

Recording Requested by And
When Recorded Return to:

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

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

DEVELOPMENT AGREEMENT NO. 21-19

This Development Agreement (hereinafter "Agreement") is entered into this day of , 2020, (hereinafter the "Effective Date") by and between the CITY OF CARSON, a California charter municipality (hereinafter "City") and CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company (hereinafter "Developer").

RECITALS

A. *Development Agreement Law.* 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. *Outdoor Advertising Act.* 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. *The 405 Freeway Site.* Developer is tenant under a long-term ground lease with respect to that certain portion of real property in the City of Carson, located adjacent to the north-bound lanes of the 405 Freeway, north of Del Amo and south of Main Street, owned by the Watson Land Company, Assessor Parcel Number 7339-017-003, which property is legally described in Exhibit A and depicted on Exhibit A-1, both attached hereto and incorporated herein by this reference (the "405 Freeway Site"). The 405 Freeway Site is located within the City's Commercial Regional, Organic Refuse Landfill Zone, designated by the General Plan as Regional Commercial. A Zone Text Amendment is being processed concurrently with this Agreement to extend Carson Municipal Code § 9146.7(A)(3), relating to Signs, to include the 405 Freeway Site into the "I-405 Freeway Corridor" as designated in such Municipal Code Section (the "Zone Text Amendment").

D. *Replacement of Old Printed Billboard with Replacement Digital Billboard.* Pursuant to its long-term ground lease of the 405 Freeway Site, Developer owns and operates that certain 52 foot tall advertising billboard, which consists of a static, traditional, one-sided 14x48 square-foot printed advertising face (the "North 405 Billboard"). The location of the North 405 Billboard is further depicted on Exhibit B attached hereto as Developer Panel Number No. 3067. Developer proposes to demolish the North 405 Billboard and replace it, in

approximately the same general location, with a Replacement Digital Billboard with double-sided advertising display faces (the “Replacement Digital Billboard”). The Replacement Digital Billboard will consist of double-sided advertising digital display faces (each facia of 14x48 square feet) and the overall sign height will be no more than 65 feet high from the Replacement Digital Billboard’s footing foundation grade adjacent to the base of said billboard, to the extent necessary to obtain the same visibility from the freeway as the existing North 405 Billboard. The proposed Replacement Digital Billboard is more specifically depicted in those scaled elevation plans attached hereto as Exhibit C.

E. *Construction of New Digital Billboard.* Developer shall erect on the 405 Freeway Site a new digital advertising billboard of an approximate 55 foot height with double-sided 14x48 square foot digital display faces on each side (the “New Digital Billboard”). The New Digital Billboard will be located approximately 1,754 feet to the southeast of the North 405’s Billboard’s location as more specifically depicted on Exhibit B. The proposed New Digital Billboard is more specifically depicted in those scaled elevation plans attached hereto as Exhibit D.

F. *Offsite-Improvements: Billboards Subject to Removal Without Replacement.* Developer also owns and operates two other advertising billboards located within the City of Carson:

1. An approximate 36-foot high static billboard with double-sided advertising display faces equaling a 12x24 foot printed display on each side (the “Santa Fe Billboard”). The Santa Fe Billboard is located on real- property owned by LBA RV Company II LP, at 20434 South Santa Fe Avenue, City of Carson, Assessor’s Parcel Number 7306-011-034 (the “Santa Fe Site”).

2. Another approximate 36-foot high static billboard with single-sided advertising display faces equaling a 12x24 foot printed display on the north side (the “Main Street Billboard”). The Main Street Billboard is located on real property owned by LACMTA, at 0.2 miles south of Sepulveda Boulevard, City of Carson, Assessor’s Parcel Number 7406-026-914 (the “Main Street Site”).

The Santa Fe Billboard and Main Street Billboard are not oriented nor visible from any freeway and are collectively referred to herein as the “City-Oriented Billboards”. These City-Oriented Billboards are proposed for removal without replacement, with the underlying Santa Fe Site and Main Street Site (collectively, the “City-Oriented Billboard Sites”) to be restored to a good condition that reasonably matches the surrounding landscape, reasonable wear and tear excepted.

G. *Consideration; Dedicated City-Oriented Advertising and Business Discounts.* In consideration for the approvals sought to replace the North 405 Billboard with the Replacement Digital Billboard, and construct and operate the New Digital Billboard, Developer has agreed to perform the following pursuant to the terms of this Agreement:

1. Remove the City-Oriented Billboards and waive any claim for compensation for the removal of such structures; and

2. Remove the North 405 Billboard and reconstruct it as the Replacement Digital Billboard in a location that is approximately the same general location as its current location;

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

4. Provide free-of-charge to City: (i) advertising time on each digital display face mounted upon the Replacement Digital Billboard and New Digital Billboard as reasonably available pursuant to Developer's standard advertising practices and public service messaging policies and practices, which advertising shall be dedicated to public service announcements for City-sponsored, noncommercial civic events (the "City Messages"), (subject to Developer's advertising standards and procedures), and (ii) a 10% discount off Developer's established advertising rates and fees for the use of advertising digital display faces on the Replacement Digital Billboard and New Digital Billboard shall be offered to any business/advertiser that has its principal place of business in the City limits of Carson and is a member in good standing of the Carson Chamber of Commerce.

H. Project to Conform With Terms Hereof, Development Approvals and State Authorizations. 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. The term "Project" as used herein refers to all demolition and construction undertakings described in Recitals D through G above, including (i) the demolition and replacement of the North 405 Billboard with the Replacement Digital Billboard, including installing any new and moving all existing utilities underground, subject to approval by Southern California Edison; (ii) the removal of the City-Oriented Billboards and restoration of the City-Oriented Sites to a clean, safe condition that reasonably matches the surrounding landscape, reasonable wear and tear excepted; and (iii) the operation and maintenance of the Replacement Digital Billboard and New Digital Billboard on the 405 Freeway Site. The Project shall be undertaken in strict accordance with the Development Approvals (defined below) and their attendant conditions of approval and this Agreement, including without limitation the Scope of Development attached hereto as Exhibit E, Schedule of Performance attached hereto as Exhibit F, and consistent with all legally required approvals from the California Department of Transportation Outdoor Advertising Division.

I. Planning Commission Review. On March 10, 2020, the Planning Commission of the City, at a duly noticed public hearing to consider the approval of this Agreement, adopted Resolution Nos. _____ (i) granting two variances pursuant to Resolutions Nos. _____ and _____, (ii) recommending approval of this Agreement, the Zone Text Amendment, and a Mitigated Negative Declaration pursuant to the provisions of the California Environmental Quality Act ("CEQA") to the City Council, and (iii) finding that the provisions of this Agreement are consistent with the City's General Plan.

J. City Council Hearing; Findings; General Plan Consistency; Public Interests. On _____, 2020, the City Council of the City, at a duly noticed public hearing to consider the approval of this Agreement, considered the Project proposal and heard testimony relating to

the Zone Text Amendment, the Project and this Agreement. The City Council accordingly 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 will achieve a number of City objectives including (i) the removal of the less-desirable, outdated City-Oriented Billboards and visual clutter attendant thereto, (ii) an upgrade of the printed North 405 Billboard with an updated, more efficient double-sided advertising digital display faces in the form of the Replacement Digital Billboard, (iii) the addition of the state-of-the-art New Digital Billboard in conformance with current billboard design and technological standards, and (iv) establishment of a dedicated medium for enhanced community outreach. Accordingly, following the public hearing and in accord with all findings and conclusions based on substantial evidence presented at such hearing, the City Council introduced **Ordinance No. 20-2004** for the approval of this Agreement.

K. *Ordinance Approving this Agreement.* On **_____**, 2020, the City Council conducted the second reading of **Ordinance No. 20-2004**, thereby approving this Agreement.

