



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** June 12, 2018  
**SUBJECT:** Development Agreement No. 7-2018  
**APPLICANT:** Clear Channel Outdoor, Inc.  
**REQUEST:** To consider a development agreement between the City of Carson and Clear Channel Outdoor, Inc. and install a 65-foot-high outdoor advertising sign (“digital billboard”) within the 110 Freeway Corridor.  
**PROPERTY INVOLVED:** 24499 Figueroa Street (APN 7406-026-915)

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### COMMISSIONERS' VOTE

<b>AYE</b>	<b>NO</b>		<b>AYE</b>	<b>NO</b>	
		<b>Chairman Pimentel</b>			<b>Mitoma</b>
		<b>Vice-Chair Thomas</b>			
		<b>Andrews</b>			
		<b>Fe'esago</b>			<b>Alt. Osuna</b>
		<b>Cainglet</b>			<b>Alt. Palmer</b> <b>Alt. Rashad</b>

**I. Introduction**

*Property Owner*  
Los Angeles County  
Metropolitan Transportation Authority  
One Gateway Plaza  
Los Angeles, CA 90012

*Applicant*  
Clear Channel Outdoor, Inc.  
19320 Harbor Gateway  
Torrance, CA 90501

**II. Project Description**

The applicant, Clear Channel Outdoor, Inc., is proposing to enter into a development agreement (DA) with the City of Carson to build a new 65-foot-high double-faced digital billboard at 24499 Figueroa Street (APN 7406-026-915) within the I-110 Freeway Corridor.

The I-110 Freeway Corridor is located adjacent to the east of the I-110 Freeway, extending to the west side of Figueroa Street between Sepulveda Boulevard and Lomita Boulevard.

**III. Project Site and Surrounding Land Uses**

The project corridor is located in the south west area of the City, along the portion of the 110 Freeway between Sepulveda Boulevard and Lomita Boulevard. The site is zoned Manufacturing, Heavy (MH), with a General Plan designation of Heavy Industrial and located at 24499 Figueroa Street (APN 7406-026-915). The following table provides a site summary:

Site Information	
General Plan Land Use	Heavy Industrial
Zone District	MH
Site Size	133,732 sf
Present Use and Development	Static Billboard
Surrounding Uses/Zoning	North: Industrial Area, Sanitation District zoned MH South: Industrial Area, Sanitation District zoned MH East: Industrial Area, Sanitation District zoned MH

	West: 110 Freeway
Access	Entry off Figueroa

**IV. Background and Analysis**

The City has four designated freeway oriented billboard corridors within the City: Alameda Street, I-405 Freeway, SR-91 Freeway and I-110 Freeway.

Proposed billboards are permitted within these corridors subject to the Zoning Code development standards and with approval of a Development Agreements. Development Agreements are subject to City Council approval.

Proposed Digital Billboard

Pursuant to Sections 9141.1 and 9146.7, proposed Outdoor Advertisement Signs and Development Agreements are subject to City Council decision.

The applicant has been working with the City on negotiations in preparation of a Development Agreement for a new digital billboard to replace the static billboard at 24499 Figueroa Street (APN 7406-026-915) located adjacent to the east side of the 110 Freeway.



Exhibit 1: Location Aerial



Exhibit 2: Freeway View of Existing Billboard

The current static billboard is approximately 65 feet in height and is visible from the north and south bound 110 Freeway. The elevation of the new electronic billboard is five (5) feet lower than the elevation of the existing static billboard due to the slope at this location. In order to maintain the same height above freeway grade as the existing billboard, the proposed height for the new electronic billboard is sixty-five feet.

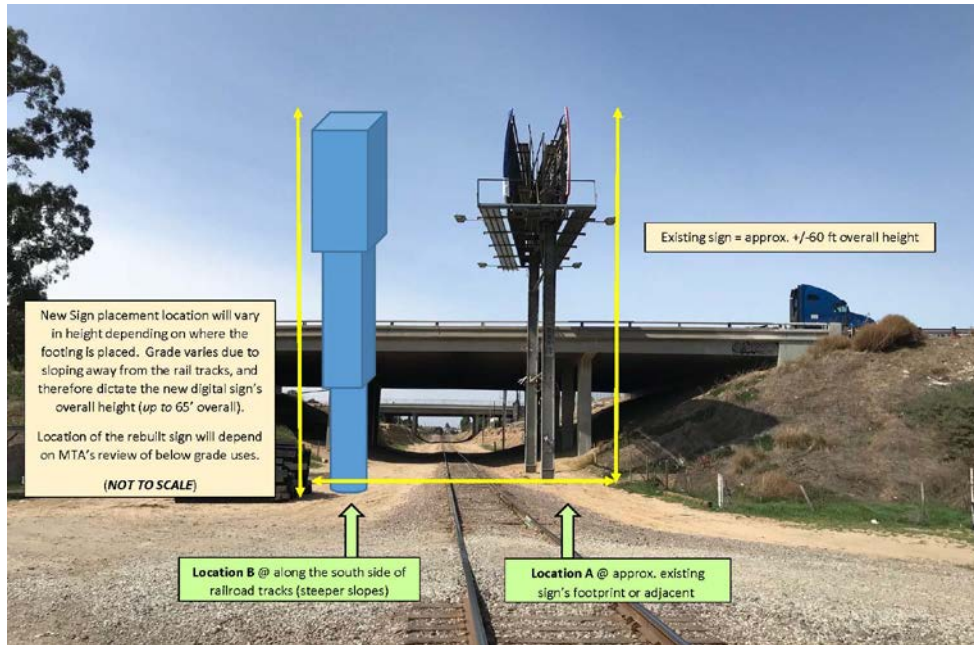


Exhibit 3: New Billboard Location

The new electronic billboard will be double-faced and visible from both north and south bound 110 Freeway lanes. The new billboard's size, design, lighting, messages and timing of messages will be consistent with the parameters described in Development Agreement 7-18. The developer shall comply with State law regarding the limitation of light or glare or such other standards as adopted by the Outdoor Advertising Association of America, Inc. (OAAA). Some of these standards include (but not limited to) the 0.3 foot-candles limitation over ambient light levels, and ensuring additional flexibility in reducing such maximum light level standard given existing conditions, and the obligation to have automatic dimming capabilities. Each message on the new digital billboard display shall be displayed for at least eight (8) seconds.

See Conceptual Rendering for the proposed design concept.



Exhibit 4: Conceptual Rendering

*Development Agreement*

State Law allows cities to enter into DAs with private parties. The DA is a legal, binding contract between a city and any person or entity having a legal or equitable interest in a property. The agreement must clearly outline conditions, terms, restrictions and requirements. The DA includes three basic deal points: the term or length of the Agreement, the fees the developer has to pay to the city, and community wide benefits. Once a DA is approved by the City Council, the rules of

development for that property cannot change even if the zoning code or other development codes are changed.

Under the Development Agreement Statute, cities have a right to enter agreements with private parties to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development. The Statute authorizes the City to enter into an agreement with any person having a legal or equitable interest in real property providing for the development of such property and establishing certain development rights therein. Development agreements are often used in large, complex projects and in projects that have a long lead time, multiple phases, or a long development period, in order to give the developer certainty in regards to the entitlements and other governmental actions. There may also be a “business deal” component to a DA, where a city may agree to undertake certain actions to help a project in return for other considerations from a developer, sometimes financial.

#### Development Agreement Deal Points

The most important parts of DAs are the financial and non-financial deal points that are agreed upon between the City and the applicant. There are no established rules or policies when negotiating these deal points as each proposal is unique and should be considered on its own merits. The following provides a brief discussion of each of the deal points:

#### Term

Unless earlier terminated as provided in the Development Agreement, this Development Agreement shall continue in full force and effect until the earlier of (i) 30 years after the Commencement Date, as defined in Section 1.1.10 of the DA, (ii) the expiration or earlier termination of Developer’s interest in the I-110 Freeway Site per Section 6.1 of the DA , (iii) conversion of the new digital billboard back to static displays or (iv) the permanent removal of the new digital billboard pursuant to the terms of the DA. In such case, Developer shall completely remove the above-ground portions of the new digital billboard within the times and as provided under Section 4.1 of the DA. Notwithstanding the foregoing to the contrary, City and developer may agree to extend the term of this Agreement pursuant to a mutual agreement in writing upon terms acceptable to both parties. Within 30 days after the expiration or termination of this Agreement, the parties shall execute a written cancellation of the DA which shall be recorded with the County Recorder. Following the expiration of the term and provided no extension of this Agreement is agreed to, then Developer will either convert new digital billboard to static displays or remove the new digital billboard outright, as set forth under Section 4.1 of the DA.

#### Fees

The potential impacts of the Development on the City and surrounding community are difficult to identify and calculate. Developer and City agree that an annual development fee paid by Developer to City would adequately mitigate all such potential impacts. The parties therefore agree that Developer shall pay an annual Development Fee, as calculated herein, payable for the duration of the Term.

The Development Fee will be an annual amount to City equal to \$100,000 for the first through fifth years of the Term of this Agreement, \$105,000 for the sixth through tenth years of the Term, \$110,000 for the eleventh through fifteenth years of the Term of this Agreement, and thereafter increased by \$10,000 every fifth year of the Term of this Agreement, which Development Fee, for ease of reference purposes, shall equal the following amounts during the Term (see Table 1. The Development Fee shall be paid annually, with the first installment payable no later than the Due Date. Subsequent annual payments shall be due no later than the anniversary of the Due Date.

Table 1

Years 1-5	\$100,000
Years 6-10	\$105,000
Years 11-15	\$110,000
Years 16-20	\$120,000
Years 21-25	\$130,000
Years 26-30	\$140,000

Public Benefits

The digital billboard is expected to generate the following public benefits:

- *City’s Display Time on New Digital Billboard.* Developer shall also provide advertising space free of charge to City on a space-available basis for public service announcements of noncommercial city-sponsored civic events (“City Messages”). City will be responsible for appropriate artwork for the digital displays pursuant to art specifications as specified by Developer from time to time. The City shall notify Developer 45 days prior to the requested display date and the display of City advertising copy is subject to the following conditions and parameters: all advertising copy must be submitted to Developer at least five (5) business days before the Developer proposed display date and will be subject to Developer’s standard advertising policies, which allow Developer, in its sole discretion, to approve or disapprove copy and remove copy once posted or displayed, provided such policies are consistent with the display of public service messages as well as those restrictions described in Section 2.8 of the DA. It is expressly understood and agreed that City Messages may only display third-party names or logos of City event sponsors when those logos are part of the City Message, and that such logos may not be prominently displayed. Advertising space for City Messages may not be sold or exchanged for consideration of any kind to a non-governmental third party. There is no limit to the amount of City Messages requests subject to space availability. Per Section 5.1 of the Development



Agreement, Annual Review, the developer will provide a description of all City Messages that have been displayed during the preceding year of the Term and a description of the duration of such displays.

- *Discount Advertising.* Developer shall offer a ten percent (10%) discount off of its applicable rate card fees for the display of advertising on the new digital billboard to any business that has its principal place of business in the City of Carson and is a member in good standing of the Carson Chamber of Commerce.
- *Prohibited Use.* Developer shall not utilize any of the displays on the new digital billboard to advertise tobacco, marijuana, hashish, “gentlemen’s clubs,” or other related sexually explicit or overly sexually-suggestive messages, or as may be prohibited by any City ordinance existing as of the Effective Date of the DA.

In exchange for these benefits to City and the other public benefits described in the DA, the Developer shall have a vested right to develop the Project on the Developer Property in accordance with and to the full extent permitted by the Development Plan which shall exclusively control the development of the Project.

#### **V. Zoning and General Plan Consistency**

The proposed ordinance modifying regulations pertaining to outdoor advertising signs and its related permitted locations within the City, including allowing a new electronic digital billboard with an approved Development Agreement supports and is consistent with the Carson Zoning Ordinance and General Plan goals and policies.

#### **VI. Environmental Review**

The proposed Development Agreement is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 regarding new construction or conversion of small structures.

Development Agreement applications of any new outdoor advertising sign are subject to CEQA on a site specific basis.

#### **VII. Public Notice**

Public notice was posted to the project site on May 23, 2018. Notices will be mailed to property owners and occupants within 500 feet by May 31, 2018. The agenda will be posted at City Hall 72 hours prior to the Planning Commission meeting.

#### **VIII. Recommendation**

That the Planning Commission:

- **WAIVE** further reading;
- **RECOMMEND APPROVAL** of the proposed project subject to Resolution No. 18- xxxx; and
- **ADOPT** Resolution No. 18- xxxx, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING TO THE CITY COUNCIL TO CONSIDER APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CARSON AND CLEAR CHANNEL OUTDOOR, INC. FOR AN ELECTRONIC OUTDOOR ADVERTISING BILLBOARD.”

## **IX. Exhibits**

1. Draft Resolution
2. Conditions of Approval
3. Development Agreement

**Prepared by:** Gena Guisar, AICP, Contract Planner

EXHIBIT "1"

**CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 18-xxxx**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING CITY COUNCIL ADOPTION OF ORDINANCE NO. \_\_\_\_\_ TO APPROVE DEVELOPMENT AGREEMENT NO. 7-18 BETWEEN THE CITY OF CARSON AND CLEAR CHANNEL OUTDOOR, INC., TO REPLACE AN EXISTING STATIC BILLBOARD SIGN WITH A NEW DIGITAL FREEWAY BILLBOARD SIGN.**

**WHEREAS**, an approved Development Agreement between the City and a new digital outdoor advertising sign operator will offer the City the ability to extract improvements or benefits for the city that are not possible by way of a conditional use permit; and

**WHEREAS**, an approved Development Agreement between the City and a new digital outdoor advertising sign operator will provide the City the leverage to control the placement of additional billboards and the terms thereof.

