GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda

Council Chamber at City Hall
1700 West 162nd Street, Gardena, California
Website: www.cityofgardena.org

Tuesday, January 28, 2025
Closed Session 7:00 p.m.
Open Session 7:30 p.m.

TASHA CERDA, *Mayor*
RODNEY G. TANAKA, *Mayor Pro Tem*
MARK E. HENDERSON, *Council Member*
PAULETTE C. FRANCIS, *Council Member*
WANDA LOVE, *Council Member*

MINA SEMENZA, *City Clerk*
GUY H. MATO, *City Treasurer*
CLINT OSORIO, *City Manager*
CARMEN VASQUEZ, *City Attorney*
LISA KRANITZ, *Assistant City Attorney*

If you would like to participate in this meeting, you can participate via the following options:

1. **VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE at** youtube.com/CityofGardena

2. **PARTICIPATE BEFORE THE MEETING** by emailing the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.

3. **ATTEND THE MEETING IN PERSON**

   PUBLIC COMMENT: The City Council will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:

   - Agenda Items – At the time the City Council considers the item or during Oral Communications
   - Non-agenda Items – During Oral Communications
   - Public Hearings – At the time for Public Hearings listed on the Agenda

   If you wish to address the Council, please complete a "Speaker Request" form and present it to the City Clerk or Sergeant of Arms. You will be called to the podium by name when it is your turn to address the Council. The City Council cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the City Council will be given three (3) minutes to speak.

4. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone courteously;
- Listen to others respectfully;
- Exercise self-control;
- Give open-minded consideration to all viewpoints;
- Focus on the issues and avoid personalizing debate; and
- Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions

Thank you for your attendance and cooperation

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1. **ROLL CALL**

   PUBLIC COMMENT ON CLOSED SESSION

2. **CLOSED SESSION**

   2.A CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION
   Government Code Section 54956.9(d)(1)
   Devon Bush v. City of Gardena, et al.
   Los Angeles Superior Court Case No. 20STCV37651

   2.B CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION
   Government Code Section 54956.9(d)(1)
   Young Sook Im v. City of Gardena, et al.
   Los Angeles Superior Court Case No. 24TRCV03691

   CITY ATTORNEY REPORT OUT OF CLOSED SESSION

3. **PLEDGE OF ALLEGIANCE**

   Purche Avenue Elementary School

4. **INVOCATION**

5. **PRESENTATIONS**

   5.A Gardena Events Video Presentation

6. **PROCLAMATIONS**

7. **APPOINTMENTS**

7.A Council Appointments to Commissions, Committees, Councils and Boards (Appointees to be Ratified and Sworn In)

Recreation and Parks Commission - Dontae Rayford
(Appointed by Council Member Love)

Beautification Commission - Sam Kang
(Appointed by Council Member Francis)

8. **CONSENT CALENDAR**

NOTICE TO THE PUBLIC - Roll Call Vote Required On The Consent Calendar
All matters listed under the Consent Calendar will be enacted by one motion unless a Council Member requests Council discussion, in which case that item will be removed from the Consent Calendar and considered separately following this portion of the agenda.

PUBLIC COMMENT ON CONSENT CALENDAR

8.A Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only
CONTACT: CITY CLERK

8.B Approve Minutes:
Regular Meeting of the City Council, January 14, 2025
CONTACT: CITY CLERK
01142025 CC MEETING - FINAL.pdf

8.C Approval of Warrants/Payroll Register, January 28, 2025
CONTACT: ADMINISTRATIVE SERVICES
Warrant-Payroll Register 01-28-25.pdf

8.D Monthly Investment Portfolio, December 2024
CONTACT: ADMINISTRATIVE SERVICES
December 2024 Investment Report.pdf

8.E Personnel Report P-2025-2 01-28-25
CONTACT: ADMINISTRATIVE SERVICES
PERS RPT P-2025-2 1-28-25.pdf

8.F Acceptance of Work and Notice of Completion for the Pedestrian Safety Improvement FY 2023-2024 Project (Phase 2), JN 527
CONTACT: PUBLIC WORKS
JN527 Ped safety Ph 2 NOC.pdf
JN 527_District 2 Map.pdf

9. **EXCLUDED CONSENT CALENDAR**

10. **PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET**

10.A JANUARY 21, 2025 - ***Meeting Cancelled***

11. **ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTE PERIOD)**

Oral Communications by the public will be heard for one-half hour at or before 8:30 p.m. or at the conclusion of the last agenda item commenced prior to 8:30 p.m. Oral Communications not concluded at that time shall be resumed at the end of the meeting after Council Reports. Speakers are to limit their remarks to three minutes, unless extended by the Mayor. An amber light will appear to alert the speaker when two minutes are complete, and a red light will appear when three minutes are over. Your cooperation is appreciated.

12. **DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES**

12.A Approval of Investment Management Services Agreement with Chandler Asset Management, Inc., for a Period of Three Years, Not to Exceed $240,000, with Two (2) One-Year Renewal Options

Staff Recommendation: Approve Agreement
psa - chandler asset mgmt-2025.pdf

13. **DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT**

13.A Second Reading and Adoption of Ordinance No. 1878, Amending Section 18.08.010 of the Gardena Municipal Code Relating to Established Zones, Amending the Gardena Zoning Map by Rezoning the 5.25 Acre Property Located at 16829, 16835, and 16907 South Normandie Avenue to Normandie Crossing Specific Plan, Rezoning the 0.11 Acre Property located at 16964 Brighton Avenue to Single Family Residential, Rezoning the 0.43 Acre Property located at the Eastern Edge of the Specific Plan Area to Official, Approving the Normandie Crossing Specific Plan, including the Site Plan Contained therein, Approving a Development Agreement, and Approving an Affordable Housing Agreement Relating to the Normandie Crossing Specific Plan
PROJECT LOCATION: 16829, 16835, 16907, and 16911 S. Normandie Avenue
OTHER LOCATIONS: 16964 Brighton Avenue and unaddressed Union Pacific Railroad parcel (APN: 6106-030-800)
APPLICANT: Fred Shaffer and Steve Ludwig – 16911 Normandie Associates, LLC

Staff Recommendation: Adopt Ordinance No. 1878
Ordinance No. 1878
Exhibit A - Normandie Crossing Specific Plan Zone Change for ZC #4-21
Exhibit B - Normandie Crossing Specific Plan
Exhibit C - Project Plans
Exhibit D - Conditions of Approval
Exhibit E - Development Agreement
Exhibit F - Affordable Housing Agreement

13.B PUBLIC HEARING: ORDINANCE NO. 1875, Amending Chapter 18.66 and Section 18.36.020 and adding Chapter 5.80 to the Gardena Municipal Code relating to Non-Storefront Retail Medicinal Cannabis Delivery Service Businesses

Staff Recommendation: This item will be re-noticed for a future City Council Meeting date

14. **DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES**

15. **DEPARTMENTAL ITEMS - POLICE**

16. **DEPARTMENTAL ITEMS - PUBLIC WORKS**

16.A Approve Southern California Edison's Agreement for Installation and Conveyance of Facilities for the Electric Vehicle Chargers at Rowley Park and the Police Department's Public Parking Lot on 162nd Street

Staff Recommendation: Approve Southern California Edison's Agreement for Installation and Conveyance of Facilities for Rowley Park and the Police Department's Public Parking Lot on 162nd Street
PD Parking Lot Conveyance Letter.pdf
Rowley Park Conveyance Letter.pdf
Exhibit A_Rowley Park Structure.png
Exhibit B_PD Parking Lot Structure.png

17. **DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES**

18. **DEPARTMENTAL ITEMS - TRANSPORTATION**

19. **COUNCIL ITEMS**

19.A RESOLUTION NO. 6692, Discuss and Consider Adopting Resolution No 6692 Censuring Council Member Love for Unprofessional Behavior Towards City Staff

Staff Recommendation: Discuss and Consider Adopting Resolution No. 6692
RESO. NO. 6692.pdf

20. **COUNCIL DIRECTIVES**

21. **CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS**

22. **COUNCIL REMARKS**

1. MAYOR PRO TEM TANAKA
2. COUNCIL MEMBER LOVE
3. COUNCIL MEMBER FRANCIS
4. MAYOR CERDA
5. COUNCIL MEMBER HENDERSON

23. **ANNOUNCEMENT(S)**

24. **REMEMBRANCES**

Ms. Essie Edwards; 98 years of age and a long time Gardena resident.

25. **ADJOURNMENT**

The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00 p.m. followed by the Regular City Council Meeting at 7:30 p.m. on Tuesday, February 11, 2025.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

Dated this 24th day of January 2025

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk

MINUTES
Regular Meeting of the
Gardena City Council
Tuesday, January 14, 2025

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California, was called to order at 7:03 PM on Tuesday, January 14, 2025, in the Council Chamber at City Hall 1700 West 162nd Street, Gardena, California, Mayor Tasha Cerda, presiding.

1. ROLL CALL

Present: Mayor Tasha Cerda; Mayor Pro Tem Rodney G. Tanaka; Council Member Mark E. Henderson; Council Member Paulette C. Francis; Council Member Wanda Love; Other City Officials and Employees present: City Manager Clint Osorio; City Attorney Carmen Vasquez; City Clerk Mina Semenza; and Deputy City Clerk Becky Romero.

PUBLIC COMMENT ON CLOSED SESSION

2. CLOSED SESSION

2.A CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9

(One [1] Matter)

2.B CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION Significant exposure to litigation, pursuant to subdivision (d)(2) of Government Code Section 54956.9

One Potential Case.

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

Mayor Cerda reconvened the meeting to the Regular Open Session at 8:26 p.m., and the City Clerk noted the return of all Council Members, who were present at the meeting. When City Attorney Vasquez was asked if there was any reportable action from Closed Session, she reported the following:

With regards to Closed Session Item 2.A, direction was given to initiate litigation, with a unanimous vote of 5 to 0. The action, the defendant(s) and other particulars shall, once formally commenced, be disclosed to any person upon inquiry, unless to do so would jeopardize the City's ability to effectuate service of process on one or more unserved parties pursuant to GC Sec. 54957.1(a)(2).

With regards to Closed Session Item 2.B, Council Member Love was recused from this item. The other four (4) Council Members were present and voted 3-1 with Mayor Tasha Cerda, Mayor Pro Tem Rodney Tanaka and Dr. Mark Henderson voting in favor, and Council Member Paulette Francis voting against, to waive the attorney client privilege and direct the City Attorney to read the executive summary of the investigation that was sent to the City Attorney and HR Manager Diana Schnur by special counsel Scott

Tiedemann from LCW, who coordinated the investigation. The executive summary reads as follows: "the City retained attorney Jeff Love to investigate concerns regarding the conduct of Council Member Wanda Love towards two City employees. This investigation aimed to determine whether Council Member Love's action constituted inappropriate behavior and considered findings from a prior inquiry involving one of the employees. The findings regarding employee number one. The investigation substantiated allegations that Council Member Love unfairly criticized employee one in connection with two City projects – The Willows Wetland Grant Project, and the demolition of Chase Bank building. With regards to the Willows project, the Council Member criticized employee one, alleging failures in stakeholder communication. However, the evidence demonstrated that employee one had compiled with all applicable protocols and Council Member Love's complaints were unfounded. With regards to the Chase Bank demolition, Council Member Love alleged inadequate neighbor notification, and dust mitigation efforts. The investigation found that employee one adhered to all legal requirements and implemented inappropriate measures to mitigate dust, including fencing and water-based controls. The investigation identified a pattern of tension resulting from employee one's refusal to comply with Council Member Love's request to prioritize specific contractors for City projects. Employee one's adherence to established procurement rules and the failure to route operational concerns through the appropriate supervisory channels appeared to contribute to the concerns.

Findings regarding employee number two. The investigation also substantiated allegations regarding Council Member Love's conduct towards employee number two during a City event. The Council Member expressed dissatisfaction with the placement of her booth at the event, perceiving it as less favorable compared to another elected official's booth. Council Member Love made statements suggesting that she would raise the issue during a public meeting which employee two reasonably interrupted as a potential threat to their job security. The investigation found that Council Member Love's remarks were inappropriate and caused employee two undue apprehension. In a broader context, the investigation revealed a pattern of Council Member Love bypassing appropriate channels for addressing operational concerns. Instead of engaging through supervisory structures, Council Member Love directly communicated with staff and occasionally involved other City officials in a manner inconsistent with City protocols. In conclusion, the investigation concluded that Council Member Love's conduct towards both employees was inappropriate and substantiated the allegations. The behavior, which included unfounded criticisms and targeting of employees, created unnecessary strain and undermined the ability of City staff to perform their duties effectively. To date, the City has spent approximately $20,000 in the investigation."

3. PLEDGE OF ALLEGIANCE

Nathan Gomez led the Pledge of Allegiance. Nathan is 9 years old and participates in the City's youth sports league program as well as the After-School program and many events. He enjoys everything fun, including sports. Nathan has an awesome little sister and one more on the way. Nathan introduced his mother.

4. INVOCATION

Pastor James Chang from Gardena Valley Baptist Church led the Invocation.

5. PRESENTATIONS

5.A Presentation of the "Holiday Home Decoration Contest 2024" Winners – ***Council Member Francis spoke and introduced the video presentation.***

5.B Certificate of Commendation in Special Recognition of Retirement and Long-Time Service to the City of Gardena:

1. Vicente Osorio - Captain with the Gardena Police Department - 29.8 Years – ***Chief Saffell spoke and accepted the Certificate of Commendation on Captain Osorio's behalf.***
2. Anthony Gonzalez - Park Maintenance Worker I with the Public Works Department - 26.4 Years – ***Director Allan Rigg spoke and accepted the Certificate of Commendation on Anthony Gonzalez's behalf.***

5.C Gardena Events Video Presentation

6. PROCLAMATIONS

6.A "Martin Luther King Jr. Celebration Week," January 13 through 20, 2025 – ***was accepted by Council Member Paulette C. Francis, Chair and Members of the Dr. Martin Luther King Jr. Cultural Committee of Gardena***

A motion was made by Mayor Cerda to take Item 13.A out of order on the Agenda.

It was moved by Mayor Cerda, seconded by Council Member Francis, and carried by the following roll call vote to take Item 13.A out of order on the Agenda:

Ayes: Mayor Cerda, Council Member Franics, and Mayor Pro Tem Tanaka Council Members Henderson and Love
Noes:
Absent: None

13. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

13.A AGENDA TITLE: Consideration of a Project to certify an EIR, adopt a mitigation monitoring program, adopt a statement of overriding considerations and make other CEQA findings, approve a Land Use Plan change, adopt an Ordinance approving a Specific Plan, Site Plan, and Development Agreement to develop a 5.25 acre property located at 16829, 16835, and 16907 South Normandie Avenue (between 169th and 170th Streets and east of Brighton Way) with a 333 unit project consisting of 75 townhomes and a 285 unit apartment building that will be 5 stories above grade (70 feet), and approve a vesting tentative map for the same. Additionally, the Project includes consideration of Land Use Plan changes and zoning map changes for the properties located at 16964 Brighton Avenue and the 0.43 Acre Property located to the east of the Project Site to match existing uses. Entitlement requests include: RESOLUTION NO. 6683: Certifying an Environmental Impact Report, Adopting a Mitigation Monitoring and Reporting Program, Adopting a Statement of Overriding Considerations and making CEQA Findings Relating to the Project; and RESOLUTION NO. 6684: Amending the Land Use Plan of the City of Gardena General Plan for the of the 5.25 Acre Property to Specific Plan, Changing the Land Use Designation of the 0.11 Acre Property located at 16964 Brighton Avenue to Single Family Residential, and the 0.43 Acre

Property located at the Eastern Edge of the Specific Plan Area to Public/Institutional and Making Minor Text Changes; and ORDINANCE NO. 1878: Amending the Gardena Municipal Code to add the Normandie Crossing Specific Plan, Amending the Gardena Zoning Map to Rezone the 5.25 Acre Property to Normandie Crossing Specific Plan, Rezoning the 0.11 Acre Property located at 16964 Brighton Avenue to Single Family Residential, Rezoning the 0.43 Acre Property located at the Eastern Edge of the Specific Plan Area to Official, Approving the Normandie Crossing Specific Plan, including the Site Plan Contained therein, Approving a Development Agreement, and Approving an Affordable Housing Agreement; and RESOLUTION NO. 6685: Approving Vesting Tentative Map No. 83922 (VTM #4-21), to Merge Four Lots into one with 75 Condominiums for the Townhomes and one Parcel for the Apartment Building. PROJECT LOCATION: 16829, 16835, 16907, and 16911 S. Normandie Avenue OTHER LOCATIONS: 16964 Brighton Avenue and unaddressed Union Pacific Railroad parcel (APN: 6106-030-800) APPLICANT: Fred Shaffer and Steve Ludwig – 16911 Normandie Associates, LLC

City Manager Osorio presented the staff report.

There were presentations given by: Community Development Manager Amanda Acuna, the City's Environmental Consultant James Thomas, the Applicants Steven Ludwig and Fred Shaffer, and Dana Sayles, of 360, the Land Use Consultant.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any comments or questions. She opened the Public Hearing at 9:00 p.m. and the following people spoke in Support of the Project:

Eduardo Padilla	Andrea Martinez
Brandon Smith	Jessica Orozco
Tal Zemer	Christian Cabrera
Mario Matamoros	Gavin Hamels

Public Speakers listed below spoke in Opposition of the Project:

Kyle Patterson	Jason Mun
Ray Lawson	Jesus Camargo
Salvador George	John Hydro
Anastasia Canlas	Hyunah Suh
Joyce S. Watanabe	Silvio Carrara
Jeanne Nakano	Rose Sato
Rudy Martinez	Carrie Ishitani
Annie Roddy	Ronald Wright-Scherr
Tish McCauley	Michael Hall
Roslyn Franklin	German Soria
Cory Shiozaki	Joyce Segawa
Jessie Carara on behalf of Jacqueline Kordones	Juan Luna
	Ronisha Roberson
Kerry Doi	Steve Gancherov
Maria Garcia Villalobos	Pedro Huerta
Hideki Obayashi	

Questions and comments were made by all Members of the Council, along with representatives from the Western States Carpenter's Union, Ray Lawson, and Salvador George.

Applicants Steven Ludwig and Fred Shaffer, Dana Sayles, Land Use Consultant, Attorney Dave Rand, Community Development Manager Acuna, City Manager Osorio, and City Attorney Vasquez answered all questions.

Mayor Cerda closed the Public Hearing at 1:24 a.m.

RESOLUTION NO. 6683

A RESOLUTION OF THE CITY OF GARDENA, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND MAKING CEQA FINDINGS RELATING TO THE PROJECT

It was moved by Mayor Cerda, seconded by Council Member Henderson, and carried by the following roll call vote to Open the Public Hearing; hear the Applicant's presentation; receive testimony from the Public; allow three (3) minutes for each speaker and to Adopt Resolution No. 6683:

Ayes: Mayor Cerda, Council Member Henderson, and Mayor Pro Tem Tanaka
Noes Council Members Francis and Love
Absent None

RESOLUTION NO. 6684

A RESOLUTION OF THE CITY OF GARDENA, CALIFORNIA, AMENDING THE LAND USE PLAN OF THE CITY OF GARDENA GENERAL PLAN FOR THE OF THE 5.25 ACRE PROPERTY TO SPECIFIC PLAN, CHANGING THE LAND USE DESIGNATION OF THE 0.11 ACRE PROPERTY LOCATED AT 16964 BRIGHTON AVENUE TO SINGLE FAMILY RESIDENTIAL, AND THE 0.43 ACRE PROPERTY LOCATED AT THE EASTERN EDGE OF THE SPECIFIC PLAN AREA TO PUBLIC/INSTITUTIONAL AND MAKING MINOR TEXT CHANGES

It was moved by Council Member Henderson, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Open the Public Hearing; hear the Applicant's presentation; receive testimony from the Public; allow three (3) minutes for each speaker and to Adopt Resolution No. 6684:

Ayes: Council Member Henderson, Mayor Pro Tem Tanaka, and Mayor Cerda,
Noes Council Members Francis and Love
Absent None

ORDINANCE NO 1878

AN ORDINANCE OF THE CITY OF GARDENA, CALIFORNIA, AMENDING THE GARDENA MUNICIPAL CODE TO ADD THE NORMANDIE CROSSING SPECIFIC PLAN, AMENDING THE GARDENA ZONING MAP TO REZONE THE 5.25 ACRE PROPERTY TO NORMANDIE CROSSING SPECIFIC PLAN, REZONING THE 0.11 ACRE PROPERTY LOCATED AT 16964 BRIGHTON AVENUE TO SINGLE FAMILY RESIDENTIAL, REZONING THE 0.43 ACRE PROPERTY LOCATED AT THE EASTERN EDGE OF THE SPECIFIC PLAN AREA TO OFFICIAL, APPROVING THE NORMANDIE CROSSING SPECIFIC PLAN, INCLUDING THE SITE PLAN CONTAINED THEREIN, APPROVING A DEVELOPMENT AGREEMENT, AND APPROVING AN AFFORDABLE HOUSING AGREEMENT

It was moved by Council Member Henderson to Open the Public Hearing; hear the Applicant's presentation; receive testimony from the Public; allow three (3) minutes for each speaker and to introduce Ordinance No. 1878 as is. No second was received, and the motion died.

Questions and comments were made by all Members of the Council regarding amending the Ordinance to revise the Development Agreement to require more frequent compliance reporting.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Henderson, and carried by the following roll call vote to Open the Public Hearing; hear the Applicant's presentation; receive testimony from the Public; allow three (3) minutes for each speaker and to Introduce Ordinance No. 1878 with the Amendment to revise the Development Agreement to require quarterly compliance reporting:

Ayes: Mayor Pro Tem Tanaka, Council Member Henderson, and Mayor Cerda,
Noes: Council Members Francis and Love
Absent: None

RESOLUTION NO. 6685

A RESOLUTION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING VESTING TENTATIVE MAP NO. 83922 (VTM #4-21), TO MERGE FOUR LOTS INTO ONE WITH 75 CONDOMINIUMS FOR THE TOWNHOMES AND ONE PARCEL FOR THE APARTMENT BUILDING

It was moved by Council Member Henderson, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Open the Public Hearing; hear the Applicant's presentation; receive testimony from the Public; allow three (3) minutes for each speaker and to Adopt Resolution No. 6685, approving the necessary entitlements for the development of the Normandie Crossing Project:

Ayes: Council Member Henderson, Mayor Pro Tem Tanaka, and Mayor Cerda,
Noes: Council Members Francis and Love
Absent: None

7. APPOINTMENTS - *None*

8. CONSENT CALENDAR

8.A Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only
CONTACT: CITY CLERK

8.B Approve Minutes:
Regular Meeting of the City Council, December 17, 2024
CONTACT: CITY CLERK

8.C Approval of Warrants/Payroll Register, December 24, 2024
CONTACT: ADMINISTRATIVE SERVICES

December 24, 2024: Wire Transfer: 12855-12873; Prepay: 178711-178714; Check Numbers: 178715-178919 for Total Warrants issued in the amount of $4,449,728.52; Total Payroll Issued for December 13, 2024: 1,993,091.67

8.D Approval of Warrants/Payroll Register, January 14, 2025

January 14, 2025: Wire Transfer: 12874-12886; Prepay: 178920; Check Numbers: 178921-179086 for Total Warrants issued in the amount of $3,373;999.98 Total Payroll Issued for December 27, 2024: $2,512,303.40; Total Payroll Issued for January 10, 2025: $2,579,957.46

CONTACT: ADMINISTRATIVE SERVICES

8.E Monthly Investment Portfolio, November 2024
CONTACT: ADMINISTRATIVE SERVICES

8.F Personnel Report P-2025-1 01-14-25
CONTACT: ADMINISTRATIVE SERVICES

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Henderson, and carried by the following roll call vote to Approve the Consent Calendar:

Ayes: Mayor Pro Tem Tanaka, Council Members Henderson, Francis and Love, and Mayor Cerda
Noes: None
Absent: None

9. EXCLUDED CONSENT CALENDAR

10. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

10.A DECEMBER 17, 2024 - ***Meeting Cancelled***

10.B JANUARY 7, 2025, MEETING

1818 West Redondo Beach Boulevard, the Tire House Progress Report
As requested by the Planning Commission at the October 1, 2024, meeting, staff presented an update report on the Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

Commission Action: The Planning Commission motioned to postpone the adoption of Resolution No. PC 10-24 to the February 4, 2025, meeting, by a vote of 5-0.

City Council Action: No action needed.

This Item Required No Action by the City Council.

10.C JANUARY 7, 2025, MEETING

CONDITIONAL USE PERMIT #1-24 (MODIFICATION TO CUP #219-68), SITE PLAN REVIEW #1-24, AND ADMINISTRATIVE ADJUSTMENT #1-24
The Planning Commission considered a request to modify the conditional use permit for a high school located within the R- 1 zone, including a site plan review for the demolition of a 9,036 SF church building and proposing a new 7,500 SF facility in its place, featuring two classrooms, an administrative area, and a covered canopy, to continue serving the existing school on the property. The request also included an administrative adjustment to the off-street parking requirements, seeking a 12% reduction in the number of required spaces—from 104 to 93 spaces. The request was considered for an exemption from CEQA.
APPLICANT: Farnaz Golshani- Flecher, Farnaz Golshan-Flechner, Environmental Charter High School
LOCATION: 2818 Manhattan Beach Blvd; APN: (4067-007-005)

Commission Action: The Planning Commission approved Resolution No. PC 1-25, by a vote of 4 -0-1, approving a modification to Conditional Use Permit #219-68, Site Plan Review #1-24, and Administrative Adjustment #1-24, with an added condition for the applicants to work with local church leaders prior to the demolition of the church building, and directed staff to file a Notice of Exemption.

City Council Action: Receive and file **OR** Call for Review (By way of two votes from the City Council).

This Item was Called for Review by Mayor Cerda.

11. ORAL COMMUNICATIONS

1) Pablo Arakaki – Ladybug Café Owner – he thanked Mayor Cerda for her visit to the restaurant and the Police Department for their unconditional and constant support. – came to ask for an update regarding the business next door to him, as it is affected his business, and he hopes you can find a prompt solution to this issue and bring back the sense of security and peacefulness.

12. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES – *No Items*

13. DEPARTMENTAL ITEMS – COMMUNITY DEVELOPMENT –

Agenda Item 13.A *was moved to be heard after* 6. PROCLAMATIONS *on the Agenda.*

14. DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES – *No Items*

15. DEPARTMENTAL ITEMS - POLICE

15.A Rejection of all Bids for Request for Proposals (RFP) for Police Incident Major Response Vehicle (MIRV)

City Manager Osorio presented the staff report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any comments or questions.

Questions and Comments were made by Council Members Francis and Love.

Chief Saffell answered all questions.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Love, and carried by the following roll call vote to Reject all bids received for the Police Incident Major Response Vehicle (MIRV) project. Authorize Staff to re-issue a Request for Proposals (RFP):

Ayes: Mayor Pro Tem Tanaka, Council Members Love, Francis and Henderson, and Mayor Cerda
Noes: None
Absent: None

15.B Approve Three-Year Agreement with Peregrine Technologies, Inc. for Data Integration Services in the Amount Not to Exceed $273,000

City Manager Osorio presented the staff report.

Chief Saffell introduced Jordan Karasik, representative of Peregrine Technologies, Inc. who presented a PowerPoint.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any comments or questions.

Questions and Comments were made by Council Member Francis and Henderson, Mayor Pro Tem Tanaka, and Mayor Cerda.

Jordan Karasik answered all questions.

It was moved by Council Member Henderson, seconded by Council Member Love, and carried by the following roll call vote to Approve Agreement:

Ayes: Council Members Henderson, and Love, Mayor Pro Tem Tanaka, Council Member Francis, and Mayor Cerda
Noes: None
Absent: None

15.C Notification of Eligibility for Funding in the Amount of $99,023 Under the Tobacco Grant Program Award for the 2024 - 2028 Grant Cycle

City Manager Osorio presented the staff report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any comments or questions.

It was moved by Council Member Love, seconded by Council Member Francis, and carried by the following roll call vote to Accept Grant Award and Authorize Expenditures:

Ayes: Council Members Love, and Francis, Mayor Pro Tem Tanaka, Council Member Henderson, and Mayor Cerda
Noes: None
Absent: None

16. DEPARTMENTAL ITEMS - PUBLIC WORKS – *No Items*

17. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES – *No Items*

18. DEPARTMENTAL ITEMS – TRANSPORTATION – *No Items*

19. COUNCIL ITEMS – *No Items*

20. COUNCIL DIRECTIVES

Council Member Henderson

Subject: Direct staff to develop a Code of Conduct for Council Members

Purpose – Establish a clear understanding of the role of Council in relation to how we should communicate appropriately with staff through our City Manager;
Reason – Prevent future potential lawsuits directed at the City of Gardena;
Benefit – Cost mitigation / cost savings.

Mayor Pro Tem Tanaka seconded it.

Mayor Cerda

Subject: Direct staff to prepare a Resolution of Censorship for Council Member Love for unprofessional behavior that was reported out of Closed Session

Purpose – Censor behavior;
Reason – Make sure our employees and community understand that this is not acceptable;
Benefit – We would not have to pay for investigations out of our general fund.

Council Member Henderson seconded it.

21. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

1) He mentioned he sent a memo out to the City Council regarding the abandoned Residential Properties assessment.

22. COUNCIL REMARKS

1) COUNCIL MEMBER LOVE – She mentioned it has been quite the night. She does not have any remarks.

2) COUNCIL MEMBER FRANCIS – She mentioned it being passed 2 am in the morning she will save her remarks for the next time we meet.

3) COUNCIL MEMBER HENDERSON – He said let's keep our communities in prayers for those in Altadena and Pacific Palisades. It's hard to say Happy New Years when folks have lost everything. He mentions let do what we can to support those in other communities.

4) MAYOR CERDA – She will push her remarks to the next time because she has a lot of remarks as far as previous events.

5) MAYOR PRO TEM TANAKA – He mentioned he would push his remarks as well. Adding that we must pray for all those that are suffering right now through these wildfires. Families have lost family members, houses have been burnt to the ground, and you really must thank our LA County Firefighters, our City Firefighters, and people who did mutual aid because they have been away from their own families for over a week. Some of them have already lost their homes while they are fighting fires to save our homes. We thank our Sheriffs, and our Police. The Mayor and himself got word today that the former Mayor of Ichikawa, Japan passed away, Mayor Okubo. He was a great guy; he wants to send out his condolences out to the family.

23. ANNOUNCEMENT(S)

1) Dr. Martin Luther King Jr. Commemorative Parade and Celebration has been Postponed to Saturday, February 22, 2025, from 10:00 a.m. to 3:00 p.m.;
2) Recycle Christmas Tree – Curbside pickup on regularly scheduled collection day or drop off at the Roll-Off Container at Rowley Park, Johnson Park, or Mas Fukai Park. This will be from December 26, 2025, through January 22, 2025;

3) Soccer Fundamentals – Location will be Bell Park, age groups from kindergarten through 4th grade. For more information visit our website. www.cityofgardena.org/events. Or visit the Nakaoka Community Center;
4) Ministerial Association Luncheon – Thursday, January 23, 2025, from 11:00 a.m. to 1:00 p.m. at the Nakaoka Community Center;
5) Gardena Fair Housing Workshop – Wednesday, January 29, 2025, from 2:00 p.m. to 4:00 p.m. at the Nakaoka Community Center;
6) Interactive Online Comment Map – Last chance to share your thought about the three Park concept designs. Please visit GardenaNewParkDesigns.com;
7) Teen Night – Friday, February 7, 2025, from 6:30 p.m. to 9:30 p.m. at the Nakaoka Community Center; and
8) Parent Workshop – Friday, February 7, 2025, from 6:30 p.m. to 8:00 p.m. at the Nakaoka Community Center.

24. REMEMBRANCES

Mr. Jimmy Carter, who was our 39th President of the United States.
Mr. Hiroshi Okubo, Former Mayor of our Sister-City Ichikawa, Japan. We had the Pleasure of having Mr. Okubo visit the City of Gardena in 2017 during the 55th Sister City Anniversary between Gardena and Ichikawa.
Victims in Wildfires, we would like to mention all the victims in the wildfires that are currently happening in Southern California, our thoughts and prayers are with everyone that is affected by this tragedy.

25. ADJOURNMENT

At 2:19 a.m. Mayor Cerda Adjourned the Gardena City Council Meeting to the Closed Session portion of the City Council Meeting at 7:00 p.m. and the Regular City Council Meeting at 7:30 p.m. on January 28, 2025.

MINA SEMENZA
City Clerk of the City of Gardena and
Ex-officio Clerk of the Council

APPROVED:

_____
Tasha Cerda, Mayor

By:_____
Becky Romero, Deputy City Clerk

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: City Treasurer's Office

DATE: January 23, 2025

SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

January 28, 2025	TOTAL WARRANTS ISSUED:	$2,137,518.17

Wire Transfer: 12887-12893
Prepay: 179087-179089
Check Numbers: 179090-179296
Checks Voided:

Total Pages of Register: 22

January 24, 2025	TOTAL PAYROLL ISSUED:	$2,449,042.42

for _____
Guy Mato, City Treasurer

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12887	12/18/2024	419620 SELF-INSURANCE PLANS	OSIP 72734	023-01579	2024/2025 ASSESSMENT FEES	150,806.76
					Total :	**150,806.76**
12888	1/6/2025	112401 PINNACLE CLAIMS MANAGEMENT INC	010625		HEALTH INSURANCE CLAIMS	104,594.83
					Total :	**104,594.83**
12889	1/9/2025	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365992327262		HEALTH INSURANCE CLAIMS	145,378.62
					Total :	**145,378.62**
12890	1/9/2025	112401 PINNACLE CLAIMS MANAGEMENT INC	JANUARY 2025	023-01546	HEALTH & LIFE INSURANCE, SERVICE	85,887.74
					Total :	**85,887.74**
12891	1/9/2025	112401 PINNACLE CLAIMS MANAGEMENT INC	010825		HEALTH INSURANCE CLAIMS	19,604.67
					Total :	**19,604.67**
12892	1/9/2025	112401 PINNACLE CLAIMS MANAGEMENT INC	010925		HEALTH INSURANCE CLAIMS	58,761.60
					Total :	**58,761.60**
12893	12/17/2024	111374 LINCOLN NATIONAL LIFE, INSURANCE COMPA	4770768420	023-01561	LIFE INSURANCE GRP PLANS - DEC 20	3,231.31
					Total :	**3,231.31**
179087	1/15/2025	113209 BEYOND GLOBAL GROUP, LLC	2025-001		MLK PARADE SUPPLIES	300.00
					Total :	**300.00**
179088	1/15/2025	113208 WARRIOR BEVERAGE	2025-001		MLK PARADE SUPPLIES	300.00
					Total :	**300.00**
179089	1/23/2025	112778 AUTOCLAIMS DIRECT INC.	24-39PW		CLAIM SETTLEMENT	175.00
					Total :	**175.00**
179090	1/28/2025	113097 148TH GARDENA LLC	RA-SPIVEY 02/2025		RENTAL ASSISTANCE PROGRAM	420.00
					Total :	**420.00**
179091	1/28/2025	112963 ABDELMALEK, RAMI	10024-0374		PROPERTY INFORMATION REPORT RE	117.00
					Total :	**117.00**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179092	1/28/2025	108948 ADAMS-NAULLS, VICKEY	DECEMBER 2024		VOLUNTEER DRIVER	21.00
			NOVEMBER 2024		VOLUNTEER DRIVER	21.00
					Total :	**42.00**
179093	1/28/2025	101748 AFTERMARKET PARTS COMPANY LLC, THE	83609214	037-10360	GTRANS AUTO PARTS	413.93
					Total :	**413.93**
179094	1/28/2025	111697 ALLDATA LLC	INVC05247339		PW AUTOMOTIVE YEARLY SUBSCRIPT	1,500.00
					Total :	**1,500.00**
179095	1/28/2025	112571 AMBIT CONSTRUCTION &, DESIGN, INC.	JN 512 RETENTION		GTRANS DISPATCH REMODELING PRC	26,445.28
					Total :	**26,445.28**
179096	1/28/2025	110028 ANSER ADVISORY MANAGEMENT LLC	28510	024-01108	ARTESIA BLVD. STREET IMPROVEMEN	752.50
			29612	024-01108	ARTESIA BLVD. STREET IMPROVEMEN	3,152.50
			29717	037-10228	PROJECT MGMT SUPPORT - ELECTRIF	13,551.00
					Total :	**17,456.00**
179097	1/28/2025	108625 ARAD OIL INC.	DECEMBER 2024.		CAR WASH	264.00
			OCTOBER 2024.		CAR WASH	240.00
					Total :	**504.00**
179098	1/28/2025	112640 ARELLANO ASSOCIATES, LLC	21936	037-10284	MICROTRANSIT SERVICE COMMUNITY	3,857.25
			22033	037-10284	MICROTRANSIT SERVICE COMMUNITY	3,349.85
					Total :	**7,207.10**
179099	1/28/2025	104687 AT&T	22829570		TELEPHONE	1,604.10
			22836353		TELEPHONE	909.24
			22889519		TELEPHONE	217.07
					Total :	**2,730.41**
179100	1/28/2025	616090 AT&T	3103232408 01/01/25		TELEPHONE	5,257.05
					Total :	**5,257.05**
179101	1/28/2025	111170 AT&T FIRSTNET	287290885074X011025	023-01559	CITYWIDE CELL PHONE ACCT #287290	1,644.87
			287293416290X011025	023-01559	PD CELL PHONE ACCT #287293416290	2,016.17
			287293416290X121024	023-01559	PD CELL PHONE ACCT #287293416290	2,014.17
			287293420631X011025	023-01559	PD CELL PHONE ACCT #287293420631	312.73

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179101	1/28/2025	111170 AT&T FIRSTNET	(Continued)			
			287295242065X011025	023-01559	PD CELL PHONE ACCT #287295242065	287.13
			287298156560X011025	023-01559	CITYWIDE CELL PHONE ACCT #287298	2,092.53
			287303490376X011025	023-01559	BUS CELL PHONE ACCT #2873034903	1,986.80
			287324972943X011025	023-01559	GTRANS CELL PHONE ACCT #2873249	51.03
					Total :	**10,405.43**
179102	1/28/2025	100964 AT&T MOBILITY	828667974X01162025		CM CELL PHONE ACCT #828667974	86.46
					Total :	**86.46**
179103	1/28/2025	112942 AWP SAFETY	40017550		SIGNS - 9" GARDENA SNS "PAUL TANAI	105.30
					Total :	**105.30**
179104	1/28/2025	109824 AXON ENTERPRISE INC.	INUS269553	035-01368	PD PROGRAM SUPPLIES	70,277.85
			INUS278012	035-01369	BODY WORN CAMERA ANNUAL SERVI	79,858.44
					Total :	**150,136.29**
179105	1/28/2025	113174 AXXESS DOOR CORP	15087		SERVICE CALL - REC AUTOMATIC SLID	2,110.80
					Total :	**2,110.80**
179106	1/28/2025	112240 AZ HOLDINGS LLC	RA-BAILEY 02/2025		RENTAL ASSISTANCE PROGRAM	537.50
					Total :	**537.50**
179107	1/28/2025	110686 AZTECH ELEVATOR COMPANY	AZ19194	037-10378	ELEVATOR MAINTENANCE - GTRANS	83.33
			AZ19273	037-10378	ELEVATOR MAINTENANCE - GTRANS	83.33
			AZ19338		ELEVATOR REPAIR - PW	3,695.63
					Total :	**3,862.29**
179108	1/28/2025	105853 BABCOCK ASSOCIATES, LTD	RA-SMITH 02/2025		RENTAL ASSISTANCE PROGRAM	276.75
					Total :	**276.75**
179109	1/28/2025	112503 BARENTINE, LINDA	DECEMBER 2024		VOLUNTEER DRIVER	35.00
			NOVEMBER 2024		VOLUNTEER DRIVER	28.00
					Total :	**63.00**
179110	1/28/2025	102400 BAYSIDE MEDICAL CENTER	00175559		BLOOD DRAW	63.60
			00176571		BLOOD DRAW	508.80
			00176697		BLOOD DRAW	63.60

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179110	1/28/2025	102400 BAYSIDE MEDICAL CENTER	(Continued)			
			00177734		BLOOD DRAW	254.40
					Total :	**890.40**
179111	1/28/2025	113094 BEACH FRONT PROPERTIES	RA-SANCHEZ 02/2025		RENTAL ASSISTANCE PROGRAM	368.75
					Total :	**368.75**
179112	1/28/2025	103641 BECNEL UNIFORMS	75898		BUS UNIFORM SUPPLIES	1,100.92
			76154		BUS UNIFORM SUPPLIES	109.45
			76273		BUS UNIFORM SUPPLIES	276.99
			76441		BUS UNIFORM SUPPLIES	869.98
			76520		BUS UNIFORM SUPPLIES	27.32
					Total :	**2,384.66**
179113	1/28/2025	102135 BEHRENDS, KENT	303	023-01545	IT NETWORK SUPPORT - DECEMBER 2	3,400.00
					Total :	**3,400.00**
179114	1/28/2025	112184 BONFIRELA PRODUCTIONS	1868	037-10361	LINE 7X DIGITAL DISPLAY MARKETING	7,250.00
					Total :	**7,250.00**
179115	1/28/2025	113198 BOWEN, ERIC	PERMIT #50021-0581		PERMIT DEPOSIT REFUND - 12915 VAN	7,500.00
					Total :	**7,500.00**
179116	1/28/2025	112722 BP FORD OF LONG BEACH	FOCS723355		2022 FORD INTRCPTR #1630457 SERVI	1,130.48
					Total :	**1,130.48**
179117	1/28/2025	111902 BPR CONSULTING GROUP LLC	2365	032-00173	CONSULTING SERVICES - DECEMBER	24,381.77
					Total :	**24,381.77**
179118	1/28/2025	107144 BSN SPORTS LLC	927901488		REC PROGRAM SUPPLIES	554.20
					Total :	**554.20**
179119	1/28/2025	112674 BUCK SIGNS & GRAPHICS INC	2846		GTRANS BUS DECAL SUPPLIES	233.45
					Total :	**233.45**
179120	1/28/2025	113055 CADMAN GROUP	RA-LEE 02/2025		RENTAL ASSISTANCE PROGRAM	538.50
					Total :	**538.50**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179121	1/28/2025	113215 CALIFORNIA JPIA	INV8048		RISK MANAGEMENT EVALUATION FEE	1,000.00
					Total :	**1,000.00**
179122	1/28/2025	110313 CALTIP	94-2024-DECEMBER	037-10356	INSURANCE CLAIMS DEDUCTIBLE - DE	2,876.13
					Total :	**2,876.13**
179123	1/28/2025	113138 CASINO HOUSE PARTIES	010725		RENTAL - GTRANS 2024 AWARDS EVEN	2,000.00
					Total :	**2,000.00**
179124	1/28/2025	113062 CBA PROPERTY MANAGEMENT, INC	RA-BRUCE 02/2025		RENTAL ASSISTANCE PROGRAM	343.75
					Total :	**343.75**
179125	1/28/2025	112721 CDS SO CAL	3-119186		PW SERVICE CALL - LABOR & SUPPLIE	271.87
					Total :	**271.87**
179126	1/28/2025	303331 CDTFA	OCT-DEC 2024		UNDERGROUND STORAGE TANK MAIN	812.00
					Total :	**812.00**
179127	1/28/2025	111966 CELEDON'S EXERCISE EQUIPMENT, SERVICE	1172		GTRANS FITNESS EQUIPMENT MAINT	701.20
					Total :	**701.20**
179128	1/28/2025	110605 CHANDLER ASSET MANAGEMENT	2412GARDENA	013-00032	INVESTMENT MGMT SERVICES - DECE	2,642.55
					Total :	**2,642.55**
179129	1/28/2025	113048 CHANG, JULIA C	RA-FRANCO 02/2025		RENTAL ASSISTANCE PROGRAM	412.50
					Total :	**412.50**
179130	1/28/2025	112462 CHAO, LOUISE T.	DECEMBER 2024		VOLUNTEER DRIVER	56.00
			NOVEMBER 2024		VOLUNTEER DRIVER	35.00
					Total :	**91.00**
179131	1/28/2025	108378 CHARLES E. THOMAS COMPANY INC.	112427	037-10367	SERVICE CALL - NOZZLE ISSUE	1,035.88
			113577	037-10414	FACILITIES INSPECTION SERVICES	10,412.01
			115497	037-10367	DESIGNATED OPERATOR SERVICE	222.21
					Total :	**11,670.10**
179132	1/28/2025	104126 CHARTER COMMUNICATIONS	187854501010725	023-01555	CABLE & BACKUP INTERNET SERVICE	4,271.78

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179132	1/28/2025	104126 104126 CHARTER COMMUNICATIONS	(Continued)		**Total :**	**4,271.78**
179133	1/28/2025	111612 CHARTER COMMUNICATIONS	PERMIT #18292		PERMIT DEPOSIT REFUND - 16012 S W	3,000.00
					Total :	**3,000.00**
179134	1/28/2025	112664 CHEN, WEIMIN	DECEMBER 2024		VOLUNTEER DRIVER	7.00
			NOVEMBER 2024		VOLUNTEER DRIVER	28.00
					Total :	**35.00**
179135	1/28/2025	318105 CITY OF REDONDO BEACH	582204		ANNUAL TRANSIT CENTER RENT 2025	1.00
					Total :	**1.00**
179136	1/28/2025	110985 CIVICPLUS, LLC	326498	034-00680	RECREATION MGMT SOFTWARE LICEI	15,955.93
					Total :	**15,955.93**
179137	1/28/2025	111534 CLEAN ENERGY	CE12726172	037-10389	CNG O&M SERVICES - AUGUST 2024	12,917.00
			CE12744312	037-10389	CNG O&M SERVICES - NOVEMBER 202	12,917.00
					Total :	**25,834.00**
179138	1/28/2025	111534 CLEAN ENERGY	CE12726173	037-10389	CNG O&M SERVICES - SEPTEMBER 20	12,917.00
					Total :	**12,917.00**
179139	1/28/2025	113199 COATS, RICK D.	CIT #311132404		REFUND - INTERCEPTED BY THE FRAI	120.00
					Total :	**120.00**
179140	1/28/2025	113195 COLA, DANIELLE	PERMIT #18136		PERMIT DEPOSIT REFUND - W ROSEC	1,000.00
					Total :	**1,000.00**
179141	1/28/2025	111708 COMMLINE, INC.	0479314		GTRANS BUS RADIO SYSTEM SUPPLIE	437.60
					Total :	**437.60**
179142	1/28/2025	109913 COSTAR REALTY INFORMATION INC.	121671475	032-00174	COSTAR SUITE - JANUARY 2025	417.31
					Total :	**417.31**
179143	1/28/2025	103353 CRM COMPANY, LLC.	LA26309		SCRAP TIRE DISPOSAL FEE	69.50
			LA26310		SCRAP TIRE DISPOSAL FEE	69.50
			LA26326		SCRAP TIRE DISPOSAL FEE	69.50
			LA26327		SCRAP TIRE DISPOSAL FEE	69.50

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179143	1/28/2025	103353 103353 CRM COMPANY, LLC.	(Continued)		**Total :**	**278.00**
179144	1/28/2025	106572 CULVER CITYBUS	061824		REGIONAL BUS ROADEO ENTRANCE F	1,200.00
					Total :	**1,200.00**
179145	1/28/2025	106193 CUMMINS SALES AND SERVICE	07-250113077		INSITE SOFTWARE LICENSE RENEWAI	840.00
			X4-241254424	037-10370	GTRANS AUTO PARTS	977.07
			X4-250154491	037-10370	GTRANS AUTO PARTS	510.51
			X4-250154563	037-10370	GTRANS AUTO PARTS	3,323.11
			X4-250154564	037-10370	GTRANS AUTO PARTS	192.98
					Total :	**5,843.67**
179146	1/28/2025	111938 DANDOY GLASS	22097		WINDOW GLASS REPLACEMENT - NCC	510.00
					Total :	**510.00**
179147	1/28/2025	105951 DECALS BY DESIGN, INC.	19059	037-10408	DECALS FOR BOLT MICROTRANSIT VE	35,867.66
					Total :	**35,867.66**
179148	1/28/2025	105182 DIRECTV	064118066X241220		DIRECTV SERVICE - BUSINESS XTRA -	112.00
					Total :	**112.00**
179149	1/28/2025	107268 DIVISION OF THE STATE, ARCHITECT	OCT-DEC 2024		SB 1186 DISABILITY ACCESS & EDUCA	1,095.20
					Total :	**1,095.20**
179150	1/28/2025	110849 DMS CONSULTANTS CIVIL, ENGINEERS, INC	GA-008-4	024-01056	LOCAL STREET IMPROVEMENTS, JN 5	17,339.50
					Total :	**17,339.50**
179151	1/28/2025	104718 DOZIER, ERMA	NOVEMBER 2024		VOLUNTEER DRIVER	21.00
					Total :	**21.00**
179152	1/28/2025	111712 DUNG TANG	RA-PHAM 02/2025		RENTAL ASSISTANCE PROGRAM	450.00
					Total :	**450.00**
179153	1/28/2025	105418 EMPIRE CLEANING SUPPLY	S6845280	034-00666	CUSTODIAL SUPPLIES	1,840.59
			S6856410	034-00666	CUSTODIAL SUPPLIES	781.90
			S6856426	034-00666	CUSTODIAL SUPPLIES	455.22
					Total :	**3,077.71**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179154	1/28/2025	105392 ENTENMANN-ROVIN COMPANY	0185239		PD UNIFORM SUPPLIES	565.98
			0185240		PD UNIFORM SUPPLIES	272.97
					Total :	**838.95**
179155	1/28/2025	113206 ESKANDARI, AFSHIN	PERMIT #50022-0739		PERMIT DEPOSIT REFUND - 16919 S. N	5,000.00
					Total :	**5,000.00**
179156	1/28/2025	100055 FAIR HOUSING FOUNDATION	DECEMBER 2024		FAIR HOUSING SERVICES	1,632.00
					Total :	**1,632.00**
179157	1/28/2025	106129 FEDEX	8-736-54689		SHIPPING SERVICES	26.38
					Total :	**26.38**
179158	1/28/2025	111415 FILTERBUY, INC	BAFEC8C7-0028		GTRANS AUTO PARTS	457.75
			BAFEC8C7-0030		GTRANS AUTO PARTS	458.29
			BAFEC8C7-0031		GTRANS AUTO PARTS	116.31
					Total :	**1,032.35**
179159	1/28/2025	103083 FIRST ADVANTAGE LNS OCC HEALTH, SOLUT	2503242412		DRUG TEST/ADMIN FEE	782.61
					Total :	**782.61**
179160	1/28/2025	113038 FIRSTPRO PROPERTY MANAGEMENT	RA-RIVERS 02/2025		RENTAL ASSISTANCE PROGRAM	440.00
					Total :	**440.00**
179161	1/28/2025	112329 FM THOMAS AIR CONDITIONING INC	47649		HVAC REPAIRS FOR CITY HALL	590.00
					Total :	**590.00**
179162	1/28/2025	113081 FOUR STAR INVESTIGATIONS, LLC	042624	035-01367	PD INVESTIGATIVE SERVICES	7,598.09
					Total :	**7,598.09**
179163	1/28/2025	106465 FOX FIRST AID & SAFETY INC	74379		GTRANS PROGRAM SUPPLIES	263.99
					Total :	**263.99**
179164	1/28/2025	112889 FUJIMOTO, TED	DECEMBER 2024		VOLUNTEER DRIVER	21.00
			NOVEMBER 2024		VOLUNTEER DRIVER	21.00
					Total :	**42.00**
179165	1/28/2025	207303 GARCIA, PEGGY	DECEMBER 2024		VOLUNTEER DRIVER	42.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179165	1/28/2025	207303 GARCIA, PEGGY	(Continued)			
			NOVEMBER 2024		VOLUNTEER DRIVER	56.00
					Total :	**98.00**
179166	1/28/2025	107011 GARDENA VALLEY NEWS	00148730		SUMMARY OF ORDINANCE NO. 1876	133.00
			00148763		NOTICE OF PUBLIC HEARING - CUP #1	196.00
			00148971		NOTICE OF PUBLIC HEARING - SP #1-2	336.00
			00149174		NOTICE OF PUBLIC HEARING - EA #9-2	287.00
					Total :	**952.00**
179167	1/28/2025	619005 GAS COMPANY, THE	058-854-91703 010825		CNG FUEL	1,355.14
					Total :	**1,355.14**
179168	1/28/2025	106470 GILLIG LLC	41252189	037-10120	GTRANS AUTO PARTS	96,028.59
					Total :	**96,028.59**
179169	1/28/2025	106470 GILLIG LLC	41252299	037-10120	GTRANS AUTO PARTS	7,149.10
			41259222	037-10371	GTRANS AUTO PARTS	1,142.71
			41259223	037-10371	GTRANS AUTO PARTS	173.79
			41260407	037-10371	GTRANS AUTO PARTS	360.82
					Total :	**8,826.42**
179170	1/28/2025	619004 GOLDEN STATE WATER CO.	010925		WATER	1,106.95
					Total :	**1,106.95**
179171	1/28/2025	107513 GRAINGER	9300918241		STREET MAINT SUPPLIES	105.51
			9319685807		STREET MAINT SUPPLIES	64.04
			9345099296	037-10372	GTRANS FACILITY SUPPLIES	98.00
			9350042447		SEWER PROGRAM SUPPLIES	598.39
			9350512472		SEWER PROGRAM SUPPLIES	604.68
			9363914889		PW AUTO SUPPLIES	101.08
			9365183731		STREET MAINT SUPPLIES	214.01
			9370448848	037-10372	GTRANS FACILITY SUPPLIES	21.45
					Total :	**1,807.16**
179172	1/28/2025	112374 GRIFFIN STRUCTURES, INC.	GSI-GCASC-24 REV	024-00910	AQUATIC & SENIOR CENTER JN978	19,331.40
					Total :	**19,331.40**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179173	1/28/2025	113193 GRUNDCO	06762	035-01371	PD DEPT RENOVATIONS	48,885.00
					Total :	**48,885.00**
179174	1/28/2025	113096 GUNAWAN, WILLIAM	RA-DUFFEY 02/2025		RENTAL ASSISTANCE PROGRAM	748.75
					Total :	**748.75**
179175	1/28/2025	105553 HARRIS, DONNY	122624		ANNUAL DEPT COOK-OFF REIMBURSE	578.12
					Total :	**578.12**
179176	1/28/2025	113202 HAYES, KIMBERLEE	RECEIPT #79739516		MAINTENANCE DEPOSIT REFUND	250.00
					Total :	**250.00**
179177	1/28/2025	108949 HELM, SUSAN	DECEMBER 2024		VOLUNTEER DRIVER	42.00
			NOVEMBER 2024		VOLUNTEER DRIVER	28.00
					Total :	**70.00**
179178	1/28/2025	112076 HERNANDEZ, ROSA	025 12/30/24		INTERN SERVICES - 12/12-12/31/24	1,512.00
					Total :	**1,512.00**
179179	1/28/2025	113196 HOANG, THINH	PERMIT #50024-0102		PERMIT DEPOSIT REFUND - 15243 ATK	5,000.00
					Total :	**5,000.00**
179180	1/28/2025	108434 HOME DEPOT CREDIT SERVICES	2900241		PD PROGRAM SUPPLIES	-10.99
			3542455		PARK MAINT SUPPLIES	123.28
			4340451		BLDG MAINT SUPPLIES	204.06
			4803585		CUSTODIAL SUPPLIES	66.14
			5221909		GTRANS MAINT SUPPLIES	-436.90
			6904413		GTRANS MAINT SUPPLIES	-13.75
			7512219		REC PROGRAM SUPPLIES	73.28
			7541772		REC PROGRAM SUPPLIES	27.12
			8183946		REC PROGRAM SUPPLIES	103.99
					Total :	**136.23**
179181	1/28/2025	111696 INDICATOR REEF, LLC	RA-BRYANT 02/2025		RENTAL ASSISTANCE PROGRAM	625.00
					Total :	**625.00**
179182	1/28/2025	111696 INDICATOR REEF, LLC	RA-QUIROZ 02/2025		RENTAL ASSISTANCE PROGRAM	376.25

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179182	1/28/2025	111696 111696 INDICATOR REEF, LLC	(Continued)		**Total :**	**376.25**
179183	1/28/2025	112385 INGRAM, PRESCILLA R.	DECEMBER 2024		VOLUNTEER DRIVER	49.00
			NOVEMBER 2024		VOLUNTEER DRIVER	35.00
					Total :	**84.00**
179184	1/28/2025	106714 INTERSTATE BATTERIES OF, CALIFORNIA CO.	130112643	037-10373	GTRANS AUTO PARTS	558.84
			130112763	037-10373	GTRANS AUTO PARTS	698.55
					Total :	**1,257.39**
179185	1/28/2025	111715 ISLAND BREEZE APARTMENTS	RA-HERNANDEZ 02/2025		RENTAL ASSISTANCE PROGRAM	463.00
					Total :	**463.00**
179186	1/28/2025	110733 J & S PROPERTY MANAGEMENT AND, MAINTI	8867		LANDSCAPE MAINTENANCE SERVICE	2,089.65
					Total :	**2,089.65**
179187	1/28/2025	100436 J.J. KELLER & ASSOCIATES, INC	9109765404	037-10383	FLEET MANAGEMENT AND COMPLIAN(	532.18
					Total :	**532.18**
179188	1/28/2025	110010 JANEK CORPORATION, THE	116052		GTRANS SHOP SUPPLIES	551.25
					Total :	**551.25**
179189	1/28/2025	110853 JONES MAYER	126862		ATTORNEY SERVICES	18,594.73
			126863		ATTORNEY SERVICES	2,097.27
			126864		ATTORNEY SERVICES	2,056.52
			126865		ATTORNEY SERVICES	23.75
			126866		ATTORNEY SERVICES	4,055.12
			126867		ATTORNEY SERVICES	3,562.71
					Total :	**30,390.10**
179190	1/28/2025	110853 JONES MAYER	126847	020-00055	ATTORNEY SERVICES	11,431.27
			126848		ATTORNEY SERVICES	202.76
			126849		ATTORNEY SERVICES	231.74
			126850		ATTORNEY SERVICES	878.33
			126851		ATTORNEY SERVICES	745.34
			126852		ATTORNEY SERVICES	724.13
			126853		ATTORNEY SERVICES	380.05
			126854		ATTORNEY SERVICES	463.46

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179190	1/28/2025	110853 JONES MAYER	(Continued)			
			126855		ATTORNEY SERVICES	173.79
			126856		ATTORNEY SERVICES	527.63
			126857		ATTORNEY SERVICES	4,576.52
			126858		ATTORNEY SERVICES	811.03
			126859		ATTORNEY SERVICES	57.93
			126860		ATTORNEY SERVICES	3,349.21
			126861		ATTORNEY SERVICES	522.57
					Total :	**25,075.76**
179191	1/28/2025	108107 JTB SUPPLY COMPANY, INC	114460	024-01116	SIGNS/SIGNALS SUPPLIES	7,309.58
					Total :	**7,309.58**
179192	1/28/2025	113057 KARON MANAGEMENT SERVICES	RA-PHELPS 02/2025		RENTAL ASSISTANCE PROGRAM	412.50
					Total :	**412.50**
179193	1/28/2025	113041 KELLUM, PATRICIA	RA-MASON 02/2025		RENTAL ASSISTANCE PROGRAM	337.50
					Total :	**337.50**
179194	1/28/2025	105098 KENNELLY, JOANN	DECEMBER 2024		VOLUNTEER DRIVER	7.00
			NOVEMBER 2024		VOLUNTEER DRIVER	21.00
					Total :	**28.00**
179195	1/28/2025	112812 KIMBALL MIDWEST	102925973		GTRANS SHOP SUPPLIES	357.43
			102933280		GTRANS SHOP SUPPLIES	478.29
					Total :	**835.72**
179196	1/28/2025	110385 KIMLEY-HORN AND ASSOCIATES, INC	194091010-1124	032-00181	DEVELOPMENT SERVICES - 16911 NOF	10,104.36
					Total :	**10,104.36**
179197	1/28/2025	113116 KOBASHIGAWA, ANDREW	RA-TAPIA 02/2025		RENTAL ASSISTANCE PROGRAM	425.00
					Total :	**425.00**
179198	1/28/2025	312240 L.A. COUNTY DEPARTMENT OF, PUBLIC WOR	SA250000050	024-01117	CATCH BASIN CLEANOUT FY23/24	10,966.12
					Total :	**10,966.12**
179199	1/28/2025	102082 L.A. COUNTY POLICE CHIEF'S, ASSOCIATION	SAFFELL 04/08-04/11		REGISTRATION - LACPCA 2025 TRI-CO	300.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179199	1/28/2025	102082 102082 L.A. COUNTY POLICE CHIEF'S, ASSOCIA (Continued)			**Total :**	**300.00**
179200	1/28/2025	312113 L.A. COUNTY SHERIFF'S DEPT	251442BL		INMATE MEAL DELIVERY PROGRAM - M	515.10
					Total :	**515.10**
179201	1/28/2025	106372 LANDSCAPE STRUCTURES, INC.	INV-156869		PARK MAINT SUPPLIES	4,698.06
					Total :	**4,698.06**
179202	1/28/2025	112614 LAX AUTO REPAIR	20159		2022 FORD INTRCPTR #1630458 OIL &	70.00
			20162		2018 FORD POLICE INTRCPT #1554678	70.00
					Total :	**140.00**
179203	1/28/2025	113091 LBPM/150TH APARTMENT (DMM1210)	RA-GORDON 02/2025		RENTAL ASSISTANCE PROGRAM	576.50
					Total :	**576.50**
179204	1/28/2025	109517 LOAD N' GO BUILDING MATERIALS	32119		STREET MAINT SUPPLIES	77.15
					Total :	**77.15**
179205	1/28/2025	312665 LOS ANGELES SUPERIOR COURT	OCT-DEC 2024	035-01362	PARKING CITATION SURCHARGE	82,520.00
					Total :	**82,520.00**
179206	1/28/2025	109563 LUCKY LADY CASINO	0850000269		ECONOMIC ASSISTANCE - DECEMBER	37,344.24
					Total :	**37,344.24**
179207	1/28/2025	112607 LUMINATOR TECHNOLOGY GROUP, GLOBAL,	633296	037-10402	UNIT 882 CAMERA RETROFIT	1,814.71
			633371	037-10402	UNIT 882 CAMERA RETROFIT	104.74
			633552	037-10402	UNIT 882 CAMERA RETROFIT	1,728.72
			633625	037-10402	UNIT 882 CAMERA RETROFIT	18.74
					Total :	**3,666.91**
179208	1/28/2025	113042 MA, ANGELA	RA-BELLAMY 02/2025		RENTAL ASSISTANCE PROGRAM	445.00
					Total :	**445.00**
179209	1/28/2025	105082 MAJESTIC LIGHTING, INC.	ML89810		BLDG MAINT SUPPLIES	165.38
					Total :	**165.38**
179210	1/28/2025	113113 MANERI DIRECT	22762		STREET MAINT SUPPLIES	2,425.50

