

March 23, 2017

Mr. Saied Naaseh  
Planning Manager  
City of Carson  
Community Development Department  
701 E. Carson Street  
Carson, CA 90745

Re: Moratorium Ordinance No. 17-1615U/Notice of Exemption/Exception Request

Dear Mr. Naaseh:

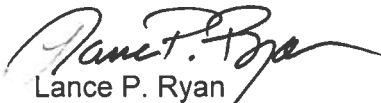
This letter is to notify you of a pending lease transaction. Based on representations by Mayor Robles, and the language of Moratorium Ordinance No. 17-1615U, Watson Land Company believes the facility in question is exempt from the Ordinance pursuant to Section 4.B.3 "... any logistics facility that has obtained a vested property right. . . .".

We are faced with pressing time constraints to finalize this lease transaction. In order to avoid the loss of this business opportunity and the resulting undue financial hardship, we are, in an abundance of caution, submitting the following exception request pursuant to Section 6 of the Ordinance, in the unlikely event that the City disagrees with the exempt status of this facility.

The facility in question is located at 23610 Banning Boulevard, Carson, CA 90745, within Watson Industrial Center. The initial lease term is 67 months. This facility is to be used for storage and distribution of water dispensers, plywood and general household goods, which is very similar to the use by the previous tenant of this facility. The tenant has advised us that, except for commonly used cleaning and maintenance products, and batteries, fuels and lubricants used in its equipment, hazardous materials will not be stored at the facility.

Should you disagree with the exempt status of this facility, please notify us immediately and place our exception request on the agenda for the April 4, 2017 City Council meeting.

Very Truly Yours,



Lance P. Ryan  
Executive Vice President/Chief Operating Officer

c: Sunny Soltani, City of Carson