L. City finds and determines that all actions required of City precedent to approval of this Agreement by **Ordinance No. 20-2004** 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 “405 Freeway Site” means that certain portion of real property in the City of Carson, located adjacent to the north-bound lanes of the 405 Freeway, north of Del Amo and south of Main Street, owned by the Watson Land Company, Assessor Parcel Number 7339-017-003, as more specifically described on Exhibit A and depicted on Exhibit A-1, attached hereto and incorporated herein.

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

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

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

1.1.5 “City-Oriented Billboards” means collectively the Santa Fe Site Billboard and the Main Street Site Billboard.

1.1.6 “City Messages” means advertising dedicated to public service announcements for City-sponsored, non-commercial civic events (subject to Developer’s advertising standards and procedures) provided by Developer free-of charge to City on the Replacement Digital Billboard and the New Digital Billboard as reasonably available pursuant to Developer’s standard advertising practices and public service messaging policies and practices.

1.1.7 “City-Oriented Billboard Sites” means collectively the Santa Fe Site and the Main Street Site.

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

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

1.1.10 “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.

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

1.1.12 “Development Approvals” means any and all permits or approvals necessary to carry out and complete the Project, including, but not limited to Ordinance No. 20-2004, and 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 for Project development.

1.1.13 “Development Fee” bears meaning set forth in Section 2.6 below.

1.1.14 “Due Date” means the date thirty (30) days after the Commencement Date and each anniversary thereafter.

1.1.15 “Effective Date” means the date inserted into the preamble of this Agreement, which is 30 days following approval of this Agreement by its authorizing ordinance of the City Council taking effect, or the date this Agreement is signed by both Developer and City, whichever is later.

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

1.1.17 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of City, including, but not limited to, the City’s Charter, General Plan, Municipal Code and Zoning Code, which govern Project development and use of the 405 Freeway Site and demolition of City-Oriented Billboards on the City-Oriented Billboard Sites, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum elevations and size of the Replacement Digital Billboard and 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 Project that 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.

1.1.18 “Main Street Site Billboard” means the 36-foot high, double-sided billboard with double-sided 12x24 foot printed displays on each side, and which is not visible from any freeway, and is located at the Main Street Site.

1.1.19 “Main Street Site” means that portion of real property located 0.2 miles South of Sepulveda Boulevard, City of Carson, owned by LACMTA, as Assessor’s Parcel Number 7406-026-914.

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 a new digital advertising billboard of an approximate 55 foot height with double-sided 14x48 square foot digital displays on each side (the “New Digital Billboard”) to be built by Developer on the 405 Freeway Site at that approximate location depicted in Exhibit B. The proposed New Digital Billboard is more specifically depicted in those scaled elevation plans attached hereto as Exhibit D.

1.1.22 “North 405 Billboard” means the existing lawfully permitted single-sided 14x48 foot printed, static display oriented toward the 405 Freeway, which is owned by Developer and located on the 405 Freeway Site. The location of the North 405 Billboard is further depicted in Exhibit B hereto as Developer Panel No. 3067.

1.1.23 “Project” bears the meaning stated in Recital H hereinabove, including installing any new and moving all existing utilities underground, operation and maintenance of the Replacement Digital Billboard and New Digital Billboard, and demolition of the City-Oriented Billboards, all in accordance with the Development Approvals and this Agreement, including the Scope of Development attached hereto as Exhibit E, Schedule of Performance attached hereto as Exhibit F, all conditions of

approval, and consistent with the approval from the California Department of Transportation Outdoor Advertising Division.

1.1.24 “Replacement Digital Billboard” means the double-sided billboard with 14x48 foot digital display faces and an overall sign height approximately the same as the existing North 405 Billboard, but no more than 65 feet high from the Replacement Digital Billboard’s footing foundation grade adjacent to the base of said billboard, which structure Developer will construct approximately in the same general location as the North 405 Billboard, with the sign face within 25 feet or the closest available footing area that is feasible given extant soil conditions, on the 405 Freeway Site. The proposed Replacement Digital Billboard is more specifically depicted in those scaled elevation plans attached hereto as Exhibit C.

1.1.25 “Santa Fe Site Billboard” means the approximate 36-foot high, static billboard with double-sided advertising display faces equaling a 12x24 foot printed display on each side, located on the Santa Fe Site, and which is not visible from any freeway.

1.1.26 “Santa Fe Site” means that portion of real property located at 20434 South Santa Fe Avenue, City of Carson, owned by LBA RV Company II LP, as Assessor’s Parcel Number 7306-011-034.

1.1.27 “Sites” refers collectively to the 405 Freeway Site, Santa Fe Site, and Main Street Site.

1.1.28 “Schedule of Performance” means the Schedule of Performance attached hereto as Exhibit F and incorporated herein.

1.1.29 “Scope of Development” means the Scope of Development for the Project as attached hereto as Exhibit E and incorporated herein.

1.1.30 “Subsequent Development Approvals” means any approvals requested by Developer after the Project is fully completed but during the Term of this Agreement.

1.1.31 “Subsequent Development Approvals” means all Development Approvals issued subsequent to the Effective Date in connection with development of the Project and use of the Sites.

1.1.32 “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 the Project and use of the Sites.

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

1.1.34 “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.

1.1.35 “Zone Text Amendment” means a text amendment to extend Carson Municipal Code Section 9146.7(A)(3), relating to Signs, to include the 405 Freeway Site into the “I-405 Freeway Corridor” as designated in such Municipal Code Section, which Zone Text Amendment was adopted by City Council Resolution No. .

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

Exhibit A: Legal Description of 405 Freeway Site

Exhibit “A-1: Depiction of 405 Freeway Site

Exhibit “B”: Map of Relative Locations of North 405 Billboard, Replacement Digital Billboard and New Digital Billboard on the 405 Freeway Site.

Exhibit C: Dimensioned Elevation Plans for Replacement Digital Billboard

Exhibit D: Dimensioned Elevation Plans for New Digital Billboard

Exhibit E: Scope of Development and Conditions of Approval

Exhibit F: Project Schedule of Performance

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 Project, including actions by the City on applications for Subsequent Development Approvals affecting the Sites, 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 405 Freeway Site in the form of a long-term ground lease with Site owner Watson Land Company, 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 405 Freeway Site for the entire Term of this Agreement. If Developer’s interest in the 405 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 405 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

Replacement Digital Billboard and New Digital Billboard within one year of approval of this Agreement by the City Council, this Agreement shall expire. City may, in its sole discretion, grant written 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 405 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 405 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 Project 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 1.1.8, (ii) the expiration or earlier termination of Developer's interest in the 405 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 Replacement Digital Billboard or New Digital Billboard back to static displays, or (v) the permanent removal of the Replacement Digital Billboard or New Digital Billboard pursuant to the terms hereof. In such case, Developer shall completely remove the above-ground portions of the Replacement Digital Billboard and 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 Replacement Digital Billboard and New Digital Billboard to static displays or remove the billboards 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, and in addition to, all fees that 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 those fees.

2.6 Development Fee. The potential impacts of the Project 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 for the Replacement Digital Billboard and the New Digital Billboard would adequately mitigate all such potential impacts of each billboard (the "Development Fee"). The parties therefore agree that Developer shall pay an annual Development Fee, as calculated herein.