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179210	1/28/2025	113113 113113 MANERI DIRECT	(Continued)		**Total :**	**2,425.50**
179211	1/28/2025	113204 MANSOUR, FAHIM	PERMIT #18213		PERMIT DEPOSIT REFUND - 1715 W 14	7,000.00
			PERMIT #18248		PERMIT DEPOSIT REFUND - 1715 W 14	11,000.00
					Total :	**18,000.00**
179212	1/28/2025	101029 MATTHEW BENDER & CO., INC.	43802559		CA CODES 4-IN-1 2025 EDITION	328.89
					Total :	**328.89**
179213	1/28/2025	113064 MCMASTER-CARR SUPPLY COMPANY	38419026		GTRANS SHOP SUPPLIES	33.82
			38628414		GTRANS SHOP SUPPLIES	457.20
			38708901		PW SHOP SUPPLIES	379.95
			38915677		GTRANS SHOP SUPPLIES	437.71
					Total :	**1,308.68**
179214	1/28/2025	112524 MDG ASSOCIATES, INC.	19223	032-00175	CDBG ADMINISTRATION - DECEMBER :	9,196.50
			19224	032-00175	CDBG HOUSING REHAB PROGRAM - D	6,761.50
			19225	032-00175	CDBG HOUSING REHAB PROGRAM - D	105.81
					Total :	**16,063.81**
179215	1/28/2025	109331 MGT IMPACT SOLUTIONS, LLC	62922	023-01578	SB 90 CLAIMS SERVICES	1,725.00
					Total :	**1,725.00**
179216	1/28/2025	111604 MICRO ELECTRONICS, INC	13477451	023-01553	COMPUTER REPLACEMENT PARTS	11,547.35
					Total :	**11,547.35**
179217	1/28/2025	111749 MIDWEST BUS CORPORATION	59110		GTRANS AUTO SUPPLIES	510.00
					Total :	**510.00**
179218	1/28/2025	112205 MILLIMETER MEDIA	240002		PROFESSIONAL VIDEO SERVICES	1,250.00
					Total :	**1,250.00**
179219	1/28/2025	113211 MIRABAL, ERIC M.	PERMIT #50023-0580		PERMIT DEPOSIT REFUND - 2616 W 15	5,000.00
					Total :	**5,000.00**
179220	1/28/2025	110824 MIXER INK LLC	106818		PW PROGRAM SUPPLIES	2,542.37
					Total :	**2,542.37**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179221	1/28/2025	112058 MOBILE CAR & TRUCK WASH JBT	2708	037-10343	40' BUS INTERIOR DETAILING	4,646.25
			2709	037-10343	40' BUS INTERIOR DETAILING	3,252.38
			2711	037-10343	40' BUS INTERIOR DETAILING	2,787.72
					Total :	**10,686.35**
179222	1/28/2025	104152 MODEL 1 COMMERCIAL, VEHICLES, INC.	XA111004058		GTRANS AUTO PARTS	857.33
					Total :	**857.33**
179223	1/28/2025	113029 MONTEREY APARTMENTS	RA-HILLJONES 02/2025		RENTAL ASSISTANCE PROGRAM	473.75
					Total :	**473.75**
179224	1/28/2025	113029 MONTEREY APARTMENTS	RA-TEMPLE 02/2025		RENTAL ASSISTANCE PROGRAM	350.00
					Total :	**350.00**
179225	1/28/2025	113213 MRKONJIC, PETAR	PERMIT #50024-0733		PERMIT DEPOSIT REFUND - 15903 GR/	5,000.00
					Total :	**5,000.00**
179226	1/28/2025	109056 MULTICARD	67034		PD PROGRAM SUPPLIES	1,042.71
					Total :	**1,042.71**
179227	1/28/2025	105622 N/S CORPORATION	0125589	037-10364	GTRANS BUS WASH EQUIPMENT MAIN	674.00
					Total :	**674.00**
179228	1/28/2025	105204 NEW PIG CORPORATION	4377894		BUS SHOP SUPPLIES	1,666.98
					Total :	**1,666.98**
179229	1/28/2025	113111 OBIAMALU, REGINALD	RA-BAILEY 02/2025		RENTAL ASSISTANCE PROGRAM	450.00
					Total :	**450.00**
179230	1/28/2025	110575 OCCUPATIONAL HEALTH CENTERS, OF CALIF	85365346	023-01558	RANDOM TESTS	698.00
			85368134	023-01558	RANDOM TESTS	140.00
			85431379	023-01558	RANDOM TESTS	773.00
			85431770	023-01558	RANDOM TESTS	356.00
			85487370	023-01558	RANDOM TESTS	769.00
					Total :	**2,736.00**
179231	1/28/2025	115168 OFFICE DEPOT	402543758		BUS OFFICE SUPPLIES	532.92
			403156496		CD OFFICE SUPPLIES	60.99

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179231	1/28/2025	115168 OFFICE DEPOT	(Continued)			
			405576621		FINANCE OFFICE SUPPLIES	17.14
			405576749		FINANCE OFFICE SUPPLIES	18.09
					Total :	**629.14**
179232	1/28/2025	108921 OMEGA POLYGRAPH	02073		PRE-EMPLOYMENT POLYGRAPH EXAM	2,250.00
					Total :	**2,250.00**
179233	1/28/2025	109782 OMNITEK ENGINEERING CORP.	0013095		GTRANS AUTO PARTS	607.05
					Total :	**607.05**
179234	1/28/2025	111358 O'REILLY AUTO PARTS	109505		STREET SWEEPER SUPPLIES	353.38
			109520		PW AUTO PARTS	309.38
			111623		PW AUTO PARTS	15.66
			111629		PW AUTO PARTS	15.90
			111903		PW AUTO PARTS	324.53
					Total :	**1,018.85**
179235	1/28/2025	115810 ORKIN PEST CONTROL	272410727		PEST CONTROL - ACCT #27336703	347.00
					Total :	**347.00**
179236	1/28/2025	112845 PALICON GROUP	2182	035-01359	BACKGROUND INVESTIGATION SERVI	1,750.00
			2205	035-01359	BACKGROUND INVESTIGATION SERVI	3,250.00
			2213	035-01359	BACKGROUND INVESTIGATION SERVI	2,345.00
			2214	035-01359	BACKGROUND INVESTIGATION SERVI	340.00
			2215	035-01359	BACKGROUND INVESTIGATION SERVI	340.00
					Total :	**8,025.00**
179237	1/28/2025	113049 PARK PLAZA PROPERTIES, LLC	RA-FINNEY 02/2025		RENTAL ASSISTANCE PROGRAM	382.75
					Total :	**382.75**
179238	1/28/2025	113194 PASILLAS, PATRICIA	01 12/20/24		FIELD SUPERVISION OF INTERNS	4,050.00
					Total :	**4,050.00**
179239	1/28/2025	111698 PELLEGRINO, RAY	RA-WALKER 02/2025		RENTAL ASSISTANCE PROGRAM	475.00
					Total :	**475.00**
179240	1/28/2025	116140 PETE'S ROAD SERVICE, INC.	630217		SERVICE CALL - FLAT TIRE REPAIR	-150.65

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179240	1/28/2025	116140 PETE'S ROAD SERVICE, INC.	(Continued)			
			789369		SERVICE CALL - BACKHOE UNIT #91	4,310.01
					Total :	**4,159.36**
179241	1/28/2025	307108 PETTY CASH FUND	10/29/24-01/09/25		REPLENISH PETTY CASH	363.02
					Total :	**363.02**
179242	1/28/2025	112744 PHILLIP, SANJAY	DECEMBER 2024		VOLUNTEER DRIVER	49.00
			NOVEMBER 2024		VOLUNTEER DRIVER	56.00
					Total :	**105.00**
179243	1/28/2025	113212 PINA, ANTONIO	PERMIT #50024-0404		PERMIT DEPOSIT REFUND - 1816 W 15	5,000.00
					Total :	**5,000.00**
179244	1/28/2025	116225 PLUMBERS DEPOT, INC.	PD-57771		SEWER PROGRAM SUPPLIES	396.00
					Total :	**396.00**
179245	1/28/2025	111883 PROJECT PARTNERS, INC.	12344	024-01112	PROJECT MANAGEMENT SERVICES	10,780.00
					Total :	**10,780.00**
179246	1/28/2025	106092 PRUDENTIAL OVERALL SUPPLY	42993226	034-00667	UNIFORM & SUPPLY RENTAL	31.65
			42995139	024-01082	UNIFORM & SUPPLY RENTAL	163.86
				034-00667		
			42995140	034-00667	UNIFORM & SUPPLY RENTAL	31.65
			42995141	034-00667	SUPPLY RENTAL - MATS - GTRANS	50.10
			42995142	034-00667	SUPPLY RENTAL - MATS - NCC	13.65
			42995143	034-00667	SUPPLY RENTAL - MATS - CH	19.00
			42995144	034-00667	SUPPLY RENTAL - MATS - PD	91.60
			42995145	034-00667	SUPPLY RENTAL - MATS - HS	11.60
			42996942	034-00667	CUSTODIAL SUPPLIES	2,030.02
			42996944	034-00667	UNIFORM & SUPPLY RENTAL	31.65
			42996945	034-00667	SUPPLY RENTAL - MATS - GTRANS	50.10
					Total :	**2,524.88**
179247	1/28/2025	116575 PSYCHOLOGICAL CONSULTING, ASSOCIATES	900046	035-01370	WELLNESS TRAINING PROGRAM	8,100.00
			900262		WELLNESS TRAINING	1,800.00
			900264		INDIVIDUAL PSYCHOTHERAPY	289.00
			900287		PEER SUPPORT TRAINING	445.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179247	1/28/2025	116575 116575 PSYCHOLOGICAL CONSULTING, ASSOCI	(Continued)		**Total :**	**10,634.00**
179248	1/28/2025	104868 PYRO-COMM SYSTEMS, INC.	10036226	037-10405	FIRE ALARM MONITORING - BLDG A	225.00
			10036229	037-10405	FIRE ALARM MONITORING - BLDG C	225.00
					Total :	**450.00**
179249	1/28/2025	102283 QUICK COLOR PRINTING	16395		MLK EVENT SIGNS	496.13
					Total :	**496.13**
179250	1/28/2025	112788 R&S AUTO BODY REPAIR	2650		GTRANS VEHICLE PARTS & LABOR	1,750.00
					Total :	**1,750.00**
179251	1/28/2025	100147 RCI IMAGE SYSTEMS	77617		MICROFICHE SCANNING - 14730-40 CR	148.84
					Total :	**148.84**
179252	1/28/2025	107112 RCS INVESTIGATIONS &, CONSULTING, LLC	7058	035-01366	INVESTIGATION SERVICES	9,432.50
					Total :	**9,432.50**
179253	1/28/2025	103072 REACH	012504		EAP SERVICES/REACHLINE NEWSLET	902.00
					Total :	**902.00**
179254	1/28/2025	108886 REDMON GROUP INC.	RG2022336	037-10418	GTRANS WEBSITE SUPPORT	5,751.70
					Total :	**5,751.70**
179255	1/28/2025	112578 RIDECO US INC	2024-531US	037-10254	MICROTRANSIT SOFTWARE	1,614.60
			2024-532US	037-10254	MICROTRANSIT SOFTWARE	5,500.00
					Total :	**7,114.60**
179256	1/28/2025	112433 RIGHTWAY HEALTHCARE, INC	INV20024	023-01566	CARE NAVIGATION COORDINATORS	1,820.00
					Total :	**1,820.00**
179257	1/28/2025	100585 RKA CONSULTING GROUP	35390		ENGINEERING & SURVEYING SERVICE	140.00
					Total :	**140.00**
179258	1/28/2025	113207 RYTYCH TRUCK SPECIALTIES	2441		CLEAN TRUCK CHECK	300.00
			2501		CLEAN TRUCK CHECK	200.00
					Total :	**500.00**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179259	1/28/2025	119022 SAFE MART OF SOUTHERN, CALIFORNIA, INC	1039		PD PROGRAM SUPPLIES	642.94
			1047		PD PROGRAM SUPPLIES	225.00
			1383		GTRANS FACILITY SUPPLIES	344.86
			1440		PD PROGRAM SUPPLIES	16.76
			1441		PD PROGRAM SUPPLIES	8.82
					Total :	**1,238.38**
179260	1/28/2025	119016 SAM'S CLUB	1494 12/17/24		PD PROGRAM SUPPLIES	113.45
					Total :	**113.45**
179261	1/28/2025	108654 SECTRAN SECURITY INC.	24010860		ARMORED TRANSPORTATION SERVICI	269.05
			24020865		ARMORED TRANSPORTATION SERVICI	267.98
			24030859		ARMORED TRANSPORTATION SERVICI	269.05
			24040857		ARMORED TRANSPORTATION SERVICI	269.05
			24050874		ARMORED TRANSPORTATION SERVICI	269.05
			24060871		ARMORED TRANSPORTATION SERVICI	266.91
			24070868		ARMORED TRANSPORTATION SERVICI	265.85
			24080868		ARMORED TRANSPORTATION SERVICI	265.85
			24090882		ARMORED TRANSPORTATION SERVICI	263.71
			24100883		ARMORED TRANSPORTATION SERVICI	263.71
			24110888		ARMORED TRANSPORTATION SERVICI	263.71
			24120884		ARMORED TRANSPORTATION SERVICI	263.71
			24122400		ARMORED TRANSPORTATION SERVICI	2,160.83
			25010885		ARMORED TRANSPORTATION SERVICI	289.96
					Total :	**5,648.42**
179262	1/28/2025	113053 SEGUNDO TERRACE LLC	RA-THOMAS 02/2025		RENTAL ASSISTANCE PROGRAM	473.75
					Total :	**473.75**
179263	1/28/2025	104451 SELECT ADVANTAGE	10349211		COACH OPERATOR ASSESSMENT SEF	1,250.00
					Total :	**1,250.00**
179264	1/28/2025	113084 SL PROPERTY MANAGEMENT INC	RA-HOPE 02/2025		RENTAL ASSISTANCE PROGRAM	545.35
					Total :	**545.35**
179265	1/28/2025	110343 SMARTCOVER SYSTEMS	30882		SEWER PROGRAM SUPPLIES	812.01
					Total :	**812.01**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179266	1/28/2025	119367 SMITH SYSTEM DRIVER, IMPROVEMENT INST	2411-214162	024-01110	DRIVER TRAINER CERTIFICATION COU	12,750.00
					Total :	**12,750.00**
179267	1/28/2025	619003 SOUTHERN CALIFORNIA EDISON	011325		LIGHT & POWER	97,658.96
					Total :	**97,658.96**
179268	1/28/2025	103202 SOUTHERN COUNTIES LUBRICANTS, LLC	214825		BUS AUTOMOTIVE FLUIDS	3,707.22
					Total :	**3,707.22**
179269	1/28/2025	101570 SOUTHWEST OFFSET PRINTING CO., INC.	4429424		GTRANS BOLT SERVICE MAILER	3,589.29
					Total :	**3,589.29**
179270	1/28/2025	108238 SPARKLETTS	14211220 122524		DRINKING WATER FILTRATION SYSTEM	52.99
					Total :	**52.99**
179271	1/28/2025	113205 SWE SEWER SOLUTIONS,, CONSTRUCTION &	PERMIT #18339		PERMIT DEPOSIT REFUND - 16537 BRI	3,000.00
					Total :	**3,000.00**
179272	1/28/2025	119550 SWRCB	SW-0298334	024-01114	ANNUAL PERMIT FEE	27,293.00
					Total :	**27,293.00**
179273	1/28/2025	100609 TANK SPECIALISTS OF CALIFORNIA	34356		SERVICE CALL - DIESEL PUMP REPAIR	3,540.00
					Total :	**3,540.00**
179274	1/28/2025	112703 TEAM PORTER INC.	RA-GOMEZ 02/2025		RENTAL ASSISTANCE PROGRAM	487.50
					Total :	**487.50**
179275	1/28/2025	112931 THERMAL CONCEPTS, INC.	171250		PW PROJECT - BOILER PUMP REBUILD	4,925.00
					Total :	**4,925.00**
179276	1/28/2025	110238 TIREHUB, LLC	46500729		TIRES - GY WRL WORKHORSE HT BW	2,821.13
					Total :	**2,821.13**
179277	1/28/2025	105070 T-MOBILE USA, INC.	9588299359		GPS LOCATE	115.00
			9589609749		GPS LOCATE	165.00
			9589609750		GPS LOCATE	350.00
					Total :	**630.00**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179278	1/28/2025	111481 TRIO COMMUNITY MEALS, LLC	INV2230058107	034-00659	SENIOR FEEDING PROGRAM	2,271.94
			INV2230058108	034-00659	SENIOR FEEDING PROGRAM	2,843.72
					Total :	**5,115.66**
179279	1/28/2025	100896 U.S. BANK	7585729		ADMIN & BANK CHARGES - 2014 TAXAI	2,895.00
					Total :	**2,895.00**
179280	1/28/2025	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	CRESPO 11/22/24		CAL CARD STATEMENT 10/23-11/22/24	1,646.18
			CRESPO 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	6,394.87
			HR 11/22/24		CAL CARD STATEMENT 10/23-11/22/24	4,433.39
			HR 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	12,491.37
			PYNN 11/22/24		CAL CARD STATEMENT 10/23-11/22/24	7,296.68
			ROMERO 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	382.50
					Total :	**32,644.99**
179281	1/28/2025	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	FINANCE 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	11,369.80
					Total :	**11,369.80**
179282	1/28/2025	104692 ULINE	187598174		BUS SHOP SUPPLIES	376.62
			187833593		BUS SHOP SUPPLIES	347.04
					Total :	**723.66**
179283	1/28/2025	113027 UNIFIED PROPERTY MANAGEMENT-, SATBUI	RA-ALLEN 02/2025		RENTAL ASSISTANCE PROGRAM	498.75
					Total :	**498.75**
179284	1/28/2025	112234 UNITED PACIFIC, APRO LLC	100124-103124		PD CAR WASH	550.00
					Total :	**550.00**
179285	1/28/2025	119825 UNITED ROTARY BRUSH CORP.	CI321640		STREET SWEEPER SUPPLIES	2,928.24
					Total :	**2,928.24**
179286	1/28/2025	113022 V V & G CONSTRUCTION	424-4-237:2C		CDBG HOUSING REHABILITATION PRO	5,000.00
					Total :	**5,000.00**
179287	1/28/2025	122050 VERIZON WIRELESS	6101597120		REC CELL PHONE SERVICE	1,185.43
			9979178589 BAL		REC CELL PHONE SERVICE	49.11
					Total :	**1,234.54**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179288	1/28/2025	111900 VILLACORTA, ARSENIO	DECEMBER 2024		VOLUNTEER DRIVER	14.00
			NOVEMBER 2024		VOLUNTEER DRIVER	35.00
					Total :	**49.00**
179289	1/28/2025	105259 VINI'S PARTY RENTALS 1, INC.	908785		RENTAL - CASINO NIGHT SUPPLIES	3,810.16
					Total :	**3,810.16**
179290	1/28/2025	122435 VISTA PAINT CORPORATION	2024-757601-00		STREET MAINT SUPPLIES	297.68
			2025-765994-00		STREET MAINT SUPPLIES	660.00
					Total :	**957.68**
179291	1/28/2025	101195 WASTE RESOURCES GARDENA	011325		WASTE COLLECTION	300,494.76
					Total :	**300,494.76**
179292	1/28/2025	101903 WATER TECHNIQUES	13814		DRINKING WATER SYSTEM RENTAL	45.00
					Total :	**45.00**
179293	1/28/2025	112903 WATTS, BARBARA	DECEMBER 2024		VOLUNTEER DRIVER	42.00
			NOVEMBER 2024		VOLUNTEER DRIVER	28.00
					Total :	**70.00**
179294	1/28/2025	112737 WELLS FARGO VENDOR FINANCIAL, SERVICE	5032473632	023-01557	CITYWIDE COPIER LEASE - JANUARY 2	3,801.48
					Total :	**3,801.48**
179295	1/28/2025	110370 WESTERN COLLISION CENTER, INC	1136	035-01365	2022 FORD INTRCPTR #GA00606 BODY	155.35
			1137	035-01365	2023 FORD INTRCPTR #1661717 BODY	921.78
			1138	035-01365	2011 NISSAN FRONTIER #1374481 BOD	791.82
					Total :	**1,868.95**
179296	1/28/2025	104934 ZUMAR INDUSTRIES, INC.	10097		SIGNS/SIGNALS SUPPLIES	833.89
					Total :	**833.89**

217 Vouchers for bank code : usb **Bank total : 2,137,518.17**

217 Vouchers in this report **Total vouchers : 2,137,518.17**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount

CLAIMS VOUCHER APPROVAL

I hereby certify that the demands or claims covered by the checks listed on pages 1 to 22 inclusive of the check register are accurate and funds are available for payment thereof.

By: _____
Director of Administrative Services

This is to certify that the claims or demands covered by checks listed on pages 1 to 22 inclusive of the check register have been audited by the City Council of the City of Gardena and that all of the said checks are approved for payment except check numbers:

_____

_____ 01/28/2025
Mayor Date

_____ _____
Councilmember Date

_____ _____
Councilmember Date

Acknowledged:

_____ _____
Councilmember Date

_____ _____
Councilmember Date

CITY OF GARDENA

INVESTMENT REPORT

December 2024

Prepared by Danny Rodriguez, Revenue and Purchasing Manager
Reviewed by Ray Beeman, Director of Administrative Services

CHANDLER ASSET MANAGEMENT

MONTHLY ACCOUNT STATEMENT

City of Gardena Cons | Account #10647 | As of December 31, 2024

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures at the end of the statement.

PORTFOLIO SUMMARY

City of Gardena Cons | Account #10647 | As of December 31, 2024

Portfolio Characteristics

Average Modified Duration	0.73
Average Coupon	4.14%
Average Purchase YTM	4.28%
Average Market YTM	4.51%
Average Quality	AA+
Average Final Maturity	0.86
Average Life	0.75

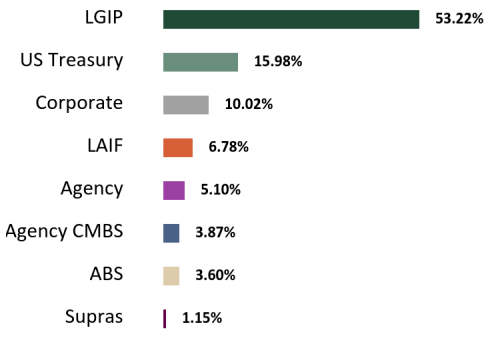
Account Summary

	Beg. Values as of 12/01/2024	End Values as of 12/31/2024
Market Value	96,262,629.17	83,091,500.34
Accrued Interest	255,446.04	231,480.33
Total Market Value	**96,518,075.21**	**83,322,980.67**
Income Earned	498,841.49	381,944.06
Cont/WD	(316,328.43)	(13,500,247.82)
Par	90,267,544.62	77,203,158.26
Book Value	96,517,377.18	83,441,152.90
Cost Value	96,402,940.94	83,318,434.85

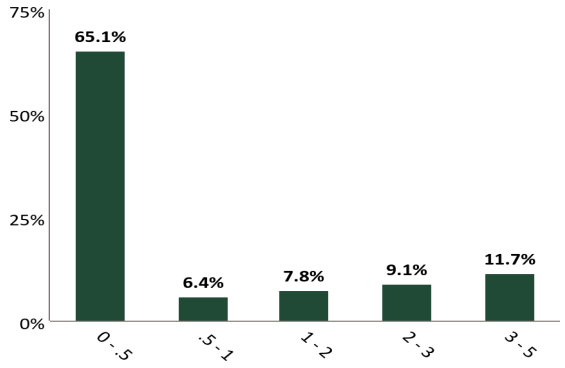
Top Issuers

California Asset Mgmt Program	44.79%
Government of The United States	15.98%
CalTrust	8.42%
LAIF	6.78%
FHLMC	3.87%
Farm Credit System	3.12%
Federal Home Loan Banks	1.57%
International Bank for Recon and Dev	1.15%

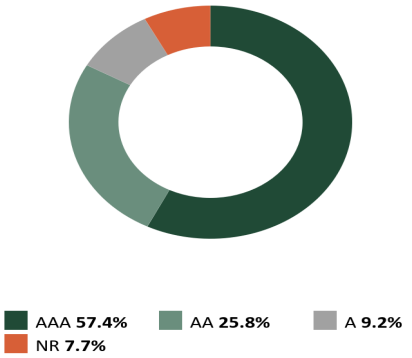
Sector Allocation



Maturity Distribution



Credit Quality



*See Footnote

The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch

RECONCILIATION SUMMARY

City of Gardena Cons | Account #10647 | As of December 31, 2024

Maturities / Calls

Month to Date	**(400,000.00)**
Fiscal Year to Date	**(13,475,000.00)**

Principal Paydowns

Month to Date	**(98,865.05)**
Fiscal Year to Date	**(886,082.39)**

Purchases

Month to Date	**38,000,821.73**
Fiscal Year to Date	**75,755,753.87**

Sales

Month to Date	**(50,606,201.16)**
Fiscal Year to Date	**(65,409,032.71)**

Interest Received

Month to Date	**396,911.31**
Fiscal Year to Date	**3,213,947.67**

Purchased / Sold Interest

Month to Date	**(907.97)**
Fiscal Year to Date	**(74,993.96)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (01/01/2024)
Beginning Book Value	96,517,377.18	87,301,622.17
Maturities/Calls	(400,000.00)	(13,475,000.00)
Principal Paydowns	(98,865.05)	(886,082.39)
Purchases	38,000,821.73	75,755,753.87
Sales	(50,606,201.16)	(65,409,032.71)
Change in Cash, Payables, Receivables	18,113.78	20,192.93
Amortization/Accretion	9,906.43	133,854.18
Realized Gain (Loss)	(0.01)	(155.15)
Ending Book Value	83,441,152.90	83,441,152.90

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (01/01/2024)
Beginning Market Value	96,262,629.17	86,698,685.72
Maturities/Calls	(400,000.00)	(13,475,000.00)
Principal Paydowns	(98,865.05)	(886,082.39)
Purchases	38,000,821.73	75,755,753.87
Sales	(50,606,201.16)	(65,409,032.71)
Change in Cash, Payables, Receivables	18,113.78	20,192.93
Amortization/Accretion	9,906.43	133,854.18
Change in Net Unrealized Gain (Loss)	(94,904.56)	253,283.88
Realized Gain (Loss)	(0.01)	(155.15)
Ending Market Value	83,091,500.34	83,091,500.34

HOLDINGS REPORT

City of Gardena Cons | Account #10647 | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
05593AAC3	BMWLT 2023-1 A3 5.16 11/25/2025	10,275.02	02/07/2023 5.43%	10,274.77 10,274.94	100.07 4.67%	10,282.23 8.84	0.01% 7.29	Aaa/AAA NA	0.90 0.13
43815GAC3	HAROT 2021-4 A3 0.88 01/21/2026	13,334.17	11/16/2021 0.89%	13,331.36 13,333.54	99.22 4.64%	13,230.45 3.26	0.02% (103.09)	Aaa/NA AAA	1.06 0.21
47789QAC4	JDOT 2021-B A3 0.52 03/16/2026	8,871.23	07/13/2021 0.52%	8,870.44 8,871.11	99.50 4.47%	8,827.04 2.05	0.01% (44.07)	Aaa/NA AAA	1.21 0.13
89238JAC9	TAOT 2021-D A3 0.71 04/15/2026	10,967.43	11/09/2021 0.95%	10,967.19 10,967.39	99.27 4.64%	10,887.51 3.46	0.01% (79.87)	NA/AAA AAA	1.29 0.18
43815BAC4	HAROT 2022-1 A3 1.88 05/15/2026	52,043.65	02/15/2022 1.89%	52,035.83 52,041.37	99.14 4.60%	51,596.80 43.49	0.06% (444.57)	Aaa/AAA NA	1.37 0.31
43815PAC3	HAROT 2022-2 A3 3.73 07/20/2026	54,507.51	08/15/2022 3.87%	54,504.26 54,506.44	99.66 4.59%	54,323.00 73.42	0.07% (183.44)	NA/AAA AAA	1.55 0.41
05602RAD3	BMWOT 2022-A A3 3.21 08/25/2026	98,326.14	01/05/2023 4.81%	95,748.92 97,178.50	99.55 4.54%	97,878.90 52.60	0.12% 700.40	Aaa/AAA NA	1.65 0.35
89238FAD5	TAOT 2022-B A3 2.93 09/15/2026	46,513.51	04/07/2022 3.09%	46,512.43 46,513.21	99.39 4.53%	46,231.11 60.57	0.06% (282.10)	Aaa/AAA NA	1.71 0.38
47787JAC2	JDOT 2022 A3 0.36 09/15/2026	38,059.09	03/10/2022 2.34%	38,050.67 38,056.15	99.17 4.82%	37,742.12 39.24	0.05% (314.03)	Aaa/NA AAA	1.71 0.33
379929AD4	GMALT 2023-3 A3 5.38 11/20/2026	75,000.00	08/08/2023 5.38%	74,991.01 74,994.81	100.52 4.61%	75,392.81 123.29	0.09% 397.99	NA/AAA AAA	1.89 0.63
47800AAC4	JDOT 2022-B A3 3.74 02/16/2027	82,411.60	07/12/2022 3.77%	82,403.73 82,408.58	99.56 4.56%	82,052.83 136.99	0.10% (355.74)	Aaa/NA AAA	2.13 0.55
448979AD6	HART 2023-A A3 4.58 04/15/2027	145,489.90	04/04/2023 5.14%	145,475.70 145,481.81	100.03 4.57%	145,536.43 296.15	0.18% 54.62	NA/AAA AAA	2.29 0.57
36265WAD5	GMCAR 2022-3 A3 3.64 04/16/2027	53,598.47	07/06/2022 3.93%	53,598.11 53,598.33	99.61 4.59%	53,387.49 81.29	0.06% (210.84)	Aaa/NA AAA	2.29 0.43
43815JAC7	HAROT 2023-1 A3 5.04 04/21/2027	66,524.36	02/16/2023 5.09%	66,511.99 66,517.54	100.34 4.57%	66,749.98 93.13	0.08% 232.44	Aaa/NA AAA	2.30 0.65
02582JJT8	AMXCA 2022-2 A 3.39 05/17/2027	185,000.00	05/17/2022 3.42%	184,959.08 184,992.96	99.56 4.65%	184,178.05 278.73	0.22% (814.91)	NA/AAA AAA	0.37 0.36
47800BAC2	JDOT 2022-C A3 5.09 06/15/2027	167,687.16	10/12/2022 3.29%	167,674.15 167,680.99	100.29 4.69%	168,176.76 379.35	0.20% 495.76	Aaa/NA AAA	2.45 0.64
58770AAC7	MBART 2023-1 A3 4.51 11/15/2027	85,564.63	01/18/2023 4.56%	85,554.36 85,558.66	100.01 4.53%	85,575.42 171.51	0.10% 16.75	NA/AAA AAA	2.87 0.69

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	130,000.00	09/17/2024 4.24%	129,978.12 129,979.85	99.55 4.55%	129,410.61 244.40	0.16% (569.25)	NA/AAA AAA	3.13 1.62
362583AD8	GMCAR 2023-2 A3 4.47 02/16/2028	115,000.00	04/04/2023 4.51%	114,996.84 114,997.97	100.00 4.51%	114,996.56 214.19	0.14% (1.40)	Aaa/AAA NA	3.13 0.81
02582JJZ4	AMXCA 2023-1 A 4.87 05/15/2026	125,000.00	06/07/2023 4.87%	124,988.91 124,993.29	100.53 4.51%	125,663.03 270.56	0.15% 669.73	NA/AAA AAA	1.37 1.30
47787CAC7	JDOT 2023-C A3 5.48 05/15/2028	310,000.00	09/12/2023 5.40%	309,978.70 309,984.59	101.14 4.66%	313,534.00 755.02	0.38% 3,549.41	Aaa/NA AAA	3.37 1.28
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	340,000.00	09/07/2023 5.17%	339,905.75 339,930.20	101.06 4.56%	343,603.66 779.73	0.41% 3,673.46	NR/AAA AAA	3.71 1.59
02582JKD1	AMXCA 2023-3 A 5.23 09/15/2028	340,000.00	09/12/2023 5.29%	339,984.80 339,988.72	101.28 4.49%	344,345.78 790.31	0.41% 4,357.06	NA/AAA AAA	3.71 1.59
44934QAD3	HART 2024-B A3 4.84 03/15/2029	90,000.00	07/16/2024 4.90%	89,986.42 89,987.71	100.51 4.64%	90,463.37 193.60	0.11% 475.66	NA/AAA AAA	4.20 2.04
448976AD2	HART 2024-C A3 4.41 05/15/2029	140,000.00	10/08/2024 4.46%	139,989.75 139,990.22	99.59 4.64%	139,419.24 274.40	0.17% (570.98)	NA/AAA AAA	4.37 2.18
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	105,000.00	10/10/2024 4.44%	104,994.14 104,994.40	99.71 4.59%	104,691.01 205.33	0.13% (303.40)	Aaa/AAA NA	4.45 1.96
38014AAD3	GMCAR 2024-4 A3 4.4 08/16/2029	95,000.00	10/08/2024 4.32%	94,981.70 94,982.50	99.70 4.59%	94,713.88 174.17	0.11% (268.62)	Aaa/AAA NA	4.62 2.02
Total ABS		**2,984,173.86**	**4.54%**	**2,981,249.12** **2,982,805.79**	**100.30** **4.58%**	**2,992,890.04** **5,749.08**	**3.60%** **10,084.25**	**Aaa/AAA** **AAA**	**2.87** **1.15**
AGENCY									
3133ENKS8	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025	750,000.00	-- 1.59%	740,054.10 749,952.85	99.96 4.34%	749,730.62 4,101.56	0.90% (222.23)	Aaa/AA+ AA+	0.02 0.01
3133ENPG9	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.75 02/14/2025	415,000.00	02/10/2022 1.84%	413,891.95 414,955.48	99.67 4.54%	413,643.86 2,763.78	0.50% (1,311.62)	Aaa/AA+ AA+	0.12 0.12
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	350,000.00	11/18/2020 0.52%	349,639.50 349,938.39	96.88 4.29%	339,068.03 262.50	0.41% (10,870.36)	Aaa/AA+ AA+	0.85 0.83
3130B3A29	FEDERAL HOME LOAN BANKS 4.0 10/09/2026	600,000.00	10/21/2024 4.00%	599,994.00 599,994.59	99.78 4.13%	598,685.05 5,333.33	0.72% (1,309.55)	Aaa/AA+ AA+	1.77 1.68
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	330,000.00	05/23/2024 4.79%	327,333.60 327,876.17	100.52 4.27%	331,716.43 1,691.25	0.40% 3,840.26	Aaa/AA+ AA+	2.38 2.23

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	700,000.00	03/21/2023 3.99%	715,799.00 710,132.25	100.38 4.37%	702,649.96 9,712.50	0.85% (7,482.30)	Aaa/AA+ AA+	3.19 2.90
3133ERGL9	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 06/07/2028	450,000.00	06/25/2024 4.44%	450,984.50 450,855.46	100.35 4.39%	451,563.39 1,350.00	0.54% 707.93	Aaa/AA+ AA+	3.44 3.14
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	650,000.00	12/28/2023 3.89%	660,575.50 658,423.07	99.62 4.36%	647,515.00 1,227.78	0.78% (10,908.06)	Aaa/AA+ AA+	3.96 3.59
Total Agency		**4,245,000.00**	**3.18%**	**4,258,272.15** **4,262,128.26**	**99.76** **4.33%**	**4,234,572.33** **26,442.71**	**5.10%** **(27,555.93)**	**Aaa/AA+** **AA+**	**2.02** **1.86**
AGENCY CMBS									
3137BNGT5	FHMS K-054 A2 2.745 01/25/2026	487,779.73	02/15/2023 4.65%	463,181.15 479,187.88	98.29 4.37%	479,452.35 1,115.80	0.58% 264.47	Aaa/AA+ AAA	1.07 0.95
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	320,000.00	02/06/2024 4.48%	310,725.00 313,594.37	97.83 4.53%	313,071.23 914.67	0.38% (523.14)	Aaa/AA+ AAA	2.07 1.82
3137FEBQ2	FHMS K-072 A2 3.444 12/25/2027	500,000.00	08/22/2023 4.98%	470,429.69 479,818.60	96.74 4.60%	483,722.90 1,435.00	0.58% 3,904.30	Aaa/AA+ AAA	2.98 2.71
3137FETN0	FHMS K-073 A2 3.35 01/25/2028	465,000.00	05/24/2023 4.27%	446,908.59 453,187.18	96.44 4.60%	448,464.46 1,298.13	0.54% (4,722.72)	Aaa/AA+ AAA	3.07 2.75
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	325,000.00	01/23/2024 4.45%	317,814.45 319,328.83	97.61 4.62%	317,220.57 1,063.29	0.38% (2,108.26)	Aaa/AA+ AA+	3.57 3.24
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	155,000.00	09/15/2023 4.86%	148,436.72 150,168.95	97.41 4.65%	150,982.82 503.75	0.18% 813.87	Aaa/AA+ AAA	3.65 3.30
3137H4BY5	FHMS K-746 A2 2.031 09/25/2028	315,000.00	10/03/2023 5.30%	270,973.83 282,103.21	91.03 4.69%	286,747.65 533.14	0.35% 4,644.44	Aaa/AA+ AAA	3.74 3.47
3137FJXV6	FHMS K-083 A2 4.05 09/25/2028	297,000.00	12/07/2023 4.60%	289,783.83 291,398.58	97.83 4.65%	290,568.41 1,002.38	0.35% (830.17)	Aaa/AA+ AAA	3.74 3.38
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	220,000.00	09/20/2024 3.81%	220,575.78 220,536.51	97.44 4.65%	214,373.30 718.67	0.26% (6,163.21)	Aaa/AA+ AAA	3.74 3.33
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	240,000.00	10/20/2023 5.34%	223,818.75 227,713.74	96.76 4.69%	232,233.02 756.00	0.28% 4,519.29	Aaa/AA+ AA+	3.82 3.42
Total Agency CMBS		**3,324,779.73**	**4.67%**	**3,162,647.79** **3,217,037.86**	**96.79** **4.59%**	**3,216,836.72** **9,340.81**	**3.87%** **(201.14)**	**Aaa/AA+** **AAA**	**2.96** **2.67**
CASH									
CCYUSD	Receivable	801.21	-- 0.00%	801.21 801.21	1.00 0.00%	801.21 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00

HOLDINGS REPORT

City of Gardena Cons | Account #10647 | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CCYUSD	Receivable	63,694.16	--	63,694.16	1.00	63,694.16	0.08%	Aaa/AAA	0.00
			0.00%	63,694.16	0.00%	0.00	0.00	AAA	0.00
Total Cash		**64,495.37**	**0.00%**	**64,495.37**	**1.00**	**64,495.37**	**0.08%**	**Aaa/AAA**	**0.00**
				64,495.37	**0.00%**	**0.00**	**0.00**	**AAA**	**0.00**
CORPORATE									
24422EWB1	JOHN DEERE CAPITAL CORP 2.125 03/07/2025	130,000.00	03/02/2022	129,944.10	99.55	129,415.08	0.16%	A1/A	0.18
			2.14%	129,996.68	4.61%	874.79	(581.60)	A+	0.18
63743HFE7	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025	95,000.00	04/27/2022	94,974.35	99.43	94,456.57	0.11%	A2/A-	0.45
			3.46%	94,996.28	4.73%	145.67	(539.71)	A	0.44
46625HMN7	JPMORGAN CHASE & CO 3.9 07/15/2025	400,000.00	05/29/2024	392,748.00	99.64	398,572.42	0.48%	A1/A	0.54
			5.58%	396,559.27	4.58%	7,193.33	2,013.15	AA-	0.51
6174468C6	MORGAN STANLEY 4.0 07/23/2025	394,000.00	04/10/2024	386,478.56	99.59	392,386.91	0.47%	A1/A-	0.56
			5.56%	390,730.51	4.75%	6,916.89	1,656.40	A+	0.54
931142EW9	WALMART INC 3.9 09/09/2025	80,000.00	09/06/2022	79,944.00	99.65	79,719.10	0.10%	Aa2/AA	0.69
			3.92%	79,987.18	4.42%	970.67	(268.07)	AA	0.66
437076CR1	HOME DEPOT INC 4.0 09/15/2025	110,000.00	09/12/2022	109,960.40	99.66	109,629.65	0.13%	A2/A	0.71
			4.01%	109,990.68	4.48%	1,295.56	(361.03)	A	0.68
20030NCS8	COMCAST CORP 3.95 10/15/2025	400,000.00	03/11/2024	393,932.00	99.48	397,920.52	0.48%	A3/A-	0.79
			4.95%	397,002.55	4.62%	3,335.56	917.97	A-	0.76
857477BR3	STATE STREET CORP 1.746 02/06/2026	90,000.00	02/02/2022	90,000.00	99.61	89,652.51	0.11%	Aa3/A	1.10
			1.75%	90,000.00	5.82%	632.93	(347.49)	AA-	0.09
037833BY5	APPLE INC 3.25 02/23/2026	400,000.00	05/09/2023	391,672.00	98.79	395,175.22	0.48%	Aaa/AA+	1.15
			4.05%	396,583.80	4.34%	4,622.22	(1,408.58)	NA	1.09
61747YET8	MORGAN STANLEY 4.679 07/17/2026	175,000.00	07/18/2022	175,000.00	99.89	174,812.66	0.21%	A1/A-	1.54
			4.68%	175,000.00	5.65%	3,730.20	(187.34)	A+	0.52
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	300,000.00	09/19/2023	299,277.00	101.32	303,959.41	0.37%	Aa1/A+	1.63
			5.61%	299,595.61	4.67%	6,124.65	4,363.80	AA	1.44
931142ER0	WALMART INC 1.05 09/17/2026	40,000.00	09/08/2021	39,924.40	94.60	37,840.77	0.05%	Aa2/AA	1.71
			1.09%	39,974.16	4.36%	121.33	(2,133.39)	AA	1.66
63743HFK3	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 5.6 11/13/2026	390,000.00	11/14/2023	393,666.00	101.65	396,435.13	0.48%	A2/A-	1.87
			5.25%	392,243.79	4.66%	2,912.00	4,191.35	A	1.67
89115A2V3	TORONTO-DOMINION BANK 5.264 12/11/2026	160,000.00	12/04/2023	160,000.00	101.06	161,694.92	0.19%	A2/A-	1.94
			5.26%	160,000.00	4.69%	467.91	1,694.92	AA-	1.82

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	150,000.00	01/10/2024 4.88%	149,962.50 149,974.41	100.39 4.67%	150,578.07 3,290.63	0.18% 603.67	A1/A AA-	2.05 1.89
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	170,000.00	02/21/2024 4.85%	169,779.00 169,841.51	100.73 4.44%	171,241.01 2,833.33	0.21% 1,399.50	A1/AA- NA	2.16 1.92
857477CL5	STATE STREET CORP 4.993 03/18/2027	365,000.00	03/13/2024 4.99%	365,000.00 365,000.00	100.83 4.59%	368,037.85 5,214.22	0.44% 3,037.85	Aa3/A AA-	2.21 1.97
89115A2W1	TORONTO-DOMINION BANK 4.98 04/05/2027	400,000.00	04/08/2024 5.21%	397,448.00 398,070.78	100.33 4.82%	401,322.44 4,758.67	0.48% 3,251.65	A2/A- AA-	2.26 2.09
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	450,000.00	10/05/2022 4.70%	436,909.50 443,290.73	98.68 4.59%	444,079.04 2,550.00	0.53% 788.31	A2/A+ A+	2.36 2.21
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	405,000.00	05/21/2024 4.93%	405,743.58 405,590.89	101.02 4.54%	409,123.80 2,643.75	0.49% 3,532.90	A2/A A+	2.37 2.20
438516CJ3	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028	400,000.00	02/13/2023 4.44%	408,972.00 405,543.14	101.14 4.55%	404,573.45 7,480.00	0.49% (969.70)	A2/A A	3.13 2.74
57636QAW4	MASTERCARD INC 4.875 03/09/2028	290,000.00	04/19/2023 4.17%	298,833.40 295,707.74	101.14 4.49%	293,297.05 4,398.33	0.35% (2,410.69)	Aa3/A+ NA	3.19 2.81
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	300,000.00	09/06/2023 5.10%	282,801.00 287,675.91	96.66 4.80%	289,977.05 1,850.00	0.35% 2,301.15	A1/A WR	3.33 3.07
58933YBH7	MERCK & CO INC 4.05 05/17/2028	90,000.00	05/08/2023 4.07%	89,927.10 89,950.84	98.53 4.52%	88,677.87 445.50	0.11% (1,272.97)	A1/A+ NA	3.38 3.10
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	410,000.00	01/24/2024 4.64%	409,331.70 409,454.61	99.58 4.71%	408,258.73 7,910.72	0.49% (1,195.88)	A1/A+ NA	4.08 3.61
89236TMF9	TOYOTA MOTOR CREDIT CORP 5.05 05/16/2029	400,000.00	06/25/2024 4.88%	402,872.00 402,567.91	100.72 4.86%	402,885.76 2,525.00	0.48% 317.85	A1/A+ A+	4.37 3.86
341081GT8	FLORIDA POWER & LIGHT CO 5.15 06/15/2029	330,000.00	09/19/2024 4.03%	345,331.80 344,385.05	101.25 4.83%	334,140.95 755.33	0.40% (10,244.10)	Aa2/A+ AA-	4.45 3.80
437076DC3	HOME DEPOT INC 4.75 06/25/2029	295,000.00	-- 4.74%	295,110.25 295,109.57	100.01 4.75%	295,020.36 233.54	0.36% (89.21)	A2/A A	4.48 3.99
713448FX1	PEPSICO INC 4.5 07/17/2029	295,000.00	07/15/2024 4.53%	294,542.75 294,584.82	99.81 4.55%	294,438.03 6,047.50	0.35% (146.79)	A1/A+ NA	4.54 3.98
26444HAH4	DUKE ENERGY FLORIDA LLC 2.5 12/01/2029	450,000.00	12/16/2024 4.72%	406,363.50 406,725.13	89.84 4.85%	404,296.12 937.50	0.49% (2,429.01)	A1/A NA	4.92 4.52
Total Corporate		**8,364,000.00**	**4.72%**	**8,296,448.89** **8,316,133.54**	**99.56** **4.68%**	**8,321,618.46** **93,217.73**	**10.02%** **5,484.92**	**A1/A** **A+**	**2.50** **2.23**
LAIF									

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
90LAIF$00	Local Agency Investment Fund State Pool	5,635,051.71	-- 4.43%	5,635,051.71 5,635,051.71	1.00 4.43%	5,635,051.71 0.00	6.78% 0.00	NA/NA NA	0.00 0.00
Total LAIF		**5,635,051.71**	**4.43%**	**5,635,051.71** **5,635,051.71**	**1.00** **4.43%**	**5,635,051.71** **0.00**	**6.78%** **0.00**	**NA/NA** **NA**	**0.00** **0.00**
LOCAL GOV INVESTMENT POOL									
09CATR$05	CalTrust MTF	714,220.96	-- 4.24%	7,166,993.63 7,166,993.63	9.80 4.24%	6,999,365.45 0.00	8.42% (167,628.18)	NA/AAAm NA	0.00 0.00
90CAMP$06	CAMP	1,250,000.00	12/31/2023 4.65%	1,250,000.00 1,250,000.00	1.00 4.65%	1,250,000.00 0.00	1.50% 0.00	NA/AAAm NA	0.00 0.00
90CAMP$00	CAMP	35,969,277.58	-- 4.65%	35,969,277.58 35,969,277.58	1.00 4.65%	35,969,277.58 0.00	43.29% 0.00	NA/AAAm AAA	0.00 0.00
Total Local Gov Investment Pool		**37,933,498.54**	**4.59%**	**44,386,271.21** **44,386,271.21**	**2.39** **4.59%**	**44,218,643.03** **0.00**	**53.22%** **(167,628.18)**	**NA/ AAAm** **AAA**	**0.00** **0.00**
MONEY MARKET FUND									
31846V203	FIRST AMER:GVT OBLG Y	172,159.04	-- 4.09%	172,159.04 172,159.04	1.00 4.09%	172,159.04 0.00	0.21% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**172,159.04**	**4.09%**	**172,159.04** **172,159.04**	**1.00** **4.09%**	**172,159.04** **0.00**	**0.21%** **0.00**	**Aaa/ AAAm** **AAA**	**0.00** **0.00**
SUPRANATIONAL									
459058LK7	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.0 08/27/2026	170,000.00	08/20/2024 4.06%	169,802.80 169,837.11	99.46 4.34%	169,083.57 2,342.22	0.20% (753.53)	Aaa/AAA NA	1.65 1.56
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	250,000.00	11/28/2023 4.53%	239,372.50 241,881.25	97.14 4.38%	242,855.60 4,107.64	0.29% 974.35	Aaa/AAA NA	3.53 3.22

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
459058KW2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028	250,000.00	-- 4.97%	246,407.00 247,312.58	100.65 4.43%	251,622.35 4,817.71	0.30% 4,309.78	Aaa/AAA NA	3.59 3.21
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	300,000.00	10/08/2024 3.93%	299,217.00 299,250.02	97.44 4.48%	292,309.93 2,421.88	0.35% (6,940.09)	Aaa/AAA NA	4.79 4.28
Total Supranational		**970,000.00**	**4.38%**	**954,799.30 958,280.95**	**98.57 4.41%**	**955,871.45 13,689.44**	**1.15% (2,409.49)**	**Aaa/AAA NA**	**3.60 3.25**
US TREASURY									
912828Z52	UNITED STATES TREASURY 1.375 01/31/2025	750,000.00	02/17/2022 1.71%	742,822.27 749,800.25	99.76 4.35%	748,233.45 4,315.56	0.90% (1,566.80)	Aaa/AA+ AA+	0.08 0.08
912828ZF0	UNITED STATES TREASURY 0.5 03/31/2025	350,000.00	03/25/2021 0.58%	348,906.26 349,933.46	99.11 4.23%	346,869.34 447.12	0.42% (3,064.13)	Aaa/AA+ AA+	0.25 0.24
91282CEH0	UNITED STATES TREASURY 2.625 04/15/2025	450,000.00	04/18/2024 5.18%	439,031.25 446,840.03	99.53 4.27%	447,901.58 2,531.25	0.54% 1,061.55	Aaa/AA+ AA+	0.29 0.28
912828ZT0	UNITED STATES TREASURY 0.25 05/31/2025	365,000.00	02/25/2021 0.60%	359,653.32 364,484.24	98.38 4.28%	359,077.57 80.22	0.43% (5,406.67)	Aaa/AA+ AA+	0.41 0.40
91282CEU1	UNITED STATES TREASURY 2.875 06/15/2025	500,000.00	07/30/2024 4.90%	491,425.78 495,565.06	99.40 4.23%	496,980.86 671.36	0.60% 1,415.80	Aaa/AA+ AA+	0.45 0.44
91282CEY3	UNITED STATES TREASURY 3.0 07/15/2025	475,000.00	03/15/2024 4.94%	463,273.44 470,275.46	99.35 4.23%	471,934.83 6,582.88	0.57% 1,659.37	Aaa/AA+ AA+	0.54 0.52
9128284Z0	UNITED STATES TREASURY 2.75 08/31/2025	750,000.00	-- 0.99%	800,092.78 758,601.95	99.02 4.27%	742,640.68 7,007.94	0.89% (15,961.27)	Aaa/AA+ AA+	0.67 0.64
91282CFK2	UNITED STATES TREASURY 3.5 09/15/2025	475,000.00	03/15/2024 4.90%	465,537.11 470,545.86	99.47 4.27%	472,471.99 4,959.94	0.57% 1,926.14	Aaa/AA+ AA+	0.71 0.68
91282CFP1	UNITED STATES TREASURY 4.25 10/15/2025	550,000.00	06/23/2023 4.59%	545,982.42 548,630.59	100.03 4.21%	550,138.78 5,008.93	0.66% 1,508.19	Aaa/AA+ AA+	0.79 0.76
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	750,000.00	-- 0.88%	734,730.47 746,621.92	96.57 4.26%	724,243.76 247.25	0.87% (22,378.15)	Aaa/AA+ AA+	0.91 0.89
91282CGA3	UNITED STATES TREASURY 4.0 12/15/2025	600,000.00	11/18/2024 4.38%	597,632.81 597,893.14	99.83 4.18%	598,984.61 1,120.88	0.72% 1,091.47	Aaa/AA+ AA+	0.96 0.92
9128286L9	UNITED STATES TREASURY 2.25 03/31/2026	750,000.00	02/25/2022 1.91%	760,078.13 753,066.67	97.58 4.27%	731,885.42 4,311.47	0.88% (21,181.25)	Aaa/AA+ AA+	1.25 1.20
912828R36	UNITED STATES TREASURY 1.625 05/15/2026	250,000.00	10/14/2021 0.99%	257,148.44 252,132.14	96.52 4.27%	241,297.47 527.45	0.29% (10,834.67)	Aaa/AA+ AA+	1.37 1.33

HOLDINGS REPORT

City of Gardena Cons | Account #10647 | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	475,000.00	08/26/2024 3.94%	476,502.93 476,212.41	99.83 4.25%	474,183.89 915.09	0.57% (2,028.52)	Aaa/AA+ AA+	1.45 1.39
912828YG9	UNITED STATES TREASURY 1.625 09/30/2026	300,000.00	12/28/2021 1.24%	305,296.88 301,943.61	95.63 4.25%	286,892.69 1,245.54	0.35% (15,050.92)	Aaa/AA+ AA+	1.75 1.68
91282CJC6	UNITED STATES TREASURY 4.625 10/15/2026	475,000.00	08/26/2024 3.84%	482,514.65 481,289.54	100.61 4.26%	477,906.51 4,707.59	0.58% (3,383.03)	Aaa/AA+ AA+	1.79 1.68
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	625,000.00	03/29/2022 2.55%	609,912.11 618,905.96	95.98 4.26%	599,847.92 1,622.93	0.72% (19,058.04)	Aaa/AA+ AA+	1.87 1.80
91282CJP7	UNITED STATES TREASURY 4.375 12/15/2026	300,000.00	12/27/2023 4.02%	302,906.25 301,913.35	100.23 4.25%	300,679.75 612.98	0.36% (1,233.60)	Aaa/AA+ AA+	1.96 1.85
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	750,000.00	-- 2.90%	736,449.21 743,690.90	96.29 4.25%	722,177.19 4,790.52	0.87% (21,513.71)	Aaa/AA+ AA+	2.25 2.13
912828X88	UNITED STATES TREASURY 2.375 05/15/2027	350,000.00	06/09/2022 3.08%	338,666.02 344,559.69	95.77 4.27%	335,185.68 1,079.25	0.40% (9,374.01)	Aaa/AA+ AA+	2.37 2.26
91282CKZ3	UNITED STATES TREASURY 4.375 07/15/2027	1,000,000.00	11/18/2024 4.29%	1,002,070.31 1,001,978.34	100.06 4.35%	1,000,586.00 20,210.60	1.20% (1,392.34)	Aaa/AA+ AA+	2.54 2.33
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	570,000.00	10/26/2022 4.19%	568,419.14 569,119.50	99.61 4.28%	567,749.02 6,007.31	0.68% (1,370.47)	Aaa/AA+ AA+	2.75 2.54
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	800,000.00	12/20/2022 3.84%	743,625.00 766,993.86	94.55 4.29%	756,373.27 2,337.02	0.91% (10,620.58)	Aaa/AA+ AA+	2.87 2.72
91282CGC9	UNITED STATES TREASURY 3.875 12/31/2027	500,000.00	05/25/2023 3.98%	497,890.63 498,626.40	98.85 4.29%	494,260.96 53.52	0.59% (4,365.44)	Aaa/AA+ AA+	3.00 2.79
912828YB0	UNITED STATES TREASURY 1.625 08/15/2029	150,000.00	09/24/2024 3.49%	137,542.97 138,226.89	88.75 4.34%	133,131.20 920.69	0.16% (5,095.69)	Aaa/AA+ AA+	4.62 4.33
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	200,000.00	12/17/2024 4.25%	198,929.69 198,937.98	98.86 4.38%	197,727.76 725.27	0.24% (1,210.22)	Aaa/AA+ AA+	4.91 4.38
Total US Treasury		**13,510,000.00**	**3.16%**	**13,407,040.27** **13,446,789.17**	**98.33** **4.27%**	**13,279,362.18** **83,040.56**	**15.98%** **(167,426.99)**	**Aaa/AA+** **AA+**	**1.52** **1.43**
Total Portfolio		**77,203,158.26**	**4.28%**	**83,318,434.85** **83,441,152.90**	**40.61** **4.51%**	**83,091,500.34** **231,480.33**	**100.00%** **(349,652.57)**	**Aa2/AA** **AA+**	**0.86** **0.73**
Total Market Value + Accrued						**83,322,980.67**			

TRANSACTION LEDGER

City of Gardena Cons | Account #10647 | As of December 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	12/02/2024	31846V203	1,862.50	FIRST AMER:GVT OBLG Y	1.000	4.26%	(1,862.50)	0.00	(1,862.50)	0.00
Purchase	12/03/2024	31846V203	2,265.92	FIRST AMER:GVT OBLG Y	1.000	4.26%	(2,265.92)	0.00	(2,265.92)	0.00
Purchase	12/09/2024	31846V203	10,125.00	FIRST AMER:GVT OBLG Y	1.000	4.25%	(10,125.00)	0.00	(10,125.00)	0.00
Purchase	12/11/2024	31846V203	4,211.20	FIRST AMER:GVT OBLG Y	1.000	4.25%	(4,211.20)	0.00	(4,211.20)	0.00
Purchase	12/12/2024	31846V203	410,400.00	FIRST AMER:GVT OBLG Y	1.000	4.25%	(410,400.00)	0.00	(410,400.00)	0.00
Purchase	12/16/2024	31846V203	115,822.54	FIRST AMER:GVT OBLG Y	1.000	4.25%	(115,822.54)	0.00	(115,822.54)	0.00
Purchase	12/16/2024	31846V203	10,878.39	FIRST AMER:GVT OBLG Y	1.000	4.25%	(10,878.39)	0.00	(10,878.39)	0.00
Purchase	12/16/2024	90CAMP$00	27,218,057.38	CAMP	1.000	4.65%	(27,218,057.38)	0.00	(27,218,057.38)	0.00
Purchase	12/17/2024	26444HAH4	450,000.00	DUKE ENERGY FLORIDA LLC 2.5 12/01/2029	90.303	4.72%	(406,363.50)	(500.00)	(406,863.50)	0.00
Purchase	12/18/2024	91282CMA6	200,000.00	UNITED STATES TREASURY 4.125 11/30/2029	99.465	4.25%	(198,929.69)	(407.97)	(199,337.66)	0.00
Purchase	12/18/2024	31846V203	6,171.41	FIRST AMER:GVT OBLG Y	1.000	4.25%	(6,171.41)	0.00	(6,171.41)	0.00
Purchase	12/19/2024	31846V203	1.36	FIRST AMER:GVT OBLG Y	1.000	4.25%	(1.36)	0.00	(1.36)	0.00
Purchase	12/20/2024	31846V203	336.25	FIRST AMER:GVT OBLG Y	1.000	4.25%	(336.25)	0.00	(336.25)	0.00
Purchase	12/23/2024	31846V203	6,908.10	FIRST AMER:GVT OBLG Y	1.000	4.25%	(6,908.10)	0.00	(6,908.10)	0.00
Purchase	12/24/2024	90CAMP$00	9,431,136.89	CAMP	1.000	4.65%	(9,431,136.89)	0.00	(9,431,136.89)	0.00
Purchase	12/26/2024	31846V203	36,974.34	FIRST AMER:GVT OBLG Y	1.000	4.25%	(36,974.34)	0.00	(36,974.34)	0.00
Purchase	12/26/2024	31846V203	9,739.37	FIRST AMER:GVT OBLG Y	1.000	4.25%	(9,739.37)	0.00	(9,739.37)	0.00
Purchase	12/31/2024	31846V203	9,687.50	FIRST AMER:GVT OBLG Y	1.000	4.09%	(9,687.50)	0.00	(9,687.50)	0.00
Purchase	12/31/2024	09CATR$05	2,609.37	CalTrust MTF	9.800	4.24%	(25,571.83)	0.00	(25,571.83)	0.00
Purchase	12/31/2024	90CAMP$00	95,378.56	CAMP	1.000	4.65%	(95,378.56)	0.00	(95,378.56)	0.00
Total Purchase			**38,022,566.08**				**(38,000,821.73)**	**(907.97)**	**(38,001,729.70)**	**0.00**
TOTAL ACQUISITIONS			**38,022,566.08**				**(38,000,821.73)**	**(907.97)**	**(38,001,729.70)**	**0.00**
OTHER										
Maturity	12/12/2024	06368LGU4	(400,000.00)	BANK OF MONTREAL 5.2 12/12/2024	100.000	5.20%	400,000.00	0.00	400,000.00	0.00
Total Maturity			**(400,000.00)**				**400,000.00**	**0.00**	**400,000.00**	**0.00**
Sale	12/17/2024	31846V203	(406,863.50)	FIRST AMER:GVT OBLG Y	1.000	4.25%	406,863.50	0.00	406,863.50	0.00

TRANSACTION LEDGER

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Sale	12/18/2024	31846V203	(199,337.66)	FIRST AMER:GVT OBLG Y	1.000	4.25%	199,337.66	0.00	199,337.66	0.00
Sale	12/18/2024	90CAMP$00	(15,000,000.00)	CAMP	1.000	4.65%	15,000,000.00	0.00	15,000,000.00	0.00
Sale	12/31/2024	90CAMP$06	(35,000,000.00)	CAMP	1.000	4.65%	35,000,000.00	0.00	35,000,000.00	0.00
Total Sale			**(50,606,201.16)**				**50,606,201.16**	**0.00**	**50,606,201.16**	**0.00**
TOTAL OTHER TRANSACTIONS			**(51,006,201.16)**				**51,006,201.16**	**0.00**	**51,006,201.16**	**0.00**
OTHER										
Cash Transfer	12/16/2024	CCYUSD	27,218,057.38	Cash		0.00%	27,218,057.38	0.00	27,218,057.38	0.00
Cash Transfer	12/18/2024	CCYUSD	(15,000,000.00)	Cash		0.00%	(15,000,000.00)	0.00	(15,000,000.00)	0.00
Cash Transfer	12/24/2024	CCYUSD	9,431,136.89	Cash		0.00%	9,431,136.89	0.00	9,431,136.89	0.00
Cash Transfer	12/31/2024	CCYUSD	(35,149,442.09)	Cash		0.00%	(35,149,442.09)	0.00	(35,149,442.09)	0.00
Total Cash Transfer			**(13,500,247.82)**				**(13,500,247.82)**	**0.00**	**(13,500,247.82)**	**0.00**
Coupon	12/01/2024	3137FJKE8	0.00	FHMS K-082 A2 3.92 09/25/2028		3.80%	718.67	0.00	718.67	0.00
Coupon	12/01/2024	3137FETN0	0.00	FHMS K-073 A2 3.35 01/25/2028		4.23%	1,298.12	0.00	1,298.12	0.00
Coupon	12/01/2024	3137FHPJ6	0.00	FHMS K-080 A2 3.926 07/25/2028		4.43%	1,063.29	0.00	1,063.29	0.00
Coupon	12/01/2024	3137BVZ82	0.00	FHMS K-063 A2 3.43 01/25/2027		4.44%	914.67	0.00	914.67	0.00
Coupon	12/01/2024	3137BNGT5	0.00	FHMS K-054 A2 2.745 01/25/2026		4.51%	1,143.75	0.00	1,143.75	0.00
Coupon	12/01/2024	3137FJXV6	0.00	FHMS K-083 A2 4.05 09/25/2028		4.57%	1,002.38	0.00	1,002.38	0.00
Coupon	12/01/2024	3137FJEH8	0.00	FHMS K-081 A2 3.9 08/25/2028		4.81%	503.75	0.00	503.75	0.00
Coupon	12/01/2024	3137FEBQ2	0.00	FHMS K-072 A2 3.444 12/25/2027		4.91%	1,435.00	0.00	1,435.00	0.00
Coupon	12/01/2024	3137H4BY5	0.00	FHMS K-746 A2 2.031 09/25/2028		5.18%	533.14	0.00	533.14	0.00
Coupon	12/01/2024	3137FJZ93	0.00	FHMS K-084 A2 3.78 10/25/2028		5.27%	756.00	0.00	756.00	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	12/07/2024	3133ERGL9	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 06/07/2028		4.44%	10,125.00	0.00	10,125.00	0.00
Coupon	12/11/2024	89115A2V3	0.00	TORONTO-DOMINION BANK 5.264 12/11/2026		5.26%	4,211.20	0.00	4,211.20	0.00
Coupon	12/12/2024	06368LGU4	0.00	BANK OF MONTREAL 5.2 12/12/2024		5.20%	10,400.00	0.00	10,400.00	0.00
Coupon	12/15/2024	47789QAC4	0.00	JDOT 2021-B A3 0.52 03/16/2026		0.53%	4.61	0.00	4.61	0.00
Coupon	12/15/2024	89238JAC9	0.00	TAOT 2021-D A3 0.71 04/15/2026		0.71%	7.95	0.00	7.95	0.00
Coupon	12/15/2024	43815BAC4	0.00	HAROT 2022-1 A3 1.88 05/15/2026		1.90%	93.37	0.00	93.37	0.00
Coupon	12/15/2024	47787JAC2	0.00	JDOT 2022 A3 0.36 09/15/2026		2.35%	83.61	0.00	83.61	0.00
Coupon	12/15/2024	89238FAD5	0.00	TAOT 2022-B A3 2.93 09/15/2026		2.95%	126.16	0.00	126.16	0.00
Coupon	12/15/2024	02582JJT8	0.00	AMXCA 2022-2 A 3.39 05/17/2027		3.42%	522.63	0.00	522.63	0.00
Coupon	12/15/2024	63743HFE7	0.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025		3.46%	1,638.75	0.00	1,638.75	0.00
Coupon	12/15/2024	47800AAC4	0.00	JDOT 2022-B A3 3.74 02/16/2027		3.78%	272.98	0.00	272.98	0.00
Coupon	12/15/2024	3133EPN50	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028		3.89%	13,812.50	0.00	13,812.50	0.00
Coupon	12/15/2024	91282CHH7	0.00	UNITED STATES TREASURY 4.125 06/15/2026		3.94%	9,796.88	0.00	9,796.88	0.00
Coupon	12/15/2024	91282CJP7	0.00	UNITED STATES TREASURY 4.375 12/15/2026		4.02%	6,562.50	0.00	6,562.50	0.00
Coupon	12/15/2024	341081GT8	0.00	FLORIDA POWER & LIGHT CO 5.15 06/15/2029		4.03%	9,064.00	0.00	9,064.00	0.00