**NOW THEREFORE**, the City Council of the City of Carson, California, does hereby ordain as follows:

**Section 1.** The foregoing recitals are true and correct.

**Section 2.** Based on substantial evidence presented to the Planning Commission during the public hearing conducted with regard to the Development Agreement, including written staff reports, verbal testimony, site plans, and the conditions of approval stated herein, the Planning Commission hereby determines that the Development Agreement is authorized by and satisfies the requirements of Government Section Code 65864 through 65869.5. The Planning Commission makes the following findings pertaining to the Development Agreement.

**Finding 1:** The Development Agreement is consistent with the goals and objectives of the City's General Plan.

**This finding is supported by the following facts:**

1. The Development agreement supports General Plan goal ED-4: Maintain and increase net fiscal gains to the City.

Evidence: The Development Agreement will supplement the general funds via an annual development fee paid by Developer to City would adequately mitigate potential impacts.

The Development Fee will be an annual amount to City equal to \$100,000 for the first through fifth years of the Term of this Agreement, \$105,000 for the sixth through tenth years of the Term, \$110,000 for the eleventh through fifteenth years of the Term of this Agreement, and thereafter increased by \$10,000 every fifth year of the Term of this Agreement, which Development Fee, for ease of reference purposes, shall equal the following amounts during the Term. The Development Fee shall be paid annually, with the first installment payable no later than the Due Date. Subsequent annual payments shall be due no later than the anniversary of the Due Date.

2. The Development agreement supports General Plan policy ED-2.2 Continue to enhance the City's public relations/marketing program to improve communications through the business community and the City.

Evidence: The digital billboard is expected to generate the following public benefits: City's Display Time on New Digital Billboard and Discount Advertising.

- *City's Display Time on New Digital Billboard.* Developer shall also provide advertising space free of charge to City on a space-available basis for public service announcements of noncommercial city-sponsored civic events ("City Messages").
- *Discount Advertising.* Developer shall offer a ten percent (10%) discount off of its applicable rate card fees for the display of advertising on the New Digital Billboard to any business that has its principal place of business in the City of Carson and is a member in good standing of the Carson Chamber of Commerce.
- *Prohibited Use.* Developer shall not utilize any of the displays on the New Digital Billboard to advertise tobacco, marijuana, hashish, "gentlemen's clubs," or other related sexually explicit or overly sexually-suggestive messages, or as may be prohibited by any City ordinance existing as of the Effective Date of this Agreement.

**Section 3.** The Planning Commission, exercising their independent judgment, finds that the proposed code amendment is categorically exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Section 15303 regarding new construction or conversion of small structures.

**Section 4.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that anyone or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional.

**Section 5.** The City Clerk shall certify to the passage of this ordinance and cause it to be posted in three conspicuous places in the city of Carson, and it shall take effect on the thirty-first (31) day after it is approved by the Mayor.

**PASSED, APPROVED, and ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor, Albert Robles

ATTEST:

\_\_\_\_\_  
Donesia Gause-Aldana, MMC, City Clerk  
City of Carson, California

APPROVED AS TO FORM:

\_\_\_\_\_  
Sunny Soltani, City Attorney



**CITY OF CARSON**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING DIVISION**  
**EXHIBIT "2"**  
**CONDITIONS OF APPROVAL**

**GENERAL CONDITIONS**

1. If a building permit for Development Agreement No. 7-18 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject

property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

9. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
13. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree to defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to any damage or harm to people or property, real and personal, that may result from Property Owner(s), operations or any claims against the City for or as a result of the granting of the continuance. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties will pay the City's associated legal costs and will advance funds assessed by the City to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Parties' consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. Parties shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The



City may ask for further security in the form of a deed of trust to land of equivalent value. If Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.

## **UTILITIES**

14. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
15. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
16. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.

## **BUILDING AND SAFETY DIVISION**

17. Submit development plans for plan check review and approval.
18. Obtain all appropriate building permits and an approved final inspection for the proposed project.
19. Prior to Issuance of building permits, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

### ***Prior to Issuance of Building Permit***

20. A Covenant and Agreement for an existing easement shall be recorded with the Los Angeles County Recorder's office. Said document shall indicate all easements.
21. Provide proof of Worker's Compensation and Liability Insurance.
22. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.

Recording Requested by And  
When Recorded Return to:

CITY OF CARSON  
701 East Carson Street  
Carson, CA 90745  
Attn: City Clerk

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[Exempt From Recording Fee Per Gov. Code §6103]

**DEVELOPMENT AGREEMENT NO.**

This Development Agreement (hereinafter “Agreement”) is entered into this \_ day of \_ , 2018, (hereinafter the “Effective Date”) by and between the CITY OF CARSON (hereinafter “City”) and CLEAR CHANNEL OUTDOOR, INC., a Delaware corporation (hereinafter “Developer”).

**RECITALS**

A. The Development Agreement Law authorizes cities to enter into binding development agreements with persons having a legal or equitable interest in real property for the development of such property, all for the purposes of strengthening the public planning process, encouraging private participation and comprehensive planning and identifying the economic costs of such development.

B. The California Outdoor Advertising Act (Bus. and Prof. Code Sections 5200 *et seq.*), and specifically Sections 5412 and 5443.5, empowers cities and sign owners to enter into relocation agreements on whatever terms are agreeable to such parties.

C. Developer holds a license with respect to the 110 Freeway Billboard, located on the 110 Freeway Billboard Site, upon which Developer seeks to relocate and reconstruct the 110 Freeway Billboard as the New Digital Billboard. Due to structural requirements, the 110 Freeway Billboard will be removed and the New Digital Billboard will be built at approximately the same location. The digital display facings and the overall sign height for the New Digital Billboard will be approximately the same as the existing 110 Freeway Billboard, but no more than 65 feet high from footer grade, to the extent necessary to obtain the same visibility from the freeway as the existing 110 Freeway Billboard.

D. Developer has a leasehold interest in the Walker Site, upon which Developer owns the Walker Site Billboard.

E. Developer has a leasehold interest in the Chavez Site, upon which Developer owns the Chavez Site Billboard.

F. Developer, , with the approval of the City, wishes to remove the printed 110 Freeway Billboard and replace it with the New Digital Billboard, and relocate it at approximately the same location.

G. In exchange for the approvals sought to convert the 110 Freeway Billboard to the New Digital Billboard, Developer has offered to:

1. Remove the City-Oriented Billboards and waive any claim for compensation for the removal of such signs subject to the City entering into a relocation agreement for the New Digital Billboard, the terms of which are more fully set forth as part of this Agreement;

2. Relocate the 110 Freeway Billboard, and reconstruct it as the New Digital Billboard, to a location that is approximately the same as its current location.

3. Pay to the City an annual development fee as set forth in Section 2.6 for the right to the relocation and installation and operation of the New Digital Billboard; and

4. Provide free of charge to City, on a space available basis, advertising space for public service announcements for city-sponsored, noncommercial civic events on the New Digital Billboard, (subject to Developer's advertising standards and procedures), and offer a 10% discount off of its applicable rate card fees for the displays on the New Digital Billboard to any business that has its principal place of business in Carson and is a member in good standing of the Carson Chamber of Commerce.

H. The 110 Freeway Site, Walker Site, and Chavez Site are located within the City's Heavy Manufacturing Zone, designated by the General Plan as Heavy Industrial and are also located within the I-110 Freeway Corridor as defined per Carson Municipal Code § 9146.7 Signs.

I. Developer and City agree that a development agreement should be approved and adopted to memorialize the property expectations of City and Developer as more particularly described herein.

J. On \_\_, 2018, the Planning Commission of the City, at a duly noticed public hearing to consider the approval of this Agreement, adopted Resolution No. \_\_ recommending approval of this Agreement to the City Council and finding the Project, as defined below, categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15303 regarding new construction or conversion of small structures.

K. On \_\_, 2018, the City Council of the City, at a duly noticed public hearing to consider the approval of this Agreement, considered the proposal and heard testimony relating to this Agreement.

L. The City Council has found that this Agreement is in the best public interest of the City and its residents, adopting this Agreement constitutes a present exercise of the City's police power, and this Agreement is consistent with the City's General Plan. This Agreement and the proposed Project (as hereinafter defined) will achieve a number of City objectives including

the removal of the less-desirable City-Oriented Billboards and addition of an aesthetically pleasing billboard in conformance with current billboard standards. At the end of the term of this Agreement, Developer will remove the New Digital Billboard if an extension of this Agreement is not negotiated with City.

M. On \_\_, 2018, the City Council conducted the second reading of Ordinance No. 18-\_\_, thereby approving this Agreement.

N. City finds and determines that all actions required of City precedent to approval of this Agreement by Ordinance No. 18-\_\_ of the City Council have been duly and regularly taken.

### **COVENANTS**

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

#### **1. DEFINITIONS AND EXHIBITS.**

1.1 **Definitions.** This Agreement uses a number of terms having specific meanings, as defined below. These specially defined terms are distinguished by having the initial letter capitalized, when used in the Agreement. In addition to the terms defined in the Recitals above, the defined terms include the following:

1.1.1 “110 Freeway Billboard” means the existing lawfully permitted double-sided 14x48 foot printed display oriented toward the 110 Freeway, which is owned by Developer and located at the 110 Freeway Site.

1.1.2 “110 Freeway Site” means that certain portion of real property in the City of Carson, located adjacent to the north-bound lanes of the 110 Freeway, south of Sepulveda Boulevard, owned by the Los Angeles County Metropolitan Transportation Authority, Assessor Parcel Number 7406-026-915, as more specifically described in Exhibit “A” and depicted at Exhibit “A-1,” attached hereto and incorporated herein.

1.1.3 “Agreement” means this Development Agreement and all attachments and exhibits hereto.

1.1.4 “Chavez Site” means that certain portion of real property located at 21550-21576 South Main Street, City of Carson, owned by Victoria C. & Armando P. Chavez, Assessor’s Parcel Number 7334-024-002, as more specifically described in Exhibit “B-3” and depicted at Exhibit “B-4,” attached hereto and incorporated herein.

1.1.5 “Chavez Site Billboard” means the 36 feet high, double-sided, 12x24 foot printed display that is not visible from any freeway, which is located at the Chavez Site and owned by Developer.

1.1.6 “City” means the City of Carson, a California municipal corporation.

1.1.7 “City Council” means the City Council of the City.

1.1.8 “City-Oriented Billboards” means collectively the Walker Site Billboard and the Chavez Site Billboard.

1.1.9 “City-Oriented Billboard Sites” means collectively the Walker Site and the Chavez Site.

1.1.10 “Commencement Date” shall mean the date that the New Digital Billboard becomes operational, i.e., the date construction of the New Digital Billboard has been completed, final inspection by the City has occurred, and the sign is capable of displaying advertising copy electronically and is connected to a permanent power source, following receipt by Developer of all Development Approvals. Developer will provide to City a Notice of Commencement Date within five (5) business days following the completion of all of the foregoing.

1.1.11 “Default” or “Breach” shall have the meanings described in Section 6.1.1 of this Agreement.

1.1.12 “Developer” means Clear Channel Outdoor, Inc., a Delaware corporation duly existing and operating, and its successors and assigns, doing business at 19320 Haborgate Way, Torrance, California 90501.

1.1.13 “Development” means the installation of the New Digital Billboard on the 110 Freeway Site and the initial installation of above-ground utilities and subject to LACMTA’s approval, thereafter permanent undergrounding of all utilities from Southern California Edison’s electrical source to the New Digital Billboard.

1.1.14 “Development Agreement Law” means California Government Code Sections 65864, et seq.

1.1.15 “Development Approvals” means the approved Development, based on the recommended approval by the Planning Commission on \_\_, 2018, pursuant to Resolution No. 18-\_\_ and approval of the City Council by Ordinance No. 18-\_\_ on \_\_, 2018, as further described at Section 3.4 herein, and any and all approvals required by the California Department of Transportation (“CalTrans”), LACMTA and any other governmental or other required approvals from third parties.

1.1.16 “Due Date” means the date thirty (30) days after the Commencement Date.

1.1.17 “Effective Date” means the date inserted into the preamble of this Agreement, which is 90 days following the effective date of the ordinance approving this Agreement by ordinance of the City Council, provided the Agreement is signed by the Developer and City.

1.1.18 “LACMTA” means the Los Angeles County Metropolitan Transportation Authority.

1.1.19 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of City, including, but not limited to, the City’s General Plan, Municipal Code and Zoning Code, which govern development and use of the New Digital Billboard Site, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of the New Digital Billboard, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the Development of the New Billboard Site which are in full force and effect as of the Effective Date of this Agreement, subject to the terms of this Agreement. Land Use Regulations shall also include NPDES regulations and approvals from the California Department of Transportation Outdoor Advertising Division, to the extent applicable.

1.1.20 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security device, a lender, or each of their respective successors and assigns.

1.1.21 “New Digital Billboard” means the double-sided 14x48 foot digital display which Developer wishes to construct on the 110 Freeway Site in approximately the same location as the 110 Freeway Billboard, as depicted in Exhibit “A-2” attached hereto and incorporated herein.

