

EXHIBIT D

AMENDED  
REDEVELOPMENT PLAN  
OCEAN PARK  
PROJECT 1(a)  
PROJECT NO. CALIF. R-37

In The  
City of Santa Monica,  
County of Los Angeles,  
State of California

1967

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OCEAN PARK PROJECT 1(a)  
PROJECT NO. CALIF. R-37

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AMENDED REDEVELOPMENT PLAN  
PART II - TEXT

I. (S 100) INTRODUCTION

This is the Amended Redevelopment Plan (referred to hereinafter as "Amended Plan") for the Ocean Park Project 1(a) (hereinafter referred to as the "Project") located in the City of Santa Monica, County of Los Angeles, State of California. This Amended Plan consists of and only of Part I - Map and Part II - Text. This Amended Plan was prepared by the Redevelopment Agency of the City of Santa Monica, California (hereinafter referred to as the "Agency") pursuant to the California Community Redevelopment Law as amended (California Health and Safety Code, Section 33000, et seq.).

This Project is being carried out with financial assistance from the United States Government administered through the Department of Housing and Urban Development. For federal purposes, this project is numbered Project No. Calif. R-37.

This Amended Redevelopment Plan amends the Redevelopment Plan (referred to hereinafter as "Plan") for the Ocean Park Project 1(a) adopted June 30, 1960 by the City Council of the City of Santa Monica by Ordinance No. 497.

II. (SS 200) DESCRIPTION OF PROJECT

A. (SS 201) Boundaries of the Project Area

The Ocean Park Redevelopment Project No. 1(a) is situated in the City of Santa Monica, County of Los Angeles, and State of California, and is bounded generally as follows: Beginning at the intersection of the northwesterly right-of-way line of Ocean Park Boulevard and the northeasterly right-of-way line of Neilson Way; and thence continuing generally in a southeasterly direction along the northeasterly right-of-way line of Neilson Way to the intersection of this line with the southeasterly right-of-way line of Kinney Place; (vacated), as said Kinney Place is shown as "alley" on map of Crescent Bay Tract, recorded in Book 2, Pages 13 and 14 of maps; and thence continuing generally in a southwesterly direction along the southeasterly right-of-way line of said Kinney Place; to the intersection of this line with the

southwesterly right-of-way line of the Speedway; and thence continuing generally in a northwesterly direction along the southwesterly right-of-way line of the Speedway to the intersection of this line with the northwesterly right-of-way line of Ashland Avenue and thence continuing generally in a southwesterly direction along the northwesterly right-of-way line of Ashland Avenue to the intersection of this line with the southwesterly right-of-way line of the Promenade; and thence continuing generally in a northwesterly direction along the southwesterly right-of-way line of the Promenade to the intersection of this line with the northwesterly right-of-way line of Ocean Park Boulevard; and thence continuing generally in a northeasterly direction along the northwesterly right-of-way line of Ocean Park Boulevard to the point of beginning.

B. (SS 202) Conditions Requiring Redevelopment Treatment

At the time the Plan was adopted, the Project area was blighted and deteriorated within the criteria established by local, State, and Federal laws and regulations.

The Project area was characterized by mixed uses, inadequate and improper lot sizes, inadequate streets, excessive land coverage, mixed use of structures, adverse factors such as nuisances and noise from intermixture of commercial and residential uses, over occupancy of structures, deficiencies in public utilities, and deficiencies in recreational and community facilities. The necessity for redevelopment of the Project area was determined to be its economic dislocation and disuse. The Agency defined its problems and identified conditions requiring urban renewal treatment in an A.P.H.A. environmental study published in July, 1958, entitled, "Appraisal of Neighborhood Environment in the Ocean Park Redevelopment Area." This report outlined in detail the conditions prevailing in the Project and was submitted to the United States Housing and Home Finance Agency (now the Department of Housing and Urban Development) as a part of the Eligibility and Relocation Report.

C. (SS 203) Types of Action Accomplished and Proposed

The Agency has accomplished or shall accomplish the total clearance and redevelopment of this Project area, including, among other things:

1. Acquisition of real property, including improved or unimproved land, structures, improvements, easements, incorporated hereditaments, estates and other rights in land, legal or equitable; except that all real property lying southwesterly of the southwesterly right-of-way line of the Speedway has been acquired by the State of California and the City of Santa Monica and will not be acquired by the Agency.
2. Demolition and removal of buildings and improvements.
3. Provision of relocation assistance to residents and business concerns displaced by this Project.
4. Installation, construction or reconstruction of streets, underground utilities, and other improvements necessary to realize the redevelopment objectives of this Amended Plan;
5. Disposition of property acquired in the Project at its fair value for uses in accordance with this Amended Plan.

