300.02 FEET ALONG THE EASTERLY LINE OF LOT 15, 14 AND 1 OF SAID TRACT TO THE NORTHEASTERLY CORNER OF SAID LOT 1, SAID CORNER IS ALSO LYING ON THE SOUTHERLY LINE OF 213TH STREET (55.00 FEET WIDE); THENCE ALONG SAID LINE N89°40'30"E, 334.50 FEET TO THE POINT OF BEGINNING.

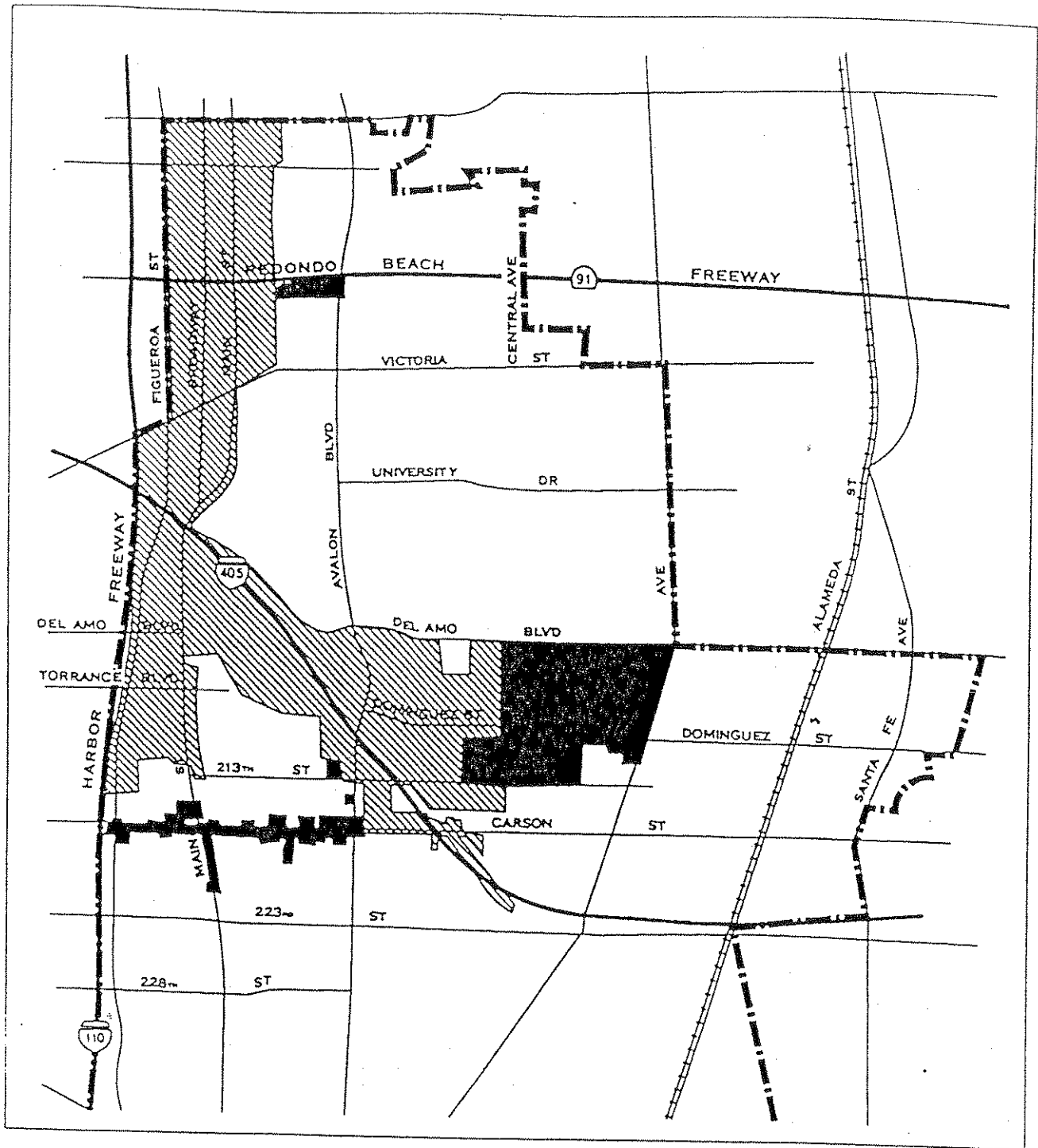
CONTAINING: 2.34 ACRES.

