

CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Carson and the County of Los Angeles



Prepared By:



APRIL 2022

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1.0 Introduction

1.1 Background & Purpose

The proposed Carson Enhanced Infrastructure Financing District (“Carson EIFD” or “District”) will serve as a catalyst for private development and critical regional infrastructure with transformative potential for the City of Carson (“City”) and the South Bay region of Los Angeles County (“County”). The Carson EIFD encompasses approximately 1,735 acres of land, representing approximately 14% of the City’s total approximately 12,141 acres. The Carson EIFD includes the City’s Vision Plan area, the Civic Center area, the campus of California State Dominguez Hills (“CSUDH”), and various other targeted opportunity site areas within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit. The District represents a partnership between the City and the County, and as such, will be funded by property tax increment from both taxing entities.

1.2 Contents and Overview of this Infrastructure Financing Plan (“IFP”)

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP comprises the following information:

- a) A map and legal description of the District, [included herein as Appendix A and Appendix B, respectively.](#)
- b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance. [This information is included in Section 3 of this IFP.](#)
- c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. [This information is included in Section 4 of this IFP.](#)
- d) A financing section ([included in Section 5 of this IFP](#)), which shall contain all of the following information:
 - a. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the district for each year during which the district will receive incremental tax revenue.

The portion need not be the same for all affected taxing entities. The portion may change over time. The maximum portion of the City's property tax increment to be committed to the District will be 52% throughout the duration of the District lifetime. For the County, the maximum portion of the County's property tax increment to be committed to the District will be 25% throughout duration of the District lifetime, which is projected to be forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the Public Financing Authority ("PFA").

- b. A projection of the amount of tax revenues expected to be received by the district in each year during which the district will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. Section 5.3 of this IFP includes a projection of tax revenues to be received by the District by year over the course of forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.
- c. A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The PFA governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that the EIFD will contribute approximately \$134 million (in present value dollars) to public improvements and affordable housing projects from a combination of bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go funding over the District lifetime. This is equivalent to approximately \$313 million (nominal dollars).
- d. A limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan. The total number of dollars or taxes that may be allocated to the District shall not exceed \$313,000,000 (nominal dollars). This represents a maximum allocation of \$156,500,000 from the City and \$156,500,000 from the County over the District lifetime (nominal dollars).
- e. A date on which the district will cease to exist, by which time all tax allocation to the district will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section 53398.81, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87. The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2099. This IFP

assumes that the District will be formed in Fiscal Year 2021-2022 and will begin receiving tax revenues in Fiscal Year 2022-2023.

- f. An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately \$14.2 million, and annual costs to the County will be approximately \$7.6 million to service the area of the District.
- g. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$3.0 million to the City and an annual net fiscal surplus of \$22.4 million to the County.
- h. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. At this time, the PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.
- e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56. The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

- f) The goals the district proposes to achieve for each project financed pursuant to Section 53398.52. [Section 7 of this IFP](#) summarizes the goals of each project to be financed by the District.

2.0 Description of the Proposed District

The Carson EIFD encompasses approximately 1,735 acres of land, representing approximately 14% of the City's total 12,141 acres. The Carson EIFD includes the City's Vision Plan area, the Civic Center area, the campus of CSUDH, and various other targeted opportunity site areas within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit.

Land use designations in the District primarily include industrial and residential uses, and to a lesser extent, retail, office, and recreational designations. The EIFD includes a significant amount of former landfill property with potential for remediation and future development. Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

3.0 Description of Proposed Facilities and Development

3.1 Anticipated Future Private Development

Anticipated future private development is summarized in Table 1 below, anticipated to occur across the Vision Plan area, Civic Center area, the CSUDH campus, and other targeted opportunity site areas as identified on the map in Appendix A. Buildout and absorption of these land uses are forecasted in the first 20 years of the District lifetime.

Table 1: Anticipated Future Private Development

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2022\$)
Rental Residential	2,619 units	\$300,000 per unit	\$785,700,000
For Sale Residential	662 units	\$400,000 per unit	\$264,800,000
Commercial / Retail	965,348 SF	\$285 PSF	\$275,124,180
Office	780,000 SF	\$225 PSF	\$175,500,000
Hotel	118 rooms	\$200,000 per room	\$23,600,000
Recreational	598,500 SF	\$350 PSF	\$209,475,000
Industrial	5,632,961 SF	\$160 PSF	\$901,273,760
Estimated Total			\$2,635,472,940

3.2 Public Facilities to be Financed with Assistance from the Carson EIFD

The PFA intends to utilize the District to contribute approximately \$134 million (in present value dollars) of funding to infrastructure and affordable housing projects of communitywide and regional significance over the District lifetime. This is equivalent to approximately \$313 million (nominal dollars). Table 2 outlines an estimate of anticipated EIFD budget allocation over the District's lifetime.

Table 2: Estimated EIFD Funding Allocation

#	PROJECT	ESTIMATED ALLOCATION	ESTIMATED TIMING
1	Affordable Housing Development in Carson (20% Minimum County Requirement)	\$26,800,000	Year 1 to Year 50
2	Victoria Golf Course Approved Remediation and Infrastructure Projects	\$10,000,000	Year 1 to Year 20 (up to \$10,000,000)
3*	Brownfield Site Remediation	\$10,000,000 to \$75,000,000	Year 1 to Year 50
4*	Park and Recreational Development	\$5,000,000 to \$15,000,000	Year 10 to Year 50
5*	Dominguez Channel / Bicycle Master Plan Improvements / Pedestrian Networks	\$2,500,000 to \$5,000,000	Year 15 to Year 50
6*	Future City Street / Road Improvements and Other Infrastructure	\$10,000,000 to \$30,000,000	Year 15 to Year 50
7*	Commercial Façade Program	\$2,500,000 to \$5,000,000	Year 15 to Year 50
	Estimated Total EIFD Budget Allocation	\$134,000,000	(present value dollars)

*The above conceptual budget provides a snapshot of current infrastructure needs and may be modified by City Council recommendations or County Board of Supervisors recommendations and approval by the PFA. Funds may be adjusted depending on future needs, project costs, and/or funding availability from other sources. No funds shall be used to support ongoing operations of oil refinery activities.

(5) Affordable Housing Projects: The EIFD will implement a 20% affordable housing set-aside for the acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase in the City. The PFA will coordinate with the Carson Housing Authority for implementation and administration of these funds and projects subject to the approval of the City Council. The sequence in which EIFD revenues shall be allocated annually shall prioritize this affordable housing set-aside as the first priority. The PFA may additionally elect to coordinate with the County of Los Angeles Affordable Housing Trust Fund or another entity as an alternative or in addition to the Carson Housing Authority for the acquisition, construction, or rehabilitation of affordable housing in the City, subject to

the approval of the City of Carson City Council. Funds dedicated to these projects will be tracked and delineated specifically in the required annual reporting for the EIFD.

(2) Victoria Golf Course Approved Remediation and Infrastructure Projects¹: Certain on-site infrastructure and remediation projects for development of the Victoria Golf Course property pursuant to the project list agreed upon in advance by City and County (the “Victoria Golf Course Approved Remediation and Infrastructure Projects”). After the allocation of the affordable housing set-aside, fifty percent (50%) of all annual EIFD revenues will be allocated to the Victoria Golf Course Approved Remediation and Infrastructure Projects up to \$10,000,000. Disbursement of funding for Victoria Golf Course Approved Remediation and Infrastructure Projects shall be contingent on and commence from the receipt by The Creek at Dominguez Hills of the Remedial Action Completion Report by the Department of Toxics and Substance Control and shall be based on eligible costs incurred. The County and City have agreed to enter into an agreement describing various obligations should the ground lease of the Golf Course Property between Plenitude Holdings, LLC (“Plenitude”) and the County be terminated or the County enters into an agreement with another developer. If Plenitude pays for the costs of any Victoria Golf Course Approved Remediation and Infrastructure Projects prior to the availability of EIFD funding, then Plenitude will be reimbursed such costs from EIFD funds once such funds become available, subject to the terms outlined above. If The Creek at Dominguez Hills or another vertical development on the Golf Course site explicitly agreed upon by the City and the County is not substantially completed by December 31, 2032, any funds remaining from the allocation outlined above shall be remitted back to the EIFD, and the EIFD will be released from any obligation related to the Victoria Golf Course property as described above, and such funds may be expended on projects mutually agreed to by the County and City other than the Victoria Golf Course Approved Remediation and Infrastructure Projects. Funds dedicated to this project will be tracked and delineated specifically in the required annual reporting for the EIFD. The described funding obligation in this paragraph (2) may be adjusted or revised by agreement between the City and the County and still qualify for EIFD funding so long as the projects constitute infrastructure, housing and/or remediation projects described in this Section 3.0.

(3) Brownfield Site Remediation*: Provide funding or partial funding to clean up various project sites to leverage future development that could include but is not limited to the 157-Acre Carson Reclamation Properties. These projects will spur economic development to accelerate tax increment revenues to the Carson EIFD and separately to the County and City. Specific project(s) funding subject to City Council recommendations and approval by the PFA.

(4) Park and Recreational Development*: Develop a park within the city of Carson. Potential park development sites could include but is not limited to the 18-acre Shell site and/or Sanitation

¹ For the purposes of the PFA Bylaws, Victoria Golf Course Approved Remediation and Infrastructure Projects are to be considered “County Projects”.

District new park site adjacent to Carriage Crest Park. Specific project funding subject to City Council recommendations and approval by the PFA.

(5) Dominguez Channel Improvements / City's Bicycle Master Plan/ Pedestrian Networks*: Provide neighborhood connectivity (e.g., pedestrian and bicycle networks), create a continuous Riverwalk park / trail along the Dominguez Channel. Projects related to the City's Bicycle Master Plan or General Plan would also be eligible under this category. Specific project(s) funding subject to City Council recommendations and approval by the PFA.

(6) Future City Street / Road Improvements and Other Infrastructure*: Installation, reconstruction, and beautification of various streets and roads within city of Carson, as well as new on-site and off-site infrastructure to support future project development (e.g., utilities, sidewalks, drainage). Beautification amenities may include road/sidewalk installation / extension / repairs, wayfinding signs, streetlights, utility wraps, benches, street banners, art, and landscaping similar to the recent Carson Street Improvement. Main Street could be a potential site for a beautification project. Martin Luther King Jr. Street could also be a potential site for a road reconstruction project. It should be noted that County Board of Supervisors previously approved funding for Martin Luther King Jr. Street reconstruction via the approved Memorandum of Agreement among the City, the County and the Kimmelman Foundation for the proposed Carol Kimmelman Athletic and Academic Campus (CKAAC) dated July 2019 (Section II. C. Infrastructure Investments/Improvements).² The Kimmelman Foundation, however, has since opted to not proceed with the CAAKC project. Accordingly, County funding is no longer available for this project. If another entity (e.g., City or County) advances the funding for Martin Luther King Jr. Street road improvements, that entity will be eligible for reimbursement from EIFD proceeds.

Other Improvements may also include intersection improvements to interchanges such as Avalon & I-405, construction of freeway entrance along I-405 & Main Street, I-405 by Wilmington Blvd and/or other intersections. Other road improvements may be funded based on road conditions, subject to recommendations from the City Council and approval by PFA.

(7) Commercial Façade Program*: Develop program(s) to financially assist local businesses and property owners with improvements to exterior facades or other beautification improvements (e.g., paint, signage). Specific project(s) funding subject to City Council recommendations and approval by the PFA.

² The Memorandum of Agreement provided that the County would fund the "Base Road Reconstruction" of Martin Luther King Jr. Road with an estimated cost of \$4.5 million, additionally committing to payment of any cost overruns to complete the Base Road Reconstruction, which is no longer moving forward.

Funds allocated under projects item numbers 3 through 7 may be reallocated to any eligible projects under the IFP and EIFD law based on future infrastructure needs. Specific project funding subject to City Council recommendations and approval by the PFA.

The EIFD will not include funds to support ongoing operations of oil refinery activities.

Additional expenditures by the EIFD, including any use of potential future EIFD bond proceeds, will be subject to City Council recommendations and approval by the PFA. Targeted improvements would conform to established guidelines in existing, adopted planning documentation, such as the City General Plan. Eligible expenditures in accordance with Government code sections 53398.52 and 53398.56 include the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or longer. The EIFD may finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. Example projects may include, but not be limited to, the following:

- a) Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities
- b) Sewage treatment and water reclamation plants and interceptor pipes
- c) Facilities for the collection and treatment of water for urban uses
- d) Flood control levees and dams, retention basins, and drainage channels
- e) Childcare facilities, libraries, and other government facilities
- f) Parks, recreational facilities, and open space
- g) Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles
- h) Brownfield restoration and other environmental mitigation
- i) The acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase
- j) Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought
- k) The acquisition, construction, or improvement of broadband Internet access service
- l) Acquisition, construction, or repair of commercial structures by the small business occupant of such structures, if such acquisition, construction, or repair is for purposes of fostering economic recovery from the COVID-19 pandemic and of ensuring the long-term economic sustainability of small businesses
- m) Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.

The PFA intends to continue to identify, evaluate, and pursue additional funding sources and financing mechanisms aside from District tax increment to implement the improvements identified above, potentially including grant sources, impact fees, private sector investment incentivized by the formation of the EIFD itself, and/or other sources. The City has already formed a Community Facilities District (“CFD”) with a Citywide annexation area for new and/or intensified development to assist with ongoing services and maintenance needs in the City.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure, unless otherwise outlined in this IFP. Some public facilities included in the EIFD area are anticipated to be provided by governmental entities without assistance from the District. There are no public facilities anticipated to be provided jointly by the private sector and governmental entities, however it is possible that private sector developers may advance funding for improvements such as brownfield site remediation, with anticipation to be partially reimbursed with EIFD proceeds. Such case-specific agreements would come before the PFA for approval at the appropriate time.

4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of the City's General Plan, facilitates the cleanup and reuse of former landfill sites serving the larger County region, supports implementation of regional connectivity through active transportation, and facilitates the growth of a regional educational institution in CSUDH.

The District additionally supports numerous County economic development objectives, including job creation, workforce development, affordable housing, homeless prevention, improvement of quality of life, and promotion of environmental sustainability, all in an area predominantly designated as Disadvantaged Community (DAC) census tracts based on the California Environmental Protection Agency (CalEPA) CalEnviroScreen tool (version 3.0).

Specific communitywide and regional benefits anticipated to be generated by the District include:

- \$75 million in net fiscal surplus to the City over 50 years (on a present-value basis)
- \$529 million in net fiscal impact to County over 50 years (on a present-value basis), including additional direct property tax revenue to County Fire and County Library
- 3,281 housing units within the District, including affordable housing a multiple income levels
- 21,781 direct, indirect, and induced temporary, construction-related jobs in the City and County
- 9,349 direct, permanent jobs in the City
- 4,269 additional indirect and induced permanent jobs in the City and County (total of 14,349 direct, indirect, and induced jobs)
- \$3.7 billion in economic output from construction in the City and County
- \$1.8 billion in annual ongoing economic output in the City and County.

5.0 Financing Section

Projections included in this IFP are based on research and analysis of available data at the time of IFP for purposes of planning and illustration. Actual results may differ from those expressed in this document.

The Carson EIFD represents a partnership between the City and County, and as such, will be funded by property tax increment from both taxing entities. No other taxing entity is contributing property tax increment to the District. It is anticipated that property tax increment will be utilized on both a “pay-as-you-go” basis as well as security for tax increment bond issuance or loan acquisition.

Portions of the Carson EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency of Carson, and so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes until all of the Successor Agency’s obligations are retired (currently anticipated in 2041). Redevelopment Property Tax Trust Fund (“RPTTF”) residual revenues are intended to be contributed by the City and County to the District as part of the maximum allocations outlined in the following sections.

The analysis and projections herein reflect the City’s intention to dedicate incremental property tax revenue allocated to the City in lieu of motor vehicle license fees to the District pursuant to Government Code Section 53398.75€(1) in addition and in proportion to incremental AB8 property tax.

5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the City’s property tax increment to be committed to the District will be 52% throughout the District lifetime. The maximum portion of the County’s property tax increment to be committed to the District will be 25% throughout the District lifetime.

5.2 Projection of District Tax Revenues by Year

Table 3 provides an overview of the projected growth of assessed value, property tax increment, and City and County contributions to the District over the District lifetime. It is expected that a total of \$156,266,930 of incremental tax revenues will be allocated to the District by the City, and a total of \$156,266,930 of incremental tax revenues will be allocated to the District by the County, for a total allocation of taxes revenues to the EIFD of \$312,533,860. Table 4 illustrates the accumulation of affordable housing set-side funding.

Table 3: Projection of District Revenues by Year

Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	Average City Share Available (AB8+VLF)	City Increment Available	Portion of City Share Allocated	City Increment Allocated	Average County Share Available	County Increment Available	Portion of County Share Allocated	County Increment Allocated	Total Taxes Allocated to EIFD
0 2021 / 2022	\$0	\$0	11.87%	\$0	52%	\$0	24.7%	\$0	25%	\$0	\$0
1 2022 / 2023	\$420,809,462	\$4,208,095	11.87%	\$499,468	52%	\$259,639	24.7%	\$1,038,558	25%	\$259,639	\$519,279
2 2023 / 2024	\$953,315,091	\$9,533,151	11.87%	\$1,131,511	52%	\$588,195	24.7%	\$2,352,782	25%	\$588,195	\$1,176,391
3 2024 / 2025	\$1,225,684,360	\$12,256,844	11.87%	\$1,454,792	52%	\$756,247	24.7%	\$3,024,989	25%	\$756,247	\$1,512,494
4 2025 / 2026	\$1,588,758,230	\$15,887,582	11.87%	\$1,885,733	52%	\$980,264	24.7%	\$3,921,055	25%	\$980,264	\$1,960,528
5 2026 / 2027	\$2,218,486,210	\$22,184,862	11.87%	\$2,633,171	52%	\$1,368,806	24.7%	\$5,475,224	25%	\$1,368,806	\$2,737,612
6 2027 / 2028	\$2,432,710,118	\$24,327,101	11.87%	\$2,887,439	52%	\$1,500,982	24.7%	\$6,003,929	25%	\$1,500,982	\$3,001,964
7 2028 / 2029	\$2,609,863,141	\$26,098,631	11.87%	\$3,097,705	52%	\$1,610,286	24.7%	\$6,441,142	25%	\$1,610,286	\$3,220,571
8 2029 / 2030	\$2,851,182,832	\$28,511,828	11.87%	\$3,384,133	52%	\$1,759,180	24.7%	\$7,036,719	25%	\$1,759,180	\$3,518,360
9 2030 / 2031	\$3,009,340,228	\$30,093,402	11.87%	\$3,571,854	52%	\$1,856,763	24.7%	\$7,427,052	25%	\$1,856,763	\$3,713,526
10 2031 / 2032	\$3,172,336,888	\$31,723,369	11.87%	\$3,765,318	52%	\$1,957,332	24.7%	\$7,829,327	25%	\$1,957,332	\$3,914,664
11 2032 / 2033	\$3,397,374,003	\$33,973,740	11.87%	\$4,032,420	52%	\$2,096,180	24.7%	\$8,384,719	25%	\$2,096,180	\$4,192,360
12 2033 / 2034	\$3,608,452,600	\$36,084,526	11.87%	\$4,282,954	52%	\$2,226,415	24.7%	\$8,905,661	25%	\$2,226,415	\$4,452,831
13 2034 / 2035	\$3,721,106,377	\$37,211,064	11.87%	\$4,416,665	52%	\$2,295,923	24.7%	\$9,183,691	25%	\$2,295,923	\$4,591,845
14 2035 / 2036	\$3,836,476,366	\$38,364,764	11.87%	\$4,553,600	52%	\$2,367,106	24.7%	\$9,468,424	25%	\$2,367,106	\$4,734,212
15 2036 / 2037	\$3,930,533,765	\$39,305,338	11.87%	\$4,665,239	52%	\$2,425,139	24.7%	\$9,700,557	25%	\$2,425,139	\$4,850,279
16 2037 / 2038	\$4,026,472,313	\$40,264,723	11.87%	\$4,779,111	52%	\$2,484,333	24.7%	\$9,937,334	25%	\$2,484,333	\$4,968,667
17 2038 / 2039	\$4,124,329,632	\$41,243,296	11.87%	\$4,895,260	52%	\$2,544,711	24.7%	\$10,178,846	25%	\$2,544,711	\$5,089,423
18 2039 / 2040	\$4,224,144,097	\$42,241,441	11.87%	\$5,013,732	52%	\$2,606,297	24.7%	\$10,425,188	25%	\$2,606,297	\$5,212,594
19 2040 / 2041	\$4,325,954,851	\$43,259,549	11.87%	\$5,134,573	52%	\$2,669,114	24.7%	\$10,676,457	25%	\$2,669,114	\$5,338,228
20 2041 / 2042	\$4,429,801,820	\$44,298,018	11.87%	\$5,257,832	52%	\$2,733,188	24.7%	\$10,932,751	25%	\$2,733,188	\$5,466,375
21 2042 / 2043	\$4,535,725,729	\$45,357,257	11.87%	\$5,383,555	52%	\$2,798,543	24.7%	\$11,194,171	25%	\$2,798,543	\$5,597,086
22 2043 / 2044	\$4,643,768,116	\$46,437,681	11.87%	\$5,511,793	52%	\$2,865,205	24.7%	\$11,460,820	25%	\$2,865,205	\$5,730,410
23 2044 / 2045	\$4,753,971,351	\$47,539,714	11.87%	\$5,642,596	52%	\$2,933,200	24.7%	\$11,732,801	25%	\$2,933,200	\$5,866,401
24 2045 / 2046	\$4,866,378,650	\$48,663,787	11.87%	\$5,776,015	52%	\$3,002,556	24.7%	\$12,010,223	25%	\$3,002,556	\$6,005,111
25 2046 / 2047	\$4,981,034,096	\$49,810,341	11.87%	\$5,912,102	52%	\$3,073,298	24.7%	\$12,293,192	25%	\$3,073,298	\$6,146,596
26 2047 / 2048	\$5,097,982,650	\$50,979,826	11.87%	\$6,050,911	52%	\$3,145,455	24.7%	\$12,581,821	25%	\$3,145,455	\$6,290,911
27 2048 / 2049	\$5,217,270,175	\$52,172,702	11.87%	\$6,192,496	52%	\$3,219,056	24.7%	\$12,876,223	25%	\$3,219,056	\$6,438,111
28 2049 / 2050	\$5,338,943,451	\$53,389,435	11.87%	\$6,336,912	52%	\$3,294,128	24.7%	\$13,176,512	25%	\$3,294,128	\$6,588,256
29 2050 / 2051	\$5,463,050,192	\$54,630,502	11.87%	\$6,484,218	52%	\$3,370,702	24.7%	\$13,482,808	25%	\$3,370,702	\$6,741,404
30 2051 / 2052	\$5,589,639,069	\$55,896,391	11.87%	\$6,634,469	52%	\$3,448,807	24.7%	\$13,795,229	25%	\$3,448,807	\$6,897,615
31 2052 / 2053	\$5,718,759,722	\$57,187,597	11.87%	\$6,787,725	52%	\$3,528,475	24.7%	\$14,113,899	25%	\$3,528,475	\$7,056,949
32 2053 / 2054	\$5,850,462,789	\$58,504,628	11.87%	\$6,944,046	52%	\$3,609,736	24.7%	\$14,438,942	25%	\$3,609,736	\$7,219,471
33 2054 / 2055	\$5,984,799,917	\$59,847,999	11.87%	\$7,103,494	52%	\$3,692,622	24.7%	\$14,770,486	25%	\$3,692,622	\$7,385,243
34 2055 / 2056	\$6,121,823,788	\$61,218,238	11.87%	\$7,266,131	52%	\$3,777,165	24.7%	\$15,108,661	25%	\$3,777,165	\$7,554,331
35 2056 / 2057	\$6,261,588,136	\$62,615,881	11.87%	\$7,432,020	52%	\$3,863,400	24.7%	\$15,453,600	25%	\$3,863,400	\$7,726,800
36 2057 / 2058	\$6,404,147,771	\$64,041,478	11.87%	\$7,601,227	52%	\$3,951,359	24.7%	\$15,805,437	25%	\$3,951,359	\$7,902,718
37 2058 / 2059	\$6,549,558,599	\$65,495,586	11.87%	\$7,773,819	52%	\$4,041,078	24.7%	\$16,164,311	25%	\$4,041,078	\$8,082,155
38 2059 / 2060	\$6,697,877,643	\$66,978,776	11.87%	\$7,949,862	52%	\$4,132,590	24.7%	\$16,530,362	25%	\$4,132,591	\$8,265,181
39 2060 / 2061	\$6,849,163,069	\$68,491,631	11.87%	\$8,129,426	52%	\$4,225,934	24.7%	\$16,903,734	25%	\$4,225,934	\$8,451,867
40 2061 / 2062	\$7,003,474,202	\$70,034,742	11.87%	\$8,312,582	52%	\$4,321,144	24.7%	\$17,284,574	25%	\$4,321,144	\$8,642,287
41 2062 / 2063	\$7,160,871,559	\$71,608,716	11.87%	\$8,499,400	52%	\$4,418,258	24.7%	\$17,673,031	25%	\$4,418,258	\$8,836,515
42 2063 / 2064	\$7,321,416,862	\$73,214,169	11.87%	\$8,689,955	52%	\$4,517,314	24.7%	\$18,069,257	25%	\$4,517,314	\$9,034,628
43 2064 / 2065	\$7,485,173,072	\$74,851,731	11.87%	\$8,884,321	52%	\$4,618,352	24.7%	\$18,473,407	25%	\$4,618,352	\$9,236,704
44 2065 / 2066	\$7,652,204,406	\$76,522,044	11.87%	\$9,082,574	52%	\$4,721,410	24.7%	\$18,885,640	25%	\$4,721,410	\$9,442,820
45 2066 / 2067	\$7,822,576,366	\$78,225,764	11.87%	\$9,284,792	52%	\$4,826,530	24.7%	\$19,306,118	25%	\$4,826,530	\$9,653,059
46 2067 / 2068	\$7,996,355,766	\$79,963,558	11.87%	\$9,491,055	52%	\$4,933,751	24.7%	\$19,735,006	25%	\$4,933,752	\$9,867,503
47 2068 / 2069	\$8,173,610,753	\$81,736,108	11.87%	\$9,701,443	52%	\$5,043,118	24.7%	\$20,172,471	25%	\$5,043,118	\$10,086,236
48 2069 / 2070	\$8,354,410,841	\$83,544,108	11.87%	\$9,916,039	52%	\$5,154,671	24.7%	\$20,618,686	25%	\$5,154,671	\$10,309,343
49 2070 / 2071	\$8,538,826,930	\$85,388,269	11.87%	\$10,134,926	52%	\$5,268,456	24.7%	\$21,073,825	25%	\$5,268,456	\$10,536,912
50 2071 / 2072	\$8,726,931,341	\$87,269,313	11.87%	\$10,358,192	52%	\$5,384,517	24.7%	\$21,538,067	25%	\$5,384,517	\$10,769,033
Total		\$2,532,689,294		\$300,610,605	52%	\$156,266,929		\$625,067,718	25%	\$156,266,929	\$312,533,858
Present Value		\$1,083,076,794		\$128,552,828	52%	\$66,825,838		\$267,303,353	25%	\$66,825,838	\$133,651,676

Note: Present value at 3% discount rate.

Table 4: Projection of Affordable Housing Set-Aside Funds

	Fiscal Year	Total Taxes Allocated to EIFD	Affordable Housing Set-Aside
0	2021 / 2022	\$0	\$0
1	2022 / 2023	\$519,279	\$103,856
2	2023 / 2024	\$1,176,391	\$235,278
3	2024 / 2025	\$1,512,494	\$302,499
4	2025 / 2026	\$1,960,528	\$392,106
5	2026 / 2027	\$2,737,612	\$547,522
6	2027 / 2028	\$3,001,964	\$600,393
7	2028 / 2029	\$3,220,571	\$644,114
8	2029 / 2030	\$3,518,360	\$703,672
9	2030 / 2031	\$3,713,526	\$742,705
10	2031 / 2032	\$3,914,664	\$782,933
11	2032 / 2033	\$4,192,360	\$838,472
12	2033 / 2034	\$4,452,831	\$890,566
13	2034 / 2035	\$4,591,845	\$918,369
14	2035 / 2036	\$4,734,212	\$946,842
15	2036 / 2037	\$4,850,279	\$970,056
16	2037 / 2038	\$4,968,667	\$993,733
17	2038 / 2039	\$5,089,423	\$1,017,885
18	2039 / 2040	\$5,212,594	\$1,042,519
19	2040 / 2041	\$5,338,228	\$1,067,646
20	2041 / 2042	\$5,466,375	\$1,093,275
21	2042 / 2043	\$5,597,086	\$1,119,417
22	2043 / 2044	\$5,730,410	\$1,146,082
23	2044 / 2045	\$5,866,401	\$1,173,280
24	2045 / 2046	\$6,005,111	\$1,201,022
25	2046 / 2047	\$6,146,596	\$1,229,319
26	2047 / 2048	\$6,290,911	\$1,258,182
27	2048 / 2049	\$6,438,111	\$1,287,622
28	2049 / 2050	\$6,588,256	\$1,317,651
29	2050 / 2051	\$6,741,404	\$1,348,281
30	2051 / 2052	\$6,897,615	\$1,379,523
31	2052 / 2053	\$7,056,949	\$1,411,390
32	2053 / 2054	\$7,219,471	\$1,443,894
33	2054 / 2055	\$7,385,243	\$1,477,049
34	2055 / 2056	\$7,554,331	\$1,510,866
35	2056 / 2057	\$7,726,800	\$1,545,360
36	2057 / 2058	\$7,902,718	\$1,580,544
37	2058 / 2059	\$8,082,155	\$1,616,431
38	2059 / 2060	\$8,265,181	\$1,653,036
39	2060 / 2061	\$8,451,867	\$1,690,373
40	2061 / 2062	\$8,642,287	\$1,728,457
41	2062 / 2063	\$8,836,515	\$1,767,303
42	2063 / 2064	\$9,034,628	\$1,806,926
43	2064 / 2065	\$9,236,704	\$1,847,341
44	2065 / 2066	\$9,442,820	\$1,888,564
45	2066 / 2067	\$9,653,059	\$1,930,612
46	2067 / 2068	\$9,867,503	\$1,973,501
47	2068 / 2069	\$10,086,236	\$2,017,247
48	2069 / 2070	\$10,309,343	\$2,061,869
49	2070 / 2071	\$10,536,912	\$2,107,382
50	2071 / 2072	\$10,769,033	\$2,153,807
	Total	\$312,533,858	\$62,506,772
	Present Value	\$133,651,676	\$26,730,335

Note: Funding may not be expended each year, may be accumulated until the PFA has determined an efficient use / expenditure of such funding.

These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the projects identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment, and/or other sources. Separate from its participation in the District, the City has implemented a CFD to assist with ongoing services and maintenance of public improvements within the District.

As it pertains to the use of District tax increment, the PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately \$134 million of EIFD funding (in present value dollars) will be made available through bond or loan proceeds and pay-as-you-go proceeds over the District lifetime. It is estimated that approximately \$50 million will be available in the first 20 years of the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted funding capacity.

5.4 Limit on Total Dollars Allocated to the District

The total number of dollars or taxes that may be allocated to the District shall not exceed \$313,000,000 (nominal dollars). This represents a maximum allocation of \$156,500,000 from the City and \$156,500,000 from the County over the District lifetime.

The limit on the total number of dollars that the City and County will contribute to the EIFD shall be defined as the annual amount of the City and County contributions that is needed to pay bond payments, or otherwise fund the approved list of infrastructure and other projects and expenses of the District, with an estimated cost of approximately \$50 million (in present value dollars) over the first 20 years of the District lifetime and approximately \$134 million (in present value dollars) over the entire District lifetime. The infrastructure and other projects shall be considered fully funded when all projects have been financed by bonds, excess tax increment, or other funds. In the following fiscal year after the projects have been fully funded, and any year thereafter up to the time limit, any City and County contributions in excess of remaining bond payments shall be returned by the EIFD to the City and County according to their respective proportions. The EIFD shall provide the County an annual accounting of the status of the funding of the approved infrastructure projects and notify the County when they have been fully funded.

To the extent a computation of the limit on total dollars allocated to the district is needed in future dollars at some time in the future, the analysis shall utilize as a benchmark index the California Department of General Services (DGS) California Construction Cost Index (CCCI).

The PFA authorizes the County, throughout the existence of the PFA and the District, to review the PFA's calculations to determine if excess property tax increment revenue exists, as defined above, in any given year. The PFA shall cooperate with such review by providing reasonable access, inspection privileges, and copies of the PFA's and/or District's records to County staff upon request, as necessary to review the PFA's calculations. In the event a County review

determines excess property tax increment revenue exists, the PFA shall return such excess back to the City and County in proportion to those entities' contributions to the excess amount.

5.5 District Termination Date

The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2099. This IFP assumes that the District will be formed in Fiscal Year 2021-2022 and will begin receiving tax revenues in Fiscal Year 2022-2023.

5.6 Analysis of Costs to Provide Facilities and Services

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately \$14.2 million, and annual costs to the County will be approximately \$7.6 million to service the area of the District.

5.7 Fiscal Impact Analysis

Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. Table 5 presents an overview of fiscal impacts to the City and County.

Table 5: Overview of Fiscal Impacts to City and County

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Carson			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$17,219,617	\$1,054,660,400	\$427,417,900
Estimated Fiscal Expenditures	\$14,193,500	\$879,816,000	\$352,870,800
Estimated Net Fiscal Impact to City	\$3,026,117	\$174,844,400	\$74,547,100
County of Los Angeles			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$29,958,550	\$1,728,056,400	\$718,604,900
Estimated Fiscal Expenditures	\$7,568,100	\$471,059,500	\$189,721,600
Estimated Net Fiscal Impact to County	\$22,390,450	\$1,256,996,900	\$528,883,300

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$3.0 million to the City and an annual net fiscal surplus of \$22.4 million the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$74.5 million for the City and \$528.9 million for the County on a present-value basis. This is in addition to the Community economic benefits outlined in Section 4 of this IFP (e.g. jobs, housing, remediation of contamination, connectivity, active transportation).

5.8 Developer Reimbursement for Transit Priority Project

The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470. To the extent that a developer is willing to fund Transit Priority Project infrastructure expenditures beyond and in advance of said developer's fair share (not contemplated at this time), the PFA may consider and evaluate such reimbursement at the appropriate time.

6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

7.0 Goals of the District

The goals of the District's implementation of the public facilities outlined in Section 3.2 is to support the City's General Plan, facilitate the cleanup and reuse of former landfill sites serving the larger County region, support implementation of regional connectivity through active transportation, and facilitate the growth of a regional educational institution in CSUDH. The District additionally aims to implement Statewide policy goals of housing supply and sustainable infrastructure investment.

The underlying objectives include economic development in the form of fiscal revenue generation for the City, County, and other taxing entities, job creation, provision of new housing supply at multiple income levels, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address critical infrastructure and affordable housing project funding, which are needed to catalyze private sector investment and development.

8.0 Appendices

Appendix A: Map of Boundaries of the Carson EIFD

Appendix B: Legal Description of the Carson EIFD

Appendix C: Projected Tax Increment Revenue Analysis

Appendix D: Fiscal Impact Analysis

Appendix E: General Plan Environmental Impact Report

8.0 Appendices

Appendix A: Map of Boundaries of the Carson EIFD

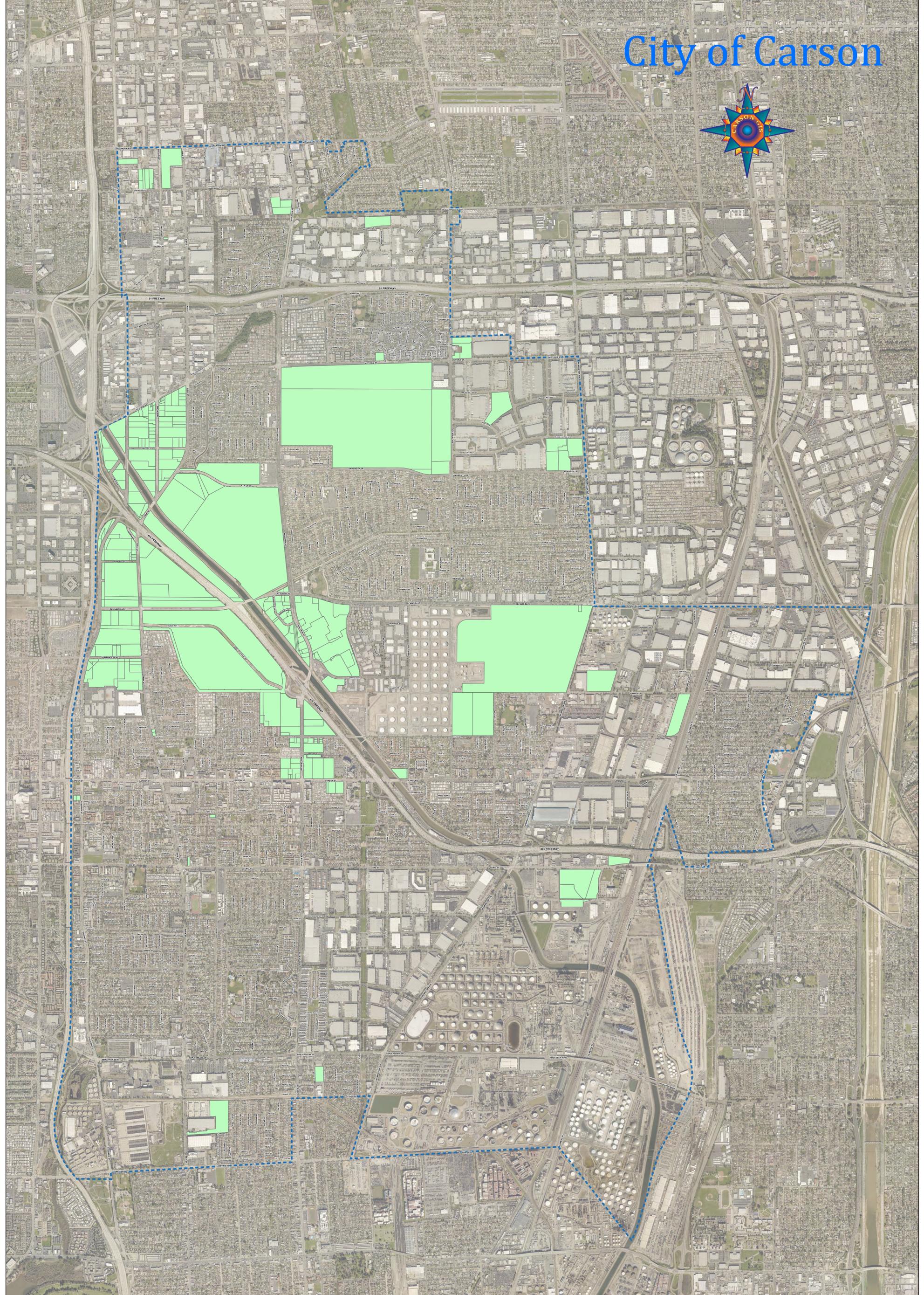
Appendix B: Legal Description of the Carson EIFD

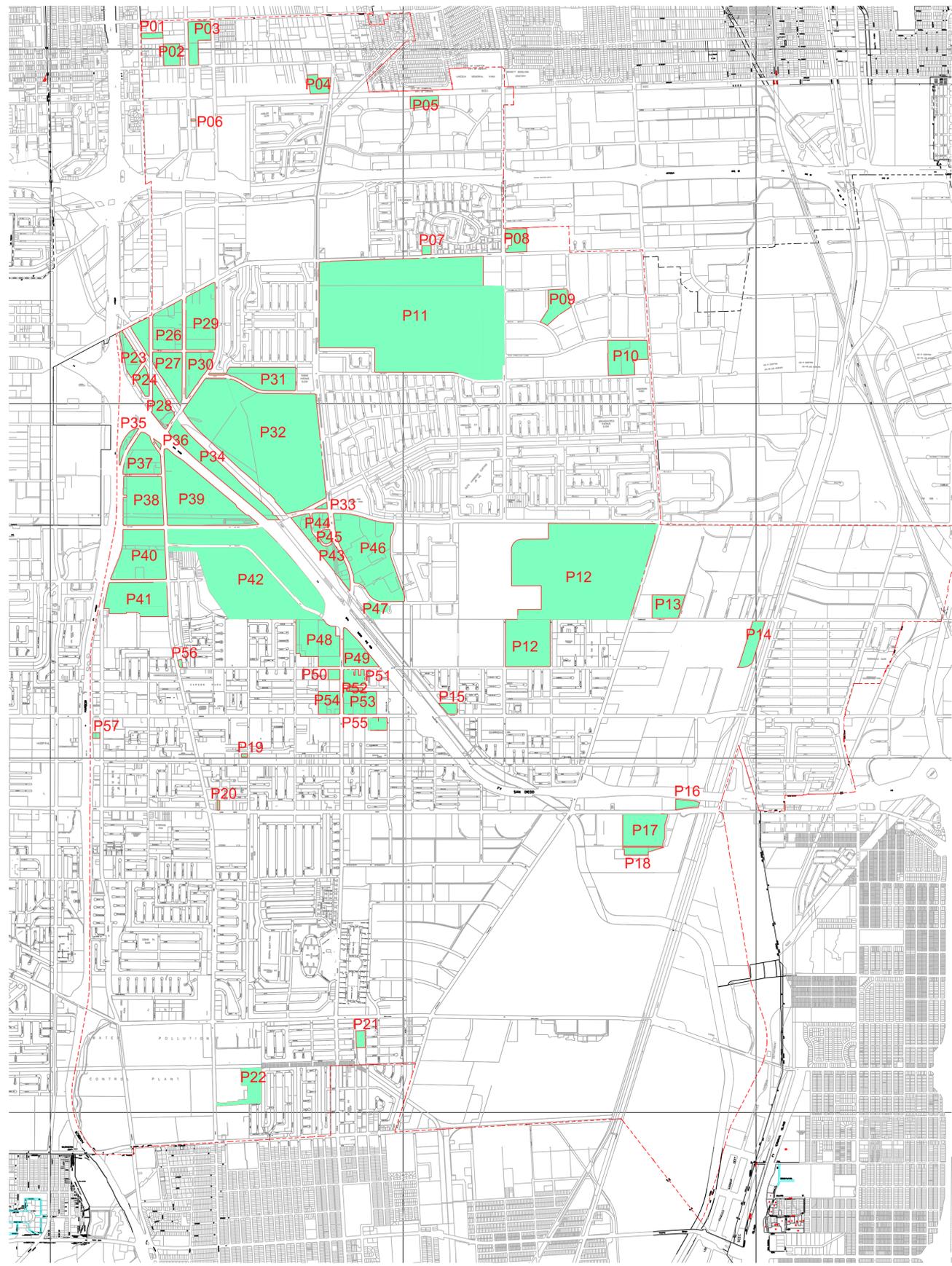
Appendix C: Projected Tax Increment Revenue Analysis