III. (§ 300) LAND USE PLAN

A. (§ 301) The land uses and the street pattern are shown graphically in this Amended Plan in Part I - Map.

B. (SS 302) Conditions, Covenants and Restrictions

1. (SS 303) Some oil, gas, and mineral substances remain with the property owners of record after the taking of the properties by the Agency. The surface opening of any well, hole, shaft, or other means of reaching or removing such substances shall not be located within the Project area, and shall not infringe upon any part or portion of the Project area within a certain distance of the surface thereof, which distance shall be determined by competent authority to be adequate to protect the surface development and improvements situated in the Project area.

2. (§ 304) The following restrictions, controls and regulations shall be binding, and effective upon all purchasers of land (and their heirs and assigns) in the Project area and shall be effective for a period of not less than 40 years from the date of conveyance of Project area property. The uses permitted herein are general in nature and may be modified by the Agency within the intent of this Plan. The Project area has been or will be developed into Parcel A, Parcel B, and the public rights-of-way; known as Neilson Way, Ocean Park Boulevard, and Barnard Way.

3. (§ 305) Land Uses and Building Requirements - Parcel A

a. (§ 306) Land Uses - Parcel A

The use of Parcel A of the Project area shall be restricted to multifamily residential uses with commercial, recreational, and public uses as accessory thereto. The uses permitted within this parcel shall be generally as follows:

(1) Multifamily dwellings

(2) Generally recognized neighborhood retail, commercial, and service facilities which will serve the needs of the Project residents and which are designed for convenience shopping. The maximum allowable floor area permitted for the neighborhood shopping facilities shall be 34,000 sq. ft. Commercial amusement types of use which will not serve the needs of the Project residents are prohibited. Permitted uses include off-street parking.

(3) Restaurants, including facilities for the sale and consumption of alcoholic beverages. The maximum customer floor area for these uses shall be 6,000 sq. ft.

(4) Recreational facilities designed primarily for the use of residents and their guests, including cabanas, swimming facilities, tennis courts and related uses.

(5) Facilities, including walkways, pedestrian malls, or pedestrian ways.

(6) Garaging and automobile service facilities designed for the use of residents, but excluding any automobile repair facilities.

b. (§ 307) Building Height Restrictions - Parcel A

The heights of buildings on Parcel A shall not exceed 30 stories.

c. (§ 308) Land Coverage - Parcel A

The coverage of Parcel A with buildings other than garages shall not exceed 50% area of Parcel A. Garages may cover 100% of Parcel A when the garage roofs are suitably surfaced and landscaped for recreational and other uses. The maximum density per acre shall not exceed 150 dwelling units. The number of buildings in the Project area shall not exceed 100. The approximate number of dwelling units is 1,770.

d. (§ 309) Setback Restrictions - Parcel A

There shall be a minimum setback of 5 feet from the boundaries of Parcel A. The distance between commercial and residential buildings shall not be less than 20 feet. A distance of not less than 30 feet shall be provided between buildings and such distance shall be increased 5 feet per story up to a maximum of 75 feet for all buildings over four stories in height.

e. (§ 310) Parking Requirements - Parcel A

Parking facilities shall be provided in a ratio of not less than 1.25 parking spaces for each dwelling unit. No parking space shall be farther than 400 feet from the building for which parking is provided. Off street parking shall be provided in a ratio of not less than two parking spaces for each 1,000 sq. ft. of gross floor area for commercial establishments having less than

3,000 sq. ft. of gross floor area, and not less than four parking spaces for each 1,000 sq. ft. of gross floor area for commercial establishments having more than 3,000 sq. ft. of gross floor area.

4. (§ 311) Land Uses and Building Requirements - Parcel B

The only uses permitted in Parcel B are public open space or other public uses compatible with the Project development.

C. (§§ 312) Minor Variations

Under exceptional circumstances the Agency may permit minor variations from the provisions of this Amended Plan. The Agency must determine that one of the following circumstances exists in order to permit a minor variation:

1. The strict application of the provisions of the Amended Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Amended Plan.