2.6.1 Amount of Annual Development Fee for Replacement Digital Billboard. The Development Fee as applied to the Replacement Digital Billboard will be an annual amount to City equal to \$145,000 for the first through fifth years of the Term of this Agreement \$150,000 for the sixth through tenth years of the Term, \$155,000 for the eleventh through fifteenth years of the Term of this Agreement, 165,000 for the sixteenth through twentieth years of the Term of this Agreement, and thereafter increased by \$15,000 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	\$145,000	Year 11	\$155,000	Year 21	\$180,000
Year 2	\$145,000	Year 12	\$155,000	Year 22	\$180,000
Year 3	\$145,000	Year 13	\$155,000	Year 23	\$180,000
Year 4	\$145,000	Year 14	\$155,000	Year 24	\$180,000
Year 5	\$145,000	Year 15	\$155,000	Year 25	\$180,000
Year 6	\$150,000	Year 16	\$165,000	Year 26	\$195,000
Year 7	\$150,000	Year 17	\$165,000	Year 27	\$195,000
Year 8	\$150,000	Year 18	\$165,000	Year 28	\$195,000
Year 9	\$150,000	Year 19	\$165,000	Year 29	\$195,000
Year 10	\$150,000	Year 20	\$165,000	Year 30	\$195,000

2.6.2 Amount of Annual Development Fee for New Digital Billboard. The Development Fee as applied to the New Digital Billboard will be an annual amount to City equal to \$145,000 for the first through fifth 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	\$145,000	Year 11	\$165,000	Year 21	\$185,000
Year 2	\$145,000	Year 12	\$165,000	Year 22	\$185,000
Year 3	\$145,000	Year 13	\$165,000	Year 23	\$185,000
Year 4	\$145,000	Year 14	\$165,000	Year 24	\$185,000
Year 5	\$145,000	Year 15	\$165,000	Year 25	\$185,000
Year 6	\$155,000	Year 16	\$175,000	Year 26	\$195,000
Year 7	\$155,000	Year 17	\$175,000	Year 27	\$195,000
Year 8	\$155,000	Year 18	\$175,000	Year 28	\$195,000
Year 9	\$155,000	Year 19	\$175,000	Year 29	\$195,000
Year 10	\$155,000	Year 20	\$175,000	Year 30	\$195,000

2.6.3 *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.

2.6.4 *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.

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 \$145,000. A 5% penalty would result in a total amount due of \$152,250 (\$145,000 + \$7,250). 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.

(b) 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.

2.6.5 Nothing herein relieves the City from its contractual duty to issue all municipal building permits that are associated with the Project 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 Project.

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

2.8.1 *City's Display Time on Replacement Digital Billboard and New Digital Billboard.* Developer shall provide free-of-charge to City advertising time on each digital display face mounted upon the Replacement Digital Billboard and/or New Digital Billboard as reasonably available pursuant to Developer's standard advertising practices and public service messaging policies and practices, which advertising shall be dedicated to public service announcements for City-sponsored, noncommercial civic events ("City Messages"). City will be responsible for developing appropriate artwork for the digital displays pursuant to art specifications as specified by Developer from time-to-time. The City shall notify Developer in writing 45 days, or as reasonably soon as possible, prior to any requested date(s) for the airing of City Messages on the Replacement Digital Billboard, the New Digital Billboard, or both at the option of the City; City Messages shall be aired during such timeframe(s) and durations as reasonably available based upon space availability, amount of notice provided by City, and the timing and nature of the advertised event.

(a) The display of City Messages is subject to the following conditions and parameters: all advertising copy must be submitted to Developer at least five (5) business days before the requested display date(s) 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.

(b) 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 Developer's established advertising rates and fees for the use of advertising displays on the Replacement Digital Billboard and New Digital Billboard to any business/advertiser that has its principal place of business in the City limits 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 digital display faces on the Replacement Digital Billboard and 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 405 Freeway Site.* Subject to and during the Term of this Agreement, Developer shall have the right to develop the 405 Freeway Site in accordance with the Scope of Development (Exhibit E) and Schedule of Performance (Exhibit F), and to the extent authorized by the Development Approvals, the Land Use Regulations and this Agreement.

Developer shall be solely responsible for securing any and all authorizations from the property owner of the 405 Freeway Site, or any other holders of interests therein, for purposes of coordinating and undertaking the work described in this Section 3.1. Under no circumstances shall the City, its elected boards, commissions, officers, agents or employees be liable to any property owner or holder of an interest in the 405 Freeway Site for losses, claims, injuries or damages arising from, or related to, Developer's work or coordination of Project work on such Site; the provisions of indemnity and defense set forth in Section 7.2 shall extend to Developer's performance under this Section 3.1 and Article 4 of this Agreement.

3.2 *Off-Site Improvements: 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 advertising facia, 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 F. 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, reasonable wear and tear excepted. 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.

Developer shall be solely responsible for securing any and all authorizations from the respective property owners of the City-Oriented Billboard Sites, or any other holders of interests therein, for purposes of coordinating and undertaking (i) the demotion and removal of the City-Oriented Billboards, (ii) restoration of the underlying City-Oriented Billboard Sites to a good condition that reasonably matches the surrounding landscape, reasonable wear and tear excepted, and (iii) the relinquishment of Developer's rights to utilize the City-Oriented Billboard Sites for the installation or operation of any billboard displays thereon. Under no circumstances shall the City, its elected boards, commissions, officers, agents or employees be liable to any property owner or holder of an interest in the City-Oriented Billboard Sites for losses, claims, injuries or damages arising from, or related to, Developer's work or coordination of work on such Sites, loss of the City-Oriented Billboards from the City-Oriented Billboard Sites or any income therefrom, or the loss of Developer's rights to utilize the City-Oriented Billboard Sites for the installation or operation of billboard displays; the provisions of indemnity and defense set forth in Section 7.2 shall extend to Developer's performance under this Section 3.2 and Article 4 of 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 405 Freeway Site, the density and intensity of use of the such 405 Freeway Site, the maximum height and size of proposed Replacement Digital Billboard and New Digital Billboard structures, and the design, and improvement and construction standards and specifications applicable to development of the 405 Freeway Site shall be as set forth in the Land Use Regulations, as such term is defined in Section 1.1.17, 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, the Project 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 (i) applicable development standards in City's Municipal Code, (ii) applicable NPDES requirements pertaining to the Project, and (iii) 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 Project that 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 F. “Commencement” of the Project is defined herein as commencement of construction or improvements under any and all building permits for the Project 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 Project and maintenance of any billboards included in the Project up-to the time of their demolition (with respect to the North 405 Billboard and City-Oriented Billboards) or upon their completion of construction (with respect to the Replacement Digital Billboard and New Digital Billboard).

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 E), which sets forth a description of the Project and the Schedule of Performance (Exhibit F).

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 a digital display installed pursuant to this Agreement during the Term of this Agreement to incorporate newer technology that is of like-kind or lesser dimensions and intensity; 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 Reservations 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 Project:

(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 Replacement Digital Billboard or 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 the Project.

(f) Applicable Federal, State, County, and multi-jurisdictional laws and regulations which City is required to enforce as against the 405 Freeway Site or the Project 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 Project 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 Replacement Digital Billboard, New Digital Billboard, and Sites 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 to City.

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 405 Freeway Site only and not the Replacement/New Digital Billboards 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 AT TERMINATION OR EXPIRATION.

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 display faces on the Replacement Digital Billboard and New Digital Billboard 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 faces to a static format substantially consistent with the configuration of the Replacement Digital Billboard and New Digital Billboards' display faces. If Developer elects to remove the billboards completely within 180 days of Agreement termination or expiration, Developer shall remove the above-ground portions of the structures of the Replacement and New Digital Billboards within 180 days following the expiration of the term of this Agreement. A temporary suspension of the digital display 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 Replacement Digital Billboard and New Digital Billboards in the event of the expiration or termination of its interest in the 405 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 Replacement Digital Billboard and/or New Digital Billboards.