Appendix D: Fiscal Impact Analysis

Appendix E: General Plan Environmental Impact Report

DRAFT





DATE:	7/19/2021
SCALE:	AS SHOWN
DRAWN:	M.R.S.
DESIGNER:	
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JOB NO.:	AEI-20-0126

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REGISTERED PROFESSIONAL ENGINEER
 No. 28818
 CIVIL
 STATE OF CALIFORNIA



PROJECT:
ENHANCED INFRASTRUCTURE FINANCIAL DISTRICT
 CITY OF CARSON, CA

REVISIONS	DATE	BY

SHEET OF SHEET(S)

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 1 & 2

CITY OF CARSON ADDRESS(ES):

16200 S. FIGUEROA ST.
380 W. GARDENA BLVD.

COUNTY ASSESSOR'S ACRES+/-

PAR 1 6125-018-014 2.31 ac
PAR 2 6125-019-055 6.67 ac

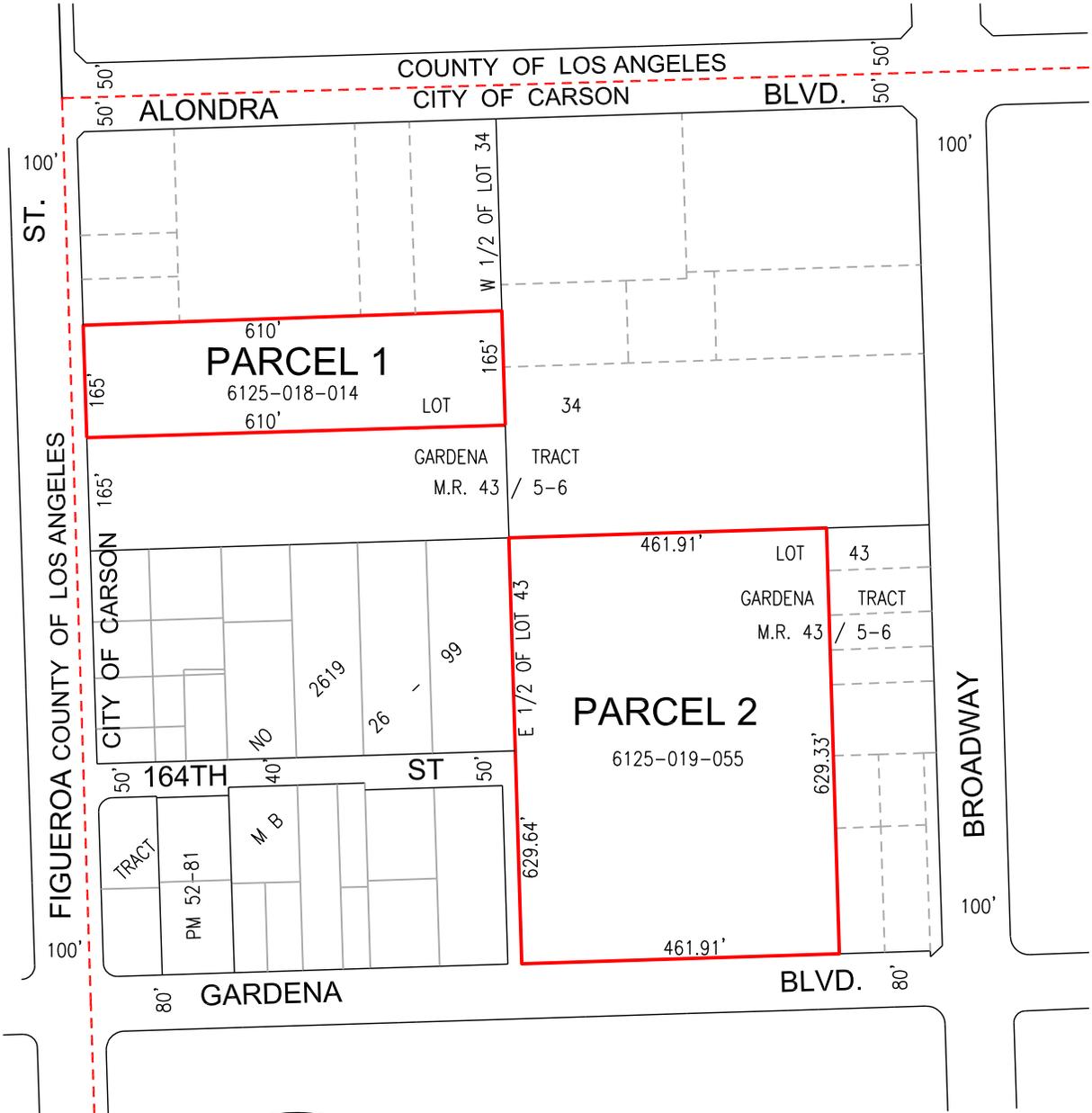
COUNTY BLOCK 0720
& MODULE(S): 02

COUNTY BLOCK 0620
& MODULE(S): 93

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:

PAR 1 2.31 ac
PAR 2 6.67 ac



SCALE: 1"=250'



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Civil Engineers / Land Surveyors

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 3

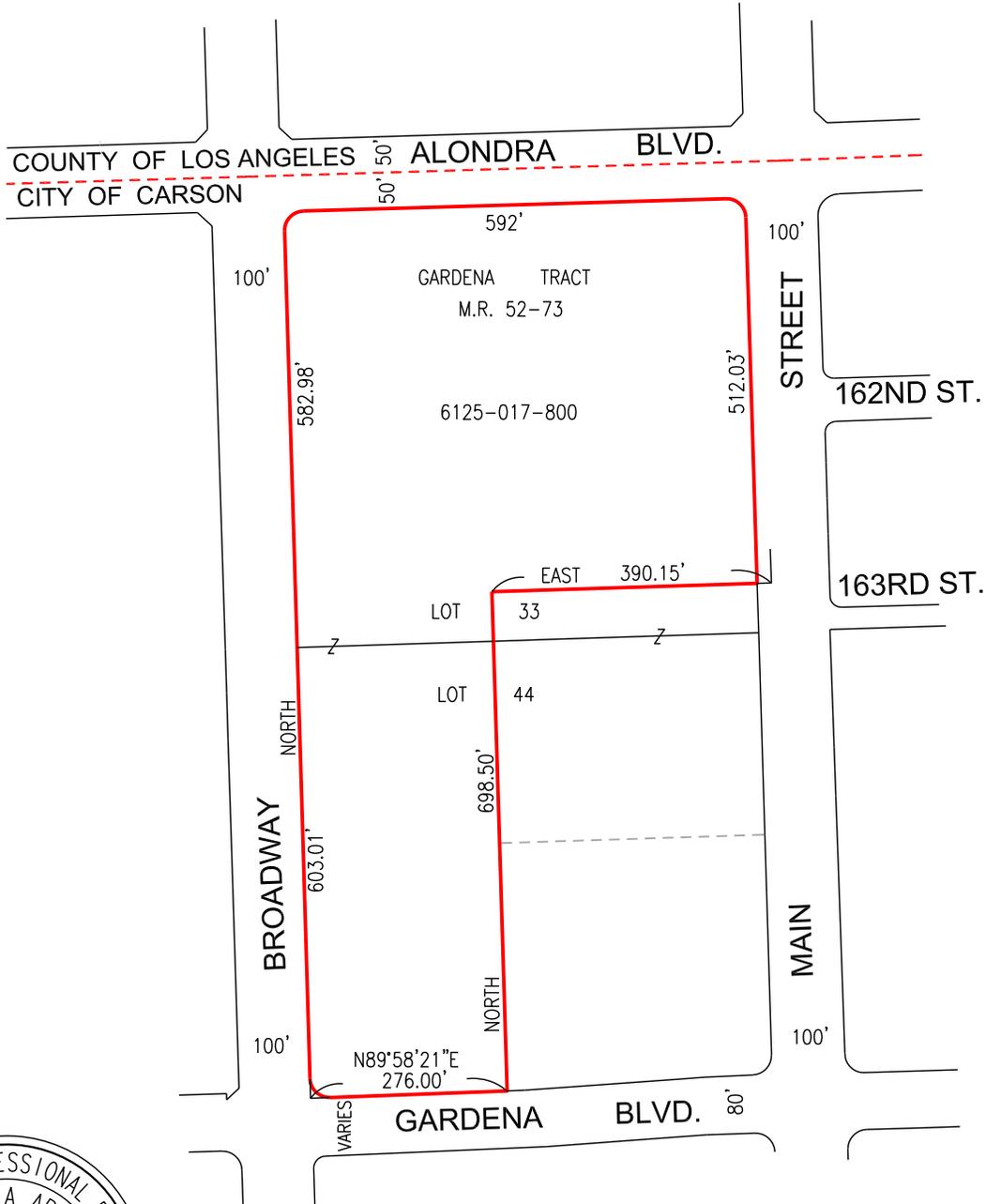
CITY OF CARSON ADDRESS(ES):
100 W. ALONDRA BLVD.

COUNTY ASSESSOR'S ACRES+/-
6125-017-800 12.42 ac

COUNTY BLOCK 0720
& MODULE(S):
04

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
12.42 ac



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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 4

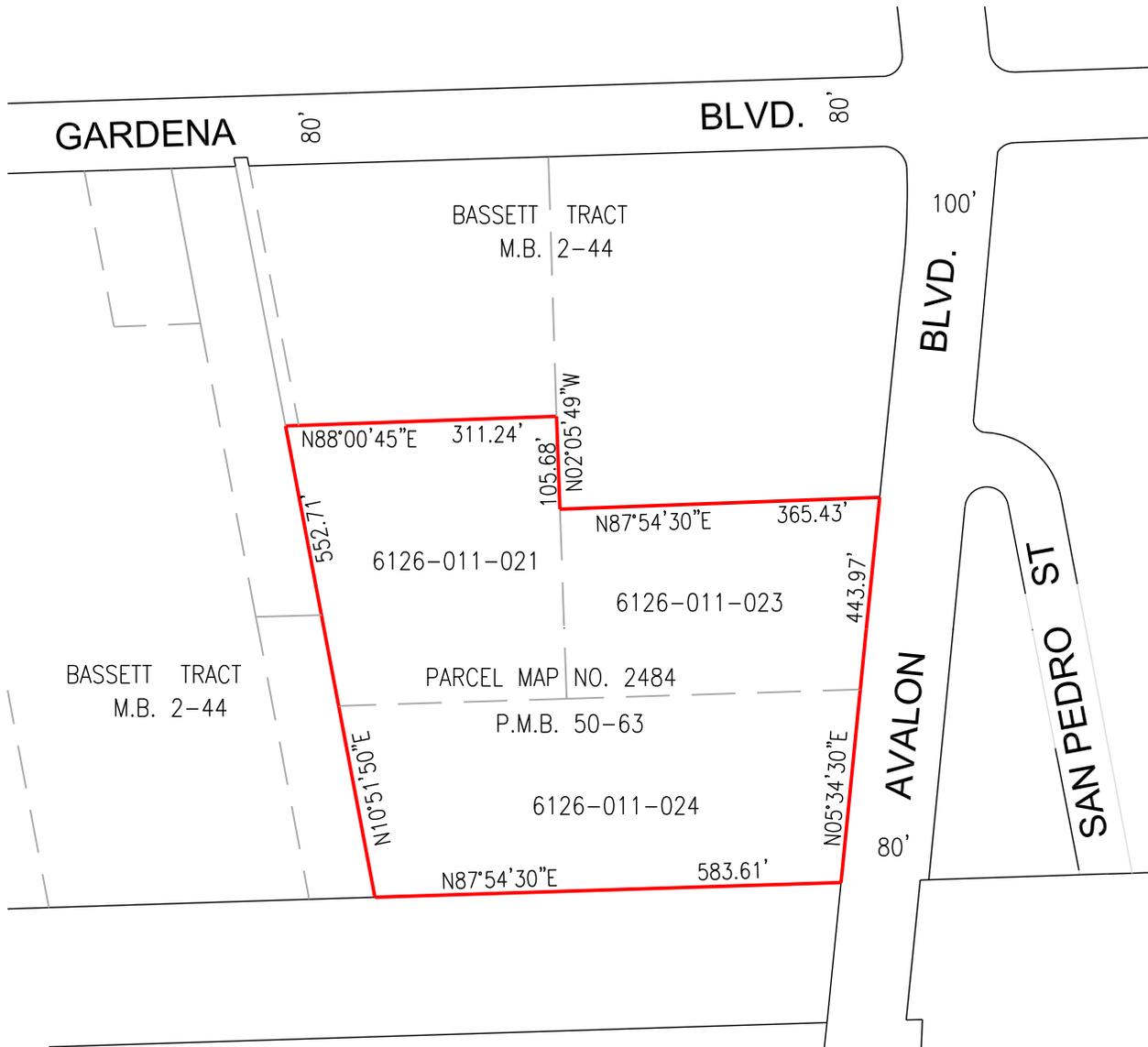
CITY OF CARSON ADDRESS(ES):
16627 AVALON BLVD.

COUNTY ASSESSOR'S ACRES+/-

6126-011-021	2.14± ac
6126-011-023	1.78± ac
6126-011-024	2.88± ac
	<u>6.76 ac</u>

COUNTY BLOCK 0620
& MODULE(S):
97

AREA CALCULATION:
6.76 ac



SCALE: 1"=200'



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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 5

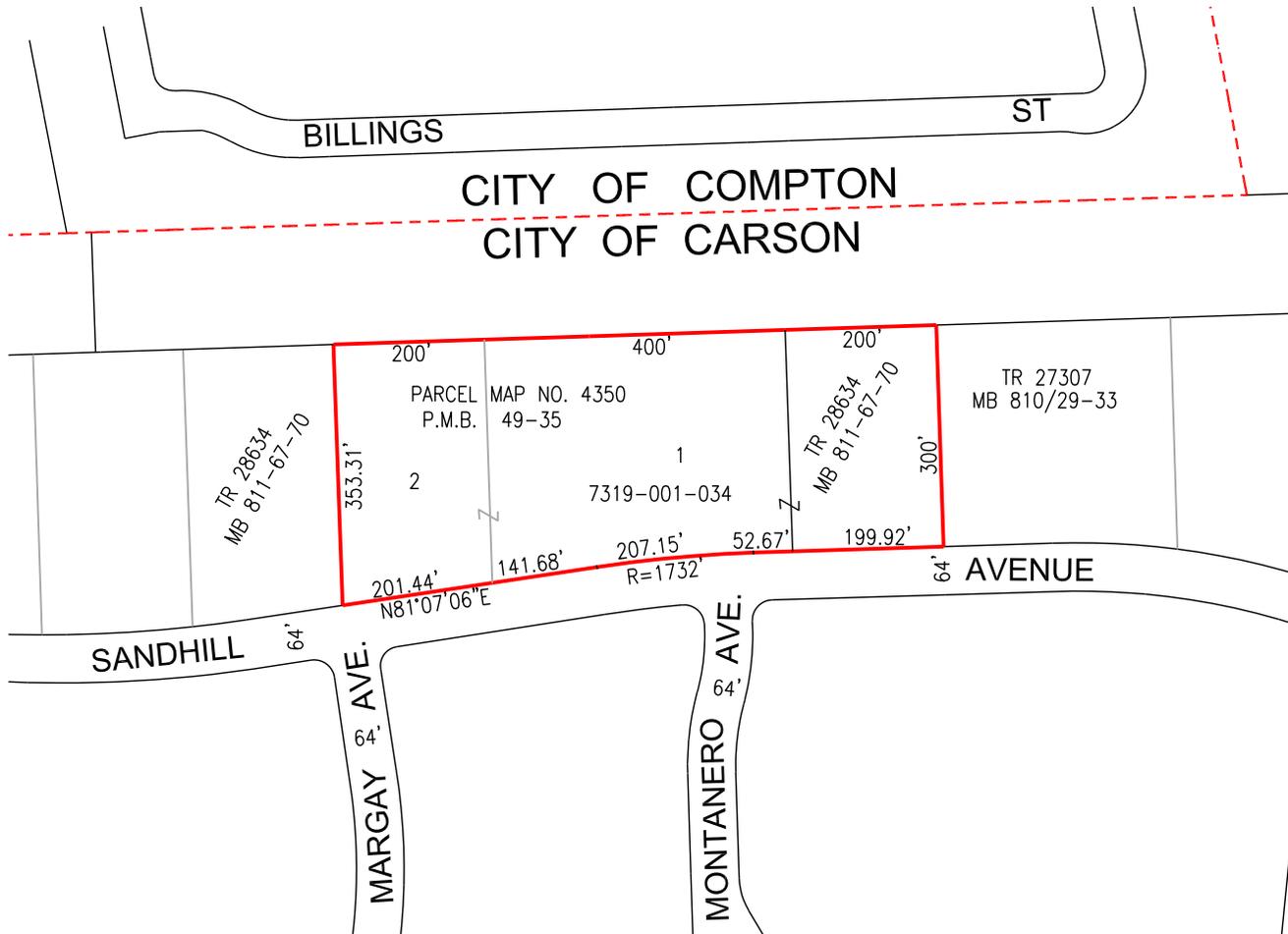
CITY OF CARSON ADDRESS(ES):
1055 SANDHILL AVE.

COUNTY ASSESSOR'S ACRES+/-
7319-001-034 5.79 ac

COUNTY BLOCK 0621
& MODULE(S):
80

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY
ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR
ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
5.79 ac



SCALE: 1"=250'



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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 6

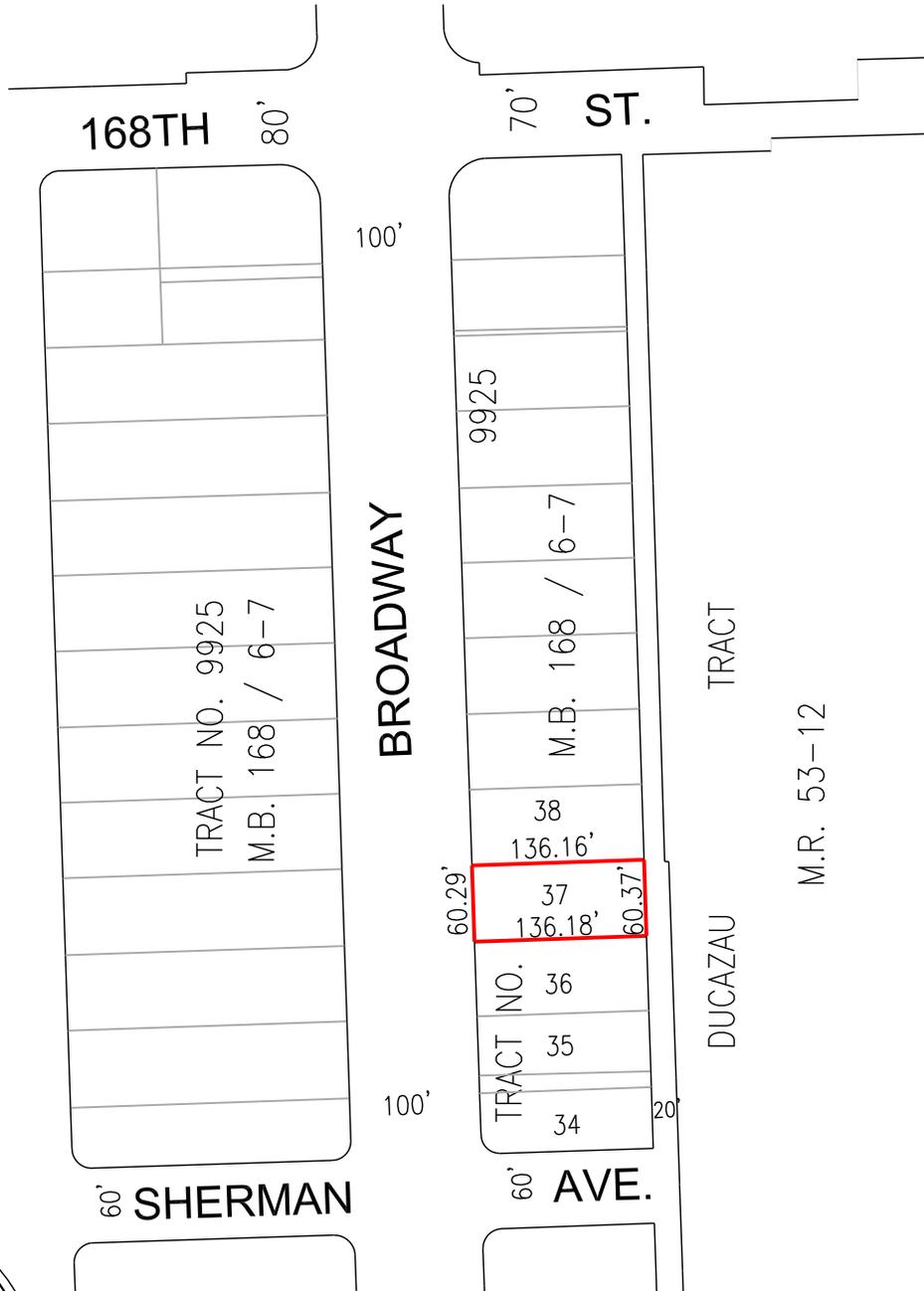
CITY OF CARSON ADDRESS(ES):
16920 S BROADWAY ST.

COUNTY ASSESSOR'S ACRES+/-
6126-004-017 8,210 SF

COUNTY BLOCK 0620
& MODULE(S):
83

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
8,210 SF



SCALE: 1"=150'

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CITY OF CARSON EIFD

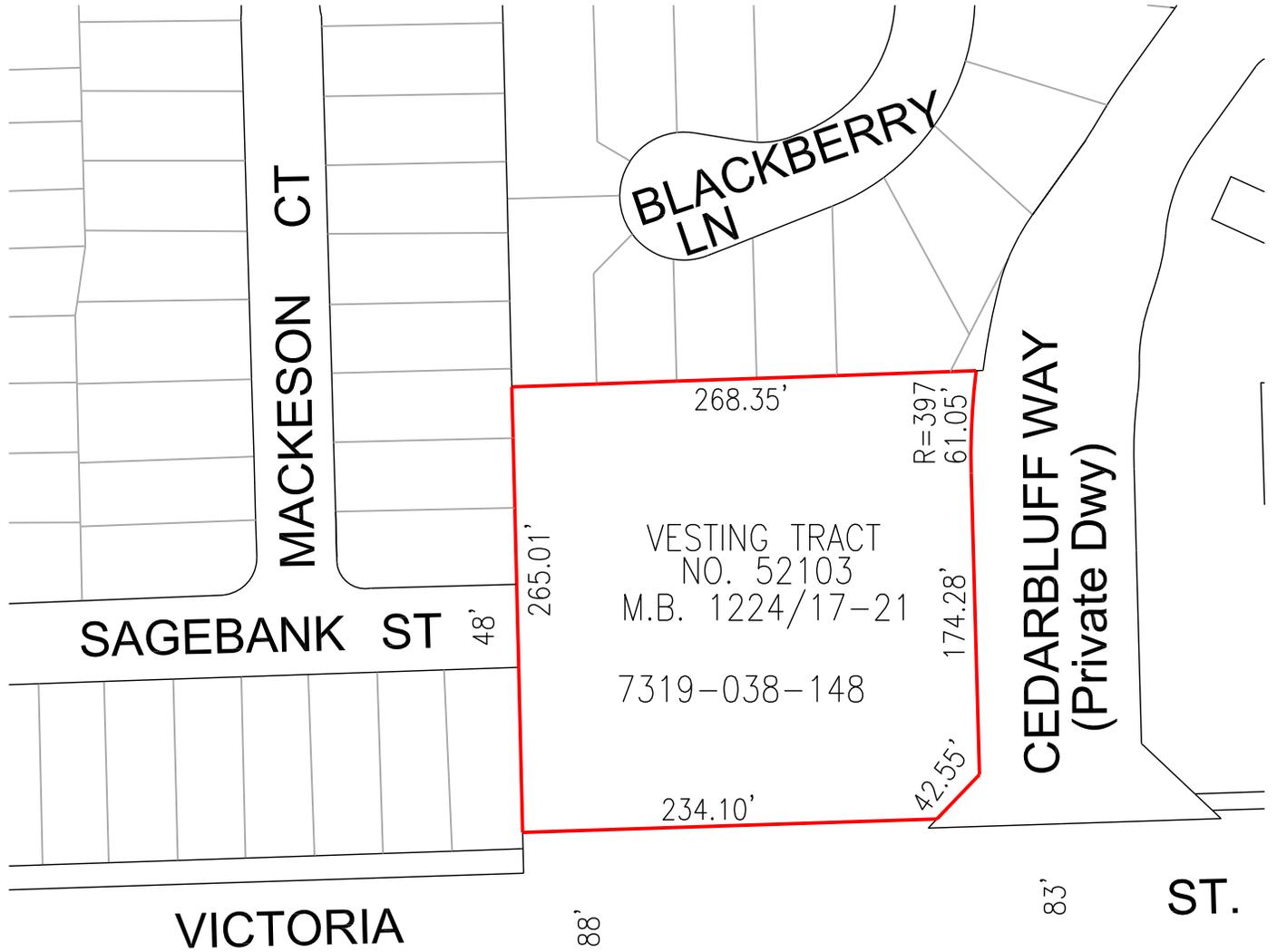
EXHIBIT MAP - PAR 7

CITY OF CARSON ADDRESS(ES):
1000 E VICTORIA ST.

COUNTY ASSESSOR'S ACRES+/-
7319-038-148 1.57 ac

COUNTY BLOCK 0621
& MODULE(S):
40

AREA CALCULATION:
1.57 ac



SCALE: 1"=100'

PREPARED BY:

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 8

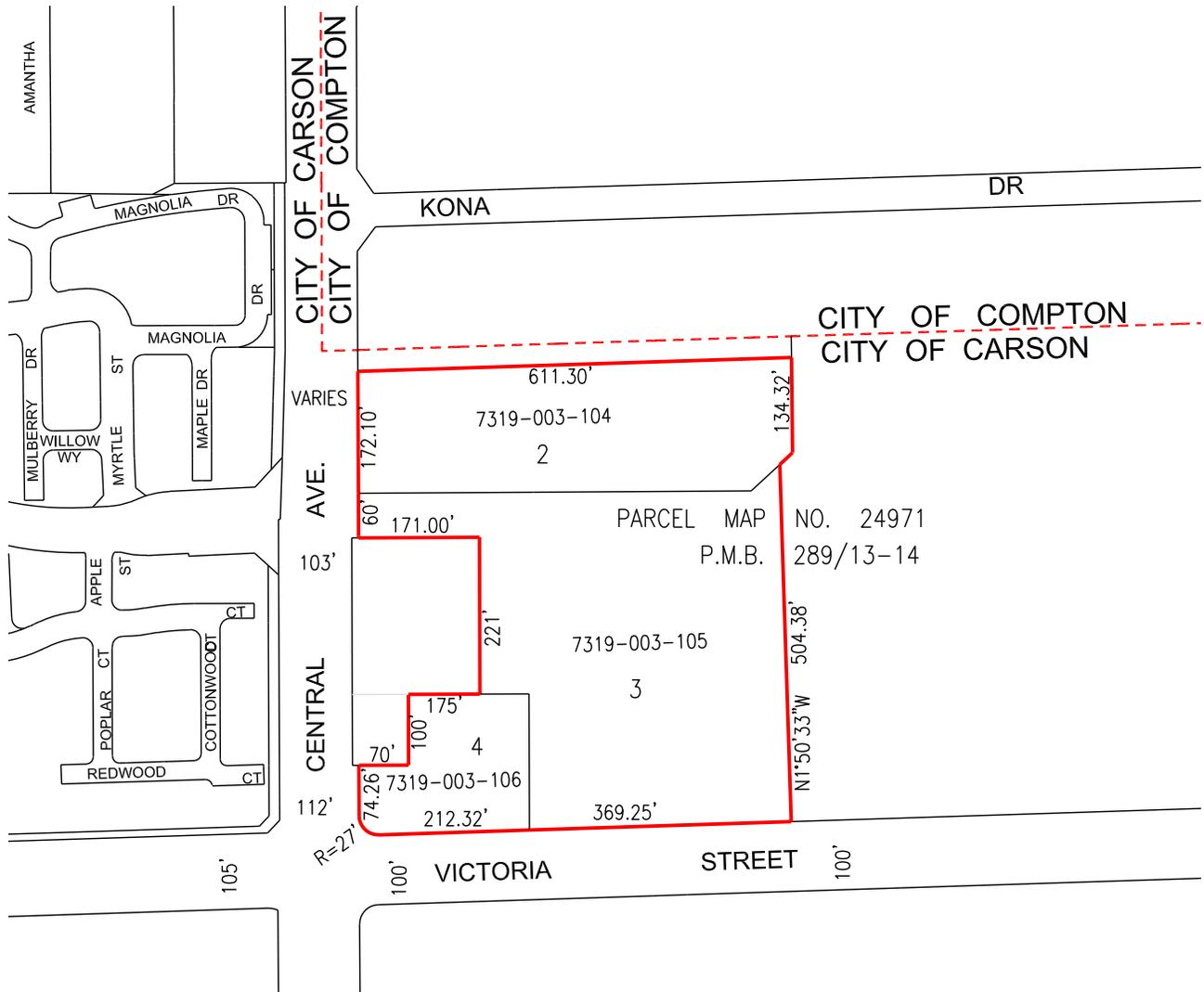
CITY OF CARSON ADDRESS(ES):
1471 E VICTORIA ST.

COUNTY ASSESSOR'S ACRES+/-	
7319-003-104	2.51 ac
7319-003-105	3.78 ac
7319-003-106	0.94 ac
	<u>7.23 ac</u>

COUNTY BLOCK 0621
& MODULE(S):
43

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
7.23 ac



SCALE: 1"=250'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 9

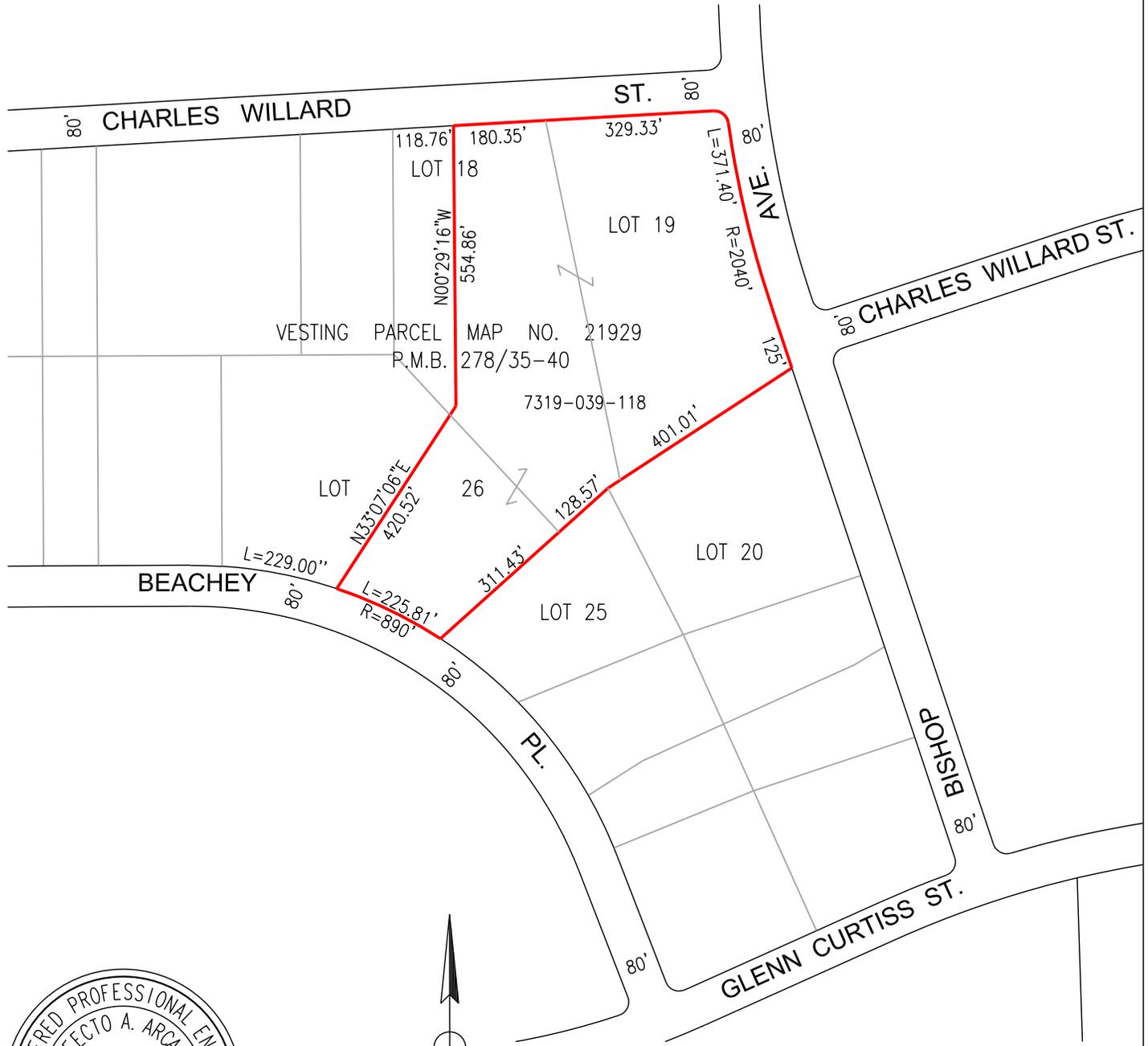
CITY OF CARSON ADDRESS(ES):
1450 CHARLES WILLARD ST.

COUNTY ASSESSOR'S ACRES+/-
7319-039-118 6.46 ac

COUNTY BLOCK 0621
& MODULE(S):
24

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY
ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR
ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
6.46 ac



VESTING PARCEL MAP NO. 21929
R.M.B. 278/35-40
7319-039-118



SCALE: 1"=300'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 10

CITY OF CARSON ADDRESS(ES):
18701 WILMINGTON AVE.

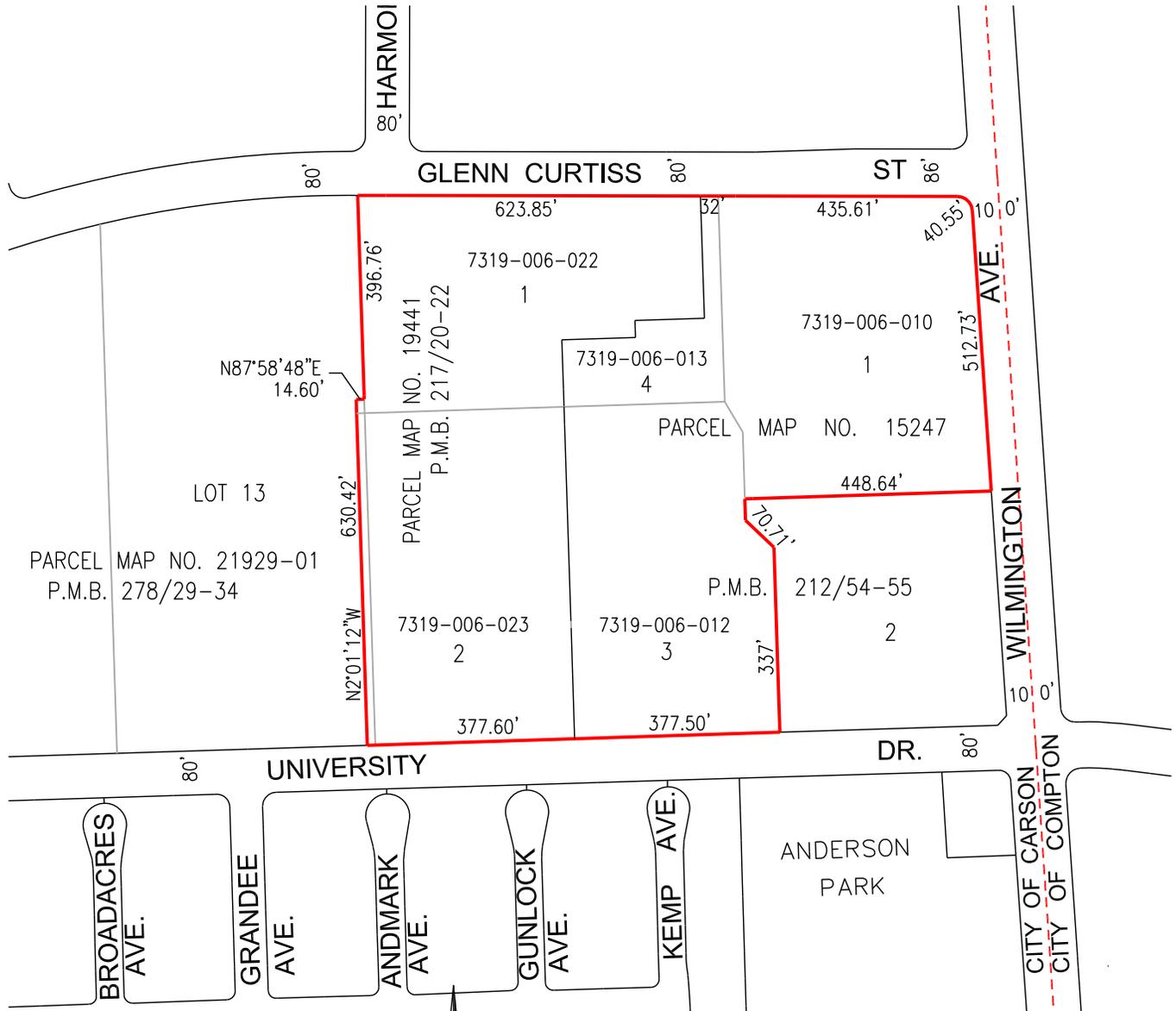
COUNTY ASSESSOR'S ACRES+/-

7319-006-010	5.37 ac
7319-006-012	4.57 ac
7319-006-013	0.63 ac
7319-006-022	3.93 ac
7319-006-023	4.16 ac
	<u>18.66 ac</u>

COUNTY BLOCK 0621
& MODULE(S):
16

AREA CALCULATION:
18.66 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



SCALE: 1"=300'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 11

CITY OF CARSON ADDRESS(ES):
1000 E VICTORIA ST.