TRANSACTION LEDGER

City of Gardena Cons | Account #10647 | As of December 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	12/15/2024	58769GAD5	0.00	MBALT 2024-B A3 4.23 02/15/2028		4.28%	458.25	0.00	458.25	0.00
Coupon	12/15/2024	91282CGA3	0.00	UNITED STATES TREASURY 4.0 12/15/2025		4.38%	12,000.00	0.00	12,000.00	0.00
Coupon	12/15/2024	89239TAD4	0.00	TAOT 2024-D A3 4.4 06/15/2029		4.44%	385.00	0.00	385.00	0.00
Coupon	12/15/2024	448976AD2	0.00	HART 2024-C A3 4.41 05/15/2029		4.45%	514.50	0.00	514.50	0.00
Coupon	12/15/2024	58770AAC7	0.00	MBART 2023-1 A3 4.51 11/15/2027		4.56%	343.32	0.00	343.32	0.00
Coupon	12/15/2024	448979AD6	0.00	HART 2023-A A3 4.58 04/15/2027		4.63%	591.58	0.00	591.58	0.00
Coupon	12/15/2024	44934QAD3	0.00	HART 2024-B A3 4.84 03/15/2029		4.90%	363.00	0.00	363.00	0.00
Coupon	12/15/2024	91282CEU1	0.00	UNITED STATES TREASURY 2.875 06/15/2025		4.90%	7,187.50	0.00	7,187.50	0.00
Coupon	12/15/2024	02582JJZ4	0.00	AMXCA 2023-1 A 4.87 05/15/2026		4.92%	507.29	0.00	507.29	0.00
Coupon	12/15/2024	47800BAC2	0.00	JDOT 2022-C A3 5.09 06/15/2027		5.15%	747.54	0.00	747.54	0.00
Coupon	12/15/2024	161571HT4	0.00	CHAIT 2023-1 A 5.16 09/15/2028		5.23%	1,462.00	0.00	1,462.00	0.00
Coupon	12/15/2024	02582JKD1	0.00	AMXCA 2023-3 A 5.23 09/15/2028		5.29%	1,481.83	0.00	1,481.83	0.00
Coupon	12/15/2024	47787CAC7	0.00	JDOT 2023-C A3 5.48 05/15/2028		5.55%	1,415.67	0.00	1,415.67	0.00
Coupon	12/16/2024	36265WAD5	0.00	GMCAR 2022-3 A3 3.64 04/16/2027		3.67%	178.19	0.00	178.19	0.00
Coupon	12/16/2024	38014AAD3	0.00	GMCAR 2024-4 A3 4.4 08/16/2029		4.32%	348.33	0.00	348.33	0.00
Coupon	12/16/2024	362583AD8	0.00	GMCAR 2023-2 A3 4.47 02/16/2028		4.51%	428.38	0.00	428.38	0.00
Coupon	12/18/2024	43815PAC3	0.00	HAROT 2022-2 A3 3.73 07/20/2026		3.76%	188.03	0.00	188.03	0.00

TRANSACTION LEDGER

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	12/20/2024	379929AD4	0.00	GMALT 2023-3 A3 5.38 11/20/2026		5.45%	336.25	0.00	336.25	0.00
Coupon	12/21/2024	43815GAC3	0.00	HAROT 2021-4 A3 0.88 01/21/2026		0.90%	12.07	0.00	12.07	0.00
Coupon	12/21/2024	43815JAC7	0.00	HAROT 2023-1 A3 5.04 04/21/2027		5.11%	294.00	0.00	294.00	0.00
Coupon	12/25/2024	437076DC3	0.00	HOME DEPOT INC 4.75 06/25/2029		4.74%	7,006.25	0.00	7,006.25	0.00
Coupon	12/25/2024	05593AAC3	0.00	BMWLT 2023-1 A3 5.16 11/25/2025		5.22%	62.60	0.00	62.60	0.00
Coupon	12/25/2024	05602RAD3	0.00	BMWOT 2022-A A3 3.21 08/25/2026		6.25%	299.06	0.00	299.06	0.00
Coupon	12/31/2024	91282CGC9	0.00	UNITED STATES TREASURY 3.875 12/31/2027		3.98%	9,687.50	0.00	9,687.50	0.00
Total Coupon			**0.00**				**122,389.05**	**0.00**	**122,389.05**	**0.00**
Dividend	12/19/2024	31846V203	0.00	FIRST AMER:GVT OBLG Y		4.25%	1.36	0.00	1.36	0.00
Dividend	12/31/2024	09CATR$05	0.00	CalTrust MTF		4.24%	25,571.80	0.00	25,571.80	0.00
Dividend	12/31/2024	90CAMP$00	0.00	CAMP		4.65%	95,378.56	0.00	95,378.56	0.00
Dividend	12/31/2024	90CAMP$06	0.00	CAMP		4.65%	149,442.12	0.00	149,442.12	0.00
Dividend	12/31/2024	31846V203	0.00	FIRST AMER:GVT OBLG Y		4.16%	801.21	0.00	801.21	0.00
Total Dividend			**0.00**				**271,195.05**	**0.00**	**271,195.05**	**0.00**
Principal Paydown	12/01/2024	3137BNGT5	12,220.27	FHMS K-054 A2 2.745 01/25/2026		4.51%	12,220.27	--	12,220.27	0.00
Principal Paydown	12/15/2024	47789QAC4	1,767.62	JDOT 2021-B A3 0.52 03/16/2026		0.53%	1,767.62	--	1,767.62	(0.00)
Principal Paydown	12/15/2024	89238JAC9	2,469.15	TAOT 2021-D A3 0.71 04/15/2026		0.71%	2,469.15	--	2,469.15	(0.00)
Principal Paydown	12/15/2024	43815BAC4	7,552.27	HAROT 2022-1 A3 1.88 05/15/2026		1.90%	7,552.27	--	7,552.27	(0.00)
Principal Paydown	12/15/2024	47787JAC2	5,189.39	JDOT 2022 A3 0.36 09/15/2026		2.35%	5,189.39	--	5,189.39	0.00
Principal Paydown	12/15/2024	89238FAD5	5,157.27	TAOT 2022-B A3 2.93 09/15/2026		2.95%	5,157.27	--	5,157.27	0.00

TRANSACTION LEDGER

City of Gardena Cons | Account #10647 | As of December 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Principal Paydown	12/15/2024	47800AAC4	5,177.09	JDOT 2022-B A3 3.74 02/16/2027		3.78%	5,177.09	--	5,177.09	(0.00)
Principal Paydown	12/15/2024	58770AAC7	5,783.53	MBART 2023-1 A3 4.51 11/15/2027		4.56%	5,783.53	--	5,783.53	0.00
Principal Paydown	12/15/2024	448979AD6	9,510.10	HART 2023-A A3 4.58 04/15/2027		4.63%	9,510.10	--	9,510.10	(0.00)
Principal Paydown	12/15/2024	47800BAC2	8,550.14	JDOT 2022-C A3 5.09 06/15/2027		5.15%	8,550.14	--	8,550.14	0.00
Principal Paydown	12/16/2024	36265WAD5	5,146.05	GMCAR 2022-3 A3 3.64 04/16/2027		3.67%	5,146.05	--	5,146.05	0.00
Principal Paydown	12/18/2024	43815PAC3	5,983.38	HAROT 2022-2 A3 3.73 07/20/2026		3.76%	5,983.38	--	5,983.38	0.00
Principal Paydown	12/21/2024	43815GAC3	3,126.39	HAROT 2021-4 A3 0.88 01/21/2026		0.90%	3,126.39	--	3,126.39	(0.00)
Principal Paydown	12/21/2024	43815JAC7	3,475.64	HAROT 2023-1 A3 5.04 04/21/2027		5.11%	3,475.64	--	3,475.64	(0.00)
Principal Paydown	12/25/2024	05593AAC3	4,282.95	BMWLT 2023-1 A3 5.16 11/25/2025		5.22%	4,282.95	--	4,282.95	(0.00)
Principal Paydown	12/25/2024	05602RAD3	13,473.81	BMWOT 2022-A A3 3.21 08/25/2026		6.27%	13,473.81	--	13,473.81	(0.00)
Total Principal Paydown			**98,865.05**				**98,865.05**	**--**	**98,865.05**	**(0.01)**
TOTAL OTHER TRANSACTIONS			**(13,401,382.77)**				**(13,007,798.67)**	**0.00**	**(13,007,798.67)**	**(0.01)**

INCOME EARNED

City of Gardena Cons | Account #10647 | As of December 31, 2024

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
31846V203	FIRST AMER:GVT OBLG Y	172,159.04	152,976.32 625,383.88 (606,201.16) 172,159.04	0.00 2,267.28 0.00 2,267.28	0.00 0.00 0.00 2,267.28	2,267.28
CCYUSD	Receivable	64,495.37	46,381.59 0.00 0.00 64,495.37	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**236,654.41**	**199,357.91** **625,383.88** **(606,201.16)** **236,654.41**	**0.00** **2,267.28** **0.00** **2,267.28**	**0.00** **0.00** **0.00** **2,267.28**	**2,267.28**
FIXED INCOME						
02582JJT8	AMXCA 2022-2 A 3.39 05/17/2027	05/17/2022 05/24/2022 185,000.00	184,991.33 0.00 0.00 184,992.96	278.73 522.63 278.73 522.63	1.63 0.00 1.63 524.26	524.26
02582JJZ4	AMXCA 2023-1 A 4.87 05/15/2026	06/07/2023 06/14/2023 125,000.00	124,992.88 0.00 0.00 124,993.29	270.56 507.29 270.56 507.29	0.42 0.00 0.42 507.71	507.71
02582JKD1	AMXCA 2023-3 A 5.23 09/15/2028	09/12/2023 09/19/2023 340,000.00	339,988.46 0.00 0.00 339,988.72	790.31 1,481.83 790.31 1,481.83	0.26 0.00 0.26 1,482.09	1,482.09
037833BY5	APPLE INC 3.25 02/23/2026	05/09/2023 05/11/2023 400,000.00	396,330.45 0.00 0.00 396,583.80	3,538.89 0.00 4,622.22 1,083.33	253.35 0.00 253.35 1,336.69	1,336.69
05593AAC3	BMWLT 2023-1 A3 5.16 11/25/2025	02/07/2023 02/15/2023 10,275.02	14,557.85 0.00 (4,282.95) 10,274.94	12.52 62.60 8.84 58.92	0.04 0.00 0.04 58.96	58.96

INCOME EARNED

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05602RAD3	BMWOT 2022-A A3 3.21 08/25/2026	01/05/2023 01/09/2023 98,326.14	110,427.74 0.00 (13,473.81) 97,178.50	59.81 299.06 52.60 291.85	224.57 0.00 224.57 516.42	516.42
06368LGU4	BANK OF MONTREAL 5.2 12/12/2024	03/25/2024 03/27/2024 0.00	399,972.58 0.00 (400,000.00) 0.00	9,764.44 10,400.00 0.00 635.56	27.42 0.00 27.42 662.97	662.97
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	09/19/2023 09/21/2023 300,000.00	299,574.51 0.00 0.00 299,595.61	4,743.15 0.00 6,124.65 1,381.50	21.10 0.00 21.10 1,402.60	1,402.60
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	05/21/2024 05/23/2024 405,000.00	405,612.12 0.00 0.00 405,590.89	956.25 0.00 2,643.75 1,687.50	0.00 (21.23) (21.23) 1,666.27	1,666.27
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	09/07/2023 09/15/2023 340,000.00	339,928.60 0.00 0.00 339,930.20	779.73 1,462.00 779.73 1,462.00	1.60 0.00 1.60 1,463.60	1,463.60
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	02/21/2024 02/26/2024 170,000.00	169,835.26 0.00 0.00 169,841.51	2,153.33 0.00 2,833.33 680.00	6.25 0.00 6.25 686.25	686.25
20030NCS8	COMCAST CORP 3.95 10/15/2025	03/11/2024 03/13/2024 400,000.00	396,678.79 0.00 0.00 397,002.55	2,018.89 0.00 3,335.56 1,316.67	323.77 0.00 323.77 1,640.43	1,640.43
24422EWB1	JOHN DEERE CAPITAL CORP 2.125 03/07/2025	03/02/2022 03/07/2022 130,000.00	129,995.10 0.00 0.00 129,996.68	644.58 0.00 874.79 230.21	1.58 0.00 1.58 231.79	231.79
26444HAH4	DUKE ENERGY FLORIDA LLC 2.5 12/01/2029	12/16/2024 12/17/2024 450,000.00	0.00 406,363.50 0.00 406,725.13	0.00 (500.00) 937.50 437.50	361.63 0.00 361.63 799.13	799.13

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	03/21/2023 03/22/2023 700,000.00	710,402.10 0.00 0.00 710,132.25	7,087.50 0.00 9,712.50 2,625.00	0.00 (269.85) (269.85) 2,355.15	2,355.15
3130B3A29	FEDERAL HOME LOAN BANKS 4.0 10/09/2026	10/21/2024 10/22/2024 600,000.00	599,994.33 0.00 0.00 599,994.59	3,333.33 0.00 5,333.33 2,000.00	0.26 0.00 0.26 2,000.26	2,000.26
3133ENKS8	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025	750,000.00	749,660.49 0.00 0.00 749,952.85	3,398.44 0.00 4,101.56 703.13	292.35 0.00 292.35 995.48	995.48
3133ENPG9	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.75 02/14/2025	02/10/2022 02/15/2022 415,000.00	414,924.11 0.00 0.00 414,955.48	2,158.58 0.00 2,763.78 605.21	31.37 0.00 31.37 636.58	636.58
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	12/28/2023 12/29/2023 650,000.00	658,603.90 0.00 0.00 658,423.07	12,738.19 13,812.50 1,227.78 2,302.08	0.00 (180.83) (180.83) 2,121.26	2,121.26
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	05/23/2024 05/24/2024 330,000.00	327,800.40 0.00 0.00 327,876.17	453.75 0.00 1,691.25 1,237.50	75.76 0.00 75.76 1,313.26	1,313.26
3133ERGL9	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 06/07/2028	06/25/2024 06/26/2024 450,000.00	450,876.63 0.00 0.00 450,855.46	9,787.50 10,125.00 1,350.00 1,687.50	0.00 (21.16) (21.16) 1,666.34	1,666.34
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	11/18/2020 11/19/2020 350,000.00	349,932.23 0.00 0.00 349,938.39	116.67 0.00 262.50 145.83	6.16 0.00 6.16 151.99	151.99
3137BNGT5	FHMS K-054 A2 2.745 01/25/2026	02/15/2023 02/21/2023 487,779.73	490,444.90 0.00 (12,220.27) 479,187.88	1,143.75 1,143.75 1,115.80 1,115.80	963.25 0.00 963.25 2,079.05	2,079.05

INCOME EARNED

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3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	02/06/2024 02/09/2024 320,000.00	313,322.35 0.00 0.00 313,594.37	914.67 914.67 914.67 914.67	272.02 0.00 272.02 1,186.69	1,186.69
3137FEBQ2	FHMS K-072 A2 3.444 12/25/2027	08/22/2023 08/25/2023 500,000.00	479,230.60 0.00 0.00 479,818.60	1,435.00 1,435.00 1,435.00 1,435.00	587.99 0.00 587.99 2,022.99	2,022.99
3137FETN0	FHMS K-073 A2 3.35 01/25/2028	05/24/2023 05/30/2023 465,000.00	452,852.76 0.00 0.00 453,187.18	1,298.13 1,298.12 1,298.13 1,298.12	334.43 0.00 334.43 1,632.55	1,632.55
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	01/23/2024 01/26/2024 325,000.00	319,191.16 0.00 0.00 319,328.83	1,063.29 1,063.29 1,063.29 1,063.29	137.67 0.00 137.67 1,200.96	1,200.96
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	09/15/2023 09/20/2023 155,000.00	150,054.46 0.00 0.00 150,168.95	503.75 503.75 503.75 503.75	114.50 0.00 114.50 618.25	618.25
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	09/20/2024 09/25/2024 220,000.00	220,548.93 0.00 0.00 220,536.51	718.67 718.67 718.67 718.67	0.00 (12.42) (12.42) 706.25	706.25
3137FJXV6	FHMS K-083 A2 4.05 09/25/2028	12/07/2023 12/12/2023 297,000.00	291,268.90 0.00 0.00 291,398.58	1,002.38 1,002.38 1,002.38 1,002.38	129.68 0.00 129.68 1,132.06	1,132.06
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	10/20/2023 10/25/2023 240,000.00	227,435.52 0.00 0.00 227,713.74	756.00 756.00 756.00 756.00	278.21 0.00 278.21 1,034.21	1,034.21
3137H4BY5	FHMS K-746 A2 2.031 09/25/2028	10/03/2023 10/06/2023 315,000.00	281,341.60 0.00 0.00 282,103.21	533.14 533.14 533.14 533.14	761.61 0.00 761.61 1,294.75	1,294.75

INCOME EARNED

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341081GT8	FLORIDA POWER & LIGHT CO 5.15 06/15/2029	09/19/2024 09/20/2024 330,000.00	344,670.00 0.00 0.00 344,385.05	8,403.08 9,064.00 755.33 1,416.25	0.00 (284.94) (284.94) 1,131.31	1,131.31
362583AD8	GMCAR 2023-2 A3 4.47 02/16/2028	04/04/2023 04/12/2023 115,000.00	114,997.91 0.00 0.00 114,997.97	214.19 428.38 214.19 428.38	0.06 0.00 0.06 428.44	428.44
36265WAD5	GMCAR 2022-3 A3 3.64 04/16/2027	07/06/2022 07/13/2022 53,598.47	58,744.36 0.00 (5,146.05) 53,598.33	89.10 178.19 81.29 170.39	0.02 0.00 0.02 170.40	170.40
379929AD4	GMALT 2023-3 A3 5.38 11/20/2026	08/08/2023 08/16/2023 75,000.00	74,994.58 0.00 0.00 74,994.81	123.29 336.25 123.29 336.25	0.23 0.00 0.23 336.48	336.48
38014AAD3	GMCAR 2024-4 A3 4.4 08/16/2029	10/08/2024 10/16/2024 95,000.00	94,982.18 0.00 0.00 94,982.50	174.17 348.33 174.17 348.33	0.32 0.00 0.32 348.65	348.65
437076CR1	HOME DEPOT INC 4.0 09/15/2025	09/12/2022 09/19/2022 110,000.00	109,989.56 0.00 0.00 109,990.68	928.89 0.00 1,295.56 366.67	1.12 0.00 1.12 367.79	367.79
437076DC3	HOME DEPOT INC 4.75 06/25/2029	295,000.00	295,111.99 0.00 0.00 295,109.57	6,072.08 7,006.25 233.54 1,167.71	15.88 (18.30) (2.42) 1,165.29	1,165.29
43815BAC4	HAROT 2022-1 A3 1.88 05/15/2026	02/15/2022 02/23/2022 52,043.65	59,593.14 0.00 (7,552.27) 52,041.37	49.80 93.37 43.49 87.06	0.49 0.00 0.49 87.55	87.55
43815GAC3	HAROT 2021-4 A3 0.88 01/21/2026	11/16/2021 11/24/2021 13,334.17	16,459.72 0.00 (3,126.39) 13,333.54	4.02 12.07 3.26 11.31	0.21 0.00 0.21 11.51	11.51

INCOME EARNED

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43815JAC7	HAROT 2023-1 A3 5.04 04/21/2027	02/16/2023 02/24/2023 66,524.36	69,992.56 0.00 (3,475.64) 66,517.54	98.00 294.00 93.13 289.13	0.62 0.00 0.62 289.75	289.75
43815PAC3	HAROT 2022-2 A3 3.73 07/20/2026	08/15/2022 08/24/2022 54,507.51	60,489.63 0.00 (5,983.38) 54,506.44	81.48 188.03 73.42 179.97	0.18 0.00 0.18 180.15	180.15
438516CJ3	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028	02/13/2023 02/15/2023 400,000.00	405,698.09 0.00 0.00 405,543.14	5,830.00 0.00 7,480.00 1,650.00	0.00 (154.95) (154.95) 1,495.05	1,495.05
448976AD2	HART 2024-C A3 4.41 05/15/2029	10/08/2024 10/16/2024 140,000.00	139,990.03 0.00 0.00 139,990.22	274.40 514.50 274.40 514.50	0.19 0.00 0.19 514.69	514.69
448979AD6	HART 2023-A A3 4.58 04/15/2027	04/04/2023 04/12/2023 145,489.90	154,991.06 0.00 (9,510.10) 145,481.81	315.51 591.58 296.15 572.22	0.85 0.00 0.85 573.07	573.07
44934QAD3	HART 2024-B A3 4.84 03/15/2029	07/16/2024 07/24/2024 90,000.00	89,987.46 0.00 0.00 89,987.71	193.60 363.00 193.60 363.00	0.25 0.00 0.25 363.25	363.25
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	11/28/2023 11/30/2023 250,000.00	241,685.84 0.00 0.00 241,881.25	3,378.47 0.00 4,107.64 729.17	195.40 0.00 195.40 924.57	924.57
459058KW2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028	250,000.00	247,248.88 0.00 0.00 247,312.58	3,854.17 0.00 4,817.71 963.54	63.69 0.00 63.69 1,027.23	1,027.23
459058LK7	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.0 08/27/2026	08/20/2024 08/27/2024 170,000.00	169,828.73 0.00 0.00 169,837.11	1,775.56 0.00 2,342.22 566.67	8.37 0.00 8.37 575.04	575.04

INCOME EARNED

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459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	10/08/2024 10/16/2024 300,000.00	299,236.73 0.00 0.00 299,250.02	1,453.13 0.00 2,421.88 968.75	13.29 0.00 13.29 982.04	982.04
46625HMN7	JPMORGAN CHASE & CO 3.9 07/15/2025	05/29/2024 05/30/2024 400,000.00	396,012.28 0.00 0.00 396,559.27	5,893.33 0.00 7,193.33 1,300.00	546.99 0.00 546.99 1,846.99	1,846.99
47787CAC7	JDOT 2023-C A3 5.48 05/15/2028	09/12/2023 09/19/2023 310,000.00	309,984.20 0.00 0.00 309,984.59	755.02 1,415.67 755.02 1,415.67	0.39 0.00 0.39 1,416.06	1,416.06
47787JAC2	JDOT 2022 A3 0.36 09/15/2026	03/10/2022 03/16/2022 38,059.09	43,244.97 0.00 (5,189.39) 38,056.15	44.59 83.61 39.24 78.26	0.57 0.00 0.57 78.83	78.83
47789QAC4	JDOT 2021-B A3 0.52 03/16/2026	07/13/2021 07/21/2021 8,871.23	10,638.70 0.00 (1,767.62) 8,871.11	2.46 4.61 2.05 4.20	0.03 0.00 0.03 4.23	4.23
47800AAC4	JDOT 2022-B A3 3.74 02/16/2027	07/12/2022 07/20/2022 82,411.60	87,585.35 0.00 (5,177.09) 82,408.58	145.59 272.98 136.99 264.37	0.32 0.00 0.32 264.69	264.69
47800BAC2	JDOT 2022-C A3 5.09 06/15/2027	10/12/2022 10/19/2022 167,687.16	176,230.59 0.00 (8,550.14) 167,680.99	398.69 747.54 379.35 728.20	0.54 0.00 0.54 728.74	728.74
57636QAW4	MASTERCARD INC 4.875 03/09/2028	04/19/2023 04/21/2023 290,000.00	295,863.77 0.00 0.00 295,707.74	3,220.21 0.00 4,398.33 1,178.13	0.00 (156.03) (156.03) 1,022.09	1,022.09
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	09/17/2024 09/25/2024 130,000.00	129,979.30 0.00 0.00 129,979.85	244.40 458.25 244.40 458.25	0.55 0.00 0.55 458.80	458.80

INCOME EARNED

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58770AAC7	MBART 2023-1 A3 4.51 11/15/2027	01/18/2023 01/25/2023 85,564.63	91,341.60 0.00 (5,783.53) 85,558.66	183.10 343.32 171.51 331.73	0.59 0.00 0.59 332.32	332.32
58933YBH7	MERCK & CO INC 4.05 05/17/2028	05/08/2023 05/17/2023 90,000.00	89,949.60 0.00 0.00 89,950.84	141.75 0.00 445.50 303.75	1.24 0.00 1.24 304.99	304.99
6174468C6	MORGAN STANLEY 4.0 07/23/2025	04/10/2024 04/12/2024 394,000.00	390,231.23 0.00 0.00 390,730.51	5,603.56 0.00 6,916.89 1,313.33	499.28 0.00 499.28 1,812.62	1,812.62
61747YET8	MORGAN STANLEY 4.679 07/17/2026	07/18/2022 07/20/2022 175,000.00	175,000.00 0.00 0.00 175,000.00	3,047.85 0.00 3,730.20 682.35	0.00 0.00 0.00 682.35	682.35
63743HFE7	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025	04/27/2022 05/04/2022 95,000.00	94,995.58 0.00 0.00 94,996.28	1,511.29 1,638.75 145.67 273.13	0.70 0.00 0.70 273.82	273.82
63743HFK3	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 5.6 11/13/2026	11/14/2023 11/16/2023 390,000.00	392,350.80 0.00 0.00 392,243.79	1,092.00 0.00 2,912.00 1,820.00	0.00 (107.01) (107.01) 1,712.99	1,712.99
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	10/05/2022 10/07/2022 450,000.00	443,048.60 0.00 0.00 443,290.73	1,050.00 0.00 2,550.00 1,500.00	242.13 0.00 242.13 1,742.13	1,742.13
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	01/24/2024 01/31/2024 410,000.00	409,443.27 0.00 0.00 409,454.61	6,339.06 0.00 7,910.72 1,571.67	11.34 0.00 11.34 1,583.01	1,583.01
713448FX1	PEPSICO INC 4.5 07/17/2029	07/15/2024 07/17/2024 295,000.00	294,577.06 0.00 0.00 294,584.82	4,941.25 0.00 6,047.50 1,106.25	7.76 0.00 7.76 1,114.01	1,114.01

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	09/06/2023 09/08/2023 300,000.00	287,361.72 0.00 0.00 287,675.91	925.00 0.00 1,850.00 925.00	314.18 0.00 314.18 1,239.18	1,239.18
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	01/10/2024 01/19/2024 150,000.00	149,973.35 0.00 0.00 149,974.41	2,681.25 0.00 3,290.63 609.38	1.06 0.00 1.06 610.44	610.44
857477BR3	STATE STREET CORP 1.746 02/06/2026	02/02/2022 02/07/2022 90,000.00	90,000.00 0.00 0.00 90,000.00	501.98 0.00 632.93 130.95	0.00 0.00 0.00 130.95	130.95
857477CL5	STATE STREET CORP 4.993 03/18/2027	03/13/2024 03/18/2024 365,000.00	365,000.00 0.00 0.00 365,000.00	3,695.51 0.00 5,214.22 1,518.70	0.00 0.00 0.00 1,518.70	1,518.70
89115A2V3	TORONTO-DOMINION BANK 5.264 12/11/2026	12/04/2023 12/11/2023 160,000.00	160,000.00 0.00 0.00 160,000.00	3,977.24 4,211.20 467.91 701.87	0.00 0.00 0.00 701.87	701.87
89115A2W1	TORONTO-DOMINION BANK 4.98 04/05/2027	04/08/2024 04/10/2024 400,000.00	397,998.20 0.00 0.00 398,070.78	3,098.67 0.00 4,758.67 1,660.00	72.58 0.00 72.58 1,732.58	1,732.58
89236TMF9	TOYOTA MOTOR CREDIT CORP 5.05 05/16/2029	06/25/2024 06/26/2024 400,000.00	402,617.78 0.00 0.00 402,567.91	841.67 0.00 2,525.00 1,683.33	0.00 (49.88) (49.88) 1,633.46	1,633.46
89238FAD5	TAOT 2022-B A3 2.93 09/15/2026	04/07/2022 04/13/2022 46,513.51	51,670.43 0.00 (5,157.27) 46,513.21	67.29 126.16 60.57 119.44	0.05 0.00 0.05 119.49	119.49
89238JAC9	TAOT 2021-D A3 0.71 04/15/2026	11/09/2021 11/15/2021 10,967.43	13,436.53 0.00 (2,469.15) 10,967.39	4.24 7.95 3.46 7.17	0.01 0.00 0.01 7.18	7.18

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	10/10/2024 10/17/2024 105,000.00	104,994.29 0.00 0.00 104,994.40	205.33 385.00 205.33 385.00	0.11 0.00 0.11 385.11	385.11
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	12/20/2022 12/21/2022 800,000.00	766,017.53 0.00 0.00 766,993.86	795.58 0.00 2,337.02 1,541.44	976.33 0.00 976.33 2,517.76	2,517.76
912828Z0	UNITED STATES TREASURY 2.75 08/31/2025	750,000.00	759,703.85 0.00 0.00 758,601.95	5,241.71 0.00 7,007.94 1,766.23	0.00 (1,101.90) (1,101.90) 664.33	664.33
9128286L9	UNITED STATES TREASURY 2.25 03/31/2026	02/25/2022 02/28/2022 750,000.00	753,276.07 0.00 0.00 753,066.67	2,874.31 0.00 4,311.47 1,437.16	0.00 (209.40) (209.40) 1,227.76	1,227.76
912828R36	UNITED STATES TREASURY 1.625 05/15/2026	10/14/2021 10/15/2021 250,000.00	252,264.60 0.00 0.00 252,132.14	179.56 0.00 527.45 347.89	0.00 (132.46) (132.46) 215.44	215.44
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	03/29/2022 03/30/2022 625,000.00	618,629.36 0.00 0.00 618,905.96	552.49 0.00 1,622.93 1,070.44	276.60 0.00 276.60 1,347.04	1,347.04
912828X88	UNITED STATES TREASURY 2.375 05/15/2027	06/09/2022 06/10/2022 350,000.00	344,364.50 0.00 0.00 344,559.69	367.40 0.00 1,079.25 711.84	195.20 0.00 195.20 907.04	907.04
912828YB0	UNITED STATES TREASURY 1.625 08/15/2029	09/24/2024 09/25/2024 150,000.00	138,010.54 0.00 0.00 138,226.89	715.35 0.00 920.69 205.33	216.34 0.00 216.34 421.67	421.67
912828YG9	UNITED STATES TREASURY 1.625 09/30/2026	12/28/2021 12/29/2021 300,000.00	302,038.20 0.00 0.00 301,943.61	830.36 0.00 1,245.54 415.18	0.00 (94.59) (94.59) 320.59	320.59

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912828Z52	UNITED STATES TREASURY 1.375 01/31/2025	02/17/2022 02/18/2022 750,000.00	749,593.84 0.00 0.00 749,800.25	3,446.84 0.00 4,315.56 868.72	206.41 0.00 206.41 1,075.13	1,075.13
912828ZF0	UNITED STATES TREASURY 0.5 03/31/2025	03/25/2021 03/29/2021 350,000.00	349,910.29 0.00 0.00 349,933.46	298.08 0.00 447.12 149.04	23.18 0.00 23.18 172.21	172.21
912828ZT0	UNITED STATES TREASURY 0.25 05/31/2025	02/25/2021 02/26/2021 365,000.00	364,377.65 0.00 0.00 364,484.24	2.51 456.25 80.22 533.96	106.59 0.00 106.59 640.55	640.55
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	750,000.00	746,307.44 0.00 0.00 746,621.92	7.73 1,406.25 247.25 1,645.78	314.48 0.00 314.48 1,960.25	1,960.25
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	750,000.00	743,452.09 0.00 0.00 743,690.90	3,193.68 0.00 4,790.52 1,596.84	238.81 0.00 238.81 1,835.65	1,835.65
91282CEH0	UNITED STATES TREASURY 2.625 04/15/2025	04/18/2024 04/19/2024 450,000.00	445,898.11 0.00 0.00 446,840.03	1,525.24 0.00 2,531.25 1,006.01	941.91 0.00 941.91 1,947.92	1,947.92
91282CEU1	UNITED STATES TREASURY 2.875 06/15/2025	07/30/2024 07/31/2024 500,000.00	494,731.83 0.00 0.00 495,565.06	6,637.64 7,187.50 671.36 1,221.22	833.23 0.00 833.23 2,054.45	2,054.45
91282CEY3	UNITED STATES TREASURY 3.0 07/15/2025	03/15/2024 03/18/2024 475,000.00	469,524.37 0.00 0.00 470,275.46	5,382.47 0.00 6,582.88 1,200.41	751.08 0.00 751.08 1,951.49	1,951.49
91282CFK2	UNITED STATES TREASURY 3.5 09/15/2025	03/15/2024 03/18/2024 475,000.00	470,008.59 0.00 0.00 470,545.86	3,536.26 0.00 4,959.94 1,423.69	537.27 0.00 537.27 1,960.96	1,960.96

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	10/26/2022 10/27/2022 570,000.00	569,092.26 0.00 0.00 569,119.50	4,004.88 0.00 6,007.31 2,002.44	27.24 0.00 27.24 2,029.68	2,029.68
91282CFP1	UNITED STATES TREASURY 4.25 10/15/2025	06/23/2023 06/26/2023 550,000.00	548,482.67 0.00 0.00 548,630.59	3,018.20 0.00 5,008.93 1,990.73	147.92 0.00 147.92 2,138.64	2,138.64
91282CGA3	UNITED STATES TREASURY 4.0 12/15/2025	11/18/2024 11/19/2024 600,000.00	597,705.46 0.00 0.00 597,893.14	11,081.97 12,000.00 1,120.88 2,038.91	187.68 0.00 187.68 2,226.59	2,226.59
91282CGC9	UNITED STATES TREASURY 3.875 12/31/2027	05/25/2023 05/26/2023 500,000.00	498,587.48 0.00 0.00 498,626.40	8,108.02 9,687.50 53.52 1,633.01	38.92 0.00 38.92 1,671.93	1,671.93
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	08/26/2024 08/27/2024 475,000.00	476,283.32 0.00 0.00 476,212.41	9,047.39 9,796.88 915.09 1,664.59	0.00 (70.91) (70.91) 1,593.67	1,593.67
91282CJC6	UNITED STATES TREASURY 4.625 10/15/2026	08/26/2024 08/27/2024 475,000.00	481,588.58 0.00 0.00 481,289.54	2,836.62 0.00 4,707.59 1,870.97	0.00 (299.04) (299.04) 1,571.92	1,571.92
91282CJP7	UNITED STATES TREASURY 4.375 12/15/2026	12/27/2023 12/28/2023 300,000.00	301,996.54 0.00 0.00 301,913.35	6,060.45 6,562.50 612.98 1,115.03	0.00 (83.19) (83.19) 1,031.84	1,031.84
91282CKZ3	UNITED STATES TREASURY 4.375 07/15/2027	11/18/2024 11/19/2024 1,000,000.00	1,002,044.65 0.00 0.00 1,001,978.34	16,525.14 0.00 20,210.60 3,685.46	0.00 (66.30) (66.30) 3,619.16	3,619.16
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	12/17/2024 12/18/2024 200,000.00	0.00 198,929.69 0.00 198,937.98	0.00 (407.97) 725.27 317.30	8.29 0.00 8.29 325.59	325.59

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931142ER0	WALMART INC 1.05 09/17/2026	09/08/2021 09/17/2021 40,000.00	39,972.88 0.00 0.00 39,974.16	86.33 0.00 121.33 35.00	1.28 0.00 1.28 36.28	36.28
931142EW9	WALMART INC 3.9 09/09/2025	09/06/2022 09/09/2022 80,000.00	79,985.59 0.00 0.00 79,987.18	710.67 0.00 970.67 260.00	1.58 0.00 1.58 261.58	261.58
Total Fixed Income		**33,397,953.59**	**33,066,841.01** **605,293.19** **(498,865.06)** **33,183,175.57**	**255,446.04** **123,343.58** **231,480.33** **99,377.87**	**13,240.82** **(3,334.39)** **9,906.43** **109,284.30**	**109,284.30**
LAIF						
90LAIF$00	Local Agency Investment Fund State Pool	5,635,051.71	5,635,051.71 0.00 0.00 5,635,051.71	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total LAIF		**5,635,051.71**	**5,635,051.71** **0.00** **0.00** **5,635,051.71**	**0.00** **0.00** **0.00** **0.00**	**0.00** **0.00** **0.00** **0.00**	**0.00**
LOCAL GOV INVESTMENT POOL						
09CATR$05	CalTrust MTF	714,220.96	7,141,421.80 25,571.83 0.00 7,166,993.63	0.00 25,571.80 0.00 25,571.80	0.00 0.00 0.00 25,571.80	25,571.80
90CAMP$00	CAMP	35,969,277.58	14,224,704.75 36,744,572.83 (15,000,000.00) 35,969,277.58	0.00 95,378.56 0.00 95,378.56	0.00 0.00 0.00 95,378.56	95,378.56
90CAMP$06	CAMP	1,250,000.00	36,250,000.00 0.00 (35,000,000.00) 1,250,000.00	0.00 149,442.12 0.00 149,442.12	0.00 0.00 0.00 149,442.12	149,442.12

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
			57,616,126.55	0.00	0.00	
			36,770,144.66	270,392.48	0.00	
Total Local Gov Investment			(50,000,000.00)	0.00	0.00	
Pool		37,933,498.54	44,386,271.21	270,392.48	270,392.48	270,392.48
			96,517,377.18	255,446.04	13,240.82	
			38,000,821.73	396,003.34	(3,334.39)	
			(51,105,066.22)	231,480.33	9,906.43	
TOTAL PORTFOLIO		77,203,158.26	83,441,152.90	372,037.63	381,944.06	381,944.06

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
JANUARY 2025							
01/02/2025	Dividend	31846V203	0.00	FIRST AMER:GVT OBLG Y	801.21		801.21
01/06/2025	Coupon	3133ENKS8	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025		4,218.75	4,218.75
01/06/2025	Maturity	3133ENKS8	(750,000.00)	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025	750,000.00		750,000.00
01/13/2025	Coupon	459058KT9	250,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		4,375.00	4,375.00
01/15/2025	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
01/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
01/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
01/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
01/15/2025	Coupon	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026		81.54	81.54
01/15/2025	Principal Paydown	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026	6,956.60		6,956.60
01/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		514.50	514.50
01/15/2025	Coupon	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027		559.22	559.22
01/15/2025	Principal Paydown	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027	10,401.36		10,401.36
01/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
01/15/2025	Coupon	46625HMN7	400,000.00	JPMORGAN CHASE & CO 3.9 07/15/2025		7,800.00	7,800.00
01/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
01/15/2025	Coupon	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026		71.24	71.24
01/15/2025	Principal Paydown	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026	5,517.49		5,517.49
01/15/2025	Coupon	47789QAC4	8,871.23	JDOT 2021-B A3 0.52 03/16/2026		3.94	3.94
01/15/2025	Principal Paydown	47789QAC4	8,871.23	JDOT 2021-B A3 0.52 03/16/2026	2,922.88		2,922.88
01/15/2025	Coupon	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027		256.85	256.85
01/15/2025	Principal Paydown	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027	8,305.50		8,305.50
01/15/2025	Coupon	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027		711.27	711.27
01/15/2025	Principal Paydown	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027	12,719.36		12,719.36
01/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
01/15/2025	Coupon	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027		329.66	329.66
01/15/2025	Principal Paydown	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027	5,117.10		5,117.10
01/15/2025	Coupon	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026		113.62	113.62

CASH FLOW REPORT

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/15/2025	Principal Paydown	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026	5,030.90		5,030.90
01/15/2025	Coupon	89238JAC9	10,967.43	TAOT 2021-D A3 0.71 04/15/2026		6.37	6.37
01/15/2025	Principal Paydown	89238JAC9	10,967.43	TAOT 2021-D A3 0.71 04/15/2026	2,357.50		2,357.50
01/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		385.00	385.00
01/15/2025	Dividend	90LAIF$00	5,635,051.71	Local Agency Investment Fund State Pool	63,694.16		63,694.16
01/15/2025	Coupon	91282CEY3	475,000.00	UNITED STATES TREASURY 3.0 07/15/2025		7,125.00	7,125.00
01/15/2025	Coupon	91282CKZ3	1,000,000.00	UNITED STATES TREASURY 4.375 07/15/2027		21,875.00	21,875.00
01/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		428.38	428.38
01/16/2025	Coupon	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027		163.17	163.17
01/16/2025	Principal Paydown	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027	4,851.32		4,851.32
01/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		338.04	338.04
01/17/2025	Coupon	61747YET8	175,000.00	MORGAN STANLEY 4.679 07/17/2026		4,094.13	4,094.13
01/17/2025	Coupon	713448FX1	295,000.00	PEPSICO INC 4.5 07/17/2029		6,637.50	6,637.50
01/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		336.25	336.25
01/20/2025	Coupon	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026		169.91	169.91
01/20/2025	Principal Paydown	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026	5,714.53		5,714.53
01/21/2025	Coupon	43815GAC3	13,334.17	HAROT 2021-4 A3 0.88 01/21/2026		9.78	9.78
01/21/2025	Principal Paydown	43815GAC3	13,334.17	HAROT 2021-4 A3 0.88 01/21/2026	2,831.41		2,831.41
01/21/2025	Coupon	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027		281.25	281.25
01/21/2025	Principal Paydown	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027	4,591.43		4,591.43
01/21/2025	Coupon	78016HZT0	150,000.00	ROYAL BANK OF CANADA 4.875 01/19/2027		3,656.25	3,656.25
01/23/2025	Coupon	6174468C6	394,000.00	MORGAN STANLEY 4.0 07/23/2025		7,880.00	7,880.00
01/27/2025	Coupon	05593AAC3	10,275.02	BMWLT 2023-1 A3 5.16 11/25/2025		37.70	37.70
01/27/2025	Principal Paydown	05593AAC3	10,275.02	BMWLT 2023-1 A3 5.16 11/25/2025	5,188.42		5,188.42
01/27/2025	Coupon	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026		266.08	266.08
01/27/2025	Principal Paydown	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026	12,658.56		12,658.56
01/27/2025	Coupon	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026		1,115.80	1,115.80
01/27/2025	Principal Paydown	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026	14,862.61		14,862.61
01/27/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
01/27/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
01/27/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
01/27/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/27/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
01/27/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
01/27/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
01/27/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
01/27/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
01/31/2025	Coupon	69371RS80	410,000.00	PACCAR FINANCIAL CORP 4.6 01/31/2029		9,430.00	9,430.00
01/31/2025	Coupon	912828Z52	750,000.00	UNITED STATES TREASURY 1.375 01/31/2025		5,156.25	5,156.25
01/31/2025	Final Maturity	912828Z52	750,000.00	UNITED STATES TREASURY 1.375 01/31/2025	750,000.00		750,000.00
January 2025 Total					**1,674,522.34**	**102,863.12**	**1,777,385.46**
FEBRUARY 2025							
02/03/2025	Coupon	459058KW2	250,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028		5,781.25	5,781.25
02/06/2025	Coupon	857477BR3	90,000.00	STATE STREET CORP 1.746 02/06/2026		785.70	785.70
02/06/2025	Effective Maturity	857477BR3	90,000.00	STATE STREET CORP 1.746 02/06/2026	90,000.00		90,000.00
02/14/2025	Coupon	3133ENPG9	415,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.75 02/14/2025		3,631.25	3,631.25
02/14/2025	Final Maturity	3133ENPG9	415,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.75 02/14/2025	415,000.00		415,000.00
02/17/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
02/17/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		428.38	428.38
02/17/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	5,113.58		5,113.58
02/17/2025	Coupon	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027		148.46	148.46
02/17/2025	Principal Paydown	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027	4,778.43		4,778.43
02/17/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		338.04	338.04
02/17/2025	Coupon	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026		70.64	70.64
02/17/2025	Principal Paydown	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026	6,831.54		6,831.54
02/17/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		514.50	514.50
02/17/2025	Coupon	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027		519.52	519.52
02/17/2025	Principal Paydown	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027	10,246.08		10,246.08
02/17/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
02/17/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
02/17/2025	Coupon	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026		60.57	60.57

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/17/2025	Principal Paydown	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026	4,173.80		4,173.80
02/17/2025	Coupon	47789QAC4	8,871.23	JDOT 2021-B A3 0.52 03/16/2026		2.67	2.67
02/17/2025	Principal Paydown	47789QAC4	8,871.23	JDOT 2021-B A3 0.52 03/16/2026	2,606.68		2,606.68
02/17/2025	Coupon	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027		230.96	230.96
02/17/2025	Principal Paydown	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027	6,940.29		6,940.29
02/17/2025	Coupon	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027		657.32	657.32
02/17/2025	Principal Paydown	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027	11,384.96		11,384.96
02/17/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
02/17/2025	Coupon	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027		310.43	310.43
02/17/2025	Principal Paydown	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027	5,037.18		5,037.18
02/17/2025	Coupon	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026		101.34	101.34
02/17/2025	Principal Paydown	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026	4,948.63		4,948.63
02/17/2025	Coupon	89238JAC9	10,967.43	TAOT 2021-D A3 0.71 04/15/2026		4.97	4.97
02/17/2025	Principal Paydown	89238JAC9	10,967.43	TAOT 2021-D A3 0.71 04/15/2026	2,311.40		2,311.40
02/17/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		385.00	385.00
02/18/2025	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
02/18/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
02/18/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
02/18/2025	Coupon	06428CAA2	300,000.00	BANK OF AMERICA NA 5.526 08/18/2026		8,289.00	8,289.00
02/18/2025	Coupon	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026		152.15	152.15
02/18/2025	Principal Paydown	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026	5,601.58		5,601.58
02/18/2025	Coupon	438516CJ3	400,000.00	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028		9,900.00	9,900.00
02/18/2025	Coupon	912828YB0	150,000.00	UNITED STATES TREASURY 1.625 08/15/2029		1,218.75	1,218.75
02/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		336.25	336.25
02/21/2025	Coupon	43815GAC3	13,334.17	HAROT 2021-4 A3 0.88 01/21/2026		7.70	7.70
02/21/2025	Principal Paydown	43815GAC3	13,334.17	HAROT 2021-4 A3 0.88 01/21/2026	2,779.46		2,779.46
02/21/2025	Coupon	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027		261.96	261.96
02/21/2025	Principal Paydown	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027	4,519.92		4,519.92
02/24/2025	Coupon	037833BY5	400,000.00	APPLE INC 3.25 02/23/2026		6,500.00	6,500.00
02/25/2025	Coupon	05593AAC3	10,275.02	BMWLT 2023-1 A3 5.16 11/25/2025		15.39	15.39
02/25/2025	Effective Maturity	05593AAC3	10,275.02	BMWLT 2023-1 A3 5.16 11/25/2025	3,578.72		3,578.72

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/25/2025	Coupon	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026		232.22	232.22
02/25/2025	Principal Paydown	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026	11,597.45		11,597.45
02/25/2025	Coupon	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026		1,081.80	1,081.80
02/25/2025	Principal Paydown	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026	881.04		881.04
02/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
02/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
02/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
02/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
02/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
02/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
02/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
02/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
02/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
02/26/2025	Coupon	17275RBQ4	170,000.00	CISCO SYSTEMS INC 4.8 02/26/2027		4,080.00	4,080.00
02/27/2025	Coupon	459058LK7	170,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.0 08/27/2026		3,400.00	3,400.00
02/28/2025	Coupon	9128284Z0	750,000.00	UNITED STATES TREASURY 2.75 08/31/2025		10,312.50	10,312.50
February 2025 Total					**598,330.75**	**74,194.40**	**672,525.15**
MARCH 2025							
03/07/2025	Coupon	24422EWB1	130,000.00	JOHN DEERE CAPITAL CORP 2.125 03/07/2025		1,381.25	1,381.25
03/07/2025	Final Maturity	24422EWB1	130,000.00	JOHN DEERE CAPITAL CORP 2.125 03/07/2025	130,000.00		130,000.00
03/10/2025	Coupon	3130ATS57	700,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		15,750.00	15,750.00
03/10/2025	Coupon	57636QAW4	290,000.00	MASTERCARD INC 4.875 03/09/2028		7,068.75	7,068.75
03/10/2025	Coupon	931142EW9	80,000.00	WALMART INC 3.9 09/09/2025		1,560.00	1,560.00
03/17/2025	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
03/17/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
03/17/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
03/17/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
03/17/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		409.33	409.33
03/17/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	5,438.05		5,438.05
03/17/2025	Coupon	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027		133.96	133.96

CASH FLOW REPORT

City of Gardena Cons | Account #10647 | As of December 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/17/2025	Principal Paydown	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027	4,440.73		4,440.73
03/17/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		338.04	338.04
03/17/2025	Coupon	437076CR1	110,000.00	HOME DEPOT INC 4.0 09/15/2025		2,200.00	2,200.00
03/17/2025	Coupon	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026		59.93	59.93
03/17/2025	Principal Paydown	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026	6,622.08		6,622.08
03/17/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		514.50	514.50
03/17/2025	Coupon	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027		480.42	480.42
03/17/2025	Principal Paydown	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027	9,905.15		9,905.15
03/17/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
03/17/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
03/17/2025	Coupon	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026		52.50	52.50
03/17/2025	Principal Paydown	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026	3,410.00		3,410.00
03/17/2025	Coupon	47789QAC4	8,871.23	JDOT 2021-B A3 0.52 03/16/2026		1.54	1.54
03/17/2025	Principal Paydown	47789QAC4	8,871.23	JDOT 2021-B A3 0.52 03/16/2026	2,187.43		2,187.43
03/17/2025	Coupon	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027		209.33	209.33
03/17/2025	Principal Paydown	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027	6,139.82		6,139.82
03/17/2025	Coupon	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027		609.03	609.03
03/17/2025	Principal Paydown	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027	10,363.06		10,363.06
03/17/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
03/17/2025	Coupon	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027		291.50	291.50
03/17/2025	Principal Paydown	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027	4,863.04		4,863.04
03/17/2025	Coupon	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026		89.26	89.26
03/17/2025	Principal Paydown	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026	4,815.20		4,815.20
03/17/2025	Coupon	89238JAC9	10,967.43	TAOT 2021-D A3 0.71 04/15/2026		3.61	3.61
03/17/2025	Principal Paydown	89238JAC9	10,967.43	TAOT 2021-D A3 0.71 04/15/2026	2,240.57		2,240.57
03/17/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		385.00	385.00
03/17/2025	Coupon	91282CFK2	475,000.00	UNITED STATES TREASURY 3.5 09/15/2025		8,312.50	8,312.50
03/17/2025	Coupon	931142ER0	40,000.00	WALMART INC 1.05 09/17/2026		210.00	210.00
03/18/2025	Coupon	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026		134.74	134.74
03/18/2025	Principal Paydown	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026	5,431.47		5,431.47
03/18/2025	Coupon	857477CL5	365,000.00	STATE STREET CORP 4.993 03/18/2027		9,112.23	9,112.23
03/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		336.25	336.25

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/20/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	6,535.94		6,535.94
03/21/2025	Coupon	43815GAC3	13,334.17	HAROT 2021-4 A3 0.88 01/21/2026		5.66	5.66
03/21/2025	Principal Paydown	43815GAC3	13,334.17	HAROT 2021-4 A3 0.88 01/21/2026	2,694.38		2,694.38
03/21/2025	Coupon	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027		242.98	242.98
03/21/2025	Principal Paydown	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027	4,368.94		4,368.94
03/25/2025	Coupon	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026		201.20	201.20
03/25/2025	Principal Paydown	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026	11,227.90		11,227.90
03/25/2025	Coupon	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026		1,079.78	1,079.78
03/25/2025	Principal Paydown	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026	1,059.90		1,059.90
03/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
03/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
03/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
03/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
03/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
03/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
03/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
03/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
03/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
03/31/2025	Coupon	9128286L9	750,000.00	UNITED STATES TREASURY 2.25 03/31/2026		8,437.50	8,437.50
03/31/2025	Coupon	912828YG9	300,000.00	UNITED STATES TREASURY 1.625 09/30/2026		2,437.50	2,437.50
03/31/2025	Coupon	912828ZF0	350,000.00	UNITED STATES TREASURY 0.5 03/31/2025		875.00	875.00
03/31/2025	Final Maturity	912828ZF0	350,000.00	UNITED STATES TREASURY 0.5 03/31/2025	350,000.00		350,000.00
03/31/2025	Coupon	91282CEF4	750,000.00	UNITED STATES TREASURY 2.5 03/31/2027		9,375.00	9,375.00
03/31/2025	Coupon	91282CFM8	570,000.00	UNITED STATES TREASURY 4.125 09/30/2027		11,756.25	11,756.25
03/31/2025	Coupon	91282CGT2	600,000.00	UNITED STATES TREASURY 3.625 03/31/2028		10,875.00	10,875.00
March 2025 Total					**571,743.64**	**109,365.21**	**681,108.85**
APRIL 2025							
04/07/2025	Coupon	89115A2W1	400,000.00	TORONTO-DOMINION BANK 4.98 04/05/2027		9,960.00	9,960.00
04/09/2025	Coupon	3130B3A29	600,000.00	FEDERAL HOME LOAN BANKS 4.0 10/09/2026		11,866.67	11,866.67
04/15/2025	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
04/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
04/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83

CASH FLOW REPORT

City of Gardena Cons | Account #10647 | As of December 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
04/15/2025	Coupon	20030NCS8	400,000.00	COMCAST CORP 3.95 10/15/2025		7,900.00	7,900.00
04/15/2025	Coupon	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026		49.56	49.56
04/15/2025	Principal Paydown	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026	6,709.89		6,709.89
04/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		514.50	514.50
04/15/2025	Coupon	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027		442.61	442.61
04/15/2025	Principal Paydown	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027	10,309.97		10,309.97
04/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
04/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
04/15/2025	Coupon	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026		45.91	45.91
04/15/2025	Principal Paydown	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026	4,336.22		4,336.22
04/15/2025	Coupon	47789QAC4	8,871.23	JDOT 2021-B A3 0.52 03/16/2026		0.60	0.60
04/15/2025	Effective Maturity	47789QAC4	8,871.23	JDOT 2021-B A3 0.52 03/16/2026	1,373.81		1,373.81
04/15/2025	Coupon	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027		190.20	190.20
04/15/2025	Principal Paydown	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027	8,177.24		8,177.24
04/15/2025	Coupon	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027		565.07	565.07
04/15/2025	Principal Paydown	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027	12,266.62		12,266.62
04/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
04/15/2025	Coupon	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027		273.22	273.22
04/15/2025	Principal Paydown	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027	5,075.59		5,075.59
04/15/2025	Coupon	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026		77.50	77.50
04/15/2025	Principal Paydown	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026	4,929.14		4,929.14
04/15/2025	Coupon	89238JAC9	10,967.43	TAOT 2021-D A3 0.71 04/15/2026		2.28	2.28
04/15/2025	Principal Paydown	89238JAC9	10,967.43	TAOT 2021-D A3 0.71 04/15/2026	2,270.25		2,270.25
04/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		385.00	385.00
04/15/2025	Coupon	91282CEH0	450,000.00	UNITED STATES TREASURY 2.625 04/15/2025		5,906.25	5,906.25
04/15/2025	Final Maturity	91282CEH0	450,000.00	UNITED STATES TREASURY 2.625 04/15/2025	450,000.00		450,000.00
04/15/2025	Coupon	91282CFP1	550,000.00	UNITED STATES TREASURY 4.25 10/15/2025		11,687.50	11,687.50
04/15/2025	Coupon	91282CJC6	475,000.00	UNITED STATES TREASURY 4.625 10/15/2026		10,984.38	10,984.38
04/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		389.07	389.07
04/16/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	6,744.62		6,744.62
04/16/2025	Coupon	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027		120.49	120.49

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/16/2025	Principal Paydown	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027	4,592.64		4,592.64
04/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		338.04	338.04
04/16/2025	Coupon	459058LN1	300,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029		5,812.50	5,812.50
04/18/2025	Coupon	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026		117.85	117.85
04/18/2025	Principal Paydown	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026	5,524.41		5,524.41
04/21/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		306.95	306.95
04/21/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	7,888.75		7,888.75
04/21/2025	Coupon	43815GAC3	13,334.17	HAROT 2021-4 A3 0.88 01/21/2026		3.69	3.69
04/21/2025	Principal Paydown	43815GAC3	13,334.17	HAROT 2021-4 A3 0.88 01/21/2026	2,711.81		2,711.81
04/21/2025	Coupon	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027		224.63	224.63
04/21/2025	Principal Paydown	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027	4,494.14		4,494.14
04/25/2025	Coupon	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026		171.16	171.16
04/25/2025	Principal Paydown	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026	11,470.95		11,470.95
04/25/2025	Coupon	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026		1,077.36	1,077.36
04/25/2025	Principal Paydown	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026	886.86		886.86
04/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
04/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
04/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
04/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
04/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
04/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
04/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
04/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
04/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
April 2025 Total					**549,762.92**	**83,848.66**	**633,611.58**
MAY 2025							
05/01/2025	Coupon	74456QBU9	300,000.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		5,550.00	5,550.00
05/07/2025	Coupon	3135G06G3	350,000.00	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025		875.00	875.00
05/12/2025	Coupon	665859AW4	450,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		9,000.00	9,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/13/2025	Coupon	63743HFK3	390,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 5.6 11/13/2026		10,920.00	10,920.00
05/14/2025	Coupon	14913UAL4	405,000.00	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027		10,125.00	10,125.00
05/15/2025	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
05/15/2025	Final Maturity	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027	185,000.00		185,000.00
05/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
05/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
05/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
05/15/2025	Coupon	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026		39.05	39.05
05/15/2025	Principal Paydown	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026	6,454.96		6,454.96
05/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		514.50	514.50
05/15/2025	Coupon	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027		403.26	403.26
05/15/2025	Principal Paydown	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027	9,876.93		9,876.93
05/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
05/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
05/15/2025	Coupon	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026		37.52	37.52
05/15/2025	Principal Paydown	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026	3,979.98		3,979.98
05/15/2025	Coupon	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027		164.71	164.71
05/15/2025	Principal Paydown	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027	7,218.15		7,218.15
05/15/2025	Coupon	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027		513.04	513.04
05/15/2025	Principal Paydown	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027	10,750.37		10,750.37
05/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
05/15/2025	Coupon	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027		254.14	254.14
05/15/2025	Principal Paydown	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027	4,858.51		4,858.51
05/15/2025	Coupon	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026		65.46	65.46
05/15/2025	Principal Paydown	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026	4,560.83		4,560.83
05/15/2025	Coupon	89238JAC9	10,967.43	TAOT 2021-D A3 0.71 04/15/2026		0.94	0.94
05/15/2025	Effective Maturity	89238JAC9	10,967.43	TAOT 2021-D A3 0.71 04/15/2026	1,584.43		1,584.43
05/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		385.00	385.00
05/15/2025	Coupon	9128283F5	800,000.00	UNITED STATES TREASURY 2.25 11/15/2027		9,000.00	9,000.00
05/15/2025	Coupon	912828R36	250,000.00	UNITED STATES TREASURY 1.625 05/15/2026		2,031.25	2,031.25

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/15/2025	Coupon	912828U24	625,000.00	UNITED STATES TREASURY 2.0 11/15/2026		6,250.00	6,250.00
05/15/2025	Coupon	912828X88	350,000.00	UNITED STATES TREASURY 2.375 05/15/2027		4,156.25	4,156.25
05/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		363.95	363.95
05/16/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	6,442.58		6,442.58
05/16/2025	Coupon	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027		106.56	106.56
05/16/2025	Principal Paydown	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027	4,402.17		4,402.17
05/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		338.04	338.04
05/16/2025	Coupon	89236TMF9	400,000.00	TOYOTA MOTOR CREDIT CORP 5.05 05/16/2029		10,100.00	10,100.00
05/19/2025	Coupon	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026		100.68	100.68
05/19/2025	Principal Paydown	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026	5,309.15		5,309.15
05/19/2025	Coupon	58933YBH7	90,000.00	MERCK & CO INC 4.05 05/17/2028		1,822.50	1,822.50
05/20/2025	Coupon	3133ERFJ5	330,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027		7,425.00	7,425.00
05/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		271.58	271.58
05/20/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	9,886.05		9,886.05
05/21/2025	Coupon	43815GAC3	13,334.17	HAROT 2021-4 A3 0.88 01/21/2026		1.70	1.70
05/21/2025	Effective Maturity	43815GAC3	13,334.17	HAROT 2021-4 A3 0.88 01/21/2026	2,317.11		2,317.11
05/21/2025	Coupon	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027		205.75	205.75
05/21/2025	Principal Paydown	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027	4,308.38		4,308.38
05/26/2025	Coupon	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026		140.48	140.48
05/26/2025	Principal Paydown	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026	11,015.37		11,015.37
05/26/2025	Coupon	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026		1,075.33	1,075.33
05/26/2025	Principal Paydown	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026	947.88		947.88
05/26/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
05/26/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
05/26/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
05/26/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
05/26/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
05/26/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
05/26/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
05/26/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
05/26/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
May 2025 Total					**278,912.86**	**96,672.38**	**375,585.24**
JUNE 2025							
06/02/2025	Coupon	26444HAH4	450,000.00	DUKE ENERGY FLORIDA LLC 2.5 12/01/2029		5,625.00	5,625.00
06/02/2025	Coupon	912828ZT0	365,000.00	UNITED STATES TREASURY 0.25 05/31/2025		456.25	456.25
06/02/2025	Final Maturity	912828ZT0	365,000.00	UNITED STATES TREASURY 0.25 05/31/2025	365,000.00		365,000.00
06/02/2025	Coupon	91282CAZ4	750,000.00	UNITED STATES TREASURY 0.375 11/30/2025		1,406.25	1,406.25
06/02/2025	Coupon	91282CMA6	200,000.00	UNITED STATES TREASURY 4.125 11/30/2029		4,125.00	4,125.00
06/09/2025	Coupon	3133ERGL9	450,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 06/07/2028		10,125.00	10,125.00
06/11/2025	Coupon	89115A2V3	160,000.00	TORONTO-DOMINION BANK 5.264 12/11/2026		4,211.20	4,211.20
06/16/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
06/16/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
06/16/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
06/16/2025	Coupon	3133EPN50	650,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028		13,812.50	13,812.50
06/16/2025	Coupon	341081GT8	330,000.00	FLORIDA POWER & LIGHT CO 5.15 06/15/2029		8,497.50	8,497.50
06/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		339.95	339.95
06/16/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	6,329.51		6,329.51
06/16/2025	Coupon	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027		93.21	93.21
06/16/2025	Principal Paydown	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027	4,318.05		4,318.05
06/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		338.04	338.04
06/16/2025	Coupon	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026		28.93	28.93
06/16/2025	Principal Paydown	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026	6,296.67		6,296.67
06/16/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		514.50	514.50
06/16/2025	Coupon	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027		365.57	365.57
06/16/2025	Principal Paydown	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027	9,689.19		9,689.19
06/16/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
06/16/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
06/16/2025	Principal Paydown	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028	13,495.79		13,495.79
06/16/2025	Coupon	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026		29.83	29.83
06/16/2025	Principal Paydown	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026	3,220.47		3,220.47
06/16/2025	Coupon	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027		142.22	142.22