2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls.

The Agency must also determine that permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

3. Permitting a minor variation will not be contrary to the objectives of the Amended Plan.

No such minor variation shall be granted which materially changes a land use or which permits other than a minor departure from the provisions of this Amended Plan.

In permitting any minor variation, the Agency shall impose such conditions as are necessary to protect the public health, safety or welfare, and to assure compliance with the purposes of this Amended Plan.

IV. (SS 400) PROJECT PROPOSALS

A. (S 401) Land Acquisition

All real property, except as hereinbefore noted, has been acquired for clearance and redevelopment and has been provided with adequate public facilities and improvements to serve the proposed land uses outlined generally herein. Property has been acquired by the Agency by negotiation and by the exercise of the power of eminent domain.

B. (S 402) Relocation

The Agency, subsequent to land acquisition, undertook the relocation of families, individuals, and businesses as required by State and Federal laws and regulations. All families and individuals have been relocated into decent, safe, and sanitary dwellings reasonably convenient to their needs and place of employment, and at rentals within their means. The Agency prepared and adopted a Relocation Plan, which, in accordance with applicable State requirements, indicated the feasibility of relocating all families and individuals to be displaced.

C. (SS 403) Public Improvements

The interior streets in the Project were abandoned to create a super-block area (Parcel A) devoted in its entirety to the general uses permitted herein. A peripheral loop street system was designated and constructed to properly serve the circulation needs of the Project area. No parks (other than the public open space of Parcel E) or playgrounds are proposed within the Project area. Public utilities, such as the water, sanitary sewerage, and storm drainage systems, have been designed and constructed to the demands of the proposed reuses. The minimum standards observed in the provision of streets and other utilities and facilities were the standards of the City of Santa Monica. All improvements were designed and installed to adequately and properly serve the needs of the redevelopment project.

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D. (SS 404) Redevelopers' Obligation

1. (§ 405) There shall be no discrimination or restriction upon the basis of race, creed, color, religion, or national origin in any agreement, lease, sale, use, occupancy, conveyance, or other instrument whereby any of the Project area is acquired from the Agency by any purchaser, lessee, participating property owner, or other interest, or any successor in interest. These provisions shall be perpetual. All property in the project area sold, leased, or conveyed by the Agency shall be made subject by appropriate documents to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the project area. In addition, such property shall be made subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the project area shall contain such nondiscrimination and nonsegregation clauses as are required by law.
2. (SS 406) It is anticipated that the redevelopment of this project will proceed in stages over a certain period of years. Therefore, the Agency shall obligate the developer(s) to acquire land and to commence and complete construction in each development stage within a stipulated period according to a schedule which shall be prepared by the Agency. This schedule will assure that construction is commenced in each stage of development not later than six months after conveyance of title to land from the Agency to the developer(s).
3. (§ 407) It is in the public interest to develop land within this Project in conformity with this Amended Plan and in the shortest possible time, and to prohibit unreasonable and lengthy holding of land. Therefore, no developer shall, except with the prior written consent of

the Agency, resell, lease, sublease, or otherwise dispose of land in this Project area until the improvements to be constructed or made on such land have been completed, and all the obligations imposed on the developer by this Amended Plan have been discharged.

4. (§§ 408) All site plans shall be submitted to the Agency for review and approval prior to the commencement of development. During review, the Agency shall be cognizant of the desirability of protecting the residential development from excessive pedestrian traffic generated by beach area usage.

V. (§§ 500) OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

A. (§ 501) Property Owners' Participation

The Redevelopment Plan provided two procedures for owner-participation. No owner-participation agreements were entered into with the Agency, the period to do so has expired, and all owners in the Project area have either sold their properties to the Agency or title has been obtained by the Agency through a court order in an eminent domain procedure.