Should such a Breach occur, City may require Developer to remove the digital display faces upon the Replacement Digital Billboard and/or New Digital Billboards and, at Developer's discretion, Developer may either remove the above-ground portions of the structures of the Replacement Digital Billboard and/or New Digital Billboards or convert the displays to printed displays (similar to those previously existing upon the North 405 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 Replacement and/or New Digital Billboard(s), either by City or by Developer, Developer shall return the 405 Freeway Site to its original condition or better. At a minimum, Developer shall obtain demolition permit(s) for the Replacement and/or New Digital Billboard and shall remove all parts thereof, including the above-ground portions of the structure, and shall secure the 405 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 Replacement Digital Billboard and/or 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 any property owner's written consent, the City, its officers, employees, agents and contractors, shall have the right, at their sole risk and expense, to enter the Sites 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 Sites. Any damage or injury to the Sites or to the Project work thereon resulting from such entry

shall be promptly repaired at the sole expense of the City and the City will indemnify the Sites' property owner(s), as applicable, 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 Sites. 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 (“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 digital display faces from the Replacement Digital Billboard and/or 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 digital display faces from the Replacement Digital Billboard and/or 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 digital display faces from the Replacement Digital Billboard and/or 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 digital display faces from the Replacement Digital Billboard and/or New Digital Billboard pursuant to Section 4 or (iv) any continuing obligations to indemnify other parties.

7. INSURANCE, INDEMNIFICATION AND WAIVERS.

7.1 **Insurance.** For each of the Replacement Digital Billboard and the New Digital Billboard, Developer shall carry, and comply with, the following insurance requirements:

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 at 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 occurrence and limits may be satisfied with a combination of primary and excess policies. 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 Developer and 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 Developer and 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 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 F (Schedule of Performance).

(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 promptly provide the Developer with written notice (the "Notice") of the pendency of such Third-Party Claims or Litigation within 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 Dollars (\$50,000.00) per billboard if multiple billboards are the subject of the claim, 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 (\$50,000.00) per billboard if multiple billboards are the subject of the claim. 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.

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.

(c) Developer is aware of the laws of the State governing the payment of prevailing wages on public projects (as described in California Labor Code Section 1720) and will comply with same should such laws apply to the Project, and will indemnify City in the event Developer fails to do so. To the extent that (contrary to the parties' intent) it is determined that Developer was required to pay prevailing wage and has not paid prevailing wages for any portion of the Project, Developer shall defend and hold the City (which, for purposes of this Section, shall include its related agencies, officers, employees, agents and assigns) harmless from and against any and all increase in construction costs, or other liability, loss, damage, costs, or expenses (including reasonable attorneys' fees and court costs) arising from or as a result of any action or determination that Developer failed to pay prevailing wages in connection with the construction of the Project. City shall reasonably cooperate with Developer regarding any action by Developer hereunder challenging any determination that the Project is subject to the payment of prevailing wages. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without Developer's consent as to the City's liabilities or rights only, but should it do so, City shall waive the indemnification herein provided such waiver occurs prior to the issuance of any judgment in the matter.

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 reasonable 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 or subcontractors.

(1) *Loss and Damage.* City shall not be liable for any damage to property of Developer, LACMTA, property owners of the Sites, or of others located on the Sites, nor for the loss of or damage to any property of Developer, LACMTA, property owners of the Sites, 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 or 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 Sites or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Sites. 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 property owners of the Sites, 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 Sites 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 Project 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 Project or Developer's interest in the Sites, 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 Project or Sites, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Project or Sites 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 Project or Sites 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 Project or Sites 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 Project 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, LLC 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.

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,
LLC, a Delaware limited liability
company

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 _____, 2020 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose name(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

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL

CORPORATE OFFICER

PARTNER(S)

LIMITED
GENERAL

ATTORNEY-IN-FACT

TRUSTEE(S)

GUARDIAN/CONSERVATOR

OTHER _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

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 _____, 2020 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose name(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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CAPACITY CLAIMED BY SIGNER

INDIVIDUAL
CORPORATE OFFICER

TITLE(S)

PARTNER(S) LIMITED
 GENERAL
ATTORNEY-IN-FACT
TRUSTEE(S)
GUARDIAN/CONSERVATOR
OTHER _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

EXHIBIT "A"
LEGAL DESCRIPTION OF 405 FREEWAY SITE

THAT PORTION OF THE MARIA DE LOS REYES DOMINGUEZ 477.81 ACRE ALLOTMENT, AND OF THE GUADALUPE M. DOMINGUEZ 327.64 ACRE ALLOTMENT, AND OF THE GUADALUPE MARCELLINA DOMINGUEZ 852.37 ACRE ALLOTMENT, ALL IN THE PARTITION OF A PART OF THE RANCHO SAN PEDRO, AS SHOWN ON MAP FILED IN CASE NO. 3284 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES, A COPY OF SAID MAP BEING FILED AS CLERK'S FILED MAP NO. 145 IN THE OFFICE OF THE ENGINEER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND SOUTHEASTERLY, 10 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF MAIN STREET, 80 FEET WIDE, AS SHOWN ON MAP OF TRACT 4671, RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3149.79 FEET, SAID CURVE BEING CONCENTRIC WITH THAT CURVE IN THE CENTERLINE, AS DESCRIBED IN DEED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, RECORDED IN BOOK 37921, PAGE 387 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, HAVING A RADIUS OF 2,999.79 FEET AND A LENGTH OF 773.33 FEET, A RADIAL LINE OF SAID 3149.79 FOOT RADIUS CURVE TO SAID INTERSECTION BEARING SOUTH $57^{\circ} 04' 14''$ WEST; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF $4^{\circ} 03' 42''$ ALONG SAID CURVE 223.29 FEET; THENCE SOUTH $47^{\circ} 15' 36''$ EAST 125.96 FEET TO A POINT IN A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3129.79 FEET, SAID CURVE BEING CONCENTRIC WITH THAT CURVE IN SAID CENTERLINE HAVING A RADIUS OF 2999.79 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARING SOUTH $50^{\circ} 44' 22''$ WEST; THENCE SOUTHEASTERLY ALONG SAID 3129.79 FOOT RADIUS CURVE 443.19 FEET TO A LINE PARALLEL WITH THE SOUTHWESTERLY 130 FEET, MEASURED AT RIGHT ANGLES, FROM THAT PORTION OF SAID CENTERLINE HAVING A LENGTH OF 2711.87 FEET; THENCE ALONG SAID PARALLEL LINE SOUTH $47^{\circ} 22' 26''$ EAST 1535.21 FEET; THENCE SOUTH $41^{\circ} 39' 48''$ EAST 201.00 FEET TO A LINE PARALLEL WITH A SOUTHWESTERLY 150 FEET, MEASURED AT RIGHT ANGLES, FROM THAT PORTION OF SAID CENTERLINE HAVING A LENGTH OF 2711.87 FEET; THENCE ALONG SAID PARALLEL LINE SOUTH $47^{\circ} 22' 26''$ EAST 976.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2849.70 FEET, SAID CURVE BEING CONCENTRIC WITH THAT CURVE IN SAID CENTERLINE HAVING A RADIUS OF 2999.70 FEET AND A LENGTH OF 424.84 FEET; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF $6^{\circ} 10' 33''$ ALONG SAID CURVE 307.17 FEET TO A POINT, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARING NORTH $48^{\circ} 48' 08''$ EAST; THENCE ALONG SAID RADIAL LINE SOUTH $48^{\circ} 48' 08''$ WEST 22.50 FEET TO A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2827.20 FEET, SAID CURVE BEING CONCENTRIC WITH LAST MENTIONED 2999.70 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF $0^{\circ} 55' 22''$ ALONG SAID 2827.20 FOOT RADIUS CURVE 45.53 FEET TO THE NORTHERLY LINE OF THAT 100 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 20688, PAGE 242 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE SOUTH $89^{\circ} 35' 01''$ EAST 292.95 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAN DIEGO FREEWAY, AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED IN BOOK 51375, PAGE 52 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER A RADIAL OF SAID POINT BEARS NORTH $41^{\circ} 32' 53''$ EAST; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID SAN DIEGO FREEWAY ALONG A CURVE CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE $1^{\circ} 58' 00''$ ALONG SAID CURVE, HAVING A RADIUS OF 10,112.72 FEET, AN ARC DISTANCE OF 347.12 FEET, A RADIAL OF SAID CURVE BEARS NORTH $39^{\circ} 34' 53''$ EAST; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID SAN DIEGO FREEWAY NORTH $50^{\circ} 25' 07''$ WEST 2164.50 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID SAN DIEGO FREEWAY, AS DESCRIBED IN DEED TO THE STATE OF