CITY OF CARSON REDEVELOPMENT AGENCY
PROJECT AREA NO. 1
1996 AMENDMENT
PARCEL "F"


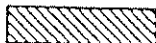

ALL THOSE CERTAIN TRACTS AND PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF CARSON STREET AND THE WESTERLY LINE OF AVALON BOULEVARD BOTH BEING 100.00 FEET WIDE AS SHOWN ON PARCEL MAP NO. 14207 RECORDED IN BOOK 142, PAGE 28 RECORDS OF SAID COUNTY, SAID LINES BOTH BEING THE EXISTING BOUNDARY OF THE AMENDED REDEVELOPMENT PROJECT AREA NO. 1; THENCE ALONG SAID WEST LINE OF AVALON BOULEVARD $N00^{\circ}14'36''W$, 50.00 FEET; THENCE CONTINUING ALONG SAID LINE $N00^{\circ}16'42''W$, 360.03 FEET TO THE NORTH LINE OF LOT 53 IN TRACT NO. 3848 (M.B. 42/68-69); THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF LOT 53 AND LOT 38 IN SAID TRACT NO. 3848 $S89^{\circ}40'23''W$, 1270.24 FEET TO THE CENTERLINE OF GRACE AVENUE BEING 60.00 FEET WIDE AS PER PARCEL MAP NO. 13384 RECORDED IN BOOK 155, PAGES 78 AND 79 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE $S00^{\circ}17'50''E$, 310.04 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF CARSON STREET BEING 100.00 FEET WIDE AS PER PARCEL MAP NO. 20664 RECORDED IN BOOK 226, PAGE 9 RECORDS OF SAID COUNTY; THENCE ALONG SAID PROLONGATION AND NORTH LINE $S89^{\circ}40'10''W$, 264.00 FEET TO THE EAST LINE OF THE WESTERLY 396.00 FEET OF LOT 37 IN TRACT NO. 3848 (M.B. 42/68-69); THENCE LEAVING SAID NORTH LINE $N00^{\circ}17'20''W$, 310.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF TRACT NO. 18695 (M.B. 461/20); THENCE ALONG SAID SOUTH LINE $S89^{\circ}40'10''W$, 246.01 FEET; THENCE LEAVING SAID SOUTH LINE $S00^{\circ}16'42''E$, 310.00 FEET TO THE NORTH LINE OF CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID LINE $S89^{\circ}40'10''W$, 50.00 FEET; THENCE LEAVING SAID LINE $N00^{\circ}17'20''W$, 310.00 FEET TO THE SOUTH LINE OF SAID TRACT NO. 18695; THENCE ALONG SAID SOUTH LINE $S89^{\circ}40'10''W$, 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 13 IN SAID TRACT NO. 18695; THENCE LEAVING SAID SOUTH LINE $S00^{\circ}17'20''E$, 310.00 FEET TO THE NORTH LINE OF CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID LINE $S89^{\circ}40'10''W$, 377.11 FEET; THENCE LEAVING SAID NORTH LINE $N00^{\circ}16'50''W$, 310.06 FEET TO THE SOUTH LINE OF TRACT NO. 25324 (M.B. 664/41-42); THENCE ALONG SAID SOUTH LINE $S89^{\circ}40'10''W$, 283.00 FEET TO THE CENTERLINE OF DOLORES STREET BEING 60.00 FEET WIDE AS PER PARCEL MAP NO. 1072 RECORDED IN BOOK 33, PAGE 46 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE $S00^{\circ}16'50''E$, 190.06 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 14 IN TRACT NO. 26171 (M.B. 680/43-44); THENCE LEAVING SAID CENTERLINE AND ALONG SAID PROLONGATION AND SOUTH LINE OF LOT 14 $S89^{\circ}40'10''W$, 200.00 FEET; THENCE $S00^{\circ}16'50''E$, 120.00 FEET TO THE NORTH LINE OF CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID NORTH LINE $S89^{\circ}40'10''W$, 330.10 FEET; THENCE LEAVING SAID NORTH LINE $N00^{\circ}17'00''W$, 130.00 FEET TO THE SOUTH LINE OF TRACT NO. 36976 (M.B.