1.1.22 “Project” means the removal of the City-Oriented Billboards, relocation and installation, including installing any new and moving all existing utilities underground, operation and maintenance of the New Digital Billboard on the 110 Freeway Site, all in accordance with the Development Approvals and this Agreement, including the Scope of Development attached hereto as Exhibit “D”, Schedule of Performance attached hereto as Exhibit “C” and all conditions of approval and consistent with the approval from the California Department of Transportation Outdoor Advertising Division.

1.1.23 “Relocation” means the removal by Developer and LACMTA, at Developer’s sole cost and expense of the printed 110 Freeway Billboard and installation, including installing any new utilities and, upon the completion of any remaining development on such site, moving all existing utilities underground, operation and maintenance of the New Digital Billboard, to a location that is approximately the same as the location of the 110 Freeway Billboard, with the approval of the City.

1.1.24 “Sites” refers collectively to the 110 Freeway Site, Walker Site, and Chavez Site, as such sites are more specifically described on Exhibits “A,” “B-1,” and “B-3” and depicted at Exhibit “A-1,” “B-2,” and “B-4” attached hereto and incorporated herein.

1.1.25 “Schedule of Performance” means the Schedule of Performance attached hereto as Exhibit “C” and incorporated herein.

1.1.26 “Scope of Development” means the Scope of Development attached hereto as Exhibit “D” and incorporated herein.

1.1.27 “Subsequent Development Approvals” means any approvals requested by Developer after the Project is fully completed but during the term of the Agreement and related to the New Digital Billboard.

1.1.28 “Subsequent Land Use Regulations” means any Land Use Regulations effective after the Effective Date of this Agreement (whether adopted prior to or after the Effective Date of this Agreement) which govern development and use of the Sites.

1.1.29 “Term” shall have the meaning provided in Section 2.4, unless earlier terminated as provided in this Agreement.

1.1.30 “Third Party Claims or Litigation” means any challenge by any person or entity not a Party to this Agreement (i) to the legality, validity, or adequacy of this Agreement, applications processed in connection with the Project, or (ii) seeking damages which may arise directly or indirectly from the negotiation, formation, execution, enforcement or termination of this Agreement and/or the construction, maintenance, and operation of the Project. Third Party Claims and Litigation do not include initiatives and referenda.

1.1.31 “Walker Site” means that certain portion of real property located at 20846 South Main Street, City of Carson, owned by Edward E. Walker, Assessor’s Parcel Number 7336-016-026, as more specifically described in Exhibit “B-1” and depicted at Exhibit “B-2,” attached hereto and incorporated herein.

1.1.32 “Walker Site Billboard” means the 42 foot high, double-sided, 12x24 foot printed display that is not visible from any freeway which is located at the Walker Site and owned by Developer.

1.2 **Exhibits.** The following documents are attached to, and by this reference made a part of, this Agreement:

**Exhibit “A”** (Legal Description of 110 Freeway Site)

**Exhibit “A-1”** (Depiction of 110 Freeway Site)

**Exhibit “A-2”** (New Digital Billboard Conceptual Rendering)

**Exhibit “B”** (City Oriented Billboard Sites)

**Exhibit “B-1”** (Legal Description of Walker Site)

**Exhibit “B-2”** (Depiction of Walker Site)

**Exhibit “B-3”** (Legal Description of Chavez Site)

**Exhibit “B-4”** (Depiction of Chavez Site)

**Exhibit “C”** (Schedule of Performance)

**Exhibit “D”** (Scope of Development)

**2. GENERAL PROVISIONS.**

2.1 **Binding Effect of Agreement.** From and following the Effective Date, actions by the City and Developer with respect to the Relocation, including actions by the City on applications for Subsequent Development Approvals affecting such Site, shall be subject to the terms and provisions of this Agreement.

2.2 **Interest in Sites and Development Approvals – Conditions Precedent.** City and Developer acknowledge and agree that Developer has a legal or equitable interest in the Sites and thus is qualified to enter into and be a party to this Agreement under the Development Agreement Law. Developer shall maintain its interest in the 110 Freeway Site for the entire Term of this Agreement. If Developer’s interest in the 110 Freeway Site is prematurely terminated and Developer is not contesting such termination, then Developer shall have no further obligations or rights under this Agreement and this Agreement shall terminate, except as provided under Section 4.1 and Section 6.1.3. During such time period that Developer is contesting the termination of its interest for the 110 Freeway Site, this Agreement shall remain in full force and effect. In the event that Developer does not secure the Development Approvals to erect the New Digital Billboard within three years of approval of this Agreement by the City Council, the Agreement shall expire. City may, in its sole discretion, grant extensions in one-year increments upon a showing of good cause by Developer. Extensions will not be unreasonably withheld.

2.3 **No Assignment.** Developer may only assign or otherwise transfer this Agreement, or its interest in the 110 Freeway Site, to any other person, firm, or entity, upon presentation to the City of an assignment and assumption agreement in a form reasonably acceptable to the City Attorney and receipt of the City’s written approval of such assignment or transfer by the City Manager; provided, however, that Developer may, from time to time and one or more times, assign this Agreement, or the 110 Freeway Site, to one or more persons or entities without City approval, but with written notice to the City, as long as Developer either assigns this Agreement to a financial institution that finances Developer’s Development of the New Digital Billboard or as long as Developer, or entities owned or controlled by it have and maintain at least a twenty-five percent (25%) ownership interest in such entities who are the assignees or transferees, or as long as the transfer is as a result of a sale of Developer and/or all or substantially all of its assets located in the State of California, including the rights granted under this Agreement, to another publicly-traded company or an entity having a net worth that is substantially similar to, or greater than, Developer’s net worth prior to such assignment or at the time of execution of this Agreement, which net worth is subject to verification by the City; and further provided that any assignee executes an assumption agreement assuming all of Developer’s duties and obligations hereunder. Any security posted by Developer may be substituted by the assignee or transferee. After a transfer or assignment as permitted by this Section, the City shall look solely to such assignee or transferee for compliance with the provisions of this Agreement which have been assigned or transferred.

2.4 **Term of Agreement.** Unless earlier terminated as provided in this Agreement, this Agreement shall continue in full force and effect until the earlier of (i) 30 years after the Commencement Date, as defined in Section 1.1.10, (ii) the expiration or earlier termination of



Developer’s interest in the 110 Freeway Site per Section 4.1, (iii) termination of the Agreement in the event of a material default by Developer per Section 6.1.1. or in the event of a material default by City per Section 6.1.2, (iv) conversion of the New Digital Billboard back to static displays or (v) the permanent removal of the New Digital Billboard pursuant to the terms hereof. In such case, Developer shall completely remove the above-ground portions of the New Digital Billboard within the times and as provided under Section 4.1. Notwithstanding the foregoing to the contrary, City and Developer may agree to extend the term of this Agreement pursuant to a mutual agreement in writing upon terms acceptable to both parties. Within 30 days after the expiration or termination of this Agreement, the parties shall execute a written cancellation of this Agreement which shall be recorded with the County Recorder pursuant to Section 9.1. Following the expiration of the term and provided no extension of this Agreement is agreed to, then Developer will either convert the New Digital Billboard to static displays or remove the New Digital Billboard outright, as set forth under Section 4.1.

**2.5 Processing Fee.** The City and Developer acknowledge and agree that Developer has paid to City a processing (“Processing Fee”) in the amount of Twenty Thousand Dollars (\$20,000). The City shall retain and use the Processing Fee, or any part thereof, for any public purpose within the City’s discretion. The Processing Fee shall be separate from all fees which are standard and uniformly applied to similar projects in the City, including, but not limited to, business license fees (due by Developer to City annually), one time plan check fee and building permit fee and any other fees imposed by Los Angeles County, as may be applicable. Additionally, within 30 days of the City providing Developer with a final invoice of reasonable legal fees incurred by City related to the negotiation and preparation of this Agreement, Developer shall pay City any outstanding balance of such fees.

**2.6 Development Fee.** The potential impacts of the Development on the City and surrounding community are difficult to identify and calculate. Developer and City agree that an annual development fee paid by Developer to City would adequately mitigate all such potential impacts. The parties therefore agree that Developer shall pay an annual Development Fee, as calculated herein.

*2.6.1 Amount of Annual Development Fee.* The Development Fee will be an annual amount to City equal to \$100,000 for the first through fifth years of the Term of this Agreement, \$105,000 for the sixth through tenth years of the Term, \$110,000 for the eleventh through fifteenth years of the Term of this Agreement, and thereafter increased by \$10,000 every fifth year of the Term of this Agreement, which Development Fee, for ease of reference purposes, shall equal the following amounts during the Term:

Year 1	\$100,000	Year 11	\$110,000	Year 21	\$130,000
Year 2	\$100,000	Year 12	\$110,000	Year 22	\$130,000
Year 3	\$100,000	Year 13	\$110,000	Year 23	\$130,000
Year 4	\$100,000	Year 14	\$110,000	Year 24	\$130,000
Year 5	\$100,000	Year 15	\$110,000	Year 25	\$130,000
Year 6	\$105,000	Year 16	\$120,000	Year 26	\$140,000

Year 7	\$105,000	Year 17	\$120,000	Year 27	\$140,000
Year 8	\$105,000	Year 18	\$120,000	Year 28	\$140,000
Year 9	\$105,000	Year 19	\$120,000	Year 29	\$140,000
Year 10	\$105,000	Year 20	\$120,000	Year 30	\$140,000

2.6.2 *Payment Schedule.* The Development Fee shall be paid annually, with the first installment payable no later than the Due Date. Subsequent annual payments shall be due no later than the anniversary of the Due Date.

2.6.3 *Late Payment.*

(a) Penalty. The City may notify the Developer if the Development Fee is not received within 10 business days after the Due Date (“Late Notice”) and there shall be no penalty if payment is made within 10 business days following the Late Notice. The date of the Late Notice shall mean the date that it is received by the Developer after it has been placed by the City in the U.S. Mail, certified mail with return receipt. Failure to sign the return receipt shall not affect the date Late Notice is given. If City does not issue a Late Notice, penalties will begin to accrue if payment is not made within 30 days of the Due Date.

(b) Late payment penalties shall be calculated as follows: 5% of the Development Fee due and payable for the current year shall be added to the Development Fee for that year for failure to make the full payment within 10 business days of the Late Notice. As an example, the Development Fee for Year 5 is \$100,000. A 5% penalty would result in a total amount due of \$105,000 (\$100,000 + \$5,000). Thereafter, for each additional 10 days that the full Development Fee is not paid, including the penalty, the Developer shall incur an additional penalty of 5% of that year’s Development Fee, for a maximum penalty of 15% of that year’s Development Fee.

(c) Termination. Failure by Developer to pay the Development Fee to the City within 30 days following the Due Date of each year during the Term of this Agreement is considered a material Breach of this Agreement, and if not paid in full to the City, including all late penalties, within 10 business days after written notice to Developer of such material Breach, City may begin termination proceedings in accordance with Section 6, Termination of Agreement.

2.6.4 Nothing herein relieves the City from its contractual duty to issue all municipal building permits that are associated with the Development of the New Digital Billboard if Developer is in compliance with the terms of this Agreement.

2.7 **City Discretion.** The Parties understand, and expressly agree, that this Agreement does not waive or limit the City's exercise of its police powers as defined by law (which police

powers the Parties acknowledge and agree cannot be contractually waived) to issue such permit(s) that are otherwise necessary for the Development of the New Digital Billboard.

**2.8 Community Benefits.** Developer shall also provide the following community benefits during the entire Term of this Agreement, for as long as the New Digital Billboard is operated with digital display faces:

*2.8.1 City's Display Time on New Digital Billboard.* Developer shall also provide advertising space free of charge to City on a space-available basis for public service announcements of noncommercial city-sponsored civic events ("City Messages"). City will be responsible for appropriate artwork for the digital displays pursuant to art specifications as specified by Developer from time to time. The City shall notify Developer 45 days prior to the requested display date and the display of City advertising copy is subject to the following conditions and parameters: all advertising copy must be submitted to Developer at least five (5) business days before the Developer proposed display date and will be subject to Developer's standard advertising policies, which allow Developer, in its sole discretion, to approve or disapprove copy and remove copy once posted or displayed, provided such policies are consistent with the display of public service messages as well as those restrictions described in this Section 2.8. It is expressly understood and agreed that City Messages may only display third-party names or logos of City event sponsors when those logos are part of the City Message, and that such logos may not be prominently displayed. Advertising space for City Messages may not be sold or exchanged for consideration of any kind to a non-governmental third party.

The City shall and hereby does agree to indemnify, defend and hold harmless Developer for, from and against, any claims, costs (including, but not limited to, court costs and reasonable attorneys' fees), losses, actions or liabilities arising from or in connection with any third party allegation that any portion of any City Message provided by the City infringes or violates the rights, including, but not limited to, copyright, trademark, trade secret or any similar right, of any third party. This indemnity shall not include Developer's lost profits or consequential damages or any similar right, of any third party.

*2.8.2 Discount Advertising.* Developer shall offer a ten percent (10%) discount off of its applicable rate card fees for the display of advertising on the New Digital Billboard to any business that has its principal place of business in the City of Carson and is a member in good standing of the Carson Chamber of Commerce.

**2.9 Prohibited Use.** Developer shall not utilize any of the displays on the New Digital Billboard to advertise tobacco, marijuana, hashish, "gentlemen's clubs," or other related sexually explicit or overly sexually-suggestive messages, or as may be prohibited by any City ordinance existing as of the Effective Date of this Agreement.

### **3. DEVELOPMENT AND IMPLEMENTATION OF THE PROJECT.**

**3.1 Rights to Develop 110 Freeway Site.** Subject to and during the Term of this Agreement, Developer shall have the right to develop the 110 Freeway Site in accordance with, and to the extent of, the Development Approvals, the Land Use Regulations, and this Agreement.