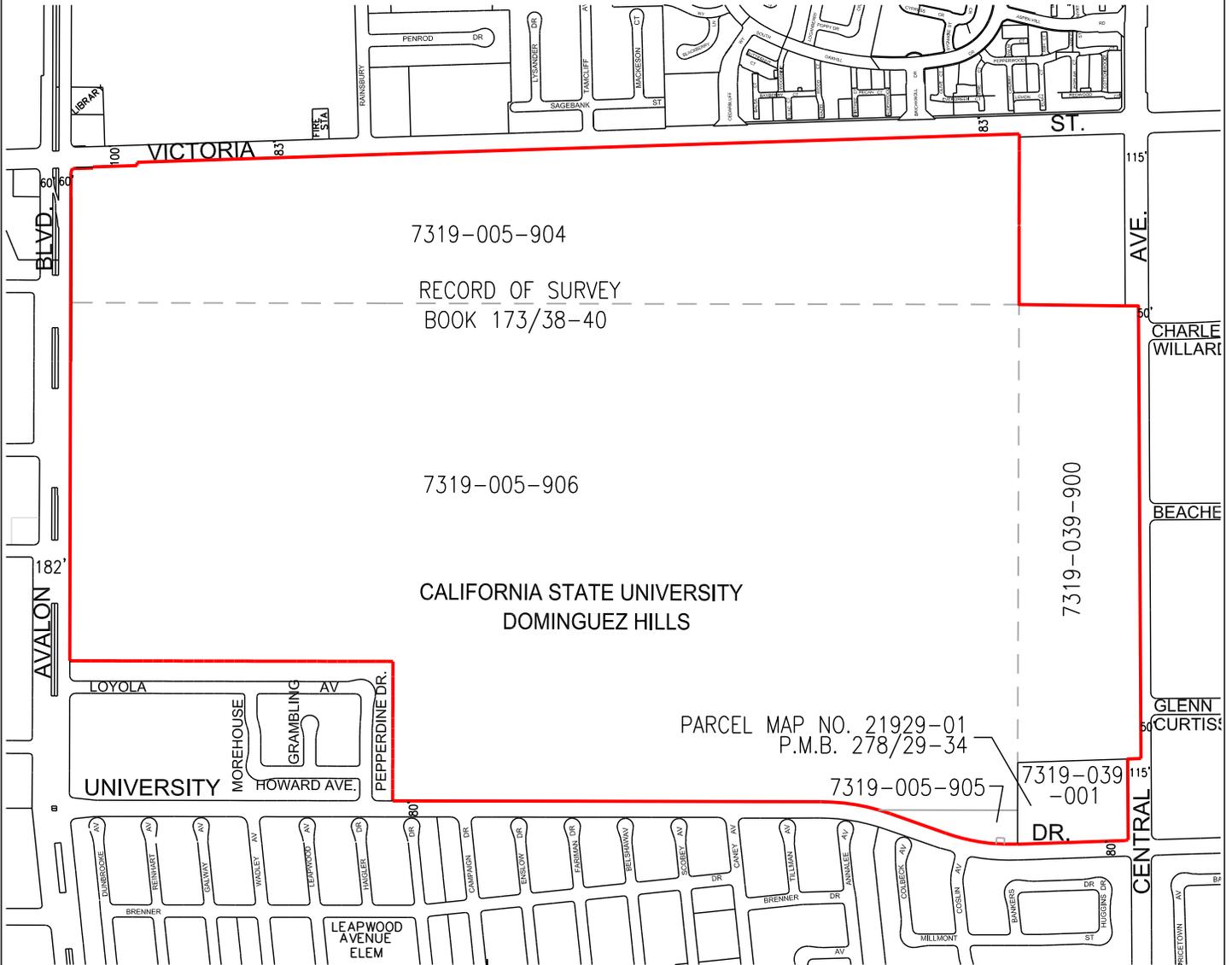
COUNTY ASSESSOR'S ACRES+/-

7319-005-904	81.19 ac
7319-005-905	1.57 ac
7319-005-906	236.15 ac
7319-039-001	4.97 ac
7319-039-900	32.30 ac
	<u>356.08 ac</u>

COUNTY BLOCK 0621
& MODULE(S):
20

AREA CALCULATION:
356.08 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



SCALE: 1"=800'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 12

CITY OF CARSON ADDRESS(ES):

20915 S WILMINGTON AVENUE
 20945 S WILMINGTON AVENUE
 1860 E DEL AMO BLVD

COUNTY ASSESSOR'S ACRES+/-

7318-018-008	200.73 ac
7318-018-009	8.60 ac
7318-018-900	0.46 ac
7326-001-003	19.53 ac
7326-001-005	5.50 ac
7326-001-006	13.99 ac
	<u>248.81 ac</u>

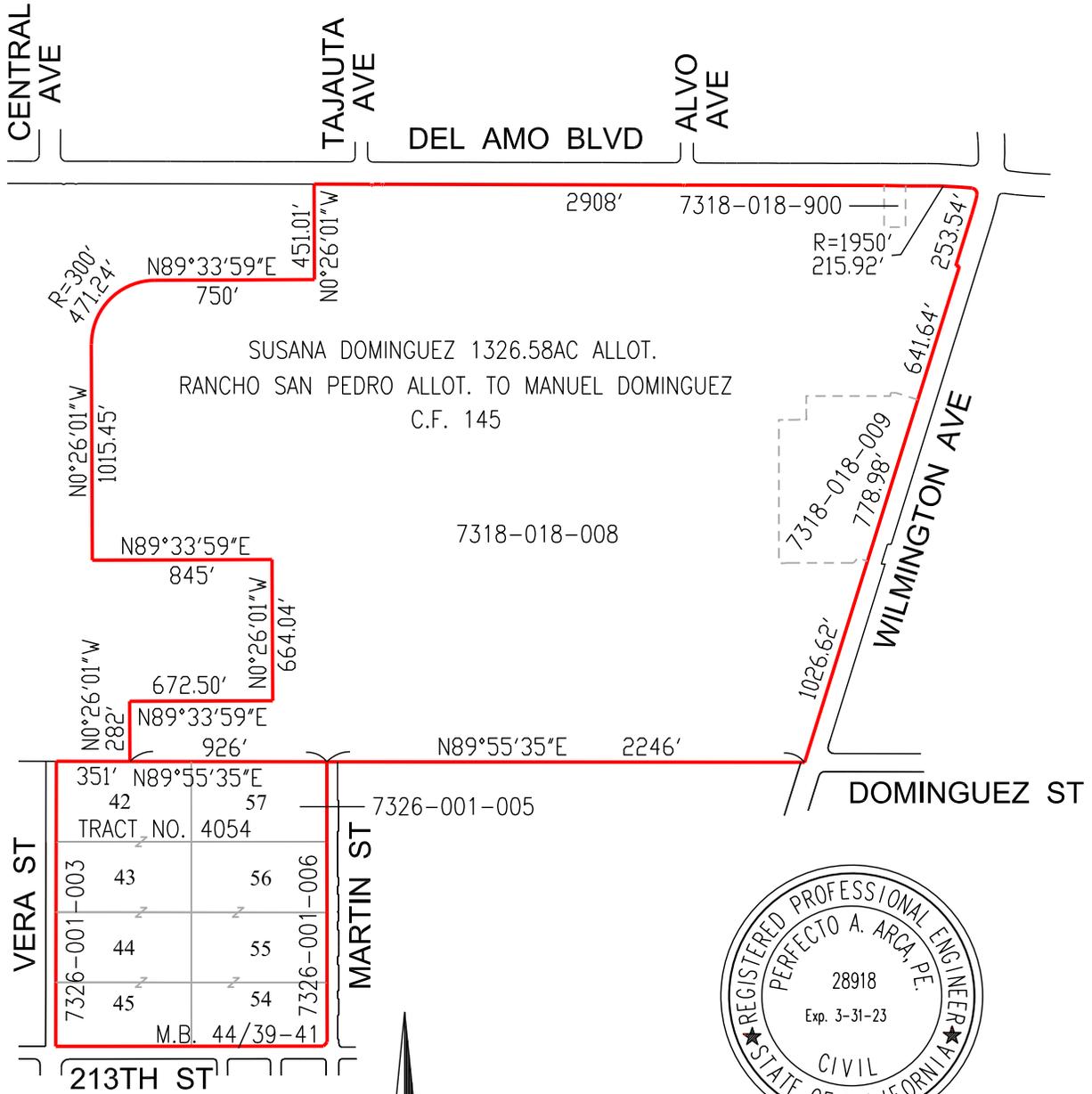
COUNTY BLOCK 0521 & MODULE(S):

23,33,44,45,46,
 53,54,55,56,
 64,65,66

AREA CALCULATION:

248.81 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



SCALE: 1"=800'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 13

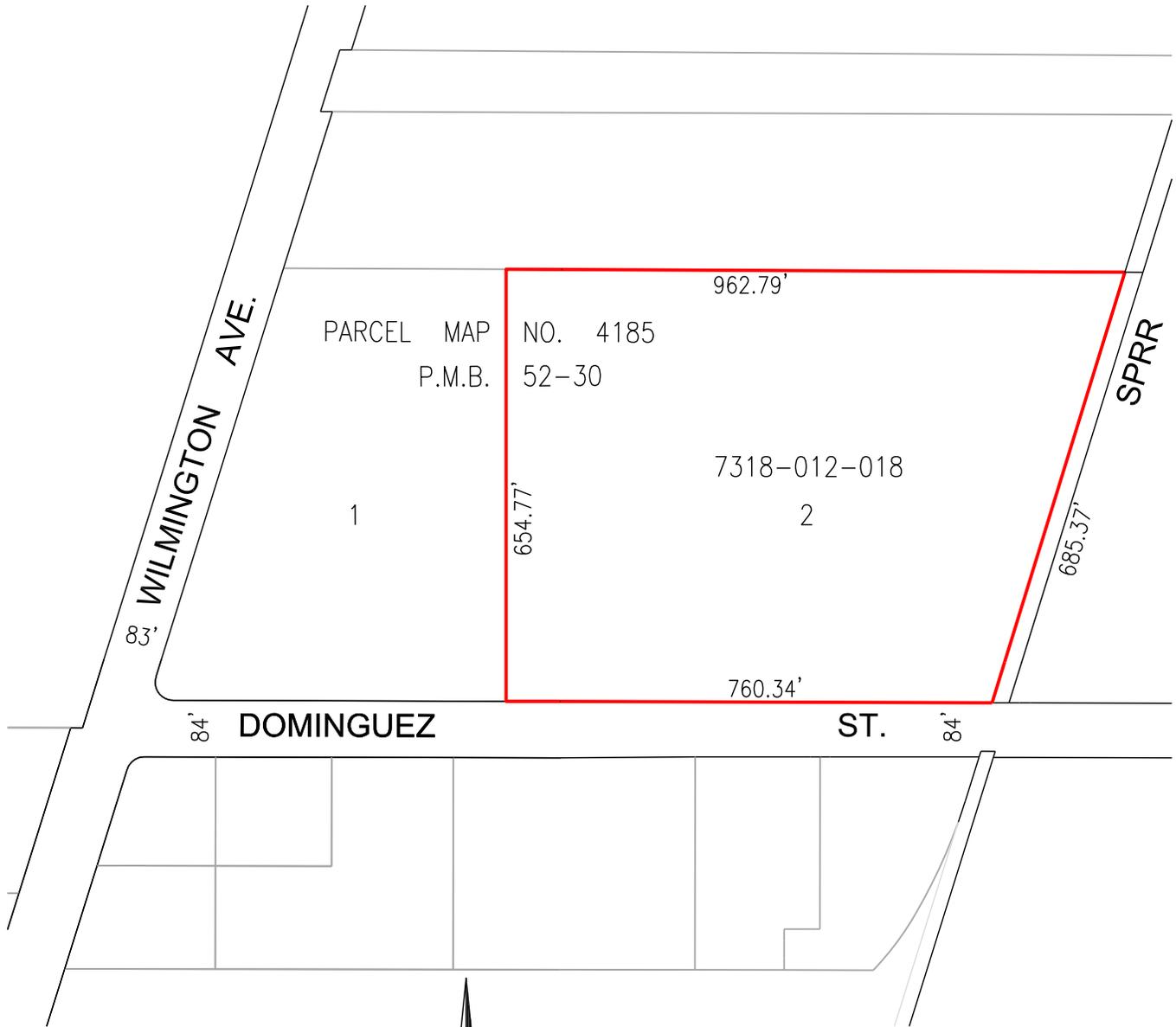
CITY OF CARSON ADDRESS(ES):
2001 E DOMINGUEZ ST.

COUNTY ASSESSOR'S ACRES+/-
7318-012-018 12.61 ac

COUNTY BLOCK 0521
& MODULE(S):
47

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
12.61 ac



SCALE: 1"=250'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 14

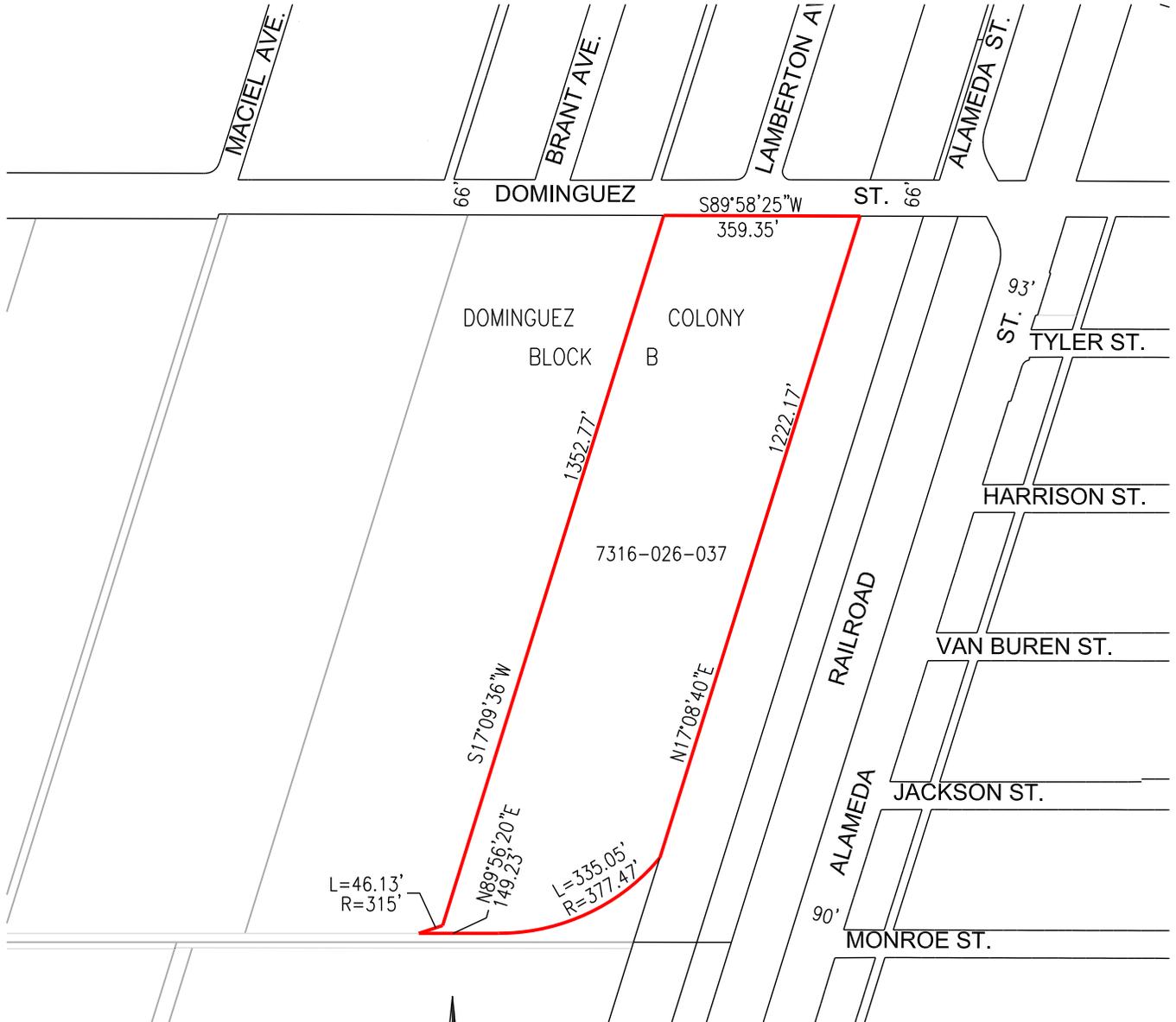
CITY OF CARSON ADDRESS(ES):
2390 E DOMINGUEZ ST.

COUNTY ASSESSOR'S ACRES+/-
7316-026-037 10.74 ac

COUNTY BLOCK 0521
& MODULE(S):
39

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
10.74 ac



SCALE: 1"=300'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 15

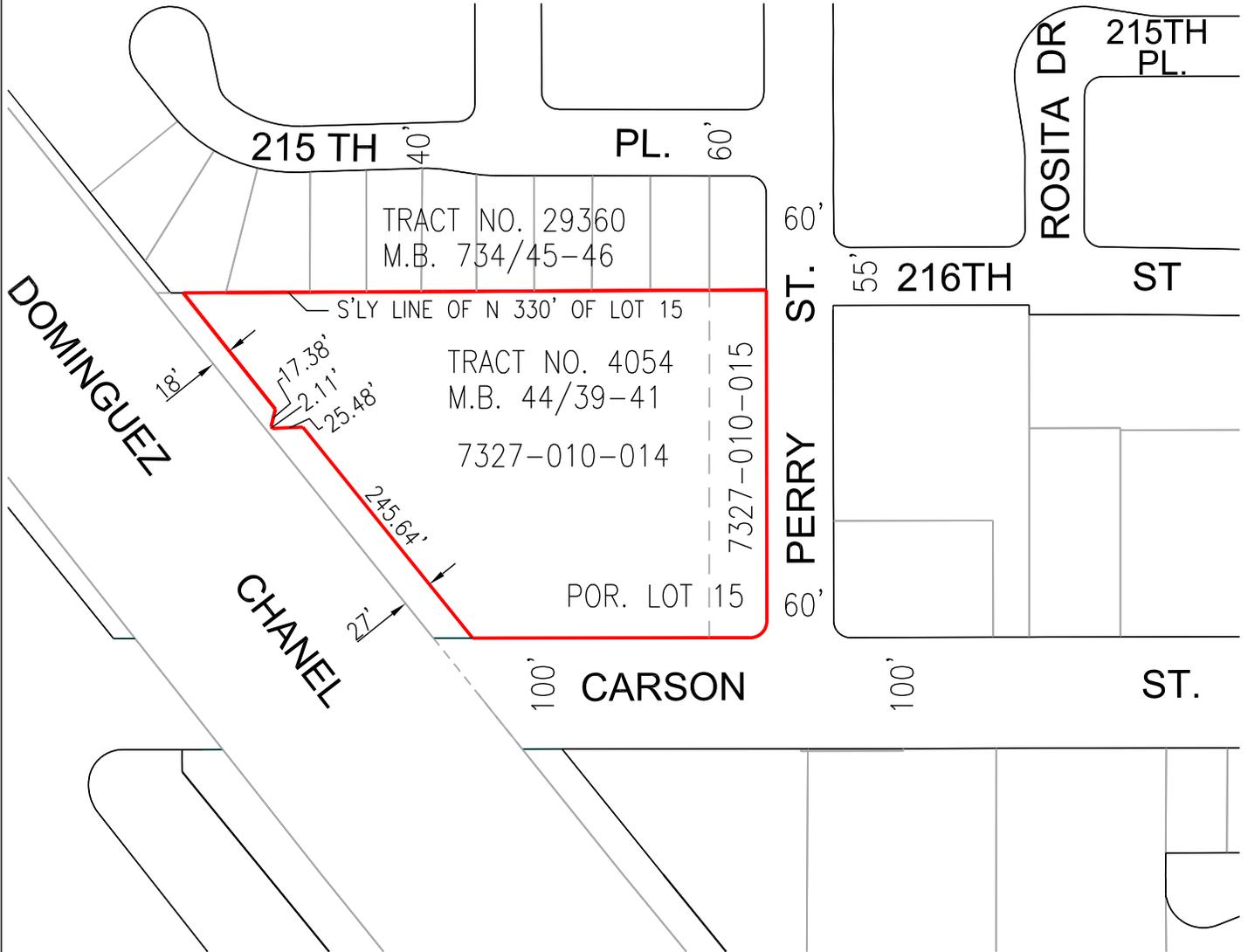
CITY OF CARSON ADDRESS(ES):
21611 PERRY ST.

COUNTY ASSESSOR'S ACRES+/-
7327-010-014 2.43 ac
7327-010-015 0.37 ac
2.80 ac

COUNTY BLOCK 0521
& MODULE(S):
11

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
2.80 ac



SCALE: 1"=150'

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CITY OF CARSON EIFD

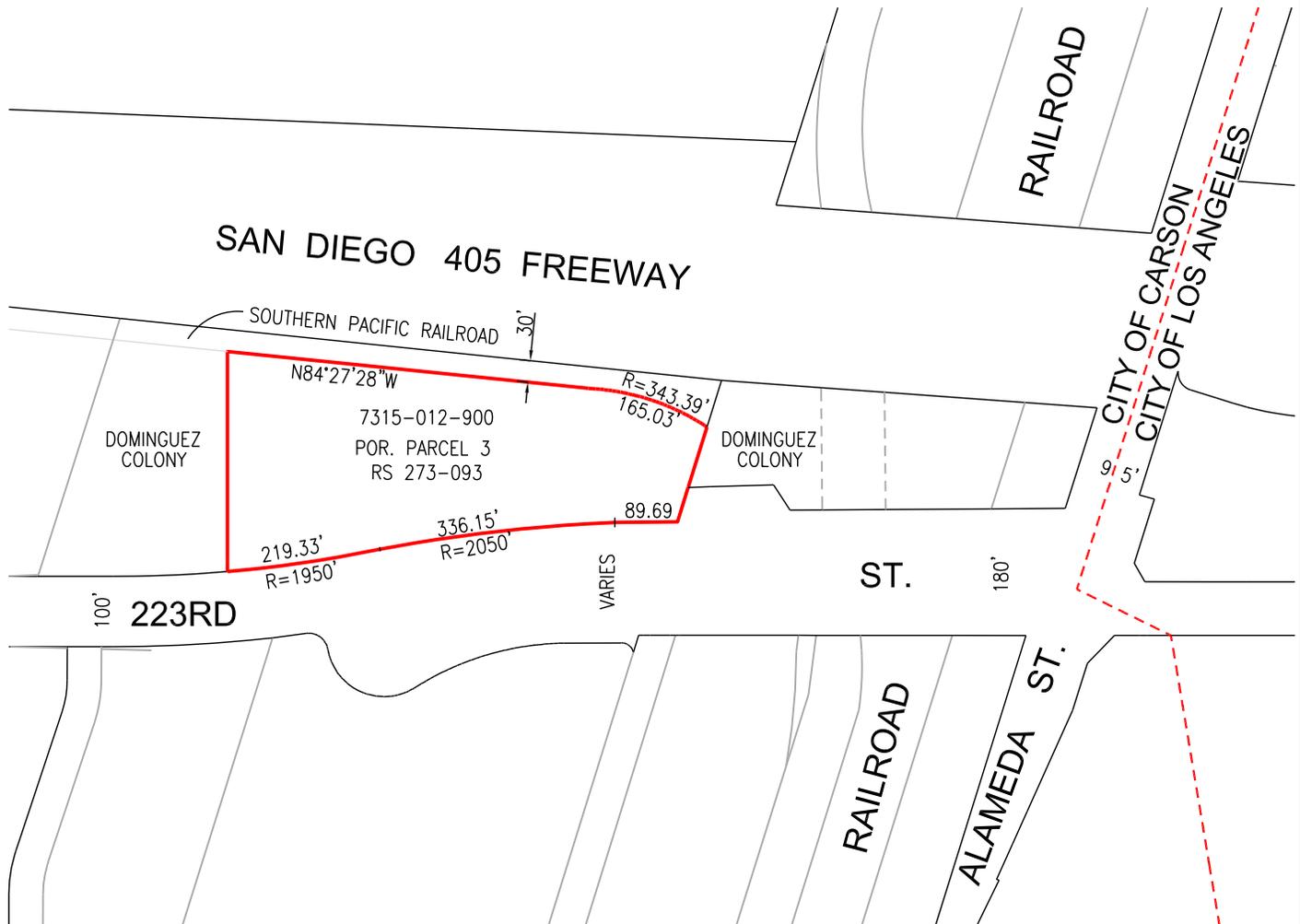
EXHIBIT MAP - PAR 16

CITY OF CARSON ADDRESS(ES):
2337 E. 223RD ST.

COUNTY ASSESSOR'S ACRES+/-
7315-012-900 3.07 ac

COUNTY BLOCK 0421
& MODULE(S): 87

AREA CALCULATION:
3.07 ac



SCALE: 1"=250'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 17,18

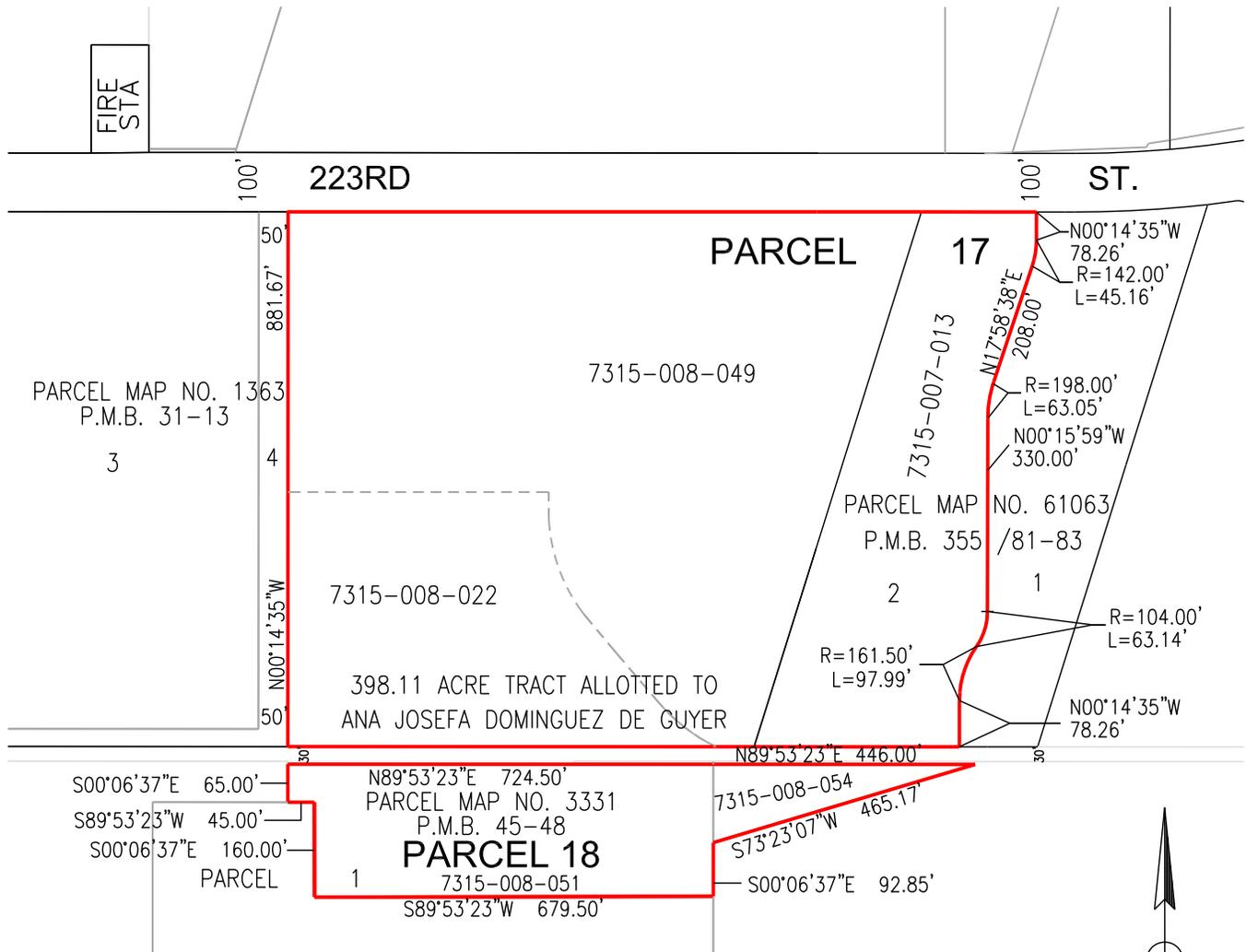
CITY OF CARSON ADDRESS(ES):
2112 E. 223RD ST.

COUNTY ASSESSOR'S ACRES+/-
 PAR 17 7315-008-049 13.57 ac
 7315-008-022 5.38 ac
 7315-007-013 5.54 ac
 24.49 ac

COUNTY BLOCK 0421
& MODULE(S): 76

PAR 18 7315-008-051 3.58 ac
 7315-008-054 0.68 ac
 4.26 ac

AREA CALCULATION:
 PAR 17 24.49 ac
 PAR 18 4.26 ac



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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 19

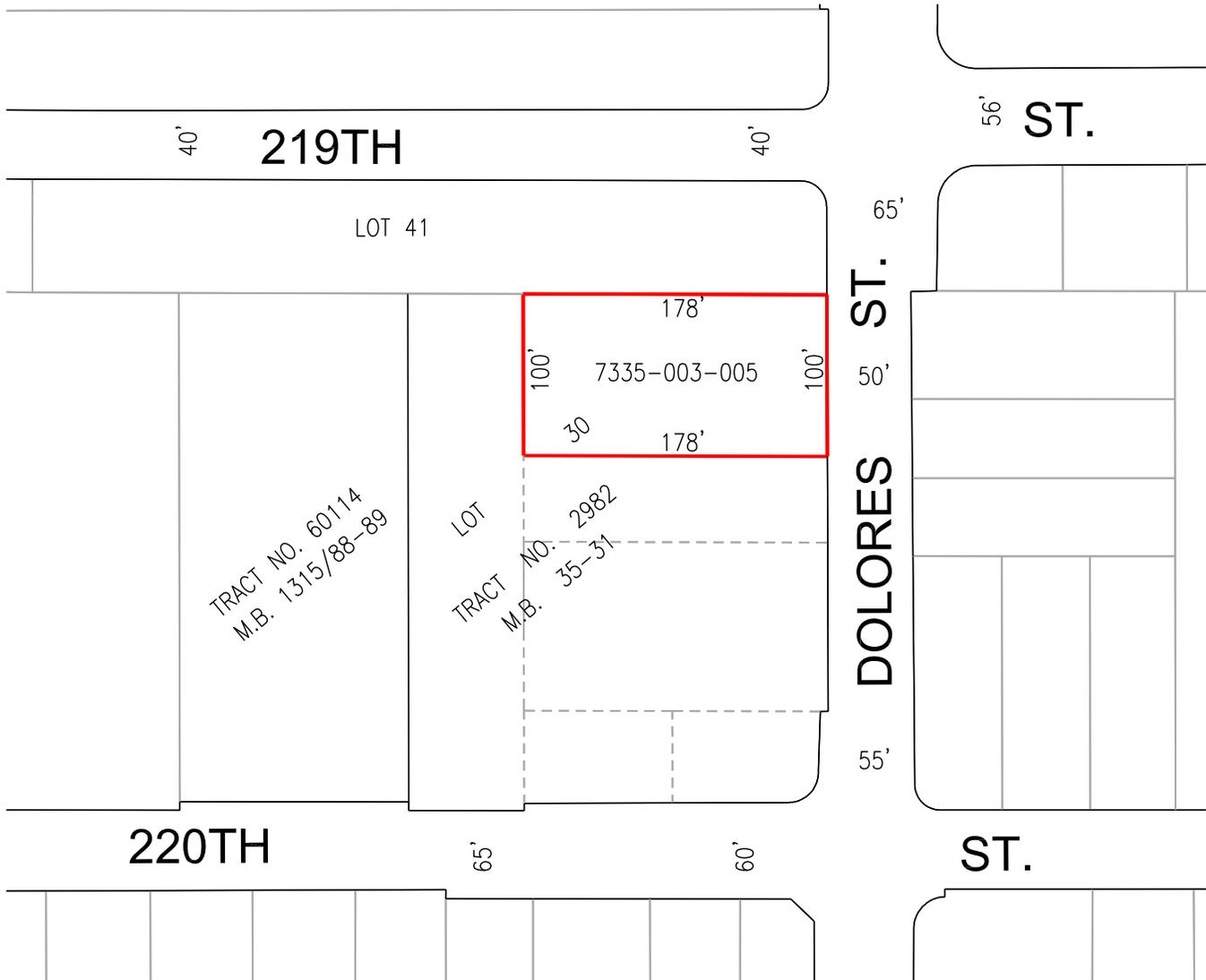
CITY OF CARSON ADDRESS(ES):
21915 DOLORES ST.

COUNTY ASSESSOR'S ACRES+/-
7335-003-005 0.41 ac

COUNTY BLOCK 0520
& MODULE(S):
05

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
0.41 ac



SCALE: 1"=300'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 20

CITY OF CARSON ADDRESS(ES):
123 E. 223RD ST.

COUNTY ASSESSOR'S ACRES+/-
7335-024-024 0.45 ac

COUNTY BLOCK 0420
& MODULE(S):
84

AREA CALCULATION:
0.45 ac



SCALE: 1"=300'

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CITY OF CARSON EIFD

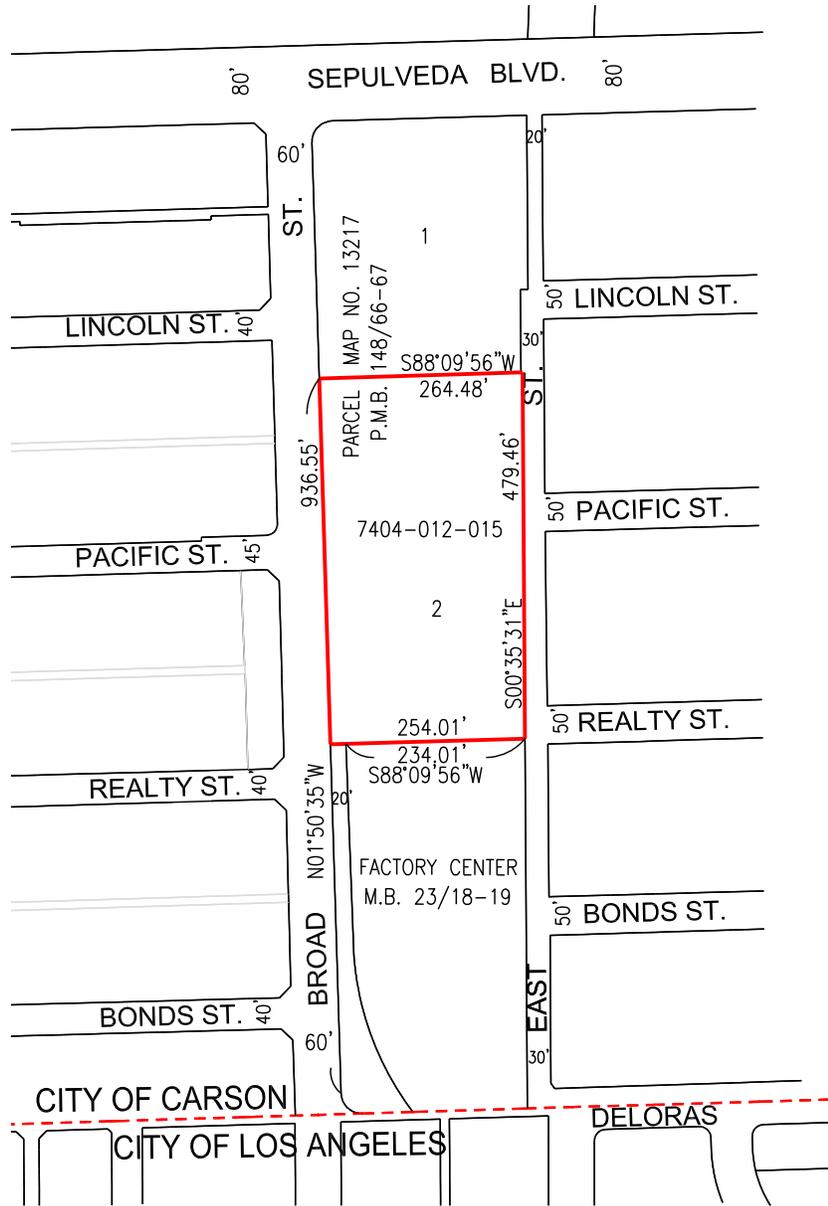
EXHIBIT MAP - PAR 21

CITY OF CARSON ADDRESS(ES):
24100 BROAD ST.

COUNTY ASSESSOR'S ACRES+/-
7404-012-015 2.84 ac

COUNTY BLOCK 0420
& MODULE(S):
28

AREA CALCULATION:
2.84 ac



SCALE: 1"=250'



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CITY OF CARSON EIFD

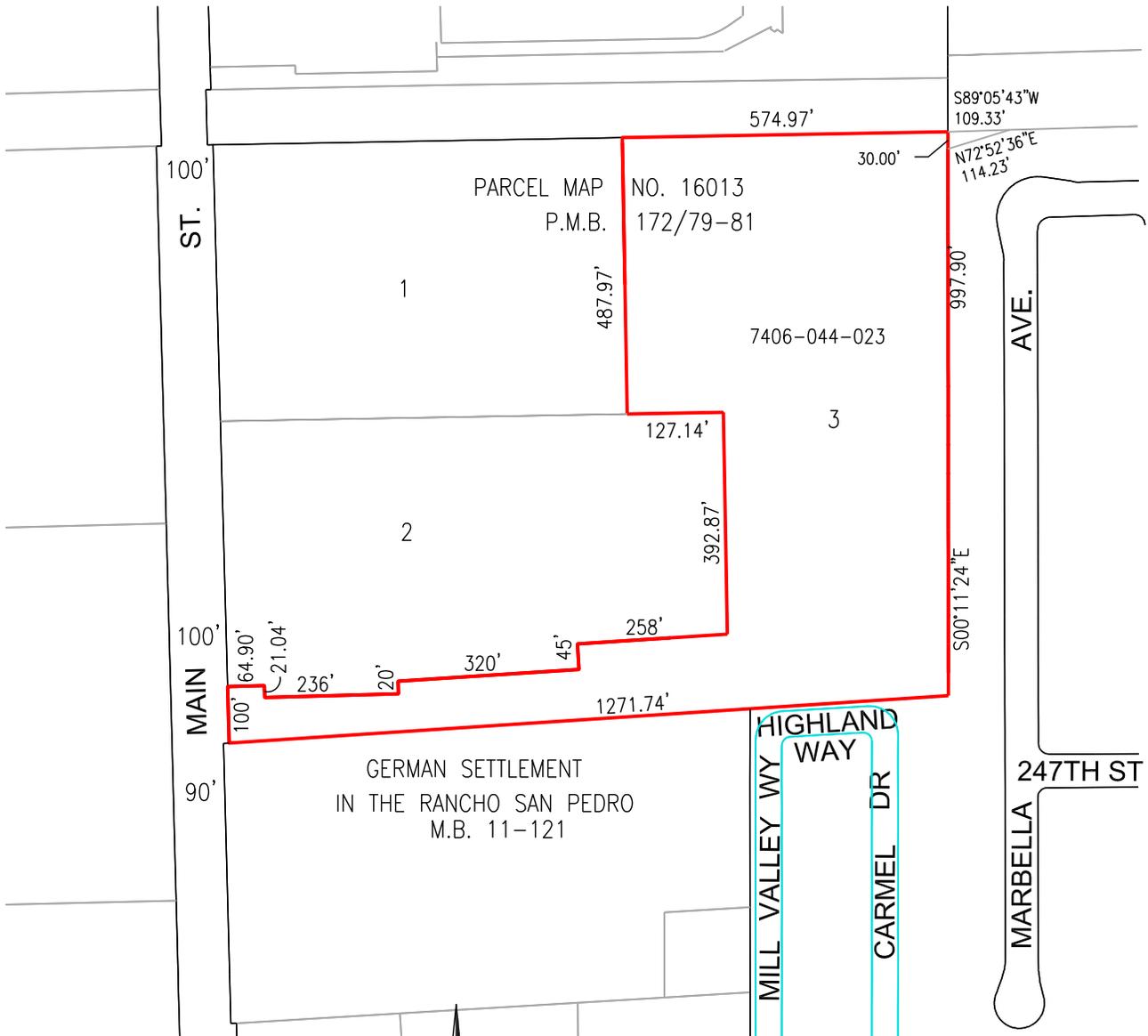
EXHIBIT MAP - PAR 22

CITY OF CARSON ADDRESS(ES):
24700 MAIN ST.

COUNTY ASSESSOR'S ACRES+/-
7406-044-023 10.45 ac

COUNTY BLOCK 0420
& MODULE(S):
05

AREA CALCULATION:
10.45 ac



SCALE: 1"=300'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 23 & 25

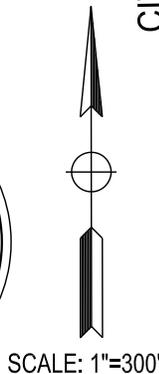
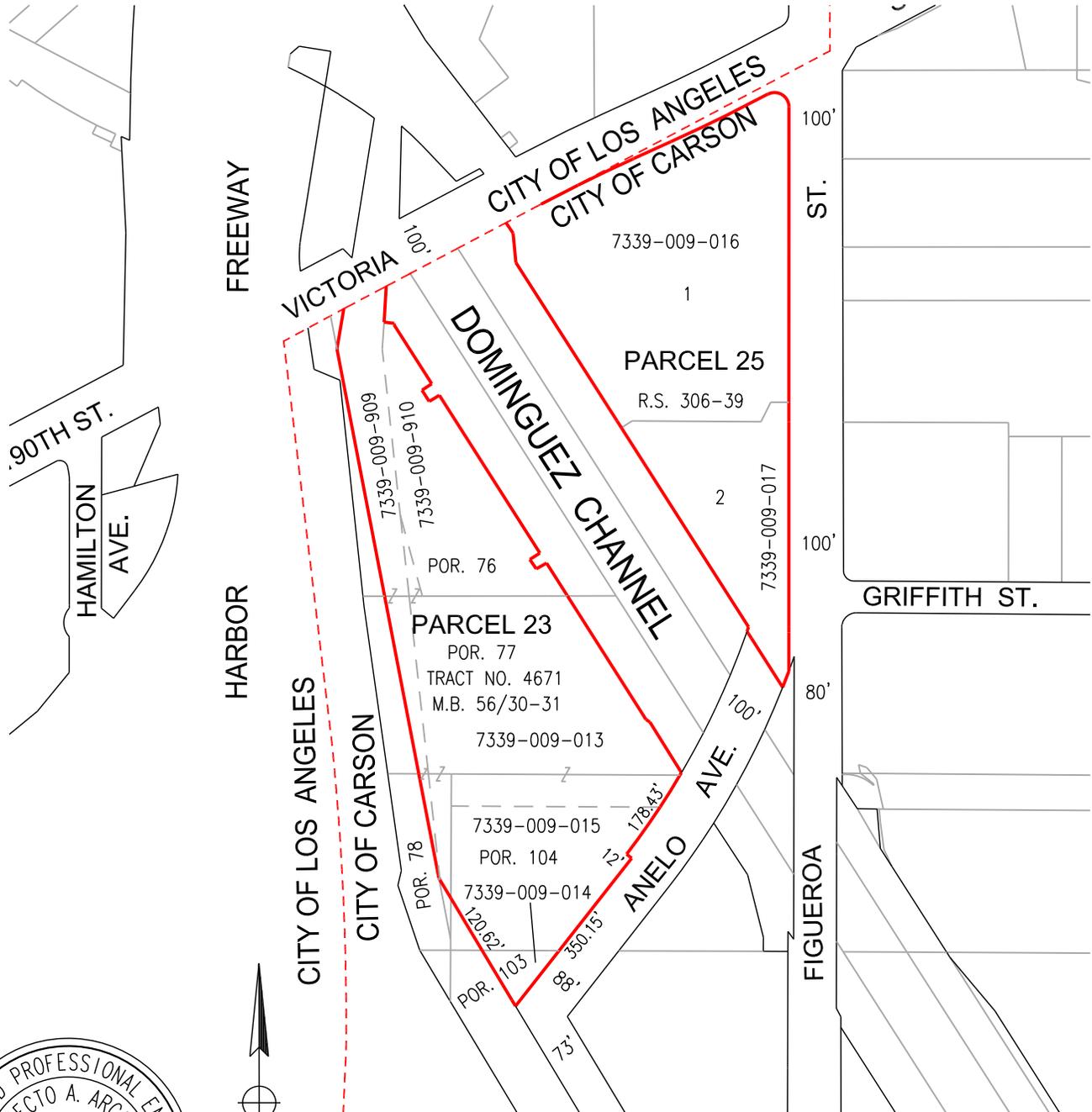
CITY OF CARSON ADDRESS(ES):
18903 ANELO AVE.
500 W. 190TH ST.