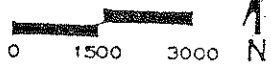
1 S89°40'20"W, 175.00 FEET TO THE EAST LINE OF FIGUEROA STREET BEING 100.00 FEET WIDE AS PER PARCEL MAP NO. 3381 RECORDED IN BOOK 51, PAGE 92 RECORDS OF SAID COUNTY; THENCE ALONG SAID EAST LINE S00°08'10"E, 150.00 FEET TO THE NORTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID NORTH LINE S89°40'20"W, 250.00 FEET; THENCE LEAVING SAID NORTH LINE N00°08'10"W, 100.00 FEET; THENCE N89°40'20"E, 200.00 FEET TO THE CENTERLINE OF SAID FIGUEROA STREET 100.00 FEET WIDE; THENCE ALONG SAID CENTERLINE N00°08'10"W, 246.00 FEET; THENCE LEAVING SAID CENTERLINE S89°40'20"W, 100.00 FEET; THENCE S00°08'10"E, 99.00 FEET; THENCE N89°40'20"E, 50.00 FEET TO THE WEST LINE OF SAID FIGUEROA STREET 100.00 FEET WIDE; THENCE ALONG SAID LINE S00°08'10"E, 99.00 FEET; THENCE S89°40'20"W, 199.93 FEET TO THE EASTERLY LINE OF THE STATE OF CALIFORNIA DIVISION OF HIGHWAYS ROUTE NO. 110 (HARBOR FREEWAY); THENCE ALONG SAID EASTERLY LINE S03°11'40"E, 198.25 FEET TO THE CENTERLINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID CENTERLINE N89°40'20"E, 69.46 FEET; THENCE LEAVING SAID CENTERLINE TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE EASTERLY 145.00 FEET OF LOT 40 OF TRACT NO. 3612 (M.B. 40/5-6); THENCE SOUTHERLY ALONG SAID PROLONGATION AND WESTERLY LINE S00°08'10"E TO THE NORTHERLY LINE OF LOT 41 OF SAID TRACT NO. 3612; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION N89°40'20"E 170.00 FEET TO THE INTERSECTION OF THE CENTERLINE OF FIGUEROA STREET BEING 100.00 FEET WIDE AS PER TRACT NO. 45039 RECORDED IN BOOK 1125, PAGES 58 TO 60 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE N00°08'10"W, 99.28 FEET; THENCE LEAVING SAID CENTERLINE N89°40'20"E, 170.00 FEET; THENCE S00°08'10"E, 99.89 FEET; THENCE N89°40'20"E, 140.00 FEET TO THE EASTERLY LINE OF THE WESTERLY 2885.00 FEET OF LOT 39 OF TRACT NO 3612 (M.B. 40/5-6); THENCE ALONG SAID EASTERLY LINE N00°08'10"W, 254.24 FEET TO THE SOUTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID SOUTH LINE N89°40'20"E, 858.00 FEET; THENCE LEAVING SAID SOUTH LINE S00°08'10"E, 100.00 FEET; THENCE N89°40'20"E, 152.00 FEET TO THE CENTERLINE OF MONETA AVENUE BEING 50.00 FEET WIDE AS PER TRACT NO. 3612 RECORDED IN BOOK 40, PAGES 5 AND 6 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE S00°08'10"E, 63.07 FEET; THENCE LEAVING SAID CENTERLINE N89°48'40"E, 113.50 FEET; THENCE N00°08'10"W, 163.07 FEET TO THE SOUTH LINE OF SAID CARSON STREET 100.00 FEET WIDE; THENCE ALONG SAID SOUTH LINE N89°40'44"E, 970.58 FEET TO THE WESTERLY LINE OF MAIN STREET BEING 100.00 FEET WIDE AS PER PARCEL MAP NO. 10804 RECORDED IN BOOK 117, PAGES 95 AND 96 RECORDS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE S12°37'52"E, 1295.86 FEET TO THE CENTERLINE OF 220TH STREET BEING 55.00 FEET WIDE AS PER TRACT NO. 38130 RECORDED IN BOOK 1043, PAGES 3 AND 4 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE N89°48'53"W, 134.61 FEET; THENCE LEAVING SAID CENTERLINE S00°11'07"E, 232.53 FEET; THENCE S89°48'43"E, 237.31 FEET TO THE CENTERLINE OF MAIN STREET BEING 100.00 FEET WIDE AS PER TRACT NO. 44445 RECORDED IN BOOK 1097, PAGES 38 AND 39 RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE N12°38'38"W, 238.49 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 220TH STREET; THENCE CONTINUING ALONG SAID CENTERLINE OF MAIN STREET N12°37'52"W,



CITY OF CARSON

-  CITY OF CARSON
-  EXISTING REDEVELOPMENT PROJECT AREA NO.1
-  PROPOSED ADDED AREA

[SCALE IN FEET]



ORDINANCE NO. 96-1094

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA,
APPROVING AND ADOPTING THE SIXTH AMENDMENT TO THE
REDEVELOPMENT PLAN, AS AMENDED, FOR PROJECT AREA NO. 1

THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The Carson Redevelopment Agency (the "Agency") has recommended that the City Council (the "City Council") of the City of Carson (the "City") adopt the Sixth Amendment to the Redevelopment Plan, as previously amended, (the "Redevelopment Plan") for Project Area No. 1. The purposes of the Sixth Amendment are to add certain territory to Project Area No. 1 (the "Added Area"), to amend and restate the Redevelopment Plan and to provide an updated list of proposed public projects.