**3.2 Demolition and Removal of City-Oriented Billboards.** Developer shall secure all demolition permits and approvals and commence the demolition and complete removal of the City-Oriented Billboards, including, but not limited to, the two structures and total of four printed displays and any other structure or facility erected or maintained as part of or in relation to the such billboards and complete such demolition and removal, within the times set forth in the Schedule of Performance, attached hereto as Exhibit “C.” Following the removal of such billboards, Developer shall, as reasonably as possible, restore the City-Oriented Billboard Sites to a good condition that reasonably matches the surrounding landscape. Developer hereby waives any further rights to utilize the City-Oriented Billboard Sites for installation or operation of any billboard and waives any claim for compensation or damages for the removal of the City-Oriented Billboards and related appurtenances thereon. Additionally, Developer agrees to give up any further rights to utilize the City-Oriented Billboard Sites for the installation or operation of any billboard displays thereon in the future. Such waiver and release of any claim for compensation or damages includes, but is not limited to, lost revenues, relocation expenses, severance damages, loss of business goodwill, costs, interest, attorney’s fees, and any claim whatsoever of the respective property owners which might arise out of or relate to any respect to the requirements of this Section 3.2 or this Agreement.

**3.3 Effect of Agreement on Land Use Regulations.** Except as otherwise provided under the terms of this Agreement, the rules, regulations and official policies governing permitted uses of the 110 Freeway Site, the density and intensity of use of the such 110 Freeway Site, the maximum height and size of proposed New Digital Billboard structure, and the design, and improvement and construction standards and specifications applicable to Development of the 110 Freeway Site shall be as set forth in the Land Use Regulations, as such term is defined in Section 1.1.19, which are in full force and effect as of the Effective Date of this Agreement, subject to the terms of this Agreement.

**3.4 Development Approvals.** Developer shall, at its own expense and before commencement of demolition, construction, or development of any structures or other work of improvement upon the Sites, secure or cause to be secured all necessary Development Approvals, which shall include any and all permits and approvals which may be required by City or any other governmental agency or utility affected by such construction, development, or work to be performed by Developer pursuant to the Scope of Development, including but not limited to, necessary building permits and all approvals required under the California Environmental Quality Act (“CEQA”) and by Caltrans. Not by way of limiting the foregoing, in developing and constructing the Project, Developer shall comply with all (1) applicable development standards in City’s Municipal Code, (2) applicable NPDES requirements pertaining to the Project, (3) all applicable building codes, except as may be permitted through approved variances and modifications. Developer shall pay all normal and customary fees and charges applicable to such permits, and any fees and charges hereafter imposed by City in connection with the Development which are standard and uniformly-applied to similar projects in the City.

**3.5 Timing of Development; Scope of Development.** Developer shall commence the Project within the time set forth in the Schedule of Performance, attached hereto as Exhibit “C.” “Commencement” of the Project is defined herein as commencement of construction or improvements under the building permit for the Relocation as soon as possible following Developer’s receipt of Development Approvals. In the event that Developer fails to meet the

schedule for Commencement of the Project, and after compliance with Section 5.4, either party hereto may terminate this Agreement by delivering written notice to the other party, and, in the event of such termination, neither party shall have any further obligation hereunder. However, if circumstances within the scope of Section 9.10 delay the commencement or completion of the Project, it would not constitute grounds for any termination rights found within this Development Agreement. In such case, the timeline to commence or complete the relevant task shall be extended in the manner set forth at Section 9.10. Notwithstanding the above, Developer shall, at all times, comply with all other obligations set forth in this Agreement regarding the Relocation. Developer shall also maintain the New Digital Billboard at all times during the Term in accordance with the maintenance provisions set forth in Paragraph 3 of the Scope of Development, attached as Exhibit “D” herein.

The purpose of this Agreement is to set forth the rules and regulations applicable to the Project, which shall be accomplished in accordance with this Agreement, including the Scope of Development (Exhibit “D”), which sets forth a description of the Project and the Schedule of Performance (Exhibit “C”).

**3.6 Changes and Amendments.** Developer may determine that changes to the Development Approvals are appropriate and desirable. In the event Developer makes such a determination, Developer may apply in writing for an amendment to the Development Approvals to effectuate such change(s). The Parties acknowledge that City shall be permitted to use its reasonable discretion in deciding whether to approve or deny any such amendment request; provided, however, that in exercising the foregoing discretion, the City shall not apply a standard different than that used in evaluating requests of other developers. Accordingly, under no circumstance shall City be obligated in any manner to approve any amendment to the Development Approvals. The City Manager shall be authorized to approve any non-substantive amendment to the Development Approvals without City Council approval. All other amendments shall require the approval of the City Council. The parties acknowledge that any extension of the Term for no more than twenty-four (24) months total is an example of a non-substantive change, which the City Manager, in his or her sole discretion, may approve in writing. Nothing herein shall cause Developer to be in Default if it upgrades or replaces the digital display installed pursuant to this Agreement during the term of this Agreement to incorporate newer technology; provided Developer shall secure all applicable ministerial permits to do so and such upgrade is consistent with the dimensions and standards for the displays, as provided under this Agreement, Land Use Regulations, and Subsequent Land Use Regulations

### **3.7 Reservation of Authority.**

*3.7.1 Limitations, Reservations and Exceptions.* Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the Development:

- (a) Processing fees and charges of every kind and nature imposed by City to cover the estimated actual costs to City of processing applications for Subsequent Development Approvals submitted by Developer.

(b) Procedural regulations consistent with this Agreement relating to hearing bodies, petitions, applications, notices, findings, records, hearing, reports, recommendations, appeals, and any other matter of procedure. Notwithstanding the foregoing, if such change materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon 90 days prior written notice.

(c) Changes adopted by the International Conference of Building Officials, or other similar body, as part of the then most current versions of the Uniform Building Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, or National Electrical Code, as adopted by City as Subsequent Land Use Regulations, if adopted prior to the issuance of a building permit for development of the New Digital Billboard. Notwithstanding the foregoing, if such change materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon 90 days prior written notice.

(d) Regulations that are not in conflict with the Development Approvals or this Agreement.

(e) Regulations that are in conflict with the Development Approvals or this Agreement, provided Developer has given written consent to the application of such regulations to Relocation.

(f) Applicable Federal, State, County, and multi-jurisdictional laws and regulations which City is required to enforce as against the 110 Freeway Site or the Development of the 110 Freeway Site and that do not have an exception for (1) existing signs, or (2) legal nonconforming uses, or (3) signs governed by an agreement entered into pursuant to Sections 5412 and 5443.5 of the California Outdoor Advertising Act which were in existence in the City before the approval of this Agreement. Notwithstanding the foregoing, if such regulations materially change Developer's costs or otherwise materially impact its performance hereunder, Developer may terminate this Agreement upon 90 days prior written notice.

*3.7.2 Future Discretion of City.* This Agreement shall not prevent City from denying or conditionally approving any application for a Subsequent Development Approval on the basis of the Land Use Regulations.

*3.7.3 Modification or Suspension by Federal, State, County, or Multi-Jurisdictional Law.* In the event that applicable federal, State, County, or multi-jurisdictional laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, and there is no exception for the legal nonconforming use, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such federal, State, County, or multi-jurisdictional laws or regulations, and this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provision impractical to enforce. Notwithstanding the foregoing, if such change

materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon 90 days prior written notice.

**3.8 Regulation by Other Public Agencies.** It is acknowledged by the parties that other public agencies not subject to control by City may possess authority to regulate aspects of the Development as contemplated herein, and this Agreement does not limit the authority of such other public agencies. Developer acknowledges and represents that, in addition to the Land Use Regulations, Developer shall, at all times, comply with all applicable federal, State and local laws and regulations applicable to the New Digital Billboard, 110 Freeway Site that do not have an exception for a legal nonconforming use. To the extent such other public agencies preclude development or maintenance of the Project and that do not have an exception for a legal nonconforming use, Developer shall not be further obligated under this Agreement except as provided in Section 4.1. Notwithstanding the foregoing, if such action by another public agency materially changes Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon 90 days prior written notice.

**3.9 Public Improvements.** Notwithstanding any provision herein to the contrary, the City shall retain the right to condition any Subsequent Development Approvals to require Developer to pay any required development fees, and/or to construct the required public infrastructure ("Exactions") at such time as City shall determine subject to the following conditions; provided that none of the following shall be applicable to the Project as set forth in this Agreement.

3.9.1 The payment or construction must be to alleviate an impact caused by the Project or be of benefit to the Project as a result of such Subsequent Development Approvals; and

3.9.2 The timing of the Exaction should be reasonably related to the development of the Project as a result of such Subsequent Development Approvals and said public improvements shall be phased to be commensurate with the logical progression of the Project as a result of such subsequent Development Approvals as well as the reasonable needs of the public as a result thereof.

3.9.3 It being understood, however, that if there is a material increase in cost to Developer or such action by City otherwise materially impacts developer's performance hereunder, Developer may terminate this Agreement upon 90 days prior written notice.

**3.10 Fees, Taxes and Assessments.** During the Term of this Agreement, the City shall not, without the prior written consent of Developer, impose any additional fees, taxes or assessments on all or any portion of the Project, except such fees, taxes and assessments as are described in or required by this Development Agreement and/or the Development Approvals. However, this Development Agreement shall not prohibit the application of fees, taxes or assessments upon the 110 Freeway Site only and not the New Digital Billboard or Developer directly as follows:

3.10.1 Developer shall be obligated to pay those fees, taxes or City assessments and any increases in same which exist as the Effective Date or are included in the Development Approvals;

3.10.2 Developer shall be obligated to pay any fees or taxes, and increases thereof, imposed on a City-wide basis such as, but not limited to, business license fees or taxes or utility taxes;

3.10.3 Developer shall be obligated to pay all fees applicable to a permit application as charged by City at the time such application is filed by Developer;

3.10.4 Developer shall be obligated to pay any fees imposed pursuant to any Uniform Code that existed when the application is filed by the Developer or that exists when the Developer applies for any Subsequent Development Approval.

3.11 Notwithstanding anything to the contrary herein, if there is a change in such fees to those charges as of the full execution hereof or any additional fees are charged and such additional or increased fees materially change Developer's costs or otherwise materially impacts its performance hereunder, Developer may terminate this Agreement upon 90 days prior written notice.

#### **4. REMOVAL OF BILLBOARDS**

4.1 **Removal by Developer.** Developer has the right to negotiate an extension of the Term as an amendment to this Agreement. If the extension for the Term is not granted by the City, the digital displays on the New Digital Billboard digital display facings will be removed and both displays may be converted back to static displays within 180 days of the City's notice to Developer of its decision not to extend the Agreement. Furthermore, where this Agreement provides for termination, Developer shall have the right to restore the display facings to a static format substantially consistent with the configuration of the New Digital Billboard's display facings. If Developer elects to remove the billboard completely within 180 days of termination, Developer shall remove the above-ground portions of the structure of the New Digital Billboard within 180 days following the expiration of the term of this Agreement. A temporary suspension of the digital faces, or return to static faces, by Developer shall have no effect on this Agreement, which shall remain in full force and effect for the full Term unless otherwise terminated in accordance with Section 6. Developer shall further have the right to terminate the Agreement and remove the New Digital Billboard in the event of the expiration or termination of its interest in the 110 Freeway Site. In such event, neither Developer nor City shall have any further obligations hereunder.

4.2 **City's Right to Removal.** Provided Developer is not in material Breach of the terms of this Agreement past any applicable written notice and cure period, City will not have the right to require removal of the New Digital Billboard. Should such a Breach occur, City may require Developer to remove the digital display upon the New Digital Billboard and, at Developer's discretion, Developer may either remove the above-ground portions of the structure of the New Digital Billboard or convert the displays to printed displays, similar to those



previously existing upon the 110 Freeway Billboard within 30 days of City's notice to Developer of such Breach.

4.3 **Property to Be Returned to Original or Better Condition.** After removal of the New Digital Billboard, either by City or by Developer, Developer shall return the 110 Freeway Site to its original condition or better. At a minimum, Developer shall obtain a demolition permit for the New Digital Billboard and shall remove all parts of the New Digital Billboard, including the above-ground portions of the structure, and shall secure the 110 Freeway Site.

## 5. REVIEW FOR COMPLIANCE.

5.1 **Annual Review.** The City Council shall review this Agreement annually at City's sole cost, on or before the anniversary of the Term, to ascertain the good faith compliance by Developer with the terms of the Agreement ("Annual Review"). The annual review will not require a public hearing unless amendments to this Agreement are being requested by Developer or recommended by City. However, no failure on the part of City to conduct or complete an Annual Review as provided herein shall have any impact on the validity of this Agreement. Developer shall cooperate with the City in the conduct of such Annual Review and provide the following information and documentation to the City 30 days following the anniversary of the Commencement Date: (1) copy of a current and valid CalTrans permit; (2) description of all complaints from CalTrans or the City regarding the New Digital Billboard; (3) description of all complaints from the public regarding the display unrelated to any content of the message displayed; (4) status and amount of all payment obligations to the City required under this Agreement for the year in question and cumulatively beginning from the Commencement of the Project herein; (5) any easement, lease or license changes that could in any way materially impact the City or the obligations under this Agreement; (6) any utility changes that could in any way materially impact the City or the obligations under this Agreement; and (7) whether any City Messages per Section 2.8.1 have been displayed during the preceding year of the Term and a description of the duration of such displays.