B. (§ 502) Public Hearings on the Redevelopment Plan

Pursuant to the California Community Redevelopment Law, the Agency, on April 20, 1960, held a public hearing on the Plan, after due notice mailed to the last known assessee of each parcel of land within the Project area as shown by the records of the Assessor of the County of Los Angeles, California, and after proper published notice of this hearing in a newspaper of general circulation, printed and published in Santa Monica, California. Also, on April 20, 1960 by its Resolution No. 62 (R.A.S.) the Agency approved and adopted the Plan for the Project. Pursuant to the above described Community Redevelopment Law, the City Council on June 7, 1960 in the City Council Chambers, having published notice thereof, conducted a public hearing to determine:

(a) whether the Plan would redevelop the area in conformity with the Community Redevelopment Law and in the interests of the public health, safety, and welfare; and

(b) whether the adoption and implementation of the Plan was economically sound and feasible; and

(c) whether all other provisions of the Community Redevelopment Law having reference to the adoption of redevelopment plans had been complied with.

Pursuant to the Community Redevelopment Law, the Plan was prepared by the Agency in cooperation with the Planning Commission of the City of Santa Monica. Subsequent thereto, and on May 2, 1960 by motion, said Planning Commission made its report that the Plan was in conformity with the Master Plan as adopted by the City Council and further, said Planning Commission's report was filed with the Agency on May 3, 1960.

C. (SS 503) Approval of the Redevelopment Plan by City Council - City of Santa Monica

1. Pursuant to the Community Redevelopment Law, the approval of the Plan by the City Council was by ordinance.

The ordinance:

(a) contained a legal description of the boundaries of the Project area covered by the Plan;

(b) set forth the purposes and intent of said Council with respect to the Project area;

(c) referred specifically to the determinations required in applicable sections of said Community Redevelopment Law;

(d) contained by reference to maps, reports, and other information the full details of the approved Plan;

(e) designated the approved Plan as the Official Redevelopment Plan for the Project area;

2. All contracts with redevelopers in conjunction with the disposal of Project land shall be submitted to the City Council for approval prior to execution.

3. Pursuant to Section 619 of the Charter of the City of Santa Monica, the effective date of said ordinance was 30 days from and after the date of its adoption.

4. The ordinance was filed with the City Clerk, and a copy of said ordinance was sent to the Agency, and thereupon the Agency became vested with the responsibility for carrying out the Plan. In addition, after the adoption of the Plan by the City Council, there was recorded with the County Recorder of the County of Los Angeles, State of California, a description of the land within the Project area, and a statement that proceedings for the redevelopment of the Project area pursuant to the Community Redevelopment Law had been instituted. Recordation was in compliance with the provisions of Section 27295 of the Government Code of the State of California, and was to the extent applicable, effected as promptly as possible following adoption of the Plan by the City Council.

D. (§ 504) Effectuation of Zoning Changes

All zoning shall be in conformity with the provisions of this Amended Plan and the City Charter and the City Zoning Ordinance.

VI. (§ 600) CHANGES IN APPROVED PLAN

This Amended Plan may be modified or amended pursuant to the procedures prescribed by the California Community Redevelopment Law (California Health and Safety Code, Section 33000, et. seq.). Appropriate safeguards shall be adopted to assure that when and if changes in this Amended Plan are contemplated each and every party at interest shall be duly notified of proposed changes and all

steps required by law in the protection of such interests shall be taken. In no event shall this Amended Plan be amended in any manner which will adversely affect any land in the area whose owners and successors in interest are obligated to devote such land to the uses specified in this Amended Plan except with the written consent of the then owners of such land.

VII. (§ 700) METHOD OF FINANCING THE PROJECT

A. (§ 701) Introduction

Redevelopment of Project has been and is being financed with assistance from the Federal Government pursuant to the provisions of Title I of the Housing Act of 1949, as amended, under which the costs of redevelopment are shared between the local community and the Federal Government.

Survey and Planning work for the Project was financed from Federal planning advances.

The working capital for the execution of the Plan and this Amended Plan has been and will be financed with the assistance of Federal loan funds made available pursuant to a Loan and Grant Contract with the Department of Housing and Urban Development and with the assistance of Tax Allocation Bonds issued by the Agency.