SECTION 2. The Sixth Amendment to the Redevelopment Plan entitled "Proposed Amendment to the Redevelopment Plan for Redevelopment Project Area No. One" dated May, 1996, (the "Sixth Amendment") and the amended and restated redevelopment plan which is included as an attachment to the Sixth Amendment and entitled "Amended and Restated Redevelopment Plan for the Sixth Amendment to Redevelopment Project Area No. One" (the "Amended and Restated Redevelopment Plan"), which are on file in the office of the City Clerk, are hereby incorporated by this reference.

SECTION 3. As established in the Amended and Restated Redevelopment Plan, the purposes and intent of the City Council with respect to the territory included in the original boundaries of the Project Area by Ordinance No. 71-205, adopted on December 20, 1971, the territory added to Project Area No. 1 by Ordinance No. 84-696, adopted on July 16, 1984 and the Added Area (collectively, the "Project Area") are to eliminate the conditions of blight existing in the Project Area and to prevent the recurrence of blighted conditions within the Project Area by undertaking all appropriate redevelopment projects pursuant to the Community Redevelopment Law, California Health and Safety Code Section 33000, et seq. (the "Community Redevelopment Law"), including but not limited to, providing public infrastructure improvements and community facilities, providing for the rehabilitation of commercial structures and residential dwelling units, encouraging employment opportunities, and providing, or improving or preserving low and moderate income housing.

SECTION 4. Based upon the record of the joint public hearing on the Sixth Amendment, and the various reports and other information provided to the City Council, the City Council hereby finds and determines that:

- A. The Project Area, including the Added Area, is a blighted area constituting physical and economic

open storage of various unscreened items and/or are littered with debris and contain building materials, pipes, metal, machinery parts, and various other items which have been haphazardly piled or stacked and are not secured and can easily fall on someone; and parcels which have piles of debris which have accumulated over time and are creating a health and safety hazard by creating a vermin breeding ground); and dilapidation and deterioration exhibited by 38 parcels scattered throughout the Added Area (including structures which suffer from a combination of conditions including peeling paint (which is likely to be lead-based, a proven toxin), old or sagging roofs (which are subject to leaks, thereby making buildings structurally deficient), boarded up windows, cracked foundations or needed structural repairs). The condition of the buildings in the Added Area depresses property values and tax revenues and negatively impacts potential development and rehabilitation opportunities.

The Added Area is characterized by factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. In the Added Area, there are 35 parcels which suffer from the substandard design of lots and/or buildings. These parcels have partially paved driveways, lack landscaping, have setbacks which are inconsistent with adjacent buildings and adopted zoning codes, or are partially vacant (with a commercial use on the front portion of the lot while the rear portion is vacant). The Added Area has a mixture of building designs and building sizes which show a need for design guidelines and rehabilitation. Substandard design causes rent reductions and underutilization of the parcels.

The Added Area is characterized by the existence of lots of inadequate size for proper usefulness and development that are in multiple ownership. The Added Area contains 21 commercial parcels of inadequate size given present market standards and demands. In order for these lots to be developed with economically viable uses which will attract quality tenancies, they must be consolidated.

There are 16 commercial parcels in the Added Area with insufficient parking as a result of defective design of lot layout or a use on the parcel which generates a greater need for parking than what is currently available. This lack of parking

there is not a demand or incentive to repair and use them.

There are 17 vacant parcels scattered throughout the Added Area, the majority of which appear to never have been developed. These vacant lots are a prime target for dumping debris, old furniture and appliances and derelict vehicles. Such a large number of vacant parcels creates an aura of an area in decline and is not appealing to anyone looking for a place to establish or locate a business.

In the Added Area, there are 7 parcels with businesses which cater exclusively to adults, including 3 bars, a gun shop and 4 liquor or convenience type stores. These parcels with 3 bars and a gun shop constitute an excessive amount of "adult businesses" because they are concentrated within only four city blocks of each other and 3 of the 4 parcels are within one city block of each other. In addition, these parcels are all near markets or stores just outside the Added Area where liquor can also be purchased.

The Added Area is suffering from depreciated property values as evidenced by the 6.6 percent decrease in secured assessed valuation of the Added Area from fiscal year 1994-95 to 1995-96. This is an indication that property owners in the Added Area are not making improvements and investments in the Added Area. The lack of improvements, investments and maintenance is causing and will continue to cause structures to become deteriorated, dilapidated and physically unsafe, which, in turn, causes property values to further depreciate.