EXHIBIT A

CALIFORNIA, RECORDED IN BOOK D 744, PAGE 261 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, NORTH 47° 15' 18" WEST 743.16 FEET; THENCE NORTH 41° 15' 25" WEST 238.42 FEET; THENCE NORTH 21° 09' 07" WEST 75.88 FEET TO THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID SAN DIEGO FREEWAY WITH A POINT 10 FEET (MEASURED RADIALLY) EASTERLY OF SAID MAIN STREET (80 FEET WIDE), A RADIAL OF SAID POINT BEARS SOUTH 64° 27' 26" EAST; THENCE NORTHEASTERLY ALONG A CURVE CONCENTRIC WITH THE EASTERLY LINE OF SAID MAIN STREET, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1381.83 FEET, AN ARC DISTANCE OF 231.11 FEET; THENCE ALONG A LINE 10 FEET EASTERLY, MEASURED AT RIGHT ANGLES, OF SAID MAIN STREET (80 FEET WIDE) NORTH 35° 07' 32" EAST 183.55 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL, GAS, WATER AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY CONVEYED OR ANY PORTION OF THE SUBSURFACE WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, ITS SUCCESSORS OR ASSIGNS, AS RESERVED BY DOMINGUEZ ESTATE COMPANY, A CORPORATION, IN THE DEED RECORDED APRIL 21, 1967 AS INSTRUMENT NO. 333.