B. (§ 702) Estimated Total Project Cost

The estimates of the various costs of the Project and the estimated total Project cost are as follows:

Survey and Planning	\$ 125,139
Acquisition of Real Property	4,572,043
Demolition and Site Clearance	194,081
Project Improvements	793,667
Public Facilities	651,631
Management of Property	76,291
Relocation of Displaced Persons	119,204
Disposition of Real Property Administrative Expenses	27,100

General Administrative Expenses	\$ 469,000
Federal Project Inspection Fees	50,942
Interest on Federal Loans	1,261,000
Interest on Tax Allocation Bonds	319,724
Contingencies	<u>200,000</u>
Estimated Total Project Cost	<u>\$8,859,822</u>

C. (§ 703) Estimated Total Project Revenues

The estimates of the various sources of funds and credits to finance this project and the estimated total project revenue are as follows:

Disposition of Real Property	\$5,670,536
Property Management Income	70,000
Federal Capital Grant	1,135,700
Federal Relocation Grant	119,204
Realty Tax Credits	42,863
Income on Investments	235,000
Federal Credits for Expenditures made by Entities Other than Federal Government	1,177,103
Tax Allocation Bond Proceeds	<u>409,416</u>
Estimated Total Project Revenues	<u>\$8,859,822</u>

D. (§ 704) Federal Loan and Capital Grant Contract

After the adoption of the Plan by the City Council, the Agency entered into a Loan and Grant Contract with the Federal Government for assistance in financing this Project. The said contract provides the Agency with a Capital Grant, a Relocation Grant and a loan for working capital from the Federal Government. The contract also requires that a portion of the funds necessary for the Project shall be provided from local sources. After adoption of this Amended Plan by the City Council, the Federal Loan and Grant Contract will be amended in conformity with this Amended Plan. Certain costs of carrying out the project are eligible for Federal assistance while others are not. The estimated total of eligible costs is termed the Federal Gross

Project Cost, which amounts to \$8,026,202 out of the estimated total project cost of \$8,859,822.

In addition to the Capital Grant, the Federal Government contributed a Relocation Grant of \$119,204 for use in making relocation payments to reimburse persons and businesses for moving expenses and certain losses of property.

It is estimated that the Agency will be able to borrow up to \$6,925,440 for working capital either directly from the Federal Government or from private sources on the security of the Federal Government. The obligation of the Agency to repay such Federal direct or secured loans shall not be a debt of the City, the State nor any of its political subdivisions, and neither the City, the State nor any of its political subdivisions shall be liable for those obligations, nor in any event shall these obligations be payable out of any funds or properties other than those of the Agency and such obligations shall so state on their face. The Agency shall repay such direct or secured loans from project revenues.

E. (§§ 705) Local Financing

The Estimated Federal Gross Project Cost of \$8,026,202 less \$5,670,536 (the amount which the Agency expects to receive from the disposition of property) equals \$2,355,666 which is termed the Federal Net Project Cost. Under the proposed amended Federal Loan and Grant Contract, it is estimated that a Capital Grant of \$1,135,700 will be provided by the Federal Government. The remaining amount of the Federal Net Project Cost, \$1,219,966, is to be provided from local sources.

The financing of this project is interrelated with the financing of the Ocean Park Project 1(b) (located on the southerly boundary of Ocean Park Project 1(a)), also currently in its execution stage. Federal financial provisions require that the costs for Title I Projects, being carried out by an Agency at the same time, be "pooled". This has the effect of creating credits for excess local grants-in-aid provided in one project (that amount in excess of the minimum requirement of one-third of the Federal Net Project Cost) to be treated as applying towards the local share requirement of another project being conducted at the same time.

The estimated total of local grants-in-aid for this Project, 1(a), is \$1,219,966, or \$434,744 in excess of the minimum one-third share of Federal Net Project Cost \$785,222. This \$434,744 excess local share reduces the Federal Capital Grant for this project and increases the Federal Capital Grant for the Ocean Park Project 1(b) by a like amount. Thus instead of anticipating a normal Federal Capital Grant for this project of \$1,570,444, or two-thirds of the Federal Net Project Cost, the Federal Capital Grant for this project is estimated to be \$1,135,700.

The estimated difference between the Federal Gross Project Cost of \$8,026,202 and the total project cost of \$8,859,822 is \$833,620. \$119,204 of this difference represents the relocation payments made out of a separate relocation grant from the Federal Government, which are not computed in the Federal Gross Project Cost. The balance is comprised of \$319,724 for Tax Allocation Bond Interest and \$394,692 for site improvements costs, not eligible for Federal Cost sharing participation, which will be funded from the Bond Issue.

Elements of the Federal cost budgets for property management income (\$70,000) and interest income (\$150,000) are "netted out" or subtracted from total costs in computing the Federal "Gross Project Cost" estimate.