Within the Added Area, there are 11 secured assessment appeals on file with the County of Los Angeles. Of the 11 appeals filed, 7 are appealing the 1994 roll and 4 are appealing the 1995 roll. Of the 7 appeals filed in 1994, 1 appeal has resulted in a decrease in assessed valuation of \$145,000. The six remaining appeals filed in 1994 are awaiting resolution and are requesting a total reduction in assessed valuation of \$1,111,721. The 4 appeals filed in 1995 are requesting a total reduction in assessed valuation of \$3,415,975.

The average cost per lot square foot and average cost per building for parcels with light industrial uses in the City have decreased annually from 1991 to 1995. There was an overall

on the community which cannot be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

- B. The Amended and Restated Redevelopment Plan would redevelop the Project Area, including the Added Area, in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety and welfare. The implementation of the Amended and Restated Redevelopment Plan will assist in the elimination of conditions of blight within the Project Area, including the Added Area, and prevent their reoccurrence. The Amended and Restated Redevelopment Plan provides for the installation and construction of public improvements. The Amended and Restated Redevelopment Plan also provides for the rehabilitation of public and private structures. These improvements are essential to encouraging private investment and eliminating the conditions of blight in the Project Area, including the Added Area, and preventing their reoccurrence.
- C. The adoption and carrying out of the Amended and Restated Redevelopment Plan is economically sound and feasible. Under the Amended and Restated Redevelopment Plan, the Agency will be authorized to seek and utilize a variety of potential financing resources, including property tax increment revenues; the nature and timing of redevelopment activities will depend on the amount and availability of such financing resources, including tax increment revenue generated in the Project Area; no redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; and sufficient public and private financial resources, when taken together with tax increment revenue, will be available to carry out the proposed redevelopment activities of the Agency. The Agency will issue its tax increment bonds or other obligations payable from tax increment revenues only when such revenues are projected to be available to the Agency in amounts sufficient to pay for the principal of and interest on such bonds and other obligations and on bonds or other obligations issued by the Agency which are then outstanding. In addition, there are available to the Agency other methods of financing its redevelopment activities, including but not limited to bonds issued pursuant to Health and Safety Code Section 33750 or Section 33641(d).

into parcels suitable for modern, integrated development may involve real property acquisition. No real property will be condemned without the payment of compensation as required by law. Further, adequate moneys will be budgeted by the Agency for the acquisition of real property required by the implementation of the Amended and Restated Redevelopment Plan. Within the territory added to Project Area No. 1 by Ordinance No. 84-696, adopted on July 16, 1984, the Agency shall not acquire by eminent domain property on which any person or persons reside, 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.

- G. Although the Agency intends to accomplish all redevelopment pursuant to the Amended and Restated Redevelopment Plan with as little displacement of families as possible, the Agency has a feasible method or plan for the relocation of families and persons displaced from the Project Area, including the Added Area, if the Amended and Restated Redevelopment Plan may result in the temporary or permanent displacement of any occupants of housing facilities in the Project Area, including the Added Area. The Agency has adopted a method of relocation for the Project Area, including the Added Area, which incorporates the California Relocation Assistance and Real Property Acquisition Guidelines.
- H. If any displacement occurs as the result of implementation of the Amended and Restated Redevelopment Plan, there are, or shall be provided, in the Project Area, including the Added Area, or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons who may be displaced from the Project Area, including the Added Area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment.
- I. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the Community Redevelopment Law and other applicable provisions of law. Dwelling units housing persons and

Redevelopment Law without other substantial justification for its inclusion. Any such lands, buildings or improvements are an integral part of the Added Area and their proximity to substandard lands, buildings or improvements requires their inclusion within the Added Area to ensure proper and comprehensive planning and redevelopment. Since conditions of blight, including substandard structures and inadequate public improvements, are prevalent throughout the Added Area, it is not feasible to exclude the lands, buildings, or improvements which are not detrimental to the public health, safety and welfare.