5.2 **Special Review.** The City Council may, in its sole and absolute discretion, order a special review of compliance with this Agreement at any time at City's sole cost ("Special Review"). Developer shall cooperate with the City in the conduct of such any Special Review, and shall promptly provide information relevant to the Special Review at the request of the City.

5.3 **City Rights of Access.** Subject to LACMTA's consent in writing, the City, its officers, employees, agents and contractors, shall have the right, at their sole risk and expense, to enter the 110 Freeway Site at all reasonable times with as little interference as possible for the purpose of conducting the review under this Section 5, inspection, construction, reconstruction, relocation, maintenance, repair or service of any public improvements or public facilities located on the 110 Freeway Site. Any damage or injury to the 110 Freeway Site or to the improvements constructed thereon resulting from such entry shall be promptly repaired at the sole expense of the City and the City will indemnify LACMTA and Developer, and their respective officers, employees, and/or agents against, and will hold and save them and each of them harmless from, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions, or liabilities that may be asserted or claimed by any person(s), firm, or entity arising out of or in connection with the work, operations, or activities of City, its

agents, employees, subcontractors, and/or invitees, arising from or relating to the City's entry upon the 110 Freeway Site This provision is not intended to interfere with the City's police powers to address any nuisance, dangerous condition, or other condition pursuant to the City's ordinances. In no event will City representatives climb up or access the pole of the sign during any inspection without providing such insurance and indemnification to Developer as Developer may request, and without coordinating with Developer to ensure the safety of the inspectors

**5.4 Procedure.** Each party shall have a reasonable opportunity to assert matters that it believes have not been undertaken in accordance with the Agreement, to explain the basis for such assertion, and to receive from the other party a justification of its position on such matters. If, on the basis of the parties' review of any terms of the Agreement, either party concludes that the other party has not complied in good faith with the terms of the Agreement, then such party may issue a written "Notice of Non-Compliance" specifying the grounds therefore and all facts demonstrating such non-compliance. The party receiving a Notice of Non-Compliance shall have 30 days to cure the non-compliance identified in the Notice of Non-Compliance, or if such non-compliance is not reasonably capable of being cured or remedied within the 30-day period, to commence to cure the non-compliance and to diligently and in good faith prosecute such cure to completion. If the party receiving the Notice of Non-Compliance does not believe it is out of compliance and contests the Notice, it shall do so by responding in writing to the Notice within 30 days after receipt. If the response to the Notice of Non-Compliance has not been received in the offices of the party alleging the non-compliance within the prescribed time period, the Notice of Non-Compliance shall be conclusively presumed to be valid. If a Notice of Non-Compliance is contested, the parties shall, for a period of not less than 15 days following receipt of the response, seek to arrive at a mutually acceptable resolution of the matter(s) occasioning the Notice. In the event that a cure or remedy is not timely effected or, if the Notice is contested and the parties are not able to arrive at a mutually acceptable resolution of the matter(s) by the end of the 15-day period, the party alleging the non-compliance may thereupon pursue the remedies provided in Section 6. Neither party hereto shall be deemed in Breach if the reason for non-compliance is due to a "force majeure" as defined in, and subject to the provisions of, Section 9.10.

**5.5 Certificate of Agreement Compliance.** If, at the conclusion of an Annual Review or a Special Review, Developer is found to be in compliance with this Agreement, City shall, upon request by Developer, issue a Certificate of Agreement Compliance ("Certificate") to Developer stating that, after the most recent Annual Review or Special Review, and based upon the information known or made known to the City Manager and City Council, that (1) this Agreement remains in effect and (2) Developer is in compliance. The Certificate, whether issued after an Annual Review or Special Review, shall be in recordable form and shall contain information necessary to communicate constructive record notice of the finding of compliance. Developer may record the Certificate with the County Recorder. Additionally, Developer may, at any time, request from the City a Certificate stating, in addition to the foregoing, which obligations under this Agreement have been fully satisfied with respect to the Sites.

## **6. DEFAULT AND REMEDIES.**

### **6.1 Termination of Agreement.**

6.1.1 *Termination of Agreement for Material Default of Developer.* City, in its discretion, may terminate this Agreement for any failure of Developer to perform any material duty or obligation of Developer hereunder or to comply in good faith with the material terms of this Agreement (hereinafter referred to as “Default” or “Breach”); provided, however, City may terminate this Agreement pursuant to this Section only after following the procedure set forth in Section 5.4. In the event of a termination by City under this Section 6.1.1, Developer acknowledges and agrees that City may retain all fees accrued up to the date of the termination, including the Processing Fee and the Development Fee paid up to the date of termination, and Developer shall pay the prorated amount of the Development Fee within 60 days after the date of termination and removal of the New Digital Billboard, if any, that equates to the percentage of time elapsed in the year of the Term prior to the date of termination. In the event Developer has pre-paid any portion of the Development Fee at the time of termination, City shall refund to Developer the pro-rated portion of the Development Fee for any periods after the date of removal of the New Digital Billboard.

6.1.2 *Termination of Agreement for Material Default of City.* Developer, in its discretion, may terminate this Agreement for any failure of City to perform any material duty or obligation of City hereunder or to comply in good faith with the material terms of this Agreement; provided, however, Developer may terminate this Agreement pursuant to this Section only after following the procedure set forth in Section 5.4. In addition, Developer may terminate this Agreement if, despite Developer’s good faith efforts, it is unable to secure the Development Approvals and/or compliance with requirements under laws necessary to effectuate the Project, or if Developer determines that the settlement by the City of any Third Party Claims or Litigation (as defined below) pursuant to Section 7.2.1(b) would affect Developer’s rights or ability to perform under this Agreement. In the event of a termination by Developer under this Section 6.1.2, Developer acknowledges and agrees that City may retain all fees, including the Processing Fee and the Development Fee, Developer paid up to the date of termination, and Developer shall pay the prorated amount of the Development Fee within 60 days after the date of termination and removal of the New Digital Billboard that equates to the percentage of time elapsed in the year of the Term at the time of termination. In the event Developer has pre-paid any portion of the Development Fee at the time of termination, City shall refund to Developer the pro-rated portion of the Development Fee for any periods after the date of termination.

6.1.3 *Rights and Duties Following Termination.* Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to (i) any obligations to have been performed prior to said termination, (ii) any Default in the performance of the provisions of this Agreement which has occurred prior to said termination, (iii) Developer’s obligation to remove the New Digital Billboard pursuant to Section 4 or (iv) any continuing obligations to indemnify other parties.

## 7. INSURANCE, INDEMNIFICATION AND WAIVERS.

### 7.1 Insurance.

#### 7.1.1 Types of Insurance.

(a) Liability Insurance. Beginning on the Effective Date hereof and until completion of the Term, Developer shall, at its sole cost and expense, keep or cause to be kept in force for the mutual benefit of City, as additional insured, and Developer comprehensive broad form general liability insurance against claims and liabilities covered by the indemnification provisions of Section 7.2. Such policy shall provide for limits of a least Two Million Dollars (\$2,000,000) per occurrence and at least Four Million Dollars (\$4,000,000) in the aggregate for any accidents or occurrences, and at least One Million Dollars (\$1,000,000) for property damage. Developer shall also furnish or cause to be furnished to City evidence that any contractors with whom Developer has contracted for the performance of any work for which Developer is responsible maintains the same coverage required of Developer. The liability certificate of insurance shall name the City as additional insured and include the appropriate additional insured endorsement form.

(b) Worker's Compensation. Developer shall also furnish or cause to be furnished to City evidence reasonably satisfactory to it that any contractor with whom Developer has contracted for the performance of any work for which Developer is responsible hereunder carries worker's compensation insurance as required by law. At a minimum, Developer shall provide for \$1,000,000 Employer's Liability. A waiver of subrogation rights endorsement form is required as well.

(c) Automobile Liability. Developer shall furnish or cause to be furnished to City evidence reasonably satisfactory to it that any contractor with whom Developer has contracted for the performance of any work for which Developer is responsible hereunder carries automobile liability insurance as follows: Minimum of \$1,000,000 combined single limit per accident for bodily injury and property damage covering "any auto". Automobile certificate of insurance shall name the City as additional insured and include the appropriate additional insured endorsement form.

(d) Insurance Policy Form, Sufficiency, Content and Insurer. All insurance required by express provisions hereof shall be carried only by responsible insurance companies qualified to do business by California with an AM Best Rating of no less than "A". All such policies shall be non-assignable and shall contain language, to the extent obtainable, to the effect that (i) the insurer waives the right of subrogation against City and against City's agents and representatives except as provided in this Section; (ii) the policies are primary and noncontributing with any insurance that may be carried by City, but only with respect to the liabilities assumed by Developer under this agreement; and (iii) the

policies cannot be canceled or materially changed except after thirty (30) days' written notice by the insurer to City or City's designated representative Developer shall furnish City with certificates evidencing the insurance. City shall be named as an additional insured on all liability policies of insurance required to be procured by the terms of this Agreement.

(e) *City Waiver of Subrogation.* To the extent this Agreement creates a claim of liability against Developer, and to the extent the City is insured against such claim or liability, the City will obtain, to the extent reasonable, an endorsement waiving any right of subrogation that the insurer may otherwise have against Developer; provided that if such a waiver is not available from the City's insurance company at a reasonable cost, the City will be relieved of its obligation to obtain a waiver of subrogation unless Developer agrees to pay for the waiver.

7.1.2 *Failure to Maintain Insurance and Proof of Compliance.* Developer shall deliver to City, in the manner required for notices, copies of certificates of all insurance coverage required of each policy within the following time limits:

(a) For insurance required above, within seven (7) days after the Effective Date or consistent with the requirements of Exhibit "C" (Schedule of Performance), Item No. 6.

(b) The City can request to see updated copies of the current certificates of all insurance coverage required.

If Developer fails or refuses to procure or maintain insurance as required hereby or fails or refuses to furnish City with required proof that the insurance has been procured and is in force and paid for, after complying with the requirements of Section 5.4, the City may view such failure or refusal shall be a Default hereunder.

## 7.2 **Third Party Claims or Litigation**

### 7.2.1 *Indemnity Obligations on Third-Party Claims or Litigation.*

(a) The Developer shall indemnify the City and its elected boards, commissions, officers, agents and employees and will defend, hold and save them and each of them harmless from any and all Third-Party Claims or Litigation (including but not limited to objectively reasonable attorneys' fees and costs, including, but not limited to, expert costs) arising from or in connection with Developer's obligations under this Agreement and related to the Project or construction activities in furtherance of the Project against the City and shall be responsible for any judgment arising therefrom. Except, however, Developer's indemnity obligations shall not extend to any claims, damages or litigation arising solely from City's negligent acts or omissions.

(b) The Parties acknowledge that there may be challenges to the legality, validity and adequacy of the Development Approvals and/or this Agreement in the future; and if successful, such challenges could delay or prevent

the performance of this Agreement and the development of the Project. The City shall have no liability under this Agreement for the inability of Developer to develop the Project as the result of a judicial determination that the entitlements, the general plan, the zoning, the land use regulations, or any portions thereof are invalid or inadequate or not in compliance with law.

The City shall provide the Developer with written notice (the "Notice") of the pendency of such Third-Party Claims or Litigation within ten (10) days of being served of such Third-Party Claims or Litigation and shall make a written demand for defense and indemnity of the same on the Developer within a reasonable time following delivery of the Notice. The City will cooperate in good faith in the defense of any such Third-Party Claims or Litigation. Notwithstanding the foregoing, the City retains the discretion to select legal counsel of its choosing to represent the City in such Third-Party Claims or Litigation, and the City further retains the discretion to settle or abandon such Third-Party Claims or Litigation without Developer's consent; provided, however, that should City determine to settle or abandon such Third-Party Claims or Litigation, City shall be entitled to be reimbursed its reasonable defense or other costs up to the point of settlement or abandonment, but shall not be entitled to indemnification for any fees or costs or other amounts for any period thereafter or for any settlement amount, and provided, further, that City's decision to settle or abandon such Third-Party Claims or Litigation following an adverse judgment or City's determination not to appeal an adverse judgment from such Third-Party Claims or Litigation shall not void City's indemnification rights under subsection (a) above for any period prior to the date of such settlement or abandonment. The City agrees that should City determine to settle such Third-Party Claims or Litigation in a manner that includes the payment of attorneys' fees not ordered or awarded in such Third-Party Claims or Litigation, the City shall be entitled to reimbursement for the same upon receiving the written consent of Developer to such settlement and attorneys' fees, which consent shall not be unreasonably withheld.

The Developer may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for its necessary and reasonable legal costs, including, but not limited to, expert or other consultant fees, incurred by City in such Third-Party Claims or Litigation (the "City Costs"). Failure to provide the Notice within 10 days of being served shall not affect the enforceability of these provisions. The Developer shall be required, following written demand by the City for defense and indemnity, to place funds on deposit with the City in the amount of Fifty Thousand (\$50,000.00) Dollars, which funds shall be used to reimburse the City for its City Costs. If the Developer fails to provide the deposit, and after compliance with the provision of Section 6, the City may abandon the action and the Developer shall pay all costs resulting therefrom and City shall have no liability to the Developer. At no point shall the minimum balance of the deposit fall below Fifty Thousand Dollars (\$50,000). All deposits must be paid to the City within thirty (30) days of Developer's receipt of the City's written demand. Any unused portions of the deposit shall be refunded to

Developer within thirty (30) days following the resolution of such Third-Party Claims or Litigation. The Developer's obligation to pay the cost of the action, including judgment, shall extend until judgment. After judgment in a trial court, the parties must mutually agree as to whether any appeal will be taken or defended. City agrees that it shall cooperate in good faith with the Developer in the defense of any matter in which the Developer is defending and/or holding the City harmless.