PAR	ACRES+/-
7339-009-013	2.43 ac
7339-009-014	0.18 ac
7339-009-015	1.82 ac
7339-009-909	1.14 ac
7339-009-910	1.68 ac
7339-009-016	5.40 ac
7339-009-017	1.89 ac

COUNTY BLOCK 0420
& MODULE(S): 12
COUNTY BLOCK 0420
& MODULE(S): 22

AREA CALCULATION:
PAR 23 7.25 ac
PAR 25 7.19 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 24

CITY OF CARSON ADDRESS(ES):
19020 ANELO AVE.

COUNTY ASSESSOR'S ACRES+/-

7339-009-003	1.28 ac
7339-009-005	2.62 ac
7339-009-006	0.80 ac
	4.70 ac

COUNTY BLOCK 0620
& MODULE(S):
02

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
4.70 ac

HARBOR
FREEWAY

CITY OF LOS ANGELES

CITY OF CARSON

SAN DIEGO FREEWAY

DOMINGUEZ

GRIFFITH ST.

TRACT NO. 4671
M.B. 56/30-31

100'
ANELO AVE.
88'
73'
ANELO AVE.

104
POR.

7339-009-006

TRACT NO. 4671
M.B. 56/30-31

7339-009-005

103
POR.

7339-009-003

102
POR.

ANELO AVE.

ST.

80'

90'

FIGUEROA

CHANNEL



SCALE: 1"=250'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 26

CITY OF CARSON ADDRESS(ES):
18600 FIGUEROA ST.

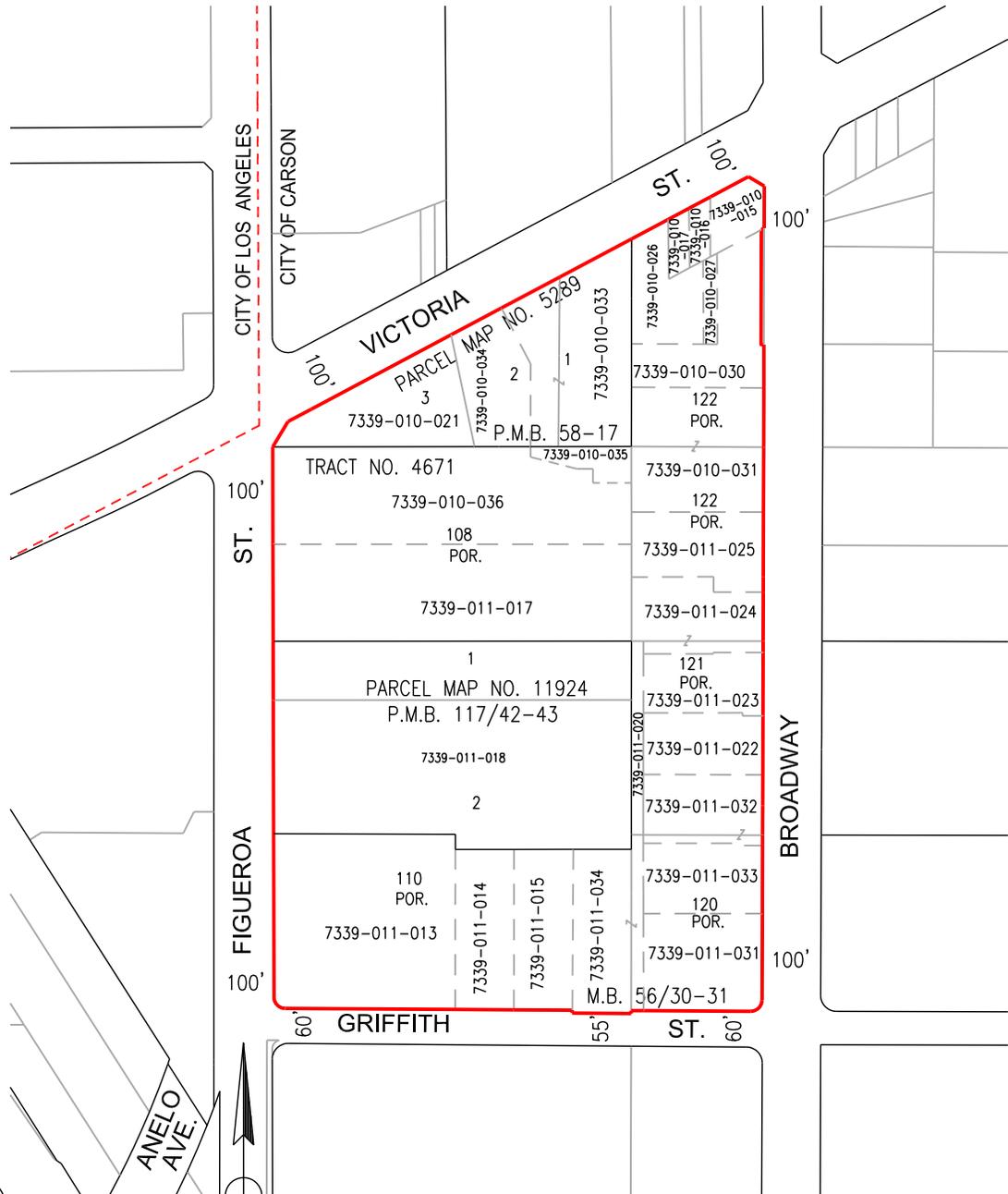
COUNTY ASSESSOR'S ACRES+/-	
7339-010-015	0.20 ac
7339-010-016	0.09 ac
7339-010-017	0.09 ac
7339-010-021	0.81 ac
7339-010-026	0.42 ac
7339-010-027	0.07 ac
7339-010-030	0.68 ac
7339-010-031	1.08 ac
7339-010-033	1.23 ac
7339-010-034	0.53 ac
7339-010-035	0.17 ac
7339-010-036	2.14 ac
Total	7.51 ac

COUNTY BLOCK 0620
& MODULE(S):
23

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
23.02 ac

7339-011-013	2.13 ac
7339-011-014	0.63 ac
7339-011-015	0.63 ac
7339-011-017	2.31 ac
7339-011-018	4.79 ac
7339-011-020	0.15 ac
7339-011-022	0.49 ac
7339-011-023	0.48 ac
7339-011-024	0.61 ac
7339-011-025	0.61 ac
7339-011-031	0.80 ac
7339-011-032	0.55 ac
7339-011-033	0.55 ac
7339-011-034	0.78 ac
Total	15.51 ac



SCALE: 1"=300'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 27

CITY OF CARSON ADDRESS(ES):
450 W. GRIFFITH ST.

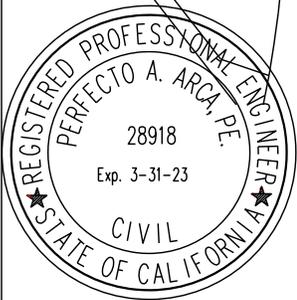
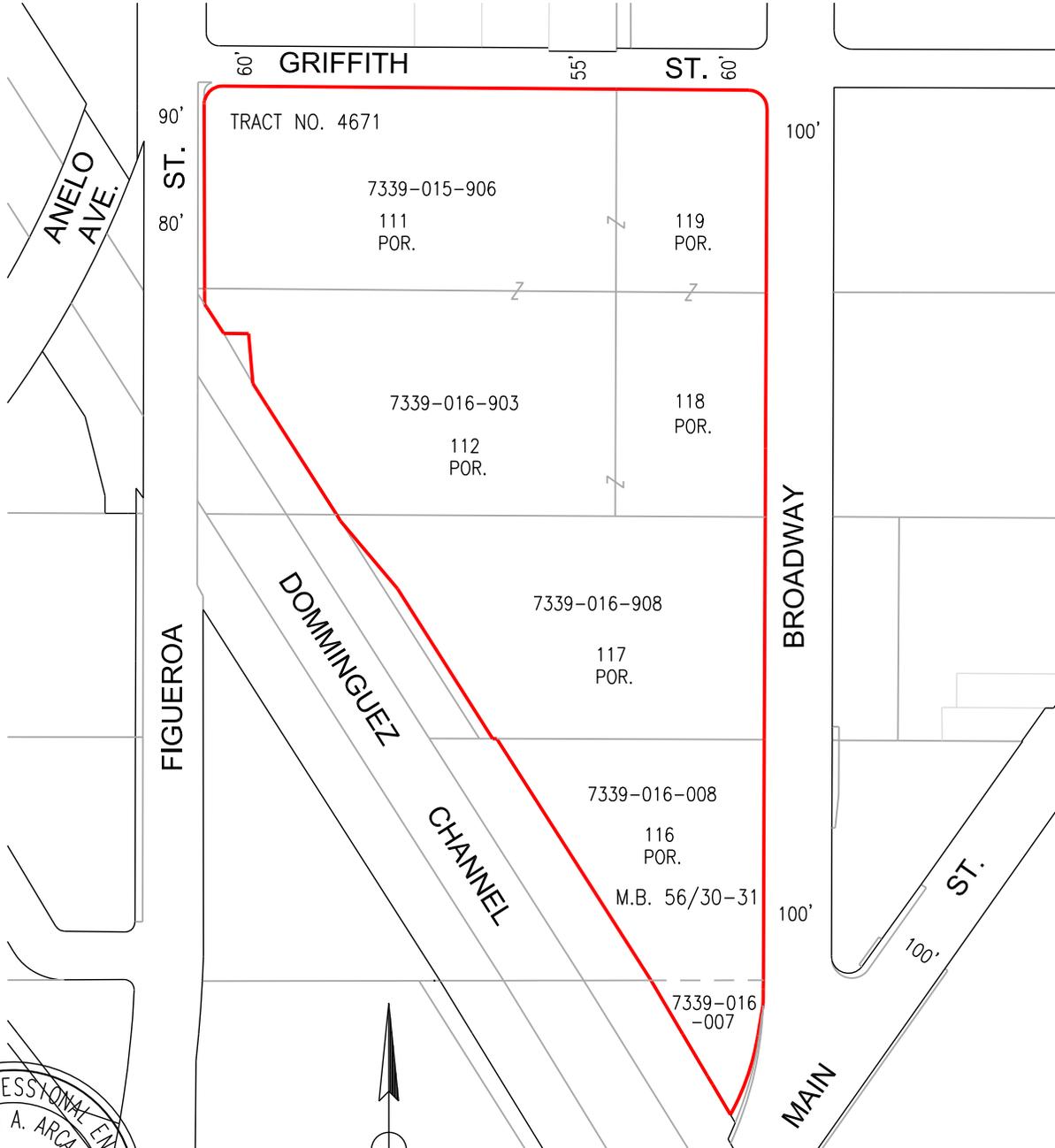
COUNTY ASSESSOR'S ACRES+/-

7339-015-903	3.53 ac
7339-015-906	8.14 ac
7339-016-007	0.30 ac
7339-016-008	2.40 ac
7339-016-908	3.93 ac
	<u>18.30 ac</u>

COUNTY BLOCK 0620
& MODULE(S):
03

AREA CALCULATION:
18.30 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



SCALE: 1"=250'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 28

CITY OF CARSON ADDRESS(ES):
19204 S. FIGUEROA ST.

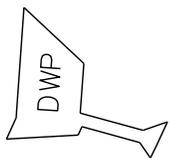
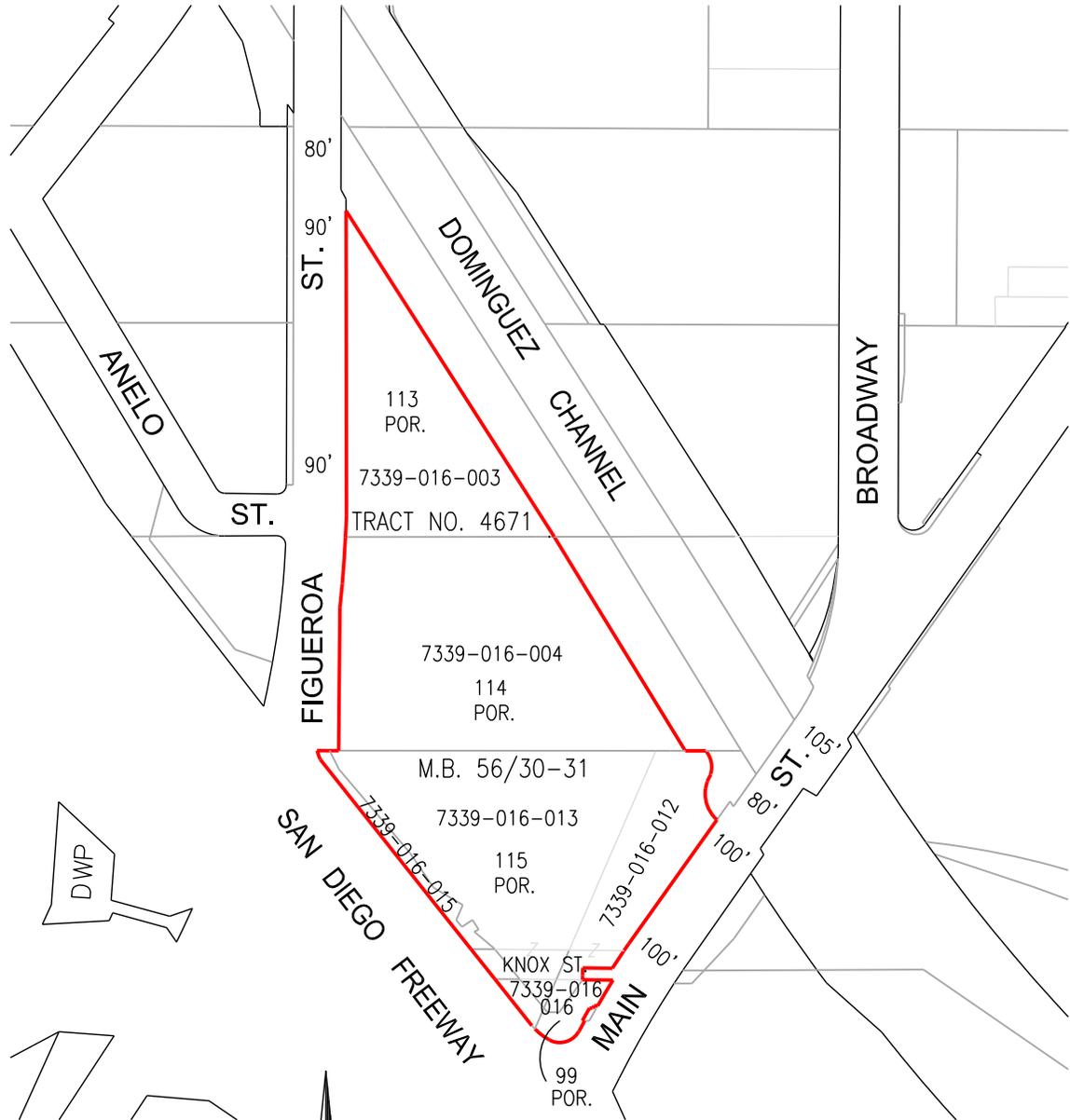
COUNTY ASSESSOR'S ACRES+/-

7339-016-003	1.97 ac
7339-016-004	3.65 ac
7339-016-012	1.01 ac
7339-016-013	2.57 ac
7339-016-015	0.37 ac
7339-016-016	0.13 ac
	<u>9.70 ac</u>

COUNTY BLOCK 0620
& MODULE(S):
02

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
9.70 ac



SCALE: 1"=300'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 29

CITY OF CARSON ADDRESS(ES):
125 W. GRIFFITH ST.

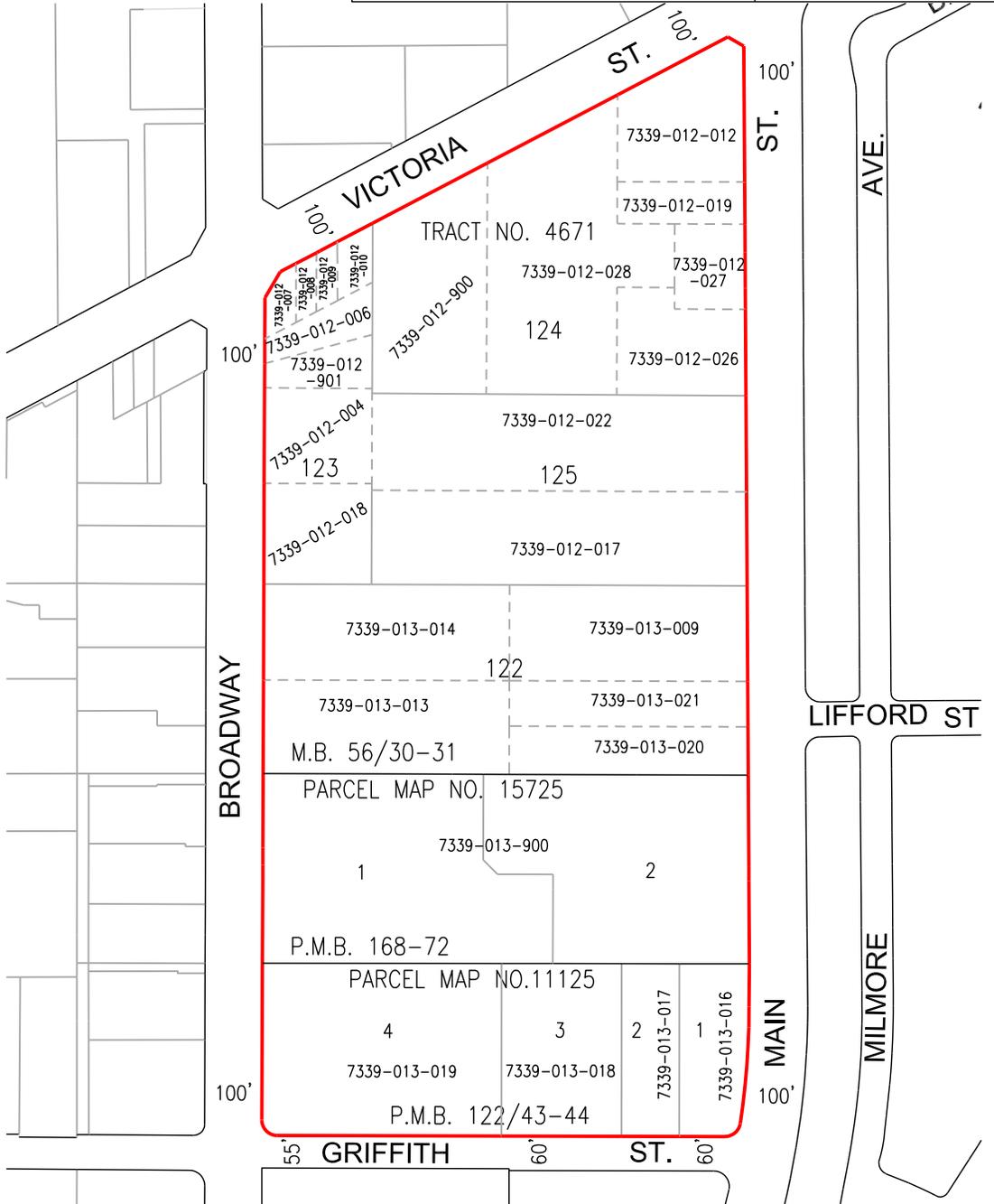
COUNTY ASSESSOR'S ACRES+/-	
7339-012-004	0.71 ac
7339-012-006	0.29 ac
7339-012-007	0.12 ac
7339-012-008	0.09 ac
7339-012-009	0.09 ac
7339-012-010	0.14 ac
7339-012-012	1.05 ac

COUNTY BLOCK 0620
& MODULE(S):
24

AREA CALCULATION:
28.02 ac

COUNTY ASSESSOR'S ACRES+/-:

7339-012-017	2.47 ac
7339-012-018	0.76 ac
7339-012-019	0.37 ac
7339-012-022	2.46 ac
7339-012-026	0.85 ac
7339-012-027	0.42 ac
7339-012-028	2.66 ac
7339-012-900	1.60 ac
7339-013-009	0.56 ac
7339-013-013	1.61 ac
7339-013-014	1.61 ac
7339-013-016	0.80 ac
7339-013-017	0.69 ac
7339-013-018	1.44 ac
7339-013-019	2.86 ac
7339-013-020	0.79 ac
7339-013-021	0.78 ac
7339-013-900	2.80 ac
Total	28.02 ac



SCALE: 1"=300'



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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 30

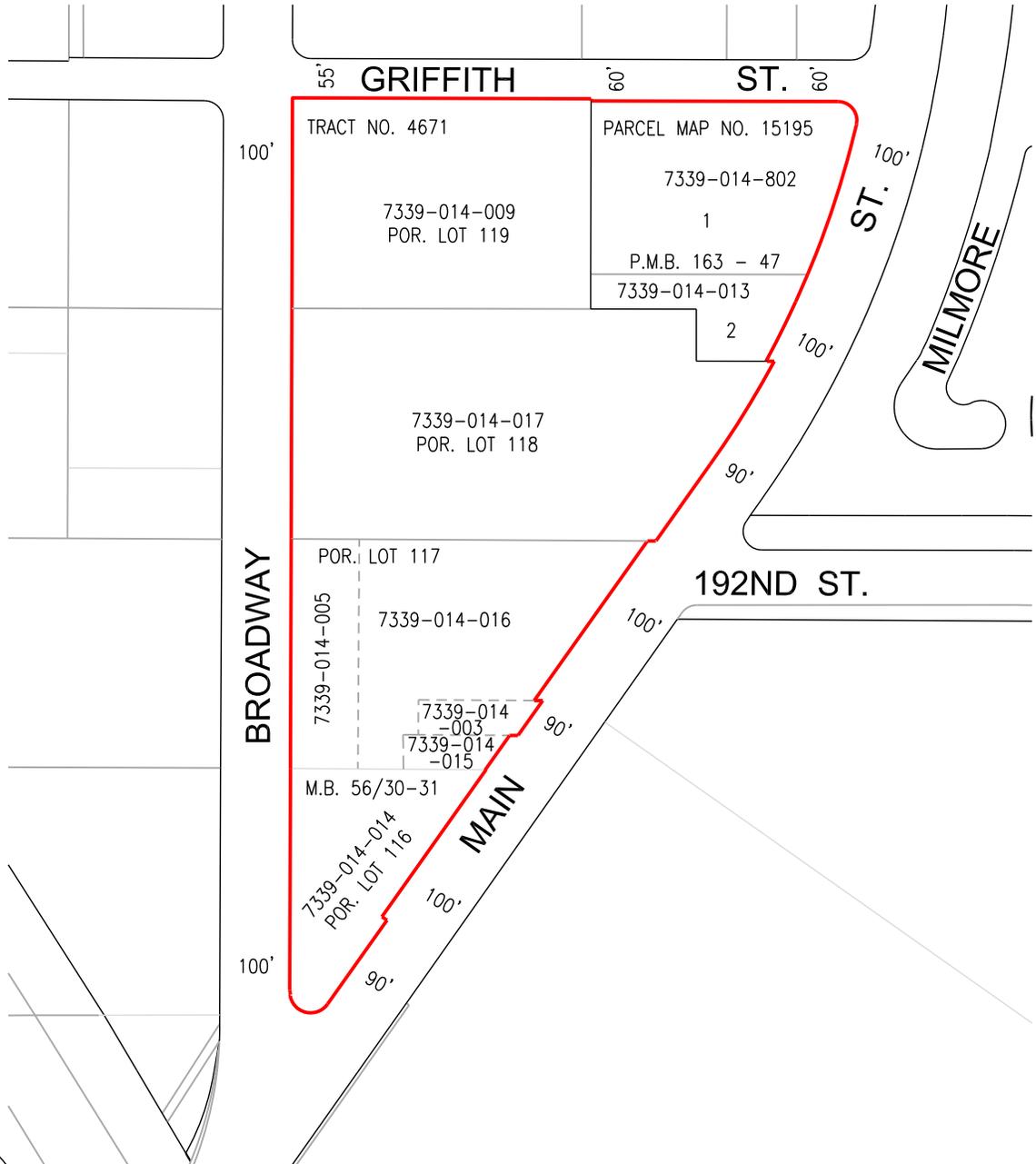
CITY OF CARSON ADDRESS(ES):
18800 BROADWAY

COUNTY ASSESSOR'S ACRES+/-

7339-014-003	0.19 ac	7339-014-017	4.64 ac
7339-014-005	0.76 ac	7339-014-802	2.03 ac
7339-014-009	3.00 ac		14.54 ac
7339-014-013	0.56 ac		
7339-014-014	1.28 ac		
7339-014-015	0.16 ac		
7339-014-016	1.92 ac		

COUNTY BLOCK 0620
& MODULE(S):
14

AREA CALCULATION:
14.54 ac



SCALE: 1"=250'



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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 31

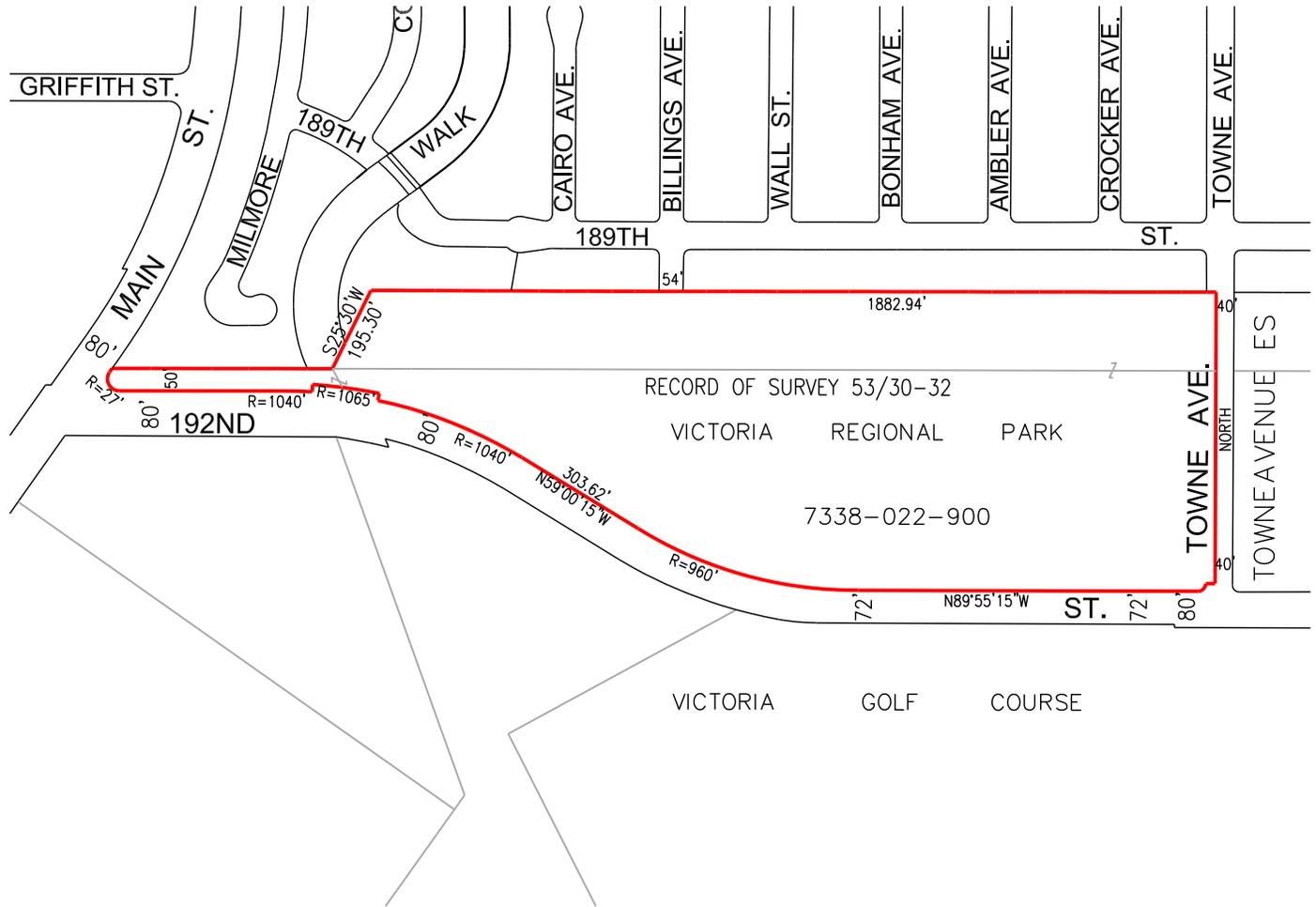
CITY OF CARSON ADDRESS(ES):
419 E. 192ND ST.

COUNTY ASSESSOR'S ACRES+/-
7338-022-900 20.66 ac

COUNTY BLOCK 0620
& MODULE(S):
05

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
20.66 ac



SCALE: 1"=400'

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CITY OF CARSON EIFD EXHIBIT MAP - PAR 32, 34

CITY OF CARSON ADDRESS(ES):

19140 MAIN ST.
19500 MAIN ST.

COUNTY ASSESSOR'S ACRES+/-

PAR 32	7339-017-002	26.43 ac
	7339-017-014	7.59 ac
	7339-017-901	1.77 ac
	7339-017-902	4.64 ac
	7339-017-917	171.67 ac
		<u>212.10 ac</u>
PAR 34	7339-017-003	28.32 ac
	7339-017-270	0.81 ac
		<u>29.13 ac</u>

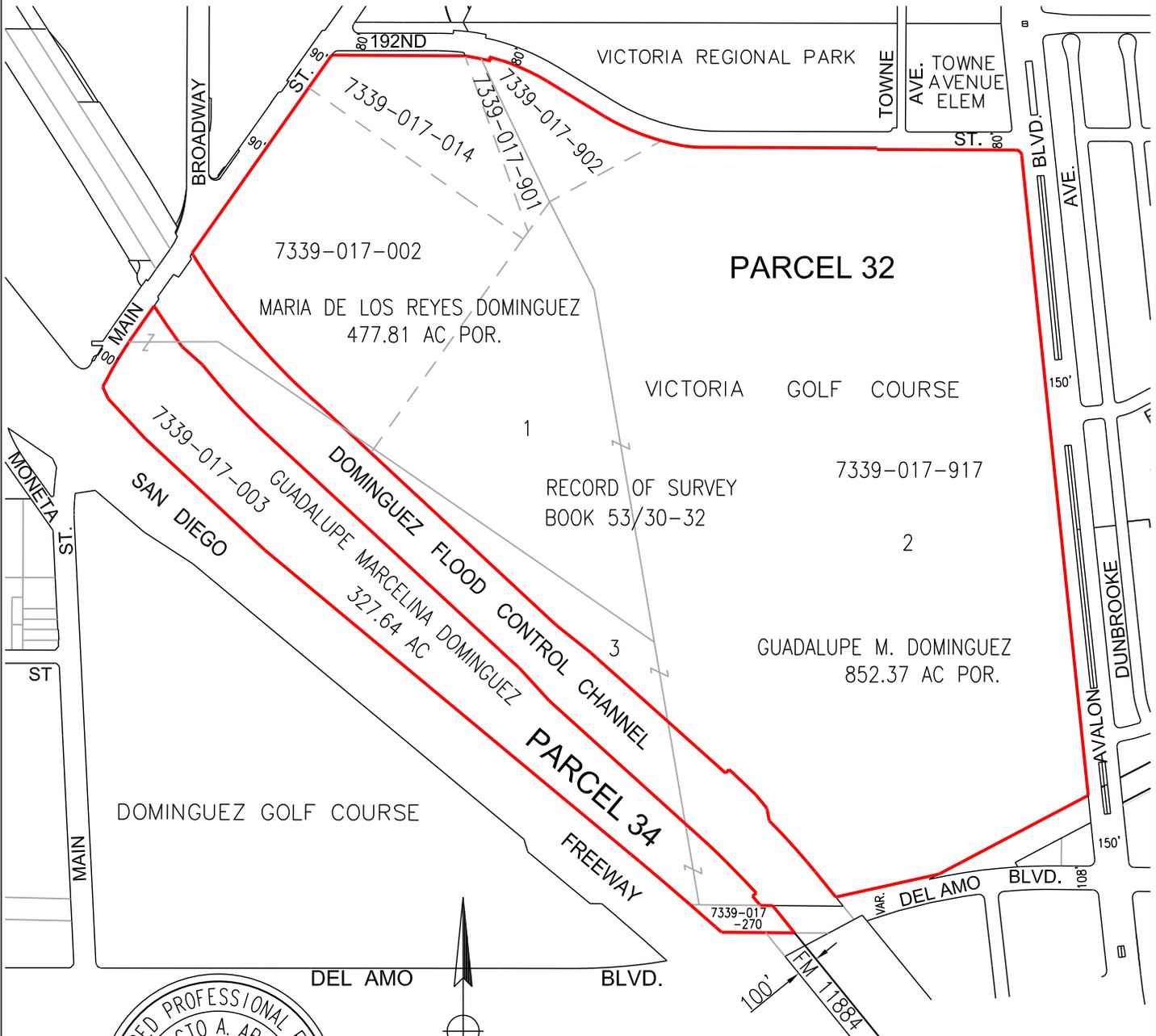
COUNTY BLOCK 0520 & MODULE(S): 95

COUNTY BLOCK 0520 & MODULE(S): 93

AREA CALCULATION:

PAR 32	210.10 ac
PAR 34	29.13 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



SCALE: 1"=700'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 33

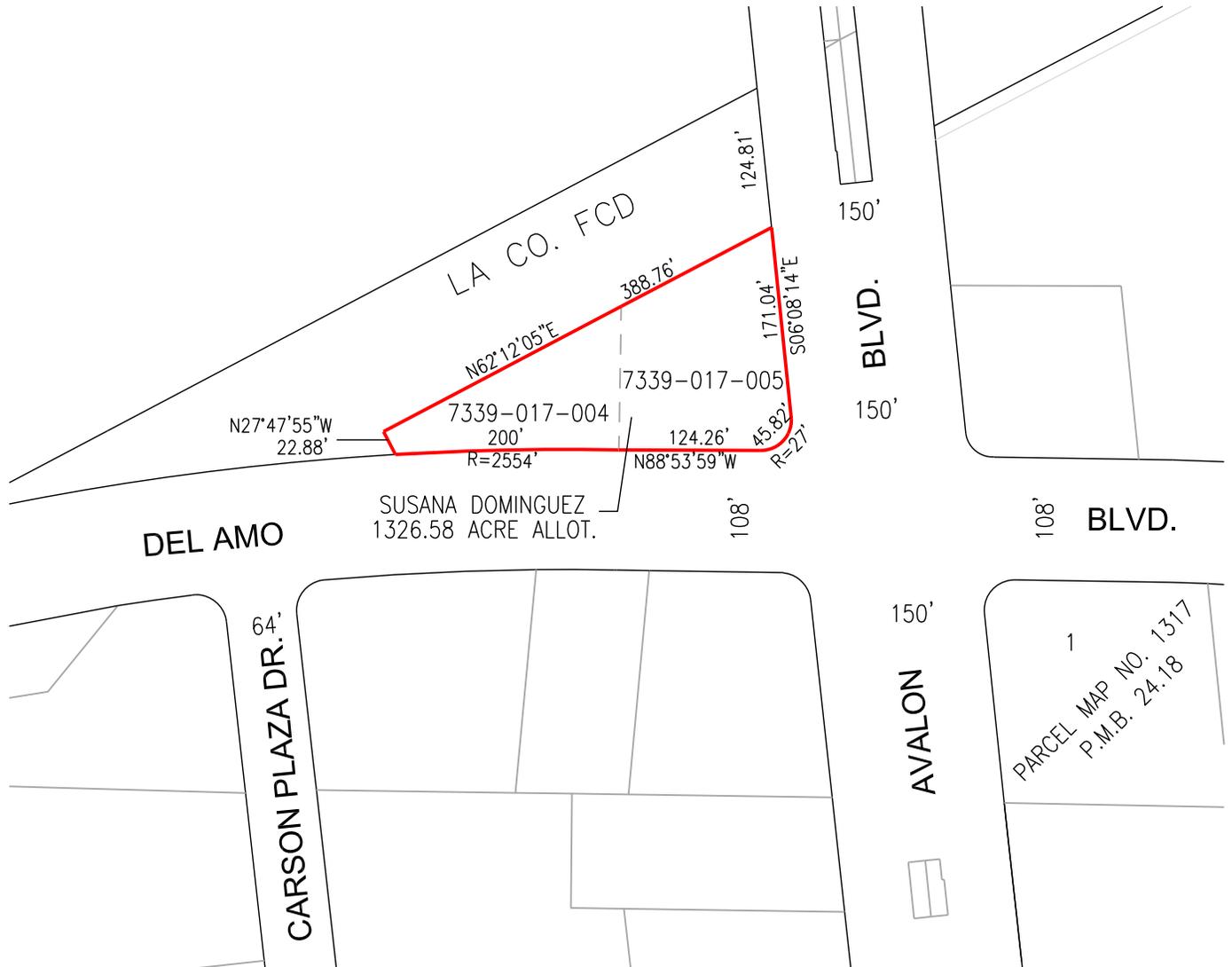
CITY OF CARSON ADDRESS(ES):
20225 AVALON BLVD.

COUNTY ASSESSOR'S ACRES+/-
7339-017-004 0.35 ac
7339-017-005 0.55 ac
0.90 ac

COUNTY BLOCK 0520
& MODULE(S):
77

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
0.90 ac



SCALE: 1"=150'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 35,36,37

CITY OF CARSON ADDRESS(ES):

19603 FIGUEROA ST.
 1223 S MAIN ST.
 19646 FIGUEROA ST.

COUNTY ASSESSOR'S ACRES+/-

PAR 35	7336-006-017	0.61 ac
	7336-006-018	0.63 ac
	7336-006-271	0.50 ac
	7336-006-903	1.93 ac
		<u>3.67 ac</u>
PAR 36	7336-006-015	0.54 ac

COUNTY BLOCK 0520 & MODULE(S):
 81, 92, 82

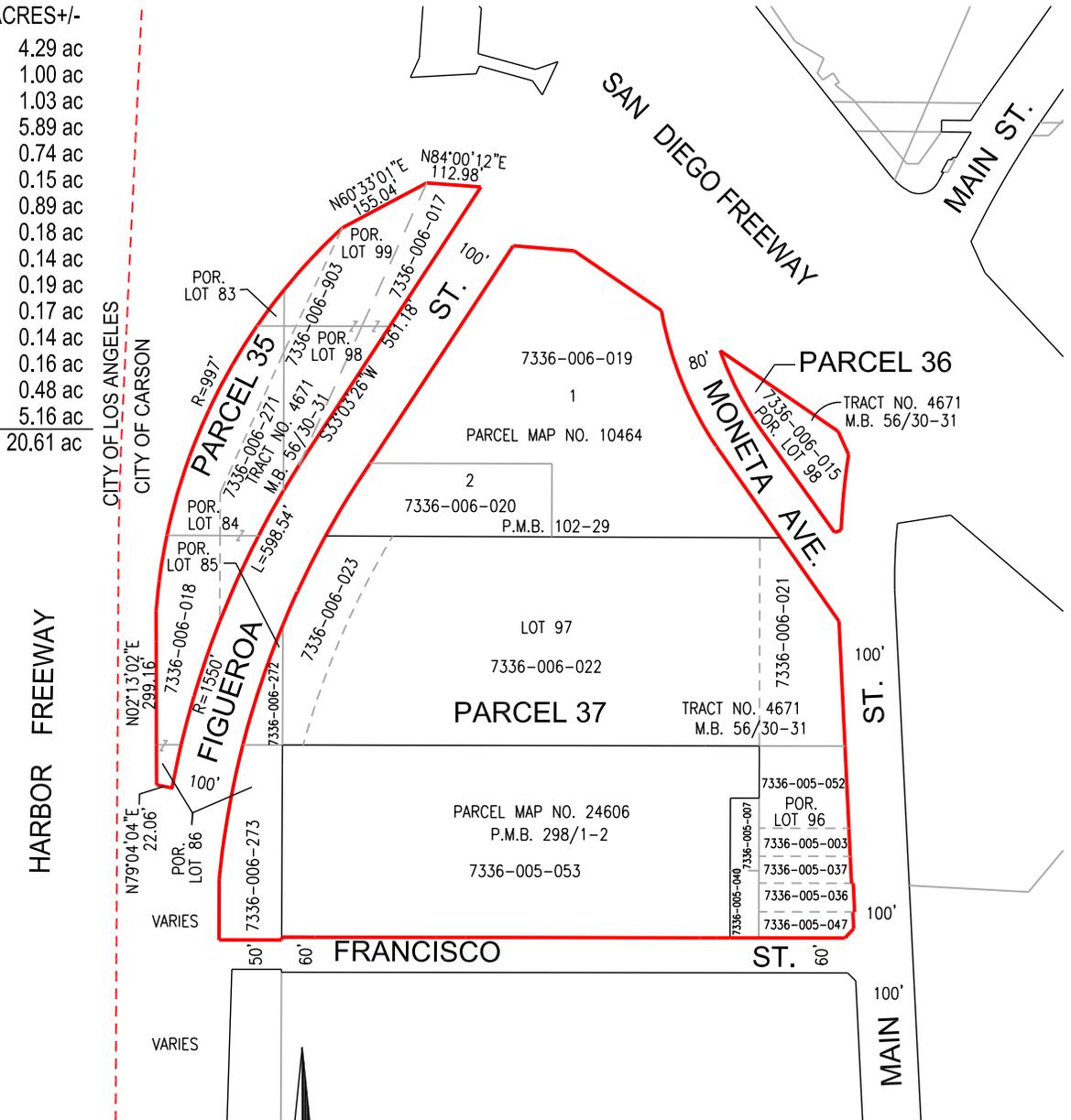
AREA CALCULATION:

PAR 35	3.67 ac
PAR 36	0.54 ac
PAR 37	20.61 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

COUNTY ASSESSOR'S ACRES+/-

PAR 37	7336-006-019	4.29 ac
	7336-006-020	1.00 ac
	7336-006-021	1.03 ac
	7336-006-022	5.89 ac
	7336-006-023	0.74 ac
	7336-006-272	0.15 ac
	7336-006-273	0.89 ac
	7336-005-003	0.18 ac
	7336-005-007	0.14 ac
	7336-005-036	0.19 ac
	7336-005-037	0.17 ac
	7336-005-040	0.14 ac
	7336-005-047	0.16 ac
	7336-005-052	0.48 ac
	7336-005-053	5.16 ac
		<u>20.61 ac</u>



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SCALE: 1"=300'

CITY OF CARSON EIFD

EXHIBIT MAP - PAR 38

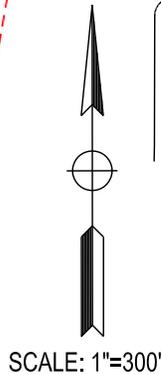
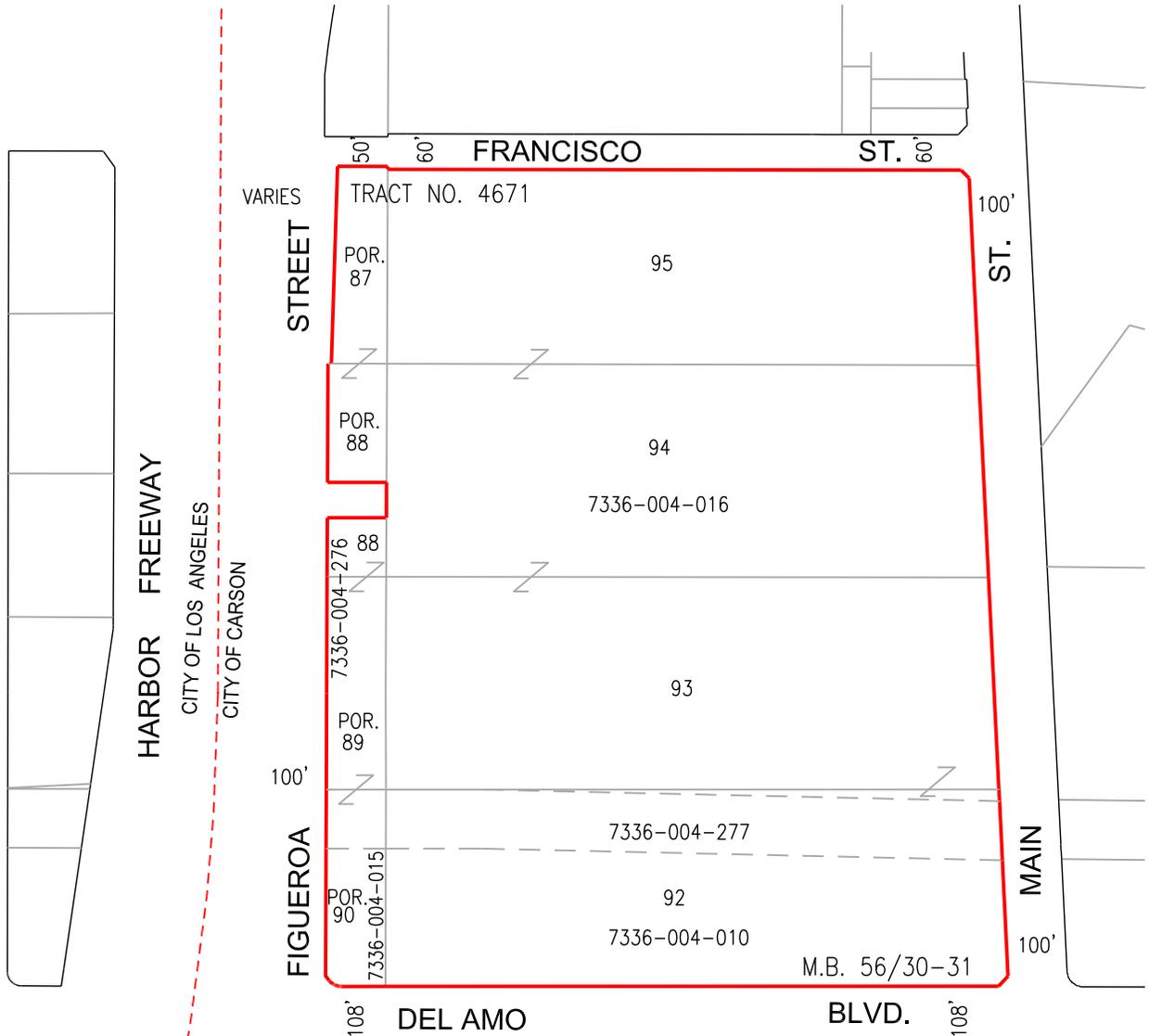
CITY OF CARSON ADDRESS(ES):
20100 FIGUEROA ST.

