



January 30, 2017

Mr. Saied Nasseh
City of Carson
Community Development Department
701 East Carson Street
Carson, CA 90745

Re: 18620 S. Broadway, Carson, CA

Dear Saied:

Per our meeting with you and Mayor Robles last week I am responding to you concerning our proposed redevelopment of the above referenced site.

We understand based on the current zoning that a truck/trailer storage yard is not an allowed use.

We are proposing a satellite facility for truck/trailer storage that will have a small office component at the site for our customers similar to FedEx, Yusen and 3PL companies.

It is my understanding that we may need to go through a City process which may require a Conditional Use Permit. Please confirm, so that we may prepare the proper package (site plan, floor plan, elevations, landscape plans) for your review.

Saied, our goals would be to:

Obtain approvals for a minimum initial 5-7 year term with an additional 5 years by administrative approval.

Come to an agreement with the City on Prologis's long term commitment to the City of Carson through the establishment of development impact fees, offsite maintenance agreements, and/or other vehicles amenable to the City.

Regards,

Prologis, LLC.



Cc: Danny Williams
Bob Jacobs
Damon Austin
Michael Stewart



February 6, 2017

Mr. Saied Nasseh
City of Carson
Community Development Department
701 East Carson Street
Carson, CA 90745

Re: 18620 S. Broadway, Carson, CA

Dear Saied:

This is a follow up letter per our meeting at the 2211 E. Carson site concerning the above referenced property.

We are requesting that the above referenced property be removed from the Planning Area 1 Moratorium Constraint as adopted by the City of Carson.

Prologis is willing to participate in an ongoing street maintenance program for this site for as long as the entitlement runs. As an example our site street frontage is a total of 660 lineal feet with Main Street and Broadway Street approximately 60 feet wide each for a total of 79,200 square feet. A grind and repair done every ten years at \$3.00/sf would be \$237,600.00 of which Prologis would contribute \$23,760.00/year.

Regards,

Prologis, LLC.

Cc: Danny Williams
Bob Jacobs
Damon Austin
Michael Stewart

2817 E. Cedar Street, Suite 200, Ontario, California 91761
909-673-8700