(c) The Developer shall have the right, within the first 30 days of the service of the complaint, in its reasonable discretion, to determine that it does not want to defend the Third-Party Claims or Litigation, in which case the City shall allow the Developer to settle the Third-Party Claims or Litigation on whatever terms the Developer determines, in its reasonable discretion, but Developer shall confer with City before acting and cannot bind City. In that event, the Developer shall be liable for any City Costs incurred up to the date of settlement but shall have no further obligation to the City beyond the payment of those costs.

#### *7.2.2 Hold Harmless: Developer's Construction and Other Activities.*

(a) The Developer shall defend, save and hold the City and its elected and appointed boards, commissions, officers, agents, and employees harmless from any and all claims, costs (including attorneys' fees) and liability for any damages, personal injury or death, which may arise, directly or indirectly, from the Developer's or the Developer's agents, contractors, subcontractors, agents, or employees' Project construction activities and operations under this Agreement, whether such Project construction activities and operations be by the Developer or by any of the Developer's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for the Developer or any of the Developer's agents, contractors or subcontractors. Nothing herein shall be construed to mean that the Developer shall hold the City harmless and/or defend it from any claims arising from, or alleged to arise from, the sole negligence or gross or willful misconduct of the City's officers, employees, agents, contractors of subcontractors.

(1) *Loss and Damage.* City shall not be liable for any damage to property of Developer, LACMTA, or of others located on the Sites, nor for the loss of or damage to any property of Developer, LACMTA, or of others by theft or otherwise. City shall not be liable for any injury or damage to persons or property resulting from fire, explosion, steam, gas, electricity, water, rain, dampness, or leaks from any part of the Sites or from the pipes or plumbing, or from the street, or from any environmental or soil contamination or hazard, or from any other latent or patent defect in the soil, subsurface or physical condition of the Sites, or by any other cause of whatsoever nature. The foregoing two (2) sentences shall not apply (i) to the extent City or its agents, employees, subcontractors, invitees or representatives causes such injury or damage when accessing the Sites, or (ii) to the extent covered in any permit to enter executed by

the City. Nothing herein shall be construed to mean that the Developer shall bear liability for the sole negligence or gross or willful misconduct of the City's officers, employees, agents, contractors of subcontractors.

(2) *Non-liability of City Officers and Employees.* No official, agent, contractor, or employee of the City shall be personally liable to the Developer, or any successor in interest, in the event of any Default or Breach by the City or for any amount which may become due to the Developer or to its successor, or for breach of any obligation of the terms of this Agreement.

(3) *Conflict of Interest.* No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to this Agreement which affects the financial interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested, in violation of any state statute or regulation.

(4) *Survival of Indemnity Obligations.* All indemnity provisions set forth in this Agreement shall survive termination of this Agreement for any reason.

(b) *Waiver of Subrogation.* Developer agrees that it shall not make any claim against, or seek to recover from City or its elected official, agents, servants, or employees, for any loss or damage to Developer, its agents, employees, subcontractors, or invitees, or any property of Developer its agents, employees, subcontractors, or invitees relating to this Project, except as specifically provided hereunder, including but not limited to, a claim or liability arising from the sole negligence or willful misconduct of the City, its elected officials, officers, agents, or employees, who are directly responsible for the City.

## **8. MORTGAGEE PROTECTION.**

8.1 The parties hereto agree that this Agreement shall not prevent or limit Developer, in any manner, at Developer's sole discretion, from encumbering the 110 Freeway Site or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the 110 Freeway Site. City acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and City agrees upon request, from time to time, to meet with Developer or LACMTA and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. Subject to compliance with applicable laws, City will not unreasonably withhold its consent to any such requested interpretation or modification provided City determines such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Site shall be entitled to the following rights and privileges:



(a) Neither entering into this Agreement nor a Breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Development or Site made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Development or Developer's interest in the 110 Freeway Site, or any part thereof, which Mortgagee has submitted a request in writing to the City in the manner specified herein for giving notices, shall be entitled to receive written notification from City of any Default by Developer in the performance of Developer's obligations under this Agreement.

(c) If City timely receives a request from a Mortgagee requesting a copy of any notice of default given to Developer under the terms of this Agreement, City shall make a good faith effort to provide a copy of that notice to the Mortgagee within 10 days of sending the notice of default to Developer. The Mortgagee shall have the right, but not the obligation, to cure the Default during the period that is the longer of (i) the remaining cure period allowed such party under this Agreement, or (ii) 60 days.

(d) Any Mortgagee who comes into possession of the Development or 110 Freeway Site, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Development or 110 Freeway Site or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of Developer's obligations or other affirmative covenants of Developer hereunder, or to guarantee such performance; except that (i) to the extent that any covenant to be performed by Developer is a condition precedent to the performance of a covenant by City, the performance thereof shall continue to be a condition precedent to City's performance hereunder, and (ii) in the event any Mortgagee seeks to develop or use any portion of the Development or 110 Freeway Site acquired by such Mortgagee by foreclosure, deed of trust, or deed in lieu of foreclosure, such Mortgagee shall strictly comply with all of the terms, conditions and requirements of this Agreement and the Development Approvals applicable to the Development or 110 Freeway Site or such part thereof so acquired by the Mortgagee.

## **9. MISCELLANEOUS PROVISIONS.**

9.1 **Recordation of Agreement.** This Agreement shall be recorded with the County Recorder by the City Clerk within 10 days of execution, as required by Government Code Section 65868.5. Amendments approved by the parties, and any cancellation, shall be similarly recorded.

9.2 **Entire Agreement.** This Agreement sets forth and contains the entire understanding and agreement of the parties with respect to the subject matter set forth herein, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

9.3 **Severability.** If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, then that term, provision, covenant or condition of this Agreement shall be stricken and the remaining portion of this Agreement shall remain valid and enforceable if that stricken term, provision, covenant or condition is not material to the main purpose of this agreement, which is to allow the Development to be permitted and operated and to provide the Development Fee to the City; otherwise, this Agreement shall terminate in its entirety, unless the parties otherwise agree in writing, which agreement shall not be unreasonably withheld.

9.4 **Interpretation and Governing Law.** This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning, to achieve the objectives and purposes of the parties hereto. The rule of construction, to the effect that ambiguities are to be resolved against the drafting party or in favor of the non-drafting party, shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

9.5 **Section Headings.** All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

9.6 **Singular and Plural.** As used herein, the singular of any word includes the plural.

9.7 **Time of Essence.** Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

9.8 **Waiver.** Failure of a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the Default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

9.9 **No Third Party Beneficiaries.** This Agreement is made and entered into for the sole protection and benefit for the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

9.10 **Force Majeure.** Neither party shall be deemed to be in Default where failure or delay in performance of any of its obligations under this Agreement is caused by earthquakes, other acts of God, fires, rains, winds, wars, terrorism, riots or similar hostilities, strikes and other labor difficulties beyond the party's control (including the party's employment force), government actions and regulations (other than those of the City), court actions (such as restraining orders or injunctions), or other causes beyond the party's reasonable control. If any such events shall occur except as otherwise provided herein, the term of this Agreement and the time for performance shall be extended for the duration of each such event, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years and further provided that if such delay is longer than six (6) months, Developer may terminate this Agreement upon written notice to City and City shall return to developer any portion of the Development fee paid for any period after the effective date of such termination.

9.11 **Mutual Covenants.** The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

9.12 **Counterparts.** This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

9.13 **Litigation.** Any action at law or in equity arising under this Agreement or brought by any party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Los Angeles, State of California, or such other appropriate court in said county. Service of process on City shall be made in accordance with California law. Service of process on Developer shall be made in any manner permitted by California law and shall be effective whether served inside or outside California. In the event of any action between City and Developer seeking enforcement of any of the terms and conditions to this Agreement, the prevailing party in such action shall be awarded, in addition to such relief to which such party is entitled under this Agreement, its reasonable litigation costs and expenses, including without limitation its expert witness fees and reasonable attorneys' fees.

9.14 **Covenant Not To Sue.** The parties to this Agreement, and each of them, agree that this Agreement and each term hereof is legal, valid, binding, and enforceable. The parties to this Agreement, and each of them, hereby covenant and agree that each of them will not commence, maintain, or prosecute any claim, demand, cause of action, suit, or other proceeding against any other party to this Agreement, in law or in equity, which is based on an allegation, or assert in any such action, that this Agreement or any term hereof is void, invalid, or unenforceable.

9.15 **Project as a Private Undertaking.** It is specifically understood and agreed by and between the parties hereto that the Development of the Project is a private Development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between City and Developer is that of a government entity regulating the Development of private property, on the one hand, and the holder of a legal or equitable interest in such property on the other hand. City agrees that by its approval of, and entering into, this Agreement, that it is not taking any action which would transform this private Development into a "public work" project, and that nothing herein shall be interpreted to convey upon Developer any benefit which would transform Developer's private project into a public work project, it being understood that this Agreement is entered into by City and Developer upon the exchange of consideration described in this Agreement, including the Recitals to this Agreement which are incorporated into this Agreement and made a part hereof, and that City is receiving by and through this Agreement the full measure of benefit in exchange for the burdens placed on Developer by this Agreement.

9.16 **Further Actions and Instruments.** Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the

performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

9.17 **Eminent Domain.** No provision of this Agreement shall be construed to limit or restrict the exercise by City of its power of eminent domain or Developer's right to seek and collect just compensation or any other remedy available to it.

9.18 **Amendments in Writing/Cooperation.** This Agreement may be amended only by written consent of both parties specifically approving the amendment and in accordance with the Government Code provisions for the amendment of Development Agreements. The parties shall cooperate in good faith with respect to any amendment proposed in order to clarify the intent and application of this Agreement, and shall treat any such proposal on its own merits, and not as a basis for the introduction of unrelated matters. Minor, non-material modifications may be approved by the City Manager upon approval by the City Attorney.

9.19 **Corporate Authority.** The person(s) executing this Agreement on behalf of each of the parties hereto represent and warrant that (i) such party, if not an individual, is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other agreement to which such party is bound.

9.20 **Notices.** All notices under this Agreement shall be effective when delivered by United States Postal Service mail, registered or certified, postage prepaid return receipt requested; and addressed to the respective parties as set forth below or as to such other address as the parties may from time to time designate in writing by providing notice to the other party:

To City: City of Carson  
701 E. Carson Street  
Carson, CA 90745  
Attn: City Manager

With Copy to: Aleshire & Wynder, LLP  
18881 Von Karman Ave., #1700  
Irvine, CA 92612  
Attn: Sunny K. Soltani, Esq.

To Developer: Clear Channel Outdoor, Inc.  
19320 Harbor gate Way  
Torrance, CA 90501  
Attn: Vice President, Real Estate & Public Affairs

With Copy to: Clear Channel Outdoor, Inc.  
2325 East Camelback Road, Suite 400

Phoenix, AZ 85016  
Attn: Operations Counsel

9.21 **Nonliability of City Officials.** No officer, official, member, employee, agent, or representatives of City shall be liable for any amounts due hereunder, and no judgment or execution thereon entered in any action hereon shall be personally enforced against any such officer, official, member, employee, agent, or representative.

9.22 **No Brokers.** City and Developer represent and warrant to the other that neither has employed any broker and/or finder to represent its interest in this transaction. Each party agrees to indemnify and hold the other free and harmless from and against any and all liability, loss, cost, or expense (including court costs and reasonable attorneys' fees) in any manner connected with a claim asserted by any individual or entity for any commission or finder's fee in connection with this Agreement or arising out of agreements by the indemnifying party to pay any commission or finder's fee.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first set forth above.