COUNTY ASSESSOR'S	ACRES+/-
7336-004-010	5.36 ac
7336-004-015	0.53 ac
7336-004-016	24.65 ac
7336-004-276	2.46 ac
7336-004-277	2.36 ac
	<u>35.36 ac</u>

COUNTY BLOCK 0520
& MODULE(S):
72

AREA CALCULATION:
35.36 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 40

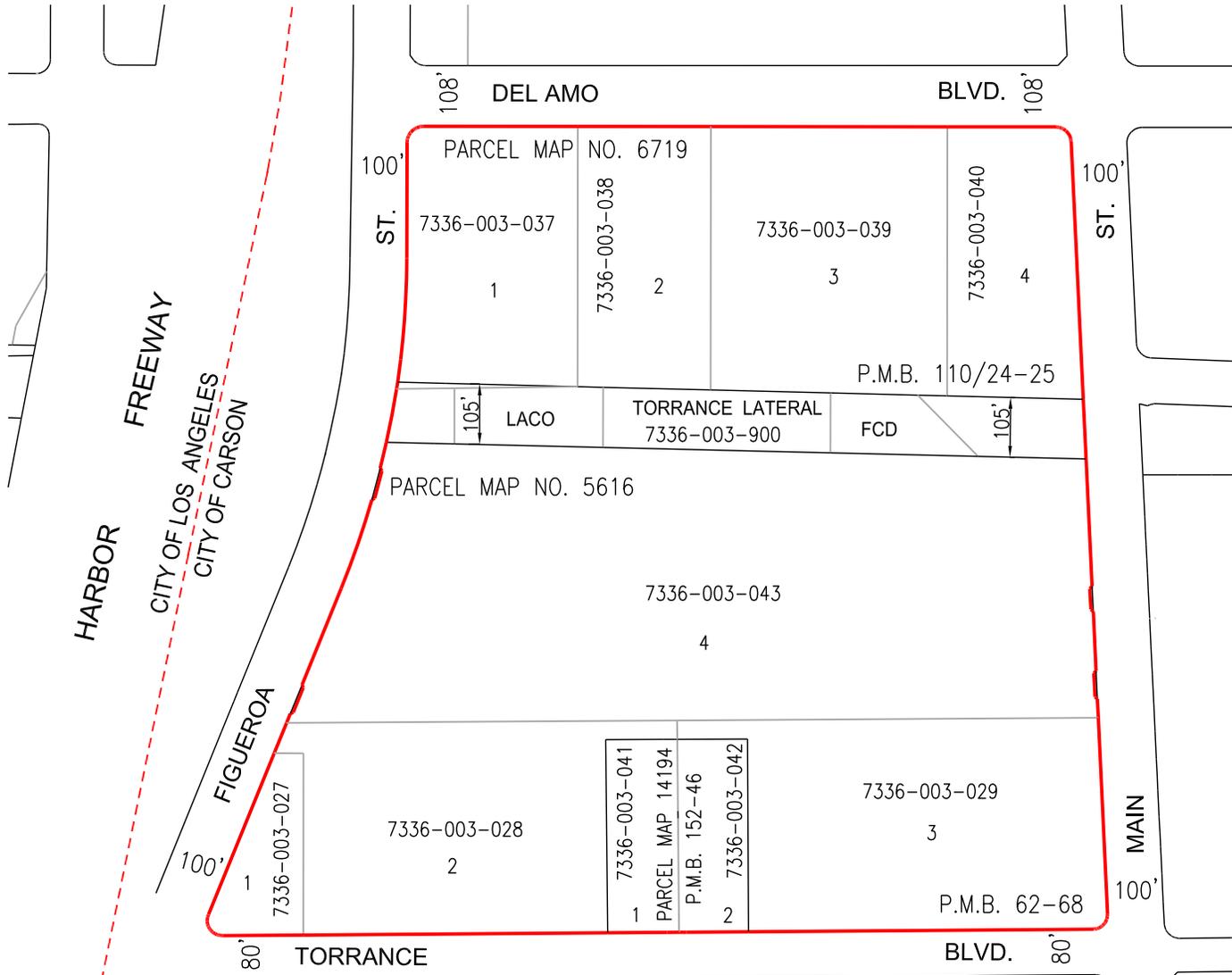
CITY OF CARSON ADDRESS(ES):
20501 MAIN ST.

COUNTY ASSESSOR'S ACRES+/-

7336-003-027	0.86 ac	7336-003-041	0.81 ac
7336-003-028	4.68 ac	7336-003-042	0.90 ac
7336-003-029	5.48 ac	7336-003-043	14.29 ac
7336-003-037	3.08 ac	7336-003-900	2.94 ac
7336-003-038	2.47 ac		42.43 ac
7336-003-039	4.45 ac		
7336-003-040	2.47 ac		

COUNTY BLOCK 0520
& MODULE(S):
62

AREA CALCULATION:
42.43 ac



SCALE: 1"=300'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 41

CITY OF CARSON ADDRESS(ES):
500 CARSON TOWN CENTER

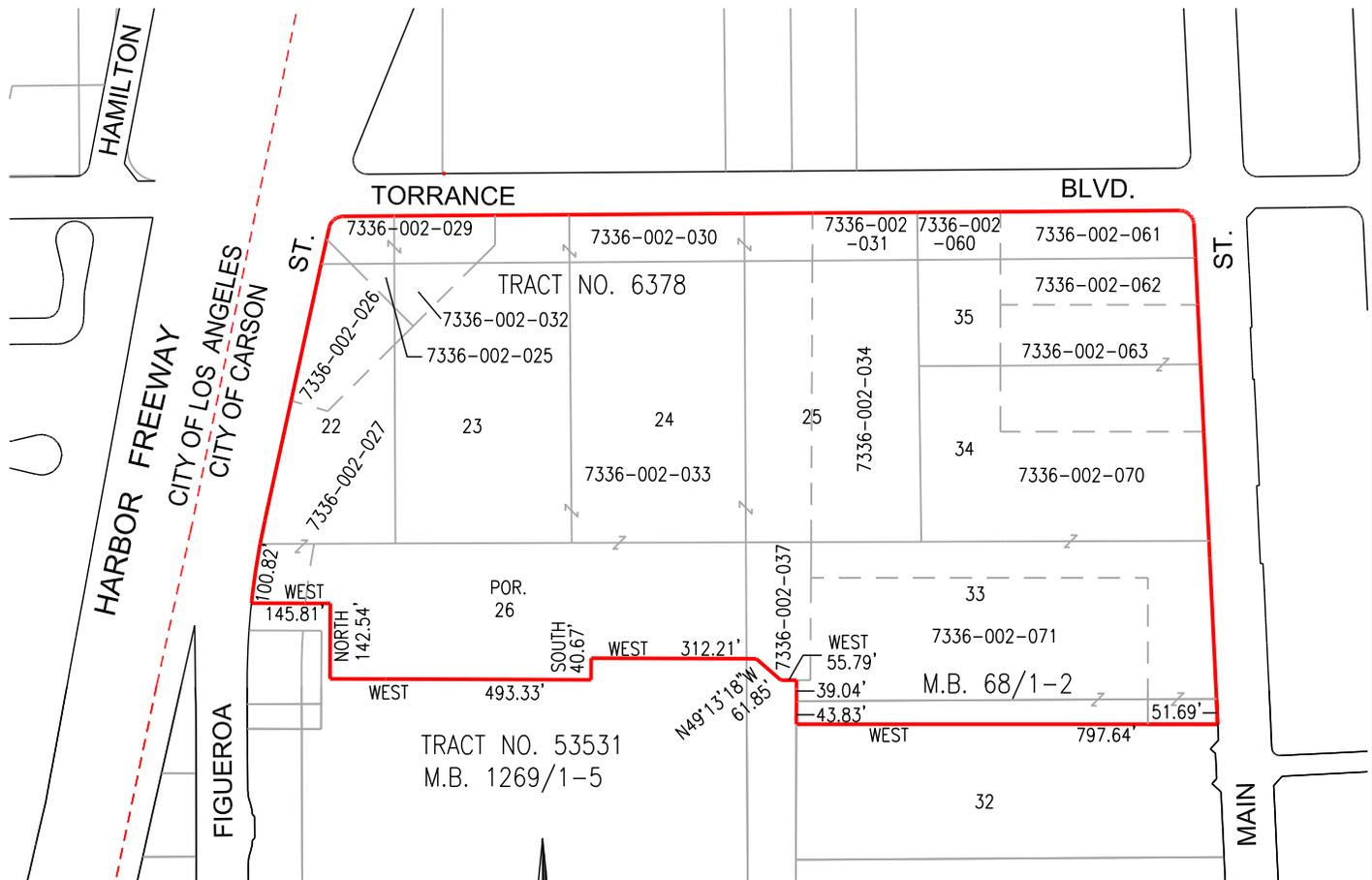
COUNTY ASSESSOR'S ACRES+/-

7336-002-025	0.12 ac
7336-002-026	0.87 ac
7336-002-027	1.65 ac
7336-002-029	0.57 ac
7336-002-030	1.21 ac
7336-002-031	0.41 ac
7336-002-032	0.22 ac
7336-002-033	11.82 ac
7336-002-034	0.49 ac
7336-002-037	0.70 ac
7336-002-060	0.33 ac
7336-002-061	0.77 ac
7336-002-062	0.73 ac
7336-002-063	2.09 ac
7336-002-070	5.74 ac
7336-002-071	4.10 ac
Total	31.82 ac

COUNTY BLOCK 0520
& MODULE(S):
42

AREA CALCULATION:
31.82 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



SCALE: 1"=350'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 42

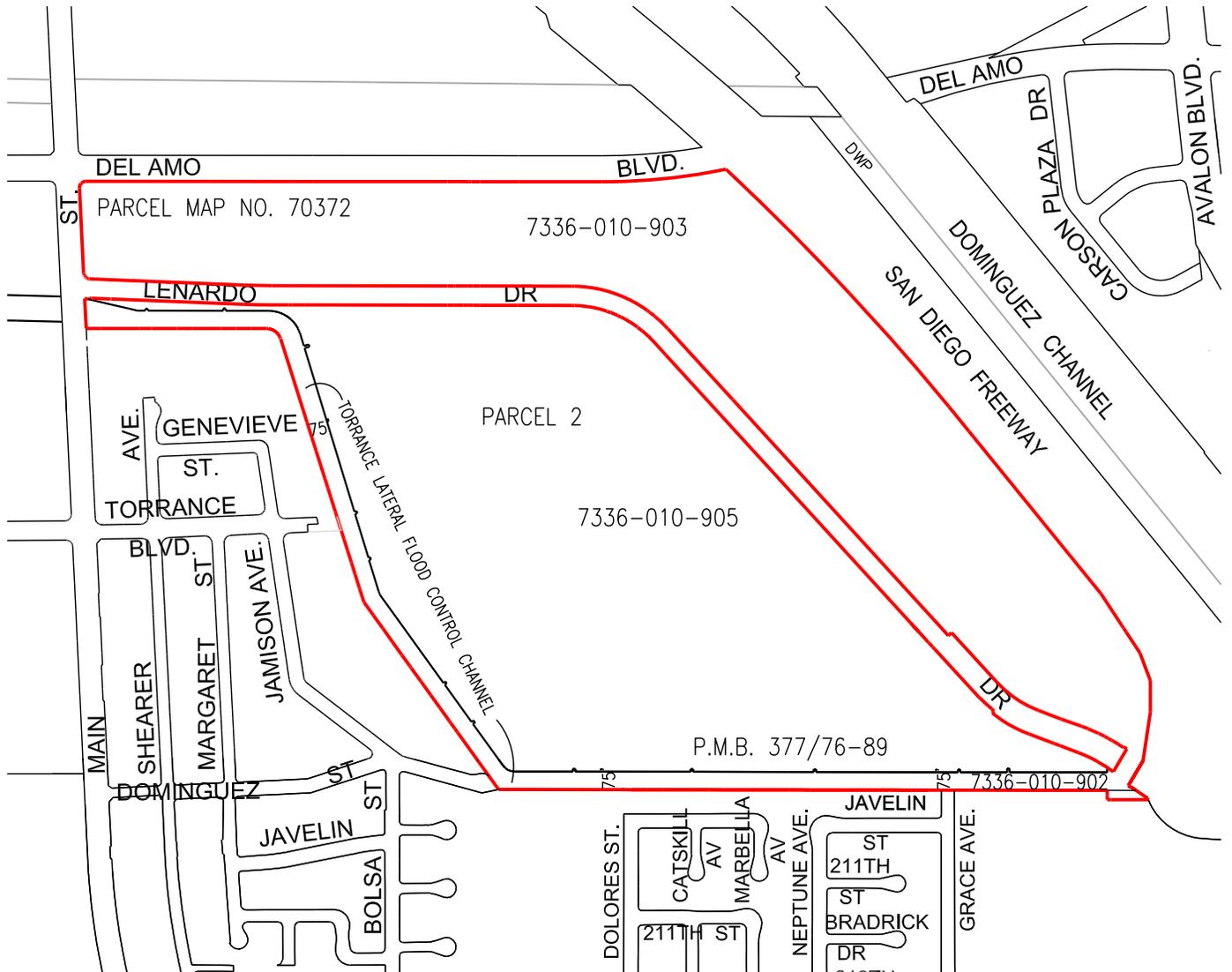
CITY OF CARSON ADDRESS(ES):
20400 MAIN ST.

COUNTY ASSESSOR'S ACRES+/-	
7336-010-902	11.25 ac
7336-010-903	157.29 ac
7336-010-905	146.96 ac
	<u>315.50 ac</u>

COUNTY BLOCK 0520
& MODULE(S):
55

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
315.50 ac



SCALE: 1"=700'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 43

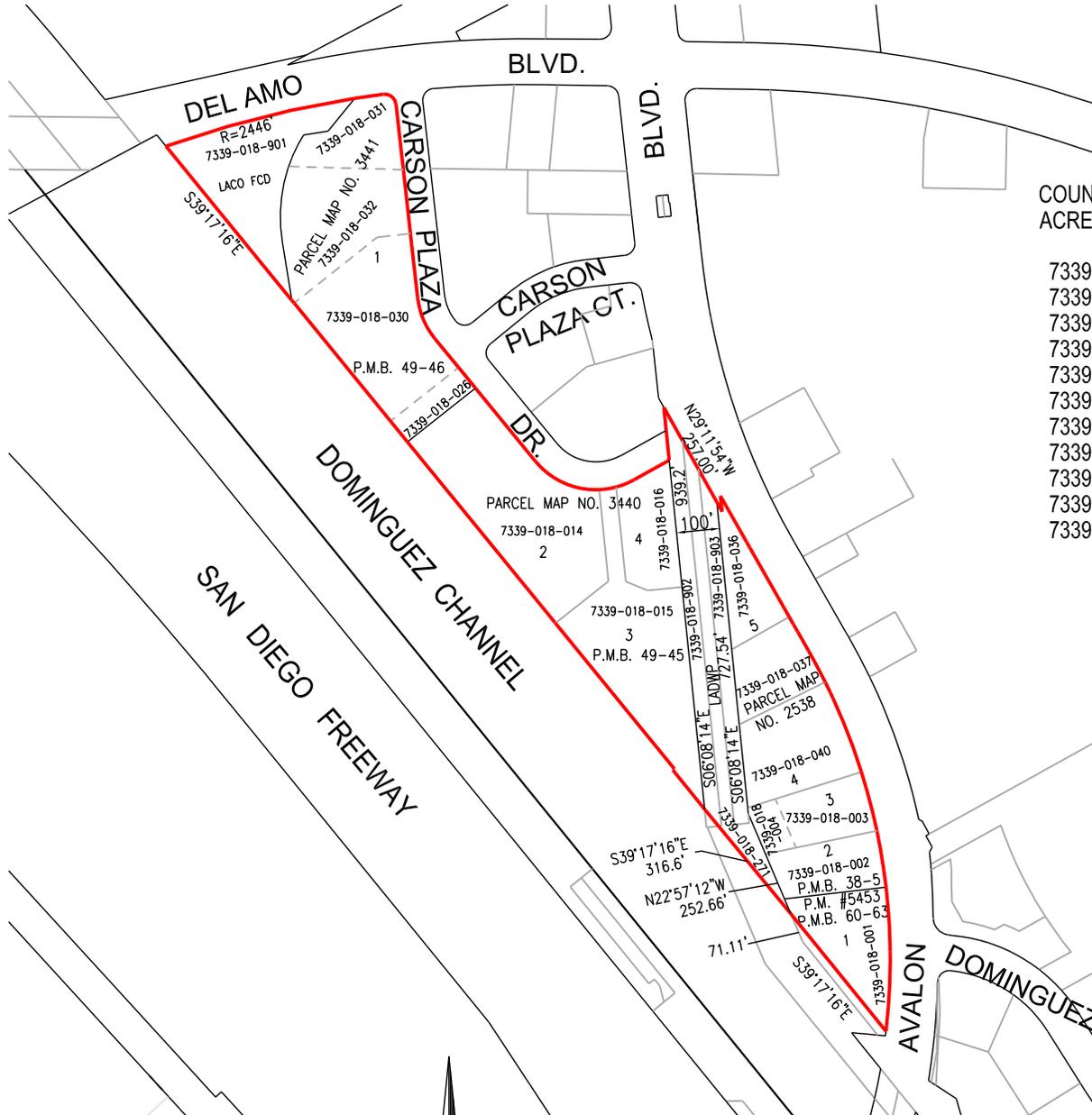
CITY OF CARSON ADDRESS(ES):
500 E. CARSON PLAZA DR.

COUNTY ASSESSOR'S ACRES+/-	
7339-018-001	0.95 ac
7339-018-002	0.70 ac
7339-018-003	0.60 ac
7339-018-004	0.20 ac
7339-018-014	2.63 ac
7339-018-015	2.16 ac
7339-018-016	0.78 ac

COUNTY BLOCK 0520
& MODULE(S):
57

AREA CALCULATION:
18.52 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



COUNTY ASSESSOR'S ACRES+/-:

7339-018-026	0.28 ac
7339-018-030	1.92 ac
7339-018-031	0.71 ac
7339-018-032	1.44 ac
7339-018-036	0.60 ac
7339-018-037	0.71 ac
7339-018-040	1.12 ac
7339-018-271	0.82 ac
7339-018-901	1.60 ac
7339-018-902	0.71 ac
7339-018-903	0.59 ac
	18.52 ac



SCALE: 1"=300'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 44, 45

CITY OF CARSON ADDRESS(ES):

20315 AVALON BLVD.
20501 AVALON BLVD.

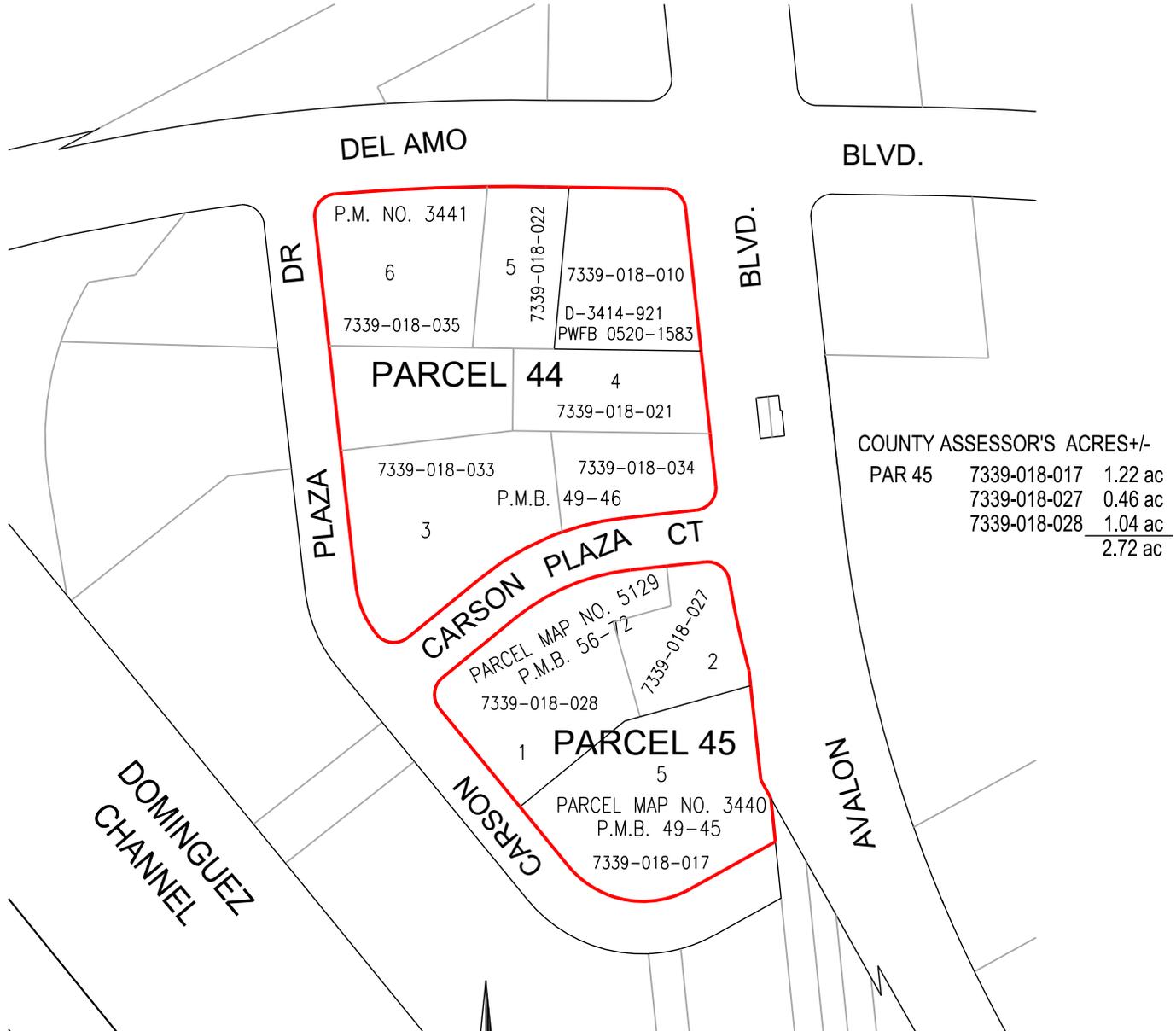
COUNTY ASSESSOR'S ACRES+/-

PAR 44	7339-018-010	0.74 ac
	7339-018-021	0.55 ac
	7339-018-022	0.46 ac
	7339-018-033	1.69 ac
	7339-018-034	0.46 ac
	7339-018-035	0.86 ac
		<u>4.76 ac</u>

COUNTY BLOCK 0520 & MODULE(S):
67

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
PAR 44 4.75 ac
PAR 45 2.72 ac



COUNTY ASSESSOR'S ACRES+/-

PAR 45	7339-018-017	1.22 ac
	7339-018-027	0.46 ac
	7339-018-028	1.04 ac
		<u>2.72 ac</u>



SCALE: 1"=200'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 46

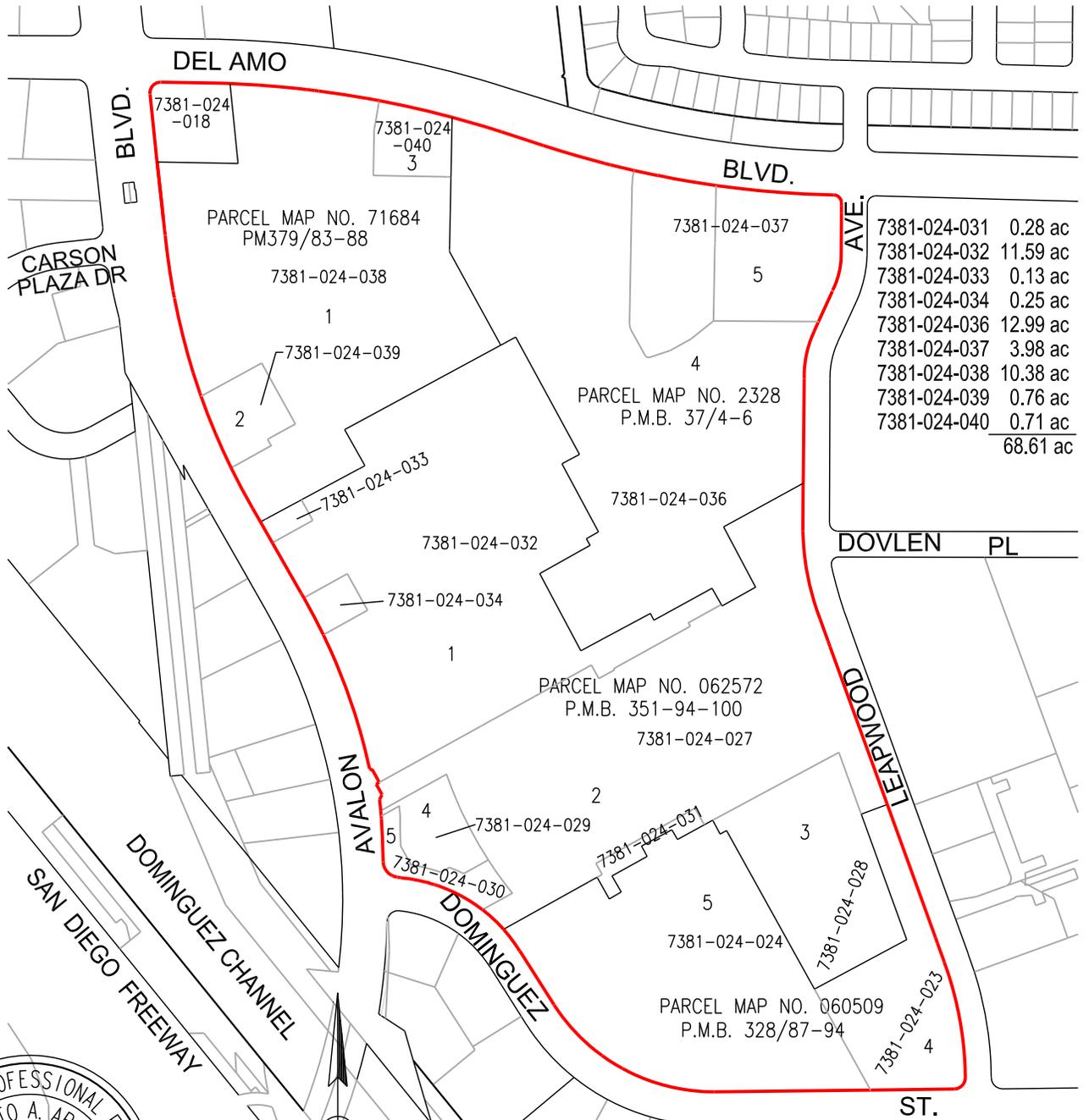
CITY OF CARSON ADDRESS(ES):
20700 AVALON BLVD.

COUNTY ASSESSOR'S ACRES+/-
7381-024-018 0.91 ac
7381-024-023 2.74 ac
7381-024-024 7.87 ac
7381-024-027 11.27 ac
7381-024-028 3.33 ac
7381-024-029 0.75 ac
7381-024-030 0.47 ac

COUNTY BLOCK 0520
& MODULE(S):
59

AREA CALCULATION:
68.81 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



7381-024-031 0.28 ac
7381-024-032 11.59 ac
7381-024-033 0.13 ac
7381-024-034 0.25 ac
7381-024-036 12.99 ac
7381-024-037 3.98 ac
7381-024-038 10.38 ac
7381-024-039 0.76 ac
7381-024-040 0.71 ac
68.61 ac



SCALE: 1"=400'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 47

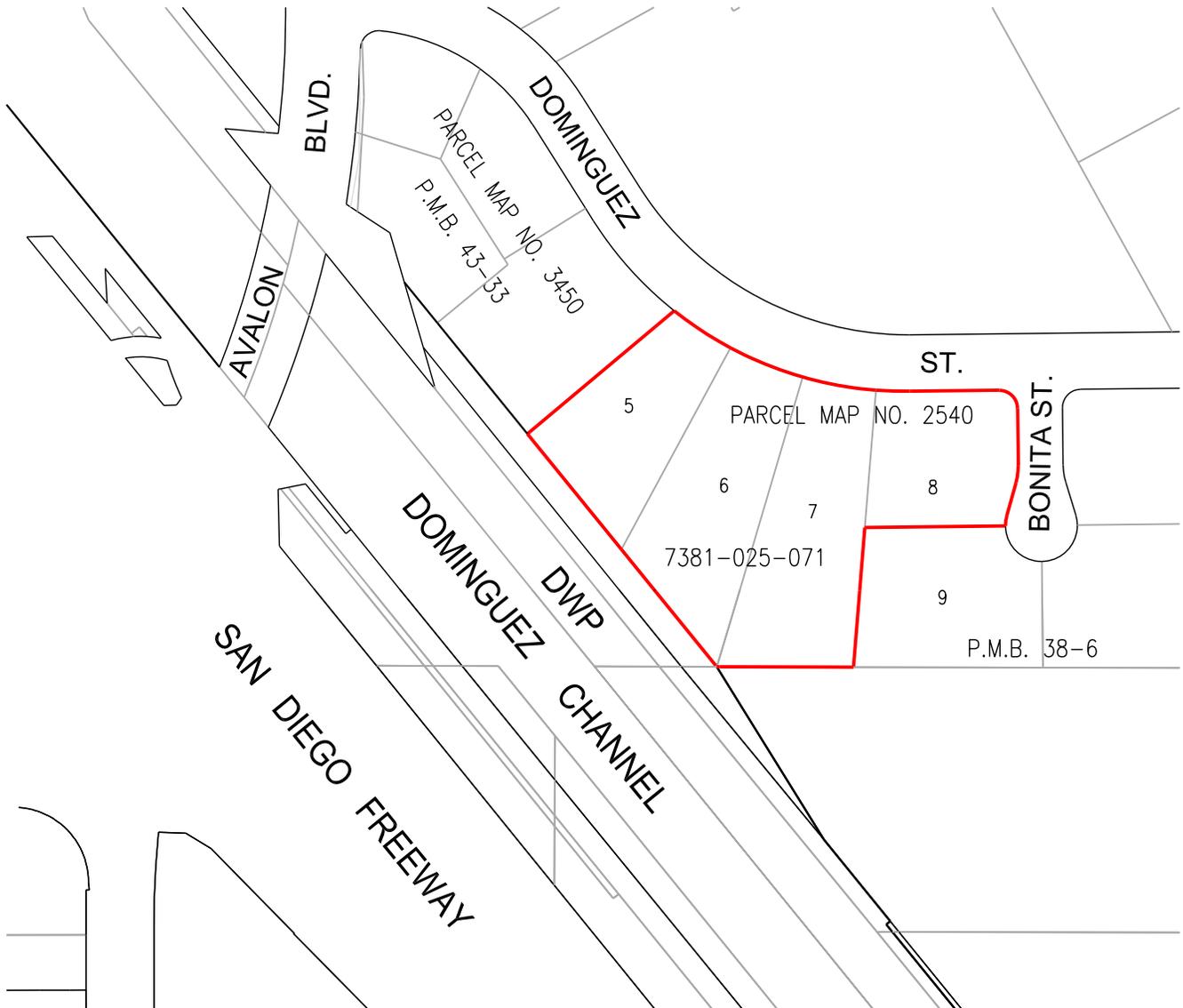
CITY OF CARSON ADDRESS(ES):
888 E DOMINGUEZ ST.

COUNTY ASSESSOR'S ACRES+/-
7381-025-071 4.92 ac

COUNTY BLOCK 0520
& MODULE(S):
49

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY
ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR
ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
4.92 ac



SCALE: 1"=250'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 48

CITY OF CARSON ADDRESS(ES):

21207 AVALON BLVD.
21243 AVALON BLVD.

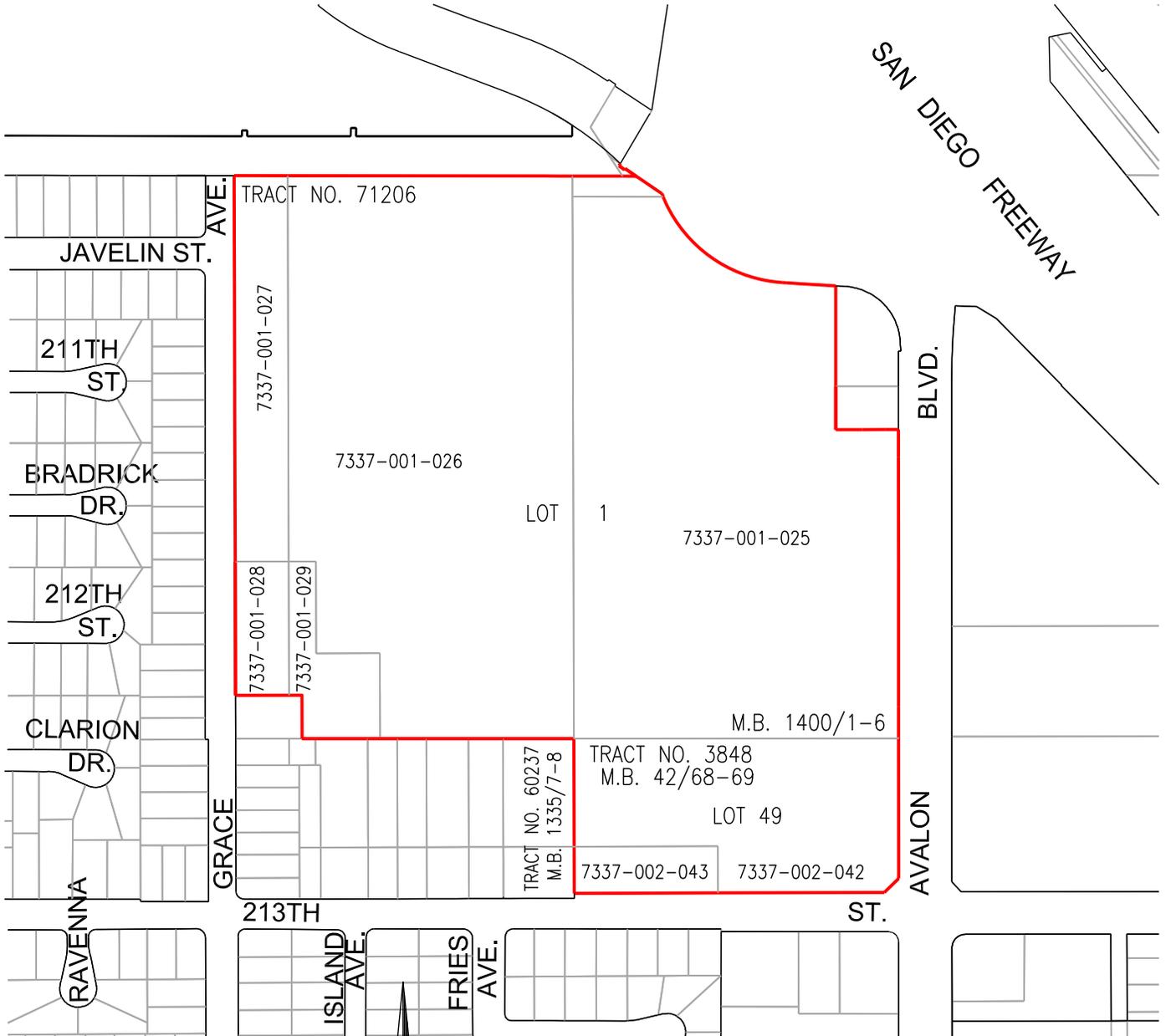
COUNTY ASSESSOR'S ACRES+/-

7337-001-025 9.18 ac
7337-001-026 9.26 ac
7337-001-027 1.56 ac
7337-001-028 0.57 ac
7337-001-029 0.52 ac
7337-002-042 3.52 ac
7337-002-043 0.54 ac

COUNTY BLOCK 0520 & MODULE(S):
37

AREA CALCULATION:
25.15 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



SCALE: 1"=300'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 49

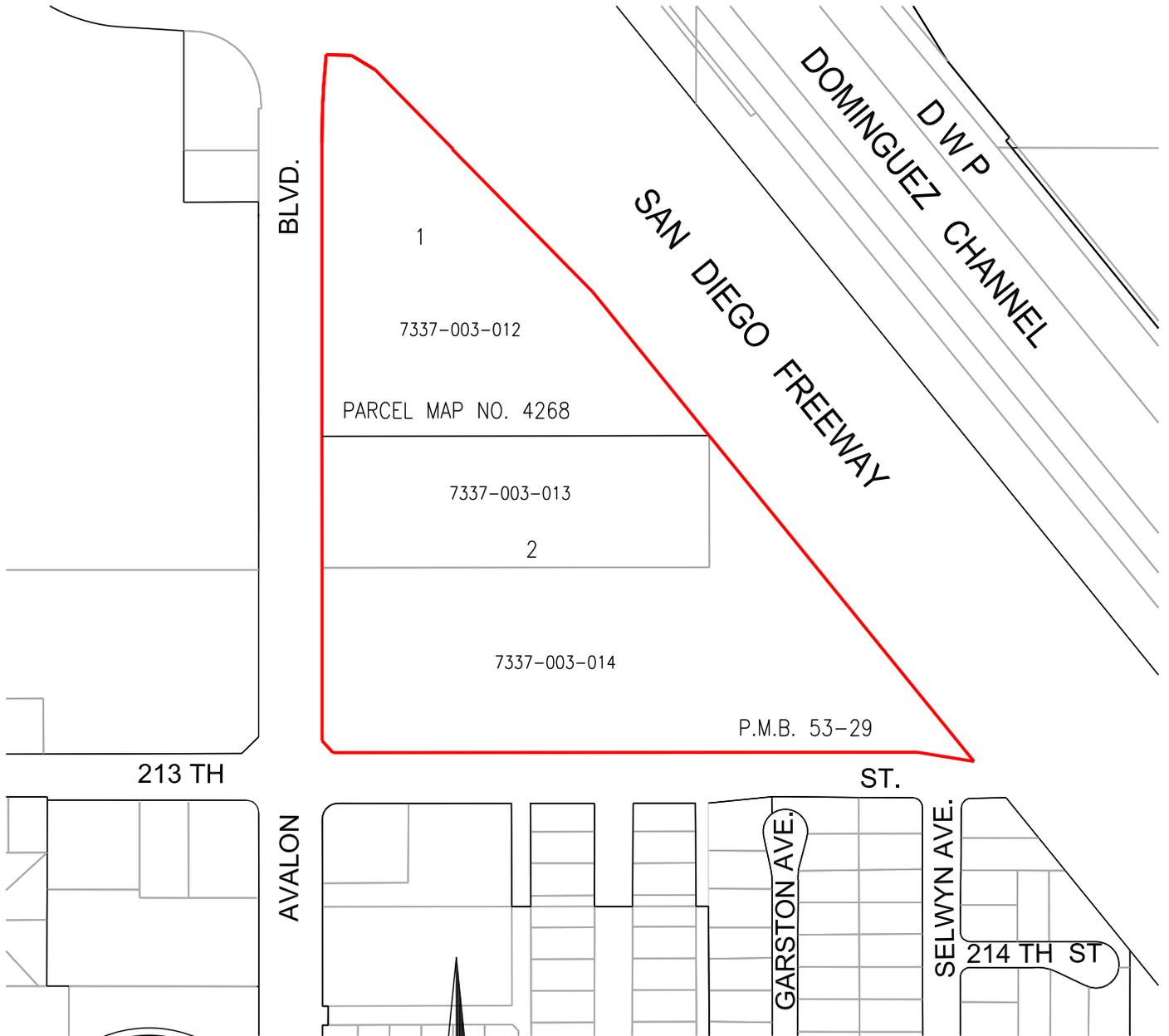
CITY OF CARSON ADDRESS(ES):
21212 AVALON BLVD.