APN: 7339-017-003

EXHIBIT A

01007.0018/633745.1
Development Agreement – Ordinance No. 20-2004

EXHIBIT "A-1"
DEPICTION OF 405 FREEWAY SITE

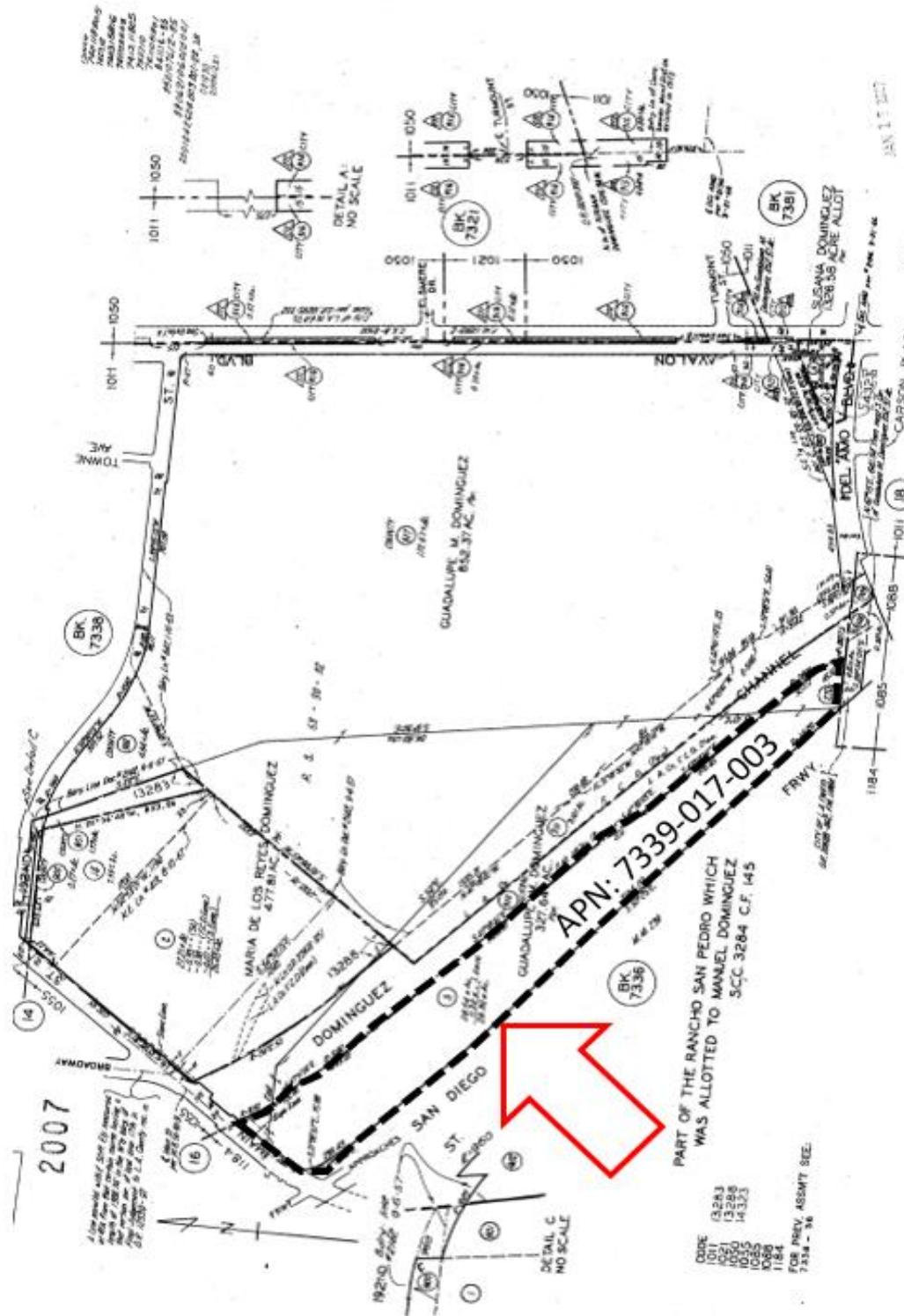


EXHIBIT "A-1"
CONTINUED



EXHIBIT "A-1"
CONTINUED

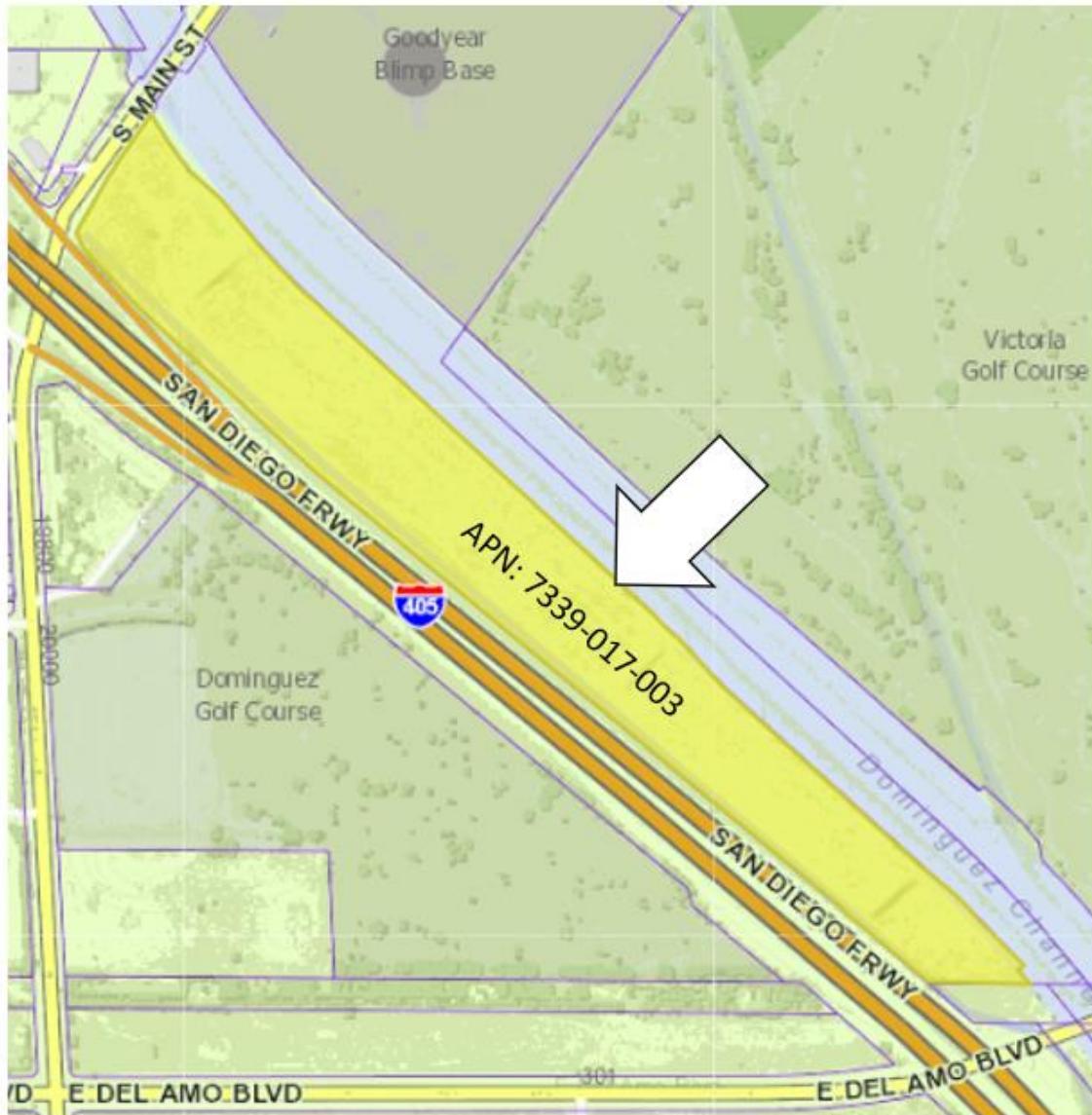


EXHIBIT "A-1"
CONTINUED

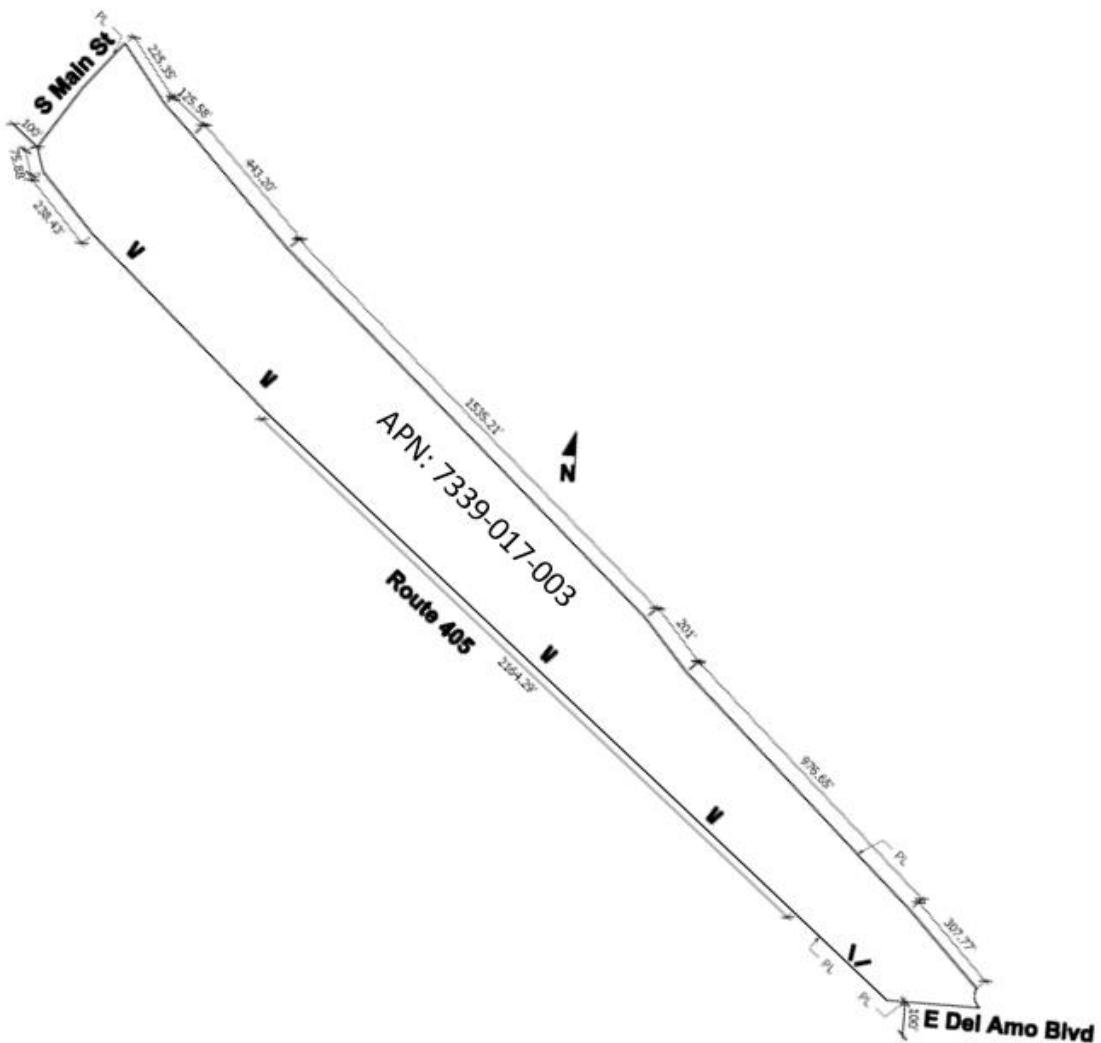


EXHIBIT "B"
**MAP OF RELATIVE LOCATIONS OF NORTH 405 BILLBOARD, REPLACEMENT
DIGITAL BILLBOARD AND NEW DIGITAL BILLBOARD ON 405 FREEWAY SITE**