City: CITY OF CARSON

By \_\_\_\_\_  
Mayor Albert Robles

ATTEST:

By \_\_\_\_\_  
Donesia L. Gause, City Clerk

APPROVED AS TO FORM:

By \_\_\_\_\_  
Sunny K. Soltani, City Attorney  
[EQG]

Developer: CLEAR CHANNEL OUTDOOR,  
INC., a Delaware corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Two corporate officer signatures required when Developer is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. DEVELOPER’S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO DEVELOPER’S BUSINESS ENTITY.**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On \_\_\_\_\_, 2018 before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

<b>CAPACITY CLAIMED BY SIGNER</b>		<b>DESCRIPTION OF ATTACHED DOCUMENT</b>
<input type="checkbox"/>	INDIVIDUAL	_____
<input type="checkbox"/>	CORPORATE OFFICER	TITLE OR TYPE OF DOCUMENT
	_____	
	TITLE(S)	
<input type="checkbox"/>	PARTNER(S)	_____
<input type="checkbox"/>	LIMITED	
<input type="checkbox"/>	GENERAL	NUMBER OF PAGES
<input type="checkbox"/>	ATTORNEY-IN-FACT	_____
<input type="checkbox"/>	TRUSTEE(S)	
<input type="checkbox"/>	GUARDIAN/CONSERVATOR	DATE OF DOCUMENT
<input type="checkbox"/>	OTHER _____	_____
	_____	

**SIGNER IS REPRESENTING:**  
 (NAME OF PERSON(S) OR ENTITY(IES))  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_ SIGNER(S) OTHER THAN NAMED ABOVE

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On \_\_\_\_\_, 2018 before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_

**OPTIONAL**

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<input type="checkbox"/>	TRUSTEE(S)	DATE OF DOCUMENT
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<input type="checkbox"/>	OTHER _____	
	_____	

**SIGNER IS REPRESENTING:**  
 (NAME OF PERSON(S) OR ENTITY(IES))  
 \_\_\_\_\_  
 \_\_\_\_\_

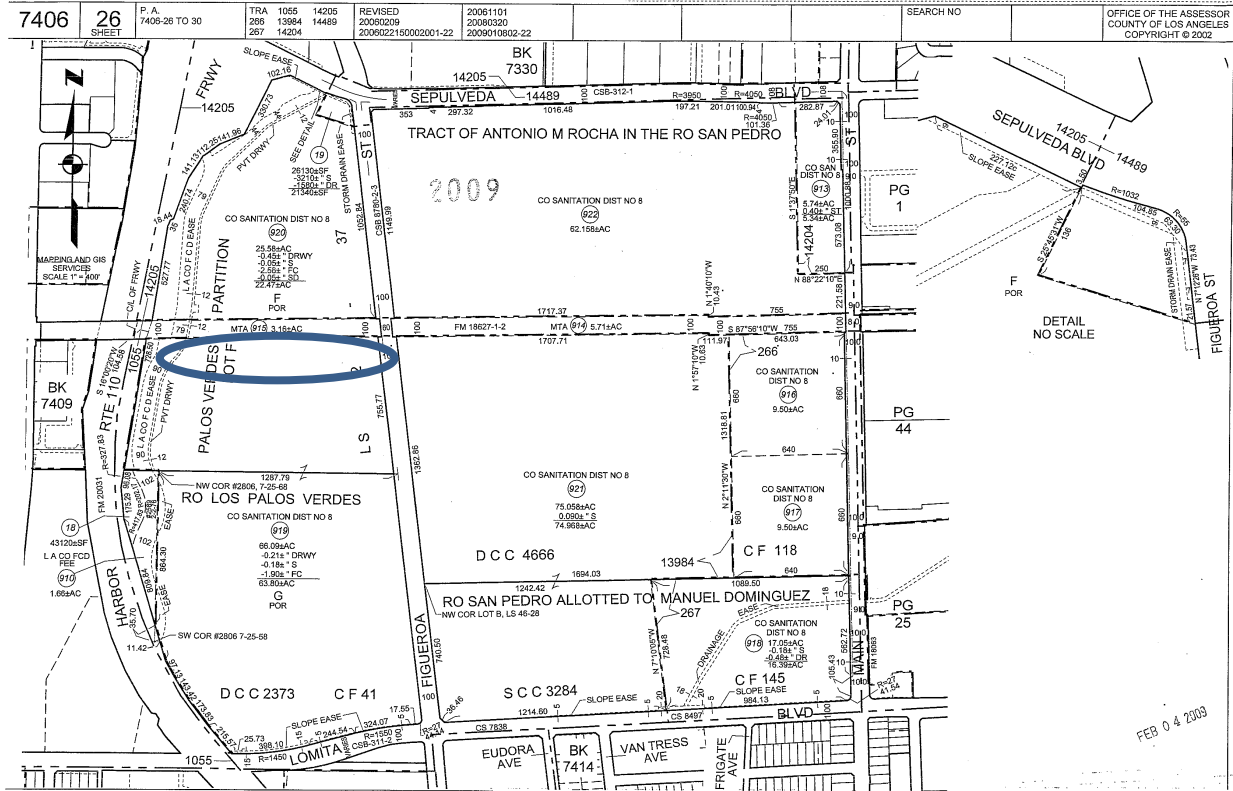
\_\_\_\_\_  
 SIGNER(S) OTHER THAN NAMED ABOVE



# EXHIBIT "A"

## LEGAL DESCRIPTION OF 110 FREEWAY SITE

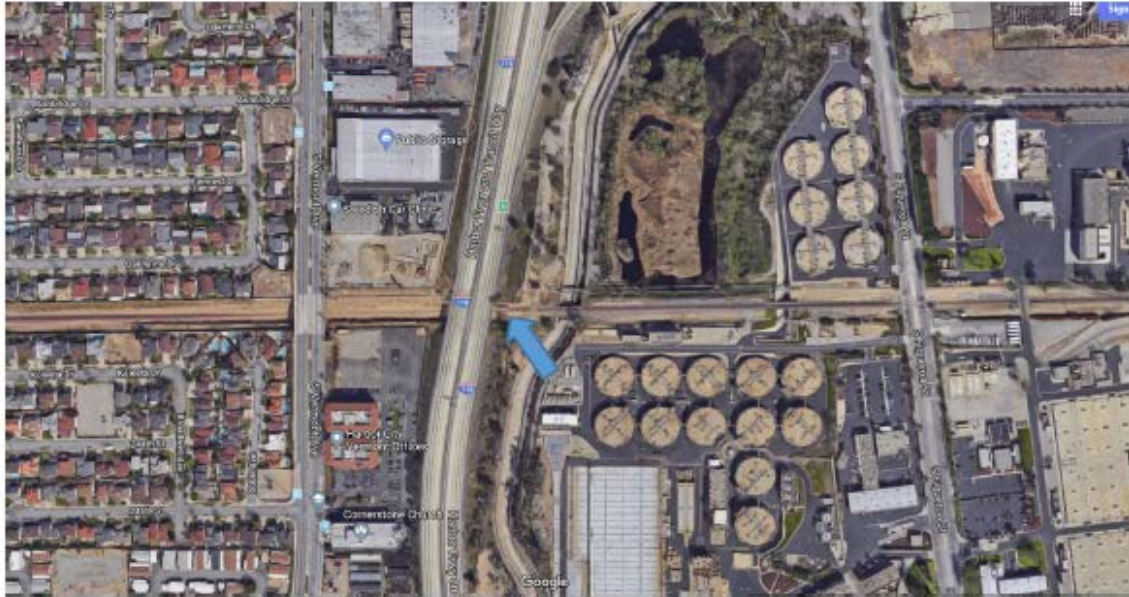
APN: 7406-026-915



**EXHIBIT "A-1"**

**DEPICTION OF NEW DIGITAL BILLBOARD SITE**

Digital Billboard Site - Aerial



**EXHIBIT "A-2"**

**NEW DIGITAL BILLBOARD CONCEPTUAL RENDERING**



**EXHIBIT “B”**

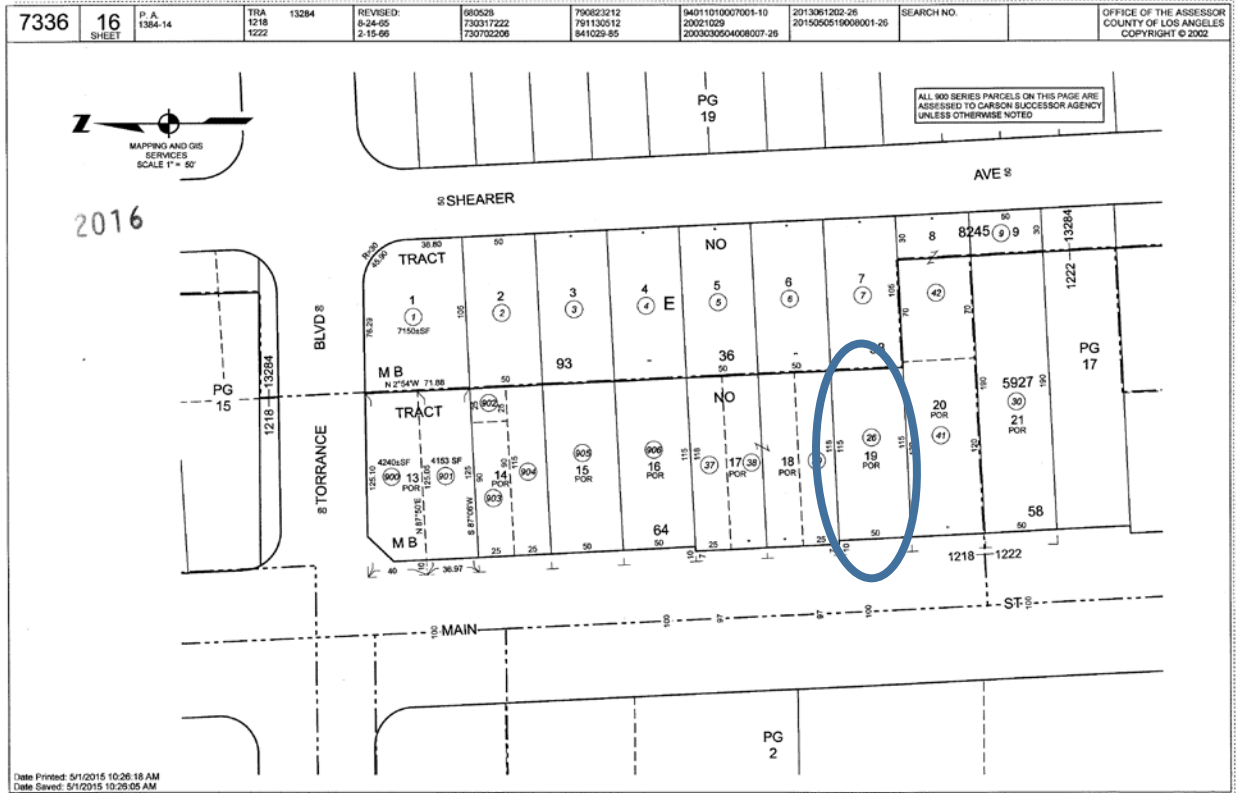
**CITY-ORIENTED BILLBOARD SITES**

Walker and Chavez sites:

**EXHIBIT "B-1"**

**LEGAL DESCRIPTION OF WALKER SITE**

TRACT NO 5927 W 125 FT (EX OF ST) OF LOT 19



**EXHIBIT "B-2"**

**DEPICTION OF WALKER SITE**



I

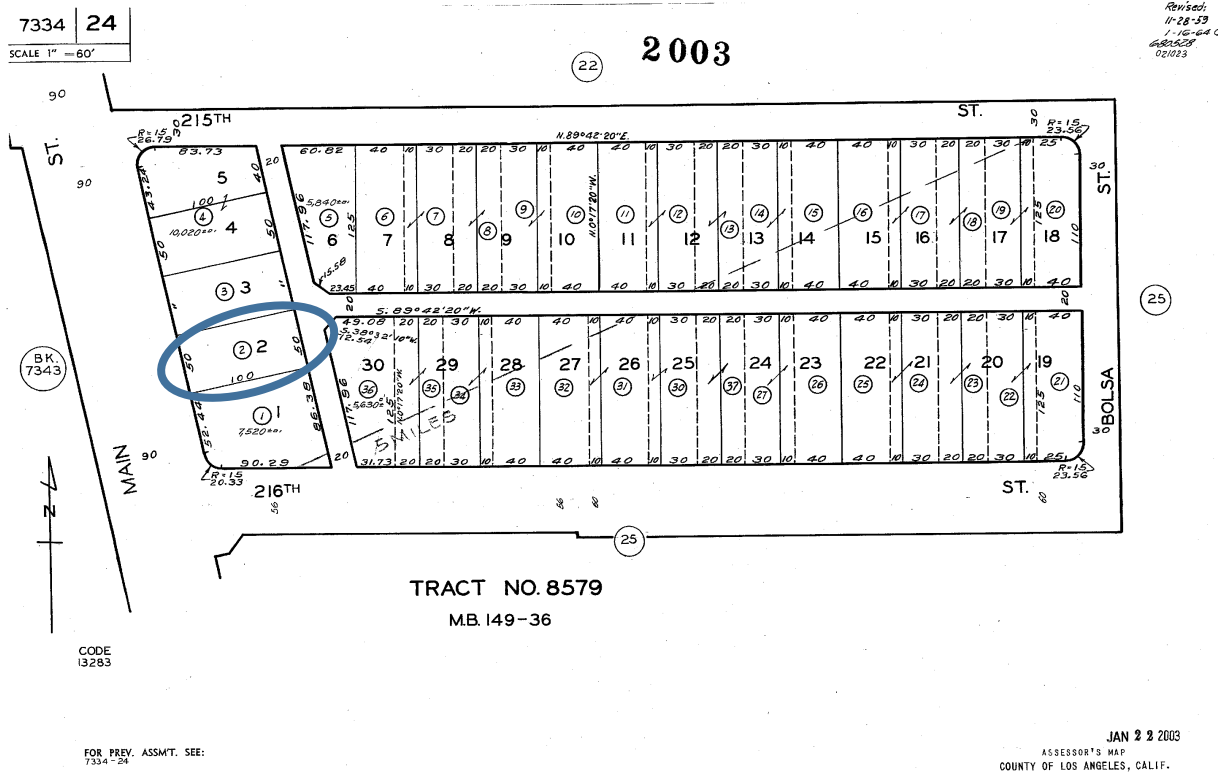
Exhibit B-2  
Photo of 20846 South Main, Carson  
APN: 7336-016-026