COUNTY ASSESSOR'S ACRES+/-
7337-003-012 4.78 ac
7337-003-013 2.91 ac
7337-003-014 6.39 ac
14.08 ac

COUNTY BLOCK 0520
& MODULE(S):
38

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
14.08 ac



SCALE: 1"=250'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 50

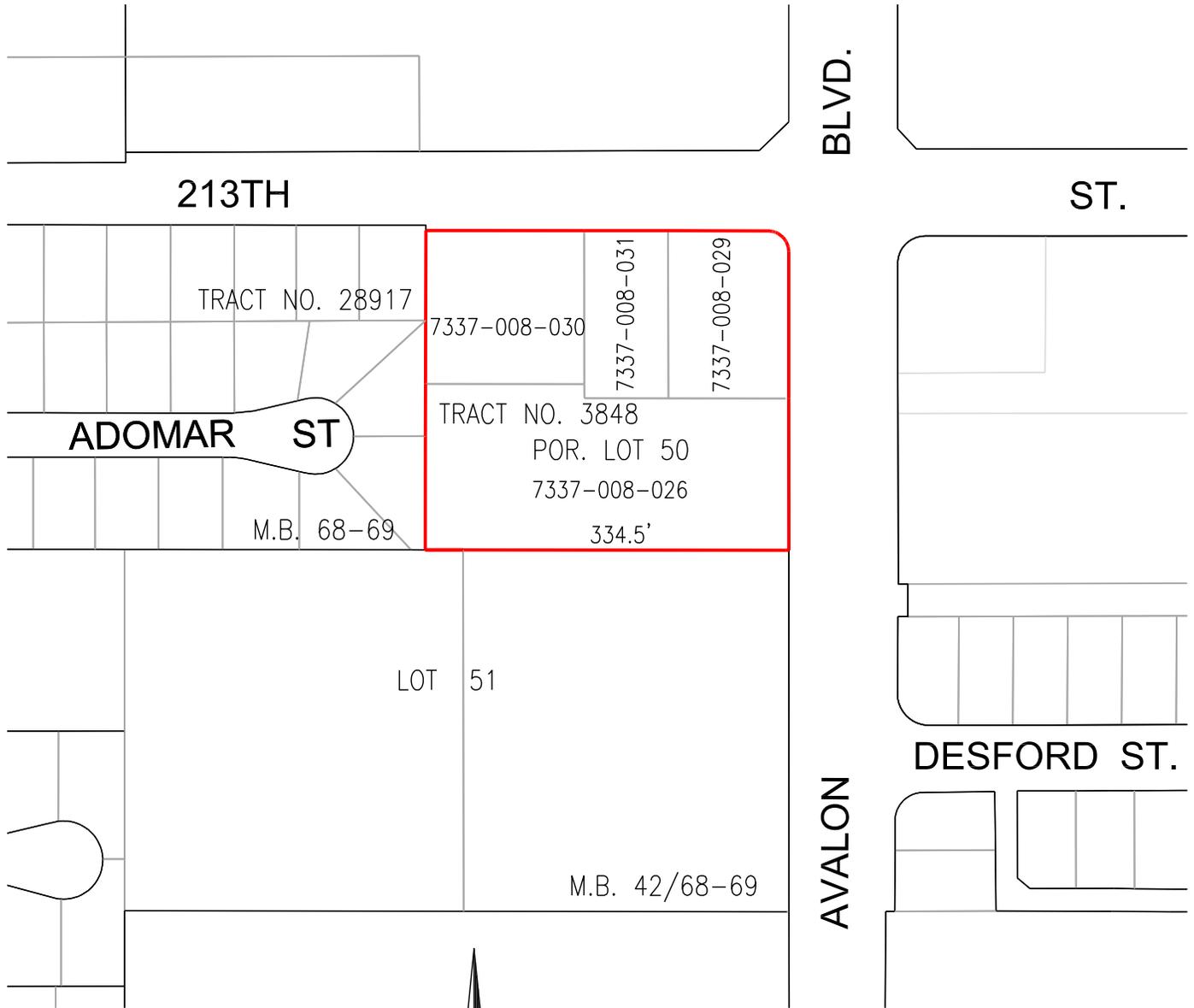
CITY OF CARSON ADDRESS(ES):
640 E. 213TH ST.

COUNTY ASSESSOR'S ACRES+/-
7337-008-026 1.11 ac
7337-008-029 0.40 ac
7337-008-030 0.48 ac
7337-008-031 0.27 ac
2.26 ac

COUNTY BLOCK 0520
& MODULE(S):
27

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
2.26 ac



SCALE: 1"=150'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 51

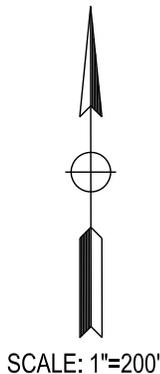
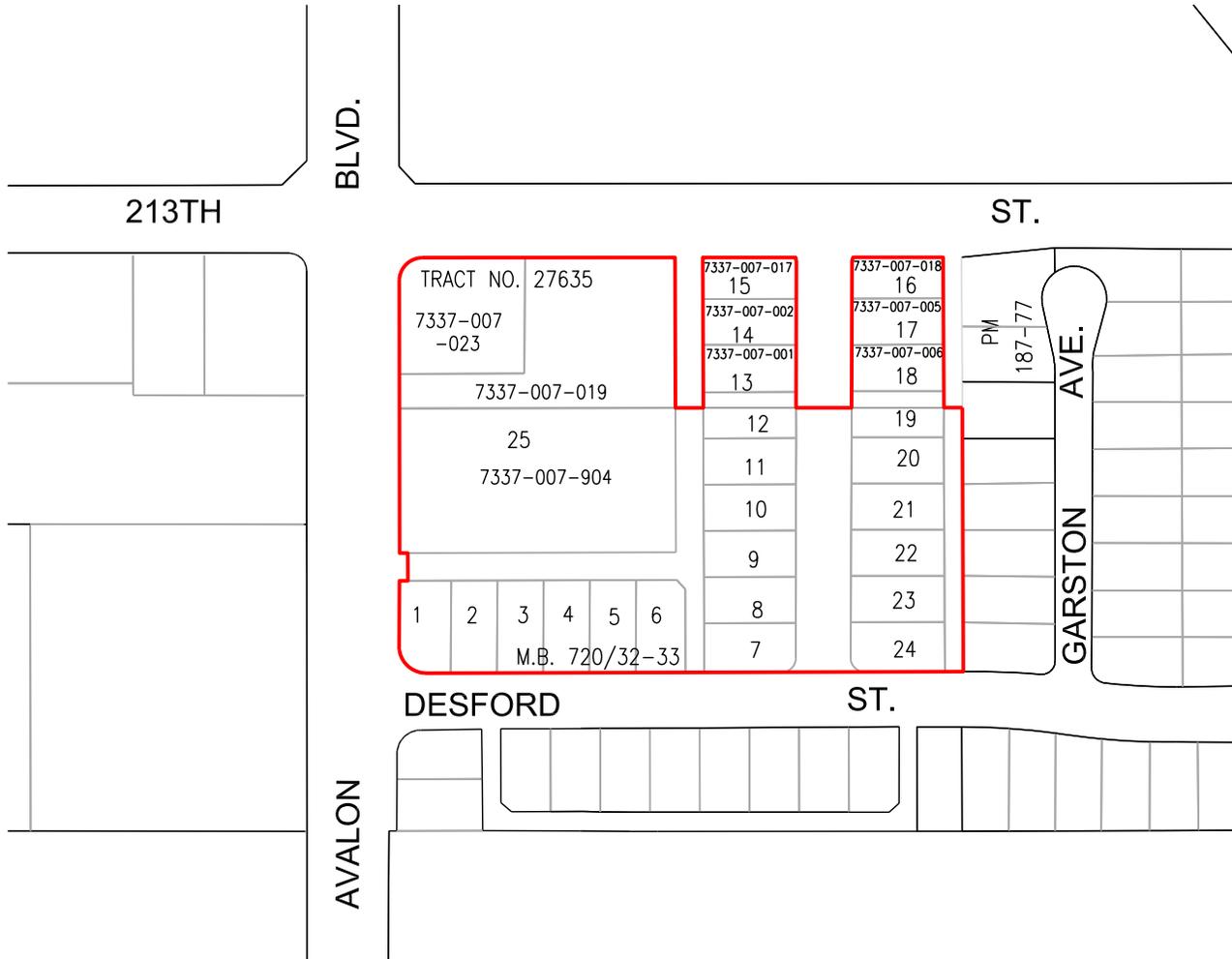
CITY OF CARSON ADDRESS(ES):
717 E. DESFORD ST.

COUNTY ASSESSOR'S ACRES+/-			
7337-007-001	0.15 ac	7337-007-023	0.39 ac
7337-007-002	0.11 ac	7337-007-904	3.99 ac
7337-007-005	0.11 ac		5.82 ac
7337-007-006	0.15 ac		
7337-007-017	0.10 ac		
7337-007-018	0.10 ac		
7337-007-019	0.72 ac		

COUNTY BLOCK 0520
& MODULE(S):
28

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
5.82 ac



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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 52 & 53

CITY OF CARSON ADDRESS(ES):

720 E. DESFORD ST.
701 E. CARSON ST.

COUNTY ASSESSOR'S ACRES+/-

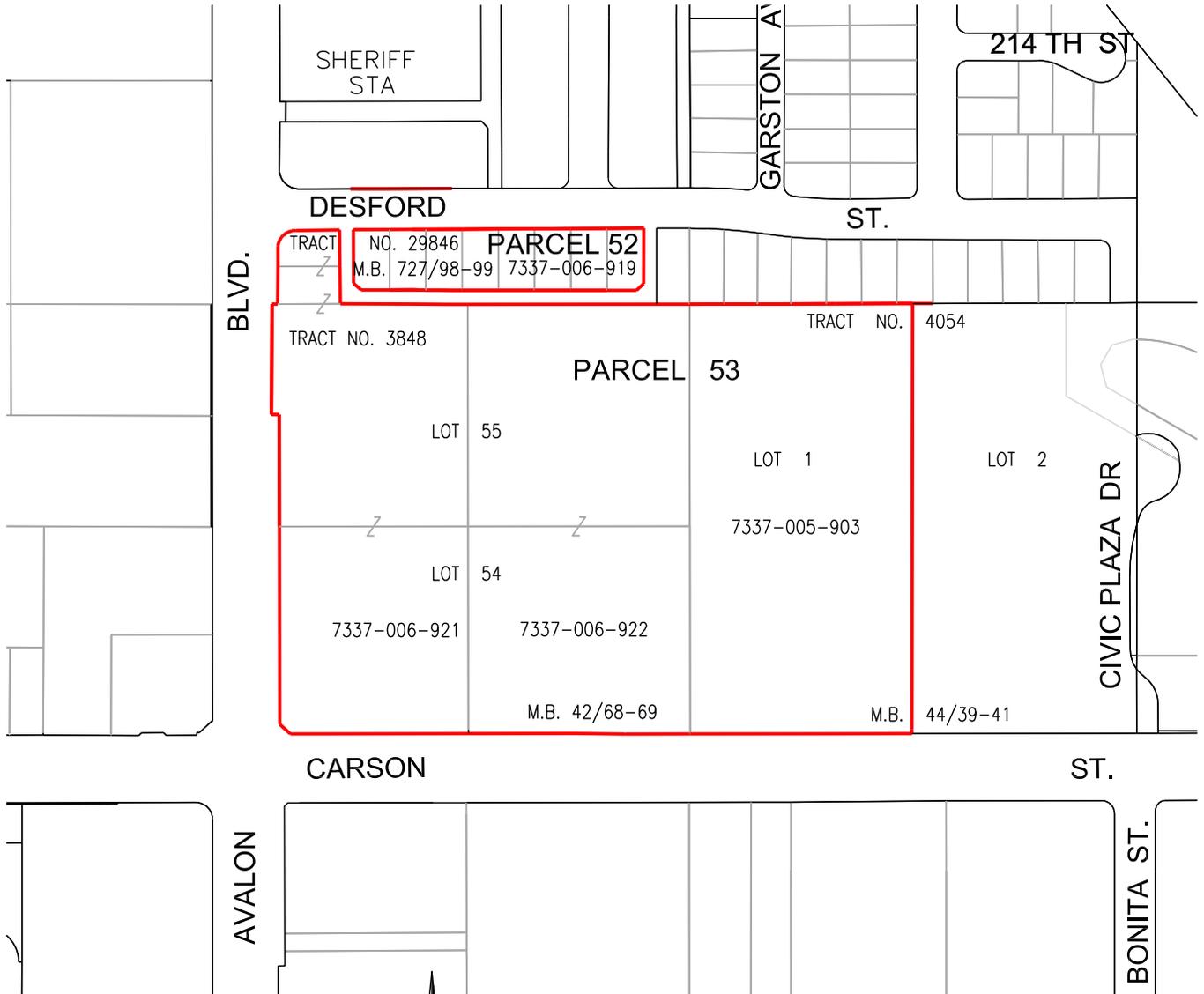
PAR 52	7337-006-919	0.92 ac
PAR 53	7337-006-921	4.35 ac
	7337-006-922	4.82 ac
	7337-005-903	4.85 ac
		<u>14.02 ac</u>

COUNTY BLOCK 0520
& MODULE(S):
18

AREA CALCULATION:

PAR 52	0.92 ac
PAR 53	14.02 ac

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)



SCALE: 1"=250'

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 54

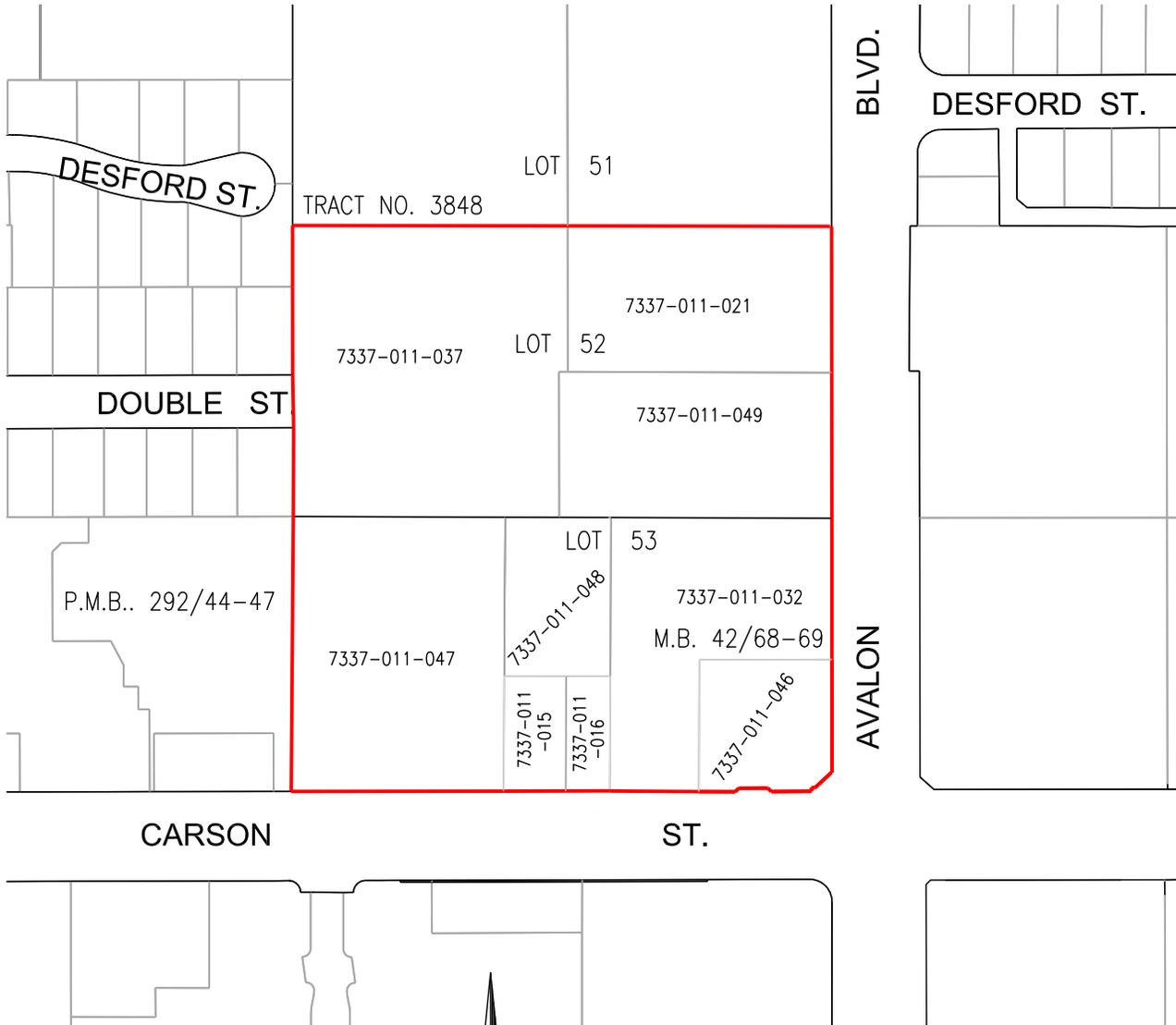
CITY OF CARSON ADDRESS(ES):
21601 AVALON BLVD.

COUNTY ASSESSOR'S ACRES+/-			
7337-011-015	0.21 ac	7337-011-048	0.50 ac
7337-011-016	0.15 ac	7337-011-049	1.16 ac
7337-011-021	1.11 ac		9.96 ac
7337-011-032	1.26 ac		
7337-011-037	2.35 ac		
7337-011-046	1.51 ac		
7337-011-047	1.71 ac		

COUNTY BLOCK 0520
& MODULE(S):
17

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
9.96 ac



SCALE: 1"=200'

PREPARED BY:

P.A. ARCA
ENGINEERING, INC.

500 East Carson Plaza Drive, Suite 201, Carson, CA 90746
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Civil Engineers / Land Surveyors

WEBSITE: www.paarcaengineering.com/21carson

CITY OF CARSON EIFD

EXHIBIT MAP - PAR 55

CITY OF CARSON ADDRESS(ES):
860 E. CARSON ST.

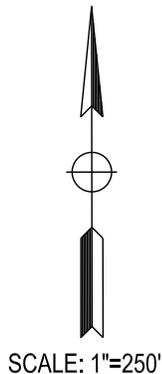
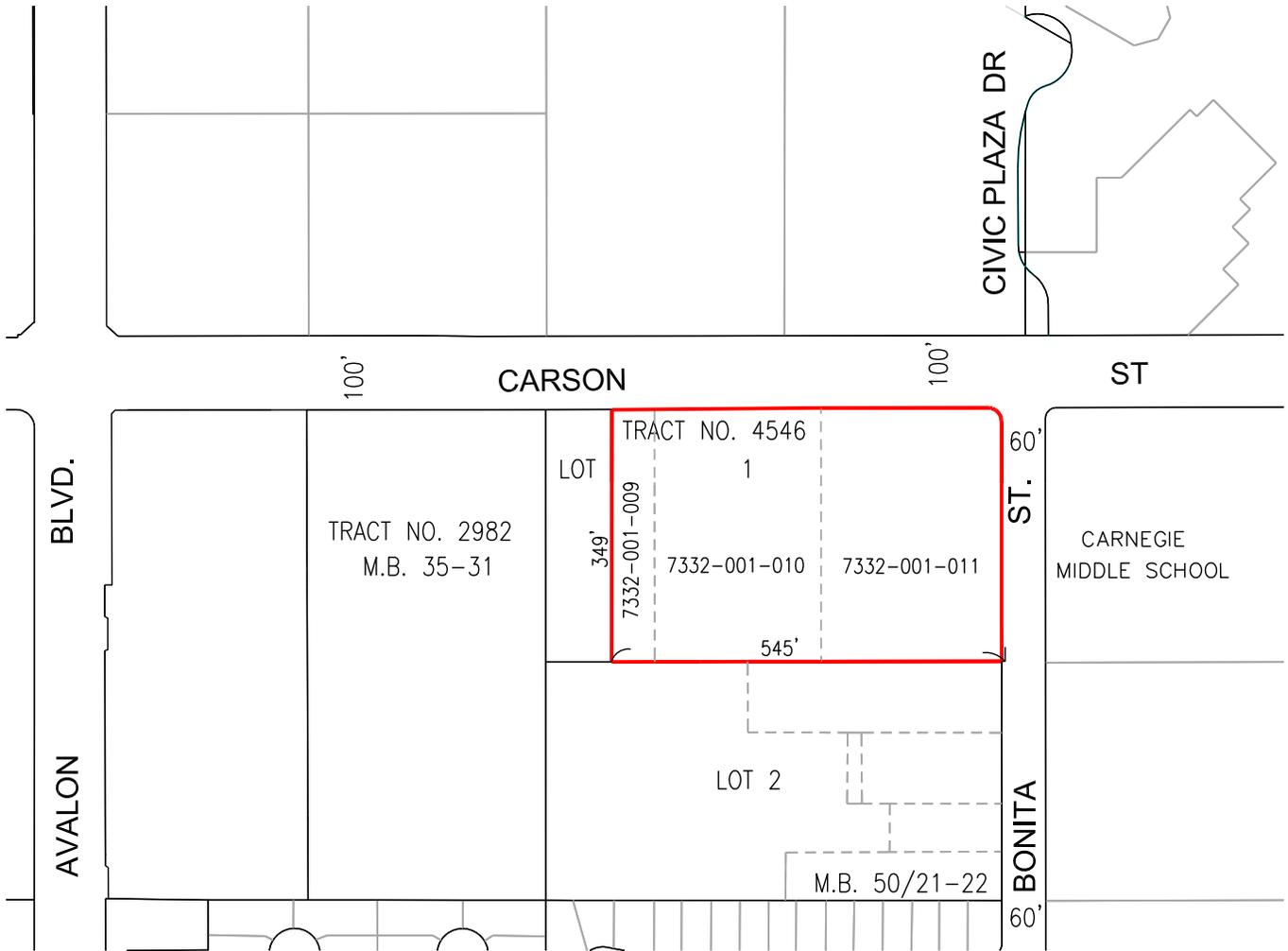
COUNTY ASSESSOR'S ACRES+/-

7332-001-009	0.48 ac
7332-001-010	1.83 ac
7332-001-011	2.00 ac
	<u>4.31 ac</u>

COUNTY BLOCK 0520
& MODULE(S):
09

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
4.31 ac



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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 56

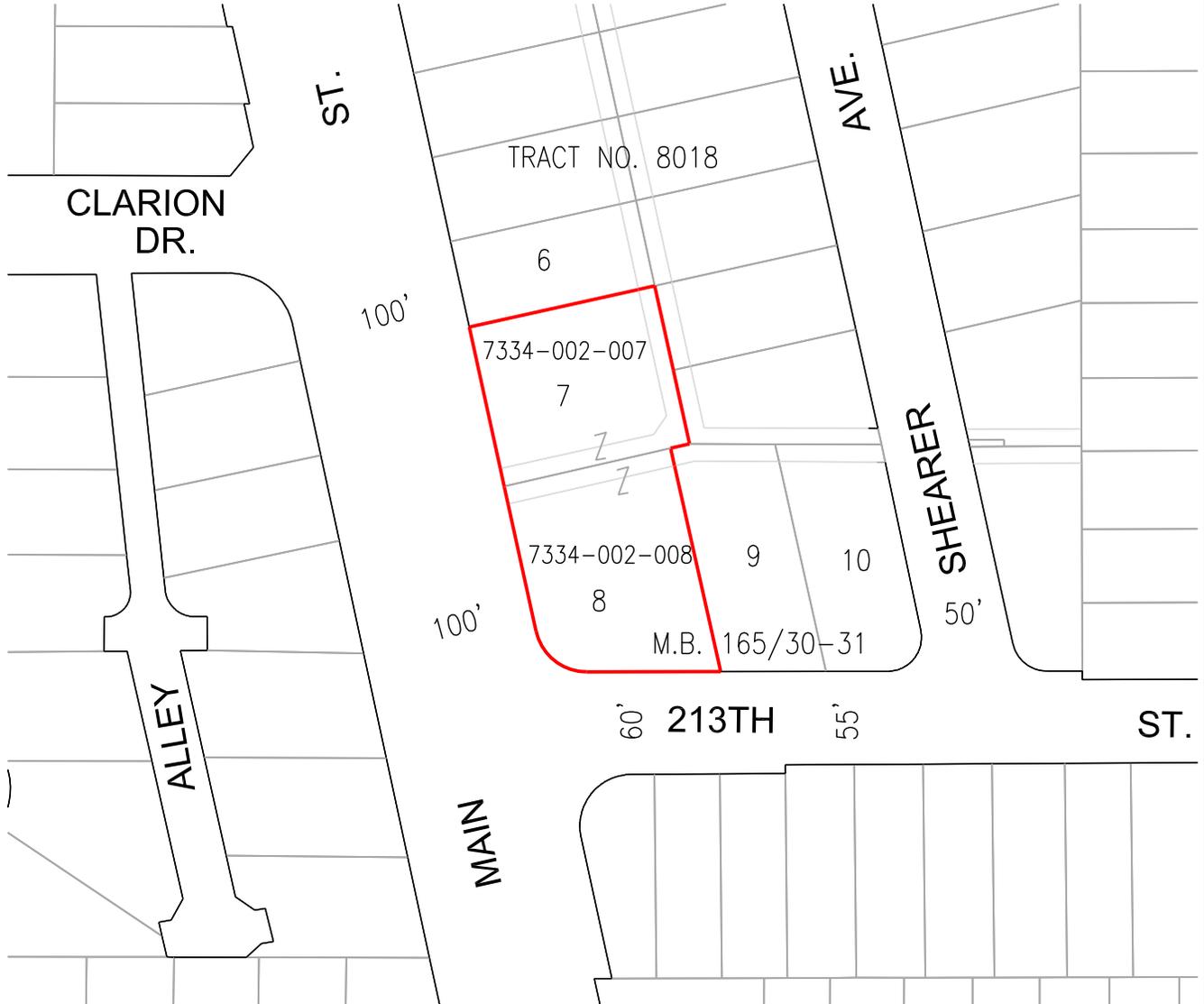
CITY OF CARSON ADDRESS(ES):
21250 MAIN ST.

COUNTY ASSESSOR'S ACRES+/-
7334-002-007 0.24 ac
7334-002-008 0.27 ac
0.51 ac

COUNTY BLOCK 0520
& MODULE(S):
23

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
0.51 ac



SCALE: 1"=100'

PREPARED BY:

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CITY OF CARSON EIFD

EXHIBIT MAP - PAR 57

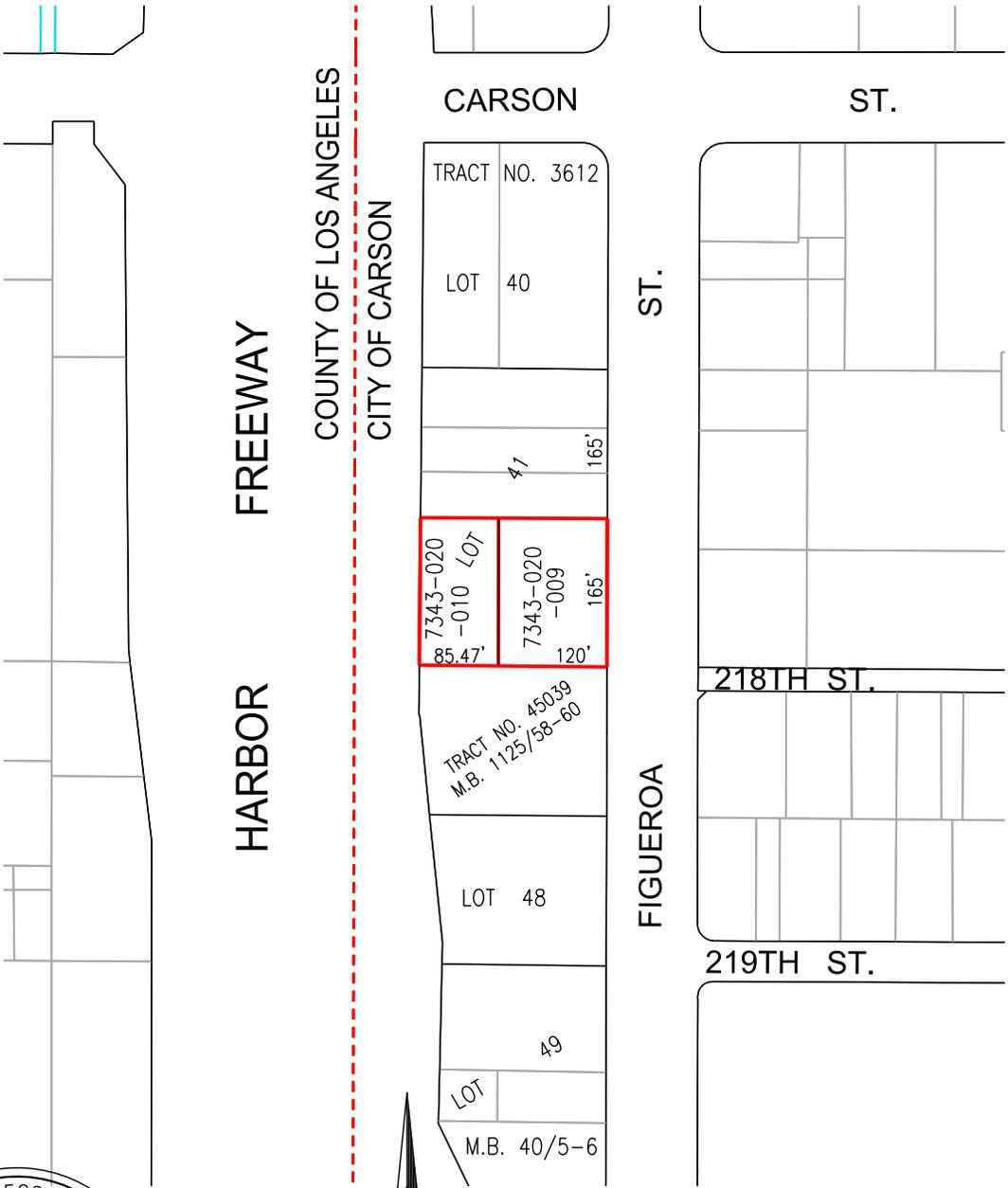
CITY OF CARSON ADDRESS(ES):
21811 FIGUEROA ST.

COUNTY ASSESSOR'S ACRES+/-
7343-020-009 0.45 ac
7343-020-010 0.32 ac
0.77 ac

COUNTY BLOCK 0520
& MODULE(S):
01

NOTE: MEASUREMENTS EXTRACTED FROM COUNTY ASSESSOR'S RECORDS (SEE CITED ASSESSOR'S MAPS FOR ENTIRE ASSESSED MEASUREMENTS)

AREA CALCULATION:
0.77 ac



SCALE: 1"=200'

PREPARED BY:

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APPENDIX B

LEGAL DESCRIPTION OF THE CARSON EIFD

THOSE PARCELS IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 1 - THE WEST ONE-HALF OF LOT 34 OF GARDENA TRACT, AS PER MAP RECORDED IN BOOK 43, PAGE 5 OF MISCELLANEOUS RECORDS. EXCEPT THE NORTH 330 FEET THEREOF. ALSO EXCEPT THE SOUTH 165 FEET THEREOF. ALSO EXCEPT THE WEST 50 FEET THEREOF RESERVED FOR WHAT IS NOW FIGUEROA STREET.

PARCEL 2 - THE WEST 461.91 FEET, MORE OR LESS, OF THE EAST ONE-HALF OF LOT 43 OF THE GARDENA TRACT, AS PER MAP RECORDED IN BOOK 43, PAGE 5 OF MISCELLANEOUS RECORDS. EXCEPT THE SOUTH FORTY FEET DEDICATED FOR STREET PURPOSES PRESENTLY KNOWN AS THE NORTH HALF OF GARDENA BOULEVARD.

PARCEL 3 - THOSE PORTIONS OF LOTS 33 AND 44 OF THE GARDENA TRACT, AS PER MAP RECORDED IN BOOK 52, PAGE 73 OF MISCELLANEOUS RECORDS LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINES: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 44 WITH THE EASTERLY LINE OF BROADWAY, 100 FEET WIDE; THENCE NORTH $89^{\circ}58'21''$ EAST 276.00 FEET ALONG SAID SOUTHERLY LINE TO A POINT; THENCE NORTH 698.50 FEET; THENCE EAST 390.15 FEET TO THE EASTERLY LINE OF SAID LOT 33. EXCEPT THOSE SURROUNDING PORTIONS DEDICATED FOR STREET PURPOSES.

PARCEL 4 – PARCEL 1 OF PARCEL MAP NO. 2484 AS PER MAP RECORDED IN BOOK 50, PAGE 63 OF PARCEL MAPS.

PARCEL 5 – PARCELS 1 AND 2 OF PARCEL MAP NO. 4350 AS PER MAP RECORDED IN BOOK 49, PAGE 35 OF PARCEL MAPS AND LOT 1 OF TRACT NO. 28634 AS PER MAP RECORDED IN BOOK 811, PAGES 67-70 OF MAPS.

PARCEL 6 – LOT 37 OF TRACT NO. 9925 AS PER MAP RECORDED IN BOOK 168, PAGES 6-7 OF MAPS.

PARCEL 7 – LOT 11 OF VESTING TRACT NO. 52103 AS PER MAP RECORDED IN BOOK 1224, PAGES 17-21 OF MAPS.

PARCEL 8 – PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 24971 AS PER MAP RECORDED IN BOOK 289, PAGES 13-14 OF PARCEL MAPS.

PARCEL 9 – PARCEL 19 OF VESTING PARCEL MAP NO. 21929 AS PER MAP RECORDED IN BOOK 278, PAGES 35-40 OF PARCEL MAPS. AND THOSE PORTIONS OF PARCELS 18 AND 26 OF PARCEL MAP NO. 21929 AS PER MAP RECORDED IN BOOK 278, PAGES 35-40 OF PARCEL MAPS, LYING SOUTHEASTERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ALONG THE SOUTHERLY CURVE OF SAID PARCEL 26 DISTANT 229.00 FEET ALONG SAID CURVE FROM ITS SOUTHWEST CORNER; THENCE NORTH $33^{\circ}07'06''$ EAST 420.52 FEET; THENCE NORTH $0^{\circ}29'16''$ WEST 554.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 18 DISTANT 118.76 FEET FROM ITS NORTHWEST CORNER.

PARCEL 10 – PARCEL 1 OF PARCEL MAP NO. 19441 AS PER MAP RECORDED IN BOOK 217, PAGES 20-22 OF PARCEL MAPS, EXCEPT GLENN CURTIS STREET. AND PARCEL 2 OF PARCEL MAP NO. 19441 AS PER

MAP RECORDED IN BOOK 217, PAGES 20-22 OF PARCEL MAPS, EXCEPT THAT VARIABLE WIDTH EASEMENT WEST OF THE WEST LINE OF SAID PARCEL 2. AND PARCELS 1 AND 4 OF PARCEL MAP NO. 15247 AS PER MAP RECORDED IN BOOK 212, PAGES 54-55 OF PARCEL MAPS, EXCEPT GLENN CURTIS STREET. AND PARCEL 3 OF PARCEL MAP NO. 15247 AS PER MAP RECORDED IN BOOK 212, PAGES 54-55 OF PARCEL MAPS.

PARCEL 11 – PARCEL 1 OF VESTING PARCEL MAP NO. 21929-01 AS PER MAP RECORDED IN BOOK 278, PAGES 29-34 OF PARCEL MAPS. AND THAT SITE AS SURVEYED AND SHOWN IN BOOK 173, PAGES 38-40 OF RECORD OF SURVEYS. EXCEPT THOSE PORTIONS OF SAID SITE SOUTH AND WEST DEDICATED FOR STREET PURPOSES.

PARCEL 12 – LOTS 42 THROUGH 45, INCLUSIVE, AND LOTS 54 THROUGH 57, INCLUSIVE, OF TRACT NO. 4054, AS PER MAP RECORDED IN BOOK 44, PAGES 39-41 OF MAPS. AND THAT PORTION OF THE 1326.58 ACRE TRACT ALLOTTED TO SUSANA DOMINGUEZ, BY DECREE OF PARTITION OF A PORTION OF THE RANCHO SAN PEDRO, IN CASE NO. 3284 OF THE SUPERIOR COURT OF SAID COUNTY, BOUNDED TO THE NORTH BY THE SOUTH LINE OF DEL AMO BOULEVARD (104 FEET WIDE), BOUNDED TO THE EAST BY THE WESTERLY LINE OF WILMINGTON AVENUE (100 FEET WIDE), BOUNDED TO THE SOUTH BY THE SAID 1326.58 ACRE SOUTH LINE, AND BOUNDED TO THE WEST BY THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ALONG THE NORTH LINE OF LOT 42 OF TRACT NO. 4054, AS PER MAP RECORDED IN BOOK 44, PAGES 39-41 OF MAPS, DISTANT 350.90 FEET EAST FROM ITS NORTHWEST CORNER; THENCE NORTH $0^{\circ}26'01''$ WEST 282.00 FEET; THENCE NORTH $89^{\circ}33'59''$ EAST 672.50 FEET; THENCE NORTH $0^{\circ}26'01''$ WEST 664.04 FEET; THENCE SOUTH $89^{\circ}33'59''$ WEST 845.00 FEET; THENCE NORTH $0^{\circ}26'01''$ WEST 1015.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 300.00 FEET; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY 471.24 FEET ALONG SAID CURVE; THENCE NORTH $89^{\circ}33'59''$ EAST 750.00 FEET; THENCE NORTH $0^{\circ}26'01''$ WEST 451.01 FEET TO A POINT ON THE SOUTH LINE OF DEL AMO BOULEVARD (104 FEET WIDE).

PARCEL 13 – PARCEL 2 OF PARCEL MAP NO. 4185 AS PER MAP RECORDED IN BOOK 52, PAGE 30 OF PARCEL MAPS.

PARCEL 14 – THAT PORTION OF LOT 1 IN BLOCK B OF THE SUBDIVISION OF A PART OF THE RANCHO SAN PEDRO, AS PER MAP RECORDED IN BOOK 1, PAGES 601-602 OF MISCELLANEOUS RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE TRUE POINT OF BEGINNING AS DESCRIBED IN DEED 2020-1501753 OF OFFICIAL RECORDS, RECORDED NOVEMBER 23, 2020, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH $89^{\circ}56'20''$ EAST 149.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 377.47 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $50^{\circ}51'25''$ AN ARC LENGTH OF 335.05 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DECREE OF CONDEMNATION RECORDED IN BOOK 1939 PAGE 114 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE NORTH $17^{\circ}08'40''$ EAST 1222.17 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF DOMINGUEZ STREET; THENCE ALONG THE SAID NORTHERLY LINE SOUTH $89^{\circ}58'25''$ WEST 359.35 FEET; THENCE SOUTH $17^{\circ}09'36''$ WEST 1352.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 315 FEET, A RADIAL TO SAID CURVE BEARS SOUTH $22^{\circ}55'30''$ EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $8^{\circ}23'29''$ AND ARC LENGTH OF 46.13 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 15 – LOT 15 OF TRACT NO. 4054, AS PER MAP RECORDED IN BOOK 44, PAGES 39-41 OF MAPS. EXCEPT THE NORTH 330 FEET THEREOF. ALSO EXCEPT THE SOUTHWESTERLY PORTIONS OF SAID LOT EXCLUDED AS PER DEED 2016-1458984 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO EXCEPT THOSE PORTIONS SOUTH AND EAST DEDICATED FOR STREET WIDENING PURPOSES.

PARCEL 16 – PARCEL 3 AS RECORDED IN BOOK 273, PAGES 93-95 OF RECORD OF SURVEYS. EXCEPT THE NORTHERLY SOUTHERN PACIFIC RAILROAD LINE, 30 FEET WIDE, AND ITS NORTHEASTERLY CURVE OF VARIABLE WIDTH.