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/16/2025	Principal Paydown	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027	4,570.86		4,570.86
06/16/2025	Coupon	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027		467.44	467.44
06/16/2025	Principal Paydown	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027	9,288.85		9,288.85
06/16/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
06/16/2025	Coupon	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027		235.88	235.88
06/16/2025	Principal Paydown	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027	4,767.09		4,767.09
06/16/2025	Coupon	63743HFE7	95,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025		1,638.75	1,638.75
06/16/2025	Final Maturity	63743HFE7	95,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025	95,000.00		95,000.00
06/16/2025	Coupon	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026		54.33	54.33
06/16/2025	Principal Paydown	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026	4,386.38		4,386.38
06/16/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		385.00	385.00
06/16/2025	Coupon	91282CEU1	500,000.00	UNITED STATES TREASURY 2.875 06/15/2025		7,187.50	7,187.50
06/16/2025	Final Maturity	91282CEU1	500,000.00	UNITED STATES TREASURY 2.875 06/15/2025	500,000.00		500,000.00
06/16/2025	Coupon	91282CGA3	600,000.00	UNITED STATES TREASURY 4.0 12/15/2025		12,000.00	12,000.00
06/16/2025	Coupon	91282CHH7	475,000.00	UNITED STATES TREASURY 4.125 06/15/2026		9,796.88	9,796.88
06/16/2025	Coupon	91282CJP7	300,000.00	UNITED STATES TREASURY 4.375 12/15/2026		6,562.50	6,562.50
06/18/2025	Coupon	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026		84.18	84.18
06/18/2025	Principal Paydown	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026	4,774.98		4,774.98
06/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		227.26	227.26
06/20/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	8,974.68		8,974.68
06/23/2025	Coupon	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027		187.66	187.66
06/23/2025	Principal Paydown	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027	4,213.50		4,213.50
06/25/2025	Coupon	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026		111.01	111.01
06/25/2025	Principal Paydown	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026	10,373.42		10,373.42
06/25/2025	Coupon	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026		1,073.16	1,073.16
06/25/2025	Principal Paydown	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026	18,745.57		18,745.57
06/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
06/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
06/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
06/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
06/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
06/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
06/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
06/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
06/25/2025	Coupon	437076DC3	295,000.00	HOME DEPOT INC 4.75 06/25/2029		7,006.25	7,006.25
06/30/2025	Coupon	91282CGC9	500,000.00	UNITED STATES TREASURY 3.875 12/31/2027		9,687.50	9,687.50
June 2025 Total					**1,073,445.03**	**120,729.29**	**1,194,174.32**
JULY 2025							
07/07/2025	Coupon	24422EXZ7	280,000.00	JOHN DEERE CAPITAL CORP 4.65 01/07/2028		6,437.67	6,437.67
07/14/2025	Coupon	459058KT9	250,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		4,375.00	4,375.00
07/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
07/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
07/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
07/15/2025	Coupon	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026		19.07	19.07
07/15/2025	Principal Paydown	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026	6,132.61		6,132.61
07/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		514.50	514.50
07/15/2025	Coupon	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027		328.59	328.59
07/15/2025	Principal Paydown	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027	9,488.10		9,488.10
07/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
07/15/2025	Coupon	46625HMN7	400,000.00	JPMORGAN CHASE & CO 3.9 07/15/2025		7,800.00	7,800.00
07/15/2025	Final Maturity	46625HMN7	400,000.00	JPMORGAN CHASE & CO 3.9 07/15/2025	400,000.00		400,000.00
07/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,354.04	1,354.04
07/15/2025	Principal Paydown	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028	21,507.24		21,507.24
07/15/2025	Coupon	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026		23.60	23.60
07/15/2025	Principal Paydown	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026	3,814.77		3,814.77
07/15/2025	Coupon	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027		127.97	127.97
07/15/2025	Principal Paydown	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027	3,871.56		3,871.56
07/15/2025	Coupon	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027		428.04	428.04
07/15/2025	Principal Paydown	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027	10,139.29		10,139.29
07/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/15/2025	Coupon	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027		217.97	217.97
07/15/2025	Principal Paydown	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027	4,672.06		4,672.06
07/15/2025	Coupon	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026		43.62	43.62
07/15/2025	Principal Paydown	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026	4,300.78		4,300.78
07/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		385.00	385.00
07/15/2025	Coupon	91282CEY3	475,000.00	UNITED STATES TREASURY 3.0 07/15/2025		7,125.00	7,125.00
07/15/2025	Final Maturity	91282CEY3	475,000.00	UNITED STATES TREASURY 3.0 07/15/2025	475,000.00		475,000.00
07/15/2025	Coupon	91282CKZ3	1,000,000.00	UNITED STATES TREASURY 4.375 07/15/2027		21,875.00	21,875.00
07/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		316.37	316.37
07/16/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	6,205.09		6,205.09
07/16/2025	Coupon	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027		80.11	80.11
07/16/2025	Principal Paydown	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027	4,222.72		4,222.72
07/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		338.04	338.04
07/17/2025	Coupon	61747YET8	175,000.00	MORGAN STANLEY 4.679 07/17/2026		4,094.13	4,094.13
07/17/2025	Effective Maturity	61747YET8	175,000.00	MORGAN STANLEY 4.679 07/17/2026	175,000.00		175,000.00
07/17/2025	Coupon	713448FX1	295,000.00	PEPSICO INC 4.5 07/17/2029		6,637.50	6,637.50
07/18/2025	Coupon	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026		69.34	69.34
07/18/2025	Principal Paydown	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026	4,656.33		4,656.33
07/21/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		187.02	187.02
07/21/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	8,583.30		8,583.30
07/21/2025	Coupon	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027		169.96	169.96
07/21/2025	Principal Paydown	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027	4,113.65		4,113.65
07/21/2025	Coupon	78016HZT0	150,000.00	ROYAL BANK OF CANADA 4.875 01/19/2027		3,656.25	3,656.25
07/23/2025	Coupon	6174468C6	394,000.00	MORGAN STANLEY 4.0 07/23/2025		7,880.00	7,880.00
07/23/2025	Final Maturity	6174468C6	394,000.00	MORGAN STANLEY 4.0 07/23/2025	394,000.00		394,000.00
07/25/2025	Coupon	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026		83.26	83.26
07/25/2025	Principal Paydown	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026	9,921.30		9,921.30
07/25/2025	Coupon	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026		1,030.28	1,030.28
07/25/2025	Principal Paydown	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026	10,075.20		10,075.20
07/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
07/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
07/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
07/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
07/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
07/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
07/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
07/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
07/31/2025	Coupon	69371RS80	410,000.00	PACCAR FINANCIAL CORP 4.6 01/31/2029		9,430.00	9,430.00
July 2025 Total					**1,555,704.01**	**97,524.71**	**1,653,228.72**
AUGUST 2025							
08/01/2025	Coupon	459058KW2	250,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028		5,781.25	5,781.25
08/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
08/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
08/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
08/15/2025	Coupon	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026		9.46	9.46
08/15/2025	Principal Paydown	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026	5,945.46		5,945.46
08/15/2025	Coupon	438516CJ3	400,000.00	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028		9,900.00	9,900.00
08/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		514.50	514.50
08/15/2025	Coupon	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027		292.37	292.37
08/15/2025	Principal Paydown	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027	9,216.16		9,216.16
08/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
08/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,255.82	1,255.82
08/15/2025	Principal Paydown	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028	16,444.98		16,444.98
08/15/2025	Coupon	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026		16.23	16.23
08/15/2025	Principal Paydown	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026	3,456.45		3,456.45
08/15/2025	Coupon	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027		115.90	115.90
08/15/2025	Principal Paydown	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027	3,633.04		3,633.04
08/15/2025	Coupon	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027		385.04	385.04
08/15/2025	Principal Paydown	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027	9,791.34		9,791.34
08/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
08/15/2025	Coupon	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027		200.41	200.41

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/15/2025	Principal Paydown	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027	4,146.28		4,146.28
08/15/2025	Coupon	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026		33.12	33.12
08/15/2025	Principal Paydown	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026	4,192.48		4,192.48
08/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		385.00	385.00
08/15/2025	Coupon	912828YB0	150,000.00	UNITED STATES TREASURY 1.625 08/15/2029		1,218.75	1,218.75
08/18/2025	Coupon	06428CAA2	300,000.00	BANK OF AMERICA NA 5.526 08/18/2026		8,289.00	8,289.00
08/18/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		293.26	293.26
08/18/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	6,021.66		6,021.66
08/18/2025	Coupon	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027		67.30	67.30
08/18/2025	Principal Paydown	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027	3,992.62		3,992.62
08/18/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		338.04	338.04
08/18/2025	Coupon	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026		54.86	54.86
08/18/2025	Principal Paydown	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026	4,514.00		4,514.00
08/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		148.54	148.54
08/20/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	8,199.48		8,199.48
08/21/2025	Coupon	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027		152.69	152.69
08/21/2025	Principal Paydown	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027	3,988.08		3,988.08
08/25/2025	Coupon	037833BY5	400,000.00	APPLE INC 3.25 02/23/2026		6,500.00	6,500.00
08/25/2025	Coupon	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026		56.72	56.72
08/25/2025	Principal Paydown	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026	9,607.65		9,607.65
08/25/2025	Coupon	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026		1,007.23	1,007.23
08/25/2025	Principal Paydown	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026	861.77		861.77
08/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
08/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
08/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
08/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
08/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
08/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
08/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
08/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
08/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
08/26/2025	Coupon	17275RBQ4	170,000.00	CISCO SYSTEMS INC 4.8 02/26/2027		4,080.00	4,080.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/27/2025	Coupon	459058LK7	170,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.0 08/27/2026		3,400.00	3,400.00
August 2025 Total					**94,011.45**	**56,992.88**	**151,004.32**
SEPTEMBER 2025							
09/02/2025	Coupon	9128284Z0	750,000.00	UNITED STATES TREASURY 2.75 08/31/2025		10,312.50	10,312.50
09/02/2025	Final Maturity	9128284Z0	750,000.00	UNITED STATES TREASURY 2.75 08/31/2025	750,000.00		750,000.00
09/09/2025	Coupon	57636QAW4	290,000.00	MASTERCARD INC 4.875 03/09/2028		7,068.75	7,068.75
09/09/2025	Coupon	931142EW9	80,000.00	WALMART INC 3.9 09/09/2025		1,560.00	1,560.00
09/09/2025	Final Maturity	931142EW9	80,000.00	WALMART INC 3.9 09/09/2025	80,000.00		80,000.00
09/10/2025	Coupon	3130ATS57	700,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		15,750.00	15,750.00
09/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
09/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
09/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
09/15/2025	Coupon	437076CR1	110,000.00	HOME DEPOT INC 4.0 09/15/2025		2,200.00	2,200.00
09/15/2025	Final Maturity	437076CR1	110,000.00	HOME DEPOT INC 4.0 09/15/2025	110,000.00		110,000.00
09/15/2025	Coupon	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026		0.15	0.15
09/15/2025	Effective Maturity	43815BAC4	52,043.65	HAROT 2022-1 A3 1.88 05/15/2026	93.86		93.86
09/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		514.50	514.50
09/15/2025	Coupon	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027		257.20	257.20
09/15/2025	Principal Paydown	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027	9,025.92		9,025.92
09/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
09/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,180.72	1,180.72
09/15/2025	Principal Paydown	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028	13,059.33		13,059.33
09/15/2025	Coupon	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026		9.55	9.55
09/15/2025	Principal Paydown	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026	3,366.84		3,366.84
09/15/2025	Coupon	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027		104.58	104.58
09/15/2025	Principal Paydown	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027	3,784.17		3,784.17
09/15/2025	Coupon	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027		343.50	343.50
09/15/2025	Principal Paydown	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027	8,420.99		8,420.99
09/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
09/15/2025	Coupon	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027		184.82	184.82
09/15/2025	Principal Paydown	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027	4,023.90		4,023.90

CASH FLOW REPORT

City of Gardena Cons | Account #10647 | As of December 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/15/2025	Coupon	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026		22.88	22.88
09/15/2025	Principal Paydown	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026	4,110.12		4,110.12
09/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		385.00	385.00
09/15/2025	Coupon	91282CFK2	475,000.00	UNITED STATES TREASURY 3.5 09/15/2025		8,312.50	8,312.50
09/15/2025	Final Maturity	91282CFK2	475,000.00	UNITED STATES TREASURY 3.5 09/15/2025	475,000.00		475,000.00
09/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		270.83	270.83
09/16/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	5,902.61		5,902.61
09/16/2025	Coupon	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027		55.19	55.19
09/16/2025	Principal Paydown	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027	3,781.04		3,781.04
09/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		338.04	338.04
09/17/2025	Coupon	931142ER0	40,000.00	WALMART INC 1.05 09/17/2026		210.00	210.00
09/18/2025	Coupon	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026		40.83	40.83
09/18/2025	Principal Paydown	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026	4,400.31		4,400.31
09/18/2025	Coupon	857477CL5	365,000.00	STATE STREET CORP 4.993 03/18/2027		9,112.23	9,112.23
09/22/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		111.78	111.78
09/22/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	9,439.95		9,439.95
09/22/2025	Coupon	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027		135.94	135.94
09/22/2025	Principal Paydown	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027	3,892.62		3,892.62
09/25/2025	Coupon	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026		31.02	31.02
09/25/2025	Principal Paydown	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026	8,079.00		8,079.00
09/25/2025	Coupon	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026		1,005.26	1,005.26
09/25/2025	Principal Paydown	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026	864.35		864.35
09/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
09/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
09/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
09/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
09/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
09/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
09/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
09/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
09/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
09/30/2025	Coupon	9128286L9	750,000.00	UNITED STATES TREASURY 2.25 03/31/2026		8,437.50	8,437.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/30/2025	Coupon	912828YG9	300,000.00	UNITED STATES TREASURY 1.625 09/30/2026		2,437.50	2,437.50
09/30/2025	Coupon	91282CEF4	750,000.00	UNITED STATES TREASURY 2.5 03/31/2027		9,375.00	9,375.00
09/30/2025	Coupon	91282CFM8	570,000.00	UNITED STATES TREASURY 4.125 09/30/2027		11,756.25	11,756.25
09/30/2025	Coupon	91282CGT2	600,000.00	UNITED STATES TREASURY 3.625 03/31/2028		10,875.00	10,875.00
September 2025 Total					**1,497,245.02**	**114,896.40**	**1,612,141.42**
OCTOBER 2025							
10/06/2025	Coupon	89115A2W1	400,000.00	TORONTO-DOMINION BANK 4.98 04/05/2027		9,960.00	9,960.00
10/09/2025	Coupon	3130B3A29	600,000.00	FEDERAL HOME LOAN BANKS 4.0 10/09/2026		12,000.00	12,000.00
10/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
10/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
10/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
10/15/2025	Coupon	20030NCS8	400,000.00	COMCAST CORP 3.95 10/15/2025		7,900.00	7,900.00
10/15/2025	Final Maturity	20030NCS8	400,000.00	COMCAST CORP 3.95 10/15/2025	400,000.00		400,000.00
10/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		514.50	514.50
10/15/2025	Coupon	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027		222.75	222.75
10/15/2025	Principal Paydown	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027	8,699.01		8,699.01
10/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
10/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,121.08	1,121.08
10/15/2025	Principal Paydown	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028	15,261.21		15,261.21
10/15/2025	Coupon	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026		3.04	3.04
10/15/2025	Effective Maturity	47787JAC2	38,059.09	JDOT 2022 A3 0.36 09/15/2026	1,570.47		1,570.47
10/15/2025	Coupon	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027		92.79	92.79
10/15/2025	Principal Paydown	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027	4,429.30		4,429.30
10/15/2025	Coupon	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027		307.79	307.79
10/15/2025	Principal Paydown	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027	6,287.94		6,287.94
10/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
10/15/2025	Coupon	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027		169.70	169.70
10/15/2025	Principal Paydown	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027	3,874.79		3,874.79
10/15/2025	Coupon	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026		12.84	12.84
10/15/2025	Principal Paydown	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026	3,987.72		3,987.72
10/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		385.00	385.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/15/2025	Coupon	91282CFP1	550,000.00	UNITED STATES TREASURY 4.25 10/15/2025		11,687.50	11,687.50
10/15/2025	Final Maturity	91282CFP1	550,000.00	UNITED STATES TREASURY 4.25 10/15/2025	550,000.00		550,000.00
10/15/2025	Coupon	91282CJC6	475,000.00	UNITED STATES TREASURY 4.625 10/15/2026		10,984.38	10,984.38
10/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		248.84	248.84
10/16/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	5,667.00		5,667.00
10/16/2025	Coupon	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027		43.72	43.72
10/16/2025	Principal Paydown	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027	3,633.81		3,633.81
10/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		338.04	338.04
10/16/2025	Coupon	459058LN1	300,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029		5,812.50	5,812.50
10/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		69.46	69.46
10/20/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	8,833.42		8,833.42
10/20/2025	Coupon	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026		27.15	27.15
10/20/2025	Principal Paydown	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026	4,241.79		4,241.79
10/21/2025	Coupon	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027		119.59	119.59
10/21/2025	Principal Paydown	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027	3,748.22		3,748.22
10/27/2025	Coupon	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026		9.41	9.41
10/27/2025	Effective Maturity	05602RAD3	98,326.14	BMWOT 2022-A A3 3.21 08/25/2026	3,518.45		3,518.45
10/27/2025	Coupon	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026		1,003.29	1,003.29
10/27/2025	Principal Paydown	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026	17,478.36		17,478.36
10/27/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
10/27/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
10/27/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
10/27/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
10/27/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
10/27/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
10/27/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
10/27/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
10/27/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
October 2025 Total					**1,041,231.49**	**75,530.74**	**1,116,762.23**
NOVEMBER 2025							

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/03/2025	Coupon	74456QBU9	300,000.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		5,550.00	5,550.00
11/07/2025	Coupon	3135G06G3	350,000.00	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025		875.00	875.00
11/07/2025	Final Maturity	3135G06G3	350,000.00	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	350,000.00		350,000.00
11/10/2025	Coupon	665859AW4	450,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		9,000.00	9,000.00
11/13/2025	Coupon	63743HFK3	390,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 5.6 11/13/2026		10,920.00	10,920.00
11/14/2025	Coupon	14913UAL4	405,000.00	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027		10,125.00	10,125.00
11/17/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
11/17/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
11/17/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
11/17/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		227.73	227.73
11/17/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	4,792.29		4,792.29
11/17/2025	Coupon	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027		32.70	32.70
11/17/2025	Principal Paydown	36265WAD5	53,598.47	GMCAR 2022-3 A3 3.64 04/16/2027	3,549.87		3,549.87
11/17/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		338.04	338.04
11/17/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		514.50	514.50
11/17/2025	Coupon	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027		189.55	189.55
11/17/2025	Principal Paydown	448979AD6	145,489.90	HART 2023-A A3 4.58 04/15/2027	8,298.72		8,298.72
11/17/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
11/17/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,051.39	1,051.39
11/17/2025	Principal Paydown	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028	16,353.10		16,353.10
11/17/2025	Coupon	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027		78.98	78.98
11/17/2025	Principal Paydown	47800AAC4	82,411.60	JDOT 2022-B A3 3.74 02/16/2027	4,716.71		4,716.71
11/17/2025	Coupon	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027		281.11	281.11
11/17/2025	Principal Paydown	47800BAC2	167,687.16	JDOT 2022-C A3 5.09 06/15/2027	6,890.32		6,890.32
11/17/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
11/17/2025	Coupon	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027		155.14	155.14
11/17/2025	Principal Paydown	58770AAC7	85,564.63	MBART 2023-1 A3 4.51 11/15/2027	3,792.82		3,792.82
11/17/2025	Coupon	58933YBH7	90,000.00	MERCK & CO INC 4.05 05/17/2028		1,822.50	1,822.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/17/2025	Coupon	89236TMF9	400,000.00	TOYOTA MOTOR CREDIT CORP 5.05 05/16/2029		10,100.00	10,100.00
11/17/2025	Coupon	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026		3.11	3.11
11/17/2025	Effective Maturity	89238FAD5	46,513.51	TAOT 2022-B A3 2.93 09/15/2026	1,272.56		1,272.56
11/17/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		385.00	385.00
11/17/2025	Coupon	9128283F5	800,000.00	UNITED STATES TREASURY 2.25 11/15/2027		9,000.00	9,000.00
11/17/2025	Coupon	912828R36	250,000.00	UNITED STATES TREASURY 1.625 05/15/2026		2,031.25	2,031.25
11/17/2025	Coupon	912828U24	625,000.00	UNITED STATES TREASURY 2.0 11/15/2026		6,250.00	6,250.00
11/17/2025	Coupon	912828X88	350,000.00	UNITED STATES TREASURY 2.375 05/15/2027		4,156.25	4,156.25
11/18/2025	Coupon	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026		13.97	13.97
11/18/2025	Principal Paydown	43815PAC3	54,507.51	HAROT 2022-2 A3 3.73 07/20/2026	4,129.07		4,129.07
11/20/2025	Coupon	3133ERFJ5	330,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027		7,425.00	7,425.00
11/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		29.85	29.85
11/20/2025	Effective Maturity	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	6,658.42		6,658.42
11/21/2025	Coupon	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027		103.84	103.84
11/21/2025	Principal Paydown	43815JAC7	66,524.36	HAROT 2023-1 A3 5.04 04/21/2027	3,294.25		3,294.25
11/25/2025	Coupon	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026		963.30	963.30
11/25/2025	Principal Paydown	3137BNGT5	487,779.73	FHMS K-054 A2 2.745 01/25/2026	18,190.30		18,190.30
11/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
11/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
11/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
11/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
11/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
11/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
11/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
11/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
11/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
November 2025 Total					**431,938.42**	**94,120.60**	**526,059.03**
Grand Total			**144,760,319.09**		**9,366,847.92**	**1,026,738.39**	**10,393,586.31**

IMPORTANT DISCLOSURES

City of Gardena Cons | Account #10647 | As of December 31, 2024

Chandler Asset Management, Inc. ("Chandler") is an SEC registered investment adviser. For additional information about our firm, please see our current disclosures (Form ADV). To obtain a copy of our current disclosures, you may contact your client service representative by calling the number on the front of this statement or you may visit our website at www.chandlerasset.com.

Information contained in this monthly statement is confidential and is provided for informational purposes only and should not be construed as specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of this statement, but may become outdated or superseded at any time without notice.

Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Source ICE Data Indices, LLC ("ICE"), used with permission. ICE PERMITS USE OF THE ICE INDICES AND RELATED DATA ON AN "AS IS" BASIS; ICE, ITS AFFILIATES AND THEIR RESPECTIVE THIRD PARTY SUPPLIERS DISCLAIM ANY AND ALL WARRANTIES AND REPRESENTATIONS, EXPRESS AND/OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, INCLUDING THE INDICES, INDEX DATA AND ANY DATA INCLUDED IN, RELATED TO, OR DERIVED THEREFROM. NEITHER ICE DATA, ITS AFFILIATES OR THEIR RESPECTIVE THIRD PARTY PROVIDERS GUARANTEE THE QUALITY, ADEQUACY, ACCURACY, TIMELINESS OR COMPLETENESS OF THE INDICES OR THE INDEX DATA OR ANY COMPONENT THEREOF, AND THE INDICES AND INDEX DATA AND ALL COMPONENTS THEREOF ARE PROVIDED ON AN "AS IS" BASIS AND LICENSEE'S USE IS AT LICENSEE'S OWN RISK. ICE DATA, ITS AFFILIATES AND THEIR RESPECTIVE THIRD PARTY DO NOT SPONSOR, ENDORSE, OR RECOMMEND CHANDLER, OR ANY OF ITS PRODUCTS OR SERVICES.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Ratings: Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a high rating by S&P, Moody's and Fitch respectively.

CITY of GARDENA

Report No. P-2025-2

TO: THE HONORABLE MAYOR AND CITY COUNCIL

SUBJECT: PERSONNEL REPORT

1. Report the separation of the following individuals:

    a. ***OSVALDO ARECHIGA***, Transit Mechanic, with the Transportation Department, effective January 6, 2025. Mr. Arechiga provided 12.0 years of service to the City.
    b. ***QUENTIN WASHINGTON***, Police Officer, with the Police Department, effective January 6, 2025. Officer Washington provided 4.1 years of service to the City.
    c. ***JACLYN ARCOS***, Community Services Counselor, with the Recreation and Human Services Department, effective January 10, 2025. Ms. Arcos provided 7.6 years of service to the City.

2. Report the Recruitment for the Open/Competitive position of Administrative Analyst I (Administrative Services Department). This recruitment is open until filled.

3. Report the Recruitment for the Open/Competitive position of Payroll/Personnel Technician (Administrative Services Department). This recruitment is scheduled to close February 19, 2025.

4. Report the Recruitment for the Open/Competitive position of Police Officer/Lateral (Police Department). This is a continuous recruitment.

5. Report the Recruitment for the Open/Competitive position of Police Service Officer (Police Department). This recruitment is scheduled to close February 2, 2025.

6. Report the Recruitment for the Open/Competitive position of Police Trainee (Police Department). This is a continuous recruitment.

7. Report the Recruitment for the Open/Competitive position of Human Services Coordinator (Recreation and Human Services Department). This recruitment is scheduled to close January 30, 2025.

8. Report the Recruitment for the Open/Competitive position of Recreation Leader I/II (Recreation and Human Services Department). This is a continuous recruitment.

9. Report the Recruitment for the Open/Competitive position of Social Services Coordinator (Recreation and Human Services Department). This recruitment is scheduled to close January 30, 2025.

10. Report the Recruitment for the Open/Competitive position of Bus Operator (Transportation Department). This is a continuous recruitment.

11. Report the Recruitment for the Open/Competitive position of Transit Mechanic (Transportation Department). This recruitment is open until filled.

12. Report the Recruitment for the Open/Competitive position of Transportation Operations Supervisor (Transportation Department). This recruitment is open until filled.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.F
Section: CONSENT CALENDAR
Meeting Date: January 28, 2025

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: Acceptance of Work and Notice of Completion for the Pedestrian Safety Improvement FY 2023-2024 Project (Phase 2), JN 527
CONTACT: PUBLIC WORKS

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:
Staff respectfully recommends that City Council accept the work performed by Kalban, Inc. and order the recordation of the Notice of Completion for the Pedestrian Safety Improvement FY 2023-2024, JN 527.

The first phase of the project consisted of analyzing and reviewing Maintenance District Zone 2 for sidewalk tripping hazards. Small displacements (trip hazards between 1/2" and 2-1/2") resulted in the cutting of the sidewalks, whereas the larger displacements were planned for remediation for phase two.

This project replaced approximately 7,300 square feet of raised and damaged sidewalk, 100 linear feet of curb and gutter, and replaced 1 tree within the City's Maintenance District, Zone 2. Sufficient funds to complete this project were appropriated by the City Council during the fiscal year 2023-2024 Capital Improvement Budget using Measure R and SB 821 funds.

FINANCIAL IMPACT/COST:
Amount of Expense: $208,014.22
Funding source: Measure R and SB 821

ATTACHMENTS:
JN527 Ped safety Ph 2 NOC.pdf
JN 527_District 2 Map.pdf

APPROVED:



_____

Clint Osorio, City Manager

RECORDING REQUEST BY AND MAIL TO:

Mina Semenza, City Clerk
City of Gardena
1700 W. 162nd Street
Gardena, CA 90247

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN, that:

1. The undersigned is the duly authorized representative of the City of Gardena, a Municipal Corporation of the State of California located within the County of Los Angeles in said State at 1700 West 162 Street, Gardena, California 90247.
2. That on the 23th day of September, 2024, the City Council of said City entered into contract with Kalban, Inc. whose address is 26450 Reuther Ave, #201, Santa Clarita, CA 91350 for the improvement titled Pedestrian Safety Improvement Project, JN 527 Various Locations in accordance with City of Gardena Plans and Specifications.
3. That all of the work and improvement was located at Various locations within Maintenance District, Zone 2 in said City. The owner of the location is the City of Gardena.
4. That all of the work and improvement contemplated in and under said contract was substantially completed on December 6, 2024.
5. That the City Council formally accepted this work and improvement on January 28, 2025.

The undersigned, being first duly sworn, states: That he is the duly authorized representative of the City of Gardena, the political subdivision of the State of California which conducted the proceedings for the improvement titled Pedestrian Safety Improvement FY 2023-2024 Project (Phase 2), JN 527 in said City, that he has read the foregoing "Notice of Completion" and knows the facts recited therein are true.

IN WITNESS THEREOF, I have hereunto subscribed my name as the duly authorized representative of said City this ___ day of _____ 2025.

City of Gardena

Matthew Au

CITY DISTRICTS MAP

DISTRICT 1

DISTRICT 2

DISTRICT 3

DISTRICT 4

DISTRICT 5

DISTRICT 6

NOT TO SCALE

CITY OF GARDENA
FREEWAY CITY
INCORPORATED 1930

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 12.A
Section: DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES
Meeting Date: January 28, 2025

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: Approval of Investment Management Services Agreement with Chandler Asset Management, Inc., for a Period of Three Years, Not to Exceed $240,000, with Two (2) One-Year Renewal Options

COUNCIL ACTION REQUIRED:
Staff Recommendation: Approve Agreement

RECOMMENDATION AND STAFF SUMMARY:
Staff requests the City Council approve Chandler Asset Management, Inc., to provide Investment Management Services for a contract period of three years not to exceed $240,000, with two (2) one-year renewal option years not to exceed $80,000 each year.

Professional investment management of public funds is a best practice that provides substantial benefits to the City. These benefits include day-to-day monitoring of investment yields available in the market; rebalancing of the portfolio's duration (average maturity) to take advantage of the interest rate trends; credit monitoring and analysis; investment selections; and competitive shopping of investments to obtain the best rates.

Chandler Asset Management, Inc., (Chandler), has assisted the City in developing an investment program, including analysis of risk and return, investment policy development and review, investment strategies that meet the City's risk and return requirements, and conduct education and training for staff enrichment. They have provided monthly reporting services and attended the City's quarterly Finance Committee meetings along with City Council meetings when requested.

Chandler was established in 1988, has 30 years of experience in the public sector, and manages over $36.2 billion in assets, including $12.1 billion for California cities. They have over 80 California city and county clients, thus, making them knowledgeable of legislation to recommend best practices and provide guidance on safe and effective practices for the management of public funds.

Below is a fee breakdown based on total market value of assets potentially being managed. Currently, Chandler is managing assets with a market value of over $33 million for the City of Gardena. The fees being proposed are the same fees from the original agreement in 2019,

with no increase in fees.

	Market Value	Management Fee	Annual Charges
First	$25,000,000	10 Basis Points (0.001 or 0.1%)	$25,000
Next	$25,000,000	8 Basis Points (0.0008 or 0.08%)	$20,000
Over	$50,000,000	7 Basis Points (0.0007 or 0.07%)	$35,000

Chandler began managing the City's investments in 2019 and has earned over $3 million in total interest income. With an average interest earned of $500,000 per fiscal year, at an average cost of $31,000; Chandler has consistently and significantly surpassed their annual management service fees.

FINANCIAL IMPACT/COST:

Fiscal Year	Funding Source	Amount
2024-2025	General Fund	$40,000
2025-2026	General Fund	$80,000
2026-2027	General Fund	$80,000
2027-2028	General Fund	$40,000

ATTACHMENTS:

psa - chandler asset mgmt-2025.pdf

APPROVED:



_____

Clint Osorio, City Manager

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

AGREEMENT BETWEEN
THE CITY OF GARDENA
AND
CHANDLER ASSET MANAGEMENT, INC.

This contract, hereinafter referred to as Agreement is entered into this 14th day of January, 2025, by and between THE CITY OF GARDENA ("City") and CHANDLER ASSET MANAGEMENT, INC., a California Corporation ("Consultant"). Based on the mutual promises and covenants contained herein, the Parties hereto agree, as follows.

1. Recitals.

A. Whereas, City requires the services of a professional to provide investment management services; and

B. Whereas, Consultant has represented that it is qualified by virtue of experience, training, education and expertise to provide these services; and

C. Whereas, City has determined that the public interest, convenience and necessity require the execution of this Agreement.

D. WHEREAS, no official or employee of City has a financial interest, within the provisions of sections 1090-1092 of the California Government Code, in the subject matter of this Agreement.

2. Services.

A. The services to be performed by Consultant shall consist of the following ("Services"): As specified in **Exhibit "A**", attached hereto and incorporated herein by reference, unless otherwise instructed by City.

B. The Services shall be performed in accordance with the Project Schedule set forth in **Exhibit A**. Consultant shall not be liable for any failure or delay in furnishing proposed Services resulting from fire, explosion, flood, storm, Act of God, governmental acts, orders or regulations, hostilities, civil disturbances, strikes, labor difficulties, difficulty in obtaining parts, supplies, or shipping facilities, inability to obtain or delays in obtaining suitable material or facilities required for performance, temporary unavailability of qualified personnel, failure by City to provide appropriate access to equipment or personnel, or other causes beyond Consultant's reasonable control.

3. Additional Services. If City determines that additional Services are required to be provided by Consultant in addition to the Services set forth above, City shall authorize Consultant to perform such additional Services in writing ("Additional Services"). Such Additional Services shall be specifically described and approved by City in writing prior to the performance thereof. Consultant shall be compensated for such Additional Services

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in accordance with the amount agreed upon in writing by the Parties. No compensation shall be paid to Consultant for Additional Services which are not specifically approved by City in writing.

4. Consultant's Proposal. This Agreement shall include Consultant's proposal or bid which is incorporated herein as **Exhibit A**. In the event of any inconsistency between the terms of the proposal and this Agreement, this Agreement shall govern.

5. Timing of Performance. Time is of the essence with respect to Consultant's performance of the Services required by this Agreement. Consultant shall diligently and timely pursue and complete the performance of the Services required of it by this Agreement as set forth in **Exhibit A.** City, in its sole discretion, may extend the time for performance of any Service.

6. Compensation. Compensation for the Services shall be billed as set forth in **Exhibit A**, attached hereto. The Compensation is inclusive of all costs that may be incurred by Consultant in performance of the Services, including but not limited to such items as travel, copies, delivery charges, phone charges, and facsimile charges, unless otherwise. In no event shall compensation under this Agreement exceed TWO HUNDRED AND FORTY THOUSAND and 00/00 ($240,000.00) without the prior written authorization of the City Council.

7. Term of Agreement/Termination. This Agreement shall commence on the Effective Date and continue for a period of three (3) years, ending on January 14, 2028, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties. This Agreement may be extended by two [2] additional one [1] year periods upon mutual written agreement of both parties.

A. This Agreement shall be effective as of the date of execution by the City and shall remain in effect until all Services are completed or until terminated as provided for herein.

B. City may terminate this Agreement without cause by providing written notice to Consultant not less than ten days prior to an effective termination date. City's only obligation in the event of termination will be payment of fees and allowed expenses incurred up to and including the effective date of termination.

C. Unless for cause, Consultant may not terminate this Agreement. If Consultant is terminating this Agreement for cause, it must provide the City with thirty (30) days written notice.

D. Upon receipt of a termination notice, Consultant shall: (1) promptly discontinue all Services, unless the notice directs otherwise; and (2) within ten (10) days, deliver to City all files, data, reports, estimates, summaries, and such other information and materials as may have been accumulated or prepared to date by Consultant in performing the Services under this Agreement, whether completed or in progress.

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Consultant shall provide these documents by both hard copy and in electronic format if available. In the event of termination for other than cause attributable to Consultant, Consultant shall be entitled to reasonable compensation for the Services it performs up to the date of termination and shall be deemed released from liability for any work assigned but not completed as of the effective date of termination.

8. Agreement Administrator. For purposes of this Agreement, City designates Ray Beeman, Director of Administrative Services or designee as the Agreement Administrator who shall monitor Consultant's performance under this Agreement. Consultant shall be notified in writing of any deficiency in the performance of this Agreement in a timely manner by Agreement Administrator Consultant shall have five (5) business days from receipt of the notification to cure any deficiency to the reasonable satisfaction of the Agreement Administrator. All costs for such corrections shall be borne by Consultant and shall not increase Consultant's fees due hereunder. Should the Agreement Administrator determine that Consultant has not performed its obligation as stated in this Agreement in a satisfactory manner, City may terminate this Agreement for cause as specified in Section- Term of Agreement/Termination. All notices, invoices or other documents shall be addressed to the Agreement Administrator, as well as all substantive issues relating to this contract. City reserves the right to change this designation upon written notice to Consultant.

9. Invoices and Payments.

A. Payment shall be made upon receipt and approval of invoices for Services rendered. In order for payment to be made, Consultant's invoice must include an itemization as to the services rendered, date(s) of service, direct and/or subcontract costs, and be submitted on an official letterhead or invoice with Consultant's name, address, and telephone number referenced.

B. The Agreement Administrator shall review the invoices to determine whether services performed and documents submitted are consistent with this Agreement. Payment shall be made within forty-five (45) days following receipt of the invoice or the Agreement Administrator shall provide Consultant with a written statement objecting to the charges and stating the reasons therefore.

C. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to City at the time of payment.

10. Records/Audit.

A. Consultant shall be responsible for ensuring accuracy and propriety of all billings and shall maintain all supporting documentation for a minimum of three (3) years from the completion date of the Services under this agreement the following records:

1. All accounts and records, including personnel, property and financial, adequate to identify and account for all costs pertaining to this Agreement and assure

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proper accounting for all funds;

2. Records which establish that Consultant and any subconsultant who renders Services under this Agreement are in full compliance with the requirements of this Agreement and all federal, state and local laws and regulations

3. Any additional records deemed necessary by City to assume verification of full compliance with this Agreement.

B. City shall have the right to audit Consultant's invoices and all supporting documentation for purposes of compliance with this Agreement for a period of three years following the completion of Services under this Agreement.

C. Upon reasonable notice from City or any other governmental agency, Consultant shall cooperate fully with any audit of its billings conducted by, or of, City and shall permit access to its books, records and accounts as may be necessary to conduct such audits.

11. Successors and Assignment. This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

12. Change in Name, Ownership or Control. Consultant shall notify the Agreement Administrator, in writing, of any change in name, ownership or control of Consultant's firm or subconsultant. Change of ownership or control of Consultant's firm may require an amendment to the Agreement.

13. Key Personnel. City has relied upon the professional training and ability of Consultant to perform the Services hereunder as a material inducement to enter into this Agreement. Consultant shall provide properly skilled professional and technical personnel to perform all Services under this Agreement. In the event that City, in its sole discretion, at any time during the Agreement, desires the removal of any person or persons assigned by Consultant to perform Services pursuant to this Agreement, Consultant shall remove any such person immediately upon receiving notice from City.

14. Performance By Consultant. Consultant shall maintain or exceed the level of competency presently maintained by other similar practitioners in the State of California, for professional and technical soundness, accuracy and adequacy of all work, advice and material furnished under this Agreement.

15. Use of Materials.

A. City shall make available to Consultant such materials from its files as may be required by Consultant to perform Services under this Agreement. Such materials shall

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remain the property of City while in Consultant's possession. Upon termination of this Agreement and payment of outstanding invoices of Consultant, or completion of work under this Agreement, Consultant shall return to City any property of City in its possession and any calculations, notes, reports, electronic files, or other materials prepared by Consultant in the course of performance of this Agreement.

B. City may utilize any material prepared or work performed by Consultant pursuant to this Agreement, including computer software, in any manner, which City deems proper without additional compensation to Consultant. Consultant shall have no responsibility or liability for any revisions, changes, or corrections made by City, or any use or reuse pursuant to this paragraph unless Consultant accepts such responsibility in writing.

16. Nonuse of Intellectual Property of Third Parties. Consultant shall not use, disclose or copy any intellectual property of any third parties in connection with work carried out under this Agreement, except for intellectual property for which Consultant has a license. Consultant shall indemnify and hold City harmless against all claims raised against City based upon allegations that Consultant has wrongfully used intellectual property of others in performing work for City, or that City has wrongfully used intellectual property developed by Consultant pursuant to this Agreement.

17. Ownership of Work Product. All documents or other information created, developed, or received by Consultant shall, for purposes of copyright law, be deemed works made for hire for City by Consultant and shall be the sole property of City. Consultant shall provide City with copies of these items upon demand, and in any event, upon termination of this Agreement.

18. Confidentiality Clause. Consultant acknowledges that some of the material and information that may come into its possession or knowledge in connection with this Agreement or its performance may consist of information that is exempt from disclosure to the public or other unauthorized persons under either state or federal statutes ("Confidential Information"). Confidential Information includes, but is not limited to, names, addresses, Social Security numbers, e-mail addresses, telephone numbers, financial profiles, credit card information, driver's license numbers, medical data, law enforcement records, agency source code or object code, agency security data, or information identifiable to an individual that relates to any of these types of information. Consultant agrees to hold Confidential Information in strictest confidence and not to make use of Confidential Information for any purpose other than the performance of this Agreement, to release it only to authorized employees or Sub-consultants requiring such information for the purposes of carrying out this Agreement, and not to release, divulge, publish, transfer, sell, disclose, or otherwise make the information known to any other party without City's express written consent or as provided by law. Consultant agrees to release such information or material only to employees or Sub-consultants who have signed a nondisclosure agreement, the terms of which have been previously approved by City. Consultant agrees to implement physical, electronic, and managerial safeguards to prevent unauthorized access to Confidential Information.

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"Personal information" including, but not limited to, "Protected Health Information" (PHI) under Health Insurance Portability And Accountability Act (HIPAA), individuals' names, addresses, phone numbers, birth dates, and social security numbers collected, used, or acquired in connection with this Agreement shall be protected against unauthorized use, disclosure, modification or loss.

HIPAA establishes national minimum standards for the use and disclosure of certain health information. The Consultant must comply with all HIPAA requirements and rules when determined applicable by the City. If City determines that (1) City is a "covered entity" under HIPAA, and that (2) Consultant will perform "business associate" services and activities covered under HIPAA, then at City's request, Consultant agrees to execute City's Agreement in compliance with HIPAA.

Consultant shall ensure its directors, officers, employees, Sub-consultants or agents use personal information solely for the purposes of accomplishing the services set forth herein. Consultant and its Sub-consultants agree not to release, divulge, publish, transfer, sell or otherwise make known to unauthorized persons personal information without the express written consent of the City or as otherwise required by law.

Any breach of this provision may result in termination of the Agreement and demand for return of all personal information. Moreover, Consultant will indemnify and hold the City harmless from and against all losses and damages resulting from any unauthorized or improper disclosure, dissemination or use of the information as a result, in whole or in part, of Consultant's action or inaction.

19. Legal Requirements.

A. Consultant shall secure and maintain all licenses or permits required by law, including a City business license, and shall comply with all ordinances, laws, orders, rules, and regulations pertaining to the work.

B. Consultant warrants that it shall perform the Services required by this Agreement in compliance with all applicable Federal and California employment laws, including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation insurance and safety in employment; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement. Consultant shall indemnify and hold harmless City from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description including attorneys' fees and costs, presented, brought, or recovered against City for, or on account of any liability under any of the above-mentioned laws, which may be incurred by reason of Consultant's performance under this Agreement.

C. Consultant covenants that there shall be no discrimination based upon race, color, creed, religion, sex, marital status, age, handicap, national origin or ancestry, or

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any other category forbidden by law in performance of this Agreement.

20. Conflict of Interest and Reporting.

A. Consultant shall at all times avoid conflicts of interest or the appearance of a conflict of interest in the performance of this Agreement. If required, Consultant shall comply with the City's Conflict of Interest reporting requirements. Consultant understands that pursuant to Gardena Municipal Code sections 2.24.020H and 2.24.025G, it is forbidden to make any contribution to a candidate or committee of a candidate for a municipal office of the City, or to an officeholder, until the completion of Services to be performed under this Agreement.

B. Consultant and its representatives shall refrain from lobbying City of Gardena officials, employees and representatives for the duration of this Agreement.

21. Guarantee and Warranty. Consultant warrants to City that the material, analysis, data, programs and Services to be delivered or rendered hereunder will be of the kind and quality designated and will be performed by qualified personnel. Without waiver of City's other rights or remedies, City may require Consultant to re-perform any of said Services, which were not performed in accordance with these standards. Consultant shall perform the remedial Services at its sole expense.

22. Insurance.

A. Commencement of Work. Consultant shall not commence work under this Agreement until it has obtained City approved insurance. Before beginning work hereunder, during the entire period of this Agreement, for any extensions hereto, and for periods after the end of this Agreement as may be indicated below, Consultant must have and maintain in place all of the insurance coverage required in this Section. Consultant's insurance shall comply with all items specified by this Agreement. Any subcontractors shall be subject to all of the requirements of this Section and Consultant shall be responsible to obtain evidence of insurance from each subcontractor and provide it to City before the subcontractor commences work. Alternatively, Consultant's insurance may cover all subcontractors.

B. Insurance Company Requirements. All insurance policies used to satisfy the requirements imposed hereunder shall be issued by insurers admitted to do business in the State of California. Insurers shall have a current Best's rating of not less than A-:VII, unless otherwise approved by City.

C. Coverage, Limits and Policy Requirements. Consultant shall maintain the types of coverage and limits indicated below:

1. Commercial General Liability Insurance - a policy for occurrence coverage for bodily injury, personal injury and property damage, with coverage at least as broad as Insurance Services Office Form CG 00 01, with no special limitations affecting

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City. The limit for all coverage under this policy shall be no less than one million dollars ($1,000,000.00) per occurrence.

2. Commercial Auto Liability Insurance - a policy with coverage at least as broad as Insurance Services Office form CA 0001, including Symbol 1 (any auto) with no special limitations affecting City. The limit for bodily injury and property damage liability shall be no less than one million dollars ($1,000,000.00) per accident.

3. Policy Requirements. The policies set forth above shall comply with the following, as evidenced by the policies or endorsements to the policies:

a. The City, its appointed and elected officers, employees, agents and volunteers shall be added as additional insured to the policy.

b. The insurer shall agree to provide City with thirty (30) days prior written notice, return receipt requested, of any cancellation, non-renewal or material change in coverage.

c. For any claims with respect to the Services covered by this Agreement, Consultant's insurance coverage shall be primary insurance as respects the City, its elected and appointed officers, employees, agents and volunteers. Any insurance or self-insurance maintained by the City, its elected and appointed officers, employees, agents and volunteers shall be excess of Consultant's insurance and shall not contribute with it.

4. Worker's Compensation and Employer's Liability Insurance - a policy which meets all statutory benefit requirements of the Labor Code, or other applicable law, of the State of California. The minimum coverage limits for said insurance shall be no less than one million dollars per claim. The policy shall be issued by an insurance company which is admitted to do business in the State of California and shall contain a clause that the policy may not be canceled without thirty (30) days prior written notice, return receipt requested, is mailed to City.

5. Professional Errors & Omissions - a policy with minimum limits of one million dollars ($1,000,000.00) per claim and aggregate. This policy shall be issued by an insurance company which is admitted to do business in the State of California and Consultant shall contain a clause that the policy may not be canceled until thirty (30) days written notice, return receipt requested, is mailed to City.

D. Additional Requirements. The procuring of such required policies of insurance shall not be construed to limit Consultant's liability hereunder or to fulfill the indemnification provisions and requirements of this Agreement. There shall be no recourse against City for payment of premiums or other amounts with respect thereto. City shall notify Consultant in writing of changes in the insurance requirements. If Consultant does not deposit copies of acceptable insurance policies or endorsements with City incorporating such changes within sixty (60) days of receipt of such notice,

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Consultant shall be deemed in default hereunder.

E. Deductibles. Any deductible or self-insured retention over $25,000 per occurrence must be declared to and approved by City. Any deductible exceeding an amount acceptable to City shall be subject to the following changes: either the insurer shall eliminate or reduce such deductibles or self-insured retentions with respect to City, its officers, employees, agents and volunteers (with additional premium, if any, to be paid by Consultant); or Consultant shall provide satisfactory financial guarantee for payment of losses and related investigations, claim administration and defense expenses.

F. Verification of Compliance. Consultant shall furnish City with original policies or certificates and endorsements effecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by the insurer to bind coverage on its behalf. All endorsements are to be received and approved by City before work commences. Not less than fifteen (15) days prior to the expiration date of any policy of insurance required by this Agreement, Consultant shall deliver to City a binder or certificate of insurance with respect to each renewal policy, bearing a notation evidencing payment of the premium therefore, or accompanied by other proof of payment satisfactory to City. Consultant shall provide full copies of any requested policies to City within three (3) days of any such request by City.

G. Termination for Lack of Required Coverage. If Consultant, for any reason, fails to have in place, at all times during the term of this Agreement, including any extension hereto, all required insurance and coverage, City may immediately obtain such coverage at Consultant's expense and/or terminate this Agreement.

23. Indemnity.

A. Consultant assumes all risk of injury to its employees, agents, and contractors, including loss or damage to property.

B. Consultant agrees to defend, indemnify, hold free and harmless the City, its elected officials, officers, agents, employees and volunteers, at Consultant's sole expense, from and against any and all claims, actions, suits or other legal proceedings brought against the City, its elected officials, officers, agents, employees and volunteers arising out of the performance of the Consultant, its employees, and/or authorized subcontractors, of the work undertaken pursuant to this Agreement. The defense obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by the Consultant, its employees, and/or authorized subcontractors, but shall be required whenever any claim, action, complaint, or suit asserts as its basis the negligence, errors, omissions or misconduct of the Consultant, its employees, and/or authorized subcontractors, and/or whenever any claim, action, complaint or suit asserts liability against the City, its elected officials, officers, agents, employees and volunteers based upon the work performed by the Consultant, its employees, and/or authorized subcontractors under this Agreement, whether or not the Consultant, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be

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liable. Notwithstanding the foregoing, the Consultant shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole negligence or willful misconduct of the City. This provision shall supersede and replace all other indemnity provisions contained either in the City's specifications or Consultant's Proposal, which shall be of no force and effect.

C. No official, employee, agent or volunteer of City shall be personally liable for any default or liability under this Agreement.

24. Independent Contractor. Consultant agrees to furnish consulting services in the capacity of an independent contractor and neither Consultant nor any of its employees shall be considered to be an employee or agent of City.

25. PERS Eligibility Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing Services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

26. Notices. Any notice or communication given under this Agreement shall be effective when deposited, postage prepaid, with the United States Postal Service and addressed to the contracting parties. Name, address, telephone and facsimile numbers of the parties are as follows:

City of Gardena:
1700 West 162nd Street
Gardena, California 90247-3732
Attn: Ray Beeman
Title: Director of Administrative Services
Email: rbeeman@cityofgardena.org
Telephone: (310) 217-9502

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To Consultant: Chandler Asset Management, Inc.
9255 Towne Centre Drive, Suite 600
San Diego, CA 92121
Attn: Nicole Dragoo
Email: ndragoo@chandlerasset.com
Telephone: (800) 317-4747

Either party may change the information to which notice or communication is to be sent by providing advance written notice to the other party.

27. Severability. If any provision of this Agreement shall be held illegal, invalid, or unenforceable, in whole or in part, such provision shall be modified to the minimum extent necessary to make it legal, valid, and enforceable, and the legality, validity, and enforceability of the remaining provisions shall not be affected thereby.

28. Jurisdiction and Venue. This Agreement shall be deemed a contract under the laws of the State of California and for all purposes shall be interpreted in accordance with such laws. Both parties hereby agree and consent to the exclusive jurisdiction of the courts of the State of California and that the venue of any action brought hereunder shall be Los Angeles County, California.

29. Waiver. No delay or failure by either Party to exercise or enforce at any time any right or provision of this Agreement shall be considered a waiver thereof or of such Party's right thereafter to exercise or enforce each and every right and provision of this Agreement. To be valid a waiver shall be in writing but need not be supported by consideration. No single waiver shall constitute a continuing or subsequent waiver.

30. Electronic Signatures. The parties hereby acknowledge and agree that electronic records and electronic signatures, as well as facsimile signatures, used in connection with the execution of this Agreement and electronic signatures, facsimile signatures or signatures transmitted by electronic mail in so-called pdf format shall be legal and binding and shall have the same full force and effect as if a paper original of this Agreement had been delivered and had been signed using a handwritten signature. City and Consultant (i) agree that an electronic signature, whether digital or encrypted, of a party to this Agreement is intended to authenticate this writing and to have the same force and effect as a manual signature, (ii) intend to be bound by the signatures (whether original, faxed or electronic) on any document sent or delivered by facsimile or, electronic mail, or other electronic means, (iii) are aware that the other party will reply on such signatures, and (iv) hereby waive any defenses to the enforcement of the terms of this Agreement based on the foregoing forms of signature. If this Agreement has been executed by electronic signature, all parties executing this document are expressly consenting under the United States Federal Electronic Signatures in Global and National Commerce Act of 2000 ("E-SIGN") and California Uniform Electronic Transactions Act ("UETA")(Cal. Civ. Code § 1633.1, et seq.), that a signature by fax, email or other electronic means shall constitute an Electronic Signature to an Electronic Record under both E-SIGN and UETA with respect to this specific transaction.

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31. Joint Drafting. Each party acknowledges that it has had an adequate opportunity to review each and every provision in this Agreement and to submit the same to counsel and other consultants for review and comment and that the parties jointly drafted this Agreement. No provision of this Agreement or any Assignment shall be construed more strictly against one party than the other party by reason that one or the other party proposed, drafted or modified such provision or any other existing or proposed provision.

32. Public Records Act Disclosure. Consultant has been advised and is aware that this Agreement and all reports, documents, information and data, including, but not limited to, computer tapes, discs or files furnished or prepared by Consultant, or any of its subcontractors, pursuant to this Agreement and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code section 7920.000 *et seq*.). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in the California Government Code section 7924.510, and of which Consultant informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the Court.

33. City Representative. In its capacity as investment manager, Consultant shall receive all instructions, directions and other communications on City's behalf respecting City's account from Ray Beeman, Director of Administrative Services (Representative). Consultant is hereby authorized to rely and act upon all such instructions, directions and communications from such Representative or any agent of such Representative.

34. Investment Policy. In investing and reinvesting City's assets, Consultant shall comply with City's Investment Policy, which is attached hereto as Exhibit B.

35. Authority of Consultant. Consultant is hereby granted full discretion to invest and reinvest all assets under its management in any type of security it deems appropriate, subject to the instructions given or guidelines set by Representative.

36. Electronic Delivery. From time to time, Consultant may be required to deliver certain documents to City such as account information, notices and required disclosures. City hereby consents to Consultant's use of electronic means, such as email, to make such delivery. This delivery may include notification of the availability of such document(s) on a website, and City agrees that such notification will constitute "delivery". City further agrees to provide Consultant with City's email address(s) and to keep this information current at all times by promptly notifying Consultant of any change in email address(s).

City email address(s): rbeeman@cityofgardena.org

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37. Proxy Voting. Consultant will vote proxies on behalf of City unless otherwise instructed. Consultant has adopted and implemented written policies and procedures and will provide City with a description of the proxy voting procedures upon request. Consultant will provide information regarding how City's proxies were voted upon request. To request proxy policies or other information, please contact us by mail at the address provided, by calling 800-317-4747 or by emailing your request to info@chandlerasset.com.

38. Custody of Securities and Funds. Consultant shall not have custody or possession of the funds or securities that City has placed under its management. City shall appoint a custodian to take and have possession of its assets. City recognizes the importance of comparing statements received from the appointed custodian to statements received from Consultant. City recognizes that the fees expressed above do not include fees City will incur for custodial services.

39. Valuation. Consultant will value securities held in portfolios managed by Consultant no less than monthly. Securities or investments in the portfolio will be valued in a manner determined in good faith by Consultant to reflect fair market value.

40. Investment Advice. City recognizes that the opinions, recommendations and actions of Consultant will be based on information deemed by it to be reliable, but not guaranteed to or by it. Provided that Consultant acts in good faith, City agrees that Consultant will not in any way be liable for any error in judgment or for any act or omission, except as may otherwise be provided for under the Federal Securities laws or other applicable laws.

41. Payment of Commissions. Consultant may place buy and sell orders with or through such brokers or dealers as it may select. It is the policy and practice of Consultant to strive for the best price and execution and for commission and discounts which are competitive in relation to the value of the transaction and which comply with Section 28(e) of the Securities and Exchange Act. Nevertheless, it is understood that Consultant may pay a commission on transactions in excess of the amount another broker or dealer may charge, and that Consultant makes no warranty or representation regarding commissions paid on transactions hereunder.

42. Other Clients. It is further understood that Consultant may be acting in a similar capacity for other institutional and individual clients, and that investments and reinvestments for City's portfolio may differ from those made or recommended with respect to other accounts and clients even though the investment objectives may be the same or similar. Accordingly, it is agreed that Consultant will have no obligation to purchase or sell for City's account any securities which it may purchase or sell for other clients.

43. Confidential Relationship. The terms and conditions of this Agreement, and all information and advice furnished by either party to the other shall be treated as confidential and shall not be disclosed to third parties except (i) as required by law, rule,

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or regulation, (ii) as requested by a regulatory authority, (iii) for disclosures by either party of information that has become public by means other than wrongful conduct by such party or its officers, employees, or other personnel, (iv) for disclosures by either party to its legal counsel, accountants, or other professional advisers, (v) as necessary for Consultant to carry out its responsibilities hereunder, or (vi) as otherwise expressly agreed by the parties.

44. Receipt of Brochure and Privacy Policy. City hereby acknowledges receipt of the disclosure statement or "brochure" and “brochure supplement” also known as Part 2A and Part 2B of Form ADV, required to be delivered pursuant to Rule 204-3 of the Investment Advisers Act of 1940 (Brochure). City further acknowledges receipt of Consultant’s Privacy Policy, as required by Regulation S-P.

45. Authority to Execute. The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement.

46. Attorney’s Fees. In the event that legal action is necessary to enforce the provisions of this Agreement, or to declare the rights of the parties hereunder, the parties agree that the prevailing party in the legal action shall be entitled to recover attorney’s fees and court costs from the opposing party.

47. Section Headings. The Section headings used in this Agreement are for reference purposes only and shall have no binding effect.

48. Entire Agreement. This Agreement contains the entire understanding between City and Consultant. Any prior agreement, promises, negotiations or representations not expressly set forth herein are of no force or effect. Subsequent modifications to this Agreement shall be effective only if in writing and signed by both parties. This Agreement may be signed by the parties hereto in separate counterparts, including both counterparts that are executed on paper and counterparts that are in the form of electronic signatures. Electronic signatures include facsimile or email electronic signatures. Each executed counterpart shall be deemed an original. All counterparts, taken together, constitute the executed Agreement.

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IN WITNESS WHEREOF, the parties have hereunto affixed their names as of the day and year written below.

"City"
City of Gardena

By: _____
Tash Cerda, Mayor

Date: _____

"Consultant"
Chandler Asset Management, Inc.

By: _____
Nicole Dragoo, Chief Executive Officer

Date: 01/07/2025

By: _____
Martin Cassell, Chief Financial Officer

Date: 01/07/2025

ATTEST:

_____
Mina Semenza, City Clerk

APPROVED AS TO FORM:

_____
Carmen Vasquez, City Attorney

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EXHIBIT A

Request for Quote for:

City of Gardena

INVESTMENT MANAGEMENT SERVICES

DUE: November 22, 2024

CHANDLER ASSET MANAGEMENT, INC.

9255 Towne Centre Drive, Suite 600
San Diego, CA 92121
Direct: 858-546-3741, Toll free: 800-317-4747
info@chandlerasset.com | chandlerasset.com

CHANDLER ASSET MANAGEMENT

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Summary of Qualifications and Proposal for Continued Investment Management Services

City of Gardena

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APPENDICES

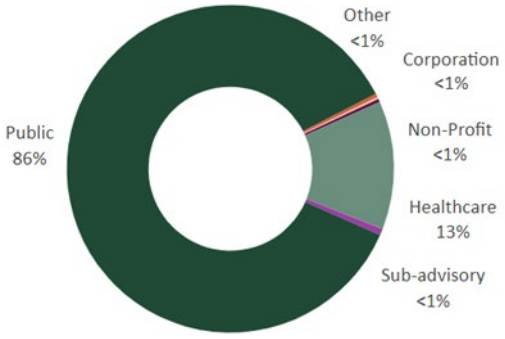
Appendix A *Recent Client Monthly Statement and Quarterly Report*
Appendix B *Professional Biographies*
Appendix C *Important Disclosures*

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Chandler Asset Management, Inc.

Chandler Asset Management, Inc. (Chandler or the Firm) is an SEC Registered Investment Adviser focused on the management of high-quality fixed income portfolios for public agencies that share common objectives of safety[1], liquidity, and investment returns. Since 2018, we have been honored to be stewards of the principal the City of Gardena (City) has entrusted to us, and for more than three decades we have performed our fiduciary duty for all clients with discipline and care. Our risk control practices and relationship-based approach have contributed to our Firm's growth; we managed **$36.2 billion in assets** as of June 30, 2024, including $12.1 billion for California cities.

Chandler Client Types and Firm AUM
As of June 30, 2024



The Advantages of Working with Chandler

- **Our team is familiar with the City, your team and your portfolio.** As the City's investment adviser for the last 6 years, Chandler has given City staff direct access to lead portfolio managers, senior investment professionals, and the backup investment management team responsible for making decisions for their portfolio. Your tenured team will remain the same, so your portfolio manager already has a deep understanding of your investment portfolio and where it fits in with the City's overall financial structure and future objectives.
- **We are experienced**. Chandler has assisted local governments in fulfilling their fiduciary duty to their constituents since 1988. The depth of our experience and expertise combined with our consistent, repeatable investment process has helped us build a strong reputation, and we are immensely proud of our **93% five-year client retention** rate (as of June 30, 2024). Chandler is excited for the opportunity to continue providing the City with comprehensive investment management services.
- **We are your neighbors**. We are headquartered in San Diego, CA, where our services for the City are coordinated, so we understand the unique local nuances of your investment program.
- **We are results oriented**. Our repeatable, disciplined investment process helps us identify when to alter our asset allocation to be either more or less conservative and to identify an appropriate term structure based on the current shape of the yield curve. This approach has served the City well over the last six years through various marketing cycles, including during the post-pandemic era in 2021 and 2022. Most recently, Chandler's investment guidance helped the City realize $2.2M in additional interest income that is being used to offset lower than anticipated revenue and higher costs, based on the City's Quarterly Investment Report dated September 30, 2024 and as discussed during our most recent portfolio review[2].

Scope of Services

Chandler is pleased to continue offering the City the following services:

- **Comprehensive Investment Management**. Chandler will continue to provide full-time investment management services for the City as a fiduciary, working with the City's financial staff to monitor investment opportunities and evaluate investments in the portfolio within the scope of a comprehensive strategy aimed at safety, meeting liquidity needs, and enhancing return.

[1] *While our conservative investment approach promotes safety, investing in securities carries varying degrees of risk and we cannot guarantee safety of principal.*
[2] *Past performance is not indicative of future results.*

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- **Investment Policy Review.** We will continue to perform formal reviews of the City's investment policy annually to incorporate the latest changes to California Government Code, as well as your objectives and cash flow needs that may change over time.
- **Compliance Monitoring**. We will continue to monitor your portfolio to gauge compliance with your investment policy, state law and any additional directives.
- **Provide Credit Analysis of Investment Instruments in Portfolio.** Chandler's rigorous process for reviewing credit securities considered for inclusion in clients' portfolios is designed to identify stable and improving credits and detect weak or deteriorating credits. Our team pays close attention to security issuers, with reviews taking place frequently. Chandler's Credit Committee conducts fundamental macroeconomic, industry-wide, and issuer-specific analysis, resulting in the development and maintenance of an approved issuer list of securities. We will continue to keep staff apprised of changes in market conditions or significant developments in the City's portfolio.
- **Reconciliation with Custodian Records and Settlement.** Chandler's operations platform includes daily reconciliations of cash balances and positions in all accounts. We invest in tools and technology to support the portfolio management process and simplify investment reporting and compliance.
- **Portfolio Accounting and Reporting**. We generate monthly reports that include a management summary of portfolio characteristics and performance, as well as full accounting details. Monthly reports are available the first week following month-end. You will also continue to receive a quarterly report designed to facilitate discussion between our investment professionals and the City's staff. In addition to the monthly and quarterly reports, we will make available reports that satisfy GASB 40 and 72 requirements to facilitate the City's year-end reporting.

  Reports are prepared in accordance with state law and the Governmental Accounting Standards Board (GASB) and compiled to meet your specific needs. Performance for your portfolio is calculated and reported in compliance with the CFA Institute's Global Investment Performance Standards (GIPS®).
- **Match Portfolio Structure to Objectives.** We encourage ongoing discussions with your staff so that the investment strategy remains consistent with your understood goals and objectives yet flexible enough to propose innovative solutions as your needs evolve. As our practice has been, we will frequently consult with your staff on how to expose the investment portfolio to the broadest opportunity set providing the potential for enhanced return, while bearing in mind safety of principal and access to cash.
- **Broker-Dealer Due Diligence.** The Investment Management Team maintains an active, productive relationship with the broker-dealer community to promote an ongoing flow of market information and to execute trades for our clients at competitive prices. This advantage provides clients like the City with market access that they would not be able to achieve on their own. We review the credentials and regulatory background of each broker-dealer Firm and their employees with whom we trade using FINRA's online BrokerCheck System.
- **Best Execution, Settlement, and Documentation**. Chandler executes approved securities transactions on a transparent and highly competitive basis, in accordance with our commitment to best execution, and documents the quotes received. All trades will be settled at the third-party custodian bank using delivery-versus-payment (DVP) procedures.
- **Meetings with Staff and Finance Committee.** Chandler meets with City Staff on a regular basis and presents quarterly updates to the City's Finance Committee in person at City Hall. We will continue to attend these meetings and provide economic updates, portfolio results and address any questions City Staff or the Investment Committee may have.

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- **Serve as a General Resource for Staff**. We will continue to keep you informed of investment strategies, market conditions and developments that could impact you from a risk, opportunity, operational and/or statutory perspective and conduct portfolio reviews quarterly. Our investment professionals are also available to you by phone and email during business hours.

Firm Background

Kay Chandler founded our Firm in 1988 based on her experience serving as an Investment Officer for the County of San Diego for eight years and the City of San Diego for another two years. After three decades, Chandler remains committed to our principles of conservative fixed income management and continues to evolve in response to our clients' needs and the public investment climate. We implement investment strategies that meet each client's risk and return requirements, provide comprehensive investment reporting to save staff time, and conduct education and training for staff enrichment. The result is an investment approach grounded in risk management that is customized to each of our client's specific objectives and constraints and has resulted in successful investment programs for the City and other entities similar in size and scope[3].