- L. The elimination of blight and the redevelopment of the Project Area, including the Added Area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. Substantial public improvements must be constructed to assist in the elimination of the conditions of blight in the Project Area, including the Added Area. The extent of the required public improvements cannot be accomplished by private enterprise acting alone. The detrimental conditions of inadequate infrastructure greatly impedes the proper utilization of the Project Area, including the Added Area, and the ability to develop and address conditions of blight therein. Further, the combined effects of the conditions of blight in the Project Area, including the Added Area, such as the substantial percentage of deficient buildings, inadequate infrastructure and the lack of private resources of the Carson residents, and the negative, non-motivational investment environment and lack of economic motivation caused by excessive costs, all contribute to the conclusion that conditions of blight will not be eliminated in the Added Area or the Project Area as a whole by private enterprise acting alone. The existence of inadequately sized parcels discourages private investment because new development cannot meet current market demands. Inadequately sized parcels cannot be eliminated without the reparcelization of land by the Agency. In addition, incompatible land uses cannot be eliminated without the aid and assistance of the Agency.
- M. The Added Area is predominately urbanized, as defined by subdivision (b) of Section 33320.1 of the Community Redevelopment Law. 519 of the 536 acres in the Added Area are developed for urban uses and constitute approximately 97 percent of

Project Area may be displaced and that pending the development of such facilities, there will be available to such occupants who may be displaced adequate temporary housing facilities at rents comparable to those in the City of Carson at the time of their displacement.

SECTION 5. The Sixth Amendment is hereby approved and adopted and is hereby designated as an official Amendment to the Redevelopment Plan.

SECTION 6. The Amended and Restated Redevelopment Plan is hereby approved and adopted and is hereby designated as the official redevelopment plan of Project Area No. 1.

SECTION 7. On December 20, 1971, the City Council adopted Ordinance No. 71-205 entitled, "An Ordinance of the City of Carson Approving and Adopting a Redevelopment Plan for Project Area No. 1 in the City of Carson, as the Official Redevelopment Plan for Such Project Area." On February 4, 1974, the City Council adopted Ordinance No. 74-288 entitled, "An Ordinance of the City of Carson Amending Ordinance No. 71-205 for the Purpose of Amending the Redevelopment Plan for Project Area No. 1." On February 4, 1974, the City Council adopted Ordinance No. 74-289 entitled, "An Ordinance of the City of Carson Amending Ordinance No. 71-205 for the Purpose of Amending the Redevelopment Plan for Project Area No. 1." On January 4, 1982, the City Council adopted Ordinance No. 81-579 entitled, "Ordinance of the City Council of the City of Carson Amending the Redevelopment Plan for Redevelopment Project Area No. 1." On July 16, 1984, the City Council adopted Ordinance No. 84-696 entitled, "An Ordinance of the City of Carson Amending Ordinance No. 71-205 of the City and Approving and Adopting an Amendment to the Redevelopment Plan for Redevelopment Project Area No. 1." On January 5, 1987, the City Council adopted Ordinance No. 86-766 entitled, "An Ordinance of the City of Carson Establishing Certain Limitations in connection with the Redevelopment Plan for Redevelopment Project Area No. 1 of the Carson Redevelopment Agency." On November 1, 1994, the City Council adopted Ordinance No. 94-1045 entitled, "An Ordinance of the City of Carson Amending the Redevelopment Plan, As Amended, for Project Area No. 1, As Amended, of the Carson Redevelopment Agency." On June 4, 1996, the City Council adopted Ordinance No. 96-1090 entitled, "An Ordinance of the City of Carson, California, Approving and Adopting An Amendment to the Redevelopment Plan, As Amended, for Project Area No. 1 of the Carson Redevelopment Agency." Ordinance No. 71-205, as amended by Ordinance No. 74-288, as amended by Ordinance No. 74-289, as amended by Ordinance No. 81-579, as amended by Ordinance No. 84-696, as amended by Ordinance No. 86-766, as amended by Ordinance No. 94-1045, as amended by Ordinance No. 96-1090, is hereby

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 96-1094, passed first reading on July 2, 1996, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on July 16, 1996, and that the same was passed and adopted by the following roll call vote:

AYES:	COUNCIL MEMBERS:	Olaes, O'Neal, Fajardo, and Mitoma
NOES:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	Calas
ABSENT:	COUNCIL MEMBERS:	None

Helen S. Kawagoe
City Clerk, City of Carson, California

1996 EMINENT DOMAIN AMENDMENT
TO THE
REDEVELOPMENT PLAN
FOR THE
1984 AMENDMENT AREA OF
REDEVELOPMENT PROJECT AREA NO. ONE

Prepared:

May, 1996

Adopted:

Ordinance No.:

Prepared for:

Carson Redevelopment Agency
701 East Carson Street
Carson, California 90745

Prepared by:

Rosenow Spevacek Group, Inc.
540 North Golden Circle, Suite 305
Santa Ana, California 92705
714/541-4585
619/967-6462

ORDINANCE NO. 96-1090

AN ORDINANCE OF THE CITY OF CARSON,
CALIFORNIA, APPROVING AND ADOPTING AN
AMENDMENT TO THE REDEVELOPMENT PLAN, AS
AMENDED, FOR PROJECT AREA NO. 1 OF THE CARSON
REDEVELOPMENT AGENCY

THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA,
DOES ORDAIN AS FOLLOWS:

Section 1. The Carson Redevelopment Agency has recommended the amendment of the Redevelopment Plan, as previously amended for Project Area No. 1 (the "Redevelopment Plan") by the City Council by ordinance to extend the time limit for the commencement of eminent domain proceedings to acquire property within the area added to Project Area No. 1 by Ordinance No. 84-696, adopted on July 16, 1984 (the "1984 Amendment Area"). The Amendment provides that the Agency shall not acquire by eminent domain property in the 1984 Amendment Area on which a person or persons reside, 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. The Amendment does not apply to, and shall not affect, the provisions of the Redevelopment Plan pertaining to the territory included in the original boundaries of the Project Area.

Section 2. The Amendment entitled, "The 1996 Eminent Domain Amendment to the Redevelopment Plan for the 1984 Amendment Area of Redevelopment Project Area No. One" dated May, 1996 (the "Amendment") which is on file in the office of the City Clerk, is hereby incorporated by this reference.

Section 3. As established in the Redevelopment Plan, the purposes and intent of the City Council with respect to the Project Area are to eliminate the conditions of blight existing in the Project Area and to prevent their reoccurrence by undertaking all appropriate redevelopment projects pursuant to the Community Redevelopment Law, California Health and Safety Code Section 33000, et seq. (the "Community Redevelopment Law"), including but not limited to, providing public infrastructure improvements and community facilities, providing for the rehabilitation of commercial structures and residential dwelling units, encouraging employment opportunities, and providing, or improving or preserving low and moderate income housing.

Section 4. Based upon the record of the joint public hearing on the Amendment and the various reports and other information provided to the City Council in accordance with Health and Safety Code Sections 33352 and 33457.1, the City Council hereby makes the following findings and determinations as warranted by the Amendment:

A. The Redevelopment Plan, as amended by the Amendment, would redevelop the Project Area in conformity with the Community Redevelopment Law, and in the interests of the public peace, health, safety and welfare. The implementation of the Redevelopment Plan, as amended by the Amendment, will eliminate conditions of blight within the Project Area. The decisions by the City Council in connection with the adoption of Ordinance No. 71-205, adopted on December 20, 1971 and Ordinance No. 84-696, adopted on July 16, 1984, are final and conclusive and after those dates it has been, is and shall be conclusively presumed that the Project Area (including the territory included in the original boundaries of the Project Area and the 1984 Amendment Area) is a blighted area. The Redevelopment Plan, as amended by the Amendment, provides for the installation and construction of public improvements. The Redevelopment Plan, as amended by the Amendment, also provides for rehabilitation of public and private structures. These improvements are essential to encouraging private investment and eliminating the conditions of blight in the Project Area and preventing their reoccurrence.

B. The carrying out of the Redevelopment Plan, as amended by the Amendment, would promote the public peace, health, safety and welfare of the City of Carson and would effectuate the purposes and policy of the Community Redevelopment Law. The implementation of the Redevelopment Plan, as amended by the Amendment, will eliminate conditions of blight within the Project Area. Redevelopment will correct underutilization of parcels, nonconforming land uses and incompatible land uses. The Redevelopment Plan, as amended by the Amendment, provides for the installation and construction of public improvements. The Redevelopment Plan, as amended by the Amendment, also provides for the rehabilitation of public and private structures.

C. Except as provided in this Paragraph C, the condemnation of real property is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for payment for property to be acquired as provided by law. The completion of the proposed public improvements may involve real property acquisition. No real property will be condemned without the payment of compensation as required by law. Further, adequate moneys will be budgeted by the Agency for the acquisition of real property required by the implementation of the Redevelopment Plan, as amended by the Amendment. Within the 1984 Amendment Area only, the Agency shall not acquire by eminent domain property on which a person or persons reside, 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.

D. In the event that it will be necessary to relocate any families and persons as the result of the implementation of the Redevelopment Plan, the Agency has a feasible method or plan for the relocation of families and persons displaced from the Project Area if the Redevelopment Plan may result in the temporary or permanent displacement of any occupants of housing facilities in the Project Area.

E. In the event that it will be necessary to relocate any families and persons as the result of implementation of the Redevelopment Plan, there are, or shall be provided, in the Project Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons, if any, who may be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment.

F. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the Community Redevelopment Law. To the extent required by the Community Redevelopment Law, dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Sections 33334.5, 33413 and 33413.5 of the Community Redevelopment Law.