Any loans, moneys advanced to, or indebtedness incurred by the Agency to finance or refinance, in whole or in part, the Project, may be paid by the tax revenues resulting from levies against increases in the assessment rolls which will be realized because of the increased valuation within the Project area. The sums resulting from such increases are known as tax increments or tax allocations. This method of financing is in accordance with and pursuant to the provisions of Section 33670 of the California Community Redevelopment Law, which states:

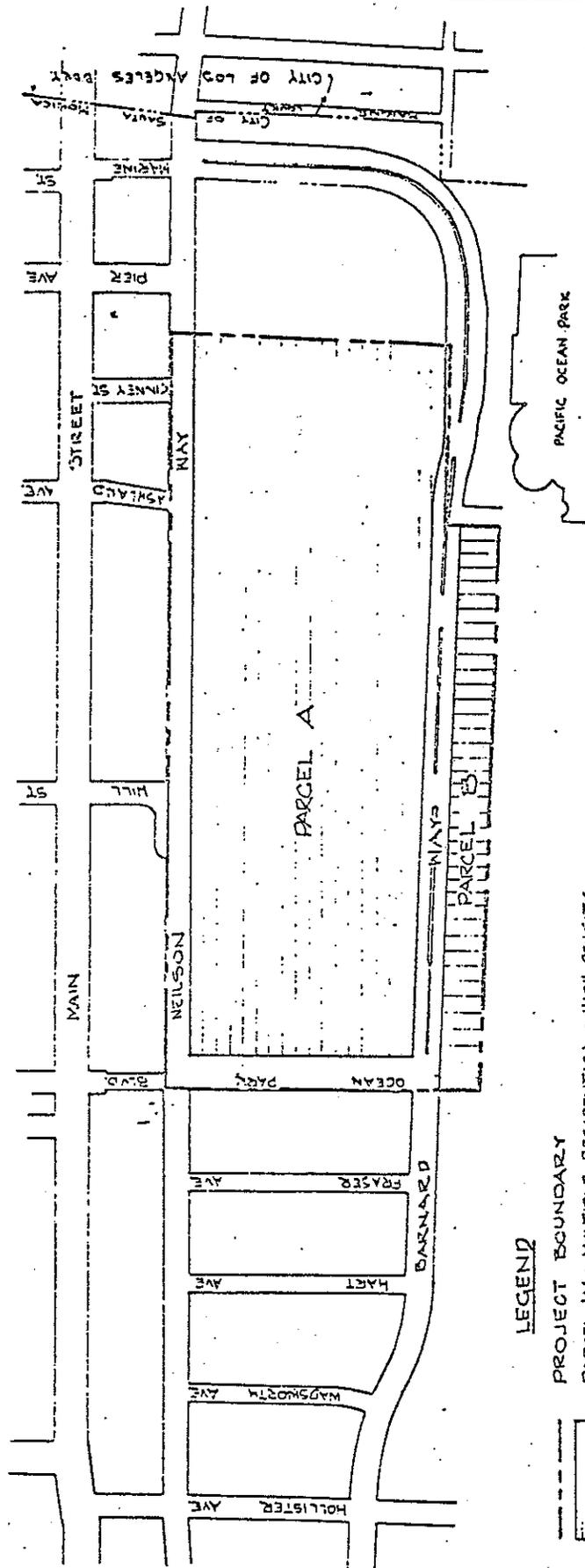
Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of California, any city, county, city and county, district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:

(a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and

(b) That portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such redevelopment agency to finance or refinance, in whole or in part, such redevelopment project. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subdivision (a), all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective agencies as taxes on all other property are paid.

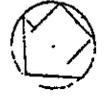
F. (§§ 706) Other Loans and Grants

Any other loans, grants, or financial assistance from the United States, or any other public or private source, will be utilized if available.



AMENDED REDEVELOPMENT PLAN  
OCEAN PARK PROJECT (a)

PART I - MAP



PROJECT NO. CALIF. R. 57  
SANTA MONICA, LOS ANGELES COUNTY,  
CALIFORNIA, JUNE 21, 1967  
SCALE: 1" = 100 FEET

PROJECT NO. CALIF. R. 57  
SANTA MONICA, LOS ANGELES COUNTY,  
CALIFORNIA, JUNE 21, 1967