One of the Firm's guiding principles is participation in the development of best practices in the management of public funds. Our investment and client service professionals are active participants and sponsors of national and regional associations that shape our industry, including the Government Finance Officers Association (GFOA), the Association of California Water Agencies (ACWA), the California Society of Municipal Finance Officers (CSMFO), the California Municipal Treasurers Association (CMTA), the California Debt and Investment Advisory Commission (CDIAC), and the CFA Institute. We are often involved in drafting investment legislation and recommending best practices on a state and national level, providing guidance on safe and effective practices for the management of public funds.

List of Representative Institutional Relationships in Southern California as of June 30, 2024

Cities

- Alameda, CA
- American Canyon, CA
- Arcata, CA
- Atwater, CA
- Banning, CA
- Bell, CA
- Beverly Hills, CA
- Brea, CA
- Buena Park, CA
- Camarillo, CA
- Chino Hills, CA
- Chula Vista, CA
- Corona, CA
- Costa Mesa, CA
- Cupertino, CA
- Danville, CA
- Desert Hot Springs, CA
- Dublin, CA
- Elk Grove, CA
- El Monte, CA
- Emeryville, CA
- Fairfield, CA
- Fountain Valley, CA
- Gardena, CA
- Imperial Beach, CA
- Indio, CA
- La Habra, CA
- Lake Forest, CA
- La Mirada, CA
- Menifee, CA
- Merced, CA
- Milpitas, CA
- Mission Viejo, CA
- Monterey, CA
- Moreno Valley, CA
- Mountain View, CA
- Murrieta, CA
- National City, CA
- Newport Beach, CA
- Oceanside, CA
- Orange, CA
- Orinda, CA
- Palm Springs, CA
- Perris, CA
- Pico Rivera, CA
- Pleasant Hill, CA
- Pomona, CA
- Port Hueneme
- Riverside, CA
- Rohnert Park, CA
- Salinas, CA
- San Clemente, CA
- San Jacinto, CA
- San Juan Capistrano, CA
- San Leandro, CA
- San Marcos, CA
- San Mateo, CA
- Santa Paula, CA
- Solana Beach, CA
- So. San Francisco, CA

[3] *Past performance is not indicative of future results.*

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- Stanton, CA
- Stockton, CA
- Sunnyvale, CA
- Tracy, CA
- Tustin, CA
- Vallejo, CA
- West Sacramento, CA
- Westminster, CA
- Yucca Valley, CA

Counties

- Alpine, CA
- Amador, CA
- Calaveras, CA
- Lake, CA
- Mendocino, CA
- Modoc, CA
- San Benito, CA
- San Diego, CA*
- Santa Clara, CA
- Sierra, CA
- Ventura County, CA*

Special Districts and JPAs

- Alameda Corridor Transportation Authority, CA
- Alameda County Water District, CA
- Authority for CA Cities Excess Liability, CA
- Bay Cities Joint Powers Insurance Authority, CA
- Beaumont-Cherry Valley Water District, CA
- Big Independent Cities Excess Pool, CA
- Calaveras County Water District, CA
- California County Superintendents, CA
- California Earthquake Authority, CA
- California Insurance Pool Authority, CA
- California Intergovernmental Risk Authority, CA
- California Joint Powers RMA, CA
- Coachella Valley Water District, CA
- Elsinore Valley Water District, CA
- First 5 Alameda County, CA
- First 5 Santa Clara County, CA
- Golden State Risk Management Authority, CA
- LA County Metropolitan Transportation Auth.
- Mammoth Community Water District, CA
- Marin Clean Energy, CA
- Marin Schools Insurance Authority, CA
- Monterey Bay Area Self Insurance Authority, CA
- Moulton Niguel Water District, CA
- Northern California Cities Self Insurance, CA
- Orange County Transportation Authority, CA
- Peninsula Clean Energy, CA
- Petaluma Health Care District, CA
- PRISM ARC, CA
- Rancho California Water District, CA
- Redwood Empire Municipal Insurance Fund
- San Bernardino Municipal Water District, CA
- San Diego County Regional Airport Authority
- San Diego County Water Authority, CA
- Santa Clara Valley Water Agency, CA
- San Mateo County Schools Insurance Group
- San Ramon Valley Fire Protection District, CA
- Small Cities Organized Risk Effort, CA
- School Insurance Program for Employees, CA
- South Coast Water District, CA
- Temescal Valley Water District, CA
- Transportation Corridor Agencies, CA
- Upper San Gabriel Vlly Muni Water District, CA
- Vallejo Flood and Wastewater District, CA
- Walnut Valley Water District, CA
- West Basin Municipal Water District, CA
- West Valley Water District, CA
- Western Municipal Water District, CA

*Sample listing of the Firm's California agency clients as of 6/30/2024 shown in alphabetical order. This list includes discretionary and non-discretionary clients that have given permission to be listed. It is not known whether the listed clients approve or disapprove of Chandler Asset Management or the services provided. *Denotes consulting relationship only. Clients in bold represent Southern California-based entities.*

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Key Personnel

The City will benefit from continuity with our engagement, which will continue to be managed by a tenured team of senior investment management and client service professionals and supported by other members of Chandler's investment management, client service, operations, compliance, and administrative teams.

Contact Name and Title	Role in Engagement	Education
Investment Management		
 **Alayne Sampson, CTP** *Senior Portfolio Strategist*	***Primary Investment Contact*** • Provides guidance on portfolio strategies • Performs credit analysis • Member of Credit Committee *Industry Tenure: 22 years | Firm Tenure: 2 years*	B.A. Women's Studies, Cornell University Series 65 License Certified Treasury Professional (CTP®)
 **Jayson Schmitt, CFA** *Co-Chief Investment Officer*	***Backup Investment Contact*** • Co-leads the Investment Management Team • Implements investment strategies • Performs credit analysis • Co-Chair of Quantitative Analysis Committee and Multi-Asset Class Committee and member of Economic and Market Analysis Committee *Industry Tenure: 30 years | Firm Tenure: 29 years*	B.A. Business Economics, San Diego State University Charted Financial Analyst (CFA)
Engagement Management & Client Service		
 **Mia Corral Brown** *Regional Director*	***Key Engagement Lead*** • Assists with onboarding process • Oversees client communication • Coordinates project deliverables *Industry Tenure: 27 years | Firm Tenure: 20 years*	B.A. Communications, San Diego State University
 **Stacey Alderson, CTP** *Client Service Director*	***Client Service Contact*** • Liaison between clients and Investment Management team • Ensures timely client communication • Schedules training and education *Industry Tenure: 25 years | Firm Tenure: 9 years*	B.B.A. Accounting, University of Montevallo Certified Treasury Professional (CTP®)

Full professional biographies are provided in the **Appendix**.

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Proposed Fees

In consideration of our longstanding relationship, Chandler has elected to hold pricing and will extend our existing fee schedule for the next contract period, as illustrated below:

Proposed Fee Schedule for the City

AUM	Annual Asset Management Fee
First $25 million	0.10 of 1% (10 basis points)
Next $25 million	0.08 of 1% (8 basis points)
Over $50 million	0.07 of 1% (7 basis points)

Since the Firm calculates fees based on the average balance of assets under our direct management (market value including accrued interest), fees in dollars will fluctuate (higher or lower) based on the actual portfolio value. Chandler charges fees monthly in arrears, and they can be debited directly from your third-party custody account. We do not charge fees on funds held in vehicles not directly under our management, including Local Government Investment Pools.

Our proposed fee schedule remains all-inclusive for the services that Chandler provides, including technological resources, onboarding and implementation, online access to our client portal, reporting of funds management by our Firm, meetings, and educational offerings for your staff, as well as the investment management and treasury management support services described herein in Chandler's proposal. We do charge 1 bps (0.01 of 1%) to report on funds that are not directly under our management.

Our fee schedule *does not* include charges that the City would incur for third party custodial services, as we are not a provider of those services.

Our entire team looks forward to the opportunity to continue to be of service to the finance staff at City of Gardena. If you have any questions, or if we can be of further assistance, please contact Mia Corral Brown, Regional Director at 858-546-3737 or by email at mcorral@chandlerasset.com

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Chandler Asset Management

Appendices

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Appendix A

Recent Reports for the City

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

CHANDLER ASSET MANAGEMENT

MONTHLY ACCOUNT STATEMENT

City of Gardena | Account #10645 | As of October 31, 2024

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:
For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:
US Bank

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures at the end of the statement.

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PORTFOLIO SUMMARY

City of Gardena | Account #10645 | As of October 31, 2024

Portfolio Characteristics

Average Modified Duration	1.82
Average Coupon	3.40%
Average Purchase YTM	3.72%
Average Market YTM	4.39%
Average Quality	AA
Average Final Maturity	2.15
Average Life	1.87

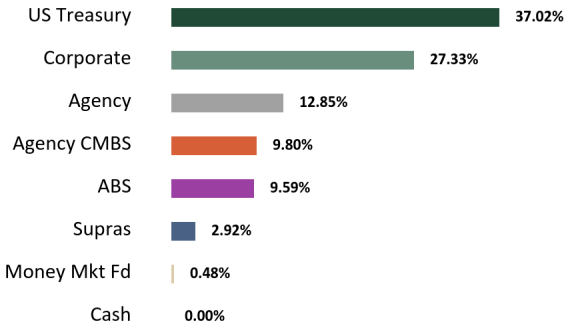
Account Summary

	Beg. Values as of 10/01/2024	End Values as of 10/31/2024
Market Value	33,199,668.68	32,985,328.95
Accrued Interest	220,582.78	245,483.76
Total Market Value	**33,420,251.46**	**33,230,812.71**
Income Earned	114,170.41	103,302.82
Cont/WD	0.00	0.00
Par	33,248,336.38	33,317,293.81
Book Value	33,050,093.47	33,128,558.10
Cost Value	32,960,400.84	33,044,975.40

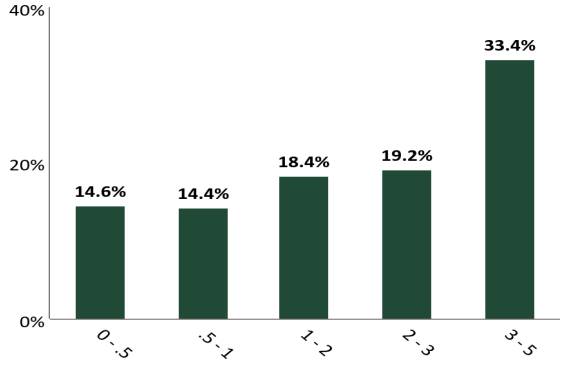
Top Issuers

United States	37.02%
FHLMC	9.80%
Farm Credit System	7.87%
Federal Home Loan Banks	3.96%
International Bank for Recon and Dev	2.92%
John Deere Owner Trust	2.00%
American Express Credit Master Trust	1.98%
Royal Bank of Canada	1.97%

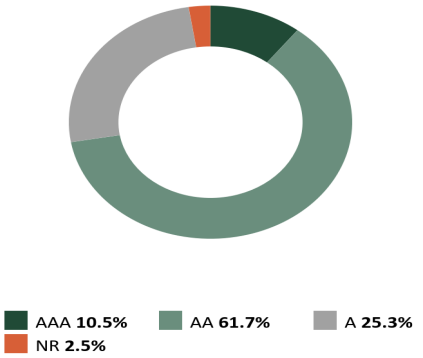
Sector Allocation



Maturity Distribution



Credit Quality



*See Footnote

Performance Review

Total Rate of Return	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (01/01/19)
City of Gardena	(0.57%)	1.09%	3.83%	6.29%	4.87%	1.79%	1.71%	--	2.11%
Benchmark Return*	(0.58%)	1.11%	3.54%	5.76%	4.33%	1.24%	1.33%	--	1.71%

*Periods over 1 year are annualized.
Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index Secondary Benchmark:
The credit quality is a weighted average calculation of the highest of S&P, Moody's' and Fitch

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STATEMENT OF COMPLIANCE

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES (CMOS)				
Max % (MV)	100.0	9.8	Compliant	
Max % Issuer (MV)	25.0	9.8	Compliant	
Max Maturity (Years)	5.0	4.0	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	9.6	Compliant	
Max % Issuer (MV)	5.0	1.6	Compliant	
Max Maturity (Years)	5.0	4.8	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 & A- by 1)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	27.3	Compliant	
Max % Issuer (MV)	5.0	2.0	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	

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STATEMENT OF COMPLIANCE

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
Max % Issuer (MV)	5.0	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	12.9	Compliant	
Max % Issuer (MV)	25.0	7.9	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	4	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
LOCAL GOVERNMENT INVESTMENT POOL (LGIP)				
Max % (MV)	100.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.5	Compliant	
Max % Issuer (MV)	20.0	0.5	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES, CMOS (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				

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STATEMENT OF COMPLIANCE

City of Gardena | Account #10645 | As of October 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	2.9	Compliant	
Max % Issuer (MV)	10.0	2.9	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	37.0	Compliant	
Max Maturity (Years)	5	4	Compliant	

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

RECONCILIATION SUMMARY

City of Gardena | Account #10645 | As of October 31, 2024

Maturities / Calls

Month to Date	**(1,060,000.00)**
Fiscal Year to Date	**(3,635,000.00)**

Principal Paydowns

Month to Date	**(77,605.63)**
Fiscal Year to Date	**(304,480.30)**

Purchases

Month to Date	**2,179,492.64**
Fiscal Year to Date	**7,882,535.47**

Sales

Month to Date	**(973,815.78)**
Fiscal Year to Date	**(3,635,289.06)**

Interest Received

Month to Date	**68,804.56**
Fiscal Year to Date	**328,630.16**

Purchased / Sold Interest

Month to Date	**(733.33)**
Fiscal Year to Date	**(20,864.05)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2024)
Beginning Book Value	33,050,093.47	32,775,153.04
Maturities/Calls	(1,060,000.00)	(3,635,000.00)
Principal Paydowns	(77,605.63)	(304,480.30)
Purchases	2,179,492.64	7,882,535.47
Sales	(973,815.78)	(3,635,289.06)
Change in Cash, Payables, Receivables	62.81	(10,091.02)
Amortization/Accretion	10,330.61	55,729.97
Realized Gain (Loss)	(0.02)	0.01
Ending Book Value	33,128,558.10	33,128,558.10

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2024)
Beginning Market Value	33,199,668.68	32,305,094.49
Maturities/Calls	(1,060,000.00)	(3,635,000.00)
Principal Paydowns	(77,605.63)	(304,480.30)
Purchases	2,179,492.64	7,882,535.47
Sales	(973,815.78)	(3,635,289.06)
Change in Cash, Payables, Receivables	62.81	(10,091.02)
Amortization/Accretion	10,330.61	55,729.97
Change in Net Unrealized Gain (Loss)	(292,804.36)	326,829.40
Realized Gain (Loss)	(0.02)	0.01
Ending Market Value	32,985,328.95	32,985,328.95

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
05593AAC3	BMWLT 2023-1 A3 5.16 11/25/2025	19,568.28	02/07/2023 5.43%	19,567.82 19,568.11	100.06 4.93%	19,579.67 16.83	0.06% 11.56	Aaa/AAA NA	1.07 0.20
43815GAC3	HAROT 2021-4 A3 0.88 01/21/2026	19,773.54	11/16/2021 0.89%	19,769.37 19,772.46	98.88 4.93%	19,551.71 4.83	0.06% (220.75)	Aaa/NA AAA	1.22 0.28
47789QAC4	JDOT 2021-B A3 0.52 03/16/2026	13,287.12	07/13/2021 0.52%	13,285.93 13,286.92	99.06 4.21%	13,162.53 3.07	0.04% (124.39)	Aaa/NA AAA	1.37 0.25
89238JAC9	TAOT 2021-D A3 0.71 04/15/2026	16,108.45	11/09/2021 0.95%	16,108.10 16,108.38	98.90 4.87%	15,930.98 5.08	0.05% (177.40)	NA/AAA AAA	1.45 0.26
43815BAC4	HAROT 2022-1 A3 1.88 05/15/2026	67,752.14	02/15/2022 1.89%	67,741.94 67,748.80	98.85 4.91%	66,972.77 56.61	0.20% (776.03)	Aaa/AAA NA	1.54 0.38
43815PAC3	HAROT 2022-2 A3 3.73 07/20/2026	66,880.75	08/15/2022 3.87%	66,876.77 66,879.30	99.45 4.89%	66,511.97 90.08	0.20% (367.33)	NA/AAA AAA	1.72 0.49
05602RAD3	BMWOT 2022-A A3 3.21 08/25/2026	126,176.95	01/05/2023 4.81%	122,869.73 124,554.77	99.41 4.67%	125,433.19 67.50	0.38% 878.42	Aaa/AAA NA	1.82 0.41
47787JAC2	JDOT 2022 A3 0.36 09/15/2026	50,170.31	03/10/2022 2.34%	50,159.22 50,166.06	98.89 4.61%	49,612.54 51.73	0.15% (553.52)	Aaa/NA AAA	1.87 0.49
89238FAD5	TAOT 2022-B A3 2.93 09/15/2026	57,290.83	04/07/2022 3.09%	57,289.49 57,290.42	99.20 4.75%	56,832.47 74.61	0.17% (457.95)	Aaa/AAA NA	1.87 0.44
379929AD4	GMALT 2023-3 A3 5.38 11/20/2026	75,000.00	08/08/2023 5.38%	74,991.01 74,994.35	100.48 4.80%	75,359.88 123.29	0.23% 365.53	NA/AAA AAA	2.05 0.75
47800AAC4	JDOT 2022-B A3 3.74 02/16/2027	95,494.57	07/12/2022 3.77%	95,485.45 95,490.79	99.37 4.68%	94,890.66 158.73	0.29% (600.13)	Aaa/NA AAA	2.30 0.69
448979AD6	HART 2023-A A3 4.58 04/15/2027	155,000.00	04/04/2023 5.14%	154,984.87 154,990.75	99.91 4.75%	154,854.63 315.51	0.47% (136.12)	NA/AAA AAA	2.45 0.73
36265WAD5	GMCAR 2022-3 A3 3.64 04/16/2027	64,480.82	07/06/2022 3.93%	64,480.37 64,480.63	99.43 4.80%	64,114.78 97.80	0.19% (365.85)	Aaa/NA AAA	2.46 0.50
43815JAC7	HAROT 2023-1 A3 5.04 04/21/2027	70,000.00	02/16/2023 5.09%	69,986.99 69,992.31	100.29 4.72%	70,204.67 98.00	0.21% 212.36	Aaa/NA AAA	2.47 0.79
02582JJT8	AMXCA 2022-2 A 3.39 05/17/2027	185,000.00	05/17/2022 3.42%	184,959.08 184,989.75	99.29 4.78%	183,685.19 278.73	0.56% (1,304.57)	NA/AAA AAA	0.54 0.52
47800BAC2	JDOT 2022-C A3 5.09 06/15/2027	188,218.52	10/12/2022 3.29%	188,203.91 188,211.12	100.23 4.83%	188,652.02 425.79	0.57% 440.90	Aaa/NA AAA	2.62 0.74
58770AAC7	MBART 2023-1 A3 4.51 11/15/2027	97,392.03	01/18/2023 4.56%	97,380.35 97,384.85	99.86 4.74%	97,253.39 195.22	0.29% (131.47)	NA/AAA AAA	3.04 0.74

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CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	130,000.00	09/17/2024 4.24%	129,978.12 129,978.77	99.43 4.76%	129,257.02 244.40	0.39% (721.75)	NA/AAA AAA	3.29 1.17
362583AD8	GMCAR 2023-2 A3 4.47 02/16/2028	115,000.00	04/04/2023 4.51%	114,996.84 114,997.86	99.82 4.71%	114,793.85 214.19	0.35% (204.01)	Aaa/AAA NA	3.30 0.92
02582JJZ4	AMXCA 2023-1 A 4.87 05/15/2026	125,000.00	06/07/2023 4.87%	124,988.91 124,992.48	100.52 4.57%	125,645.74 270.56	0.38% 653.26	NA/AAA AAA	1.54 1.45
47787CAC7	JDOT 2023-C A3 5.48 05/15/2028	310,000.00	09/12/2023 5.40%	309,978.70 309,983.82	101.17 4.73%	313,612.09 755.02	0.95% 3,628.27	Aaa/NA AAA	3.54 1.42
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	340,000.00	09/07/2023 5.17%	339,905.75 339,927.06	101.19 4.54%	344,043.99 779.73	1.04% 4,116.94	NR/AAA AAA	3.88 1.75
02582JKD1	AMXCA 2023-3 A 5.23 09/15/2028	340,000.00	09/12/2023 5.29%	339,984.80 339,988.21	101.26 4.57%	344,293.18 790.31	1.04% 4,304.97	NA/AAA AAA	3.88 1.74
44934QAD3	HART 2024-B A3 4.84 03/15/2029	90,000.00	07/16/2024 4.90%	89,986.42 89,987.22	100.64 4.60%	90,572.34 193.60	0.27% 585.12	NA/AAA AAA	4.37 2.19
448976AD2	HART 2024-C A3 4.41 05/15/2029	140,000.00	10/08/2024 4.46%	139,989.75 139,989.85	99.69 4.59%	139,562.58 257.25	0.42% (427.26)	NA/AAA AAA	4.54 2.19
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	105,000.00	10/10/2024 4.44%	104,994.14 104,994.19	99.66 4.59%	104,646.39 179.67	0.32% (347.80)	Aaa/AAA NA	4.62 2.24
38014AAD3	GMCAR 2024-4 A3 4.27 08/16/2029	95,000.00	10/08/2024 4.32%	94,981.70 94,981.87	99.74 4.56%	94,755.62 169.02	0.29% (226.24)	Aaa/AAA NA	4.79 2.23
Total ABS		**3,157,594.30**	**4.49%**	**3,153,925.54 3,155,731.10**	**100.20 4.68%**	**3,163,785.86 5,917.17**	**9.59% 8,054.77**	**Aaa/AAA AAA**	**2.99 1.21**
AGENCY									
3133ENKS8	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025	750,000.00	-- 1.59%	740,054.10 749,377.57	99.36 4.68%	745,205.69 2,695.31	2.26% (4,171.88)	Aaa/AA+ AA+	0.18 0.18
3133ENPG9	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.75 02/14/2025	415,000.00	02/10/2022 1.84%	413,891.95 414,893.75	99.18 4.65%	411,580.16 1,553.37	1.25% (3,313.59)	Aaa/AA+ AA+	0.29 0.28
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	350,000.00	11/18/2020 0.52%	349,639.50 349,926.27	96.26 4.30%	336,921.93 845.83	1.02% (13,004.34)	Aaa/AA+ AA+	1.02 0.99
3130B3A29	FEDERAL HOME LOAN BANKS 4.0 10/09/2026	600,000.00	10/21/2024 4.00%	599,994.00 599,994.08	99.80 4.11%	598,797.11 1,333.33	1.82% (1,196.97)	Aaa/AA+ AA+	1.94 1.84
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	330,000.00	05/23/2024 4.79%	327,333.60 327,727.08	100.83 4.15%	332,747.67 6,641.25	1.01% 5,020.58	Aaa/AA+ AA+	2.55 2.34

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3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	700,000.00	03/21/2023 3.99%	715,799.00 710,663.24	101.03 4.17%	707,208.77 4,462.50	2.14% (3,454.47)	Aaa/AA+ AA+	3.36 3.07
3133ERGL9	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 06/07/2028	450,000.00	06/25/2024 4.44%	450,984.50 450,897.11	101.17 4.15%	455,267.19 8,100.00	1.38% 4,370.08	Aaa/AA+ AA+	3.60 3.24
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	650,000.00	12/28/2023 3.89%	660,575.50 658,778.89	100.14 4.21%	650,924.36 10,436.11	1.97% (7,854.53)	Aaa/AA+ AA+	4.12 3.69
Total Agency		**4,245,000.00**	**3.18%**	**4,258,272.15 4,262,257.99**	**99.87 4.31%**	**4,238,652.87 36,067.71**	**12.85% (23,605.12)**	**Aaa/AA+ AA+**	**2.20 2.01**
AGENCY CMBS									
3137BNGT5	FHMS K-054 A2 2.745 01/25/2026	500,000.00	02/15/2023 4.65%	474,785.16 489,721.03	97.89 4.58%	489,445.30 1,143.75	1.48% (275.73)	Aaa/AA+ AAA	1.24 1.07
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	320,000.00	02/06/2024 4.48%	310,725.00 313,059.11	97.89 4.42%	313,243.94 914.67	0.95% 184.83	Aaa/AA+ AAA	2.24 1.98
3137FEBQ2	FHMS K-072 A2 3.444 12/25/2027	500,000.00	08/22/2023 4.98%	470,429.69 478,661.58	96.89 4.49%	484,460.40 1,435.00	1.47% 5,798.82	Aaa/AA+ AAA	3.15 2.86
3137FETN0	FHMS K-073 A2 3.35 01/25/2028	465,000.00	05/24/2023 4.27%	446,908.59 452,529.12	96.58 4.49%	449,117.18 1,298.13	1.36% (3,411.94)	Aaa/AA+ AAA	3.24 2.90
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	325,000.00	01/23/2024 4.45%	317,814.45 319,057.93	97.90 4.51%	318,168.37 1,063.29	0.96% (889.56)	Aaa/AA+ AA+	3.73 3.39
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	155,000.00	09/15/2023 4.86%	148,436.72 149,943.65	97.84 4.49%	151,657.25 503.75	0.46% 1,713.60	Aaa/AA+ AAA	3.82 3.45
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	220,000.00	09/20/2024 3.81%	220,575.78 220,560.95	97.82 4.51%	215,211.06 718.67	0.65% (5,349.89)	Aaa/AA+ AAA	3.90 3.48
3137FJXV6	FHMS K-083 A2 4.05 09/25/2028	297,000.00	12/07/2023 4.60%	289,783.83 291,143.40	98.35 4.48%	292,085.27 1,002.38	0.89% 941.88	Aaa/AA+ AAA	3.90 3.52
3137H4BY5	FHMS K-746 A2 2.031 09/25/2028	315,000.00	10/03/2023 5.30%	270,973.83 280,604.55	91.13 4.55%	287,064.29 533.14	0.87% 6,459.73	Aaa/AA+ AAA	3.90 3.62
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	240,000.00	10/20/2023 5.34%	223,818.75 227,166.29	97.14 4.55%	233,141.02 756.00	0.71% 5,974.73	Aaa/AA+ AA+	3.99 3.57
Total Agency CMBS		**3,337,000.00**	**4.67%**	**3,174,251.80 3,222,447.61**	**96.94 4.51%**	**3,233,594.08 9,368.76**	**9.80% 11,146.47**	**Aaa/AA+ AAA**	**3.12 2.81**
CASH									
CCYUSD	Receivable	1,379.26	-- 0.00%	1,379.26 1,379.26	1.00 0.00%	1,379.26 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00

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				1,379.26	**1.00**	**1,379.26**	**0.00%**	**Aaa/AAA**	**0.00**
Total Cash		**1,379.26**	**0.00%**	**1,379.26**	**0.00%**	**0.00**	**0.00**	**AAA**	**0.00**
CORPORATE									
78015K7C2	ROYAL BANK OF CANADA 2.25 11/01/2024	500,000.00	-- 0.88%	524,067.75 500,000.00	100.00 2.25%	500,000.00 5,625.00	1.52% 0.00	A1/A AA-	0.00 0.32
69371RR57	PACCAR FINANCIAL CORP 0.9 11/08/2024	175,000.00	11/02/2021 0.90%	174,989.50 174,999.96	99.93 4.63%	174,872.62 756.88	0.53% (127.34)	A1/A+ NA	0.02 0.02
06368LGU4	BANK OF MONTREAL 5.2 12/12/2024	400,000.00	03/25/2024 5.42%	399,352.00 399,897.82	100.02 4.94%	400,075.10 8,031.11	1.21% 177.29	A2/A- AA-	0.11 0.11
24422EWB1	JOHN DEERE CAPITAL CORP 2.125 03/07/2025	130,000.00	03/02/2022 2.14%	129,944.10 129,993.57	99.12 4.67%	128,855.48 414.38	0.39% (1,138.09)	A1/A A+	0.35 0.34
63743HFE7	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025	95,000.00	04/27/2022 3.46%	94,974.35 94,994.90	99.22 4.73%	94,257.81 1,238.17	0.29% (737.09)	A2/A- A	0.62 0.60
46625HMN7	JPMORGAN CHASE & CO 3.9 07/15/2025	400,000.00	05/29/2024 5.58%	392,748.00 395,482.94	99.55 4.54%	398,219.70 4,593.33	1.21% 2,736.76	A1/A- AA-	0.70 0.68
6174468C6	MORGAN STANLEY 4.0 07/23/2025	394,000.00	04/10/2024 5.56%	386,478.56 389,748.05	99.55 4.63%	392,234.21 4,290.22	1.19% 2,486.16	A1/A- A+	0.73 0.70
931142EW9	WALMART INC 3.9 09/09/2025	80,000.00	09/06/2022 3.92%	79,944.00 79,984.06	99.59 4.39%	79,669.28 450.67	0.24% (314.78)	Aa2/AA AA	0.86 0.83
437076CR1	HOME DEPOT INC 4.0 09/15/2025	110,000.00	09/12/2022 4.01%	109,960.40 109,988.47	99.56 4.51%	109,516.60 562.22	0.33% (471.87)	A2/A A	0.87 0.84
20030NCS8	COMCAST CORP 3.95 10/15/2025	400,000.00	03/11/2024 4.95%	393,932.00 396,365.47	99.43 4.56%	397,735.80 702.22	1.21% 1,370.34	A3/A- A-	0.96 0.92
857477BR3	STATE STREET CORP 1.746 02/06/2026	90,000.00	02/02/2022 1.75%	90,000.00 90,000.00	99.05 5.29%	89,144.25 371.03	0.27% (855.75)	A1/A AA-	1.27 0.26
037833BY5	APPLE INC 3.25 02/23/2026	400,000.00	05/09/2023 4.05%	391,672.00 396,085.27	98.61 4.35%	394,425.24 2,455.56	1.20% (1,660.03)	Aaa/AA+ NA	1.31 1.26
61747YET8	MORGAN STANLEY 4.679 07/17/2026	175,000.00	07/18/2022 4.68%	175,000.00 175,000.00	99.69 5.92%	174,462.59 2,365.49	0.53% (537.41)	A1/A- A+	1.71 0.68
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	300,000.00	09/19/2023 5.61%	299,277.00 299,554.08	101.75 4.50%	305,258.51 3,361.65	0.93% 5,704.42	Aa1/A+ AA	1.80 1.60
931142ER0	WALMART INC 1.05 09/17/2026	40,000.00	09/08/2021 1.09%	39,924.40 39,971.64	94.27 4.26%	37,707.74 51.33	0.11% (2,263.90)	Aa2/AA AA	1.88 1.82

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63743HFK3	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 5.6 11/13/2026	390,000.00	11/14/2023 5.25%	393,666.00 392,454.36	101.92 4.60%	397,485.75 10,192.00	1.21% 5,031.39	A2/A- A	2.04 1.79
89115A2V3	TORONTO-DOMINION BANK 5.264 12/11/2026	160,000.00	12/04/2023 5.26%	160,000.00 160,000.00	101.30 4.61%	162,085.03 3,275.38	0.49% 2,085.03	A2/A- AA-	2.11 1.94
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	150,000.00	01/10/2024 4.88%	149,962.50 149,972.32	100.76 4.51%	151,145.13 2,071.88	0.46% 1,172.81	A1/A AA-	2.22 2.05
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	170,000.00	02/21/2024 4.85%	169,779.00 169,829.21	100.87 4.40%	171,470.94 1,473.33	0.52% 1,641.73	A1/AA- NA	2.32 2.08
857477CL5	STATE STREET CORP 4.993 03/18/2027	365,000.00	03/13/2024 4.99%	365,000.00 365,000.00	100.96 4.56%	368,492.90 2,176.81	1.12% 3,492.90	A1/A AA-	2.38 2.14
89115A2W1	TORONTO-DOMINION BANK 4.98 04/05/2027	400,000.00	04/08/2024 5.21%	397,448.00 397,927.96	100.74 4.65%	402,970.37 1,438.67	1.22% 5,042.41	A2/A- AA-	2.43 2.26
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	450,000.00	10/05/2022 4.70%	436,909.50 442,814.28	99.08 4.39%	445,869.92 8,550.00	1.35% 3,055.63	A2/A+ A+	2.52 2.33
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	405,000.00	05/21/2024 4.93%	405,743.58 405,632.66	101.47 4.38%	410,949.80 9,393.75	1.25% 5,317.14	A2/A A+	2.53 2.31
438516CJ3	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028	400,000.00	02/13/2023 4.44%	408,972.00 405,848.04	101.89 4.32%	407,579.09 4,180.00	1.24% 1,731.05	A2/A A	3.29 2.91
57636QAW4	MASTERCARD INC 4.875 03/09/2028	290,000.00	04/19/2023 4.17%	298,833.40 296,014.77	101.45 4.40%	294,215.82 2,042.08	0.89% (1,798.95)	Aa3/A+ NA	3.36 2.98
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	300,000.00	09/06/2023 5.10%	282,801.00 287,057.68	97.08 4.61%	291,231.07 5,550.00	0.88% 4,173.39	A1/A WR	3.50 3.24
58933YBH7	MERCK & CO INC 4.05 05/17/2028	90,000.00	05/08/2023 4.07%	89,927.10 89,948.41	99.20 4.30%	89,277.52 1,660.50	0.27% (670.89)	A1/A+ NA	3.54 3.21
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	410,000.00	01/24/2024 4.64%	409,331.70 409,432.29	100.29 4.52%	411,182.96 4,767.39	1.25% 1,750.67	A1/A+ NA	4.25 3.78
89236TMF9	TOYOTA MOTOR CREDIT CORP 5.05 05/16/2029	400,000.00	06/25/2024 4.88%	402,872.00 402,666.05	101.33 4.72%	405,325.68 9,258.33	1.23% 2,659.63	A1/A+ A+	4.54 3.93
341081GT8	FLORIDA POWER & LIGHT CO 5.15 06/15/2029	330,000.00	09/19/2024 4.03%	345,331.80 344,945.75	102.04 4.65%	336,743.04 6,986.83	1.02% (8,202.71)	Aa2/A+ AA-	4.62 3.87
437076DC3	HOME DEPOT INC 4.75 06/25/2029	295,000.00	-- 4.74%	295,110.25 295,114.34	100.72 4.57%	297,132.80 4,904.38	0.90% 2,018.46	A2/A A	4.65 4.00
713448FX1	PEPSICO INC 4.5 07/17/2029	295,000.00	07/15/2024 4.53%	294,542.75 294,569.54	100.35 4.41%	296,040.05 3,835.00	0.90% 1,470.51	A1/A+ NA	4.71 4.09

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Total Corporate		**8,989,000.00**	**4.47%**	**8,988,494.64** **8,981,293.88**	**100.31** **4.45%**	**9,015,632.80** **117,025.58**	**27.33%** **34,338.92**	**A1/A** **A+**	**2.25** **2.01**
MONEY MARKET FUND									
31846V203	FIRST AMER:GVT OBLG Y	157,320.25	-- 4.44%	157,320.25 157,320.25	1.00 4.45%	157,320.25 0.00	0.48% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**157,320.25**	**4.44%**	**157,320.25** **157,320.25**	**1.00** **4.45%**	**157,320.25** **0.00**	**0.48%** **0.00**	**Aaa/** **AAAm** **AAA**	**0.00** **0.00**
SUPRANATIONAL									
459058LK7	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.0 08/27/2026	170,000.00	08/20/2024 4.06%	169,802.80 169,820.63	99.63 4.21%	169,367.58 1,208.89	0.51% (453.05)	Aaa/AAA NA	1.82 1.73
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	250,000.00	11/28/2023 4.53%	239,372.50 241,496.74	97.70 4.18%	244,246.44 2,649.31	0.74% 2,749.70	Aaa/AAA NA	3.70 3.39
459058KW2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028	250,000.00	-- 4.97%	246,407.00 247,187.24	101.53 4.18%	253,821.92 2,890.63	0.77% 6,634.67	Aaa/AAA NA	3.75 3.38
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	300,000.00	10/08/2024 3.93%	299,217.00 299,223.86	98.62 4.19%	295,853.31 484.38	0.90% (3,370.55)	NA/AAA NA	4.96 4.45
Total Supranational		**970,000.00**	**4.38%**	**954,799.30** **957,728.47**	**99.33** **4.19%**	**963,289.24** **7,233.19**	**2.92%** **5,560.77**	**Aaa/AAA** **NA**	**3.77** **3.42**
US TREASURY									
91282CDH1	UNITED STATES TREASURY 0.75 11/15/2024	750,000.00	11/18/2021 0.83%	748,125.00 749,975.96	99.85 4.70%	748,870.99 2,598.51	2.27% (1,104.97)	Aaa/AA+ AA+	0.04 0.04
912828Z52	UNITED STATES TREASURY 1.375 01/31/2025	750,000.00	02/17/2022 1.71%	742,822.27 749,394.09	99.21 4.58%	744,096.68 2,606.15	2.26% (5,297.41)	Aaa/AA+ AA+	0.25 0.24
912828ZF0	UNITED STATES TREASURY 0.5 03/31/2025	350,000.00	03/25/2021 0.58%	348,906.26 349,887.86	98.40 4.46%	344,391.80 153.85	1.04% (5,496.06)	Aaa/AA+ AA+	0.41 0.40

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HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CEH0	UNITED STATES TREASURY 2.625 04/15/2025	450,000.00	04/18/2024 5.18%	439,031.25 444,986.58	99.20 4.41%	446,417.58 551.68	1.35% 1,430.99	Aaa/AA+ AA+	0.45 0.44
912828ZT0	UNITED STATES TREASURY 0.25 05/31/2025	365,000.00	02/25/2021 0.60%	359,653.32 364,274.50	97.61 4.48%	356,259.96 383.95	1.08% (8,014.54)	Aaa/AA+ AA+	0.58 0.57
91282CEU1	UNITED STATES TREASURY 2.875 06/15/2025	500,000.00	07/30/2024 4.90%	491,425.78 493,925.47	99.10 4.36%	495,478.52 5,459.36	1.50% 1,553.04	Aaa/AA+ AA+	0.62 0.60
91282CEY3	UNITED STATES TREASURY 3.0 07/15/2025	475,000.00	03/15/2024 4.94%	463,273.44 468,797.52	99.11 4.30%	470,760.25 4,220.79	1.43% 1,962.73	Aaa/AA+ AA+	0.70 0.68
9128284Z0	UNITED STATES TREASURY 2.75 08/31/2025	750,000.00	-- 0.99%	800,092.78 760,770.21	98.66 4.41%	739,968.75 3,532.46	2.24% (20,801.46)	Aaa/AA+ AA+	0.83 0.80
91282CFK2	UNITED STATES TREASURY 3.5 09/15/2025	475,000.00	03/15/2024 4.90%	465,537.11 469,488.65	99.29 4.34%	471,623.04 2,158.49	1.43% 2,134.40	Aaa/AA+ AA+	0.87 0.84
91282CFP1	UNITED STATES TREASURY 4.25 10/15/2025	550,000.00	06/23/2023 4.59%	545,982.42 548,339.53	99.94 4.32%	549,647.65 1,091.69	1.67% 1,308.13	Aaa/AA+ AA+	0.96 0.92
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	750,000.00	-- 0.88%	734,730.47 746,003.11	95.86 4.34%	718,968.75 1,183.40	2.18% (27,034.36)	Aaa/AA+ AA+	1.08 1.05
9128286L9	UNITED STATES TREASURY 2.25 03/31/2026	750,000.00	02/25/2022 1.91%	760,078.13 753,478.71	97.31 4.23%	729,814.46 1,483.52	2.21% (23,664.26)	Aaa/AA+ AA+	1.41 1.37
912828R36	UNITED STATES TREASURY 1.625 05/15/2026	250,000.00	10/14/2021 0.99%	257,148.44 252,392.78	96.18 4.21%	240,458.99 1,876.70	0.73% (11,933.80)	Aaa/AA+ AA+	1.54 1.48
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	475,000.00	08/26/2024 3.94%	476,502.93 476,351.95	99.86 4.21%	474,350.58 7,441.34	1.44% (2,001.37)	Aaa/AA+ AA+	1.62 1.53
912828YG9	UNITED STATES TREASURY 1.625 09/30/2026	300,000.00	12/28/2021 1.24%	305,296.88 302,129.74	95.41 4.15%	286,230.47 428.57	0.87% (15,899.27)	Aaa/AA+ AA+	1.91 1.85
91282CJC6	UNITED STATES TREASURY 4.625 10/15/2026	475,000.00	08/26/2024 3.84%	482,514.65 481,877.98	100.85 4.17%	479,026.37 1,026.01	1.45% (2,851.61)	Aaa/AA+ AA+	1.96 1.85
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	625,000.00	03/29/2022 2.55%	609,912.11 618,361.69	95.85 4.14%	599,072.26 5,774.46	1.82% (19,289.42)	Aaa/AA+ AA+	2.04 1.95
91282CJP7	UNITED STATES TREASURY 4.375 12/15/2026	300,000.00	12/27/2023 4.02%	302,906.25 302,077.04	100.44 4.15%	301,324.22 4,984.63	0.91% (752.82)	Aaa/AA+ AA+	2.12 1.97
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	750,000.00	-- 2.90%	736,449.21 743,220.99	96.32 4.12%	722,431.64 1,648.35	2.19% (20,789.35)	Aaa/AA+ AA+	2.41 2.30
912828X88	UNITED STATES TREASURY 2.375 05/15/2027	350,000.00	06/09/2022 3.08%	338,666.02 344,175.60	95.79 4.14%	335,248.05 3,840.01	1.02% (8,927.55)	Aaa/AA+ AA+	2.54 2.40
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	570,000.00	10/26/2022 4.19%	568,419.14 569,065.89	100.02 4.12%	570,089.06 2,067.03	1.73% 1,023.17	Aaa/AA+ AA+	2.91 2.71

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HOLDINGS REPORT

City of Gardena | Account #10645 | As of October 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	800,000.00	12/20/2022 3.84%	743,625.00 765,072.70	94.64 4.14%	757,156.25 8,315.22	2.30% (7,916.45)	Aaa/AA+ AA+	3.04 2.86
91282CGC9	UNITED STATES TREASURY 3.875 12/31/2027	500,000.00	05/25/2023 3.98%	497,890.63 498,549.81	99.23 4.13%	496,171.88 6,528.53	1.50% (2,377.93)	Aaa/AA+ AA+	3.17 2.91
912828YB0	UNITED STATES TREASURY 1.625 08/15/2029	150,000.00	09/24/2024 3.49%	137,542.97 137,801.18	89.21 4.13%	133,816.41 516.64	0.41% (3,984.78)	Aaa/AA+ AA+	4.79 4.50
Total US Treasury		**12,460,000.00**	**2.85%**	**12,356,532.46** **12,390,399.54**	**98.05** **4.30%**	**12,211,674.59** **69,871.34**	**37.02%** **(178,724.95)**	**Aaa/AA+** **AA+**	**1.48** **1.40**
Total Portfolio		**33,317,293.81**	**3.72%**	**33,044,975.40** **33,128,558.10**	**98.57** **4.39%**	**32,985,328.95** **245,483.76**	**100.00%** **(143,229.15)**	**Aa2/AA-** **AA**	**2.15** **1.82**
Total Market Value + Accrued						**33,230,812.71**			

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TRANSACTION LEDGER

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	10/02/2024	31846V203	1,316.45	FIRST AMER:GVT OBLG Y	1.000	4.54%	(1,316.45)	0.00	(1,316.45)	0.00
Purchase	10/07/2024	31846V203	9,960.00	FIRST AMER:GVT OBLG Y	1.000	4.47%	(9,960.00)	0.00	(9,960.00)	0.00
Purchase	10/10/2024	31846V203	450,000.00	FIRST AMER:GVT OBLG Y	1.000	4.47%	(450,000.00)	0.00	(450,000.00)	0.00
Purchase	10/15/2024	31846V203	837.57	FIRST AMER:GVT OBLG Y	1.000	4.46%	(837.57)	0.00	(837.57)	0.00
Purchase	10/15/2024	31846V203	88,622.06	FIRST AMER:GVT OBLG Y	1.000	4.46%	(88,622.06)	0.00	(88,622.06)	0.00
Purchase	10/16/2024	459058LN1	300,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	99.739	3.93%	(299,217.00)	0.00	(299,217.00)	0.00
Purchase	10/16/2024	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029	99.981	4.32%	(94,981.70)	0.00	(94,981.70)	0.00
Purchase	10/16/2024	31846V203	6,179.60	FIRST AMER:GVT OBLG Y	1.000	4.46%	(6,179.60)	0.00	(6,179.60)	0.00
Purchase	10/16/2024	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029	99.993	4.46%	(139,989.75)	0.00	(139,989.75)	0.00
Purchase	10/17/2024	31846V203	345,005.86	FIRST AMER:GVT OBLG Y	1.000	4.48%	(345,005.86)	0.00	(345,005.86)	0.00
Purchase	10/17/2024	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029	99.994	4.51%	(104,994.14)	0.00	(104,994.14)	0.00
Purchase	10/18/2024	31846V203	6,662.83	FIRST AMER:GVT OBLG Y	1.000	4.48%	(6,662.83)	0.00	(6,662.83)	0.00
Purchase	10/21/2024	31846V203	3,956.94	FIRST AMER:GVT OBLG Y	1.000	4.47%	(3,956.94)	0.00	(3,956.94)	0.00
Purchase	10/22/2024	3130B3A29	600,000.00	FEDERAL HOME LOAN BANKS 4.0 10/09/2026	99.999	4.00%	(599,994.00)	(733.33)	(600,727.33)	0.00
Purchase	10/25/2024	31846V203	6,635.65	FIRST AMER:GVT OBLG Y	1.000	4.48%	(6,635.65)	0.00	(6,635.65)	0.00
Purchase	10/25/2024	31846V203	21,139.09	FIRST AMER:GVT OBLG Y	1.000	4.48%	(21,139.09)	0.00	(21,139.09)	0.00
Total Purchase			**2,180,316.05**				**(2,179,492.64)**	**(733.33)**	**(2,180,225.97)**	**0.00**
TOTAL ACQUISITIONS			**2,180,316.05**				**(2,179,492.64)**	**(733.33)**	**(2,180,225.97)**	**0.00**
OTHER										
Maturity	10/10/2024	912797KT3	(450,000.00)	UNITED STATES TREASURY 10/10/2024	100.000	0.00%	450,000.00	0.00	450,000.00	0.00
Maturity	10/16/2024	45950KCR9	(160,000.00)	INTERNATIONAL FINANCE CORP 1.375 10/16/2024	100.000	1.38%	160,000.00	0.00	160,000.00	0.00

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TRANSACTION LEDGER

City of Gardena | Account #10645 | As of October 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Maturity	10/17/2024	912797KU0	(450,000.00)	UNITED STATES TREASURY 10/17/2024	100.000	0.00%	450,000.00	0.00	450,000.00	0.00
Total Maturity			**(1,060,000.00)**				**1,060,000.00**	**0.00**	**1,060,000.00**	**0.00**
Sale	10/16/2024	31846V203	(373,088.45)	FIRST AMER:GVT OBLG Y	1.000	4.46%	373,088.45	0.00	373,088.45	0.00
Sale	10/22/2024	31846V203	(600,727.33)	FIRST AMER:GVT OBLG Y	1.000	4.46%	600,727.33	0.00	600,727.33	0.00
Total Sale			**(973,815.78)**				**973,815.78**	**0.00**	**973,815.78**	**0.00**
TOTAL OTHER TRANSACTIONS			**(2,033,815.78)**				**2,033,815.78**	**0.00**	**2,033,815.78**	**0.00**
OTHER										
Coupon	10/01/2024	3137FJKE8	0.00	FHMS K-082 A2 3.92 09/25/2028		3.81%	718.67	0.00	718.67	0.00
Coupon	10/01/2024	3137FETN0	0.00	FHMS K-073 A2 3.35 01/25/2028		4.24%	1,298.12	0.00	1,298.12	0.00
Coupon	10/01/2024	3137FHPJ6	0.00	FHMS K-080 A2 3.926 07/25/2028		4.43%	1,063.29	0.00	1,063.29	0.00
Coupon	10/01/2024	3137BVZ82	0.00	FHMS K-063 A2 3.43 01/25/2027		4.45%	914.67	0.00	914.67	0.00
Coupon	10/01/2024	3137BNGT5	0.00	FHMS K-054 A2 2.745 01/25/2026		4.52%	1,143.75	0.00	1,143.75	0.00
Coupon	10/01/2024	3137FJXV6	0.00	FHMS K-083 A2 4.05 09/25/2028		4.58%	1,002.38	0.00	1,002.38	0.00
Coupon	10/01/2024	3137FJEH8	0.00	FHMS K-081 A2 3.9 08/25/2028		4.82%	503.75	0.00	503.75	0.00
Coupon	10/01/2024	3137FEBQ2	0.00	FHMS K-072 A2 3.444 12/25/2027		4.92%	1,435.00	0.00	1,435.00	0.00
Coupon	10/01/2024	3137H4BY5	0.00	FHMS K-746 A2 2.031 09/25/2028		5.20%	533.14	0.00	533.14	0.00
Coupon	10/01/2024	3137FJZ93	0.00	FHMS K-084 A2 3.78 10/25/2028		5.28%	756.00	0.00	756.00	0.00
Coupon	10/05/2024	89115A2W1	0.00	TORONTO-DOMINION BANK 4.98 04/05/2027		5.21%	9,960.00	0.00	9,960.00	0.00
Coupon	10/15/2024	47788UAC6	0.00	JDOT 2021 A3 0.36 09/15/2025		0.00%	0.09	0.00	0.09	0.00

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TRANSACTION LEDGER

City of Gardena | Account #10645 | As of October 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	10/15/2024	47789QAC4	0.00	JDOT 2021-B A3 0.52 03/16/2026		0.53%	6.43	0.00	6.43	0.00
Coupon	10/15/2024	89238JAC9	0.00	TAOT 2021-D A3 0.71 04/15/2026		0.71%	11.07	0.00	11.07	0.00
Coupon	10/15/2024	43815BAC4	0.00	HAROT 2022-1 A3 1.88 05/15/2026		1.90%	118.77	0.00	118.77	0.00
Coupon	10/15/2024	47787JAC2	0.00	JDOT 2022 A3 0.36 09/15/2026		2.35%	107.14	0.00	107.14	0.00
Coupon	10/15/2024	89238FAD5	0.00	TAOT 2022-B A3 2.93 09/15/2026		2.95%	153.41	0.00	153.41	0.00
Coupon	10/15/2024	02582JJT8	0.00	AMXCA 2022-2 A 3.39 05/17/2027		3.42%	522.63	0.00	522.63	0.00
Coupon	10/15/2024	47800AAC4	0.00	JDOT 2022-B A3 3.74 02/16/2027		3.78%	314.77	0.00	314.77	0.00
Coupon	10/15/2024	91282CJC6	0.00	UNITED STATES TREASURY 4.625 10/15/2026		3.84%	10,984.38	0.00	10,984.38	0.00
Coupon	10/15/2024	58769GAD5	0.00	MBALT 2024-B A3 4.23 02/15/2028		4.24%	305.50	0.00	305.50	0.00
Coupon	10/15/2024	58770AAC7	0.00	MBART 2023-1 A3 4.51 11/15/2027		4.56%	389.13	0.00	389.13	0.00
Coupon	10/15/2024	91282CFP1	0.00	UNITED STATES TREASURY 4.25 10/15/2025		4.59%	11,687.50	0.00	11,687.50	0.00
Coupon	10/15/2024	448979AD6	0.00	HART 2023-A A3 4.58 04/15/2027		4.63%	591.58	0.00	591.58	0.00
Coupon	10/15/2024	44934QAD3	0.00	HART 2024-B A3 4.84 03/15/2029		4.90%	363.00	0.00	363.00	0.00
Coupon	10/15/2024	02582JJZ4	0.00	AMXCA 2023-1 A 4.87 05/15/2026		4.92%	507.29	0.00	507.29	0.00
Coupon	10/15/2024	20030NCS8	0.00	COMCAST CORP 3.95 10/15/2025		4.95%	7,900.00	0.00	7,900.00	0.00
Coupon	10/15/2024	47800BAC2	0.00	JDOT 2022-C A3 5.09 06/15/2027		5.15%	838.34	0.00	838.34	0.00
Coupon	10/15/2024	91282CEH0	0.00	UNITED STATES TREASURY 2.625 04/15/2025		5.18%	5,906.25	0.00	5,906.25	0.00

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TRANSACTION LEDGER

City of Gardena | Account #10645 | As of October 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	10/15/2024	161571HT4	0.00	CHAIT 2023-1 A 5.16 09/15/2028		5.23%	1,462.00	0.00	1,462.00	0.00
Coupon	10/15/2024	02582JKD1	0.00	AMXCA 2023-3 A 5.23 09/15/2028		5.29%	1,481.83	0.00	1,481.83	0.00
Coupon	10/15/2024	47787CAC7	0.00	JDOT 2023-C A3 5.48 05/15/2028		5.55%	1,415.67	0.00	1,415.67	0.00
Coupon	10/16/2024	45950KCR9	0.00	INTERNATIONAL FINANCE CORP 1.375 10/16/2024		1.38%	1,100.80	0.00	1,100.80	0.00
Coupon	10/16/2024	36265WAD5	0.00	GMCAR 2022-3 A3 3.64 04/16/2027		3.67%	212.39	0.00	212.39	0.00
Coupon	10/16/2024	362583AD8	0.00	GMCAR 2023-2 A3 4.47 02/16/2028		4.51%	428.38	0.00	428.38	0.00
Coupon	10/18/2024	43815PAC3	0.00	HAROT 2022-2 A3 3.73 07/20/2026		3.76%	227.89	0.00	227.89	0.00
Coupon	10/20/2024	379929AD4	0.00	GMALT 2023-3 A3 5.38 11/20/2026		5.45%	336.25	0.00	336.25	0.00
Coupon	10/21/2024	43815GAC3	0.00	HAROT 2021-4 A3 0.88 01/21/2026		0.90%	16.93	0.00	16.93	0.00
Coupon	10/21/2024	43815JAC7	0.00	HAROT 2023-1 A3 5.04 04/21/2027		5.11%	294.00	0.00	294.00	0.00
Coupon	10/25/2024	05593AAC3	0.00	BMWLT 2023-1 A3 5.16 11/25/2025		5.22%	100.79	0.00	100.79	0.00
Coupon	10/25/2024	05602RAD3	0.00	BMWOT 2022-A A3 3.21 08/25/2026		6.07%	375.13	0.00	375.13	0.00
Total Coupon			**0.00**				**67,488.11**	**0.00**	**67,488.11**	**0.00**
Dividend	10/31/2024	31846V203	0.00	FIRST AMER:GVT OBLG Y		4.45%	1,379.26	0.00	1,379.26	0.00
Total Dividend			**0.00**				**1,379.26**	**0.00**	**1,379.26**	**0.00**
Principal Paydown	10/15/2024	47788UAC6	314.94	JDOT 2021 A3 0.36 09/15/2025		0.00%	314.94	--	314.94	(0.02)
Principal Paydown	10/15/2024	47789QAC4	1,560.43	JDOT 2021-B A3 0.52 03/16/2026		0.53%	1,560.43	--	1,560.43	0.00
Principal Paydown	10/15/2024	89238JAC9	2,597.50	TAOT 2021-D A3 0.71 04/15/2026		0.71%	2,597.50	--	2,597.50	(0.00)

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

TRANSACTION LEDGER

City of Gardena | Account #10645 | As of October 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Principal Paydown	10/15/2024	43815BAC4	8,059.20	HAROT 2022-1 A3 1.88 05/15/2026		1.90%	8,059.20	--	8,059.20	(0.00)
Principal Paydown	10/15/2024	47787JAC2	5,249.08	JDOT 2022 A3 0.36 09/15/2026		2.35%	5,249.08	--	5,249.08	(0.00)
Principal Paydown	10/15/2024	89238FAD5	5,540.33	TAOT 2022-B A3 2.93 09/15/2026		2.95%	5,540.33	--	5,540.33	0.00
Principal Paydown	10/15/2024	47800AAC4	5,501.65	JDOT 2022-B A3 3.74 02/16/2027		3.78%	5,501.65	--	5,501.65	(0.00)
Principal Paydown	10/15/2024	58770AAC7	6,145.33	MBART 2023-1 A3 4.51 11/15/2027		4.56%	6,145.33	--	6,145.33	(0.00)
Principal Paydown	10/15/2024	47800BAC2	9,424.39	JDOT 2022-C A3 5.09 06/15/2027		5.15%	9,424.39	--	9,424.39	0.00
Principal Paydown	10/16/2024	36265WAD5	5,538.03	GMCAR 2022-3 A3 3.64 04/16/2027		3.67%	5,538.03	--	5,538.03	0.00
Principal Paydown	10/18/2024	43815PAC3	6,434.94	HAROT 2022-2 A3 3.73 07/20/2026		3.76%	6,434.94	--	6,434.94	(0.00)
Principal Paydown	10/21/2024	43815GAC3	3,309.76	HAROT 2021-4 A3 0.88 01/21/2026		0.90%	3,309.76	--	3,309.76	0.00
Principal Paydown	10/25/2024	05593AAC3	3,870.28	BMWLT 2023-1 A3 5.16 11/25/2025		5.22%	3,870.28	--	3,870.28	0.00
Principal Paydown	10/25/2024	05602RAD3	14,059.77	BMWOT 2022-A A3 3.21 08/25/2026		6.07%	14,059.77	--	14,059.77	(0.00)
Total Principal Paydown			**77,605.63**				**77,605.63**	**--**	**77,605.63**	**(0.02)**
TOTAL OTHER TRANSACTIONS			**77,605.63**				**146,473.00**	**0.00**	**146,473.00**	**(0.02)**

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

INCOME EARNED

City of Gardena | Account #10645 | As of October 31, 2024

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
31846V203	FIRST AMER:GVT OBLG Y	157,320.25	190,819.98 940,316.05 (973,815.78) 157,320.25	0.00 1,316.45 0.00 1,316.45	0.00 0.00 0.00 1,316.45	1,316.45
CCYUSD	Receivable	1,379.26	1,316.45 0.00 0.00 1,379.26	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**158,699.51**	**192,136.43 940,316.05 (973,815.78) 158,699.51**	**0.00 1,316.45 0.00 1,316.45**	**0.00 0.00 0.00 1,316.45**	**1,316.45**
FIXED INCOME						
02582JJT8	AMXCA 2022-2 A 3.39 05/17/2027	05/17/2022 05/24/2022 185,000.00	184,988.12 0.00 0.00 184,989.75	278.73 522.63 278.73 522.63	1.63 0.00 1.63 524.26	524.26
02582JJZ4	AMXCA 2023-1 A 4.87 05/15/2026	06/07/2023 06/14/2023 125,000.00	124,992.06 0.00 0.00 124,992.48	270.56 507.29 270.56 507.29	0.42 0.00 0.42 507.71	507.71
02582JKD1	AMXCA 2023-3 A 5.23 09/15/2028	09/12/2023 09/19/2023 340,000.00	339,987.95 0.00 0.00 339,988.21	790.31 1,481.83 790.31 1,481.83	0.26 0.00 0.26 1,482.09	1,482.09
037833BY5	APPLE INC 3.25 02/23/2026	05/09/2023 05/11/2023 400,000.00	395,831.91 0.00 0.00 396,085.27	1,372.22 0.00 2,455.56 1,083.33	253.35 0.00 253.35 1,336.69	1,336.69
05593AAC3	BMWLT 2023-1 A3 5.16 11/25/2025	02/07/2023 02/15/2023 19,568.28	23,438.33 0.00 (3,870.28) 19,568.11	20.16 100.79 16.83 97.46	0.05 0.00 0.05 97.51	97.51

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INCOME EARNED

City of Gardena | Account #10645 | As of October 31, 2024

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05602RAD3	BMWOT 2022-A A3 3.21 08/25/2026	01/05/2023 01/09/2023 126,176.95	138,349.35 0.00 (14,059.77) 124,554.77	75.03 375.13 67.50 367.61	265.19 0.00 265.19 632.79	632.79
06368LGU4	BANK OF MONTREAL 5.2 12/12/2024	03/25/2024 03/27/2024 400,000.00	399,820.55 0.00 0.00 399,897.82	6,297.78 0.00 8,031.11 1,733.33	77.26 0.00 77.26 1,810.59	1,810.59
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	09/19/2023 09/21/2023 300,000.00	299,532.98 0.00 0.00 299,554.08	1,980.15 0.00 3,361.65 1,381.50	21.10 0.00 21.10 1,402.60	1,402.60
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	05/21/2024 05/23/2024 405,000.00	405,653.88 0.00 0.00 405,632.66	7,706.25 0.00 9,393.75 1,687.50	0.00 (21.23) (21.23) 1,666.27	1,666.27
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	09/07/2023 09/15/2023 340,000.00	339,925.46 0.00 0.00 339,927.06	779.73 1,462.00 779.73 1,462.00	1.60 0.00 1.60 1,463.60	1,463.60
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	02/21/2024 02/26/2024 170,000.00	169,822.96 0.00 0.00 169,829.21	793.33 0.00 1,473.33 680.00	6.25 0.00 6.25 686.25	686.25
20030NCS8	COMCAST CORP 3.95 10/15/2025	03/11/2024 03/13/2024 400,000.00	396,041.70 0.00 0.00 396,365.47	7,285.56 7,900.00 702.22 1,316.67	323.77 0.00 323.77 1,640.43	1,640.43
24422EWB1	JOHN DEERE CAPITAL CORP 2.125 03/07/2025	03/02/2022 03/07/2022 130,000.00	129,991.99 0.00 0.00 129,993.57	184.17 0.00 414.38 230.21	1.58 0.00 1.58 231.79	231.79
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	03/21/2023 03/22/2023 700,000.00	710,933.08 0.00 0.00 710,663.24	1,837.50 0.00 4,462.50 2,625.00	0.00 (269.85) (269.85) 2,355.15	2,355.15

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INCOME EARNED

City of Gardena | Account #10645 | As of October 31, 2024

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3130B3A29	FEDERAL HOME LOAN BANKS 4.0 10/09/2026	10/21/2024 10/22/2024 600,000.00	0.00 599,994.00 0.00 599,994.08	0.00 (733.33) 1,333.33 600.00	0.08 0.00 0.08 600.09	600.09
3133ENKS8	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025	750,000.00	749,085.21 0.00 0.00 749,377.57	1,992.19 0.00 2,695.31 703.13	292.35 0.00 292.35 995.48	995.48
3133ENPG9	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.75 02/14/2025	02/10/2022 02/15/2022 415,000.00	414,862.38 0.00 0.00 414,893.75	948.16 0.00 1,553.37 605.21	31.37 0.00 31.37 636.58	636.58
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	12/28/2023 12/29/2023 650,000.00	658,959.72 0.00 0.00 658,778.89	8,134.03 0.00 10,436.11 2,302.08	0.00 (180.83) (180.83) 2,121.26	2,121.26
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	05/23/2024 05/24/2024 330,000.00	327,651.32 0.00 0.00 327,727.08	5,403.75 0.00 6,641.25 1,237.50	75.76 0.00 75.76 1,313.26	1,313.26
3133ERGL9	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 06/07/2028	06/25/2024 06/26/2024 450,000.00	450,918.28 0.00 0.00 450,897.11	6,412.50 0.00 8,100.00 1,687.50	0.00 (21.16) (21.16) 1,666.34	1,666.34
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	11/18/2020 11/19/2020 350,000.00	349,920.11 0.00 0.00 349,926.27	700.00 0.00 845.83 145.83	6.16 0.00 6.16 151.99	151.99
3137BNGT5	FHMS K-054 A2 2.745 01/25/2026	02/15/2023 02/21/2023 500,000.00	488,973.03 0.00 0.00 489,721.03	1,143.75 1,143.75 1,143.75 1,143.75	748.00 0.00 748.00 1,891.75	1,891.75
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	02/06/2024 02/09/2024 320,000.00	312,787.09 0.00 0.00 313,059.11	914.67 914.67 914.67 914.67	272.02 0.00 272.02 1,186.69	1,186.69