Section 5. Based upon the record of the joint public hearing held on the Amendment and the various reports and other information provided to the City Council, the City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project Area may be displaced and that pending the development of such facilities, there will be available to such occupants who may be displaced adequate temporary housing facilities at rents comparable to those in the City of Carson at the time of their displacement.

Section 6. The Amendment is hereby approved and adopted as and is hereby designated as an official amendment to the Redevelopment Plan.

Section 7. The Redevelopment Plan, as amended by the Amendment, is hereby approved and adopted and is hereby designated and shall constitute the official Redevelopment Plan, As Amended, for Project Area No. 1.

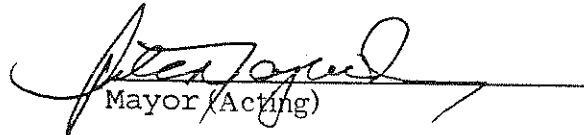
Section 8. Ordinance No. 71-205, as amended by Ordinance No. 74-288, as amended by Ordinance No. 74-289, as amended by Ordinance No. 81-579, as amended by Ordinance No. 84-

696, as amended by Ordinance No. 86-766, as amended by Ordinance No. 94-1045, is hereby further amended to include all of the provisions hereof and to revise the Redevelopment Plan in accordance with the Amendment.

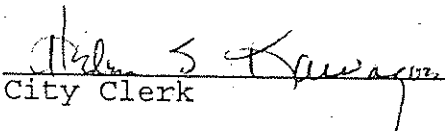
Section 9. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 10. The City Clerk is hereby authorized and directed to certify to the passage of this Ordinance by the City Council and shall cause it to be published as required by law.

PASSED, APPROVED AND ADOPTED this 4th day of June, 1996.


Mayor (Acting)

ATTEST:


City Clerk

Approved as to form:


Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 96-1090 passed first reading on May 21, 1996, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 4th day of June, 1996, and that the same was passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS: Olaes, O'Neal, and Fajardo
NOES: COUNCIL MEMBERS: None
ABSTAIN: COUNCIL MEMBERS: Calas
ABSENT: COUNCIL MEMBERS: Mayor Mitoma

Helen S. Kawagoe
City Clerk, City of Carson, California

1996 EMINENT DOMAIN AMENDMENT
to the
REDEVELOPMENT PLAN
for the
1984 AMENDMENT AREA OF
REDEVELOPMENT PROJECT AREA NO. ONE

The City Council of the City of Carson, pursuant to Ordinance No. 71-205 of the City, approved and adopted the Redevelopment Plan for Redevelopment Project Area No. One ("Plan") of the Agency on December 20, 1971. Thereafter, the Plan was amended on February 4, 1974 by Ordinance No. 74-289; February 4, 1974 by Ordinance No. 74-288; January 4, 1982 by Ordinance No. 81-579; July 16, 1984 by Ordinance No. 84-696; and on November 1, 1994 by Ordinance No. 94-1047.

The amendment approved and adopted on July 16, 1984 by Ordinance No. 84-696 ("1984 Amendment") added a substantial amount of new territory to Redevelopment Project Area No. One. The 1984 Amendment did not affect and made no changes to the text of the Redevelopment Plan with respect to the territory included within the original boundaries of Redevelopment Project Area No. One. The application of the text of the 1984 Amendment was and is confined to the territory added to Redevelopment Project Area No. One pursuant to the 1984 Amendment ("1984 Amended Area").

This 1996 Eminent Domain Amendment to the Redevelopment Plan makes certain changes to the text of the text of the 1984 Amendment. The changes made by this 1996 Eminent Domain Amendment to the text of the 1984 Amendment are not to be construed to amend, modify, change, or affect in any way the text of the original Redevelopment Plan as it applies to the territory within the original boundaries of Redevelopment Project No. One and the taxes allocated to the Agency for such territory.

AMENDMENT NO. 1

That Section 4.01. Acquisition of Real Property. of PART FOUR. ACQUISITION AND DISPOSITION OF REAL PROPERTY. be revised to read as follows:

Section 4.01 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 by gift, grant, exchange, purchase, cooperative negotiations, lease, and any other means authorized by law including eminent domain, or condemnation all or part of the real property in the Project Area. The Agency shall not acquire by eminent domain property in the Project Area on which a person or persons reside, 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."

AMENDMENT NO. 2

That Section 4.02. Commencement of Eminent Domain Proceedings. of PART FOUR. ACQUISITION AND DISPOSITION OF REAL PROPERTY be revised to read as follows:

Section 4.02 Commencement of Eminent Domain Proceedings.

“Eminent domain proceeding to acquire property in the Project Area shall be commenced within twelve (12) years from the effective date of the ordinance of the City adopting this 1996 Eminent Domain Amendment to the Redevelopment Plan.”