**EXHIBIT "B-3"**

**LEGAL DESCRIPTION OF CHAVEZ SITE**

TRACT NO 8579, LOT 2, CENSUS TRACT: 5438.01, BLOCK: 3





**EXHIBIT "B-4"**

**DEPICTION OF CHAVEZ SITE**

Exhibit B-4  
Map of 21520-21576 South Main, Carson,  
APN: 7334-024-002



Exhibit B-4  
Photos of 21520-21576 South Main, Carson,  
APN: 7334-024-002



**EXHIBIT “C”**

**SCHEDULE OF PERFORMANCE**

<b>ITEM OF PERFORMANCE</b>	<b>TIME FOR PERFORMANCE</b>	<b>REFERENCE</b>
1. City’s Planning Commission holds public hearing and recommends approval of Agreement and Conditions of Approval	June 12, 2018	Recitals
2. City’s City Council holds hearings to approve Agreement and first and second reading of Ordinance	July 3, 2018, 2018 (1 <sup>st</sup> Reading); July 17____, 2018 (2 <sup>nd</sup> Reading) provided Developer has fully executed the Agreement	Recitals
3. Effective Date of this Agreement	90 days following the effective date of the Council ordinance approving the Agreement.	1.1.17
4. Developer prepares and submits to City working drawings specifications and engineering, City commences approval process	Within 120 days of the Council’s second reading of the Ordinance approving this Agreement	3.5, Exhibit C
5. City to approve all construction, engineering drawings and specifications with a plan check approval and issue all necessary permits, including but not limited to, a building permit	Within 30 days of City’s receipt of Applicant’s construction drawings and specifications addressing all of City’s comments	3.5, Exhibit C

<b>ITEM OF PERFORMANCE</b>	<b>TIME FOR PERFORMANCE</b>	<b>REFERENCE</b>
6. Developer to submit proof of insurance to City	Prior to commencing any inspections and work on the Project	7.1.2
7. Developer pays City Year 1 Development Fee	Within 30 days of the Commencement Date.	2.6.2
8. Developer pays City second through 30th installments of Development Fee if Developer receives Final Permits	Annually, on the anniversary of the Due Date.	2.6.2
9. Developer to complete the demolition and complete removal of the City-Oriented Billboards	Prior to final inspection of New Digital Billboard.	3.2
10. Developer to complete the demolition and complete removal of the printed 110 Freeway Billboard	Within 180 days from securing building permit, but no later than the Commencement Date.	3.5
11. Developer to commence the development of the New Digital Billboard	Within 180 days of receipt of all Development Approvals.	3.5
12. Developer to complete the New Digital Billboard	Within 180 days of the commencement of the construction of the billboard footing, column and head of the sign billboard, but extended for those Force Majeure items listed in Section 9.10	3.5

It is understood that this Schedule of Performance is subject to all of the terms and conditions of the text of the Agreement. The summary of the items of performance in this Schedule of Performance is not intended to supersede or modify the more complete description in the text; in the event of any conflict or inconsistency between this Schedule of Performance and the text of the Agreement, the text shall govern.

The time periods set forth in this Schedule of Performance may be altered or amended only by written agreement signed by both the Developer and the City. Notwithstanding any extension of the Term in the manner described in, and subject to the provisions of, Section 3.5, the City

Manager shall have the authority to approve extensions of time set forth in this Schedule of Performance without action of the City Council not to exceed a cumulative total of 180 days.

## EXHIBIT "D"

### SCOPE OF DEVELOPMENT

Developer and City agree that the Development shall be undertaken in accordance with the terms of the Agreement, which include the following:

1. The Project. Developer shall Relocate the 110 Freeway Billboard and replace the existing printed sign with the New Digital Billboard in accordance with the terms of this Agreement. The New Digital Billboard consists of one "bulletin" size freeway-oriented billboard with a height not to exceed 65 and with a total of two (2) displays (each display measuring 14' x 48') within the 110 Freeway Site. The 110 Freeway Billboard shall be relocated to approximately the same location, in the location depicted at Exhibit "A" and "A-1" hereto, and converted to a New Digital Billboard, in cooperation with LACMTA and as further provided in this Agreement at Section 3.2. As required by the City at the time of the final Development, Developer shall install underground, to the extent allowed by LACMTA, all utilities necessary for the New Digital Billboard. The New Digital Billboard Site shall be maintained in accordance with the conditions at Paragraph 3 of this Exhibit "D."

2. Building Fees. Developer shall pay all applicable City building fees, as described at Section 2.5 of the Agreement, at the time that a building permit is issued for the installation of the New Digital Billboard on the 110 Freeway Site.

3. Maintenance and Access. Developer, for itself and its successors and assigns, hereby covenants and agrees to be responsible for the following:

(a) Maintenance and repair of the New Digital Billboard within the 110 Freeway Site, including but not limited to, the displays installed thereon, and all related on-site improvements, easements, rights-of-way and, if applicable, at its sole cost and expense, including, without limitation, landscaping, poles, lighting, signs and walls, in good repair, free of graffiti, rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all federal, State, and local bodies and agencies having jurisdiction over the Site unless those federal, State, and local bodies have an exception for a legal nonconforming use. Such maintenance and repair shall include, but not be limited to, the following: (i) sweeping and trash removal related to the Development; (ii) the ongoing maintenance by the Developer of the access road to the New Digital Billboard to minimize dust caused by the Development; and (ii) the repair, replacement, and repainting of the New Digital Billboard structure and displays as necessary to maintain such billboard in good condition and repair.

(b) Maintenance of the New Digital Billboard within the 110 Freeway Site in such a manner as to avoid the reasonable determination of a duly authorized official of the City that a public nuisance has been created by the absence of adequate maintenance of the Development.

4. Other Rights of City. In the event of any violation or threatened violation of any of the provisions of this Exhibit “D,” then in addition to, but not in lieu of, any of the rights or remedies the City may have to enforce the provisions of this Agreement, the City shall have the right, after complying with Section 5.4 of the Agreement, (i) to enforce the provisions hereof by undertaking any maintenance or repairs required by Developer under Paragraph 3 of this Exhibit “D” (subject to written permission by LACMTA to enter the 110 Freeway Site) and charging Developer for any actual maintenance costs incurred in performing same, and (ii) to withhold or revoke, after giving written notice of said violation, any building permits, occupancy permits, certificates of occupancy, business licenses and similar matters or approvals pertaining to the 110 Freeway Site, Relocation, or any part thereof or interests therein as to the violating person or one threatening violation.

5. No City Liability. The granting of a right of enforcement to the City does not create a mandatory duty on the part of the City to enforce any provision of this Agreement. The failure of the City to enforce this Agreement shall not give rise to a cause of action on the part of any person. No officer or employee of the City shall be personally liable to the Developer, its successors, transferees or assigns, for any Default or Breach by the City under this Agreement.

6. Conditions of Approval. The following additional conditions shall apply to the installation of the New Digital Billboard, which shall conform to all applicable provisions of the Carson Municipal Code (CMC) and the following conditions, in a manner subject to the approval of the Planning Officer or designee:

(a) A building permit will be required, structural calculations shall be prepared by a licensed civil engineer and approved by the City Building Official.

(b) The size of the active copy area of each sign display of New Digital Billboard shall not exceed a maximum area of 672 square feet with no more than 128 total feet of extensions or borders and shall not to exceed a maximum height of 54 feet, including all extensions, from the grade level, and shall be spaced at intervals that are no less than 500 feet from any other billboard on the same side of the freeway and measured parallel to the freeway as depicted in the Site Plan and Elevations at Exhibit “A-1” approved by the City as part of the Development Approvals.

(c) The New Digital Billboard pole shall match the specifications attached in Exhibit A-1 subject to the approval of the City’s Development Services Manager or designee.

(d) Plans and specifications for the proposed installation of the New Digital Billboard, including plans for the undergrounding of all utilities, shall be submitted to the City Planning and Building Departments for plan check and approval prior to the issuance of building permits.

(e) Prior to the approval of the final inspection, all applicable conditions of approval and all mandatory improvements shall be completed to the reasonable satisfaction of the City.

(f) Developer shall maintain the 110 Freeway and use thereof in full compliance with all applicable codes, standards, policies and regulations imposed by the City, County, State or federal agencies with jurisdiction over the facilities, unless the Development is exempted as a legal nonconforming use.

(g) Developer shall, at all time, comply with the approval for the New Digital Billboard from the California Department of Transportation Outdoor Advertising Division and shall maintain acceptable clearance between proposed billboards and Southern California Edison distribution lines.

(h) The Developer shall pay any and all applicable fees due to any public agency prior to the final issuance of the building permits.

(i) The activities proposed in this Agreement shall be conducted completely upon 110 Freeway Site and shall not use or encroach on any operable portion of any public right-of-way.

(j) Developer shall be required to install all underground utilities in connection with the New Digital Billboard as set forth in paragraphs 1 and 3 of this Exhibit "D." To this end, City shall cooperate with the Southern California Edison requirement upon Developer to upgrade Developer's current electrical service to the New Digital Billboard. Developer shall comply with all necessary NPDES requirements pertaining to the proposed use, to the extent applicable.

(k) All graffiti shall be adequately and completely removed or painted over within 48 hours of notice of such graffiti being affixed on the Development.

(l) Prior to issuance of a building approval allowing the operation of the New Digital Billboard, all City-Oriented Billboards shall be completely removed.

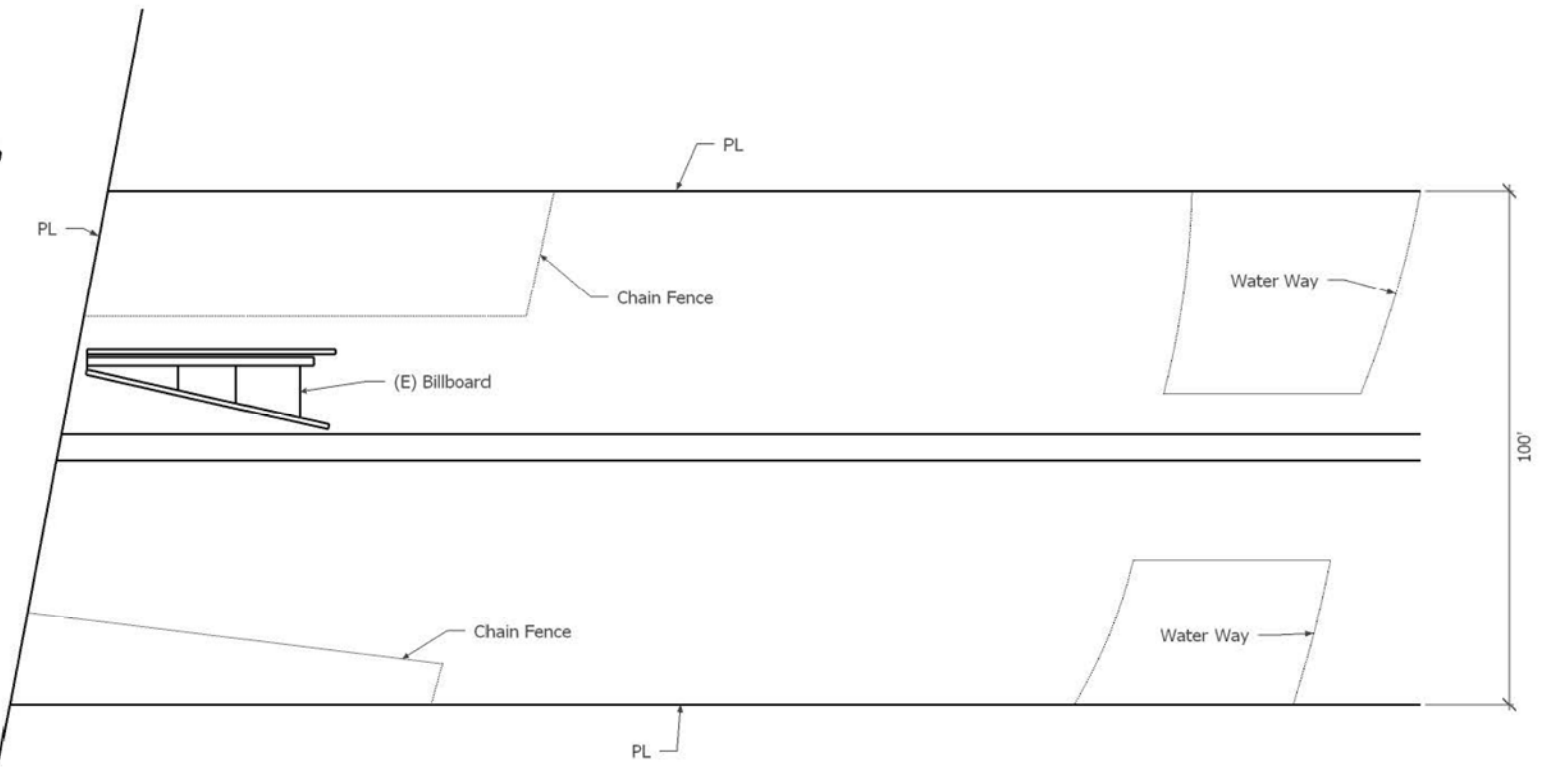
(m) Developer shall comply with State law regarding the limitation of light or glare or such other standards as adopted by the Outdoor Advertising Association of America, Inc. (OAAA), including but not limited to, the 0.3 foot-candles limitation over ambient light levels and ensuring additional flexibility in reducing such maximum light level standard given the lighting environment, the obligation to have automatic dimming capabilities, as well as providing the City's Planning Officer or designee with a designated Developer employee's phone number and/or email address for emergencies or complaints that will be monitored 24 hours a day/7 days per week. Upon any complaint by the City's Planning Officer or designee, Developer shall dim the display to meet these guidelines and further perform a brightness measurement of the display using OAAA standards and provide City with the results of same within 5 days of the City's complaint.

(n) Each message on the New Digital Billboard display shall be displayed for at least eight (8) seconds.



Existing (Static) Sign Layout

➔ 110 Harbor Fwy



### Proposed Digital Layout Options (A & B)

A = Located at approximately at or near existing sign's footprint\*\*

B = South of the railroad tracks, approximate footing\*\*

\*\* Final sign placement and structural column footing will depend on site condition(s) and below grade uses.

**110 Harbor Fwy**