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INCOME EARNED

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3137FEBQ2	FHMS K-072 A2 3.444 12/25/2027	08/22/2023 08/25/2023 500,000.00	478,073.59 0.00 0.00 478,661.58	1,435.00 1,435.00 1,435.00 1,435.00	587.99 0.00 587.99 2,022.99	2,022.99
3137FETN0	FHMS K-073 A2 3.35 01/25/2028	05/24/2023 05/30/2023 465,000.00	452,194.69 0.00 0.00 452,529.12	1,298.13 1,298.12 1,298.13 1,298.12	334.43 0.00 334.43 1,632.55	1,632.55
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	01/23/2024 01/26/2024 325,000.00	318,920.26 0.00 0.00 319,057.93	1,063.29 1,063.29 1,063.29 1,063.29	137.67 0.00 137.67 1,200.96	1,200.96
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	09/15/2023 09/20/2023 155,000.00	149,829.15 0.00 0.00 149,943.65	503.75 503.75 503.75 503.75	114.50 0.00 114.50 618.25	618.25
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	09/20/2024 09/25/2024 220,000.00	220,573.38 0.00 0.00 220,560.95	718.67 718.67 718.67 718.67	0.00 (12.42) (12.42) 706.25	706.25
3137FJXV6	FHMS K-083 A2 4.05 09/25/2028	12/07/2023 12/12/2023 297,000.00	291,013.72 0.00 0.00 291,143.40	1,002.38 1,002.38 1,002.38 1,002.38	129.68 0.00 129.68 1,132.06	1,132.06
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	10/20/2023 10/25/2023 240,000.00	226,888.07 0.00 0.00 227,166.29	756.00 756.00 756.00 756.00	278.21 0.00 278.21 1,034.21	1,034.21
3137H4BY5	FHMS K-746 A2 2.031 09/25/2028	10/03/2023 10/06/2023 315,000.00	279,842.94 0.00 0.00 280,604.55	533.14 533.14 533.14 533.14	761.61 0.00 761.61 1,294.75	1,294.75
341081GT8	FLORIDA POWER & LIGHT CO 5.15 06/15/2029	09/19/2024 09/20/2024 330,000.00	345,230.69 0.00 0.00 344,945.75	5,570.58 0.00 6,986.83 1,416.25	0.00 (284.94) (284.94) 1,131.31	1,131.31

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INCOME EARNED

City of Gardena | Account #10645 | As of October 31, 2024

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362583AD8	GMCAR 2023-2 A3 4.47 02/16/2028	04/04/2023 04/12/2023 115,000.00	114,997.80 0.00 0.00 114,997.86	214.19 428.38 214.19 428.38	0.06 0.00 0.06 428.44	428.44
36265WAD5	GMCAR 2022-3 A3 3.64 04/16/2027	07/06/2022 07/13/2022 64,480.82	70,018.64 0.00 (5,538.03) 64,480.63	106.20 212.39 97.80 203.99	0.02 0.00 0.02 204.01	204.01
379929AD4	GMALT 2023-3 A3 5.38 11/20/2026	08/08/2023 08/16/2023 75,000.00	74,994.12 0.00 0.00 74,994.35	123.29 336.25 123.29 336.25	0.23 0.00 0.23 336.48	336.48
38014AAD3	GMCAR 2024-4 A3 4.27 08/16/2029	10/08/2024 10/16/2024 95,000.00	0.00 94,981.70 0.00 94,981.87	0.00 0.00 169.02 169.02	0.17 0.00 0.17 169.19	169.19
437076CR1	HOME DEPOT INC 4.0 09/15/2025	09/12/2022 09/19/2022 110,000.00	109,987.34 0.00 0.00 109,988.47	195.56 0.00 562.22 366.67	1.12 0.00 1.12 367.79	367.79
437076DC3	HOME DEPOT INC 4.75 06/25/2029	295,000.00	295,116.76 0.00 0.00 295,114.34	3,736.67 0.00 4,904.38 1,167.71	15.88 (18.30) (2.42) 1,165.29	1,165.29
43815BAC4	HAROT 2022-1 A3 1.88 05/15/2026	02/15/2022 02/23/2022 67,752.14	75,807.40 0.00 (8,059.20) 67,748.80	63.34 118.77 56.61 112.04	0.60 0.00 0.60 112.64	112.64
43815GAC3	HAROT 2021-4 A3 0.88 01/21/2026	11/16/2021 11/24/2021 19,773.54	23,081.95 0.00 (3,309.76) 19,772.46	5.64 16.93 4.83 16.12	0.27 0.00 0.27 16.39	16.39
43815JAC7	HAROT 2023-1 A3 5.04 04/21/2027	02/16/2023 02/24/2023 70,000.00	69,992.04 0.00 0.00 69,992.31	98.00 294.00 98.00 294.00	0.26 0.00 0.26 294.26	294.26

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INCOME EARNED

City of Gardena | Account #10645 | As of October 31, 2024

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43815PAC3	HAROT 2022-2 A3 3.73 07/20/2026	08/15/2022 08/24/2022 66,880.75	73,314.02 0.00 (6,434.94) 66,879.30	98.75 227.89 90.08 219.22	0.22 0.00 0.22 219.44	219.44
438516CJ3	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028	02/13/2023 02/15/2023 400,000.00	406,002.99 0.00 0.00 405,848.04	2,530.00 0.00 4,180.00 1,650.00	0.00 (154.95) (154.95) 1,495.05	1,495.05
448976AD2	HART 2024-C A3 4.41 05/15/2029	10/08/2024 10/16/2024 140,000.00	0.00 139,989.75 0.00 139,989.85	0.00 0.00 257.25 257.25	0.10 0.00 0.10 257.35	257.35
448979AD6	HART 2023-A A3 4.58 04/15/2027	04/04/2023 04/12/2023 155,000.00	154,990.43 0.00 0.00 154,990.75	315.51 591.58 315.51 591.58	0.32 0.00 0.32 591.90	591.90
44934QAD3	HART 2024-B A3 4.84 03/15/2029	07/16/2024 07/24/2024 90,000.00	89,986.97 0.00 0.00 89,987.22	193.60 363.00 193.60 363.00	0.25 0.00 0.25 363.25	363.25
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	11/28/2023 11/30/2023 250,000.00	241,301.33 0.00 0.00 241,496.74	1,920.14 0.00 2,649.31 729.17	195.40 0.00 195.40 924.57	924.57
459058KW2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028	250,000.00	247,123.55 0.00 0.00 247,187.24	1,927.08 0.00 2,890.63 963.54	63.69 0.00 63.69 1,027.23	1,027.23
459058LK7	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.0 08/27/2026	08/20/2024 08/27/2024 170,000.00	169,812.25 0.00 0.00 169,820.63	642.22 0.00 1,208.89 566.67	8.37 0.00 8.37 575.04	575.04
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	10/08/2024 10/16/2024 300,000.00	0.00 299,217.00 0.00 299,223.86	0.00 0.00 484.38 484.38	6.86 0.00 6.86 491.24	491.24

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INCOME EARNED

City of Gardena | Account #10645 | As of October 31, 2024

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45950KCR9	INTERNATIONAL FINANCE CORP 1.375 10/16/2024	07/12/2021 07/14/2021 0.00	160,054.25 0.00 (160,000.00) 0.00	1,008.33 1,100.80 0.00 92.47	0.00 (54.25) (54.25) 38.21	38.21
46625HMN7	JPMORGAN CHASE & CO 3.9 07/15/2025	05/29/2024 05/30/2024 400,000.00	394,935.95 0.00 0.00 395,482.94	3,293.33 0.00 4,593.33 1,300.00	546.99 0.00 546.99 1,846.99	1,846.99
47787CAC7	JDOT 2023-C A3 5.48 05/15/2028	09/12/2023 09/19/2023 310,000.00	309,983.44 0.00 0.00 309,983.82	755.02 1,415.67 755.02 1,415.67	0.39 0.00 0.39 1,416.06	1,416.06
47787JAC2	JDOT 2022 A3 0.36 09/15/2026	03/10/2022 03/16/2022 50,170.31	55,414.48 0.00 (5,249.08) 50,166.06	57.14 107.14 51.73 101.73	0.66 0.00 0.66 102.39	102.39
47788UAC6	JDOT 2021 A3 0.36 09/15/2025	03/02/2021 03/10/2021 0.00	314.96 0.00 (314.96) 0.00	0.05 0.09 0.00 0.04	0.01 0.00 0.01 0.05	0.05
47789QAC4	JDOT 2021-B A3 0.52 03/16/2026	07/13/2021 07/21/2021 13,287.12	14,847.31 0.00 (1,560.43) 13,286.92	3.43 6.43 3.07 6.07	0.04 0.00 0.04 6.11	6.11
47800AAC4	JDOT 2022-B A3 3.74 02/16/2027	07/12/2022 07/20/2022 95,494.57	100,992.07 0.00 (5,501.65) 95,490.79	167.88 314.77 158.73 305.63	0.37 0.00 0.37 305.99	305.99
47800BAC2	JDOT 2022-C A3 5.09 06/15/2027	10/12/2022 10/19/2022 188,218.52	197,634.89 0.00 (9,424.39) 188,211.12	447.11 838.34 425.79 817.02	0.62 0.00 0.62 817.64	817.64
57636QAW4	MASTERCARD INC 4.875 03/09/2028	04/19/2023 04/21/2023 290,000.00	296,170.80 0.00 0.00 296,014.77	863.96 0.00 2,042.08 1,178.13	0.00 (156.03) (156.03) 1,022.09	1,022.09

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

INCOME EARNED

City of Gardena | Account #10645 | As of October 31, 2024

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	09/17/2024 09/25/2024 130,000.00	129,978.23 0.00 0.00 129,978.77	91.65 305.50 244.40 458.25	0.55 0.00 0.55 458.80	458.80
58770AAC7	MBART 2023-1 A3 4.51 11/15/2027	01/18/2023 01/25/2023 97,392.03	103,529.52 0.00 (6,145.33) 97,384.85	207.53 389.13 195.22 376.81	0.67 0.00 0.67 377.48	377.48
58933YBH7	MERCK & CO INC 4.05 05/17/2028	05/08/2023 05/17/2023 90,000.00	89,947.17 0.00 0.00 89,948.41	1,356.75 0.00 1,660.50 303.75	1.24 0.00 1.24 304.99	304.99
6174468C6	MORGAN STANLEY 4.0 07/23/2025	04/10/2024 04/12/2024 394,000.00	389,248.77 0.00 0.00 389,748.05	2,976.89 0.00 4,290.22 1,313.33	499.28 0.00 499.28 1,812.62	1,812.62
61747YET8	MORGAN STANLEY 4.679 07/17/2026	07/18/2022 07/20/2022 175,000.00	175,000.00 0.00 0.00 175,000.00	1,683.14 0.00 2,365.49 682.35	0.00 0.00 0.00 682.35	682.35
63743HFE7	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025	04/27/2022 05/04/2022 95,000.00	94,994.21 0.00 0.00 94,994.90	965.04 0.00 1,238.17 273.13	0.70 0.00 0.70 273.82	273.82
63743HFK3	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 5.6 11/13/2026	11/14/2023 11/16/2023 390,000.00	392,561.37 0.00 0.00 392,454.36	8,372.00 0.00 10,192.00 1,820.00	0.00 (107.01) (107.01) 1,712.99	1,712.99
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	10/05/2022 10/07/2022 450,000.00	442,572.16 0.00 0.00 442,814.28	7,050.00 0.00 8,550.00 1,500.00	242.13 0.00 242.13 1,742.13	1,742.13
69371RR57	PACCAR FINANCIAL CORP 0.9 11/08/2024	11/02/2021 11/08/2021 175,000.00	174,999.79 0.00 0.00 174,999.96	625.63 0.00 756.88 131.25	0.17 0.00 0.17 131.42	131.42

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INCOME EARNED

City of Gardena | Account #10645 | As of October 31, 2024

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	01/24/2024 01/31/2024 410,000.00	409,420.95 0.00 0.00 409,432.29	3,195.72 0.00 4,767.39 1,571.67	11.34 0.00 11.34 1,583.01	1,583.01
713448FX1	PEPSICO INC 4.5 07/17/2029	07/15/2024 07/17/2024 295,000.00	294,561.78 0.00 0.00 294,569.54	2,728.75 0.00 3,835.00 1,106.25	7.76 0.00 7.76 1,114.01	1,114.01
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	09/06/2023 09/08/2023 300,000.00	286,743.49 0.00 0.00 287,057.68	4,625.00 0.00 5,550.00 925.00	314.18 0.00 314.18 1,239.18	1,239.18
78015K7C2	ROYAL BANK OF CANADA 2.25 11/01/2024	500,000.00	500,572.16 0.00 0.00 500,000.00	4,687.50 0.00 5,625.00 937.50	0.00 (572.16) (572.16) 365.34	365.34
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	01/10/2024 01/19/2024 150,000.00	149,971.26 0.00 0.00 149,972.32	1,462.50 0.00 2,071.88 609.38	1.06 0.00 1.06 610.44	610.44
857477BR3	STATE STREET CORP 1.746 02/06/2026	02/02/2022 02/07/2022 90,000.00	90,000.00 0.00 0.00 90,000.00	240.08 0.00 371.03 130.95	0.00 0.00 0.00 130.95	130.95
857477CL5	STATE STREET CORP 4.993 03/18/2027	03/13/2024 03/18/2024 365,000.00	365,000.00 0.00 0.00 365,000.00	658.11 0.00 2,176.81 1,518.70	0.00 0.00 0.00 1,518.70	1,518.70
89115A2V3	TORONTO-DOMINION BANK 5.264 12/11/2026	12/04/2023 12/11/2023 160,000.00	160,000.00 0.00 0.00 160,000.00	2,573.51 0.00 3,275.38 701.87	0.00 0.00 0.00 701.87	701.87
89115A2W1	TORONTO-DOMINION BANK 4.98 04/05/2027	04/08/2024 04/10/2024 400,000.00	397,855.38 0.00 0.00 397,927.96	9,738.67 9,960.00 1,438.67 1,660.00	72.58 0.00 72.58 1,732.58	1,732.58

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INCOME EARNED

City of Gardena | Account #10645 | As of October 31, 2024

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
89236TMF9	TOYOTA MOTOR CREDIT CORP 5.05 05/16/2029	06/25/2024 06/26/2024 400,000.00	402,715.93 0.00 0.00 402,666.05	7,575.00 0.00 9,258.33 1,683.33	0.00 (49.88) (49.88) 1,633.46	1,633.46
89238FAD5	TAOT 2022-B A3 2.93 09/15/2026	04/07/2022 04/13/2022 57,290.83	62,830.68 0.00 (5,540.33) 57,290.42	81.82 153.41 74.61 146.20	0.06 0.00 0.06 146.26	146.26
89238JAC9	TAOT 2021-D A3 0.71 04/15/2026	11/09/2021 11/15/2021 16,108.45	18,705.87 0.00 (2,597.50) 16,108.38	5.90 11.07 5.08 10.25	0.02 0.00 0.02 10.27	10.27
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	10/10/2024 10/17/2024 105,000.00	0.00 104,994.14 0.00 104,994.19	0.00 0.00 179.67 179.67	0.05 0.00 0.05 179.72	179.72
912797KT3	UNITED STATES TREASURY 10/10/2024	05/29/2024 05/30/2024 0.00	449,411.96 0.00 (450,000.00) 0.00	0.00 0.00 0.00 0.00	588.04 0.00 588.04 588.04	588.04
912797KU0	UNITED STATES TREASURY 10/17/2024	04/18/2024 04/19/2024 0.00	448,967.50 0.00 (450,000.00) 0.00	0.00 0.00 0.00 0.00	1,032.50 0.00 1,032.50 1,032.50	1,032.50
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	12/20/2022 12/21/2022 800,000.00	764,096.37 0.00 0.00 765,072.70	6,798.91 0.00 8,315.22 1,516.30	976.33 0.00 976.33 2,492.63	2,492.63
9128284Z0	UNITED STATES TREASURY 2.75 08/31/2025	750,000.00	761,872.11 0.00 0.00 760,770.21	1,766.23 0.00 3,532.46 1,766.23	0.00 (1,101.90) (1,101.90) 664.33	664.33
9128286L9	UNITED STATES TREASURY 2.25 03/31/2026	02/25/2022 02/28/2022 750,000.00	753,688.11 0.00 0.00 753,478.71	46.36 0.00 1,483.52 1,437.16	0.00 (209.40) (209.40) 1,227.76	1,227.76

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INCOME EARNED

City of Gardena | Account #10645 | As of October 31, 2024

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912828R36	UNITED STATES TREASURY 1.625 05/15/2026	10/14/2021 10/15/2021 250,000.00	252,525.24 0.00 0.00 252,392.78	1,534.48 0.00 1,876.70 342.22	0.00 (132.46) (132.46) 209.76	209.76
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	03/29/2022 03/30/2022 625,000.00	618,085.09 0.00 0.00 618,361.69	4,721.47 0.00 5,774.46 1,052.99	276.60 0.00 276.60 1,329.59	1,329.59
912828X88	UNITED STATES TREASURY 2.375 05/15/2027	06/09/2022 06/10/2022 350,000.00	343,980.40 0.00 0.00 344,175.60	3,139.78 0.00 3,840.01 700.24	195.20 0.00 195.20 895.43	895.43
912828YB0	UNITED STATES TREASURY 1.625 08/15/2029	09/24/2024 09/25/2024 150,000.00	137,584.84 0.00 0.00 137,801.18	311.31 0.00 516.64 205.33	216.34 0.00 216.34 421.67	421.67
912828YG9	UNITED STATES TREASURY 1.625 09/30/2026	12/28/2021 12/29/2021 300,000.00	302,224.32 0.00 0.00 302,129.74	13.39 0.00 428.57 415.18	0.00 (94.59) (94.59) 320.59	320.59
912828Z52	UNITED STATES TREASURY 1.375 01/31/2025	02/17/2022 02/18/2022 750,000.00	749,187.68 0.00 0.00 749,394.09	1,737.43 0.00 2,606.15 868.72	206.41 0.00 206.41 1,075.13	1,075.13
912828ZF0	UNITED STATES TREASURY 0.5 03/31/2025	03/25/2021 03/29/2021 350,000.00	349,864.69 0.00 0.00 349,887.86	4.81 0.00 153.85 149.04	23.18 0.00 23.18 172.21	172.21
912828ZT0	UNITED STATES TREASURY 0.25 05/31/2025	02/25/2021 02/26/2021 365,000.00	364,167.91 0.00 0.00 364,274.50	306.66 0.00 383.95 77.29	106.59 0.00 106.59 183.88	183.88
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	750,000.00	745,688.63 0.00 0.00 746,003.11	945.18 0.00 1,183.40 238.22	314.48 0.00 314.48 552.69	552.69

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INCOME EARNED

City of Gardena | Account #10645 | As of October 31, 2024

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91282CDH1	UNITED STATES TREASURY 0.75 11/15/2024	11/18/2021 11/19/2021 750,000.00	749,922.73 0.00 0.00 749,975.96	2,124.66 0.00 2,598.51 473.85	53.23 0.00 53.23 527.07	527.07
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	750,000.00	742,982.18 0.00 0.00 743,220.99	51.51 0.00 1,648.35 1,596.84	238.81 0.00 238.81 1,835.65	1,835.65
91282CEH0	UNITED STATES TREASURY 2.625 04/15/2025	04/18/2024 04/19/2024 450,000.00	444,044.67 0.00 0.00 444,986.58	5,454.41 5,906.25 551.68 1,003.53	941.91 0.00 941.91 1,945.44	1,945.44
91282CEU1	UNITED STATES TREASURY 2.875 06/15/2025	07/30/2024 07/31/2024 500,000.00	493,092.24 0.00 0.00 493,925.47	4,241.80 0.00 5,459.36 1,217.55	833.23 0.00 833.23 2,050.79	2,050.79
91282CEY3	UNITED STATES TREASURY 3.0 07/15/2025	03/15/2024 03/18/2024 475,000.00	468,046.44 0.00 0.00 468,797.52	3,020.38 0.00 4,220.79 1,200.41	751.08 0.00 751.08 1,951.49	1,951.49
91282CFK2	UNITED STATES TREASURY 3.5 09/15/2025	03/15/2024 03/18/2024 475,000.00	468,951.38 0.00 0.00 469,488.65	734.81 0.00 2,158.49 1,423.69	537.27 0.00 537.27 1,960.96	1,960.96
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	10/26/2022 10/27/2022 570,000.00	569,038.65 0.00 0.00 569,065.89	64.59 0.00 2,067.03 2,002.44	27.24 0.00 27.24 2,029.68	2,029.68
91282CFP1	UNITED STATES TREASURY 4.25 10/15/2025	06/23/2023 06/26/2023 550,000.00	548,191.61 0.00 0.00 548,339.53	10,793.37 11,687.50 1,091.69 1,985.82	147.92 0.00 147.92 2,133.73	2,133.73
91282CGC9	UNITED STATES TREASURY 3.875 12/31/2027	05/25/2023 05/26/2023 500,000.00	498,510.89 0.00 0.00 498,549.81	4,896.40 0.00 6,528.53 1,632.13	38.92 0.00 38.92 1,671.06	1,671.06

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City of Gardena | Account #10645 | As of October 31, 2024

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91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	08/26/2024 08/27/2024 475,000.00	476,422.87 0.00 0.00 476,351.95	5,781.76 0.00 7,441.34 1,659.58	0.00 (70.91) (70.91) 1,588.67	1,588.67
91282CJC6	UNITED STATES TREASURY 4.625 10/15/2026	08/26/2024 08/27/2024 475,000.00	482,177.02 0.00 0.00 481,877.98	10,144.04 10,984.38 1,026.01 1,866.35	0.00 (299.04) (299.04) 1,567.31	1,567.31
91282CJP7	UNITED STATES TREASURY 4.375 12/15/2026	12/27/2023 12/28/2023 300,000.00	302,160.23 0.00 0.00 302,077.04	3,872.95 0.00 4,984.63 1,111.68	0.00 (83.19) (83.19) 1,028.49	1,028.49
931142ER0	WALMART INC 1.05 09/17/2026	09/08/2021 09/17/2021 40,000.00	39,970.35 0.00 0.00 39,971.64	16.33 0.00 51.33 35.00	1.28 0.00 1.28 36.28	36.28
931142EW9	WALMART INC 3.9 09/09/2025	09/06/2022 09/09/2022 80,000.00	79,982.47 0.00 0.00 79,984.06	190.67 0.00 450.67 260.00	1.58 0.00 1.58 261.58	261.58
Total Fixed Income		**33,158,594.30**	**32,857,957.04** **1,239,176.59** **(1,137,605.65)** **32,969,858.59**	**220,582.78** **66,754.78** **245,483.76** **91,655.76**	**14,225.11** **(3,894.50)** **10,330.61** **101,986.37**	**101,986.37**
TOTAL PORTFOLIO		**33,317,293.81**	**33,050,093.47** **2,179,492.64** **(2,111,421.43)** **33,128,558.10**	**220,582.78** **68,071.23** **245,483.76** **92,972.21**	**14,225.11** **(3,894.50)** **10,330.61** **103,302.82**	**103,302.82**

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
NOVEMBER 2024							
11/01/2024	Dividend	31846V203	0.00		1,379.26		1,379.26
11/01/2024	Coupon	74456QBU9	0.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		5,550.00	5,550.00
11/01/2024	Maturity	78015K7C2	(500,000.00)	ROYAL BANK OF CANADA 2.25 11/01/2024	500,000.00		500,000.00
11/01/2024	Coupon	78015K7C2	0.00	ROYAL BANK OF CANADA 2.25 11/01/2024		5,625.00	5,625.00
11/07/2024	Coupon	3135G06G3	350,000.00	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025		875.00	875.00
11/08/2024	Coupon	69371RR57	175,000.00	PACCAR FINANCIAL CORP 0.9 11/08/2024		787.50	787.50
11/08/2024	Final Maturity	69371RR57	175,000.00	PACCAR FINANCIAL CORP 0.9 11/08/2024	175,000.00		175,000.00
11/12/2024	Coupon	665859AW4	450,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		9,000.00	9,000.00
11/13/2024	Coupon	63743HFK3	390,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 5.6 11/13/2026		10,920.00	10,920.00
11/14/2024	Coupon	14913UAL4	405,000.00	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027		10,125.00	10,125.00
11/15/2024	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
11/15/2024	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
11/15/2024	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
11/15/2024	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
11/15/2024	Coupon	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026		106.15	106.15
11/15/2024	Principal Paydown	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026	7,578.11		7,578.11
11/15/2024	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		498.48	498.48
11/15/2024	Coupon	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027		591.58	591.58
11/15/2024	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
11/15/2024	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
11/15/2024	Coupon	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026		93.08	93.08
11/15/2024	Principal Paydown	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026	6,592.71		6,592.71
11/15/2024	Coupon	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026		5.61	5.61
11/15/2024	Principal Paydown	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026	2,277.67		2,277.67
11/15/2024	Coupon	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027		297.62	297.62
11/15/2024	Principal Paydown	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027	6,812.32		6,812.32
11/15/2024	Coupon	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027		798.36	798.36

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/15/2024	Principal Paydown	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027	9,806.66		9,806.66
11/15/2024	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
11/15/2024	Coupon	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027		370.31	370.31
11/15/2024	Principal Paydown	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027	5,576.74		5,576.74
11/15/2024	Coupon	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026		138.17	138.17
11/15/2024	Principal Paydown	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026	5,433.41		5,433.41
11/15/2024	Coupon	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026		9.38	9.38
11/15/2024	Principal Paydown	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026	2,658.87		2,658.87
11/15/2024	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		365.05	365.05
11/15/2024	Coupon	9128283F5	800,000.00	UNITED STATES TREASURY 2.25 11/15/2027		9,000.00	9,000.00
11/15/2024	Coupon	912828R36	250,000.00	UNITED STATES TREASURY 1.625 05/15/2026		2,031.25	2,031.25
11/15/2024	Coupon	912828U24	625,000.00	UNITED STATES TREASURY 2.0 11/15/2026		6,250.00	6,250.00
11/15/2024	Coupon	912828X88	350,000.00	UNITED STATES TREASURY 2.375 05/15/2027		4,156.25	4,156.25
11/15/2024	Coupon	91282CDH1	750,000.00	UNITED STATES TREASURY 0.75 11/15/2024		2,812.50	2,812.50
11/15/2024	Final Maturity	91282CDH1	750,000.00	UNITED STATES TREASURY 0.75 11/15/2024	750,000.00		750,000.00
11/18/2024	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		428.38	428.38
11/18/2024	Coupon	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027		191.19	191.19
11/18/2024	Principal Paydown	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027	5,044.65		5,044.65
11/18/2024	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029		338.04	338.04
11/18/2024	Coupon	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026		208.14	208.14
11/18/2024	Principal Paydown	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026	6,195.33		6,195.33
11/18/2024	Coupon	58933YBH7	90,000.00	MERCK & CO INC 4.05 05/17/2028		1,822.50	1,822.50
11/18/2024	Coupon	89236TMF9	400,000.00	TOYOTA MOTOR CREDIT CORP 5.05 05/16/2029		10,100.00	10,100.00
11/20/2024	Coupon	3133ERFJ5	330,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027		7,425.00	7,425.00
11/20/2024	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		336.25	336.25
11/21/2024	Coupon	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026		14.50	14.50
11/21/2024	Principal Paydown	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026	3,103.94		3,103.94
11/21/2024	Coupon	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027		294.00	294.00
11/25/2024	Coupon	05593AAC3	19,568.28	BMWLT 2023-1 A3 5.16 11/25/2025		84.14	84.14
11/25/2024	Principal Paydown	05593AAC3	19,568.28	BMWLT 2023-1 A3 5.16 11/25/2025	5,319.47		5,319.47
11/25/2024	Coupon	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026		337.52	337.52

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/25/2024	Principal Paydown	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026	13,713.92		13,713.92
11/25/2024	Coupon	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026		1,143.75	1,143.75
11/25/2024	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
11/25/2024	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
11/25/2024	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
11/25/2024	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
11/25/2024	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
11/25/2024	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
11/25/2024	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
11/25/2024	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
11/25/2024	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
November 2024 Total					**1,506,493.07**	**107,565.39**	**1,614,058.45**
DECEMBER 2024							
12/02/2024	Coupon	912828ZT0	365,000.00	UNITED STATES TREASURY 0.25 05/31/2025		456.25	456.25
12/02/2024	Coupon	91282CAZ4	750,000.00	UNITED STATES TREASURY 0.375 11/30/2025		1,406.25	1,406.25
12/09/2024	Coupon	3133ERGL9	450,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 06/07/2028		10,125.00	10,125.00
12/11/2024	Coupon	89115A2V3	160,000.00	TORONTO-DOMINION BANK 5.264 12/11/2026		4,211.20	4,211.20
12/12/2024	Coupon	06368LGU4	400,000.00	BANK OF MONTREAL 5.2 12/12/2024		10,400.00	10,400.00
12/12/2024	Final Maturity	06368LGU4	400,000.00	BANK OF MONTREAL 5.2 12/12/2024	400,000.00		400,000.00
12/16/2024	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
12/16/2024	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
12/16/2024	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
12/16/2024	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
12/16/2024	Coupon	3133EPN50	650,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028		13,812.50	13,812.50
12/16/2024	Coupon	341081GT8	330,000.00	FLORIDA POWER & LIGHT CO 5.15 06/15/2029		9,064.00	9,064.00
12/16/2024	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		428.38	428.38
12/16/2024	Coupon	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027		175.89	175.89
12/16/2024	Principal Paydown	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027	4,750.82		4,750.82
12/16/2024	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029		338.04	338.04

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/16/2024	Coupon	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026		94.27	94.27
12/16/2024	Principal Paydown	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026	7,230.01		7,230.01
12/16/2024	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		515.67	515.67
12/16/2024	Coupon	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027		591.58	591.58
12/16/2024	Principal Paydown	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027	8,969.46		8,969.46
12/16/2024	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
12/16/2024	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
12/16/2024	Coupon	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026		80.33	80.33
12/16/2024	Principal Paydown	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026	4,703.48		4,703.48
12/16/2024	Coupon	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026		4.62	4.62
12/16/2024	Principal Paydown	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026	1,621.05		1,621.05
12/16/2024	Coupon	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027		276.39	276.39
12/16/2024	Principal Paydown	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027	5,409.08		5,409.08
12/16/2024	Coupon	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027		756.76	756.76
12/16/2024	Principal Paydown	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027	8,246.12		8,246.12
12/16/2024	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
12/16/2024	Coupon	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027		349.35	349.35
12/16/2024	Principal Paydown	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027	5,238.87		5,238.87
12/16/2024	Coupon	63743HFE7	95,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025		1,638.75	1,638.75
12/16/2024	Coupon	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026		124.91	124.91
12/16/2024	Principal Paydown	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026	5,171.66		5,171.66
12/16/2024	Coupon	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026		7.80	7.80
12/16/2024	Principal Paydown	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026	2,423.06		2,423.06
12/16/2024	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		391.13	391.13
12/16/2024	Coupon	91282CEU1	500,000.00	UNITED STATES TREASURY 2.875 06/15/2025		7,187.50	7,187.50
12/16/2024	Coupon	91282CHH7	475,000.00	UNITED STATES TREASURY 4.125 06/15/2026		9,796.88	9,796.88
12/16/2024	Coupon	91282CJP7	300,000.00	UNITED STATES TREASURY 4.375 12/15/2026		6,562.50	6,562.50
12/18/2024	Coupon	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026		188.88	188.88
12/18/2024	Principal Paydown	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026	5,888.09		5,888.09
12/20/2024	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		336.25	336.25
12/23/2024	Coupon	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026		12.22	12.22

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/23/2024	Principal Paydown	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026	2,967.78		2,967.78
12/23/2024	Coupon	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027		294.00	294.00
12/23/2024	Principal Paydown	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027	3,036.41		3,036.41
12/25/2024	Coupon	05593AAC3	19,568.28	BMWLT 2023-1 A3 5.16 11/25/2025		61.27	61.27
12/25/2024	Principal Paydown	05593AAC3	19,568.28	BMWLT 2023-1 A3 5.16 11/25/2025	5,481.67		5,481.67
12/25/2024	Coupon	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026		300.84	300.84
12/25/2024	Principal Paydown	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026	12,992.98		12,992.98
12/25/2024	Coupon	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026		1,143.75	1,143.75
12/25/2024	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
12/25/2024	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
12/25/2024	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
12/25/2024	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
12/25/2024	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
12/25/2024	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
12/25/2024	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
12/25/2024	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
12/25/2024	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
12/26/2024	Coupon	437076DC3	295,000.00	HOME DEPOT INC 4.75 06/25/2029		7,006.25	7,006.25
12/31/2024	Coupon	91282CGC9	500,000.00	UNITED STATES TREASURY 3.875 12/31/2027		9,687.50	9,687.50
December 2024 Total					**484,130.53**	**112,262.59**	**596,393.12**
JANUARY 2025							
01/06/2025	Coupon	3133ENKS8	750,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025		4,218.75	4,218.75
01/06/2025	Final Maturity	3133ENKS8	750,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025	750,000.00		750,000.00
01/13/2025	Coupon	459058KT9	250,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		4,375.00	4,375.00
01/15/2025	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
01/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
01/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
01/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00

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CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/15/2025	Coupon	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026		82.95	82.95
01/15/2025	Principal Paydown	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026	7,063.04		7,063.04
01/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		515.67	515.67
01/15/2025	Coupon	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027		557.35	557.35
01/15/2025	Principal Paydown	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027	10,410.28		10,410.28
01/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
01/15/2025	Coupon	46625HMN7	400,000.00	JPMORGAN CHASE & CO 3.9 07/15/2025		7,800.00	7,800.00
01/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
01/15/2025	Coupon	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026		71.24	71.24
01/15/2025	Principal Paydown	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026	5,517.49		5,517.49
01/15/2025	Coupon	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026		3.92	3.92
01/15/2025	Principal Paydown	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026	2,925.19		2,925.19
01/15/2025	Coupon	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027		259.53	259.53
01/15/2025	Principal Paydown	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027	8,466.49		8,466.49
01/15/2025	Coupon	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027		721.79	721.79
01/15/2025	Principal Paydown	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027	13,047.38		13,047.38
01/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
01/15/2025	Coupon	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027		329.66	329.66
01/15/2025	Principal Paydown	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027	5,117.10		5,117.10
01/15/2025	Coupon	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026		112.28	112.28
01/15/2025	Principal Paydown	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026	5,055.96		5,055.96
01/15/2025	Coupon	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026		6.37	6.37
01/15/2025	Principal Paydown	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026	2,357.50		2,357.50
01/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		391.13	391.13
01/15/2025	Coupon	91282CEY3	475,000.00	UNITED STATES TREASURY 3.0 07/15/2025		7,125.00	7,125.00
01/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		428.38	428.38
01/16/2025	Coupon	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027		161.48	161.48
01/16/2025	Principal Paydown	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027	4,651.35		4,651.35
01/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029		338.04	338.04
01/17/2025	Coupon	61747YET8	175,000.00	MORGAN STANLEY 4.679 07/17/2026		4,094.13	4,094.13
01/17/2025	Coupon	713448FX1	295,000.00	PEPSICO INC 4.5 07/17/2029		6,637.50	6,637.50
01/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		336.25	336.25

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/20/2025	Coupon	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026		170.58	170.58
01/20/2025	Principal Paydown	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026	5,762.07		5,762.07
01/21/2025	Coupon	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026		10.05	10.05
01/21/2025	Principal Paydown	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026	2,896.44		2,896.44
01/21/2025	Coupon	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027		281.25	281.25
01/21/2025	Principal Paydown	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027	4,591.43		4,591.43
01/21/2025	Coupon	78016HZT0	150,000.00	ROYAL BANK OF CANADA 4.875 01/19/2027		3,656.25	3,656.25
01/23/2025	Coupon	6174468C6	394,000.00	MORGAN STANLEY 4.0 07/23/2025		7,880.00	7,880.00
01/27/2025	Coupon	05593AAC3	19,568.28	BMWLT 2023-1 A3 5.16 11/25/2025		37.70	37.70
01/27/2025	Principal Paydown	05593AAC3	19,568.28	BMWLT 2023-1 A3 5.16 11/25/2025	5,188.42		5,188.42
01/27/2025	Coupon	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026		266.08	266.08
01/27/2025	Principal Paydown	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026	12,658.56		12,658.56
01/27/2025	Coupon	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026		1,143.75	1,143.75
01/27/2025	Principal Paydown	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026	12,125.20		12,125.20
01/27/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
01/27/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
01/27/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
01/27/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
01/27/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
01/27/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
01/27/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
01/27/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
01/27/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
01/31/2025	Coupon	69371RS80	410,000.00	PACCAR FINANCIAL CORP 4.6 01/31/2029		9,430.00	9,430.00
01/31/2025	Coupon	912828Z52	750,000.00	UNITED STATES TREASURY 1.375 01/31/2025		5,156.25	5,156.25
01/31/2025	Final Maturity	912828Z52	750,000.00	UNITED STATES TREASURY 1.375 01/31/2025	750,000.00		750,000.00
January 2025 Total					**1,607,833.90**	**81,033.98**	**1,688,867.87**
FEBRUARY 2025							
02/03/2025	Coupon	459058KW2	250,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028		5,781.25	5,781.25
02/06/2025	Coupon	857477BR3	90,000.00	STATE STREET CORP 1.746 02/06/2026		785.70	785.70

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/14/2025	Coupon	3133ENPG9	415,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.75 02/14/2025		3,631.25	3,631.25
02/14/2025	Final Maturity	3133ENPG9	415,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.75 02/14/2025	415,000.00		415,000.00
02/17/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
02/17/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		428.38	428.38
02/17/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	5,113.58		5,113.58
02/17/2025	Coupon	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027		147.37	147.37
02/17/2025	Principal Paydown	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027	4,584.61		4,584.61
02/17/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029		338.04	338.04
02/17/2025	Coupon	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026		71.88	71.88
02/17/2025	Principal Paydown	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026	6,932.18		6,932.18
02/17/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		515.67	515.67
02/17/2025	Coupon	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027		517.62	517.62
02/17/2025	Principal Paydown	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027	10,238.64		10,238.64
02/17/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
02/17/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
02/17/2025	Coupon	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026		60.57	60.57
02/17/2025	Principal Paydown	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026	4,173.80		4,173.80
02/17/2025	Coupon	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026		2.65	2.65
02/17/2025	Principal Paydown	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026	2,593.18		2,593.18
02/17/2025	Coupon	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027		233.15	233.15
02/17/2025	Principal Paydown	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027	6,983.78		6,983.78
02/17/2025	Coupon	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027		666.44	666.44
02/17/2025	Principal Paydown	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027	11,365.49		11,365.49
02/17/2025	Coupon	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027		310.43	310.43
02/17/2025	Principal Paydown	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027	5,037.18		5,037.18
02/17/2025	Coupon	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026		99.93	99.93
02/17/2025	Principal Paydown	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026	4,761.69		4,761.69
02/17/2025	Coupon	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026		4.97	4.97
02/17/2025	Principal Paydown	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026	2,311.40		2,311.40
02/17/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		391.13	391.13

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CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/18/2025	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
02/18/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
02/18/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
02/18/2025	Coupon	06428CAA2	300,000.00	BANK OF AMERICA NA 5.526 08/18/2026		8,289.00	8,289.00
02/18/2025	Coupon	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026		152.67	152.67
02/18/2025	Principal Paydown	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026	5,648.85		5,648.85
02/18/2025	Coupon	438516CJ3	400,000.00	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028		9,900.00	9,900.00
02/18/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
02/18/2025	Coupon	912828YB0	150,000.00	UNITED STATES TREASURY 1.625 08/15/2029		1,218.75	1,218.75
02/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		336.25	336.25
02/21/2025	Coupon	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026		7.92	7.92
02/21/2025	Principal Paydown	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026	2,840.34		2,840.34
02/21/2025	Coupon	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027		261.96	261.96
02/21/2025	Principal Paydown	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027	4,519.92		4,519.92
02/24/2025	Coupon	037833BY5	400,000.00	APPLE INC 3.25 02/23/2026		6,500.00	6,500.00
02/25/2025	Coupon	05593AAC3	19,568.28	BMWLT 2023-1 A3 5.16 11/25/2025		15.39	15.39
02/25/2025	Effective Maturity	05593AAC3	19,568.28	BMWLT 2023-1 A3 5.16 11/25/2025	3,578.72		3,578.72
02/25/2025	Coupon	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026		232.22	232.22
02/25/2025	Principal Paydown	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026	11,597.45		11,597.45
02/25/2025	Coupon	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026		1,116.01	1,116.01
02/25/2025	Principal Paydown	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026	877.47		877.47
02/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
02/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
02/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
02/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
02/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
02/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
02/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
02/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
02/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
02/26/2025	Coupon	17275RBQ4	170,000.00	CISCO SYSTEMS INC 4.8 02/26/2027		4,080.00	4,080.00

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/27/2025	Coupon	459058LK7	170,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.0 08/27/2026		3,400.00	3,400.00
02/28/2025	Coupon	9128284Z0	750,000.00	UNITED STATES TREASURY 2.75 08/31/2025		10,312.50	10,312.50
February 2025 Total					**508,158.26**	**74,244.78**	**582,403.04**
MARCH 2025							
03/07/2025	Coupon	24422EWB1	130,000.00	JOHN DEERE CAPITAL CORP 2.125 03/07/2025		1,381.25	1,381.25
03/07/2025	Final Maturity	24422EWB1	130,000.00	JOHN DEERE CAPITAL CORP 2.125 03/07/2025	130,000.00		130,000.00
03/10/2025	Coupon	3130ATS57	700,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		15,750.00	15,750.00
03/10/2025	Coupon	57636QAW4	290,000.00	MASTERCARD INC 4.875 03/09/2028		7,068.75	7,068.75
03/10/2025	Coupon	931142EW9	80,000.00	WALMART INC 3.9 09/09/2025		1,560.00	1,560.00
03/17/2025	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
03/17/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
03/17/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
03/17/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
03/17/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		409.33	409.33
03/17/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	5,438.05		5,438.05
03/17/2025	Coupon	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027		133.46	133.46
03/17/2025	Principal Paydown	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027	4,225.03		4,225.03
03/17/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029		338.04	338.04
03/17/2025	Coupon	437076CR1	110,000.00	HOME DEPOT INC 4.0 09/15/2025		2,200.00	2,200.00
03/17/2025	Coupon	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026		61.02	61.02
03/17/2025	Principal Paydown	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026	6,713.54		6,713.54
03/17/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		515.67	515.67
03/17/2025	Coupon	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027		478.54	478.54
03/17/2025	Principal Paydown	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027	9,884.94		9,884.94
03/17/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
03/17/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
03/17/2025	Coupon	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026		52.50	52.50
03/17/2025	Principal Paydown	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026	3,410.00		3,410.00
03/17/2025	Coupon	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026		1.53	1.53
03/17/2025	Principal Paydown	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026	2,182.67		2,182.67

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CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/17/2025	Coupon	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027		211.38	211.38
03/17/2025	Principal Paydown	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027	6,144.07		6,144.07
03/17/2025	Coupon	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027		618.24	618.24
03/17/2025	Principal Paydown	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027	10,389.66		10,389.66
03/17/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
03/17/2025	Coupon	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027		291.50	291.50
03/17/2025	Principal Paydown	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027	4,863.04		4,863.04
03/17/2025	Coupon	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026		88.31	88.31
03/17/2025	Principal Paydown	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026	4,510.01		4,510.01
03/17/2025	Coupon	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026		3.61	3.61
03/17/2025	Principal Paydown	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026	2,240.57		2,240.57
03/17/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		391.13	391.13
03/17/2025	Coupon	91282CFK2	475,000.00	UNITED STATES TREASURY 3.5 09/15/2025		8,312.50	8,312.50
03/17/2025	Coupon	931142ER0	40,000.00	WALMART INC 1.05 09/17/2026		210.00	210.00
03/18/2025	Coupon	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026		135.11	135.11
03/18/2025	Principal Paydown	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026	5,467.27		5,467.27
03/18/2025	Coupon	857477CL5	365,000.00	STATE STREET CORP 4.993 03/18/2027		9,112.23	9,112.23
03/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		336.25	336.25
03/20/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	7,707.04		7,707.04
03/21/2025	Coupon	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026		5.84	5.84
03/21/2025	Principal Paydown	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026	2,753.28		2,753.28
03/21/2025	Coupon	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027		242.98	242.98
03/21/2025	Principal Paydown	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027	4,368.94		4,368.94
03/25/2025	Coupon	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026		201.20	201.20
03/25/2025	Principal Paydown	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026	11,227.90		11,227.90
03/25/2025	Coupon	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026		1,114.01	1,114.01
03/25/2025	Principal Paydown	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026	13,219.32		13,219.32
03/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
03/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
03/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
03/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
03/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
03/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
03/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
03/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
03/31/2025	Coupon	9128286L9	750,000.00	UNITED STATES TREASURY 2.25 03/31/2026		8,437.50	8,437.50
03/31/2025	Coupon	912828YG9	300,000.00	UNITED STATES TREASURY 1.625 09/30/2026		2,437.50	2,437.50
03/31/2025	Coupon	912828ZF0	350,000.00	UNITED STATES TREASURY 0.5 03/31/2025		875.00	875.00
03/31/2025	Final Maturity	912828ZF0	350,000.00	UNITED STATES TREASURY 0.5 03/31/2025	350,000.00		350,000.00
03/31/2025	Coupon	91282CEF4	750,000.00	UNITED STATES TREASURY 2.5 03/31/2027		9,375.00	9,375.00
03/31/2025	Coupon	91282CFM8	570,000.00	UNITED STATES TREASURY 4.125 09/30/2027		11,756.25	11,756.25
March 2025 Total					**584,745.32**	**98,541.28**	**683,286.59**
APRIL 2025							
04/07/2025	Coupon	89115A2W1	400,000.00	TORONTO-DOMINION BANK 4.98 04/05/2027		9,960.00	9,960.00
04/09/2025	Coupon	3130B3A29	600,000.00	FEDERAL HOME LOAN BANKS 4.0 10/09/2026		11,866.67	11,866.67
04/15/2025	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
04/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
04/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
04/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
04/15/2025	Coupon	20030NCS8	400,000.00	COMCAST CORP 3.95 10/15/2025		7,900.00	7,900.00
04/15/2025	Coupon	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026		50.50	50.50
04/15/2025	Principal Paydown	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026	6,789.49		6,789.49
04/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		515.67	515.67
04/15/2025	Coupon	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027		440.81	440.81
04/15/2025	Principal Paydown	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027	10,281.74		10,281.74
04/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
04/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
04/15/2025	Coupon	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026		45.91	45.91
04/15/2025	Principal Paydown	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026	4,336.22		4,336.22
04/15/2025	Coupon	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026		0.58	0.58
04/15/2025	Effective Maturity	47789QAC4	13,287.12	JDOT 2021-B A3 0.52 03/16/2026	1,345.16		1,345.16
04/15/2025	Coupon	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027		192.23	192.23
04/15/2025	Principal Paydown	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027	8,220.62		8,220.62

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/15/2025	Coupon	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027		574.17	574.17
04/15/2025	Principal Paydown	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027	12,386.16		12,386.16
04/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
04/15/2025	Coupon	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027		273.22	273.22
04/15/2025	Principal Paydown	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027	5,075.59		5,075.59
04/15/2025	Coupon	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026		77.30	77.30
04/15/2025	Principal Paydown	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026	4,633.68		4,633.68
04/15/2025	Coupon	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026		2.28	2.28
04/15/2025	Principal Paydown	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026	2,270.25		2,270.25
04/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		391.13	391.13
04/15/2025	Coupon	91282CEH0	450,000.00	UNITED STATES TREASURY 2.625 04/15/2025		5,906.25	5,906.25
04/15/2025	Final Maturity	91282CEH0	450,000.00	UNITED STATES TREASURY 2.625 04/15/2025	450,000.00		450,000.00
04/15/2025	Coupon	91282CFP1	550,000.00	UNITED STATES TREASURY 4.25 10/15/2025		11,687.50	11,687.50
04/15/2025	Coupon	91282CJC6	475,000.00	UNITED STATES TREASURY 4.625 10/15/2026		10,984.38	10,984.38
04/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		389.07	389.07
04/16/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	6,744.62		6,744.62
04/16/2025	Coupon	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027		120.65	120.65
04/16/2025	Principal Paydown	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027	4,354.04		4,354.04
04/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029		338.04	338.04
04/16/2025	Coupon	459058LN1	300,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029		5,812.50	5,812.50
04/18/2025	Coupon	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026		118.12	118.12
04/18/2025	Principal Paydown	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026	5,557.78		5,557.78
04/21/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		301.70	301.70
04/21/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	7,790.92		7,790.92
04/21/2025	Coupon	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026		3.82	3.82
04/21/2025	Principal Paydown	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026	2,764.84		2,764.84
04/21/2025	Coupon	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027		224.63	224.63
04/21/2025	Principal Paydown	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027	4,494.14		4,494.14
04/25/2025	Coupon	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026		171.16	171.16
04/25/2025	Principal Paydown	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026	11,470.95		11,470.95
04/25/2025	Coupon	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026		1,083.77	1,083.77

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/25/2025	Principal Paydown	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026	882.69		882.69
04/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
04/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
04/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
04/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
04/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
04/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
04/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
04/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
04/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
April 2025 Total					**549,398.88**	**83,867.72**	**633,266.60**
MAY 2025							
05/01/2025	Coupon	74456QBU9	300,000.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		5,550.00	5,550.00
05/06/2025	Coupon	857477BR3	90,000.00	STATE STREET CORP 1.746 02/06/2026		1,174.73	1,174.73
05/07/2025	Coupon	3135G06G3	350,000.00	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025		875.00	875.00
05/12/2025	Coupon	665859AW4	450,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		9,000.00	9,000.00
05/13/2025	Coupon	63743HFK3	390,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 5.6 11/13/2026		10,920.00	10,920.00
05/14/2025	Coupon	14913UAL4	405,000.00	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027		10,125.00	10,125.00
05/15/2025	Coupon	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027		522.63	522.63
05/15/2025	Final Maturity	02582JJT8	185,000.00	AMXCA 2022-2 A 3.39 05/17/2027	185,000.00		185,000.00
05/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
05/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
05/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
05/15/2025	Coupon	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026		39.87	39.87
05/15/2025	Principal Paydown	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026	6,530.18		6,530.18
05/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		515.67	515.67
05/15/2025	Coupon	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027		401.57	401.57
05/15/2025	Principal Paydown	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027	9,845.49		9,845.49

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
05/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
05/15/2025	Coupon	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026		37.52	37.52
05/15/2025	Principal Paydown	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026	3,979.98		3,979.98
05/15/2025	Coupon	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027		166.61	166.61
05/15/2025	Principal Paydown	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027	7,256.78		7,256.78
05/15/2025	Coupon	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027		521.63	521.63
05/15/2025	Principal Paydown	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027	10,855.68		10,855.68
05/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
05/15/2025	Coupon	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027		254.14	254.14
05/15/2025	Principal Paydown	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027	4,858.51		4,858.51
05/15/2025	Coupon	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026		65.98	65.98
05/15/2025	Principal Paydown	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026	4,475.83		4,475.83
05/15/2025	Coupon	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026		0.94	0.94
05/15/2025	Effective Maturity	89238JAC9	16,108.45	TAOT 2021-D A3 0.71 04/15/2026	1,584.43		1,584.43
05/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		391.13	391.13
05/15/2025	Coupon	9128283F5	800,000.00	UNITED STATES TREASURY 2.25 11/15/2027		9,000.00	9,000.00
05/15/2025	Coupon	912828R36	250,000.00	UNITED STATES TREASURY 1.625 05/15/2026		2,031.25	2,031.25
05/15/2025	Coupon	912828U24	625,000.00	UNITED STATES TREASURY 2.0 11/15/2026		6,250.00	6,250.00
05/15/2025	Coupon	912828X88	350,000.00	UNITED STATES TREASURY 2.375 05/15/2027		4,156.25	4,156.25
05/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		363.95	363.95
05/16/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	6,442.58		6,442.58
05/16/2025	Coupon	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027		107.44	107.44
05/16/2025	Principal Paydown	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027	4,168.64		4,168.64
05/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029		338.04	338.04
05/16/2025	Coupon	89236TMF9	400,000.00	TOYOTA MOTOR CREDIT CORP 5.05 05/16/2029		10,100.00	10,100.00
05/19/2025	Coupon	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026		100.84	100.84
05/19/2025	Principal Paydown	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026	5,339.94		5,339.94
05/19/2025	Coupon	58933YBH7	90,000.00	MERCK & CO INC 4.05 05/17/2028		1,822.50	1,822.50
05/20/2025	Coupon	3133ERFJ5	330,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027		7,425.00	7,425.00
05/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		266.77	266.77

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CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/20/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	9,794.97		9,794.97
05/21/2025	Coupon	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026		1.79	1.79
05/21/2025	Effective Maturity	43815GAC3	19,773.54	HAROT 2021-4 A3 0.88 01/21/2026	2,446.92		2,446.92
05/21/2025	Coupon	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027		205.75	205.75
05/21/2025	Principal Paydown	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027	4,308.38		4,308.38
05/26/2025	Coupon	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026		140.48	140.48
05/26/2025	Principal Paydown	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026	11,015.37		11,015.37
05/26/2025	Coupon	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026		1,081.75	1,081.75
05/26/2025	Principal Paydown	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026	943.11		943.11
05/26/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
05/26/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
05/26/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
05/26/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
05/26/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
05/26/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
05/26/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
05/26/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
05/26/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
May 2025 Total					**278,846.78**	**97,867.27**	**376,714.05**
JUNE 2025							
06/02/2025	Coupon	912828ZT0	365,000.00	UNITED STATES TREASURY 0.25 05/31/2025		456.25	456.25
06/02/2025	Final Maturity	912828ZT0	365,000.00	UNITED STATES TREASURY 0.25 05/31/2025	365,000.00		365,000.00
06/02/2025	Coupon	91282CAZ4	750,000.00	UNITED STATES TREASURY 0.375 11/30/2025		1,406.25	1,406.25
06/09/2025	Coupon	3133ERGL9	450,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 06/07/2028		10,125.00	10,125.00
06/11/2025	Coupon	89115A2V3	160,000.00	TORONTO-DOMINION BANK 5.264 12/11/2026		4,211.20	4,211.20
06/16/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
06/16/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
06/16/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
06/16/2025	Coupon	3133EPN50	650,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028		13,812.50	13,812.50
06/16/2025	Coupon	341081GT8	330,000.00	FLORIDA POWER & LIGHT CO 5.15 06/15/2029		8,497.50	8,497.50

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		339.95	339.95
06/16/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	6,329.51		6,329.51
06/16/2025	Coupon	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027		94.80	94.80
06/16/2025	Principal Paydown	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027	4,093.00		4,093.00
06/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029		338.04	338.04
06/16/2025	Coupon	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026		29.63	29.63
06/16/2025	Principal Paydown	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026	6,368.62		6,368.62
06/16/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		515.67	515.67
06/16/2025	Coupon	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027		363.99	363.99
06/16/2025	Principal Paydown	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027	9,653.74		9,653.74
06/16/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
06/16/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,415.67	1,415.67
06/16/2025	Principal Paydown	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028	14,397.50		14,397.50
06/16/2025	Coupon	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026		29.83	29.83
06/16/2025	Principal Paydown	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026	3,220.47		3,220.47
06/16/2025	Coupon	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027		143.99	143.99
06/16/2025	Principal Paydown	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027	4,595.46		4,595.46
06/16/2025	Coupon	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027		475.58	475.58
06/16/2025	Principal Paydown	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027	9,380.32		9,380.32
06/16/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
06/16/2025	Coupon	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027		235.88	235.88
06/16/2025	Principal Paydown	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027	4,767.09		4,767.09
06/16/2025	Coupon	63743HFE7	95,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025		1,638.75	1,638.75
06/16/2025	Final Maturity	63743HFE7	95,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025	95,000.00		95,000.00
06/16/2025	Coupon	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026		55.05	55.05
06/16/2025	Principal Paydown	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026	4,395.64		4,395.64
06/16/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		391.13	391.13
06/16/2025	Coupon	91282CEU1	500,000.00	UNITED STATES TREASURY 2.875 06/15/2025		7,187.50	7,187.50
06/16/2025	Final Maturity	91282CEU1	500,000.00	UNITED STATES TREASURY 2.875 06/15/2025	500,000.00		500,000.00
06/16/2025	Coupon	91282CHH7	475,000.00	UNITED STATES TREASURY 4.125 06/15/2026		9,796.88	9,796.88

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/16/2025	Coupon	91282CJP7	300,000.00	UNITED STATES TREASURY 4.375 12/15/2026		6,562.50	6,562.50
06/18/2025	Coupon	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026		84.24	84.24
06/18/2025	Principal Paydown	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026	4,793.69		4,793.69
06/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		222.85	222.85
06/20/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	8,892.63		8,892.63
06/23/2025	Coupon	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027		187.66	187.66
06/23/2025	Principal Paydown	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027	4,213.50		4,213.50
06/25/2025	Coupon	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026		111.01	111.01
06/25/2025	Principal Paydown	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026	10,373.42		10,373.42
06/25/2025	Coupon	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026		1,079.59	1,079.59
06/25/2025	Principal Paydown	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026	17,599.97		17,599.97
06/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
06/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
06/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
06/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
06/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
06/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
06/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
06/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
06/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
06/25/2025	Coupon	437076DC3	295,000.00	HOME DEPOT INC 4.75 06/25/2029		7,006.25	7,006.25
06/30/2025	Coupon	91282CGC9	500,000.00	UNITED STATES TREASURY 3.875 12/31/2027		9,687.50	9,687.50
June 2025 Total					**1,073,074.57**	**99,000.03**	**1,172,074.60**
JULY 2025							
07/14/2025	Coupon	459058KT9	250,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		4,375.00	4,375.00
07/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
07/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
07/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
07/15/2025	Coupon	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026		19.66	19.66
07/15/2025	Principal Paydown	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026	6,202.36		6,202.36
07/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		515.67	515.67

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CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/15/2025	Coupon	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027		327.15	327.15
07/15/2025	Principal Paydown	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027	9,455.72		9,455.72
07/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
07/15/2025	Coupon	46625HMN7	400,000.00	JPMORGAN CHASE & CO 3.9 07/15/2025		7,800.00	7,800.00
07/15/2025	Final Maturity	46625HMN7	400,000.00	JPMORGAN CHASE & CO 3.9 07/15/2025	400,000.00		400,000.00
07/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,349.92	1,349.92
07/15/2025	Principal Paydown	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028	21,433.55		21,433.55
07/15/2025	Coupon	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026		23.60	23.60
07/15/2025	Principal Paydown	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026	3,814.77		3,814.77
07/15/2025	Coupon	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027		129.67	129.67
07/15/2025	Principal Paydown	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027	3,892.53		3,892.53
07/15/2025	Coupon	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027		435.79	435.79
07/15/2025	Principal Paydown	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027	10,239.56		10,239.56
07/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
07/15/2025	Coupon	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027		217.97	217.97
07/15/2025	Principal Paydown	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027	4,672.06		4,672.06
07/15/2025	Coupon	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026		44.32	44.32
07/15/2025	Principal Paydown	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026	4,310.82		4,310.82
07/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		391.13	391.13
07/15/2025	Coupon	91282CEY3	475,000.00	UNITED STATES TREASURY 3.0 07/15/2025		7,125.00	7,125.00
07/15/2025	Final Maturity	91282CEY3	475,000.00	UNITED STATES TREASURY 3.0 07/15/2025	475,000.00		475,000.00
07/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		316.37	316.37
07/16/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	6,205.09		6,205.09
07/16/2025	Coupon	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027		82.38	82.38
07/16/2025	Principal Paydown	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027	4,015.56		4,015.56
07/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029		338.04	338.04
07/17/2025	Coupon	61747YET8	175,000.00	MORGAN STANLEY 4.679 07/17/2026		4,094.13	4,094.13
07/17/2025	Effective Maturity	61747YET8	175,000.00	MORGAN STANLEY 4.679 07/17/2026	175,000.00		175,000.00
07/17/2025	Coupon	713448FX1	295,000.00	PEPSICO INC 4.5 07/17/2029		6,637.50	6,637.50
07/18/2025	Coupon	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026		69.34	69.34
07/18/2025	Principal Paydown	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026	4,674.11		4,674.11
07/21/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		182.98	182.98

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City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/21/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	8,504.59		8,504.59
07/21/2025	Coupon	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027		169.96	169.96
07/21/2025	Principal Paydown	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027	4,113.65		4,113.65
07/21/2025	Coupon	78016HZT0	150,000.00	ROYAL BANK OF CANADA 4.875 01/19/2027		3,656.25	3,656.25
07/23/2025	Coupon	6174468C6	394,000.00	MORGAN STANLEY 4.0 07/23/2025		7,880.00	7,880.00
07/23/2025	Final Maturity	6174468C6	394,000.00	MORGAN STANLEY 4.0 07/23/2025	394,000.00		394,000.00
07/25/2025	Coupon	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026		83.26	83.26
07/25/2025	Principal Paydown	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026	9,921.30		9,921.30
07/25/2025	Coupon	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026		1,039.33	1,039.33
07/25/2025	Principal Paydown	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026	10,071.44		10,071.44
07/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
07/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
07/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
07/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
07/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
07/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
07/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
07/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
07/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
07/31/2025	Coupon	69371RS80	410,000.00	PACCAR FINANCIAL CORP 4.6 01/31/2029		9,430.00	9,430.00
July 2025 Total					**1,555,527.13**	**69,231.81**	**1,624,758.94**
AUGUST 2025							
08/01/2025	Coupon	459058KW2	250,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028		5,781.25	5,781.25
08/06/2025	Coupon	857477BR3	90,000.00	STATE STREET CORP 1.746 02/06/2026		1,174.73	1,174.73
08/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
08/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
08/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
08/15/2025	Coupon	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026		9.94	9.94
08/15/2025	Principal Paydown	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026	6,013.16		6,013.16
08/15/2025	Coupon	438516CJ3	400,000.00	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028		9,900.00	9,900.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		515.67	515.67
08/15/2025	Coupon	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027		291.06	291.06
08/15/2025	Principal Paydown	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027	9,187.37		9,187.37
08/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
08/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,252.04	1,252.04
08/15/2025	Principal Paydown	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028	16,389.36		16,389.36
08/15/2025	Coupon	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026		16.23	16.23
08/15/2025	Principal Paydown	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026	3,456.45		3,456.45
08/15/2025	Coupon	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027		117.54	117.54
08/15/2025	Principal Paydown	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027	3,652.62		3,652.62
08/15/2025	Coupon	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027		392.36	392.36
08/15/2025	Principal Paydown	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027	9,888.07		9,888.07
08/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
08/15/2025	Coupon	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027		200.41	200.41
08/15/2025	Principal Paydown	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027	4,146.28		4,146.28
08/15/2025	Coupon	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026		33.79	33.79
08/15/2025	Principal Paydown	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026	4,203.31		4,203.31
08/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		391.13	391.13
08/15/2025	Coupon	912828YB0	150,000.00	UNITED STATES TREASURY 1.625 08/15/2029		1,218.75	1,218.75
08/18/2025	Coupon	06428CAA2	300,000.00	BANK OF AMERICA NA 5.526 08/18/2026		8,289.00	8,289.00
08/18/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		293.26	293.26
08/18/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	6,021.66		6,021.66
08/18/2025	Coupon	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027		70.20	70.20
08/18/2025	Principal Paydown	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027	3,903.96		3,903.96
08/18/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029		338.04	338.04
08/18/2025	Coupon	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026		54.82	54.82
08/18/2025	Principal Paydown	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026	4,531.09		4,531.09
08/20/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		144.86	144.86
08/20/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	8,125.11		8,125.11
08/21/2025	Coupon	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027		152.69	152.69
08/21/2025	Principal Paydown	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027	3,988.08		3,988.08
08/25/2025	Coupon	037833BY5	400,000.00	APPLE INC 3.25 02/23/2026		6,500.00	6,500.00

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/25/2025	Coupon	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026		56.72	56.72
08/25/2025	Principal Paydown	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026	9,607.65		9,607.65
08/25/2025	Coupon	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026		1,016.29	1,016.29
08/25/2025	Principal Paydown	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026	858.09		858.09
08/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
08/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
08/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
08/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
08/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
08/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
08/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
08/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
08/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
08/26/2025	Coupon	17275RBQ4	170,000.00	CISCO SYSTEMS INC 4.8 02/26/2027		4,080.00	4,080.00
08/27/2025	Coupon	459058LK7	170,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.0 08/27/2026		3,400.00	3,400.00
August 2025 Total					**93,972.26**	**58,188.14**	**152,160.40**
SEPTEMBER 2025							
09/02/2025	Coupon	9128284Z0	750,000.00	UNITED STATES TREASURY 2.75 08/31/2025		10,312.50	10,312.50
09/02/2025	Final Maturity	9128284Z0	750,000.00	UNITED STATES TREASURY 2.75 08/31/2025	750,000.00		750,000.00
09/09/2025	Coupon	57636QAW4	290,000.00	MASTERCARD INC 4.875 03/09/2028		7,068.75	7,068.75
09/09/2025	Coupon	931142EW9	80,000.00	WALMART INC 3.9 09/09/2025		1,560.00	1,560.00
09/09/2025	Final Maturity	931142EW9	80,000.00	WALMART INC 3.9 09/09/2025	80,000.00		80,000.00
09/10/2025	Coupon	3130ATS57	700,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		15,750.00	15,750.00
09/15/2025	Coupon	02582JJZ4	125,000.00	AMXCA 2023-1 A 4.87 05/15/2026		507.29	507.29
09/15/2025	Coupon	02582JKD1	340,000.00	AMXCA 2023-3 A 5.23 09/15/2028		1,481.83	1,481.83
09/15/2025	Coupon	161571HT4	340,000.00	CHAIT 2023-1 A 5.16 09/15/2028		1,462.00	1,462.00
09/15/2025	Coupon	437076CR1	110,000.00	HOME DEPOT INC 4.0 09/15/2025		2,200.00	2,200.00
09/15/2025	Final Maturity	437076CR1	110,000.00	HOME DEPOT INC 4.0 09/15/2025	110,000.00		110,000.00
09/15/2025	Coupon	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026		0.52	0.52
09/15/2025	Effective Maturity	43815BAC4	67,752.14	HAROT 2022-1 A3 1.88 05/15/2026	331.46		331.46
09/15/2025	Coupon	448976AD2	140,000.00	HART 2024-C A3 4.41 05/15/2029		515.67	515.67

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CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/15/2025	Coupon	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027		255.99	255.99
09/15/2025	Principal Paydown	448979AD6	155,000.00	HART 2023-A A3 4.58 04/15/2027	8,999.72		8,999.72
09/15/2025	Coupon	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029		363.00	363.00
09/15/2025	Coupon	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028		1,177.19	1,177.19
09/15/2025	Principal Paydown	47787CAC7	310,000.00	JDOT 2023-C A3 5.48 05/15/2028	13,015.81		13,015.81
09/15/2025	Coupon	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026		9.55	9.55
09/15/2025	Principal Paydown	47787JAC2	50,170.31	JDOT 2022 A3 0.36 09/15/2026	3,366.84		3,366.84
09/15/2025	Coupon	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027		106.16	106.16
09/15/2025	Principal Paydown	47800AAC4	95,494.57	JDOT 2022-B A3 3.74 02/16/2027	3,804.58		3,804.58
09/15/2025	Coupon	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027		350.42	350.42
09/15/2025	Principal Paydown	47800BAC2	188,218.52	JDOT 2022-C A3 5.09 06/15/2027	8,504.11		8,504.11
09/15/2025	Coupon	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028		458.25	458.25
09/15/2025	Coupon	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027		184.82	184.82
09/15/2025	Principal Paydown	58770AAC7	97,392.03	MBART 2023-1 A3 4.51 11/15/2027	4,023.90		4,023.90
09/15/2025	Coupon	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026		23.53	23.53
09/15/2025	Principal Paydown	89238FAD5	57,290.83	TAOT 2022-B A3 2.93 09/15/2026	4,121.60		4,121.60
09/15/2025	Coupon	89239TAD4	105,000.00	TAOT 2024-D A3 4.4 06/15/2029		391.13	391.13
09/15/2025	Coupon	91282CFK2	475,000.00	UNITED STATES TREASURY 3.5 09/15/2025		8,312.50	8,312.50
09/15/2025	Final Maturity	91282CFK2	475,000.00	UNITED STATES TREASURY 3.5 09/15/2025	475,000.00		475,000.00
09/16/2025	Coupon	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028		270.83	270.83
09/16/2025	Principal Paydown	362583AD8	115,000.00	GMCAR 2023-2 A3 4.47 02/16/2028	5,902.61		5,902.61
09/16/2025	Coupon	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027		58.36	58.36
09/16/2025	Principal Paydown	36265WAD5	64,480.82	GMCAR 2022-3 A3 3.64 04/16/2027	3,829.05		3,829.05
09/16/2025	Coupon	38014AAD3	95,000.00	GMCAR 2024-4 A3 4.27 08/16/2029		338.04	338.04
09/17/2025	Coupon	931142ER0	40,000.00	WALMART INC 1.05 09/17/2026		210.00	210.00
09/18/2025	Coupon	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026		40.73	40.73
09/18/2025	Principal Paydown	43815PAC3	66,880.75	HAROT 2022-2 A3 3.73 07/20/2026	4,416.77		4,416.77
09/18/2025	Coupon	857477CL5	365,000.00	STATE STREET CORP 4.993 03/18/2027		9,112.23	9,112.23
09/22/2025	Coupon	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026		108.43	108.43
09/22/2025	Principal Paydown	379929AD4	75,000.00	GMALT 2023-3 A3 5.38 11/20/2026	9,356.86		9,356.86
09/22/2025	Coupon	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027		135.94	135.94
09/22/2025	Principal Paydown	43815JAC7	70,000.00	HAROT 2023-1 A3 5.04 04/21/2027	3,892.62		3,892.62

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CASH FLOW REPORT

City of Gardena | Account #10645 | As of October 31, 2024

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/25/2025	Coupon	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026		31.02	31.02
09/25/2025	Principal Paydown	05602RAD3	126,176.95	BMWOT 2022-A A3 3.21 08/25/2026	8,079.00		8,079.00
09/25/2025	Coupon	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026		1,014.33	1,014.33
09/25/2025	Principal Paydown	3137BNGT5	500,000.00	FHMS K-054 A2 2.745 01/25/2026	860.49		860.49
09/25/2025	Coupon	3137BVZ82	320,000.00	FHMS K-063 A2 3.43 01/25/2027		914.67	914.67
09/25/2025	Coupon	3137FEBQ2	500,000.00	FHMS K-072 A2 3.444 12/25/2027		1,435.00	1,435.00
09/25/2025	Coupon	3137FETN0	465,000.00	FHMS K-073 A2 3.35 01/25/2028		1,298.13	1,298.13
09/25/2025	Coupon	3137FHPJ6	325,000.00	FHMS K-080 A2 3.926 07/25/2028		1,063.29	1,063.29
09/25/2025	Coupon	3137FJEH8	155,000.00	FHMS K-081 A2 3.9 08/25/2028		503.75	503.75
09/25/2025	Coupon	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028		718.67	718.67
09/25/2025	Coupon	3137FJXV6	297,000.00	FHMS K-083 A2 4.05 09/25/2028		1,002.38	1,002.38
09/25/2025	Coupon	3137FJZ93	240,000.00	FHMS K-084 A2 3.78 10/25/2028		756.00	756.00
09/25/2025	Coupon	3137H4BY5	315,000.00	FHMS K-746 A2 2.031 09/25/2028		533.14	533.14
09/30/2025	Coupon	9128286L9	750,000.00	UNITED STATES TREASURY 2.25 03/31/2026		8,437.50	8,437.50
09/30/2025	Coupon	912828YG9	300,000.00	UNITED STATES TREASURY 1.625 09/30/2026		2,437.50	2,437.50
09/30/2025	Coupon	91282CEF4	750,000.00	UNITED STATES TREASURY 2.5 03/31/2027		9,375.00	9,375.00
09/30/2025	Coupon	91282CFM8	570,000.00	UNITED STATES TREASURY 4.125 09/30/2027		11,756.25	11,756.25
September 2025 Total					**1,497,505.42**	**104,042.26**	**1,601,547.68**
Grand Total			**142,047,191.68**		**9,739,686.10**	**985,845.24**	**10,725,531.34**

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IMPORTANT DISCLOSURES

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Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

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Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Ratings: Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

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BENCHMARK INDEX & DISCLOSURES

City of Gardena | Account #10645 | As of October 31, 2024

Benchmark	Disclosure
ICE BofA 1-3 Yr US Treasury & Agency Index	The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

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CHANDLER ASSET MANAGEMENT

INVESTMENT REPORT

City of Gardena | As of September 30, 2024

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures at the end of the statement.