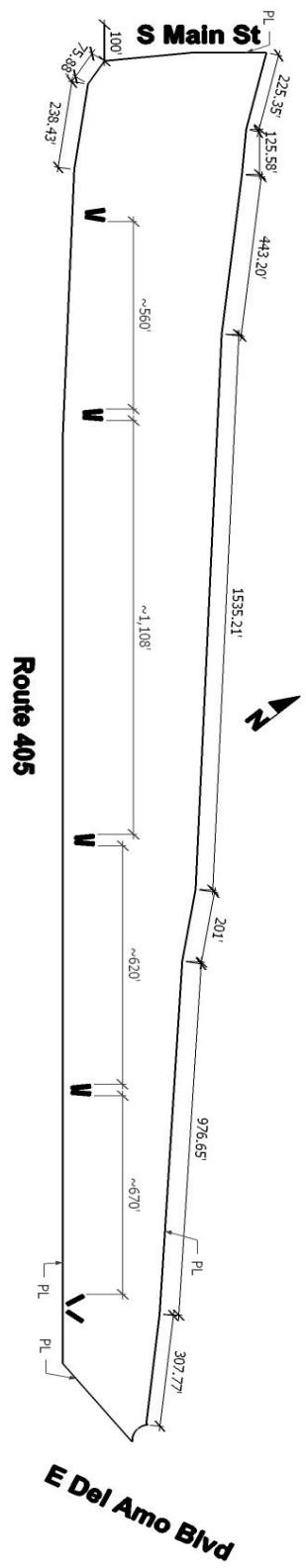


EXHIBIT B

01007.0018/628070.7 LNL
Development Agreement – Ordinance No. 20-2004

EXHIBIT "C"
REPLACEMENT DIGITAL BILLBOARD LOCATION

Main St

Del Amo

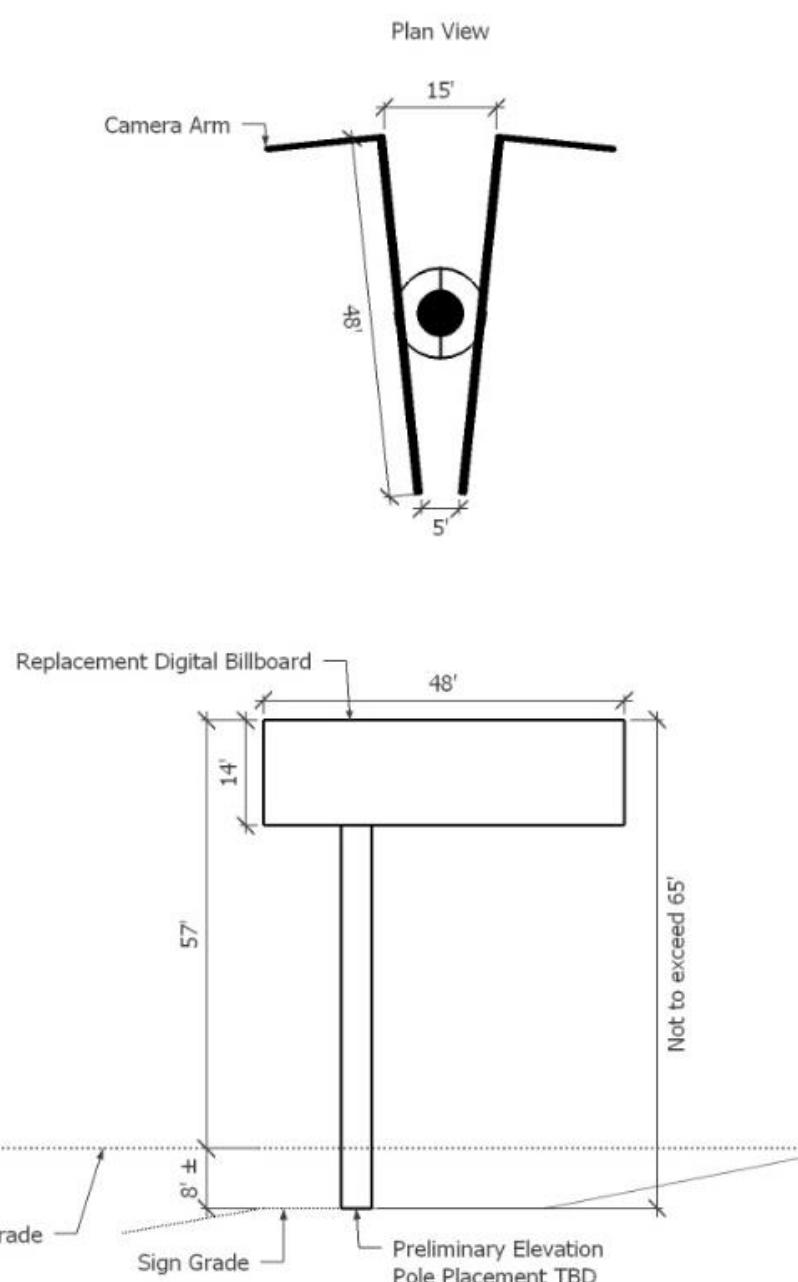


EXHIBIT C

01007.0018/628070.7 LNL
Development Agreement – Ordinance No. 20-2004

EXHIBIT "D"
NEW DIGITAL BILLBOARD LOCATION

Main St

Del Amo

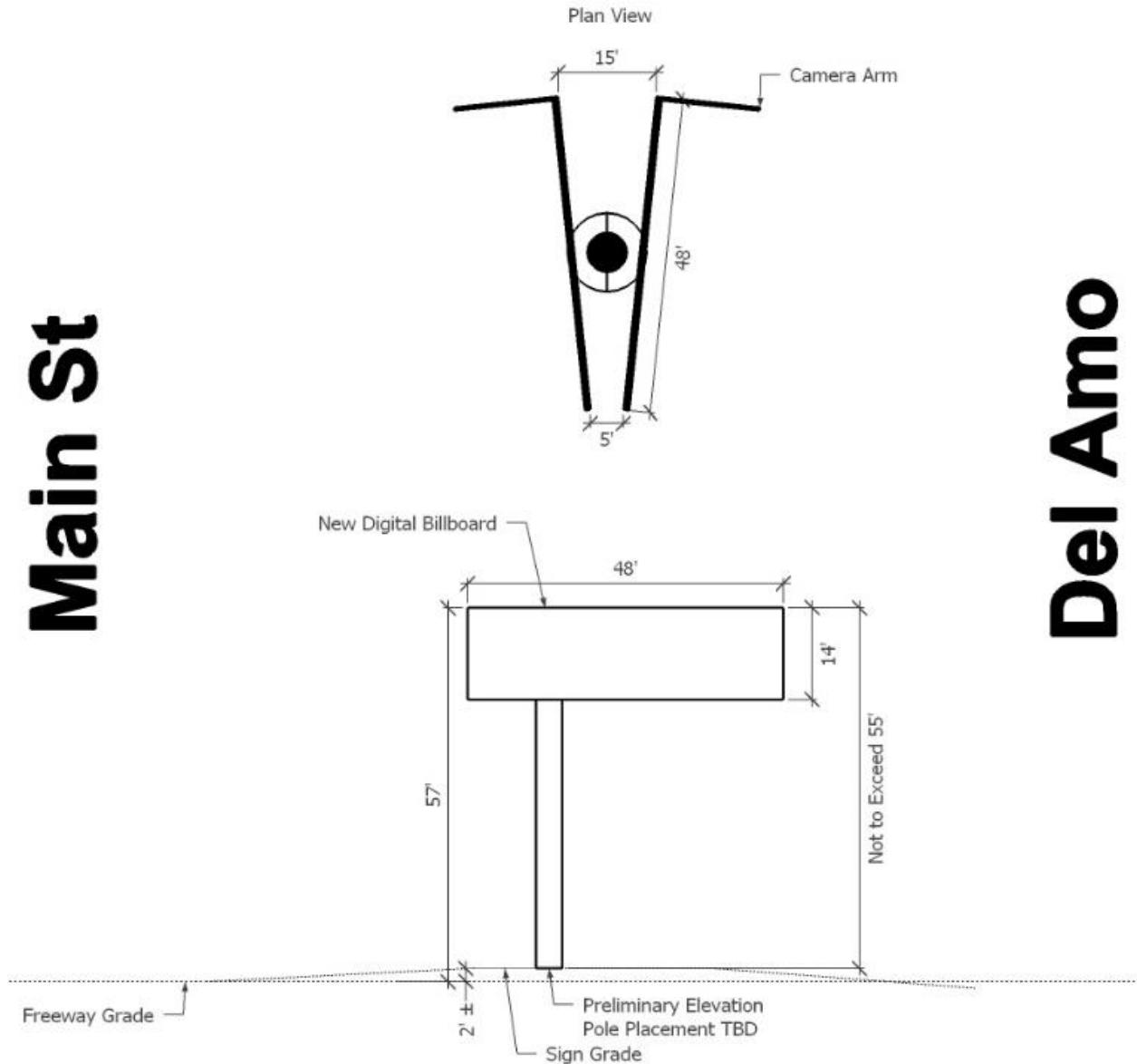


EXHIBIT D

01007.0018/628070.7 LNL
Development Agreement – Ordinance No. 20-2004

EXHIBIT "E"
SCOPE OF DEVELOPMENT AND CONDITIONS OF APPROVAL

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

1. The Replacement Digital Billboard. Developer shall demolish and remove the 405 Freeway Billboard and all debris therefrom. Developer shall then construct the Replacement Digital Billboard (Exhibit C) in the location of the former 405 Freeway Billboard in accordance with the terms of the Agreement. The Replacement Digital Billboard consists of one “bulletin” size freeway-oriented billboard with a height not to exceed 65’ and with a total of two (2) digital display faces (each display face measuring 14’ x 48’) within the 405 Freeway Site at the location depicted at Exhibit B hereto.

2. The New Digital Billboard. Developer shall erect on the 405 Freeway Site the New Digital Billboard of an approximate 55 foot height with double-sided 14x48 square foot digital display faces on each side (see Exhibit D). The New Digital Billboard will be located approximately 1,754 feet to the southeast of the North 405’s Billboard’s location as more specifically depicted in Exhibit B.

3. Off-Site Improvements: 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. 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, reasonable wear and tear excepted.

4. Coordination with Property Owners; Maintenance. All Project work will be undertaken in cooperation with the property owners of the Sites, and as further provided in this Agreement at Article 3 at Developer’s sole cost and responsibility. As required by the City at the time of Project installation and completion, Developer shall install underground, to the extent allowed by the property owner, all utilities necessary for the Replacement Digital Billboard and New Digital Billboard, subject to the approval of Southern California Edison. The Replacement and New Digital Billboards shall be maintained in accordance with the conditions of approval in the Agreement and this Exhibit E.

5. Building Fees. Developer shall pay all applicable Processing Fees, as described at Section 2.5 of the Agreement, at the time that a building permit is issued for the installation of the Replacement Digital Billboard and the New Digital Billboard on the 405 Freeway Site. Other normal and customary fees and charges applicable to permits, and any fees and charges hereafter imposed by City in connection with the Project, shall be paid at the time due, and Development Fees paid as specified in Section 2.6.

6. 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 Replacement Digital Billboard and the New Digital Billboard within the 405 Freeway Site, including but not limited to, the digital

EXHIBIT E

display faces 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 Project; (ii) the ongoing maintenance by the Developer of the access road to the Replacement Digital Billboard and the New Digital Billboard to minimize dust caused by the Project; and (ii) the repair, replacement, and repainting of the Replacement Digital Billboard and the New Digital Billboard structures and displays as necessary to maintain such billboards in good condition and repair.

(b) Maintenance of the Replacement Digital Billboard and the New Digital Billboard within the 405 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.

(c) Upon completion of removal of the City-Oriented Billboards, Developer shall, at Developer's sole costs and as reasonably as possible, restore the City-Oriented Billboard Sites to a good condition that reasonably matches the surrounding landscape, reasonable wear and tear excepted, including (i) sweeping and trash removal related to the removal work; (ii) reasonable mitigation measures to minimize dust and remove caused by the removal work; and (ii) such other actions as needed to leave 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. Once removal of the City-Oriented Billboards and restoration of the City-Oriented Billboard Sites is complete, Developer shall have no further obligation to maintain or repair such Sites.

7. Other Rights of City. In the event of any violation or threatened violation of any of the provisions of this Exhibit E, 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 E (subject to written permission by property owner(s) of the subject Sites) 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 Sites, the Project, or any part thereof or interests therein as to the violating person or one threatening violation.