PARCEL 17 – PARCEL 2 OF PARCEL MAP NO. 61063 AS PER MAP RECORDED IN BOOK 355, PAGES 81-83 OF PARCEL MAPS AND THAT PORTION OF THE 398.11 ACRE TRACT ALLOTTED TO ANA JOSEFA DOMINGUEZ DE GUYER, BY DECREE OF PARTITION OF A PORTION OF THE RANCHO SAN PEDRO, IN CASE NO. 3284 OF THE SUPERIOR COURT OF SAID COUNTY BOUNDED NORTHERLY BY 223RD STREET (100 FEET WIDE) AND BOUNDED WESTERLY BY THE EASTERLY LINE AND ITS PROLONGATIONS OF PARCEL 4 OF PARCEL MAP NO. 1363 AS PER MAP RECORDED IN BOOK 31, PAGE 13 OF PARCEL MAPS AND BOUNDED EASTERLY BY THE WESTERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 61063 AND BOUNDED SOUTHERLY BY A LINE 30 FEET PARALLEL NORTHERLY FROM THE NORTHERLY LINE AND ITS PROLONGATIONS OF PARCEL 1 OF PARCEL NO. 3331 AS PER MAP RECORDED IN BOOK 45, PAGE 48 OF PARCEL MAPS.

PARCEL 18 – THAT PORTION OF THE 398.11 ACRE TRACT ALLOTTED TO ANA JOSEFA DOMINGUEZ DE GUYER, BY DECREE OF PARTITION OF A PORTION OF THE RANCHO SAN PEDRO, IN CASE NO. 3284 OF THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF PARCEL NO. 3331 AS PER MAP RECORDED IN BOOK 45, PAGE 48 OF PARCEL MAPS, DISTANT SOUTHERLY 30 FEET FROM THE SOUTHEAST CORNER OF PARCEL MAP NO. 1363 AS PER MAP RECORDED IN BOOK 31, PAGE 13 OF PARCEL MAPS; THENCE NORTH 89°53'23" EAST 724.50 FEET AS SHOWN ON SAID PARCEL MAP NO. 3331; THENCE CONTINUING NORTH 89°53'23" EAST 446.00 FEET; THENCE SOUTH 73°23'07" WEST 465.17 FEET, MORE OR LESS; THENCE SOUTH 0°06'37" EAST 92.85 FEET; THENCE SOUTH 89°53'23" WEST 679.50 FEET; THENCE NORTH 0°06'37" WEST 160.00 FEET; THENCE SOUTH 89°53'23" WEST 45.00 FEET; THENCE NORTH 0°06'37" WEST 65.00 FEET TO THE POINT OF BEGINNING.

PARCEL 19 – THE NORTH 100 FEET OF THE EAST 178 FEET OF LOT 30 OF TRACT NO. 2982, AS PER MAP RECORDED IN BOOK 35, PAGE 31, OF MAPS.

PARCEL 20 – THAT PARCEL AS RECORDED IN BOOK 301, PAGE 100 OF RECORD OF SURVEYS.

PARCEL 21 – PARCEL 2 OF PARCEL MAP NO. 13217 AS PER MAP RECORDED IN BOOK 148, PAGES 66-67 OF PARCEL MAPS. EXCEPT THAT PORTION OF SAID PARCEL 2 LYING SOUTHERLY OF THE WESTERLY PROLONGATION OF THE LINE THAT BEARS SOUTH 88°09'56" WEST 234.01 FEET.

PARCEL 22 - PARCEL 3 OF PARCEL MAP NO. 16013 AS PER MAP RECORDED IN BOOK 172, PAGES 79-81 OF PARCEL MAPS. EXCEPT THAT NORTHEAST TRIANGLE OF SAID PARCEL 3 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 88°05'43" WEST 109.33 FEET ALONG THE NORTH LINE OF SAID PARCEL 3; THENCE SOUTH 0°11'24" EAST 30.00 FEET; THENCE NORTH 72°52'36" EAST 114.23 FEET TO THE POINT OF BEGINNING.

PARCEL 23 – THOSE PORTIONS OF LOTS 76, 77, 78, 103, AND 104 OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS, BOUNDED SOUTHEAST BY THE NORTHWESTERLY LINE OF ANELO AVENUE; BOUNDED NORTHEAST BY THE SOUTHWESTERLY LINE OF THE DOMINGUEZ FLOOD CONTROL CHANNEL; BOUNDED NORTHWEST BY THE SOUTHEASTERLY LINE OF 190TH STREET; BOUNDED WEST AND SOUTHWEST BY THE EASTERLY LINE OF THAT 100 FOOT WIDE STRIP OF LAND, AS GRANTED TO THE CITY OF LOS ANGELES, BY DEED RECORDED FEBRUARY 26, 1951 IN BOOK 35644, PAGE 319, OF OFFICIAL RECORDS.

PARCEL 24 – THOSE PORTIONS OF LOTS 102 THROUGH 104, INCLUSIVE, OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS, BOUNDED TO THE EAST BY THE WESTERLY LINE OF FIGUEROA STREET; BOUNDED TO THE SOUTH AND SOUTHWEST AND NORTHWEST BY, RESPECTIVELY, THE NORTHERLY AND NORTHEASTERLY AND SOUTHEASTERLY LINES OF ANELO AVENUE; AND BOUNDED TO THE NORTHEAST BY THE SOUTHWESTERLY LINE OF THE DOMINGUEZ FLOOD CONTROL CHANNEL. EXCEPTING THEREFROM THOSE PORTIONS CONDEMNED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT BY FINAL ORDERS OF CONDEMNATION DOCUMENT 3854 RECORDED OCTOBER 17, 1952 IN BOOK 40100 PAGE 403 AND MARCH 10, 1964 IN BOOK D2389 PAGE 940 AND ON JANUARY 27, 1966 IN BOOK D3189 PAGE 579 OFFICIAL RECORDS AS DOCUMENTS 5244 AND 2914.

PARCEL 25 – PARCELS 1 AND 2 AS RECORDED IN BOOK 306, PAGE 39 OF RECORD OF SURVEYS.

PARCEL 26 – THOSE PORTIONS OF LOTS 120 THROUGH 123, INCLUSIVE, OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS, LYING WESTERLY OF THE WESTERLY LINE OF BROADWAY, 100 FEET WIDE, AS SHOWN ON CLERK FILED MAP 1680 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. AND LOTS 107 THROUGH 110, INCLUSIVE, OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS. EXCEPT THOSE SURROUNDING PORTIONS DEDICATED FOR STREET WIDENING PURPOSES.

PARCEL 27 – THOSE PORTIONS OF LOTS 116 THROUGH 119, INCLUSIVE, OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS, LYING WESTERLY OF THE WESTERLY LINE OF BROADWAY, 100 FEET WIDE, AS SHOWN ON CLERK FILED MAP 1680 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. AND LOTS 111 AND 112 OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS. EXCEPT THOSE PORTIONS NORTH AND WEST DEDICATED FOR STREET WIDENING PURPOSES. ALSO EXCEPT THOSE PORTIONS DEDICATED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR THE WIDENING OF DOMINGUEZ CHANNEL.

PARCEL 28 – THOSE PORTIONS OF LOTS 99, 113, 114, 115, AND KNOX STREET (50 FEET WIDE) OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS, BOUNDED AS FOLLOWS: TO THE WEST BY THE EASTERLY LINE OF FIGUEROA STREET, TO THE NORTHEAST BY THE SOUTHWESTERLY LINE OF THE DOMINGUEZ FLOOD CONTROL CHANNEL, TO THE SOUTHEAST BY THE NORTHWESTERLY LINE OF MAIN STREET, TO THE SOUTHWEST BY THE NORTHEASTERLY LINE OF THE SAN DIEGO FREEWAY.

PARCEL 29 – PARCELS 1 THROUGH 4, INCLUSIVE, OF PARCEL MAP NO. 11125 AS PER MAP RECORDED IN BOOK 122, PAGES 43-44 OF PARCEL MAPS, EXCEPT THOSE PORTIONS SOUTH AND EAST DEDICATED FOR STREET WIDENING PURPOSES. PARCELS 1 AND 2 OF PARCEL MAP NO. 15725 AS PER MAP RECORDED IN BOOK 168, PAGE 72 OF PARCEL MAPS. AND LOTS 124 AND 125 OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS. AND THOSE PORTIONS OF LOTS 122 AND 123 OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS LYING EASTERLY OF THE EASTERLY LINE OF BROADWAY, 100 FEET WIDE, AS SHOWN ON CLERK FILED MAP 1680 IN THE OFFICE

OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THOSE SURROUNDING PORTIONS DEDICATED FOR STREET WIDENING PURPOSES.

PARCEL 30 – PARCELS 1 AND 2 OF PARCEL MAP NO. 15195 AS PER MAP RECORDED IN BOOK 163, PAGE 47 OF PARCEL MAPS. AND THAT PORTION OF LOT 119 OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS LYING EASTERLY OF THE EASTERLY LINE OF BROADWAY, 100 FEET WIDE, AS SHOWN ON CLERK FILED MAP 1680 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WESTERLY OF THE WESTERLY LINE AND ITS NORTHERLY PROLONGATION OF PARCEL MAP NO. 15195 AS PER MAP RECORDED IN BOOK 163, PAGE 47 OF PARCEL MAPS. AND THAT PORTION OF LOT 118 OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS LYING EASTERLY OF THE EASTERLY LINE OF BROADWAY, 100 FEET WIDE, AS SHOWN ON CLERK FILED MAP 1680 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WESTERLY AND SOUTHERLY OF PARCEL 2 OF PARCEL MAP NO. 15195 AS PER MAP RECORDED IN BOOK 163, PAGE 47 OF PARCEL MAPS. AND THOSE PORTIONS OF LOT 116 AND 117 OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS LYING EASTERLY OF THE EASTERLY LINE OF BROADWAY, 100 FEET WIDE, AS SHOWN ON CLERK FILED MAP 1680 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THOSE PORTIONS SOUTH AND SOUTHEAST DEDICATED FOR STREET WIDENING PURPOSES.

PARCEL 31 – THOSE PORTIONS OF PARCELS 1 AND 2 AND 12 AS RECORDED IN BOOK 53, PAGES 30-32 OF RECORD OF SURVEYS, BOUNDED TO THE NORTH BY THE EXTENT OF THEIR PARCEL LIMITS, BOUNDED TO THE EAST BY THE WESTERLY LINE OF TOWNE AVENUE AS SHOWN ON SAID BOOK AND PAGE, BOUNDED TO THE SOUTH BY THE NORTHERLY LINE OF 192ND STREET, AND BOUNDED TO THE WEST BY THE EASTERLY LINE OF MAIN STREET.

PARCEL 32 – THOSE PORTIONS OF PARCELS 1 AND 2 AND 3 AS RECORDED IN BOOK 53, PAGES 30-32 OF RECORD OF SURVEYS, BOUNDED TO THE NORTHWEST BY THE SOUTHEASTERLY LINE OF MAIN STREET, BOUNDED TO THE NORTH BY THE SOUTHERLY LINE OF 192ND STREET, BOUNDED TO THE EAST BY THE WESTERLY LINE OF AVALON BOULEVARD, BOUNDED TO THE SOUTH BY THE EXTENT OF THEIR PARCEL LIMITS AND THE NORTHERLY LINE OF DEL AMO BOULEVARD, AND BOUNDED TO THE SOUTHWEST BY THE NORTHEASTERLY LINE OF THE DOMINGUEZ FLOOD CONTROL CHANNEL.

PARCEL 33 – THAT PORTION OF THE SUSANA DOMINGUEZ 1326.58 ACRE ALLOTMENT OF THE RANCHO SAN PEDRO AS PER MAP FILED IN CASE NO. 3284 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF AVALON BOULEVARD WITH THE CENTERLINE OF DEL AMO BOULEVARD, AS SAID INTERSECTION IS SHOWN ON PARCEL MAP NO. 1317 AS PER MAP RECORDED IN BOOK 24, PAGE 18 OF PARCEL MAPS; THENCE NORTH 88°53'59" WEST 113.10 FEET ALONG THE CENTERLINE OF DEL AMO BOULEVARD; THENCE NORTH 1°06'01" EAST 54.00 FEET AT RIGHT ANGLES TO SAID CENTERLINE TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°53'59" WEST 124.26 FEET TO A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2554.00 FEET; THENCE WESTERLY 200.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°29'12" TO A POINT ON SAID CURVE, THE RADIAL TO SAID POINT BEARS NORTH 3°23'11" WEST; THENCE NORTH 27°47'55" WEST 22.88 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 116.00 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF SAID 1326.58 ACRE ALLOTMENT; THENCE NORTH 62°12'05" EAST 388.76 FEET PARALLEL WITH SAID NORTHWESTERLY LINE TO A LINE THAT IS PARALLEL WITH AND DISTANT 75.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID AVALON

BOULEVARD; THENCE SOUTH 6°08'14" EAST 171.04 FEET PARALLEL WITH SAID AVALON BOULEVARD TO A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 27.00 FEET; THENCE SOUTHWESTERLY 45.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°14'15" TO A POINT ON A LINE TANGENT TO SAID CURVE, SAID POINT BEING THE TRUE POINT OF BEGINNING.

PARCEL 34 - THOSE PORTIONS OF THE MARIA DE LOS REYES DOMINGUEZ 477.81 ACRE ALLOTMENT AND THE GUADALUPE MARCELINA DOMINGUEZ 327.64 ACRE ALLOTMENT AND THE GUADALUPE MARCELINA DOMINGUEZ 852.37 ACRE ALLOTMENT OF THE RANCHO SAN PEDRO AS PER MAP FILED IN CASE NO. 3284 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, BOUNDED AS FOLLOWS: TO THE SOUTHWEST BY THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SAN DIEGO FREEWAY, TO THE NORTHWEST BY THE SOUTHEASTERLY LINE OF MAIN STREET, TO THE NORTHEAST BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE DOMINGUEZ FLOOD CONTROL CHANNEL, TO THE SOUTH BY THE NORTHERLY LINE OF THE 100 FOOT WIDE TRANSMISSION RIGHT-OF-WAY LINE AS SHOWN ON FILED MAP 11884, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 35 – THOSE PORTIONS OF LOTS 83 THROUGH 86, INCLUSIVE, AND THOSE PORTIONS OF LOTS 98 AND 99 OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 3 OF THAT LAND CONVEYED BY THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 26, 1967 AS INSTRUMENT NO. 1958 IN BOOK D-3683 PAGE 331 OF OFFICAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID BEGINNING AS RESIDES ALONG THE NORTHWESTERLY LINE OF A 100 FOOT WIDE UTILITY RIGHT-OF-WAY TO THE CITY OF LOS ANGELES; THENCE NORTH 60°33'01" EAST 155.04 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID RIGHT-OF-WAY; THENCE NORTH 84°00'12" EAST 112.98 FEET TO THE NORTHWESTERLY LINE OF FIGUEROA STREET (100 FEET WIDE); THENCE SOUTH 33°03'26" WEST 561.18 FEET ALONG SAID NORTHWESTERLY LINE TO THE BEGINNING OF A CURVE ALONG THE NORTHWESTERLY LINE OF SAID FIGUEROA STREET CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,550 FEET; THENCE SOUTHWESTERLY 598.54 FEET ALONG SAID CURVE; THENCE NORTH 79°04'04" WEST 22.06 FEET; THENCE NORTH 2°13'02" EAST 289.16 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 997 FEET; THENCE NORTHEASTERLY 720 FEET MORE OR LESS ALONG SAID CURVE TO THE POINT OF BEGINNING.

PARCEL 36 – THAT PORTION OF LOT 98 OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS, BOUNDED AS FOLLOWS: TO THE SOUTHWEST BY THE NORTHEASTERLY LINE OF MONETA AVENUE, TO THE EAST BY THE WESTERLY LINE OF MAIN STREET, AND TO THE NORTHEAST BY THE SOUTHWESTERLY LINE OF THAT 40 FOOT WIDE FRONTAGE ROAD AND ITS PROLONGATION AS SHOWN ON PARCEL MAP NO. 10464 AS PER MAP RECORDED IN BOOK 102, PAGES 29 OF PARCEL MAPS.

PARCEL 37 – PARCELS 1 AND 2 OF PARCEL MAP NO. 10464 AS PER MAP RECORDED IN BOOK 102, PAGES 29 OF PARCEL MAPS. AND THOSE PORTIONS OF LOTS 85, 86, 96 AND 97 OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS, BOUNDED AS FOLLOWS: TO THE NORTH BY THE EXTENT OF ITS LOT LIMITS, TO THE NORTHEAST BY THE SOUTHWESTERLY LINE OF MONETA AVENUE, TO THE EAST BY THE WESTERLY LINE OF MAIN STREET, TO THE SOUTH BY THE NORTHERLY LINE OF FRANCISCO STREET, AND TO THE WEST BY THE EASTERLY LINE OF FIGUEROA STREET.

PARCEL 38 – THOSE PORTIONS OF LOTS 87 THROUGH 95, INCLUSIVE, OF TRACT NO. 4671 AS PER MAP RECORDED IN BOOK 56, PAGES 30-31 OF MAPS, BOUNDED AS FOLLOWS: TO THE NORTH BY THE SOUTHERLY LINE OF FRANCISCO STREET, TO THE EAST BY THE WESTERLY LINE OF MAIN STREET, TO THE

SOUTH BY THE NORTHERLY LINE OF DEL AMO BOULEVARD, AND TO THE WEST BY THE EASTERLY LINE OF FIGUEROA STREET.

PARCEL 39 - THAT PARCEL AS RECORDED IN BOOK 262, PAGE 75 OF RECORD OF SURVEYS. ALONG WITH THAT SOUTHERLY 100 FOOT WIDE TRANSMISSION LINE RIGHT-OF-WAY AS DEPICTED ON SAID RECORD OF SURVEY AND FILED AS FILED MAP 11884, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED TO THE WEST BY THE EASTERLY LINE OF MAIN STREET AND BOUNDED TO THE EAST BY THE SOUTHWESTERLY LINE OF THE SAN DIEGO FREEWAY. ALSO LOT 1 OF OF TRACT NO. 42385 AS PER MAP RECORDED IN BOOK 1056, PAGES 84-88 OF MAPS.

PARCEL 40 - PARCELS 1 AND 2 OF PARCEL MAP NO. 14194 AS PER MAP RECORDED IN BOOK 152, PAGE 46 OF PARCEL MAPS. AND PARCELS 1 THROUGH 4, INCLUSIVE, OF PARCEL MAP NO. 5616 AS PER MAP RECORDED IN BOOK 62, PAGE 68 OF PARCEL MAPS. AND PARCELS 1 THROUGH 4, INCLUSIVE, OF PARCEL MAP NO. 6719 AS PER MAP RECORDED IN BOOK 110, PAGES 24-25 OF PARCEL MAPS. ALONG WITH THAT 105 FOOT WIDE EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AS SHOWN ON SAID PARCEL MAP BOUNDED WESTERLY BY THE EASTERLY LINE OF FIGUEROA STREET AND BOUNDED EASTERLY BY THE WESTERLY LINE OF MAIN STREET.

PARCEL 41 - THOSE PORTIONS OF LOTS 22 THROUGH 26, INCLUSIVE, AND THOSE PORTIONS OF LOTS 33 THROUGH 35, INCLUSIVE, OF TRACT NO. 6378 AS PER MAP RECORDED IN BOOK 68, PAGES 1-2 OF MAPS, BOUNDED AS FOLLOWS: TO THE NORTH BY THE SOUTHERLY LINE OF TORRANCE BOULEVARD, TO THE EAST BY THE WESTERLY LINE OF MAIN STREET, TO THE SOUTH BY THE NORTHERLY LINE OF TRACT NO. 53531 AS PER MAP RECORDED IN BOOK 1269, PAGES 1-5 OF MAPS AND THE REMAINING SOUTHERLY LINE OF SAID LOT 33, AND TO THE WEST BY THE EASTERLY LINE OF FIGUEROA STREET.

PARCEL 42 - PARCEL 2 OF PARCEL MAP NO. 70372 AS PER MAP RECORDED IN BOOK 377, PAGES 76-89 OF PARCEL MAPS. AND THAT PORTION OF THE TORRANCE LATERAL FLOOD CONTROL CHANNEL, 75 FEET WIDE MORE OR LESS, ABUTTING ALONG THE SOUTHERLY, SOUTHWESTERLY, AND SOUTHEASTERLY LINES OF SAID PARCEL 2 AND SHOWN ON SAID PARCEL MAP. EXCEPT THAT STRIP OF LAND PASSING THROUGH SAID PARCEL 2 DECLARED AS LENARDO DRIVE ON SAID PARCEL MAP.

PARCEL 43 - PARCEL 1 OF PARCEL MAP NO. 3441 AS PER MAP RECORDED IN BOOK 49, PAGE 46 OF PARCEL MAPS. AND PARCELS 2 THROUGH 4, INCLUSIVE, OF PARCEL MAP NO. 3440 AS PER MAP RECORDED IN BOOK 49, PAGE 45 OF PARCEL MAPS. AND PARCELS 2 THROUGH 5, INCLUSIVE, OF PARCEL MAP NO. 2538 AS PER MAP RECORDED IN BOOK 38, PAGE 5 OF PARCEL MAPS. ALSO THAT 1.60 ACRE TRIANGULAR PARCEL OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT BOUNDED AS FOLLOWS: TO THE SOUTHEAST BY THE NORTHWESTERLY LINES OF PARCEL 1 OF SAID PARCEL MAP NO. 3441; TO THE NORTH BY THE SOUTHERLY CURVE OF DEL AMO BOULEVARD, 108 FEET WIDE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2446 FEET; TO THE SOUTHWEST BY THE PROLONGATION OF THE SOUTHWEST LINE OF SAID PARCEL 1 WHICH BEARS NORTH 39°17'16" WEST. ALSO THAT 100 FOOT WIDE STRIP OF THE LOS ANGELES DEPARTMENT OF WATER AND POWER EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH CORNER OF PARCEL 5 OF SAID PARCEL MAP NO. 2538 WITH THE EASTERLY RIGHT-OF-WAY OF SAID 100 FOOT WIDE EASEMENT AS SHOWN ON SAID PARCEL MAP NO. 2538; THENCE NORTH 29°11'54" WEST 257 FEET TO THE WESTERLY LINE OF SAID 100 FOOT WIDE EASEMENT; THENCE SOUTH 6°08'14" EAST 939.2 FEET ALONG SAID WESTERLY LINE TO THE NORTHEASTERLY RIGHT-OF-WAY OF DOMINGUEZ CHANNEL AS SHOWN ON SAID PARCEL MAP; THENCE SOUTH 39°17'16" EAST 316.6 FEET TO THE WESTERLY LINE OF PARCEL 1 OF SAID PARCEL MAP; THENCE

NORTH 22°57'12" WEST 252.66 FEET; THENCE NORTH 6°08'14" WEST 727.54 FEET TO THE POINT OF BEGINNING. ALSO PARCEL 1 OF PARCEL MAP NO. 5453 AS PER MAP RECORDED IN BOOK 60, PAGE 63 OF PARCEL MAPS EXCEPT THAT PORTION OF SAID PARCEL 1 LYING SOUTHWEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL 1, DISTANT 37.22 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 39°17'16" EAST ON A DIRECT LINE TO THE WESTERLY LINE OF AVALON BOULEVARD, BEING THE EASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID PARCEL MAP NO. 5453.

PARCEL 44 - PARCELS 3 THROUGH 6, INCLUSIVE, OF PARCEL MAP NO. 3441 AS PER MAP RECORDED IN BOOK 49, PAGE 46 OF PARCEL MAPS. AND PARCEL 2 OF DEED BOOK D-3414 PAGE 921 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID PARCEL 2 BEING SHOWN AS SURVEYED IN SURVEY FIELD BOOK 0520, PAGES 1583-1584 OF LOS ANGELES COUNTY PUBLIC WORKS, RECORDS OF SAID COUNTY.

PARCEL 45 – PARCELS 1 AND 2 OF PARCEL MAP NO. 5129 AS PER MAP RECORDED IN BOOK 56, PAGE 72 OF PARCEL MAPS. AND PARCEL 5 OF PARCEL MAP NO. 3440 AS PER MAP RECORDED IN BOOK 49, PAGE 45 OF PARCEL MAPS.

PARCEL 46 – PARCELS 1 THROUGH 5, INCLUSIVE, OF PARCEL MAP NO. 2328 AS PER MAP RECORDED IN BOOK 37, PAGES 4-6 OF PARCEL MAPS. AND PARCEL 1 OF PARCEL MAP NO. 1317 AS PER MAP RECORDED IN BOOK 24, PAGE 18 OF PARCEL MAPS.

PARCEL 47 – PARCELS 5 THROUGH 8, INCLUSIVE, OF PARCEL MAP NO. 2540 AS PER MAP RECORDED IN BOOK 38, PAGE 6 OF PARCEL MAPS.

PARCEL 48 – LOT 1 OF TRACT NO. 71206 AS PER MAP RECORDED IN BOOK 1400, PAGES 1-6 OF MAPS. AND LOT 49 OF TRACT NO. 3848 AS PER MAP RECORDED IN BOOK 42, PAGES 68-69 OF MAPS. EXCEPT THOSE PORTIONS OF SAID LOT 49 SOUTH AND EAST DEDICATED FOR STREET WIDENING PURPOSES.

PARCEL 49 – PARCELS 1 AND 2 OF PARCEL MAP NO. 4268 AS PER MAP RECORDED IN BOOK 53, PAGE 29 OF PARCEL MAPS.

PARCEL 50 – THE EAST PORTION OF LOT 50 OF TRACT NO. 3848 AS PER MAP RECORDED IN BOOK 42, PAGES 68-69 OF MAPS BOUNDED TO THE WEST BY THE EAST LINE OF TRACT NO. 28917 AS PER MAP RECORDED IN BOOK 716, PAGES 41-42 OF MAPS. EXCEPT THOSE PORTIONS NORTH AND EAST DEDICATED FOR STREET WIDENING PURPOSES.

PARCEL 51 – LOTS 1 THROUGH 25, INCLUSIVE, OF TRACT NO. 27635 AS PER MAP RECORDED IN BOOK 720, PAGES 32-33 OF MAPS. ALSO THOSE CONTIGUOUS PORTIONS OF VACATED ALLEYS AND THAT OF NEWKIRK AVENUE WITHIN SAID TRACT BOUNDED TO THE SOUTH BY THE NORTH LINE OF DESFORD STREET (60 FEET WIDE) AND BOUNDED TO THE NORTH BY A LINE DISTANT 286 FEET AND PARALLEL FROM SAID NORTH LINE.

PARCEL 52 – LOTS 3 THROUGH 10, INCLUSIVE, OF TRACT NO. 29846 AS PER MAP RECORDED IN BOOK 727, PAGES 98-99 OF MAPS.

PARCEL 53 – LOTS 1 AND 2 OF TRACT NO. 29846 AS PER MAP RECORDED IN BOOK 727, PAGES 98-99 OF MAPS. LOTS 54 AND 55 OF TRACT NO. 3848 AS PER MAP RECORDED IN BOOK 42, PAGES 68-69 OF MAPS. AND LOT 1 OF TRACT NO. 4054 AS PER MAP RECORDED IN BOOK 44, PAGES 39-41 OF MAPS. EXCEPT THOSE PORTIONS SOUTH AND WEST DEDICATED FOR STREET WIDENING PURPOSES.

PARCEL 54 – LOTS 52 AND 53 OF TRACT NO. 3848 AS PER MAP RECORDED IN BOOK 42, PAGES 68-69 OF MAPS. EXCEPT THOSE PORTIONS SOUTH AND EAST DEDICATED FOR STREET WIDENING PURPOSES.

PARCEL 55 – THE EAST 545 FEET OF LOT 1 OF TRACT NO. 4546 AS PER MAP RECORDED IN BOOK 50, PAGES 20-21 OF MAPS. EXCEPT THOSE PORTIONS NORTH AND EAST DEDICATED FOR STREET WIDENING PURPOSES.

PARCEL 56 – LOTS 7 AND 8 OF TRACT NO. 8018 AS PER MAP RECORDED IN BOOK 165, PAGES 30-31 OF MAPS. ALONG WITH THOSE ALLOTTED PORTIONS OF THE ADJACENT ALLEY VACATED PER RESOLUTION NO. 142 RECORDED AS INSTRUMENT NO. 2988 ON OCTOBER 21, 1968 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 57 – LOT 41 OF TRACT NO. 3612 AS PER MAP RECORDED IN BOOK 40, PAGES 5-6 OF MAPS. EXCEPT THE NORTH 165 FEET THEREOF. ALSO EXCEPT THE EAST 25 FEET THEREOF DEDICATED FOR STREET PURPOSES. ALSO EXCEPT THAT PORTION LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 165 FEET OF SAID LOT, DISTANT EASTERLY ALONG SAID SOUTH LINE OF SAID LOT 407.03 FEET FROM THE WEST LINE OF SAID LOT; THENCE SOUTHERLY IN A DIRECT LINE TO A POINT ON THE SOUTH LINE OF SAID LOT, DISTANT EASTERLY ALONG SAID SOUTH LINE OF SAID LOT 405.73 FEET FROM THE SAID WEST LINE.

Carson EIFD - Projected Tax Increment Revenue Analysis

	Total	0 2021-2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507		671 units \$209,432,520	491 units \$156,395,529	222 units \$72,171,164	222 units \$73,614,588	612 units \$206,847,882	0 units \$0	0 units \$0
For Sale Residential \$400,000 per unit	662 units \$288,896,919		163 units \$67,834,080	80 units \$33,958,656	95 units \$41,024,179	95 units \$41,844,662	135 units \$60,700,154	95 units \$43,535,187	0 units \$0
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794		8,196 SF \$2,430,229	595,000 SF \$179,954,347	54,152 SF \$16,705,522	0 SF \$0	208,000 SF \$66,758,908	0 SF \$0	0 SF \$0
Office \$225 PSF	780,000 SF \$216,411,933		0 SF \$0	0 SF \$0	0 SF \$0	0 SF \$0	78,000 SF \$19,764,150	78,000 SF \$20,159,433	78,000 SF \$20,562,622
Hotel \$200,000 per unit	118 units \$24,553,440		118 units \$24,553,440	0 units \$0	0 units \$0	0 units \$0	0 units \$0	0 units \$0	0 units \$0
Recreational \$350 PSF	598,500 SF \$240,286,964		0 SF \$0	66,000 SF \$34,513,905	0 SF \$0	532,500 SF \$205,773,060	0 SF \$0	0 SF \$0	0 SF \$0
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205		596,113 SF \$99,231,321	600,372 SF \$101,939,131	612,476 SF \$106,074,230	0 SF \$0	1,257,333 SF \$226,553,848	483,333 SF \$88,831,692	483,333 SF \$90,608,325
Subtotal Value Add	\$2,969,697,762		\$403,481,590	\$506,761,568	\$235,975,095	\$321,232,310	\$580,624,943	\$152,526,312	\$111,170,948
Total Assessed Value		\$866,393,618	\$1,287,203,080	\$1,819,708,709	\$2,092,077,978	\$2,455,151,848	\$3,084,879,828	\$3,299,103,736	\$3,476,256,758
Incremental AV			\$420,809,462	\$953,315,091	\$1,225,684,360	\$1,588,758,230	\$2,218,486,210	\$2,432,710,118	\$2,609,863,141
Total tax increment @ 1%			\$4,208,095	\$9,533,151	\$12,256,844	\$15,887,582	\$22,184,862	\$24,327,101	\$26,098,631
City AB8 Share Available	6.70%	\$169,690,183	\$281,942	\$638,721	\$821,209	\$1,064,468	\$1,486,386	\$1,629,916	\$1,748,608
Percent Allocated to EIFD	52.0%	\$88,210,340	\$146,563	\$332,027	\$426,890	\$553,344	\$772,670	\$847,282	\$908,982
City MVLFF Share Equivalent Available	5.17%	\$130,920,423	\$217,526	\$492,790	\$633,584	\$821,265	\$1,146,786	\$1,257,523	\$1,349,097
Percent Allocated to EIFD	52.0%	\$68,056,589	\$113,077	\$256,168	\$329,357	\$426,920	\$596,136	\$653,700	\$701,303
County AB8 Share Available	24.68%	\$625,067,718	\$1,038,558	\$2,352,782	\$3,024,989	\$3,921,055	\$5,475,224	\$6,003,929	\$6,441,142
Percent Allocated to EIFD	25.0%	\$156,266,929	\$259,639	\$588,195	\$756,247	\$980,264	\$1,368,806	\$1,500,982	\$1,610,286
Total Revenues Allocated to EIFD		\$312,533,858	\$519,279	\$1,176,391	\$1,512,494	\$1,960,528	\$2,737,612	\$3,001,964	\$3,220,571



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

Carson EIFD - Projected Tax Increment Revenue Analysis

		8	9	10	11	12	13	14	15
	Total	2029	2030	2031	2032	2033	2034	2035	2036
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	250 units \$89,631,943	0 units \$0	0 units \$0	150 units \$57,070,881	0 units \$0	0 units \$0	0 units \$0	0 units \$0
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 units \$0	0 units \$0	0 units \$0	0 units \$0				
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0	0 SF \$0	0 SF \$0	0 SF \$0	100,000 SF \$36,867,789	0 SF \$0	0 SF \$0	0 SF \$0
Office \$225 PSF	780,000 SF \$216,411,933	78,000 SF \$20,973,875	78,000 SF \$21,393,352	78,000 SF \$21,821,219	78,000 SF \$22,257,643	78,000 SF \$22,702,796	78,000 SF \$23,156,852	78,000 SF \$23,619,989	0 SF \$0
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0	0 units \$0	0 units \$0	0 units \$0				
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0	0 SF \$0	0 SF \$0	0 SF \$0				
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	320,000 SF \$61,188,740	320,000 SF \$62,412,514	320,000 SF \$63,660,765	320,000 SF \$64,933,980	320,000 SF \$66,232,659	0 SF \$0	0 SF \$0	0 SF \$0
Subtotal Value Add	\$2,969,697,762	\$171,794,557	\$83,805,866	\$85,481,984	\$144,262,504	\$125,803,245	\$23,156,852	\$23,619,989	\$0
Total Assessed Value		\$3,717,576,450	\$3,875,733,846	\$4,038,730,506	\$4,263,767,621	\$4,474,846,218	\$4,587,499,994	\$4,702,869,984	\$4,796,927,383
Incremental AV		\$2,851,182,832	\$3,009,340,228	\$3,172,336,888	\$3,397,374,003	\$3,608,452,600	\$3,721,106,377	\$3,836,476,366	\$3,930,533,765
Total tax increment @ 1%		\$28,511,828	\$30,093,402	\$31,723,369	\$33,973,740	\$36,084,526	\$37,211,064	\$38,364,764	\$39,305,338
City AB8 Share Available	6.70%	\$169,690,183	\$1,910,292	\$2,016,258	\$2,125,466	\$2,276,241	\$2,417,663	\$2,493,141	\$2,570,439
Percent Allocated to EIFD	52.0%	\$88,210,340	\$993,031	\$1,048,115	\$1,104,885	\$1,183,262	\$1,256,778	\$1,296,014	\$1,336,196
City MVLFF Share Equivalent Available	5.17%	\$130,920,423	\$1,473,841	\$1,555,596	\$1,639,852	\$1,756,179	\$1,865,291	\$1,923,524	\$1,983,161
Percent Allocated to EIFD	52.0%	\$68,056,589	\$766,149	\$808,648	\$852,447	\$912,918	\$969,637	\$999,909	\$1,030,910
County AB8 Share Available	24.68%	\$625,067,718	\$7,036,719	\$7,427,052	\$7,829,327	\$8,384,719	\$8,905,661	\$9,183,691	\$9,468,424
Percent Allocated to EIFD	25.0%	\$156,266,929	\$1,759,180	\$1,856,763	\$1,957,332	\$2,096,180	\$2,226,415	\$2,295,923	\$2,367,106
Total Revenues Allocated to EIFD		\$312,533,858	\$3,518,360	\$3,713,526	\$3,914,664	\$4,192,360	\$4,452,831	\$4,591,845	\$4,734,212



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

Carson EIFD - Projected Tax Increment Revenue Analysis

		16	17	18	19	20	21	22	23
	Total	2037	2038	2039	2040	2041	2042	2043	2044
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	0 units \$0	0 \$0	0 \$0	0 \$0				
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 units \$0	0 \$0	0 \$0	0 \$0				
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0							
Office \$225 PSF	780,000 SF \$216,411,933	0 SF \$0							
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0							
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0							
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	0 SF \$0							
Subtotal Value Add	\$2,969,697,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$4,892,865,931	\$4,990,723,250	\$5,090,537,715	\$5,192,348,469	\$5,296,195,438	\$5,402,119,347	\$5,510,161,734	\$5,620,364,969
Incremental AV		\$4,026,472,313	\$4,124,329,632	\$4,224,144,097	\$4,325,954,851	\$4,429,801,820	\$4,535,725,729	\$4,643,768,116	\$4,753,971,351
Total tax increment @ 1%		\$40,264,723	\$41,243,296	\$42,241,441	\$43,259,549	\$44,298,018	\$45,357,257	\$46,437,681	\$47,539,714
City AB8 Share Available 6.70%	\$169,690,183	\$2,697,736	\$2,763,301	\$2,830,177	\$2,898,390	\$2,967,967	\$3,038,936	\$3,111,325	\$3,185,161
Percent Allocated to EIFD 52.0%	\$88,210,340	\$1,402,369	\$1,436,451	\$1,471,216	\$1,506,675	\$1,542,844	\$1,579,735	\$1,617,365	\$1,655,748
City MVLFF Share Equivalent Available 5.17%	\$130,920,423	\$2,081,374	\$2,131,959	\$2,183,555	\$2,236,184	\$2,289,864	\$2,344,619	\$2,400,468	\$2,457,435
Percent Allocated to EIFD 52.0%	\$68,056,589	\$1,081,964	\$1,108,260	\$1,135,081	\$1,162,439	\$1,190,344	\$1,218,807	\$1,247,840	\$1,277,453
County AB8 Share Available 24.68%	\$625,067,718	\$9,937,334	\$10,178,846	\$10,425,188	\$10,676,457	\$10,932,751	\$11,194,171	\$11,460,820	\$11,732,801
Percent Allocated to EIFD 25.0%	\$156,266,929	\$2,484,333	\$2,544,711	\$2,606,297	\$2,669,114	\$2,733,188	\$2,798,543	\$2,865,205	\$2,933,200
Total Revenues Allocated to EIFD	\$312,533,858	\$4,968,667	\$5,089,423	\$5,212,594	\$5,338,228	\$5,466,375	\$5,597,086	\$5,730,410	\$5,866,401



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Carson EIFD - Projected Tax Increment Revenue Analysis

		24	25	26	27	28	29	30	31
	Total	2045	2046	2047	2048	2049	2050	2051	2052
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	0 \$0							
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 \$0							
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0							
Office \$225 PSF	780,000 SF \$216,411,933	0 SF \$0							
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0							
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0							
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	0 SF \$0							
Subtotal Value Add	\$2,969,697,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$5,732,772,268	\$5,847,427,713	\$5,964,376,268	\$6,083,663,793	\$6,205,337,069	\$6,329,443,810	\$6,456,032,687	\$6,585,153,340
Incremental AV		\$4,866,378,650	\$4,981,034,096	\$5,097,982,650	\$5,217,270,175	\$5,338,943,451	\$5,463,050,192	\$5,589,639,069	\$5,718,759,722
Total tax increment @ 1%		\$48,663,787	\$49,810,341	\$50,979,826	\$52,172,702	\$53,389,435	\$54,630,502	\$55,896,391	\$57,187,597
City AB8 Share Available 6.70%	\$169,690,183	\$3,260,474	\$3,337,293	\$3,415,648	\$3,495,571	\$3,577,092	\$3,660,244	\$3,745,058	\$3,831,569
Percent Allocated to EIFD 52.0%	\$88,210,340	\$1,694,898	\$1,734,831	\$1,775,562	\$1,817,109	\$1,859,486	\$1,902,711	\$1,946,800	\$1,991,771
City MVLFF Share Equivalent Available 5.17%	\$130,920,423	\$2,515,541	\$2,574,809	\$2,635,262	\$2,696,925	\$2,759,820	\$2,823,974	\$2,889,411	\$2,956,156
Percent Allocated to EIFD 52.0%	\$68,056,589	\$1,307,658	\$1,338,467	\$1,369,893	\$1,401,947	\$1,434,642	\$1,467,991	\$1,502,007	\$1,536,704
County AB8 Share Available 24.68%	\$625,067,718	\$12,010,223	\$12,293,192	\$12,581,821	\$12,876,223	\$13,176,512	\$13,482,808	\$13,795,229	\$14,113,899
Percent Allocated to EIFD 25.0%	\$156,266,929	\$3,002,556	\$3,073,298	\$3,145,455	\$3,219,056	\$3,294,128	\$3,370,702	\$3,448,807	\$3,528,475
Total Revenues Allocated to EIFD	\$312,533,858	\$6,005,111	\$6,146,596	\$6,290,911	\$6,438,111	\$6,588,256	\$6,741,404	\$6,897,615	\$7,056,949



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Carson EIFD - Projected Tax Increment Revenue Analysis