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CHANDLER ASSET MANAGEMENT

ECONOMIC UPDATE

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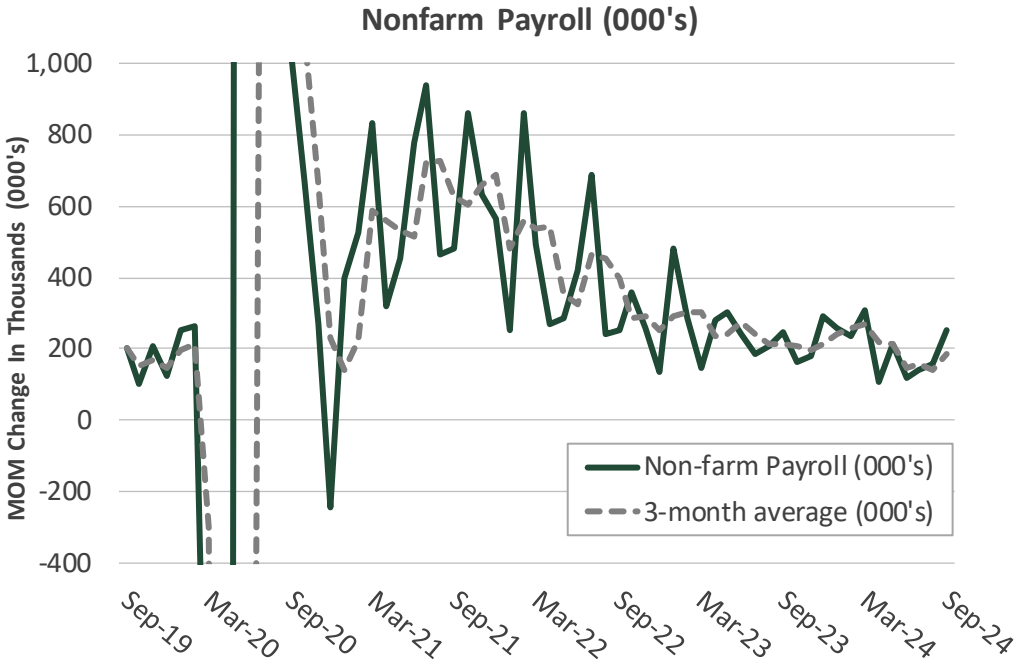
- Recent economic data suggests positive but slower growth this year fueled by consumer spending. While the consumer has been resilient, declining savings rates, growing credit card debt, higher delinquencies, and a moderating labor market pose potential headwinds to future economic growth. Inflationary trends are subsiding, but core levels remain above the Fed's target. The labor market is showing signs of cooling, reflecting an improved balance between supply and demand for workers. Given the cumulative effects of restrictive monetary policy and tighter financial conditions, we believe the economy will gradually soften and the Fed will continue to lower rates at a measured pace through this year with the ability to move more aggressively should the employment data warrant.

- The Federal Open Market Committee (FOMC) delivered the first rate cut of the easing cycle with a 50 basis point cut at the September meeting. Although a reduction in the Fed Funds Rate was widely anticipated, the magnitude was somewhat of a surprise, as market participants were split between whether the FOMC would cut by 25 basis points or 50 basis points. Chair Jerome Powell reiterated previous statements acknowledging that monetary policy has shifted into a more balanced approach addressing price stability and full employment in tandem. The Fed released the quarterly Summary of Economic Projections (SEP) which now forecasts a substantially lower median Fed Funds Rate expectation among Fed Governors in 2025 due to lower inflation expectations and a higher projected unemployment rate. We believe the Fed will continue to lower rates at a measured pace through this year with the ability to move more aggressively should the employment data warrant.

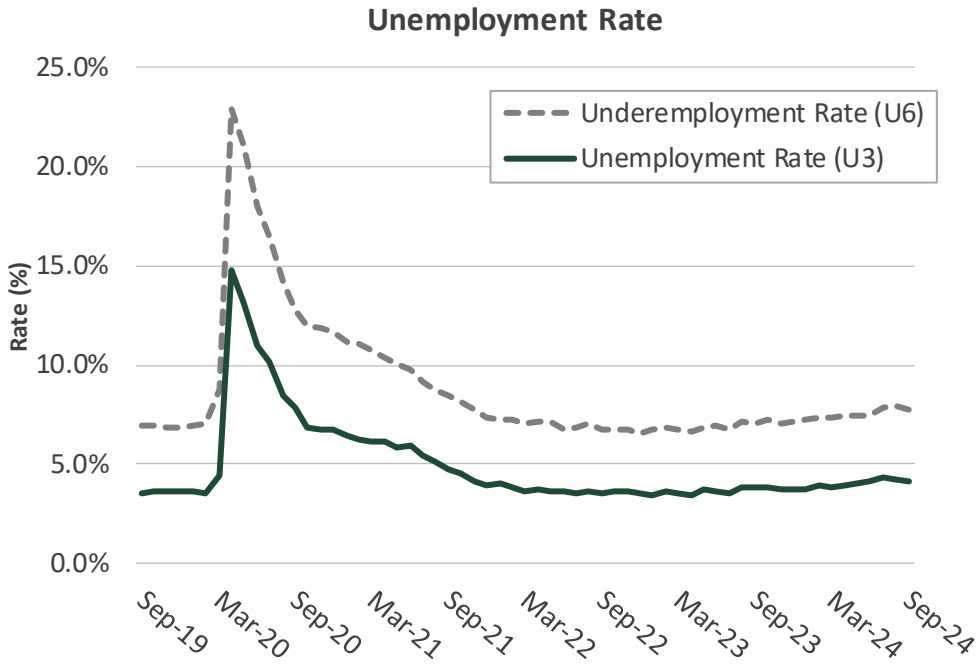
- The US Treasury yield curve shifted lower in September following the 50 basis points rate cut by the FOMC mid-month. The 2-year Treasury yield fell 28 basis points to 3.64%, the 5-year Treasury dropped 15 basis points to 3.56%, and the 10-year Treasury yield declined 12 basis points to 3.78%. The 2-year and 10-year Treasury yield points on the curve began to normalize to +14 basis points at September month-end versus -2 basis points at August month-end. The spread between the 2-year Treasury and 10-year Treasury yield one year ago was -47 basis points. The inversion between 3-month and 10-year Treasuries ended the month of September at -85 basis points.

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EMPLOYMENT



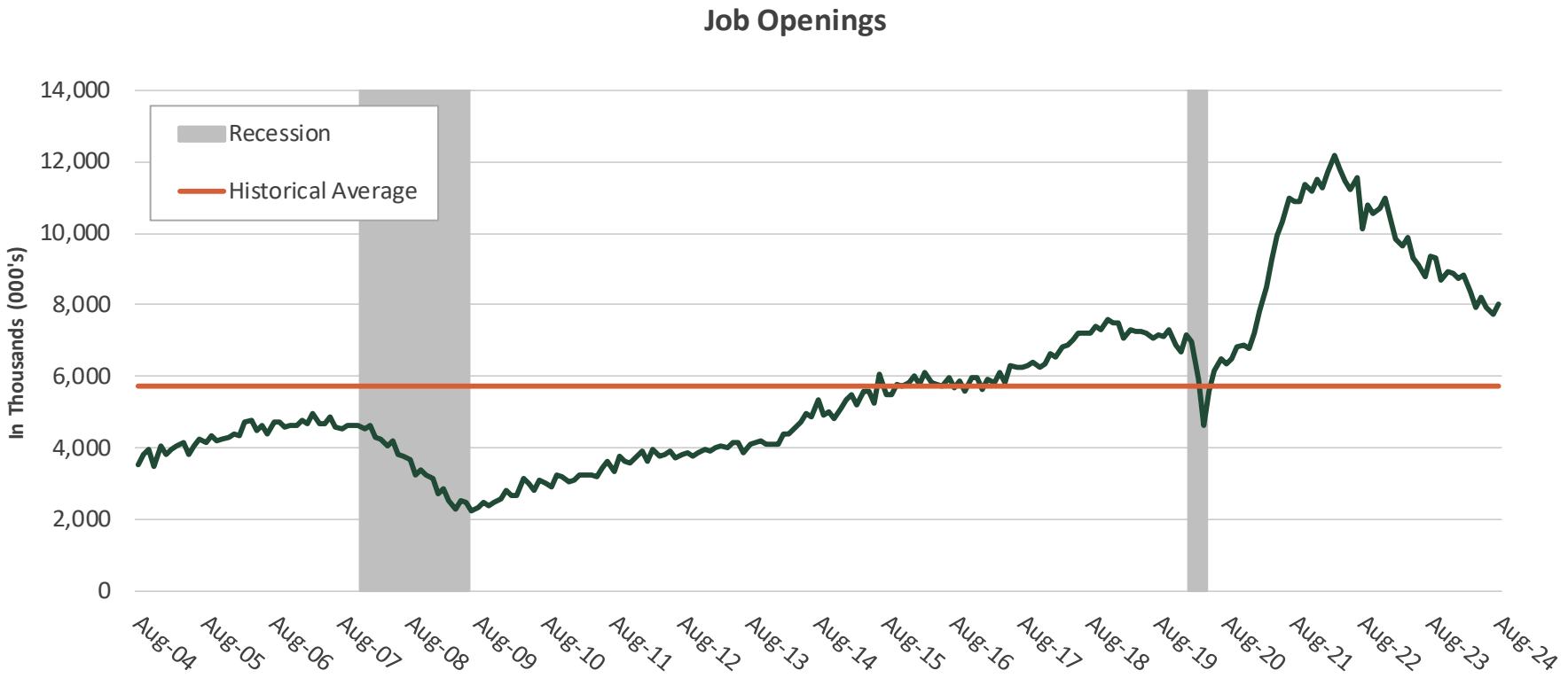
Source: US Department of Labor



Source: US Department of Labor

The U.S. economy added 254,000 jobs in September, well above expectations of 150,000. The three-month moving average and six-month moving average payrolls continued to trend weaker to 186,000 and 167,000 respectively. The unemployment rate declined to 4.1% in September, and the labor participation rate remained at 62.7%, remaining below the pre-pandemic level of 63.3%. The U-6 underemployment rate, which includes those who are marginally attached to the labor force and employed part time for economic reasons declined to 7.7% from 7.9%. Average hourly earnings rose 4.0% year-over-year in September. U.S. labor market data from September surprised to the upside, with strong job growth and a sharper-than-expected drop in unemployment, suggesting the economy may be more resilient than anticipated. The Federal Reserve's view is that there has been "substantial" progress towards better balance in the labor market between demand and supply for workers.

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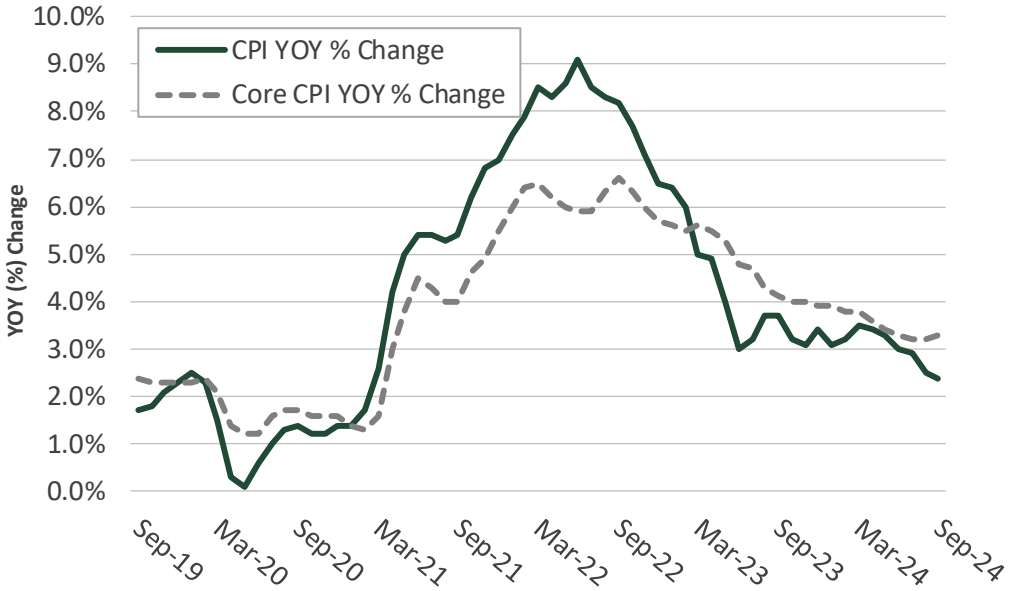
Source: US Department of Labor

The Labor Department's Job Openings and Labor Turnover Survey (JOLTS) increased to 8.04 million job openings in August from an upwardly revised 7.71 million in July. Job openings have increased to a ratio of 1.13 jobs for each unemployed individual. The quits rate, an indicator of job availability, declined to 1.9% from downwardly revised 2.0% in July. That is the lowest level since 2020. While the current level of job openings remains elevated from a historical perspective, the trend is decelerating.

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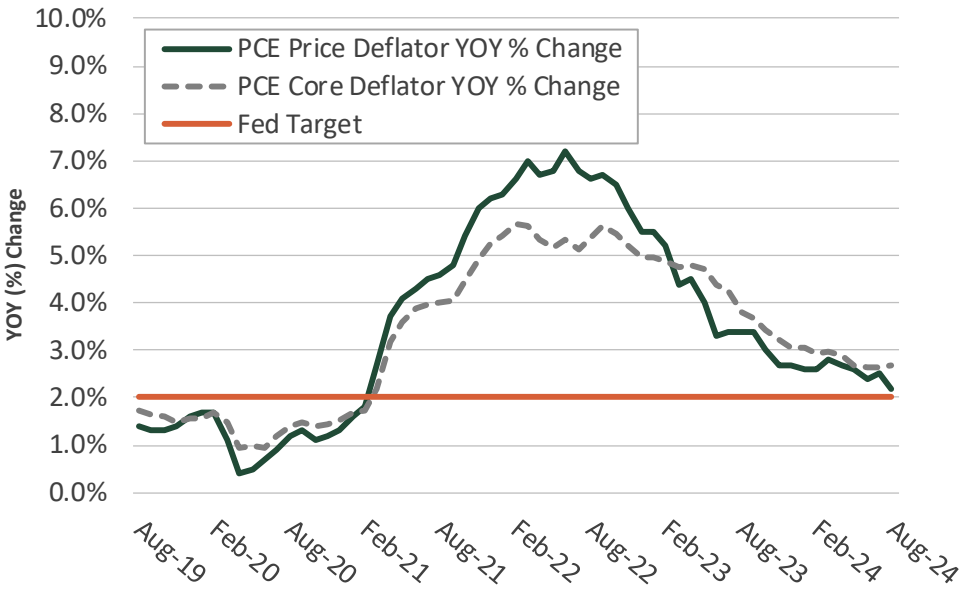
INFLATION

Consumer Price Index (CPI)



Source: US Department of Labor

Personal Consumption Expenditures (PCE)

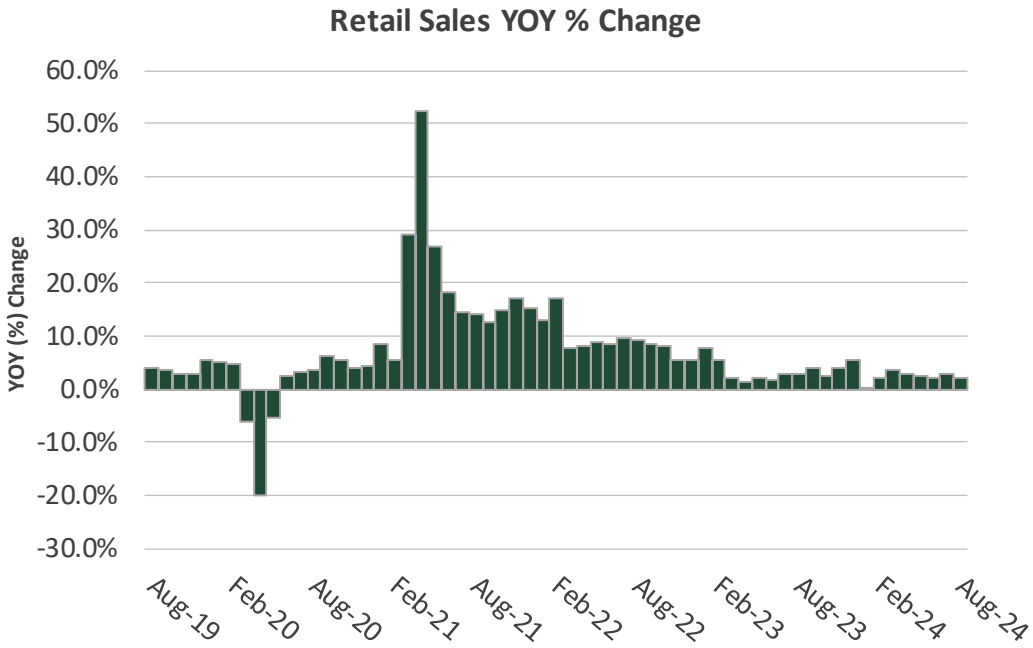


Source: US Department of Commerce

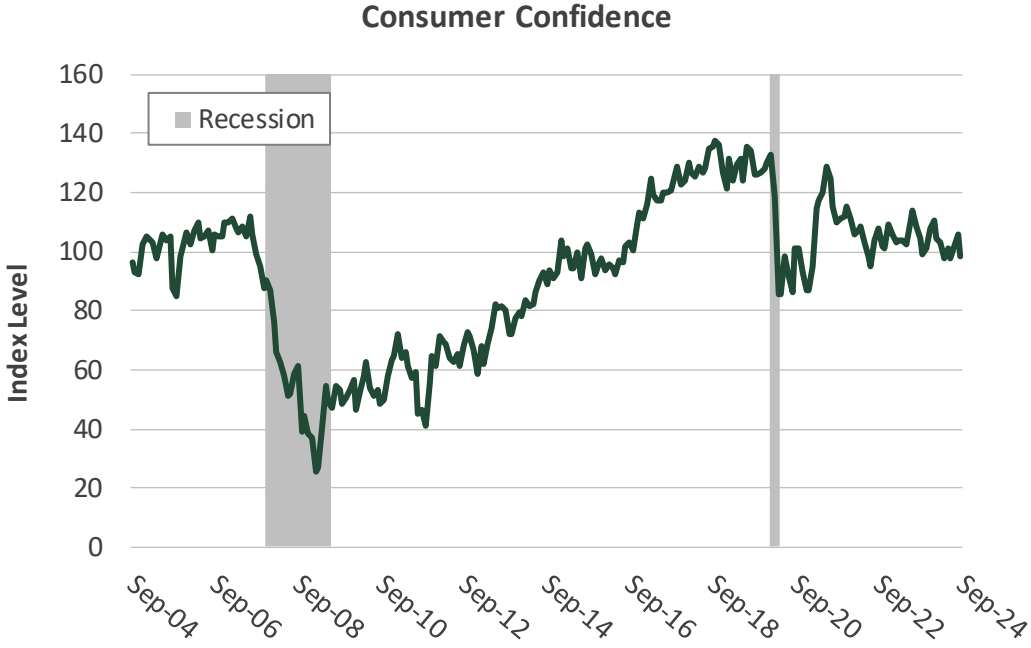
In September, the Consumer Price Index (CPI) rose 0.2% month-over-month and 2.4% year-over-year, down from 2.5% in August, but slightly higher than expected. The Core CPI, which excludes volatile food and energy components, rose by 0.3% month-over-month and 3.3% year-over-year, also exceeding consensus forecasts. The Personal Consumption Expenditures (PCE) Index rose 0.1% from the previous month and 2.2% year-over-year in August. The Core PCE deflator (the Fed's preferred gauge) increased 0.1% month-over-month and 2.7% over the past year, still above the Fed's 2% inflation target. Much of the lingering inflation has been driven by shelter costs and demand for services, but recent data provide confirmation that inflation is moderating.

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CONSUMER



Source: US Department of Commerce

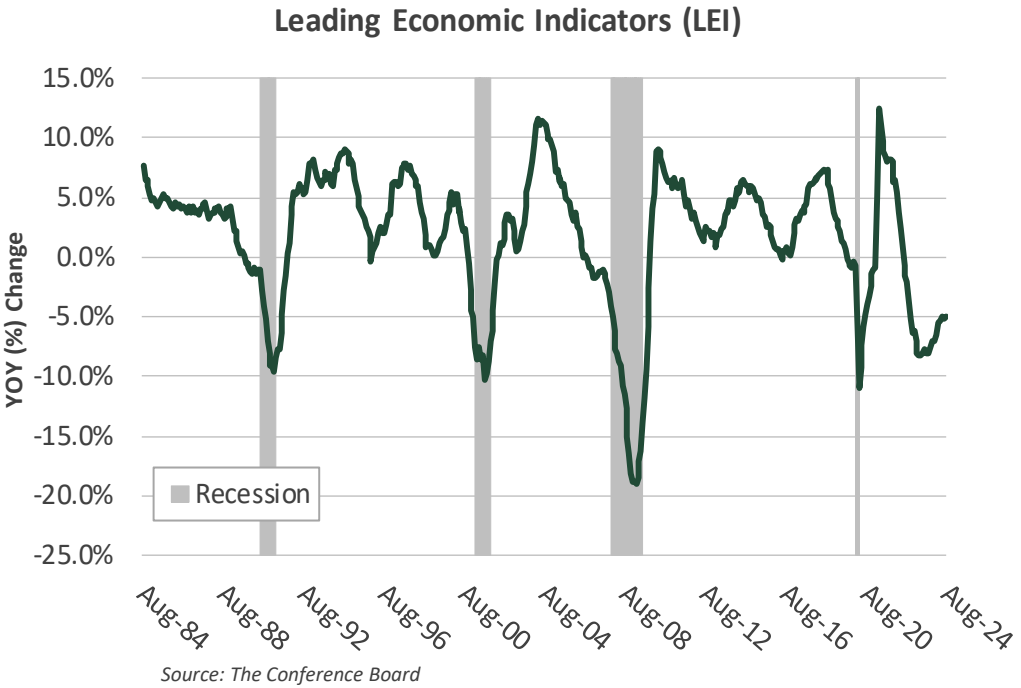


Source: The Conference Board
All time high is 144.70 (1/31/00); All time low is 25.30 (2/28/09)

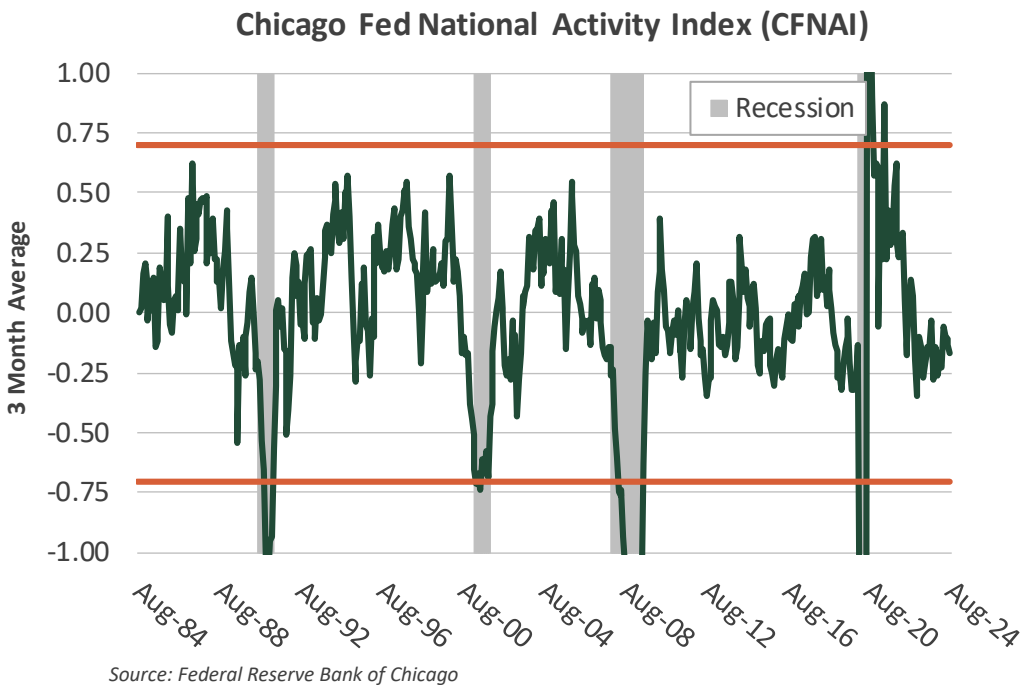
Retail Sales grew more than expected month-over-month in August at 0.1% after growth of 1.1% in July. On a year-over-year basis, Retail Sales grew 2.1% in August versus 2.9% in July. Control-group sales, which are used to calculate gross domestic product, rose 0.3% month-over-month in August after last month's data was revised higher to an increase of 0.4%. E-commerce contributed the most to the increase. The Conference Board's Consumer Confidence Index for September came in below expectations, contracting to 98.7 after an upward revision to 105.6 in August. The decline reflects recent softening in labor market conditions, and less optimism about the job market and income growth. While the consumer has been resilient, consumption has begun to moderate in the face of declining savings rates, growing credit card debt, higher delinquencies, and a moderating labor market.

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LEADING INDICATORS OF ECONOMIC ACTIVITY



Source: The Conference Board

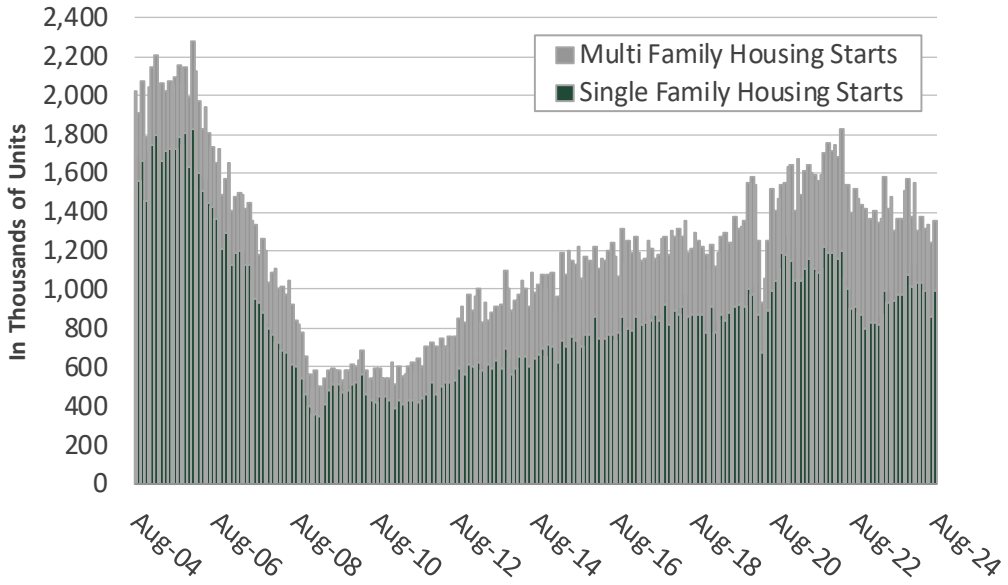


Source: Federal Reserve Bank of Chicago

The Conference Board's Leading Economic Index (LEI) remained in negative territory at -0.2% in August, improving from -0.6% in July. The index dropped 5.0% year-over-year. The improvement can be attributed to a decrease in the yield curve inversion, an increase in building permits, and stock market performance. The Chicago Fed National Activity Index (CFNAI) increased to 0.12 in August from a downwardly revised -0.42 in July, which was above consensus expectations. The three-month moving average fell to -0.17 in August from -0.13 in July, indicating below-trend growth expectations for the economy.

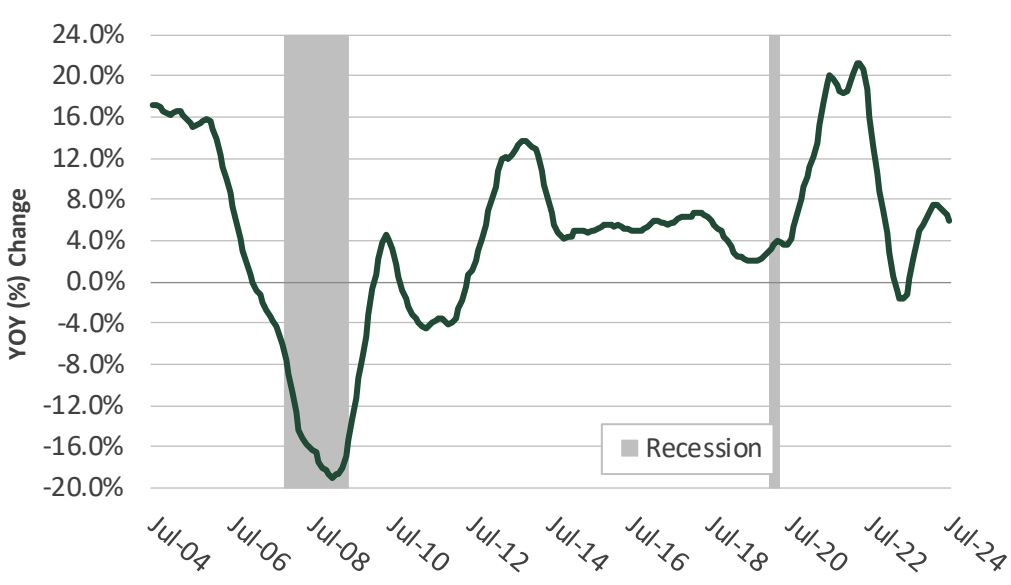
Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

Annualized Housing Starts



Source: US Department of Commerce

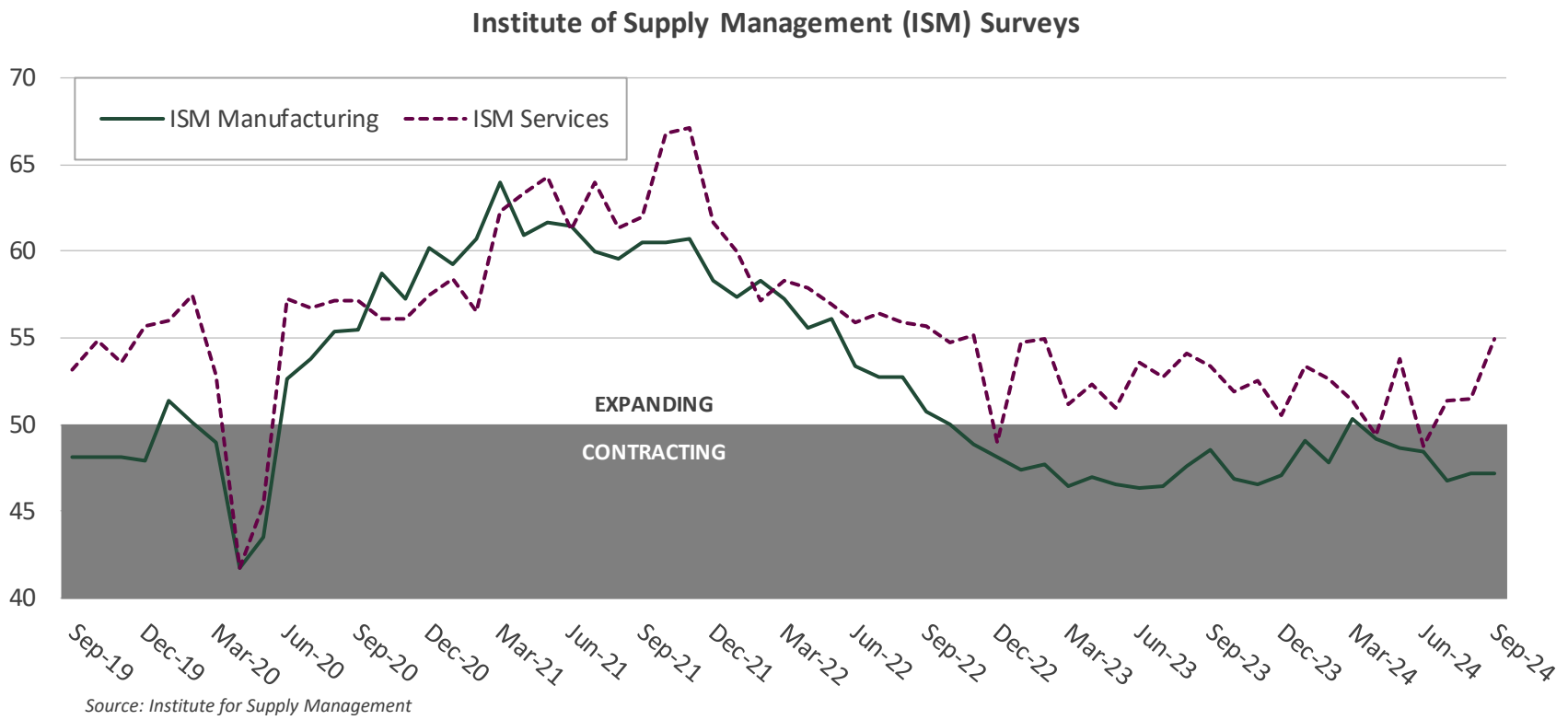
S&P/Case-Shiller 20 City Composite Home Price Index



Source: S&P

Housing starts surprised to the upside on a month-over-month basis in August, increasing 9.6% to 1.356 million units versus the previous decline of 6.9% the prior month. Starts were led by the single-family home sector. Total starts were up 3.9% year-over-year. The Freddie Mac average rate for a 30-year fixed mortgage edged down to 6.35% in August from 6.85% in July. According to the Case-Shiller 20-City Home Price Index, housing prices rose 5.9% year-over-year in July, decelerating from 6.5% reported in the previous month. Although the trend is gradually improving, tight inventories and higher mortgage rates continue to impact affordability.

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Source: Institute for Supply Management

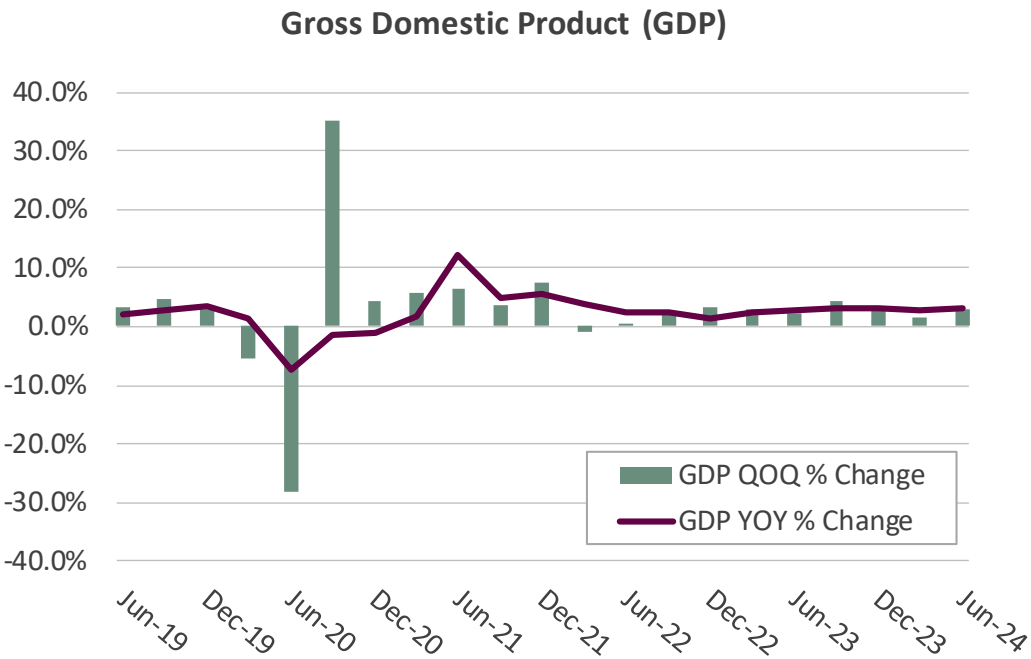
The Institute for Supply Management (ISM) Manufacturing index contracted at a slower rate of 47.2 in September compared to 47.5 in August. Demand remains subdued and companies are continuing to reduce head counts through layoffs, attrition and hiring freezes. The ISM Services Index increased to 54.9 in September, increasing from 51.7 in August, due stronger production and new orders. A reading over 50 indicates expansion, while a reading under 50 indicates contraction.

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

GROSS DOMESTIC PRODUCT (GDP)

Components of GDP	9/23	12/23	3/24	6/24
Personal Consumption Expenditures	1.7%	2.3%	1.3%	1.9%
Gross Private Domestic Investment	1.8%	0.2%	0.6%	1.5%
Net Exports and Imports	-0.1%	0.1%	-0.6%	-0.9%
Federal Government Expenditures	0.3%	0.0%	0.0%	0.3%
State and Local (Consumption and Gross Investment)	0.6%	0.6%	0.3%	0.3%
Total	**4.4%**	**3.2%**	**1.6%**	**3.0%**

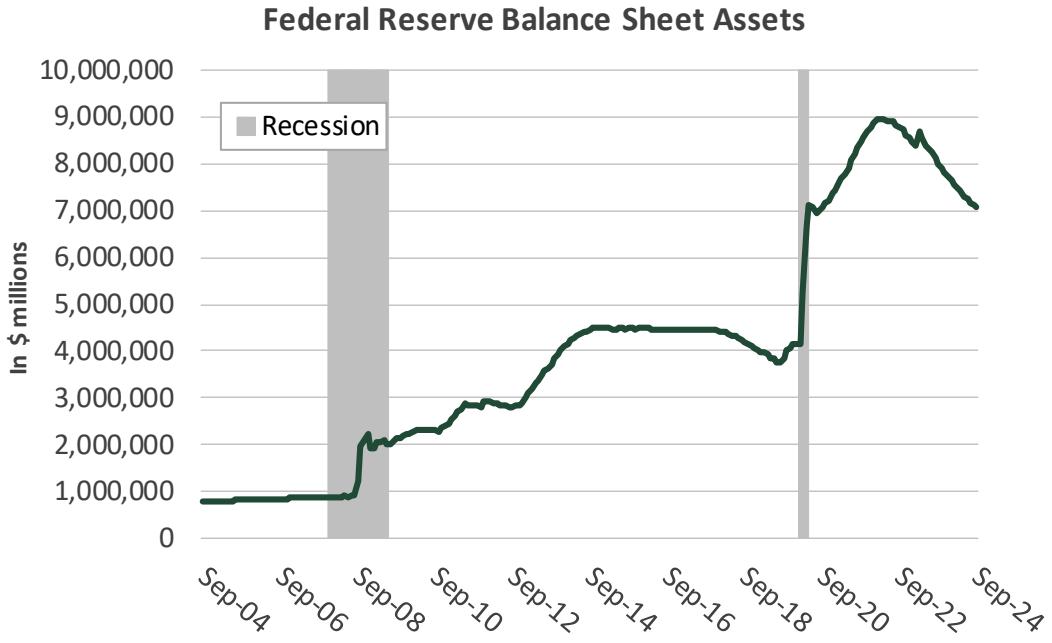
Source: US Department of Commerce



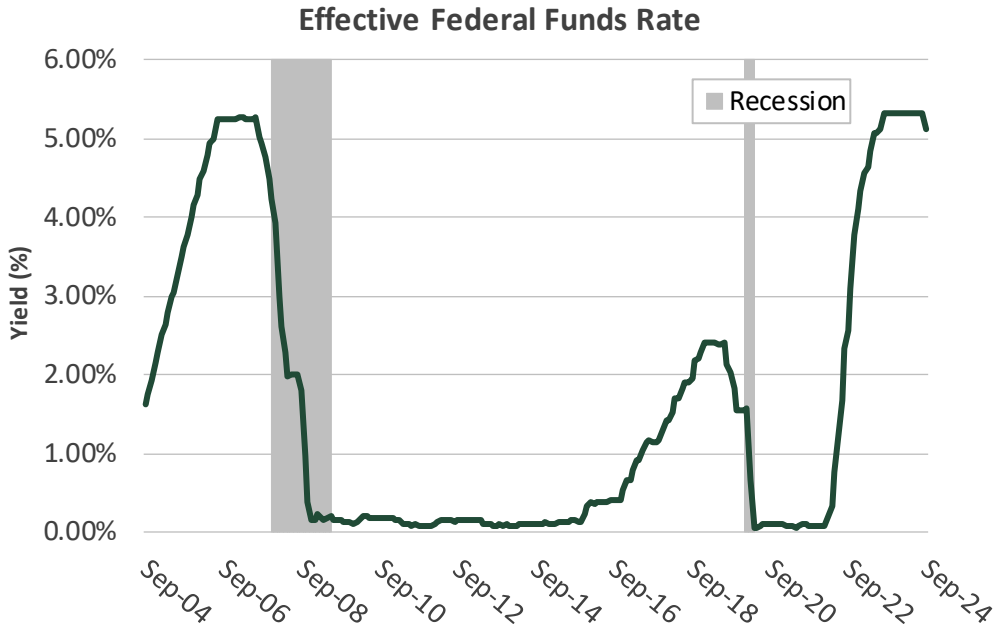
Source: US Department of Commerce

According to the third estimate, second quarter GDP increased at an annualized rate of 3.0%, unchanged from the prior estimate. Growth continues to be powered by personal consumption expenditures. Gross fixed investment, government consumption expenditures, and inventories also had positive contributions, with a negative offset by net exports. The consensus projection calls for 2.0% growth in the third quarter and 2.6% growth for the full year 2024.

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E



Source: Federal Reserve

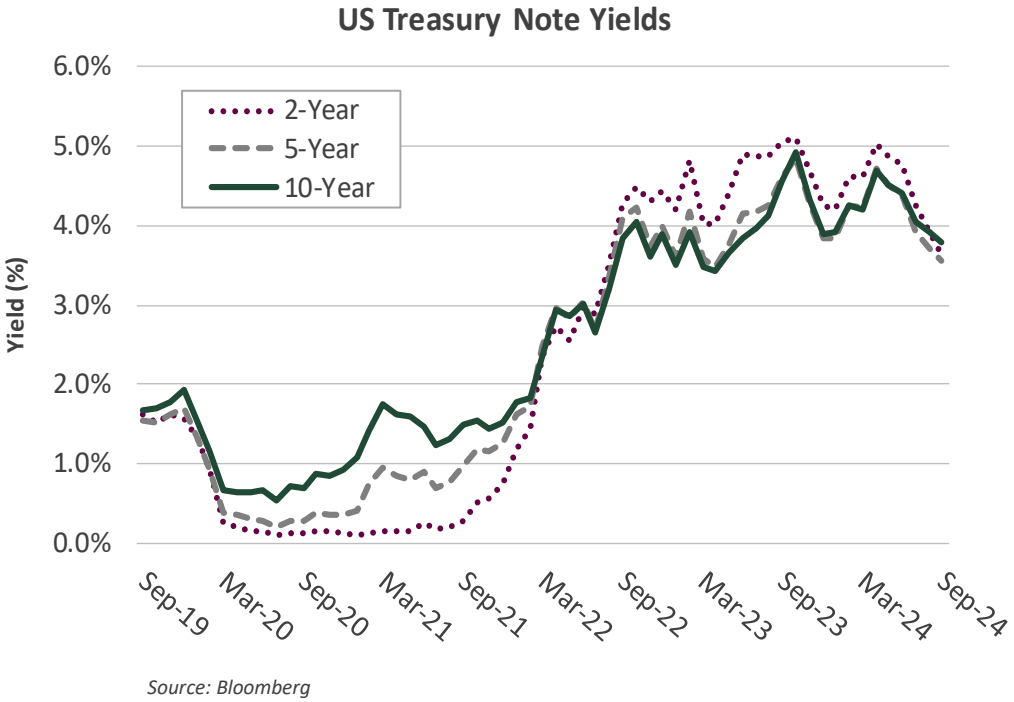


Source: Bloomberg

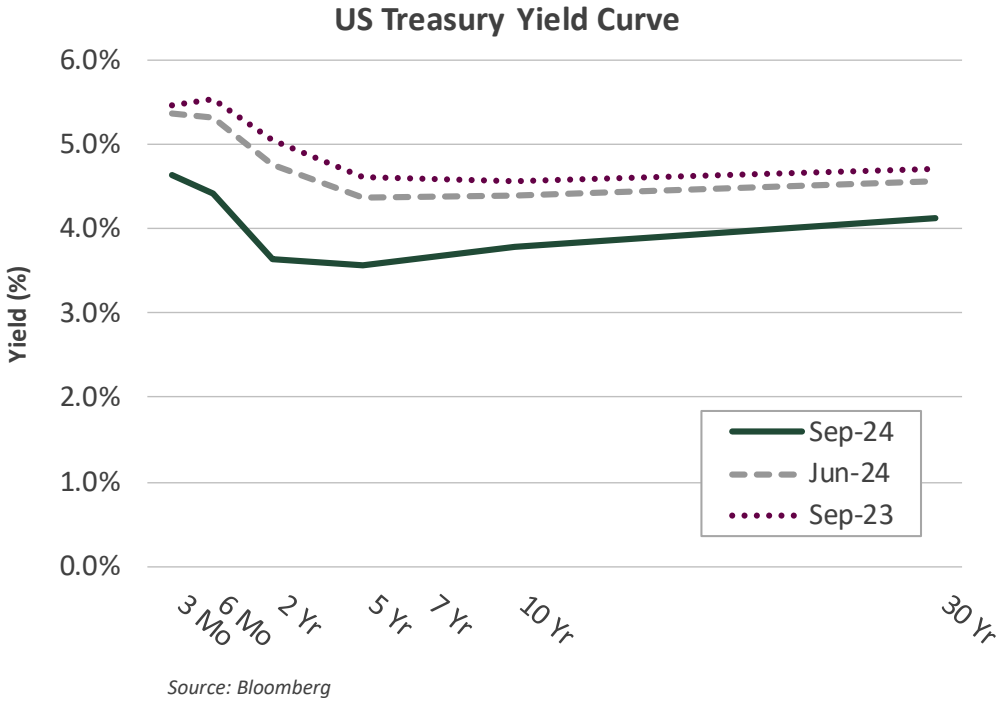
The Federal Open Market Committee (FOMC) delivered the first rate cut of the easing cycle at the September meeting. Although a reduction in the Fed Funds Rate was widely anticipated, the magnitude was somewhat of a surprise, as market participants were split between whether the FOMC would cut by 25 basis points or 50 basis points. Chair Jerome Powell reiterated previous statements acknowledging that monetary policy has shifted into a more balanced approach addressing price stability and full employment in tandem. The Fed released the quarterly Summary of Economic Projections (SEP) which now forecasts a substantially lower median Fed Funds Rate expectation among Fed Governors in 2025 to 3.1 – 3.6%. The Fed continues to reduce its holdings of U.S. Treasury securities and agency mortgage-backed securities as per its predefined schedule of $25 billion and $35 billion per month. Since the Fed began its Quantitative Tightening campaign in June 2022, securities holdings have declined by approximately $1.8T to approximately $7.1T.

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BOND YIELDS



Source: Bloomberg



Source: Bloomberg

At the end of September, the 2-year Treasury yield was 140 basis points lower, and the 10-Year Treasury yield was 79 basis points lower, year-over-year. The 2-year and 10-year Treasury yield points on the curve began to normalize to +14 basis points at September month-end versus -2 basis points at August month-end. The yield curve inversion which began in July 2022 was historically long. The average historical spread (since 2003) is about +110 basis points. The inversion between 3-month and 10-year Treasuries tightened to -85 basis points in September from -121 basis points in August.

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

CHANDLER ASSET MANAGEMENT

ACCOUNT PROFILE

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

Investment Objectives

The City of Gardena's investment objectives, in order of priority, are to provide safety to ensure the preservation of capital in the overall portfolio, provide sufficient liquidity for cash needs and a market rate of return consistent with the investment program.

Chandler Asset Management Performance Objective

The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark index.

Strategy

In order to achieve these objectives, the portfolio invests in high quality fixed income securities consistent with the investment policy and California Government Code.

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

STATEMENT OF COMPLIANCE

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES (CMOS)				
Max % (MV)	100.0	9.9	Compliant	
Max % Issuer (MV)	25.0	9.9	Compliant	
Max Maturity (Years)	5.0	4.1	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	8.8	Compliant	
Max % Issuer (MV)	5.0	1.6	Compliant	
Max Maturity (Years)	5.0	4.5	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 & A- by 1)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	27.4	Compliant	
Max % Issuer (MV)	5.0	2.0	Compliant	

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

STATEMENT OF COMPLIANCE

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	11.1	Compliant	
Max % Issuer (MV)	25.0	7.9	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	4	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
LOCAL GOVERNMENT INVESTMENT POOL (LGIP)				
Max % (MV)	100.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.6	Compliant	
Max % Issuer (MV)	20.0	0.6	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES, CMOS (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

STATEMENT OF COMPLIANCE

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	2.5	Compliant	
Max % Issuer (MV)	10.0	2.0	Compliant	
Max Maturity (Years)	5	3	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	39.7	Compliant	
Max Maturity (Years)	5	4	Compliant	

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

PORTFOLIO CHARACTERISTICS

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

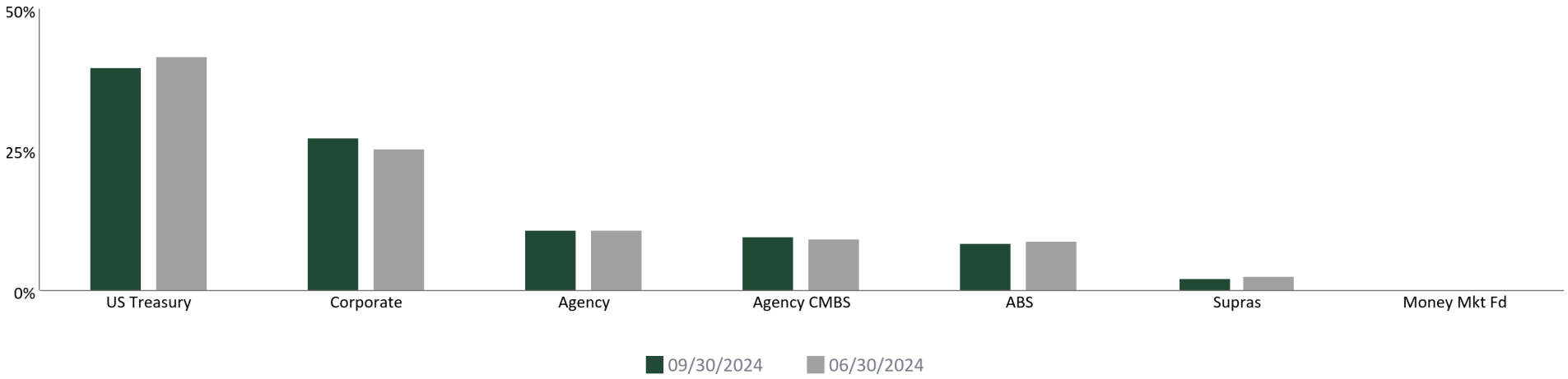
	Benchmark*	9/30/2024 Portfolio	6/30/2024 Portfolio
Average Maturity (yrs)	1.84	2.12	2.12
Average Modified Duration	1.76	1.81	1.82
Average Purchase Yield		3.75%	3.67%
Average Market Yield	3.71%	4.08%	5.01%
Average Quality**	AA+	AA	AA
Total Market Value		33,420,251	32,495,101

*Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index
**The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

SECTOR DISTRIBUTION

City of Gardena | Account #10645 | As of September 30, 2024



Sector as a Percentage of Market Value

Sector	09/30/2024	06/30/2024
US Treasury	39.70%	41.93%
Corporate	27.44%	25.55%
Agency	11.08%	11.12%
Agency CMBS	9.90%	9.21%
ABS	8.78%	8.93%
Supras	2.53%	2.81%
Money Mkt Fd	0.57%	0.43%

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

ISSUERS

City of Gardena | Account #10645 | As of September 30, 2024

Issuer	Investment Type	% Portfolio
United States	US Treasury	39.70%
FHLMC	Agency CMBS	9.90%
Farm Credit System	Agency	7.90%
Federal Home Loan Banks	Agency	2.17%
John Deere Owner Trust	ABS	2.06%
International Bank for Recon and Dev	Supras	2.05%
American Express Credit Master Trust	ABS	1.98%
Royal Bank of Canada	Corporate	1.96%
PACCAR Inc	Corporate	1.79%
The Toronto-Dominion Bank	Corporate	1.72%
Morgan Stanley	Corporate	1.71%
National Rural Utilities Cooperative	Corporate	1.49%
State Street Corporation	Corporate	1.39%
Northern Trust Corporation	Corporate	1.36%
Caterpillar Inc.	Corporate	1.25%
Toyota Motor Corporation	Corporate	1.25%
Honeywell International Inc.	Corporate	1.25%
The Home Depot, Inc.	Corporate	1.25%
Bank of Montreal	Corporate	1.21%
Comcast Corporation	Corporate	1.20%
JPMorgan Chase & Co.	Corporate	1.20%
Apple Inc.	Corporate	1.19%
Chase Issuance Trust	ABS	1.05%
NextEra Energy, Inc.	Corporate	1.04%
FNMA	Agency	1.01%
Bank of America Corporation	Corporate	0.93%
PepsiCo, Inc.	Corporate	0.92%
Mastercard Incorporated	Corporate	0.90%
Public Service Enterprise Group Inco	Corporate	0.89%
Honda Auto Receivables Owner Trust	ABS	0.73%

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ISSUERS

City of Gardena | Account #10645 | As of September 30, 2024

Issuer	Investment Type	% Portfolio
First American Govt Oblig fund	Money Mkt Fd	0.57%
GM Financial Securitized Term	ABS	0.56%
Cisco Systems, Inc.	Corporate	0.52%
International Finance Corporation	Supras	0.48%
Hyundai Auto Receivables Trust	ABS	0.47%
BMW Vehicle Owner Trust	ABS	0.42%
Mercedes-Benz Auto Lease Trust 2024-	ABS	0.39%
Deere & Company	Corporate	0.39%
Walmart Inc.	Corporate	0.35%
MERCEDES-BENZ AUTO RECEIVABLES TRUST	ABS	0.31%
Hyundai Auto Receivables Trust 2024-	ABS	0.28%
Merck & Co., Inc.	Corporate	0.27%
Toyota Auto Receivables Owner Trust	ABS	0.24%
GM Financial Automobile Leasing Trus	ABS	0.23%
BMW Vehicle Lease Trust	ABS	0.07%
Cash	Cash	0.00%
TOTAL		**100.00%**

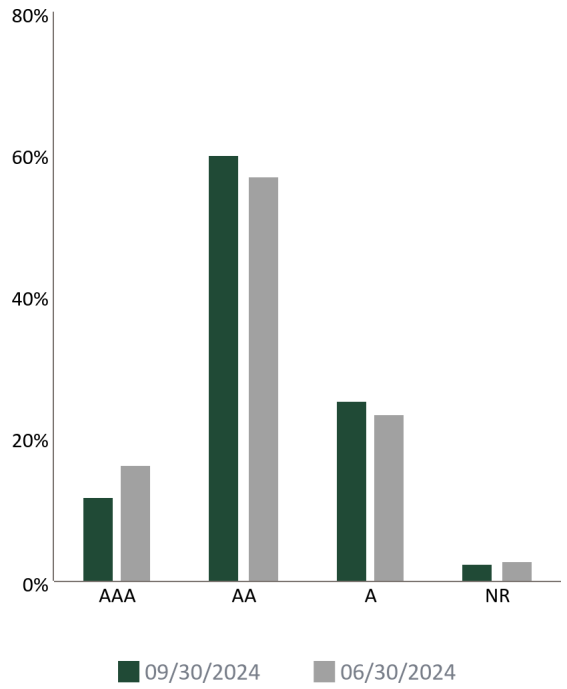
Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

QUALITY DISTRIBUTION

CHANDLER ASSET MANAGEMENT

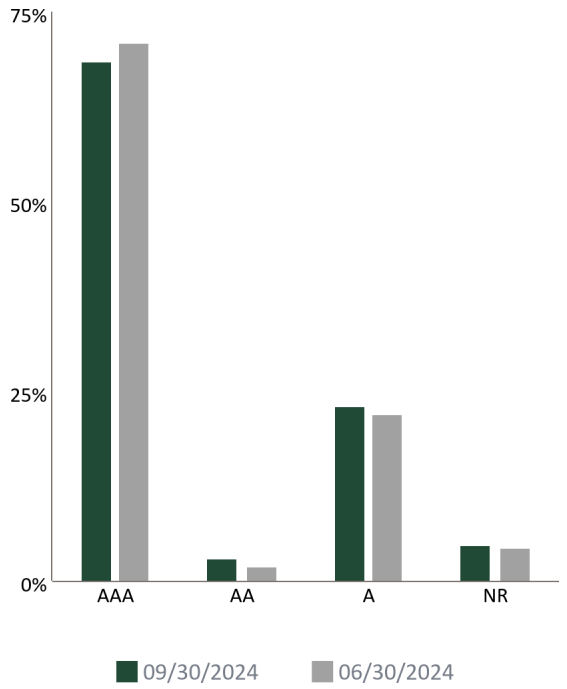
City of Gardena | Account #10645 | As of September 30, 2024

S&P Rating



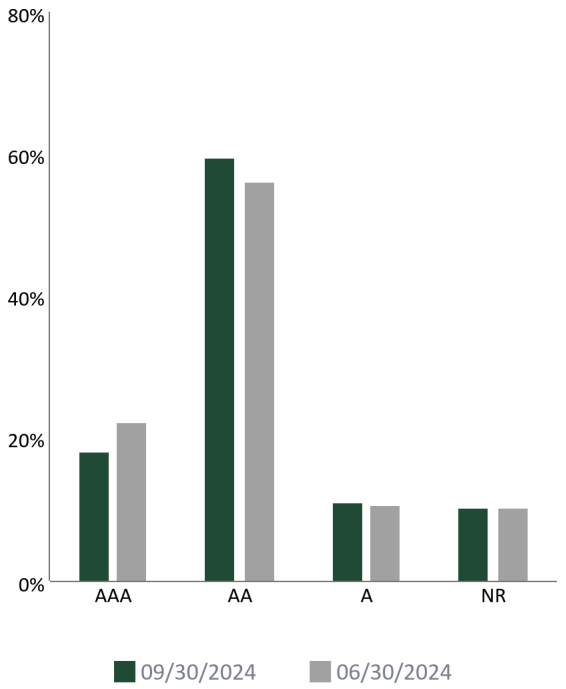
Rating	09/30/2024	06/30/2024
AAA	12.0%	16.6%
AA	60.0%	56.9%
A	25.5%	23.6%
NR	2.5%	2.9%