8. 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

EXHIBIT E

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.

9. Conditions of Approval. The following additional conditions shall apply to the installations of the Replacement Digital Billboard and the New Digital Billboard and removal of the City-Oriented Billboards, 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 face display of Replacement 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 exceed a maximum height of 65 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 Exhibits C and D approved by the City as part of the Development Approvals.

(c) The Replacement Digital Billboard and the New Digital Billboard poles shall match the specifications attached in Exhibits C and D subject to the approval of the City's Development Services Manager or designee.

(d) Plans and specifications for the proposed installation of the Replacement Digital Billboard and the New Digital Billboard, including plans for the undergrounding of all utilities (subject to approval by Southern California Edison), 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 405 Freeway Site 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 Project is exempted as a legal nonconforming use.

(g) Developer shall, at all time, comply with the approvals for the Replacement Digital Billboard and 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.

EXHIBIT E

(i) The Project activities proposed in this Agreement shall be conducted completely upon the Sites 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, subject to approval by Southern California Edison, in connection with the Replacement Digital Billboard and the New Digital Billboard as set forth in paragraphs 4 and 9(d) of this Exhibit E. To this end, City shall cooperate with the Southern California Edison requirement and approval upon Developer to upgrade Developer's current electrical service to the Replacement Digital Billboard and 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 at any portion of the Project structures.

(l) Prior to issuance of a building approval allowing the operation of the Replacement Digital Billboard and the New Digital Billboard, all City-Oriented Billboards shall be completely removed and the City-Oriented Billboard Sites restored to a good condition that reasonably matches the surrounding landscape, reasonable wear and tear excepted.

(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 diming 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 digital display faces of the Replacement Digital Billboard and New Digital Billboard shall be displayed for at least eight (8) seconds.

EXHIBIT E

EXHIBIT "F"
SCHEDULE OF PERFORMANCE

ITEM OF PERFORMANCE	TIME FOR PERFORMANCE	REFERENCE
1. City's Planning Commission holds public hearing and recommends approval of Agreement and Conditions of Approval	March 10, 2020	Recitals
2. City's City Council holds hearings to approve Agreement and first and second reading of Ordinance	_____ , 2020 (1 st Reading); _____ , 2020 (2 nd Reading) provided Developer has fully executed the Agreement	Recitals
3. Effective Date of this Agreement	30 days following approval of this Agreement by its authorizing ordinance of the City Council taking effect, or the date this Agreement is signed by both Developer and City, whichever is later	1.1.15
4. Developer prepares and submits to City working drawings specifications and engineering, City commences approval process	Within 150 days of Event #3	N/A
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 complete submissions pursuant to Event #4	N/A
6. Developer to submit proof of insurance to City	Prior to issuance of building permits for commencing any inspections and work on the Project	7.1.2
7. Developer pays City Year 1	Within 30 days of the	2.6

ITEM OF PERFORMANCE	TIME FOR PERFORMANCE	REFERENCE
Development Fees	Commencement Date.	
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
9. Developer to complete the demolition and complete removal of the City-Oriented Billboards	Prior to final inspection and issuance of a building approval allowing the operation of Replacement Digital Billboard and the New Digital Billboard	Exhibit E, ¶9(1)
10. Developer to complete the demolition and complete removal of the printed 405 Freeway Billboard	Within 180 days from securing building permit, but no later than the Commencement Date	N/A
11. Developer to commence the development of the Replacement Digital Billboard and the New Digital Billboards	Within 180 days of receipt of all Development Approvals.	N/A
12. Developer to complete the Replacement Digital Billboard and the New Digital Billboard	Within 180 days of the commencement of the construction of the billboard footing, column and head of both the Replacement Digital Billboard and the New Digital Billboard, but extended for those Force Majeure items listed in Section 9.10	N/A

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.