		32	33	34	35	36	37	38	39
	Total	2053	2054	2055	2056	2057	2058	2059	2060
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	0 \$0							
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 \$0							
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0							
Office \$225 PSF	780,000 SF \$216,411,933	0 SF \$0							
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0							
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0							
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	0 SF \$0							
Subtotal Value Add	\$2,969,697,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$6,716,856,407	\$6,851,193,535	\$6,988,217,406	\$7,127,981,754	\$7,270,541,389	\$7,415,952,217	\$7,564,271,261	\$7,715,556,686
Incremental AV		\$5,850,462,789	\$5,984,799,917	\$6,121,823,788	\$6,261,588,136	\$6,404,147,771	\$6,549,558,599	\$6,697,877,643	\$6,849,163,069
Total tax increment @ 1%		\$58,504,628	\$59,847,999	\$61,218,238	\$62,615,881	\$64,041,478	\$65,495,586	\$66,978,776	\$68,491,631
City AB8 Share Available 6.70%	\$169,690,183	\$3,919,810	\$4,009,816	\$4,101,622	\$4,195,264	\$4,290,779	\$4,388,204	\$4,487,578	\$4,588,939
Percent Allocated to EIFD 52.0%	\$88,210,340	\$2,037,642	\$2,084,430	\$2,132,153	\$2,180,831	\$2,230,483	\$2,281,128	\$2,332,785	\$2,385,476
City MVLFF Share Equivalent Available 5.17%	\$130,920,423	\$3,024,236	\$3,093,678	\$3,164,509	\$3,236,756	\$3,310,448	\$3,385,615	\$3,462,284	\$3,540,487
Percent Allocated to EIFD 52.0%	\$68,056,589	\$1,572,094	\$1,608,192	\$1,645,012	\$1,682,569	\$1,720,876	\$1,759,950	\$1,799,805	\$1,840,457
County AB8 Share Available 24.68%	\$625,067,718	\$14,438,942	\$14,770,486	\$15,108,661	\$15,453,600	\$15,805,437	\$16,164,311	\$16,530,362	\$16,903,734
Percent Allocated to EIFD 25.0%	\$156,266,929	\$3,609,736	\$3,692,622	\$3,777,165	\$3,863,400	\$3,951,359	\$4,041,078	\$4,132,591	\$4,225,934
Total Revenues Allocated to EIFD	\$312,533,858	\$7,219,471	\$7,385,243	\$7,554,331	\$7,726,800	\$7,902,718	\$8,082,155	\$8,265,181	\$8,451,867



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Carson EIFD - Projected Tax Increment Revenue Analysis

		40	41	42	43	44	45	46	47
	<u>Total</u>	<u>2061</u>	<u>2062</u>	<u>2063</u>	<u>2064</u>	<u>2065</u>	<u>2066</u>	<u>2067</u>	<u>2068</u>
New Development									
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	0 \$0							
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 \$0							
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0							
Office \$225 PSF	780,000 SF \$216,411,933	0 SF \$0							
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0							
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0							
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	0 SF \$0							
Subtotal Value Add	\$2,969,697,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value		\$7,869,867,820	\$8,027,265,177	\$8,187,810,480	\$8,351,566,690	\$8,518,598,024	\$8,688,969,984	\$8,862,749,384	\$9,040,004,371
Incremental AV		\$7,003,474,202	\$7,160,871,559	\$7,321,416,862	\$7,485,173,072	\$7,652,204,406	\$7,822,576,366	\$7,996,355,766	\$8,173,610,753
Total tax increment @ 1%		\$70,034,742	\$71,608,716	\$73,214,169	\$74,851,731	\$76,522,044	\$78,225,764	\$79,963,558	\$81,736,108
City AB8 Share Available 6.70%	\$169,690,183	\$4,692,328	\$4,797,784	\$4,905,349	\$5,015,066	\$5,126,977	\$5,241,126	\$5,357,558	\$5,476,319
Percent Allocated to EIFD 52.0%	\$88,210,340	\$2,439,221	\$2,494,040	\$2,549,956	\$2,606,990	\$2,665,165	\$2,724,504	\$2,785,029	\$2,846,764
City MVL Share Equivalent Available 5.17%	\$130,920,423	\$3,620,254	\$3,701,616	\$3,784,606	\$3,869,255	\$3,955,597	\$4,043,666	\$4,133,497	\$4,225,124
Percent Allocated to EIFD 52.0%	\$68,056,589	\$1,881,923	\$1,924,217	\$1,967,358	\$2,011,361	\$2,056,245	\$2,102,026	\$2,148,723	\$2,196,353
County AB8 Share Available 24.68%	\$625,067,718	\$17,284,574	\$17,673,031	\$18,069,257	\$18,473,407	\$18,885,640	\$19,306,118	\$19,735,006	\$20,172,471
Percent Allocated to EIFD 25.0%	\$156,266,929	\$4,321,144	\$4,418,258	\$4,517,314	\$4,618,352	\$4,721,410	\$4,826,530	\$4,933,752	\$5,043,118
Total Revenues Allocated to EIFD	\$312,533,858	\$8,642,287	\$8,836,515	\$9,034,628	\$9,236,704	\$9,442,820	\$9,653,059	\$9,867,503	\$10,086,236



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Carson EIFD - Projected Tax Increment Revenue Analysis

	Total	48 2069	49 2070	50 2071
New Development				
Rental Residential \$300,000 per unit	2,619 units \$865,164,507	0 \$0	0 \$0	0 \$0
For Sale Residential \$400,000 per unit	662 units \$288,896,919	0 \$0	0 \$0	0 \$0
Commercial / Retail \$285 PSF	965,348 SF \$302,716,794	0 SF \$0	0 SF \$0	0 SF \$0
Office \$225 PSF	780,000 SF \$216,411,933	0 SF \$0	0 SF \$0	0 SF \$0
Hotel \$200,000 per unit	118 units \$24,553,440	0 units \$0	0 units \$0	0 units \$0
Recreational \$350 PSF	598,500 SF \$240,286,964	0 SF \$0	0 SF \$0	0 SF \$0
Industrial \$160 PSF	5,632,961 SF \$1,031,667,205	0 SF \$0	0 SF \$0	0 SF \$0
Subtotal Value Add	\$2,969,697,762	\$0	\$0	\$0
Total Assessed Value		\$9,220,804,459	\$9,405,220,548	\$9,593,324,959
Incremental AV		\$8,354,410,841	\$8,538,826,930	\$8,726,931,341
Total tax increment @ 1%		\$83,544,108	\$85,388,269	\$87,269,313
City AB8 Share Available 6.70%	\$169,690,183	\$5,597,455	\$5,721,014	\$5,847,044
Percent Allocated to EIFD 52.0%	\$88,210,340	\$2,909,735	\$2,973,965	\$3,039,479
City MVLFF Share Equivalent Available 5.17%	\$130,920,423	\$4,318,583	\$4,413,912	\$4,511,148
Percent Allocated to EIFD 52.0%	\$68,056,589	\$2,244,937	\$2,294,492	\$2,345,038
County AB8 Share Available 24.68%	\$625,067,718	\$20,618,686	\$21,073,825	\$21,538,067
Percent Allocated to EIFD 25.0%	\$156,266,929	\$5,154,671	\$5,268,456	\$5,384,517
Total Revenues Allocated to EIFD	\$312,533,858	\$10,309,343	\$10,536,912	\$10,769,033



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Overview of Fiscal Impacts

	Annual: (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Carson			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$17,219,617	\$1,054,660,400	\$427,417,900
Estimated Fiscal Expenditures	\$14,193,500	\$879,815,900	\$352,870,900
Estimated Net Fiscal Impact to City	\$3,026,117	\$174,844,500	\$74,547,000
County of Los Angeles			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$29,958,550	\$1,728,056,400	\$718,604,900
Estimated Fiscal Expenditures	\$7,568,100	\$471,059,500	\$189,721,600
Estimated Net Fiscal Impact to County	\$22,390,450	\$1,256,996,900	\$528,883,300

Key Land Use Assumptions (Stabilized Year 20)

Project Component	Rooms or DU	Building SF
Residential	3,281 DU	3,085,300 SF
Hotel	118 rooms	88,500 SF
Commercial / Retail		965,348 SF
Industrial		5,632,961 SF
Office		780,000 SF
Recreational		598,500 SF
Estimated Total Buildings		11,150,609 SF

Notes:

Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2041/2042)
 Assumes installation of necessary public infrastructure
 Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.
 Values in 2021 dollars



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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Summary of Estimated Fiscal Impacts to City

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2026	2031	2041	2051	2061	2071			
General Fund Revenues									
Property Tax	\$1,473,500	\$2,077,700	\$2,799,400	\$3,412,453	\$4,159,761	\$5,070,726	2.0%	\$154,812,500	\$65,328,200
Property Tax Contribution to EIFD	(\$765,900)	(\$1,080,000)	(\$1,455,100)	(\$1,773,759)	(\$2,162,202)	(\$2,635,712)	2.0%	(\$80,470,300)	(\$33,957,200)
Property Tax In-Lieu of MVLF	\$1,073,200	\$1,505,600	\$2,024,400	\$2,467,732	\$3,008,152	\$3,666,920	2.0%	\$112,014,200	\$47,292,500
Property Tax In-Lieu of MVLF Contribution to EIFD	(\$557,849)	(\$782,611)	(\$1,052,283)	(\$1,282,727)	(\$1,563,637)	(\$1,906,065)	2.0%	(\$58,225,000)	(\$24,582,700)
Property Transfer Tax	\$57,100	\$80,100	\$107,700	\$131,286	\$160,037	\$195,084	2.0%	\$5,959,200	\$2,515,900
Sales and Use Tax - Direct / On-Site	\$3,089,800	\$3,581,900	\$5,370,100	\$7,216,965	\$9,698,998	\$13,034,642	3.0%	\$336,379,100	\$136,454,000
Sales and Use Tax - Indirect / Off-Site	\$443,600	\$659,300	\$1,004,400	\$1,349,830	\$1,814,058	\$2,437,942	3.0%	\$62,146,000	\$24,880,600
Transient Occupancy Tax	\$471,800	\$547,000	\$735,100	\$987,913	\$1,327,672	\$1,784,281	3.0%	\$47,286,500	\$19,757,700
Utility Users Tax	\$547,600	\$793,500	\$1,191,600	\$1,601,411	\$2,152,162	\$2,892,326	3.0%	\$73,884,100	\$29,641,500
Business Tax	\$269,500	\$487,900	\$813,600	\$1,093,410	\$1,469,452	\$1,974,821	3.0%	\$49,619,200	\$19,568,800
Licenses & Permits (Recurring)	\$22,900	\$33,200	\$49,900	\$67,061	\$90,125	\$121,120	3.0%	\$3,094,300	\$1,241,500
Fines & forfeitures	\$194,500	\$281,800	\$423,100	\$568,611	\$764,166	\$1,026,975	3.0%	\$26,234,700	\$10,525,300
Franchise Fees	\$778,300	\$1,127,800	\$1,693,500	\$2,275,922	\$3,058,649	\$4,110,569	3.0%	\$105,004,500	\$42,126,900
Use of Money and Property	\$188,700	\$273,400	\$410,600	\$551,812	\$741,589	\$996,634	3.0%	\$25,458,500	\$10,213,600
Charges for Services (Recurring)	\$271,600	\$353,900	\$498,400	\$669,808	\$900,166	\$1,209,748	3.0%	\$31,240,400	\$12,671,200
Other Revenue	\$251,800	\$364,800	\$547,900	\$736,332	\$989,568	\$1,329,897	3.0%	\$33,971,800	\$13,629,000
CFD 2018-01 Special Tax (Maintenance & Services)	\$775,400	\$1,290,200	\$2,057,300	\$2,764,839	\$3,715,713	\$4,993,607	2.0%	\$126,250,700	\$50,111,100
Estimated Total Revenues	\$8,585,551	\$11,595,489	\$17,219,617	\$22,838,900	\$30,324,429	\$40,303,514		\$1,054,660,400	\$427,417,900
General Fund Expenditures									
Public Safety	\$1,883,100	\$2,728,700	\$4,097,600	\$5,506,832	\$7,400,721	\$9,945,951	3.0%	\$254,068,100	\$101,929,500
Public Works	\$964,800	\$1,398,100	\$2,099,500	\$2,821,552	\$3,791,931	\$5,096,038	3.0%	\$130,177,300	\$52,225,700
Community Services	\$732,100	\$953,800	\$1,343,200	\$1,805,148	\$2,425,969	\$3,260,299	3.0%	\$84,194,800	\$34,150,000
Community Development	\$439,800	\$637,300	\$957,000	\$1,286,128	\$1,728,448	\$2,322,890	3.0%	\$59,338,600	\$23,806,200
Non-Departmental	\$842,500	\$1,220,800	\$1,833,200	\$2,463,668	\$3,310,963	\$4,449,658	3.0%	\$113,666,300	\$45,601,900
City Manager	\$220,300	\$314,400	\$468,100	\$629,087	\$845,441	\$1,136,202	3.0%	\$29,065,400	\$11,677,500
Finance	\$206,900	\$295,200	\$439,600	\$590,786	\$793,966	\$1,067,025	3.0%	\$27,295,300	\$10,966,300
Legal	\$147,900	\$211,000	\$314,100	\$422,124	\$567,300	\$762,403	3.0%	\$19,503,900	\$7,836,300
HR & Risk Management	\$131,600	\$187,700	\$279,500	\$375,625	\$504,808	\$678,420	3.0%	\$17,354,800	\$6,972,700
City Clerk	\$56,300	\$80,400	\$119,700	\$160,867	\$216,192	\$290,543	3.0%	\$7,432,600	\$2,986,200
City Council	\$47,000	\$67,000	\$99,800	\$134,123	\$180,250	\$242,241	3.0%	\$6,196,800	\$2,489,700
City Treasurer	\$39,900	\$57,000	\$84,900	\$114,099	\$153,339	\$206,075	3.0%	\$5,271,300	\$2,117,800
CFD 2018-01 Special Tax (Maintenance & Services)	\$775,400	\$1,290,200	\$2,057,300	\$2,764,839	\$3,715,713	\$4,993,607	3.0%	\$126,250,700	\$50,111,100
Estimated Total Expenditures	\$6,487,600	\$9,441,600	\$14,193,500	\$19,074,877	\$25,635,040	\$34,451,350		\$879,815,900	\$352,870,900
Estimated Annual Net Fiscal Impact	\$2,097,951	\$2,153,889	\$3,026,117	\$3,764,023	\$4,689,389	\$5,852,164		\$174,844,500	\$74,547,000
<i>Revenue / Cost Ratio</i>	<i>1.32</i>	<i>1.23</i>	<i>1.21</i>	<i>1.20</i>	<i>1.18</i>	<i>1.17</i>		<i>1.20</i>	<i>1.21</i>

Notes:
 Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2041/2042)
 Assumes installation of necessary public infrastructure
 Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.
 Values in 2021 dollars
 Select years shown for illustration



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Summary of Estimated Fiscal Impacts to County and other Taxing Entities

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2026	2031	2041	2051	2061	2071			
County of Los Angeles Revenues									
Property Tax - County General	\$5,393,500	\$7,605,100	\$10,246,900	\$12,490,914	\$15,226,354	\$18,560,841	2.0%	\$566,673,700	\$239,126,200
Property Tax - County Fire	\$3,810,600	\$5,373,200	\$7,239,700	\$8,825,154	\$10,757,813	\$13,113,714	2.0%	\$400,369,700	\$168,948,900
Property Tax - County Library	\$507,000	\$714,900	\$963,300	\$1,174,257	\$1,431,413	\$1,744,885	2.0%	\$53,272,000	\$22,479,700
Property Tax - County Contribution to EIFD	(\$1,348,400)	(\$1,901,300)	(\$2,561,700)	(\$3,122,698)	(\$3,806,551)	(\$4,640,165)	2.0%	(\$141,667,200)	(\$59,781,100)
Property Tax in Lieu of MVLF	\$2,164,300	\$3,036,200	\$4,082,300	\$4,976,301	\$6,066,083	\$7,394,521	2.0%	\$225,883,500	\$95,368,700
Property Transfer Tax	\$57,100	\$80,100	\$107,700	\$131,286	\$160,037	\$195,084	2.0%	\$5,959,200	\$2,515,900
Sales Tax (County Transportation) - Direct / On-Site	\$4,655,325	\$5,396,850	\$8,091,075	\$10,873,728	\$14,613,381	\$19,639,163	3.0%	\$506,819,300	\$205,594,100
Sales Tax (County Transportation) - Indirect / Off-Site	\$668,400	\$993,450	\$1,513,275	\$2,033,715	\$2,733,143	\$3,673,116	3.0%	\$93,632,800	\$37,486,700
Other Court Fines	\$81,700	\$118,400	\$177,700	\$238,814	\$320,946	\$431,325	3.0%	\$11,018,800	\$4,420,800
Penalties, Interest & Costs on Delinquent Taxes	\$45,200	\$65,400	\$98,300	\$132,107	\$177,541	\$238,600	3.0%	\$6,094,600	\$2,445,000
Estimated County Revenues	\$16,034,725	\$21,482,300	\$29,958,550	\$37,753,578	\$47,680,160	\$60,351,083		\$1,728,056,400	\$718,604,900
County of Los Angeles Expenditures									
Public Protection (adjusted - note below)	\$1,682,500	\$2,438,000	\$3,661,100	\$4,920,212	\$6,612,354	\$8,886,451	3.0%	\$227,003,800	\$91,071,800
General Government (adjusted - note below)	\$873,300	\$1,137,700	\$1,602,200	\$2,153,223	\$2,893,751	\$3,888,960	3.0%	\$100,429,800	\$40,735,100
Health and Sanitation	\$409,700	\$533,800	\$751,700	\$1,010,222	\$1,357,654	\$1,824,573	3.0%	\$47,118,300	\$19,111,500
Public Assistance	\$572,400	\$829,400	\$1,245,500	\$1,673,848	\$2,249,512	\$3,023,155	3.0%	\$77,226,600	\$30,982,700
Recreational and Cultural	\$167,700	\$218,400	\$307,600	\$413,389	\$555,560	\$746,626	3.0%	\$19,281,000	\$7,820,500
Estimated County Expenditures	\$3,705,600	\$5,157,300	\$7,568,100	\$10,170,894	\$13,668,830	\$18,369,765		\$471,059,500	\$189,721,600
Estimated County Net Fiscal Impact	\$12,329,125	\$16,325,000	\$22,390,450	\$27,582,684	\$34,011,330	\$41,981,318		\$1,256,996,900	\$528,883,300

Notes:

- Assumes installation of necessary public infrastructure
- Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)
- General government costs exclude non-recurring Capital Projects, Extraordinary Maintenance, and Appropriations for Contingencies
- Values in 2021 dollars
- Select years shown for illustration



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Project Description

Project Component	Year 5	Year 10	Year 20	
	2026	2031	2041	
Total Rental Residential - Units	2,219 DU	2,469 DU	2,619 DU	
Total For-Sale Residential - Units	567 DU	662 DU	662 DU	
Total Hotel - Rooms	118 rooms	118 rooms	118 rooms	
Total Commercial / Retail - SF	865,348 SF	865,348 SF	965,348 SF	
Total Industrial - SF	3,066,294 SF	4,992,961 SF	5,632,961 SF	
Total Office - SF	78,000 SF	468,000 SF	780,000 SF	
Total Recreational - SF	598,500 SF	598,500 SF	598,500 SF	
Total Hotel - SF	88,500 SF	88,500 SF	88,500 SF	
Total Rental Residential - SF	1,997,100 SF	2,222,100 SF	2,357,100 SF	
Total For Sale Residential - SF	623,975 SF	728,200 SF	728,200 SF	
Total Building SF	7,317,717 SF	9,963,609 SF	11,150,609 SF	
<i>Annual Escalation Factor</i>	<i>2.0%</i>	<i>1.10</i>	<i>1.22</i>	
Estimated A/V - Rental Residential	<i>\$300K Per Unit</i>	\$734,986,591	\$902,909,167	\$1,167,508,869
Estimated A/V - For-Sale Residential	<i>\$400K Per Unit</i>	\$250,515,934	\$322,789,722	\$393,478,870
Estimated A/V - Hotel	<i>\$200K Per Room</i>	\$26,056,307	\$28,768,268	\$35,068,359
Estimated A/V - Commercial / Retail	<i>\$285 PSF</i>	\$272,293,023	\$300,633,499	\$408,820,059
Estimated A/V - Industrial	<i>\$160 PSF</i>	\$541,669,874	\$973,822,656	\$1,339,245,397
Estimated A/V - Office	<i>\$225 PSF</i>	\$19,376,618	\$128,360,112	\$260,783,768
Estimated A/V - Recreational	<i>\$350 PSF</i>	\$231,277,326	\$255,348,856	\$311,268,831
Total Estimated Assessed Value		\$2,076,175,673	\$2,912,632,281	\$3,916,174,152

Assumptions:

Hotel Rooms	750 SF Per Room
Apartments	900 SF Per Unit
Condo / Townhome	1,100 SF Per Unit

Notes:

Adjusted for value appreciation assuming 2% annual escalation rate (statutory maximum).
 Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers
 Select years shown for illustration
 Values in 2021 dollars



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Project Employment and Occupants

Project Component		Year 5	Year 10	Year 20
		2026	2031	2041
Commercial / Retail - SF		865,348 SF	865,348 SF	965,348 SF
Industrial - SF		3,066,294 SF	4,992,961 SF	5,632,961 SF
Office - SF		78,000 SF	468,000 SF	780,000 SF
Recreational - SF		598,500 SF	598,500 SF	598,500 SF
Hotel - Rooms		118 Rooms	118 Rooms	118 Rooms
Residential - Units		2,786 DU	3,131 DU	3,281 DU
Estimated # Employees (FTE)				
Retail	400 SF / emp	2,163	2,163	2,413
Industrial	1,500 SF / emp	2,044	3,329	3,755
Office	275 SF / emp	284	1,702	2,836
Recreational	3,000 SF / emp	200	200	200
Hotel	1.5 room / emp	79	79	79
Apartments	50 DU / emp	56	63	66
Total Estimated # Employees (FTE)		4,825	7,535	9,349
Occupied Dwelling Units	95%	2,647 DU	2,974 DU	3,117 DU
Residents	2.25 per DU	5,956	6,693	7,013
Employees Weighted at 50%	50%	2,413	3,767	4,674
Total Service Population (Residents + Empl.)		8,368	10,460	11,688
Occupied Hotel Rooms	70%	83 rooms	83 rooms	83 rooms
Hotel Guests	1.5 per room	124	124	124

Notes:

Average household size reflects City average household size and mix of single family and multifamily units
 Select years shown for illustration
 Values in 2021 dollars



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Property Tax

		Year 5 2026	Year 10 2031	Year 20 2041
Estimated Assessed Value - Residential		\$985,502,525	\$1,225,698,889	\$1,560,987,739
Estimated Assessed Value - Non-Residential		\$1,090,673,148	\$1,686,933,392	\$2,355,186,413
Total Estimated Assessed Value		\$2,076,175,673	\$2,912,632,281	\$3,916,174,152
Total Secured Property Tax General Levy	1.00%	\$20,761,757	\$29,126,323	\$39,161,742
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$1,090,673	\$1,686,933	\$2,355,186
Total Estimated Secured + Unsecured Property Tax		\$21,852,430	\$30,813,256	\$41,516,928
Distributions to Taxing Entities				
City of Carson	6.74%	\$1,473,500	\$2,077,700	\$2,799,400
City Contribution to EIFD	(3.50%)	(\$765,900)	(\$1,080,000)	(\$1,455,100)
Net Property Tax to City	3.24%	\$707,600	\$997,700	\$1,344,300
Los Angeles County General	24.68%	\$5,393,500	\$7,605,100	\$10,246,900
Los Angeles County Fire	17.44%	\$3,810,600	\$5,373,200	\$7,239,700
Los Angeles County Library	2.32%	\$507,000	\$714,900	\$963,300
County Contribution to EIFD	(6.17%)	(\$1,348,400)	(\$1,901,300)	(\$2,561,700)
Net Los Angeles County Distributions	38.27%	\$8,362,700	\$11,791,900	\$15,888,200

Notes:

General levy distributions primarily represent primary tax rate areas (TRAs) 1002, 5984, 1011, 1085, 1089, and 1233

Does not include property tax overrides above 1% general levy

Select years shown for illustration

Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)



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Property Tax In-Lieu of Motor Vehicle License Fees (MVLf)

Total AV within CITY (FY 2018-19)	\$15,231,382,131			
Current Property Tax In-Lieu of MVLf (2018-2019)	\$7,873,445			
Prop Tax In-Lieu of MVLf per \$1M of AV	\$517			
		<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>
		2022	2026	2031
Estimated Project Assessed Value	\$395,570,186	\$2,076,175,673	\$2,912,632,281	\$3,916,174,152
Incremental Property Tax In-Lieu of MVLf to City	\$204,500	\$1,073,200	\$1,505,600	\$2,024,400
City Contribution to EIFD	(\$106,299)	(\$557,849)	(\$782,611)	(\$1,052,283)
Net Incremental Property Tax In-Lieu of MVLf to City	\$98,201	\$515,351	\$722,989	\$972,117
Total AV within COUNTY (FY 2017-18)	\$1,424,902,177,619			
Current Property Tax In-Lieu of MVLf (2017-2018)	\$1,485,364,000			
Prop Tax In-Lieu of MVLf per \$1M of AV	\$1,042			
		<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>
		2022	2026	2031
Estimated Project Assessed Value	\$395,570,186	\$2,076,175,673	\$2,912,632,281	\$3,916,174,152
Incremental Property Tax In-Lieu of MVLf to County	\$412,400	\$2,164,300	\$3,036,200	\$4,082,300

Notes:

Select years shown for illustration
 Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)



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Property Transfer Tax

		Year 5 2026	Year 10 2031	Year 20 2041
Estimated Assessed Value		\$2,076,175,673	\$2,912,632,281	\$3,916,174,152
Estimated Property Turnover Rate		5.0%	5.0%	5.0%
Estimated Value of Property Transferred		\$103,808,784	\$145,631,614	\$195,808,708
Total Transfer Tax	\$1.10 per \$1,000	\$114,200	\$160,200	\$215,400
Transfer Tax to City	\$0.55 per \$1,000	\$57,100	\$80,100	\$107,700
Transfer Tax to County	\$0.55 per \$1,000	\$57,100	\$80,100	\$107,700

Notes:

Select years shown for illustration

Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)



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Sales Tax - Direct / On-Site

Project Component		Year 5	Year 10	Year 20
		2026	2031	2041
Retail SF		865,348 SF	865,348 SF	965,348 SF
Total Sales-Generating SF		865,348 SF	865,348 SF	965,348 SF
Estimated Taxable Sales	\$275 PSF	\$275,873,263	\$319,812,722	\$479,469,614
Sales Tax to City	1.00%	\$2,758,733	\$3,198,127	\$4,794,696
Use Tax as % of Sales Tax	12.00%	\$331,048	\$383,775	\$575,364
Sales and Use Tax to City - Direct		\$3,089,800	\$3,581,900	\$5,370,100
Sales Tax to County (Transportation)	2.25%	\$6,207,100	\$7,195,800	\$10,788,100
Net of Sales Transfer within County	(25%)	(\$1,551,775)	(\$1,798,950)	(\$2,697,025)
Sales Tax to County (Transportation)		\$4,655,325	\$5,396,850	\$8,091,075

Notes:

County sales tax for transportation per Prop A (0.5%), Prop C (0.5%), Measure R/M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)
 Taxable sales PSF factor escalated 3% annually
 Select years shown for illustration.
 Values in 2021 dollars.



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Sales Tax - Indirect / Off-Site

		Year 5 2026	Year 10 2031	Year 20 2041
Estimated # Employees		4,825	7,535	9,349
Estimated Annual Taxable Retail Spending / Empl.		\$6,701	\$7,768	\$10,439
Estimated Employee Taxable Retail Spending		\$32,331,047	\$58,527,663	\$97,595,431
Estimated Capture within City	50.0%	\$16,165,523	\$29,263,831	\$48,797,715
Estimated # Occupied Dwelling Units		2,647 DU	2,974 DU	3,117 DU
Estimated Annual Taxable Retail Spending / HH		\$30,885	\$35,804	\$48,118
Estimated Resident Taxable Retail Spending		\$81,750,725	\$106,497,821	\$149,980,961
Estimated Capture within City	33.0%	\$26,977,739	\$35,144,281	\$49,493,717
Estimated # Occupied Hotel Rooms		83 rooms	83 rooms	83 rooms
Estimated Annual Taxable Retail Spending / Room		\$31,735	\$36,790	\$49,442
Estimated Resident Taxable Retail Spending		\$2,621,322	\$3,038,830	\$4,083,934
Estimated Capture within City	33.0%	\$865,036	\$1,002,814	\$1,347,698
Total Estimated Indirect Taxable Sales		\$44,008,299	\$65,410,926	\$99,639,131
Less Estimated Capture Within District Retail	(10.0%)	(\$4,400,830)	(\$6,541,093)	(\$9,963,913)
Net Indirect Taxable Sales		\$39,607,469	\$58,869,834	\$89,675,218
Sales Tax to City	1.00%	\$396,075	\$588,698	\$896,752
Use Tax as % of Sales Tax	12.00%	\$47,529	\$70,644	\$107,610
Sales and Use Tax to City - Indirect		\$443,600	\$659,300	\$1,004,400
Sales Tax to County (Transportation)	2.250%	\$891,200	\$1,324,600	\$2,017,700
Net of Sales Transfer within County	(25%)	(\$222,800)	(\$331,150)	(\$504,425)
Sales Tax to County (Transportation)		\$668,400	\$993,450	\$1,513,275

Notes:

County sales tax for transportation per Prop A (0.5%), Prop C (0.5%), Measure R/M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)
 Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).
 Household spending based on average household income within City.
 Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2021 dollars.



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Transient Occupancy Tax ("TOT")

	<i>Year 5</i> 2026	<i>Year 10</i> 2031	<i>Year 20</i> 2041
Estimated # Hotel Rooms	118 rooms	118 rooms	118 rooms
Average Daily Room Rate (ADR)	\$174	\$202	\$271
Average Occupancy Rate	70%	70%	70%
Annual Hotel Room Receipts	\$5,242,643	\$6,077,660	\$8,167,867
TOT to City	9.0%	\$471,800	\$547,000
	\$735,100		

Notes:

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2021 dollars.



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Community Facilities District (CFD) 2018-01

	Year 5 2026	Year 10 2031	Year 20 2041
Residential Dwelling Units (assuming detached)	2,786	3,131	3,281
Industrial Zone 1 Acreage	417	835	835
Industrial Other Acreage	480	959	959
CFD Special Tax - Max Rates			
Residential Dwelling Units (assuming detached) per unit	\$726.44	\$802.05	\$977.69
Industrial Zone 1 per Acre	\$3,669.22	\$4,051.11	\$4,938.28
Industrial Other per Acre	\$630.17	\$695.75	\$848.12
CFD Special Tax - Max Revenue Available			
Residential Dwelling Units (assuming detached)	\$2,024,043	\$2,511,214	\$3,207,809
Industrial Zone 1 Acreage	\$1,531,819	\$3,382,505	\$4,123,254
Industrial Other Acreage	\$302,186	\$667,276	\$813,405
Total CFD Special Tax Available	\$3,858,000	\$6,561,000	\$8,144,500
Total CFD Special Tax Assumed to Address Enhanced Services	\$775,400	\$1,290,200	\$2,057,300

Notes:

Select years shown for illustration

Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)



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City Service Population

City Population	93,604
City Employee Population	60,804
Employee Weighting for Service Population	0.5
Weighted # Employees	30,402
Total City Service Population	124,006

Source: CA Department of Finance, U.S. Census Bureau Center for Economic Studies (2020), adjusted for consistency with Citywide CFD analysis



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City Multiplier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
							2026	2031	2041
Revenues									
Utility Users Tax	\$7,000,000	Service Population	124,006	0%	\$56.45	3.0%	\$65.44	\$75.86	\$101.95
Business Tax	\$2,930,000	Employees	60,804	0%	\$48.19	3.0%	\$55.86	\$64.76	\$87.03
Licenses & Permits (Recurring)	\$293,250	Service Population	124,006	0%	\$2.36	3.0%	\$2.74	\$3.18	\$4.27
Fines & forfeitures	\$2,485,800	Service Population	124,006	0%	\$20.05	3.0%	\$23.24	\$26.94	\$36.20
Franchise Fees	\$9,948,750	Service Population	124,006	0%	\$80.23	3.0%	\$93.01	\$107.82	\$144.90
Use of Money and Property	\$2,411,820	Service Population	124,006	0%	\$19.45	3.0%	\$22.55	\$26.14	\$35.13
Charges for Services (Recurring)	\$3,682,800	Residents	93,604	0%	\$39.34	3.0%	\$45.61	\$52.88	\$71.06
Other Revenue	\$3,218,500	Service Population	124,006	0%	\$25.95	3.0%	\$30.09	\$34.88	\$46.88
Total Primary Revenues	\$31,970,920								
Expenditures									
Public Safety	\$24,071,329	Service Population	124,006	0%	\$194.11	3.0%	\$225.03	\$260.87	\$350.59
Public Works	\$16,444,543	Service Population	124,006	25%	\$99.46	3.0%	\$115.30	\$133.66	\$179.63
Community Services	\$13,234,510	Residents	93,604	25%	\$106.04	3.0%	\$122.93	\$142.51	\$191.52
Community Development	\$7,496,259	Service Population	124,006	25%	\$45.34	3.0%	\$52.56	\$60.93	\$81.89
Non-Departmental	\$10,769,305	Service Population	124,006	0%	\$86.85	3.0%	\$100.68	\$116.71	\$156.85
Total Non-Admin	\$72,015,946								
City Manager	\$4,351,107	% Non-Admin. Costs	\$72,015,946	25%	4.5%	N/A	4.5%	4.5%	4.5%
Finance	\$4,085,693	% Non-Admin. Costs	\$72,015,946	25%	4.3%	N/A	4.3%	4.3%	4.3%
Legal	\$2,920,000	% Non-Admin. Costs	\$72,015,946	25%	3.0%	N/A	3.0%	3.0%	3.0%
HR & Risk Management	\$2,597,877	% Non-Admin. Costs	\$72,015,946	25%	2.7%	N/A	2.7%	2.7%	2.7%
City Clerk	\$1,112,767	% Non-Admin. Costs	\$72,015,946	25%	1.2%	N/A	1.2%	1.2%	1.2%
City Council	\$927,549	% Non-Admin. Costs	\$72,015,946	25%	1.0%	N/A	1.0%	1.0%	1.0%
City Treasurer	\$788,874	% Non-Admin. Costs	\$72,015,946	25%	0.8%	N/A	0.8%	0.8%	0.8%
Total Admin	\$16,783,867	% Non-Admin. Costs	\$72,015,946	25%	17.5%	N/A	17.5%	17.5%	17.5%
CFD Park and Sidewalk Services		Service Population			\$26.13	3.0%	\$30.29	\$35.12	\$47.19
CFD Roadway Services - Residential		Residents			\$7.41	3.0%	\$8.59	\$9.96	\$13.38
CFD Roadway Services - Commercial		Commercial Employees			\$73.94	3.0%	\$85.72	\$99.37	\$133.54
CFD Roadway Services - Industrial		Industrial Employees			\$98.01	3.0%	\$113.62	\$131.72	\$177.02
Total Primary Expenditures	\$88,799,813								

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax
 Licenses and permit revenues do not include one-time revenues, such as building construction permits and excavation and encroachment permits
 Charges for services do not include one-time revenues, such as planning and zoning fees and general plan fees
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2021 dollars.

Source: City of Carson 2019-2020 Adopted Budget, CFD 2018-01 Fiscal Impact Analysis (2019)



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City Multiplier Revenues and Expenditures

	Year 5 2026	Year 10 2031	Year 20 2041
Estimated # Residents	5,956	6,693	7,013
Estimated # Employees	4,825	7,535	9,349
Commercial Employees	2,781	4,206	5,594
Industrial Employees	2,044	3,329	3,755
Total Project Service Population	8,368	10,460	11,688
Budget Category	2026	2031	2041
Revenues			
Utility Users Tax	\$547,600	\$793,500	\$1,191,600
Business Tax	\$269,500	\$487,900	\$813,600
Licenses & Permits (Recurring)	\$22,900	\$33,200	\$49,900
Fines & forfeitures	\$194,500	\$281,800	\$423,100
Franchise Fees	\$778,300	\$1,127,800	\$1,693,500
Use of Money and Property	\$188,700	\$273,400	\$410,600
Charges for Services (Recurring)	\$271,600	\$353,900	\$498,400
Other Revenue	\$251,800	\$364,800	\$547,900
Total Multiplier Revenues	\$2,524,900	\$3,716,300	\$5,628,600
Expenditures			
Public Safety	\$1,883,100	\$2,728,700	\$4,097,600
Public Works	\$964,800	\$1,398,100	\$2,099,500
Community Services	\$732,100	\$953,800	\$1,343,200
Community Development	\$439,800	\$637,300	\$957,000
Non-Departmental	\$842,500	\$1,220,800	\$1,833,200
City Manager	\$220,300	\$314,400	\$468,100
Finance	\$206,900	\$295,200	\$439,600
Legal	\$147,900	\$211,000	\$314,100
HR & Risk Management	\$131,600	\$187,700	\$279,500
City Clerk	\$56,300	\$80,400	\$119,700
City Council	\$47,000	\$67,000	\$99,800
City Treasurer	\$39,900	\$57,000	\$84,900
CFD Park and Sidewalk Services	\$253,500	\$367,300	\$551,600
CFD Roadway Services - Residential	\$51,200	\$66,600	\$93,900
CFD Roadway Services - Commercial	\$238,400	\$417,900	\$747,000
CFD Roadway Services - Industrial	\$232,300	\$438,400	\$664,800
Total Multiplier Expenditures	\$6,487,600	\$9,441,600	\$14,193,500

0

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2021 dollars.

Source: City of Carson 2019-2020 Adopted Budget, CFD 2018-01 Fiscal Impact Analysis (2019)



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County Service Population

County Population	10,253,716
County Employee Population	4,593,835
Employee Weighting for Service Population	0.5
Weighted # Employees	2,296,918
Total County Service Population	12,550,634

Source: CA Department of Finance, CA Employment Development Department (2020)



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County Multipler Revenue and Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
							2026	2031	2041
<i>Select General Fund Revenues</i>									
Other Court Fines	\$ 105,681,000	Service Population	12,550,634	0%	\$8.42	3.0%	\$9.76	\$11.32	\$15.21
Penalties, Interest & Costs on Delinquent Taxes	\$ 58,434,000	Service Population	12,550,634	0%	\$4.66	3.0%	\$5.40	\$6.26	\$8.41
Total General Fund	\$ 164,115,000								
<i>Primary Expenditures - Net County Cost</i>									
Public Protection (adjusted - note below)	\$ 2,902,338,000	Service Population	12,550,634	25%	\$173.44	3.0%	\$201.06	\$233.09	\$313.25
Health and Sanitation	\$1,297,000,000	Resident Population	10,253,716	0%	\$126.49	3.0%	\$146.64	\$169.99	\$228.46
Public Assistance	\$1,217,000,000	Resident Population	10,253,716	50%	\$59.34	3.0%	\$68.80	\$79.75	\$107.18
General Government (adjusted - note below)	\$987,400,000	Service Population	12,550,634	25%	\$59.00	3.0%	\$68.40	\$79.30	\$106.57
Recreational and Cultural	\$249,000,000	Resident Population	10,253,716	0%	\$24.28	3.0%	\$28.15	\$32.64	\$43.86
Other	\$87,000,000	N/A							
Total Net County Cost	\$6,739,738,000								

Notes:

Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)
 General government costs exclude non-recurring Capital Projects, Extraordinaring Maintenance, and Appropriations for Contingencies
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2021 dollars.

Source: County of Los Angeles 2019-2020 Recommended Budget



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County Multiplier Revenues and Expenditures

	Year 5 2026	Year 10 2031	Year 20 2041
Estimated # Residents	5,956	6,693	7,013
Estimated # Employees	4,825	7,535	9,349
Total Project Service Population	8,368	10,460	11,688
Budget Category	2026	2031	2041
<i>Select General Fund Revenues</i>			
Other Court Fines	\$81,700	\$118,400	\$177,700
Penalties, Interest & Costs on Delinquent Taxes	\$45,200	\$65,400	\$98,300
Total Select GF Revenues	\$126,900	\$183,800	\$276,000
<i>Primary Expenditures - Net County Cost</i>			
Public Protection (adjusted - note below)	\$1,682,500	\$2,438,000	\$3,661,100
General Government (adjusted - note below)	\$873,300	\$1,137,700	\$1,602,200
Health and Sanitation	\$409,700	\$533,800	\$751,700
Public Assistance	\$572,400	\$829,400	\$1,245,500
Recreational and Cultural	\$167,700	\$218,400	\$307,600
Total Primary Expenditures	\$3,705,600	\$5,157,300	\$7,568,100

Notes:

Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)
 General government costs exclude non-recurring Capital Projects, Extraordinary Maintenance, and Appropriations for Contingencies
 Adjusted for inflation assuming 3% annual inflation rate.
 Select years shown for illustration.
 Values in 2021 dollars.

Source: County of Los Angeles 2019-2020 Recommended Budget



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IMPLAN Inputs

Construction Inputs	
Industry NAICS Category	Approximate Inputs (Industry Spending)
51 - Construction of new manufacturing structures	\$901,273,760
58 - Construction of new multifamily residential structures	\$1,050,500,000
55 - Construction of new commercial structures, including farm structures	\$683,699,180
Ongoing Operation Inputs	
Industry NAICS Category	Approximate Inputs (Employment Change)
422 - Warehousing and storage	3,755 Jobs
470 - Office administrative services	2,836 Jobs
412 - Retail - Miscellaneous store retailers	2,413 Jobs
505 - Fitness and recreational sports centers	200 Jobs
507 - Hotels and motels, including casino hotels	79 Jobs
448 - Tenant-occupied housing	66 Jobs



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Summary of IMPLAN Economic Benefits

Economic Benefits from Construction (One-Time / Short-Term)

	Employment	Labor Income	Economic Output
Direct (On-Site)	14,493	\$1,235,619,552	\$2,364,030,600
Indirect	2,116	\$161,932,902	\$433,924,362
Induced	5,173	\$300,829,946	\$873,248,838
Total Countywide	21,781	\$1,698,382,399	\$3,671,203,800
Estimated City Capture	14,857	\$1,258,757,694	\$2,429,389,260

Economic Benefits from Ongoing Operation (Annual)

	Employment	Labor Income	Economic Output
Direct (On-Site)	9,349	\$620,874,807	\$941,636,819
Indirect	2,139	\$146,092,571	\$394,918,501
Induced	2,791	\$162,329,374	\$471,625,451
Total Countywide	14,279	\$929,296,752	\$1,808,180,771
Estimated City Capture	9,596	\$636,295,904	\$984,964,016

Notes

- 100% of direct benefits estimated to be captured on-site within the City.
- 10% of indirect and induced benefits estimated to be captured off-site within the City.
- Estimated ongoing benefits upon build-out and stabilization.



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APPENDIX E: GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

<https://ci.carson.ca.us/content/files/pdfs/planning/generalplan/EIR.pdf>