Moody's Rating



Rating	09/30/2024	06/30/2024
AAA	68.7%	71.1%
AA	3.2%	2.2%
A	23.2%	22.2%
NR	5.0%	4.4%

Fitch Rating

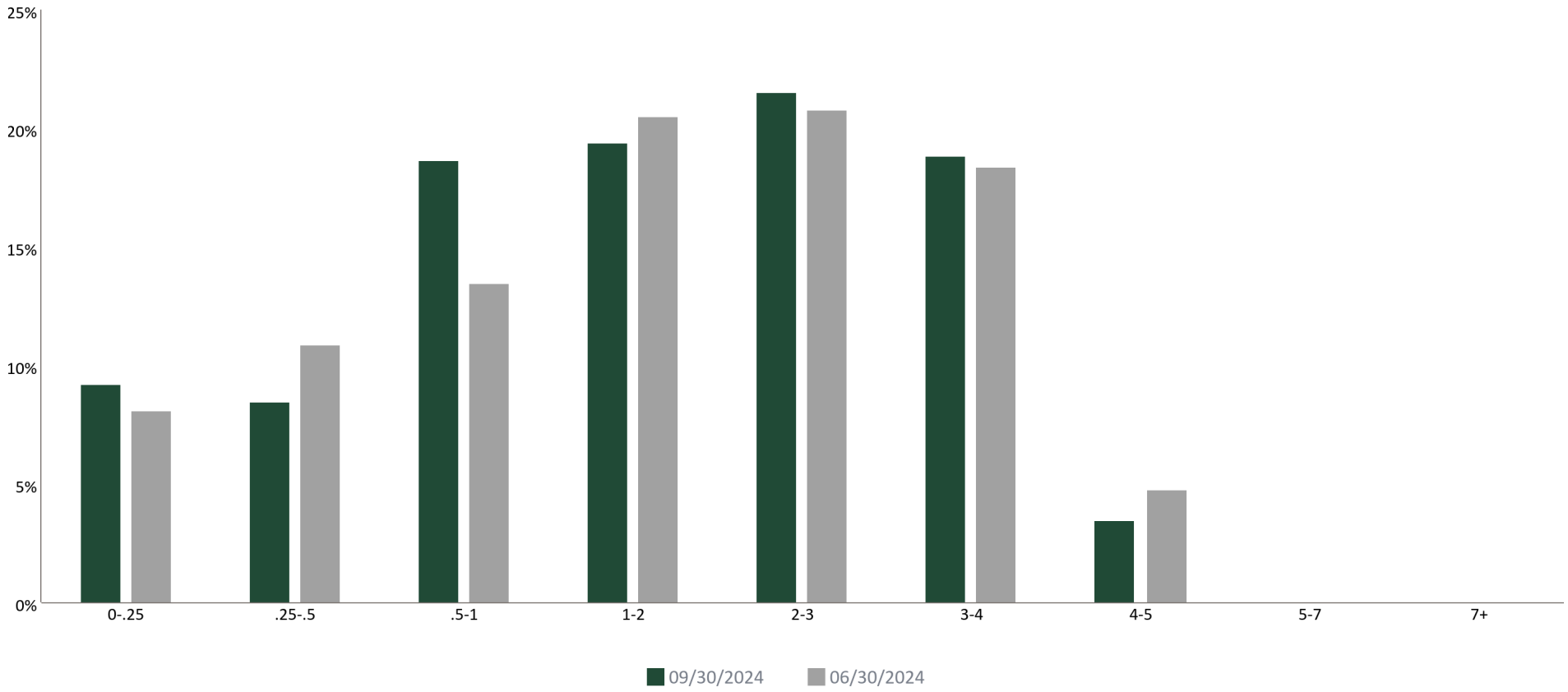


Rating	09/30/2024	06/30/2024
AAA	18.5%	22.6%
AA	59.6%	56.3%
A	11.2%	10.8%
NR	10.7%	10.4%

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DURATION DISTRIBUTION

City of Gardena | Account #10645 | As of September 30, 2024



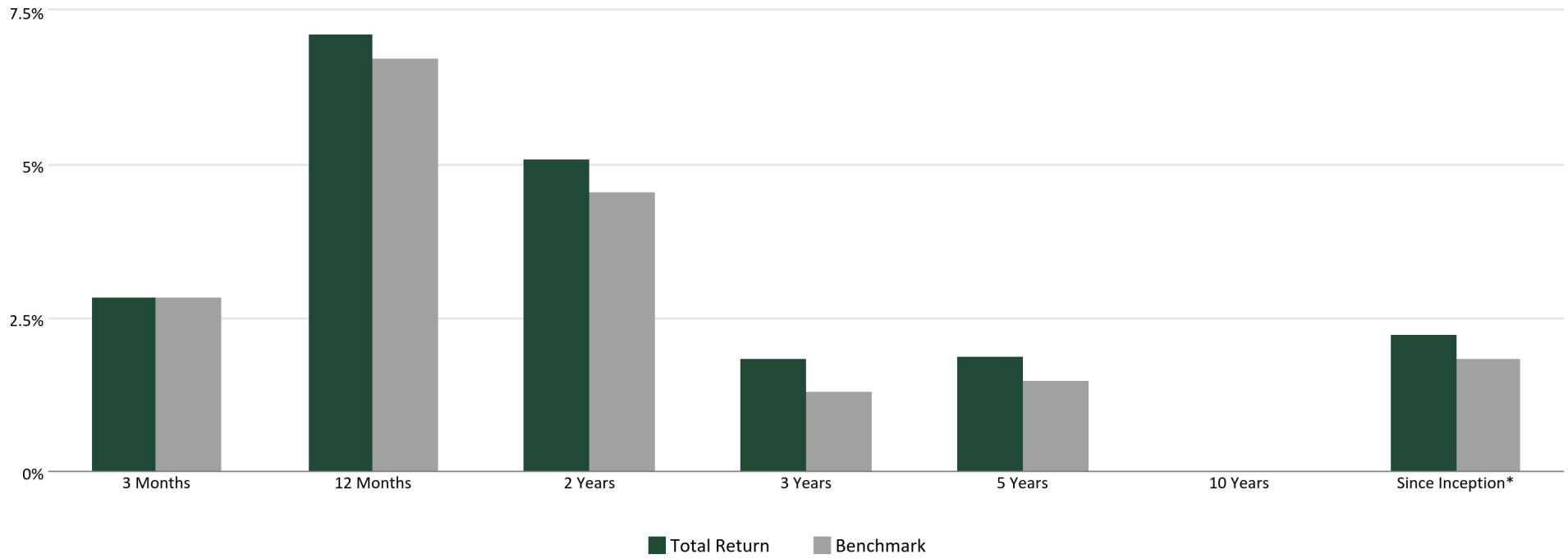
Date	0-.25	.25-.5	.5-1	1-2	2-3	3-4	4-5	5-7	7+
09/30/2024	9.3%	8.5%	18.7%	19.5%	21.6%	18.9%	3.5%	0.0%	0.0%
06/30/2024	8.2%	10.9%	13.5%	20.5%	20.8%	18.4%	4.8%	0.0%	0.0%

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

INVESTMENT PERFORMANCE

City of Gardena | Account #10645 | As of September 30, 2024

Total Rate of Return : Inception | 01/01/2019



	3 Months	12 Months	2 Years	3 Years	5 Years	10 Years	Since Inception
TOTAL RATE OF RETURN							
City of Gardena	2.85%	7.13%	5.10%	1.87%	1.89%		2.24%
Benchmark	*2.86%*	*6.74%*	*4.58%*	*1.34%*	*1.51%*		*1.84%*

*Periods over 1 year are annualized.
Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index
Total rate of return: A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending market value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

PORTFOLIO CHARACTERISTICS

City of Gardena Reporting | Account #10646 | As of September 30, 2024

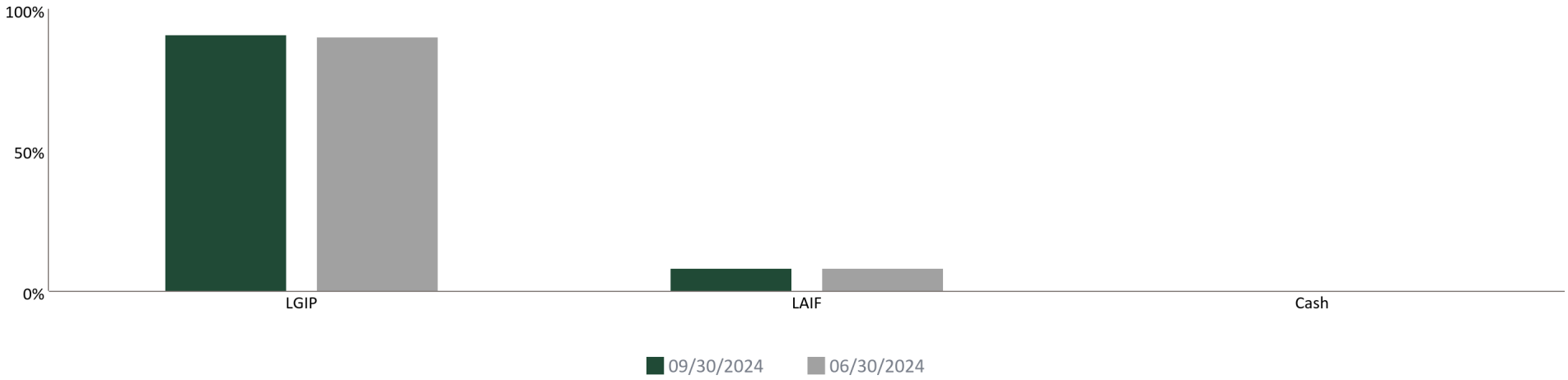
	9/30/2024 Portfolio	6/30/2024 Portfolio
Average Maturity (yrs)	0.00	0.00
Average Modified Duration	0.00	0.00
Average Purchase Yield	4.93%	5.22%
Average Market Yield	4.93%	5.22%
Average Quality**	AAA	AAA
Total Market Value	63,015,585	61,294,960

*Benchmark: NO BENCHMARK REQUIRED
**The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

SECTOR DISTRIBUTION

City of Gardena Reporting | Account #10646 | As of September 30, 2024



Sector as a Percentage of Market Value

Sector	09/30/2024	06/30/2024
LGIP	91.06%	90.92%
LAIF	8.84%	8.98%
Cash	0.10%	0.10%

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CHANDLER ASSET MANAGEMENT

CONSOLIDATED INFORMATION

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

PORTFOLIO CHARACTERISTICS

City of Gardena Cons | Account #10647 | As of September 30, 2024

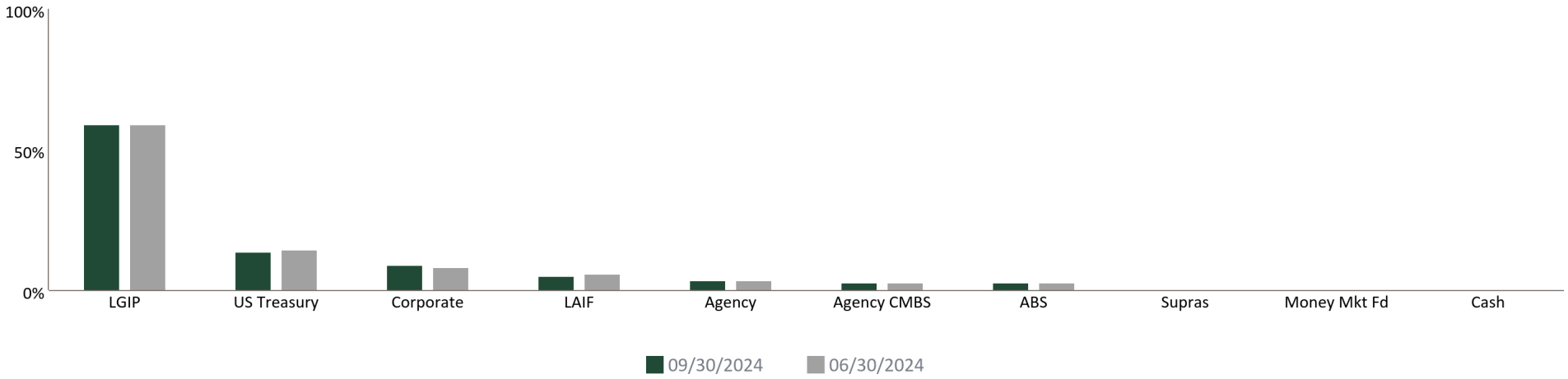
	9/30/2024 Portfolio	6/30/2024 Portfolio
Average Maturity (yrs)	0.73	0.73
Average Modified Duration	0.63	0.63
Average Purchase Yield	4.52%	4.69%
Average Market Yield	4.64%	5.15%
Average Quality**	AA+	AA+
Total Market Value	96,435,837	93,790,060

*Benchmark: NO BENCHMARK REQUIRED
**The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

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SECTOR DISTRIBUTION

City of Gardena Cons | Account #10647 | As of September 30, 2024



Sector as a Percentage of Market Value

Sector	09/30/2024	06/30/2024
LGIP	59.64%	59.54%
US Treasury	13.70%	14.47%
Corporate	9.47%	8.82%
LAIF	5.79%	5.88%
Agency	3.82%	3.84%
Agency CMBS	3.41%	3.18%
ABS	3.03%	3.08%
Supras	0.87%	0.97%
Money Mkt Fd	0.20%	0.15%
Cash	0.07%	0.08%

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CHANDLER ASSET MANAGEMENT

PORTFOLIO HOLDINGS

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
47788UAC6	JDOT 2021 A3 0.36 09/15/2025	314.96	03/02/2021 1.11%	314.90 314.96	99.81 5.41%	314.35 0.05	0.00% (0.60)	Aaa/NA AAA	0.96 0.04
05593AAC3	BMWLT 2023-1 A3 5.16 11/25/2025	23,438.56	02/07/2023 5.43%	23,438.00 23,438.33	100.08 4.88%	23,457.90 20.16	0.07% 19.57	Aaa/AAA NA	1.15 0.25
43815GAC3	HAROT 2021-4 A3 0.88 01/21/2026	23,083.29	11/16/2021 0.89%	23,078.43 23,081.95	98.70 5.24%	22,782.75 5.64	0.07% (299.21)	Aaa/NA AAA	1.31 0.30
47789QAC4	JDOT 2021-B A3 0.52 03/16/2026	14,847.54	07/13/2021 0.52%	14,846.22 14,847.31	98.83 4.69%	14,673.61 3.43	0.04% (173.71)	Aaa/NA AAA	1.46 0.28
89238JAC9	TAOT 2021-D A3 0.71 04/15/2026	18,705.95	11/09/2021 0.95%	18,705.55 18,705.87	98.81 4.64%	18,483.69 5.90	0.06% (222.18)	NA/AAA AAA	1.54 0.30
43815BAC4	HAROT 2022-1 A3 1.88 05/15/2026	75,811.34	02/15/2022 1.89%	75,799.93 75,807.40	98.81 4.89%	74,907.57 63.34	0.23% (899.83)	Aaa/AAA NA	1.62 0.39
43815PAC3	HAROT 2022-2 A3 3.73 07/20/2026	73,315.70	08/15/2022 3.87%	73,311.33 73,314.02	99.47 4.82%	72,923.96 98.75	0.22% (390.06)	NA/AAA AAA	1.80 0.50
05602RAD3	BMWOT 2022-A A3 3.21 08/25/2026	140,236.72	01/05/2023 4.81%	136,560.99 138,349.35	99.33 4.75%	139,294.65 75.03	0.42% 945.30	Aaa/AAA NA	1.90 0.44
47787JAC2	JDOT 2022 A3 0.36 09/15/2026	55,419.40	03/10/2022 2.34%	55,407.14 55,414.48	98.85 4.69%	54,782.00 57.14	0.17% (632.48)	Aaa/NA AAA	1.96 0.49
89238FAD5	TAOT 2022-B A3 2.93 09/15/2026	62,831.16	04/07/2022 3.09%	62,829.69 62,830.68	99.18 4.65%	62,317.80 81.82	0.19% (512.89)	Aaa/AAA NA	1.96 0.48
379929AD4	GMALT 2023-3 A3 5.38 11/20/2026	75,000.00	08/08/2023 5.38%	74,991.01 74,994.12	100.76 4.56%	75,569.37 123.29	0.23% 575.25	NA/AAA AAA	2.14 0.86
47800AAC4	JDOT 2022-B A3 3.74 02/16/2027	100,996.22	07/12/2022 3.77%	100,986.58 100,992.07	99.44 4.62%	100,432.99 167.88	0.30% (559.09)	Aaa/NA AAA	2.38 0.66
448979AD6	HART 2023-A A3 4.58 04/15/2027	155,000.00	04/04/2023 5.14%	154,984.87 154,990.43	100.11 4.47%	155,170.69 315.51	0.47% 180.26	NA/AAA AAA	2.54 0.73
36265WAD5	GMCAR 2022-3 A3 3.64 04/16/2027	70,018.84	07/06/2022 3.93%	70,018.36 70,018.64	99.46 4.67%	69,641.88 106.20	0.21% (376.75)	Aaa/NA AAA	2.54 0.54
43815JAC7	HAROT 2023-1 A3 5.04 04/21/2027	70,000.00	02/16/2023 5.09%	69,986.99 69,992.04	100.51 4.49%	70,353.93 98.00	0.21% 361.89	Aaa/NA AAA	2.56 0.84
02582JJT8	AMXCA 2022-2 A 3.39 05/17/2027	185,000.00	05/17/2022 3.42%	184,959.08 184,988.12	99.28 4.61%	183,668.19 278.73	0.55% (1,319.94)	NA/AAA AAA	0.62 0.60

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HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
47800BAC2	JDOT 2022-C A3 5.09 06/15/2027	197,642.90	10/12/2022 3.29%	197,627.57 197,634.89	100.44 4.58%	198,522.32 447.11	0.60% 887.43	Aaa/NA AAA	2.71 0.79
58770AAC7	MBART 2023-1 A3 4.51 11/15/2027	103,537.36	01/18/2023 4.56%	103,524.94 103,529.52	100.01 4.54%	103,549.82 207.53	0.31% 20.30	NA/AAA AAA	3.13 0.73
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	130,000.00	09/17/2024 4.24%	129,978.12 129,978.23	99.87 4.34%	129,837.34 91.65	0.39% (140.88)	NA/AAA NA	3.38 1.76
362583AD8	GMCAR 2023-2 A3 4.47 02/16/2028	115,000.00	04/04/2023 4.51%	114,996.84 114,997.80	100.13 4.38%	115,154.79 214.19	0.35% 156.99	Aaa/AAA NA	3.38 1.05
02582JJZ4	AMXCA 2023-1 A 4.87 05/15/2026	125,000.00	06/07/2023 4.87%	124,988.91 124,992.06	101.19 4.14%	126,493.46 270.56	0.38% 1,501.40	NA/AAA AAA	1.62 1.53
47787CAC7	JDOT 2023-C A3 5.48 05/15/2028	310,000.00	09/12/2023 5.40%	309,978.70 309,983.44	101.66 4.46%	315,146.03 755.02	0.95% 5,162.60	Aaa/NA AAA	3.62 1.52
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	340,000.00	09/07/2023 5.17%	339,905.75 339,925.46	102.17 4.04%	347,379.50 779.73	1.05% 7,454.04	NR/AAA AAA	3.96 1.82
02582JKD1	AMXCA 2023-3 A 5.23 09/15/2028	340,000.00	09/12/2023 5.29%	339,984.80 339,987.95	102.30 4.04%	347,819.93 790.31	1.05% 7,831.98	NA/AAA AAA	3.96 1.82
44934QAD3	HART 2024-B A3 4.84 03/15/2029	90,000.00	07/16/2024 4.90%	89,986.42 89,986.97	101.71 4.12%	91,535.44 193.60	0.28% 1,548.46	NA/AAA AAA	4.45 2.19
Total ABS		**2,895,199.95**	**4.47%**	**2,891,191.11** **2,893,096.10**	**100.67** **4.42%**	**2,914,213.95** **5,250.59**	**8.78%** **21,117.85**	**Aaa/AAA** **AAA**	**2.85** **1.16**
AGENCY									
3133ENKS8	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025	750,000.00	-- 1.59%	740,054.10 749,085.21	99.09 4.60%	743,183.72 1,992.19	2.24% (5,901.49)	Aaa/AA+ AA+	0.27 0.26
3133ENPG9	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.75 02/14/2025	415,000.00	02/10/2022 1.84%	413,891.95 414,862.38	98.95 4.62%	410,653.57 948.16	1.24% (4,208.81)	Aaa/AA+ AA+	0.38 0.36
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	350,000.00	11/18/2020 0.52%	349,639.50 349,920.11	96.23 4.04%	336,793.56 700.00	1.01% (13,126.56)	Aaa/AA+ AA+	1.10 1.07
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	330,000.00	05/23/2024 4.79%	327,333.60 327,651.32	102.27 3.59%	337,507.20 5,403.75	1.02% 9,855.88	Aaa/AA+ AA+	2.64 2.43
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	700,000.00	03/21/2023 3.99%	715,799.00 710,933.08	102.91 3.59%	720,387.19 1,837.50	2.17% 9,454.10	Aaa/AA+ AA+	3.44 3.17

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HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3133ERGL9	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 06/07/2028	450,000.00	06/25/2024 4.44%	450,984.50 450,918.28	103.04 3.61%	463,690.02 6,412.50	1.40% 12,771.75	Aaa/AA+ AA+	3.69 3.33
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	650,000.00	12/28/2023 3.89%	660,575.50 658,959.72	102.51 3.60%	666,334.82 8,134.03	2.01% 7,375.10	Aaa/AA+ AA+	4.21 3.79
Total Agency		**3,645,000.00**	**3.06%**	**3,658,278.15** **3,662,330.10**	**100.97** **3.95%**	**3,678,550.07** **25,428.12**	**11.08%** **16,219.97**	**Aaa/AA+** **AA+**	**2.34** **2.14**
AGENCY CMBS									
3137BNGT5	FHMS K-054 A2 2.745 01/25/2026	500,000.00	02/15/2023 4.65%	474,785.16 488,973.03	98.13 4.24%	490,653.35 1,143.75	1.48% 1,680.32	Aaa/AA+ AAA	1.32 1.15
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	320,000.00	02/06/2024 4.48%	310,725.00 312,787.09	98.82 3.92%	316,215.20 914.67	0.95% 3,428.11	Aaa/AA+ AAA	2.32 2.06
3137FEBQ2	FHMS K-072 A2 3.444 12/25/2027	500,000.00	08/22/2023 4.98%	470,429.69 478,073.59	98.60 3.87%	493,015.60 1,435.00	1.49% 14,942.01	Aaa/AA+ AAA	3.24 2.94
3137FETN0	FHMS K-073 A2 3.35 01/25/2028	465,000.00	05/24/2023 4.27%	446,908.59 452,194.69	98.31 3.87%	457,142.34 1,298.13	1.38% 4,947.65	Aaa/AA+ AAA	3.32 2.99
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	325,000.00	01/23/2024 4.45%	317,814.45 318,920.26	99.83 3.93%	324,463.13 1,063.29	0.98% 5,542.87	Aaa/AA+ AA+	3.82 3.47
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	155,000.00	09/15/2023 4.86%	148,436.72 149,829.15	99.74 3.93%	154,603.22 503.75	0.47% 4,774.06	Aaa/AA+ AAA	3.90 3.53
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	220,000.00	09/20/2024 3.81%	220,575.78 220,573.38	99.81 3.93%	219,591.83 718.67	0.66% (981.54)	Aaa/AA+ AAA	3.99 3.57
3137FJXV6	FHMS K-083 A2 4.05 09/25/2028	297,000.00	12/07/2023 4.60%	289,783.83 291,013.72	100.28 3.93%	297,839.03 1,002.38	0.90% 6,825.31	Aaa/AA+ AAA	3.99 3.60
3137H4BY5	FHMS K-746 A2 2.031 09/25/2028	315,000.00	10/03/2023 5.30%	270,973.83 279,842.94	93.13 3.91%	293,348.76 533.14	0.88% 13,505.82	Aaa/AA+ AAA	3.99 3.71
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	240,000.00	10/20/2023 5.34%	223,818.75 226,888.07	99.31 3.93%	238,333.97 756.00	0.72% 11,445.90	Aaa/AA+ AA+	4.07 3.66
Total Agency CMBS		**3,337,000.00**	**4.67%**	**3,174,251.80** **3,219,095.92**	**98.48** **3.96%**	**3,285,206.42** **9,368.76**	**9.90%** **66,110.51**	**Aaa/AA+** **AAA**	**3.21** **2.90**
CASH									

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HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CCYUSD	Receivable	1,316.45	-- 0.00%	1,316.45 1,316.45	1.00 0.00%	1,316.45 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**1,316.45**	**0.00%**	**1,316.45 1,316.45**	**1.00 0.00%**	**1,316.45 0.00**	**0.00% 0.00**	**Aaa/AAA AAA**	**0.00 0.00**
CORPORATE									
78015K7C2	ROYAL BANK OF CANADA 2.25 11/01/2024	500,000.00	-- 0.88%	524,067.75 500,572.16	99.76 5.07%	498,811.08 4,687.50	1.50% (1,761.08)	A1/A AA-	0.09 0.08
69371RR57	PACCAR FINANCIAL CORP 0.9 11/08/2024	175,000.00	11/02/2021 0.90%	174,989.50 174,999.79	99.57 5.11%	174,243.49 625.63	0.52% (756.30)	A1/A+ NA	0.11 0.10
06368LGU4	BANK OF MONTREAL 5.2 12/12/2024	400,000.00	03/25/2024 5.42%	399,352.00 399,820.55	100.03 4.94%	400,138.78 6,297.78	1.21% 318.23	A2/A- AA-	0.20 0.20
24422EWB1	JOHN DEERE CAPITAL CORP 2.125 03/07/2025	130,000.00	03/02/2022 2.14%	129,944.10 129,991.99	98.94 4.62%	128,615.83 184.17	0.39% (1,376.17)	A1/A A+	0.43 0.42
63743HFE7	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025	95,000.00	04/27/2022 3.46%	94,974.35 94,994.21	99.27 4.50%	94,308.12 965.04	0.28% (686.09)	A2/A- A	0.71 0.68
46625HMN7	JPMORGAN CHASE & CO 3.9 07/15/2025	400,000.00	05/29/2024 5.58%	392,748.00 394,935.95	99.62 4.39%	398,485.77 3,293.33	1.20% 3,549.82	A1/A- AA-	0.79 0.76
6174468C6	MORGAN STANLEY 4.0 07/23/2025	394,000.00	04/10/2024 5.56%	386,478.56 389,248.77	99.68 4.40%	392,724.42 2,976.89	1.18% 3,475.65	A1/A- A+	0.81 0.78
931142EW9	WALMART INC 3.9 09/09/2025	80,000.00	09/06/2022 3.92%	79,944.00 79,982.47	99.80 4.11%	79,843.61 190.67	0.24% (138.87)	Aa2/AA AA	0.94 0.91
437076CR1	HOME DEPOT INC 4.0 09/15/2025	110,000.00	09/12/2022 4.01%	109,960.40 109,987.34	99.84 4.18%	109,819.06 195.56	0.33% (168.28)	A2/A A	0.96 0.93
20030NCS8	COMCAST CORP 3.95 10/15/2025	400,000.00	03/11/2024 4.95%	393,932.00 396,041.70	99.72 4.23%	398,870.71 7,285.56	1.20% 2,829.01	A3/A- A-	1.04 0.99
857477BR3	STATE STREET CORP 1.746 02/06/2026	90,000.00	02/02/2022 1.75%	90,000.00 90,000.00	98.82 5.27%	88,939.19 240.08	0.27% (1,060.81)	A1/A AA-	1.35 0.34
037833BY5	APPLE INC 3.25 02/23/2026	400,000.00	05/09/2023 4.05%	391,672.00 395,831.91	99.11 3.91%	396,454.50 1,372.22	1.19% 622.58	Aaa/AA+ NA	1.40 1.34
61747YET8	MORGAN STANLEY 4.679 07/17/2026	175,000.00	07/18/2022 4.68%	175,000.00 175,000.00	99.86 5.78%	174,753.23 1,683.14	0.53% (246.77)	A1/A- A+	1.79 0.76

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CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	300,000.00	09/19/2023 5.61%	299,277.00 299,532.98	102.67 4.03%	308,023.37 1,980.15	0.93% 8,490.39	Aa1/A+ AA	1.88 1.69
931142ER0	WALMART INC 1.05 09/17/2026	40,000.00	09/08/2021 1.09%	39,924.40 39,970.35	94.97 3.74%	37,986.31 16.33	0.11% (1,984.05)	Aa2/AA AA	1.96 1.91
63743HFK3	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 5.6 11/13/2026	390,000.00	11/14/2023 5.25%	393,666.00 392,561.37	102.98 4.11%	401,624.98 8,372.00	1.21% 9,063.61	A2/A- A	2.12 1.87
89115A2V3	TORONTO-DOMINION BANK 5.264 12/11/2026	160,000.00	12/04/2023 5.26%	160,000.00 160,000.00	102.49 4.07%	163,977.75 2,573.51	0.49% 3,977.75	A1/A AA-	2.20 2.03
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	150,000.00	01/10/2024 4.88%	149,962.50 149,971.26	101.87 4.01%	152,803.23 1,462.50	0.46% 2,831.97	A1/A AA-	2.30 2.14
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	170,000.00	02/21/2024 4.85%	169,779.00 169,822.96	102.19 3.84%	173,720.38 793.33	0.52% 3,897.42	A1/AA- NA	2.41 2.17
857477CL5	STATE STREET CORP 4.993 03/18/2027	365,000.00	03/13/2024 4.99%	365,000.00 365,000.00	102.36 3.98%	373,629.49 658.11	1.13% 8,629.49	A1/A AA-	2.46 2.23
89115A2W1	TORONTO-DOMINION BANK 4.98 04/05/2027	400,000.00	04/08/2024 5.21%	397,448.00 397,855.38	102.04 4.12%	408,140.76 9,738.67	1.23% 10,285.38	A1/A AA-	2.51 2.29
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	450,000.00	10/05/2022 4.70%	436,909.50 442,572.16	100.16 3.93%	450,732.16 7,050.00	1.36% 8,160.01	A2/A+ A+	2.61 2.34
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	405,000.00	05/21/2024 4.93%	405,743.58 405,653.88	102.77 3.88%	416,225.79 7,706.25	1.25% 10,571.90	A2/A A+	2.62 2.40
438516CJ3	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028	400,000.00	02/13/2023 4.44%	408,972.00 406,002.99	103.50 3.83%	414,017.64 2,530.00	1.25% 8,014.65	A2/A A	3.38 3.00
57636QAW4	MASTERCARD INC 4.875 03/09/2028	290,000.00	04/19/2023 4.17%	298,833.40 296,170.80	103.30 3.84%	299,576.98 863.96	0.90% 3,406.18	Aa3/A+ NA	3.44 3.07
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	300,000.00	09/06/2023 5.10%	282,801.00 286,743.49	98.71 4.09%	296,132.30 4,625.00	0.89% 9,388.80	A1/A WR	3.59 3.27
58933YBH7	MERCK & CO INC 4.05 05/17/2028	90,000.00	05/08/2023 4.07%	89,927.10 89,947.17	100.84 3.80%	90,757.58 1,356.75	0.27% 810.41	A1/A+ NA	3.63 3.23
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	410,000.00	01/24/2024 4.64%	409,331.70 409,420.95	102.54 3.95%	420,420.54 3,195.72	1.27% 10,999.59	A1/A+ NA	4.34 3.88
89236TMF9	TOYOTA MOTOR CREDIT CORP 5.05 05/16/2029	400,000.00	06/25/2024 4.88%	402,872.00 402,715.93	103.74 4.15%	414,965.99 7,575.00	1.25% 12,250.06	A1/A+ A+	4.62 4.03

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CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
341081GT8	FLORIDA POWER & LIGHT CO 5.15 06/15/2029	330,000.00	09/19/2024 4.03%	345,331.80 345,230.69	104.31 4.13%	344,221.51 5,570.58	1.04% (1,009.19)	Aa2/A+ AA-	4.71 3.97
437076DC3	HOME DEPOT INC 4.75 06/25/2029	295,000.00	-- 4.74%	295,110.25 295,116.76	103.07 4.03%	304,060.16 3,736.67	0.92% 8,943.41	A2/A A	4.73 4.10
713448FX1	PEPSICO INC 4.5 07/17/2029	295,000.00	07/15/2024 4.53%	294,542.75 294,561.78	103.07 3.79%	304,044.15 2,728.75	0.92% 9,482.36	A1/A+ NA	4.79 4.19
Total Corporate		**8,989,000.00**	**4.47%**	**8,988,494.64 8,980,257.77**	**101.39 4.22%**	**9,111,068.85 102,530.83**	**27.44% 130,811.08**	**A1/A A+**	**2.35 2.08**
MONEY MARKET FUND									
31846V203	FIRST AMER:GVT OBLG Y	190,819.98	-- 4.54%	190,819.98 190,819.98	1.00 4.54%	190,819.98 0.00	0.57% 0.00	Aaa/AAAm AAA	0.00 0.00
Total Money Market Fund		**190,819.98**	**4.54%**	**190,819.98 190,819.98**	**1.00 4.54%**	**190,819.98 0.00**	**0.57% 0.00**	**Aaa/AAAm AAA**	**0.00 0.00**
SUPRANATIONAL									
45950KCR9	INTERNATIONAL FINANCE CORP 1.375 10/16/2024	160,000.00	07/12/2021 0.54%	164,304.00 160,054.25	99.85 4.96%	159,760.52 1,008.33	0.48% (293.73)	Aaa/AAA NA	0.04 0.04
459058LK7	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.0 08/27/2026	170,000.00	08/20/2024 4.06%	169,802.80 169,812.25	100.53 3.71%	170,899.16 642.22	0.51% 1,086.90	Aaa/AAA NA	1.91 1.81
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	250,000.00	11/28/2023 4.53%	239,372.50 241,301.33	99.62 3.61%	249,046.45 1,920.14	0.75% 7,745.11	Aaa/AAA NA	3.78 3.48
459058KW2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028	250,000.00	-- 4.97%	246,407.00 247,123.55	103.60 3.61%	259,001.89 1,927.08	0.78% 11,878.34	Aaa/AAA NA	3.84 3.47
Total Supranational		**830,000.00**	**3.81%**	**819,886.30 818,291.39**	**101.08 3.89%**	**838,708.01 5,497.78**	**2.53% 20,416.62**	**Aaa/AAA NA**	**2.71 2.49**
US TREASURY									

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CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
912797KT3	UNITED STATES TREASURY 10/10/2024	450,000.00	05/29/2024 5.40%	441,310.11 449,411.96	99.88 4.71%	449,477.44 0.00	1.35% 65.48	P-1/A-1+ F1+	0.03 0.02
912797KU0	UNITED STATES TREASURY 10/17/2024	450,000.00	04/18/2024 5.37%	438,319.84 448,967.50	99.79 4.78%	449,059.50 0.00	1.35% 92.00	P-1/A-1+ F1+	0.05 0.04
91282CDH1	UNITED STATES TREASURY 0.75 11/15/2024	750,000.00	11/18/2021 0.83%	748,125.00 749,922.73	99.50 4.84%	746,254.90 2,124.66	2.25% (3,667.84)	Aaa/AA+ AA+	0.13 0.12
912828Z52	UNITED STATES TREASURY 1.375 01/31/2025	750,000.00	02/17/2022 1.71%	742,822.27 749,187.68	98.96 4.55%	742,199.71 1,737.43	2.24% (6,987.97)	Aaa/AA+ AA+	0.34 0.33
912828ZF0	UNITED STATES TREASURY 0.5 03/31/2025	350,000.00	03/25/2021 0.58%	348,906.26 349,864.69	98.11 4.38%	343,382.81 4.81	1.03% (6,481.87)	Aaa/AA+ AA+	0.50 0.49
91282CEH0	UNITED STATES TREASURY 2.625 04/15/2025	450,000.00	04/18/2024 5.18%	439,031.25 444,044.67	99.14 4.26%	446,118.75 5,454.41	1.34% 2,074.08	Aaa/AA+ AA+	0.54 0.52
912828ZT0	UNITED STATES TREASURY 0.25 05/31/2025	365,000.00	02/25/2021 0.60%	359,653.32 364,167.91	97.42 4.23%	355,579.15 306.66	1.07% (8,588.76)	Aaa/AA+ AA+	0.67 0.65
91282CEU1	UNITED STATES TREASURY 2.875 06/15/2025	500,000.00	07/30/2024 4.90%	491,425.78 493,092.24	99.10 4.17%	495,512.70 4,241.80	1.49% 2,420.45	Aaa/AA+ AA+	0.71 0.68
91282CEY3	UNITED STATES TREASURY 3.0 07/15/2025	475,000.00	03/15/2024 4.94%	463,273.44 468,046.44	99.19 4.06%	471,133.20 3,020.38	1.42% 3,086.76	Aaa/AA+ AA+	0.79 0.77
9128284Z0	UNITED STATES TREASURY 2.75 08/31/2025	750,000.00	-- 0.99%	800,092.78 761,872.11	98.83 4.06%	741,251.96 1,766.23	2.23% (20,620.16)	Aaa/AA+ AA+	0.92 0.89
91282CFK2	UNITED STATES TREASURY 3.5 09/15/2025	475,000.00	03/15/2024 4.90%	465,537.11 468,951.38	99.54 3.99%	472,836.52 734.81	1.42% 3,885.15	Aaa/AA+ AA+	0.96 0.93
91282CFP1	UNITED STATES TREASURY 4.25 10/15/2025	550,000.00	06/23/2023 4.59%	545,982.42 548,191.61	100.29 3.96%	551,611.33 10,793.37	1.66% 3,419.72	Aaa/AA+ AA+	1.04 0.99
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	750,000.00	-- 0.88%	734,730.47 745,688.63	96.05 3.88%	720,380.86 945.18	2.17% (25,307.77)	Aaa/AA+ AA+	1.17 1.14
9128286L9	UNITED STATES TREASURY 2.25 03/31/2026	750,000.00	02/25/2022 1.91%	760,078.13 753,688.11	97.81 3.77%	733,564.46 46.36	2.21% (20,123.65)	Aaa/AA+ AA+	1.50 1.45
912828R36	UNITED STATES TREASURY 1.625 05/15/2026	250,000.00	10/14/2021 0.99%	257,148.44 252,525.24	96.71 3.73%	241,787.11 1,534.48	0.73% (10,738.13)	Aaa/AA+ AA+	1.62 1.57
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	475,000.00	08/26/2024 3.94%	476,502.93 476,422.87	100.68 3.71%	478,209.96 5,781.76	1.44% 1,787.09	Aaa/AA+ AA+	1.71 1.62
912828YG9	UNITED STATES TREASURY 1.625 09/30/2026	300,000.00	12/28/2021 1.24%	305,296.88 302,224.32	96.16 3.64%	288,480.47 13.39	0.87% (13,743.86)	Aaa/AA+ AA+	2.00 1.94

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CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CJC6	UNITED STATES TREASURY 4.625 10/15/2026	475,000.00	08/26/2024 3.84%	482,514.65 482,177.02	101.88 3.66%	483,943.36 10,144.04	1.46% 1,766.34	Aaa/AA+ AA+	2.04 1.89
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	625,000.00	03/29/2022 2.55%	609,912.11 618,085.09	96.68 3.64%	604,248.05 4,721.47	1.82% (13,837.04)	Aaa/AA+ AA+	2.13 2.04
91282CJP7	UNITED STATES TREASURY 4.375 12/15/2026	300,000.00	12/27/2023 4.02%	302,906.25 302,160.23	101.59 3.62%	304,757.81 3,872.95	0.92% 2,597.58	Aaa/AA+ AA+	2.21 2.06
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	750,000.00	-- 2.90%	736,449.21 742,982.18	97.43 3.59%	730,722.66 51.51	2.20% (12,259.52)	Aaa/AA+ AA+	2.50 2.39
912828X88	UNITED STATES TREASURY 2.375 05/15/2027	350,000.00	06/09/2022 3.08%	338,666.02 343,980.40	96.96 3.60%	339,376.95 3,139.78	1.02% (4,603.45)	Aaa/AA+ AA+	2.62 2.49
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	570,000.00	10/26/2022 4.19%	568,419.14 569,038.65	101.61 3.56%	579,151.17 64.59	1.74% 10,112.52	Aaa/AA+ AA+	3.00 2.80
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	800,000.00	12/20/2022 3.84%	743,625.00 764,096.37	96.10 3.58%	768,781.25 6,798.91	2.32% 4,684.88	Aaa/AA+ AA+	3.13 2.95
91282CGC9	UNITED STATES TREASURY 3.875 12/31/2027	500,000.00	05/25/2023 3.98%	497,890.63 498,510.89	100.95 3.56%	504,765.63 4,896.40	1.52% 6,254.74	Aaa/AA+ AA+	3.25 3.00
912828YB0	UNITED STATES TREASURY 1.625 08/15/2029	150,000.00	09/24/2024 3.49%	137,542.97 137,584.84	91.46 3.55%	137,197.27 311.31	0.41% (387.58)	Aaa/AA+ AA+	4.87 4.60
Total US Treasury		**13,360,000.00**	**3.03%**	**13,236,162.41 13,284,885.77**	**98.69 3.98%**	**13,179,784.95 72,506.70**	**39.70% (105,100.81)**	**Aaa/AA+ AA+**	**1.46 1.39**
Total Portfolio		**33,248,336.38**	**3.75%**	**32,960,400.84 33,050,093.47**	**99.33 4.08%**	**33,199,668.68 220,582.78**	**100.00% 149,575.21**	**Aa2/AA- AA**	**2.12 1.81**
Total Market Value + Accrued						**33,420,251.46**			

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CHANDLER ASSET MANAGEMENT

City of Gardena Reporting | Account #10646 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	63,873.87	--	63,873.87	1.00	63,873.87	0.10%	Aaa/AAA	0.00
			0.00%	63,873.87	0.00%	0.00	0.00	AAA	0.00
Total Cash		**63,873.87**	**0.00%**	**63,873.87**	**1.00**	**63,873.87**	**0.10%**	**Aaa/AAA**	**0.00**
				63,873.87	**0.00%**	**0.00**	**0.00**	**AAA**	**0.00**
LAIF									
90LAIF$00	Local Agency Investment Fund State Pool	5,569,009.17	--	5,569,009.17	1.00	5,569,009.17	8.84%	NA/NA	0.00
			4.57%	5,569,009.17	4.57%	0.00	0.00	NA	0.00
Total LAIF		**5,569,009.17**	**4.57%**	**5,569,009.17**	**1.00**	**5,569,009.17**	**8.84%**	**NA/NA**	**0.00**
				5,569,009.17	**4.57%**	**0.00**	**0.00**	**NA**	**0.00**
LOCAL GOV INVESTMENT POOL									
09CATR$05	CalTrust MTF	706,709.61	--	7,093,235.26	9.94	7,024,693.49	11.15%	NA/AAAm	0.00
			4.20%	7,093,235.26	4.20%	0.00	(68,541.77)	NA	0.00
90CAMP$00	CAMP	14,108,008.52	--	14,108,008.52	1.00	14,108,008.52	22.39%	NA/AAAm	0.00
			5.08%	14,108,008.52	5.08%	0.00	0.00	AAA	0.00
90CAMP$06	CAMP	36,250,000.00	--	36,250,000.00	1.00	36,250,000.00	57.53%	NA/AAAm	0.00
			5.08%	36,250,000.00	5.08%	0.00	0.00	NA	0.00
Total Local Gov Investment Pool		**51,064,718.13**	**4.97%**	**57,451,243.78**	**2.09**	**57,382,702.01**	**91.06%**	**NA/AAAm**	**0.00**
				57,451,243.78	**4.97%**	**0.00**	**(68,541.77)**	**AAA**	**0.00**
Total Portfolio		**56,697,601.17**	**4.93%**	**63,084,126.82**	**2.00**	**63,015,585.05**	**100.00%**	**Aaa/AAA**	**0.00**
				63,084,126.82	**4.93%**	**0.00**	**(68,541.77)**	**AAA**	**0.00**
Total Market Value + Accrued						**63,015,585.05**			

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CHANDLER ASSET MANAGEMENT

TRANSACTIONS

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

TRANSACTION LEDGER

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645|07/01/2024 Through 09/30/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/17/2024	713448FX1	295,000.00	PEPSICO INC 4.5 07/17/2029	99.845	4.53%	(294,542.75)	0.00	(294,542.75)	0.00
Purchase	07/19/2024	437076DC3	150,000.00	HOME DEPOT INC 4.75 06/25/2029	100.697	4.59%	(151,045.50)	(475.00)	(151,520.50)	0.00
Purchase	07/24/2024	44934QAD3	90,000.00	HART 2024-B A3 4.84 03/15/2029	99.985	5.45%	(89,986.42)	0.00	(89,986.42)	0.00
Purchase	07/31/2024	91282CEU1	500,000.00	UNITED STATES TREASURY 2.875 06/15/2025	98.285	4.90%	(491,425.78)	(1,806.69)	(493,232.47)	0.00
Purchase	08/27/2024	459058LK7	170,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.0 08/27/2026	99.884	4.06%	(169,802.80)	0.00	(169,802.80)	0.00
Purchase	08/27/2024	91282CJC6	475,000.00	UNITED STATES TREASURY 4.625 10/15/2026	101.582	3.84%	(482,514.65)	(8,043.20)	(490,557.85)	0.00
Purchase	08/27/2024	91282CHH7	475,000.00	UNITED STATES TREASURY 4.125 06/15/2026	100.316	3.94%	(476,502.93)	(3,908.04)	(480,410.97)	0.00
Purchase	09/20/2024	341081GT8	330,000.00	FLORIDA POWER & LIGHT CO 5.15 06/15/2029	104.646	4.03%	(345,331.80)	(5,051.29)	(350,383.09)	0.00
Purchase	09/25/2024	58769GAD5	130,000.00	MBALT 2024-B A3 4.23 02/15/2028	99.983	4.24%	(129,978.12)	0.00	(129,978.12)	0.00
Purchase	09/25/2024	3137FJKE8	220,000.00	FHMS K-082 A2 3.92 09/25/2028	100.262	3.81%	(220,575.78)	(574.93)	(221,150.71)	0.00
Purchase	09/25/2024	912828YB0	150,000.00	UNITED STATES TREASURY 1.625 08/15/2029	91.695	3.49%	(137,542.97)	(271.57)	(137,814.54)	0.00
Total Purchase			**2,985,000.00**				**(2,989,249.50)**	**(20,130.72)**	**(3,009,380.22)**	**0.00**
TOTAL ACQUISITIONS			**2,985,000.00**				**(2,989,249.50)**	**(20,130.72)**	**(3,009,380.22)**	**0.00**
DISPOSITIONS										
Maturity	07/11/2024	912797GB7	(600,000.00)	UNITED STATES TREASURY 07/11/2024	100.000	0.00%	600,000.00	0.00	600,000.00	0.00
Maturity	07/15/2024	79466LAG9	(35,000.00)	SALESFORCE INC 0.625 07/15/2024	100.000	0.63%	35,000.00	0.00	35,000.00	0.00

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TRANSACTION LEDGER

CHANDLER ASSET MANAGEMENT

City of Gardena | Account #10645|07/01/2024 Through 09/30/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Maturity	07/31/2024	912828Y87	(300,000.00)	UNITED STATES TREASURY 1.75 07/31/2024	100.000	1.75%	300,000.00	0.00	300,000.00	0.00
Maturity	08/01/2024	912797JU2	(450,000.00)	UNITED STATES TREASURY 08/01/2024	100.000	0.00%	450,000.00	0.00	450,000.00	0.00
Maturity	08/09/2024	69371RR40	(80,000.00)	PACCAR FINANCIAL CORP 0.5 08/09/2024	100.000	0.50%	80,000.00	0.00	80,000.00	0.00
Maturity	08/15/2024	91282CCT6	(400,000.00)	UNITED STATES TREASURY 0.375 08/15/2024	100.000	0.38%	400,000.00	0.00	400,000.00	0.00
Maturity	09/12/2024	912797KK2	(450,000.00)	UNITED STATES TREASURY 09/12/2024	100.000	0.00%	450,000.00	0.00	450,000.00	0.00
Maturity	09/23/2024	4581X0DZ8	(260,000.00)	INTER-AMERICAN DEVELOPMENT BANK 0.5 09/23/2024	100.000	0.50%	260,000.00	0.00	260,000.00	0.00
Total Maturity			**(2,575,000.00)**				**2,575,000.00**	**0.00**	**2,575,000.00**	**0.00**
TOTAL DISPOSITIONS			**(2,575,000.00)**				**2,575,000.00**	**0.00**	**2,575,000.00**	**0.00**

Docusign Envelope ID: 8E78A8F6-9126-4E5D-B756-0FA86007A75E

TRANSACTION LEDGER

CHANDLER ASSET MANAGEMENT

City of Gardena Reporting | Account #10646|07/01/2024 Through 09/30/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/15/2024	90LAIF$00	62,133.91	Local Agency Investment Fund State Pool	1.000	4.53%	(62,133.91)	0.00	(62,133.91)	0.00
Purchase	07/31/2024	90CAMP$00	64,058.49	CAMP	1.000	0.00%	(64,058.49)	0.00	(64,058.49)	0.00
Purchase	07/31/2024	09CATR$05	2,682.17	CalTrust MTF	9.820	0.00%	(26,338.93)	0.00	(26,338.93)	0.00
Purchase	08/01/2024	90CAMP$00	1,250,000.00	CAMP	1.000	0.00%	(1,250,000.00)	0.00	(1,250,000.00)	0.00
Purchase	08/02/2024	90CAMP$06	1,250,000.00	CAMP	1.000	0.00%	(1,250,000.00)	0.00	(1,250,000.00)	0.00
Purchase	08/30/2024	90CAMP$00	64,314.31	CAMP	1.000	0.00%	(64,314.31)	0.00	(64,314.31)	0.00
Purchase	08/30/2024	09CATR$05	2,415.02	CalTrust MTF	9.890	0.00%	(23,884.55)	0.00	(23,884.55)	0.00
Purchase	09/30/2024	90CAMP$00	60,889.35	CAMP	1.000	0.00%	(60,889.35)	0.00	(60,889.35)	0.00
Purchase	09/30/2024	09CATR$05	2,477.53	CalTrust MTF	9.940	0.00%	(24,626.60)	0.00	(24,626.60)	0.00
Total Purchase			**2,758,970.78**				**(2,826,246.14)**	**0.00**	**(2,826,246.14)**	**0.00**
TOTAL ACQUISITIONS			**2,758,970.78**				**(2,826,246.14)**	**0.00**	**(2,826,246.14)**	**0.00**
DISPOSITIONS										
Sale	08/02/2024	90CAMP$00	(1,250,000.00)	CAMP	1.000	0.00%	1,250,000.00	0.00	1,250,000.00	0.00
Total Sale			**(1,250,000.00)**				**1,250,000.00**	**0.00**	**1,250,000.00**	**0.00**
TOTAL DISPOSITIONS			**(1,250,000.00)**				**1,250,000.00**	**0.00**	**1,250,000.00**	**0.00**

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IMPORTANT DISCLOSURES

2024 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by ICE Data Services Inc ("IDS"), an independent pricing source. In the event IDS does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Source ICE Data Indices, LLC ("ICE"), used with permission. ICE permits use of the ICE indices and related data on an "as is" basis; ICE, its affiliates and their respective third party suppliers disclaim any and all warranties and representations, express and/or implied, including any warranties of merchantability or fitness for a particular purpose or use, including the indices, index data and any data included in, related to, or derived therefrom. Neither ICE data, its affiliates or their respective third party providers guarantee the quality, adequacy, accuracy, timeliness or completeness of the indices or the index data or any component thereof, and the indices and index data and all components thereof are provided on an "as is" basis and licensee's use it at licensee's own risk. ICE data, its affiliates and their respective third party do not sponsor, endorse, or recommend chandler asset management, or any of its products or services.

This report is provided for informational purposes only and should not be construed as a specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of publication, but may become outdated or superseded at any time without notice. Any opinions or views expressed are based on current market conditions and are subject to change. This report may contain forecasts and forward-looking statements which are inherently limited and should not be relied upon as indicator of future results. Past performance is not indicative of future results. This report is not intended to constitute an offer, solicitation, recommendation or advice regarding any securities or investment strategy and should not be regarded by recipients as a substitute for the exercise of their own judgment.

Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

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BENCHMARK DISCLOSURES

City of Gardena | Account #10645 | As of September 30, 2024

Benchmark	Disclosure
ICE BofA 1-3 Yr US Treasury & Agency Index	The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

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Appendix B

Professional Biographes

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CHANDLER ASSET MANAGEMENT

Investment Management



Martin Cassell, CFA
Chief Financial Officer

Martin Cassell is the Chief Financial Officer at Chandler Asset Management and is a principal of the firm. After being CEO for 18 years Martin has changed his role to usher in the next generation of leadership. He will remain part of Chandler's executive team as CFO, corporate advisor, a member of the firm's Executive Committee as well as Chair of the Board.

As CFO, Martin is responsible for the firm's finances and manages the Employee Stock Ownership Plan. He is focused on building and sustaining the financial health of the firm and providing thought leadership and mentoring to the Executive Team. Martin designed the proprietary quantitative models that drive our investment process, establishing duration, structure, and asset allocation throughout client portfolios and continues working with our Chief Investment Officers to continually improve client portfolio outcomes.

Martin joined Chandler in 1991 from the City of San Diego where he managed a $1 billion fixed income portfolio. He began his investment career in 1987 managing portfolios at World Savings and Loan. Martin received his B.S. in Finance from California State University, Hayward. He is a member of the CFA Society of San Diego and holds the designation of Chartered Financial Analyst®.



William Dennehy II, CFA
Co-Chief Investment Officer

William Dennehy is a Co-Chief Investment Officer at Chandler Asset Management and maintains multiple leadership responsibilities at the firm, including being a member of the Executive Leadership Team since 2016, focused on setting the overall strategic direction of the firm. Specific to the investment team, William co-chairs both the Economic and Market Analysis Committee as well as the Credit Committee and is also a voting member of the firm's Multi-Asset Class Committee. In addition to his responsibilities in helping to lead the investment team, he is also actively involved with specific client relationships to implement portfolio strategies and securities trading. Of particular emphasis during his time at Chandler, which began in 2011, has been collaborating with clients to expand their investment mandates in an effort to identify more creative and robust investment strategy solutions to meet client goals.

Prior to joining Chandler, William spent 10 years working for Northern Trust Global Investments in Chicago, IL, most recently as a Senior Portfolio Manager and Vice President, with a wide range of responsibilities in asset allocation, quantitative and qualitative analysis, and trading in client accounts. William began his investment career in New York City, working for several financial institutions, including Kidder Peabody, Swiss Bank, and UBS, primarily trading short term interest rate products to support the overall capital market operations of the respective institutions.

William earned his B.S. in Business Administration with an option in Finance from California State University at Chico. He is a member of the CFA Institute and the CFA Society of San Diego and holds the designation of Chartered Financial Analyst (CFA).



Scott Prickett, CTP
Co-Chief Investment Officer

Scott Prickett is a Co-Chief Investment Officer at Chandler Asset Management. He is responsible for building and maintaining client relationships with a focus upon developing and enhancing client investment programs. Scott actively participates in the portfolio management process and meets with clients on a regular basis to review their accounts, portfolio activity, portfolio strategy and financial markets. In addition to monitoring alignment with client objectives, he co-chairs the Economic and Market Analysis Committee and is also a member of the Multi-Asset Class Committee. Scott has 30 years of investment industry experience focused largely on managing short-term fixed income strategies for governmental and institutional non-profit clients.

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Prior to joining Chandler, Scott was Managing Director and Portfolio Manager at Davidson Fixed Income Management. Scott was directly responsible for managing over $750 million in client assets and had management responsibilities over multiple business units with combined total assets of over $5 billion. These included taxable and tax-exempt SMA programs, a Local Government Investment Pool (LGIP) and SeaCap Investment Advisors. At ALPS Mutual Fund Services, Scott played a key role in developing two SEC registered mutual funds. Scott also spent two years at Pacific Investment Management Company (PIMCO) as a fixed income Portfolio Specialist for over $1.4 billion in assets.

Scott is a graduate of the University of Northern Colorado with a degree in business administration with an emphasis in Finance. Scott has earned the Association of Financial Professionals designation as a Certified Treasury Professional (CTP) and is a frequent speaker for various local and national organizations.



Jayson Schmitt, CFA
Co-Chief Investment Officer

Jayson Schmitt is a Co-Chief Investment Officer at Chandler Asset Management. In addition to his duties as a Co-CIO, he oversees daily trading. He has been instrumental in the development and integration of quantitative analytic tools for the portfolio management process. Jayson co-chairs both the Quantitative Analysis Committee and Multi-Asset Class Committee and is also a member of the Economic and Market Analysis Committee.

Prior to joining Chandler in 1995, Jayson was employed as a Financial Analyst with USA Federal Credit Union in San Diego, managing a $100 million liquidity book. His responsibilities there also included asset/liability management.

Jayson earned his B.A. in economics from San Diego State University. He is a member of the CFA Society of San Diego and holds the designation of Chartered Financial Analyst.



Genny Lynkiewicz, CFA
Senior Portfolio Manager

Genny Lynkiewicz is a Senior Portfolio Manager at Chandler Asset Management. She is responsible for implementing portfolio strategy and securities trading in client accounts.

Prior to joining Chandler in 2015, Genny worked at BMO Asset Management in Chicago where she managed over $8 billion in taxable money market funds, securities lending portfolios and separately managed accounts. Genny earned a B.B.A. in Finance, Investment & Banking and a Certificate in International Business from the University of Wisconsin, Madison. She holds the designation of Chartered Financial Analyst.



Daniel Delaney, CFA
Senior Portfolio Manager

Daniel (Dan) Delaney is Senior Portfolio Manager at Chandler Asset Management. He is responsible for implementing portfolio strategy and securities trading in client accounts.

Prior to joining Chandler in 2021, Dan was a Senior Portfolio Manager with Allianz Global Investors, based in New York, responsible for managing Global Credit mandates. Dan also spent ten years as a Global Credit Analyst and Portfolio Manager with Rogge Global Partners, both in London and New York.

Daniel earned a Bachelor of (Honors) degree in Business Economics from the University of Exeter, UK. He holds the designation of Chartered Financial Analyst.

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John McDowell, CFA, CMT
Senior Portfolio Manager

John McDowell is a Senior Portfolio Manager at Chandler Asset Management. He is responsible for implementing portfolio strategy and securities trading in client accounts and contributing to the firm's market outlook.

Prior to joining Chandler in 2023, John spent eleven years performing fundamental company and market research and analysis and portfolio management at an investment management firm in Santa Monica and the Irvine Company in Newport Beach. John was also an equity trader with a private practice for five years.

John earned a B.S. degree in Electrical Engineering from the University of Southern California and an M.B.A. from the New York University Stern School of Business. He holds the designation of Chartered Financial Analyst (CFA) and Chartered Market Technician (CMT).



Julie Hughes
Senior Portfolio Strategist

Julie Hughes, Senior Portfolio Strategist, has more than 30 years of experience of finance, strategy, and client relationship management experience. Julie works extensively with clients to develop and implement investment strategies for operating funds and bond proceeds. She is a frequent speaker at industry conferences and regularly writes the Firm's economic and market commentary. She is a member of Chandler's Economic and Market Analysis Committee and Qualitative analysis Committee.

Prior to joining Chandler, Julie worked as a fixed income portfolio manager, municipal advisor, and municipal credit analyst for Davidson Fixed Income Capital Management, where she served as a portfolio strategist for the City of Tamarac. She has deep expertise with structured products and hedging interest rat risk for municipal dept. In addition to advising the public sector, Julie has held positions in corporate strategy and management consulting.

Julie earned an M.B.A. from the Wharton School of the University of Pennsylvania and a B.A. in Marketing from the University of Texas of Austin.



Carlos Oblites
Senior Portfolio Strategist and Investment Pool Strategist

Carlos Oblites is Senior Portfolio Strategist and Investment Pool Strategist at Chandler Asset Management. He is responsible for building and maintaining client relationships with public agencies along with participating actively in the portfolio management process. Carlos has 26 years of investment and financial experience, focused largely on managing short-term fixed income and pension strategies for governmental and institutional non-profit clients. Carlos currently serves as Co-Chair of the firm's Multi Asset Class Committee. He also serves as a member of the Government Finance Officers Association's (GFOA) Committee on Retirement and Benefits Administration (CORBA), which tracks new industry practices, regulatory and legislative developments, and issues best practices to assist public pension and personnel officers effectively manage state and local retirement funds and employee benefits.

Prior to joining Chandler, Carlos served as the Administrative Services Manager at Central Marin Sanitation Agency (CMSA) and was responsible for all aspects of the Agency's financial, human resources, administrative support, and information systems activities. He also has significant expertise in serving California public agencies, healthcare, and insurance clients through his roles as Director at PFM Asset Management, and as a Principal at Wells Capital Management. Previous responsibilities include managing a variety of institutional client relationships and developing, implementing, and monitoring customized investment strategies for operating funds, bond proceeds, pension, and post-retirement funds. Carlos has also worked as a teacher for the Long Beach Unified School District.

Carlos holds a B.A. degree in History from the University of California, Santa Barbara, and earned a M.B.A. from San Francisco State University.

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Alaynè Marie Sampson, CTP
Senior Portfolio Strategist

Alaynè Marie Sampson, CTP, joined Chandler Asset Management in 2022 as a Senior Portfolio Strategist, bringing a dynamic combination of business acumen, market knowledge and insatiable curiosity to the firm. During her 20+ year career, Alayne has held roles in process improvement and systems analysis, marketing, operations and multiple facets of finance, making her a go-to resource for clients and colleagues alike.

One of her favorite ways of supporting clients is helping them understand market conditions and the broader economy so they can put public funds to their best and highest use within communities. As a member of Chandler's Credit Committee, she assesses the financial health and trajectories of companies that might benefit client portfolios and keeps a pulse on economic trends. She is known for being an excellent presenter and is frequently invited to speak at industry events and educational sessions.

Chandler's commitment to improving communities aligned with her personal mission as well; she has been an active volunteer throughout her life and serves as the Chair of the Board of CASA of Los Angeles.

Alaynè is a graduate of Cornell University with her B.A. in Women's Studies. She holds the FINRA Series 65 registration and the Certified Treasury Professional (CTP) designation.



Tim Secontine
Senior Credit Analyst

Tim Secontine joined Chandler Asset Management in 2023 as a Senior Credit Analyst. He is responsible for analyzing and assessing the creditworthiness of debt issuers and their debt securities. He actively participates in the portfolio management process and credit committee. Tim has over 27 years of experience covering public and private credit issuers across loans and investment grade and high yield fixed income markets.

Previously, Tim was at Golub Capital as a credit analyst and portfolio manager where he was responsible for the healthcare sector. Prior to working for Golub Capital, he was at Northern Trust Asset Management as a credit research analyst and portfolio manager. Tim earned his bachelor's in Finance & Philosophy from the University of Notre Dame and MSA in Accountancy from DePaul University. He passed the Certified Public Accountant exam and is currently pursuing the Chartered Financial Analyst® designation.



Karl Meng
Portfolio Strategist

Karl Meng joined Chandler Asset Management in 2022 as a Portfolio Strategist. He is a member of the Investment Management Team and participates actively in the portfolio management process as well as builds and maintains client relationships. He focuses on identifying and communicating key investment related themes and trends for implementation into clients' portfolios.

Karl has over 14 years of Institutional Sales & Trading experience specializing in Federal Agency Fixed Income products, Mortgage-Backed Securities, and US Treasuries. Prior to joining Chandler, Karl was a Vice President for Vining Sparks IBG LP, where he was responsible for establishing and maintaining trading relationships with Government Entities and Institutional Asset managers. Karl is a graduate of San Diego State University with his B.A. in Economics. He holds the FINRA Series 7 and Series 63 registrations.

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Stephen Church
Assistant Portfolio Manager

Stephen Church joined Chandler in 2022 as an Assistant Portfolio Manager. He is responsible for supporting the investment management team with portfolio and fixed income research as well as assisting with trading and reporting issues. In addition to assisting with the implementation of portfolio strategies, he is a member of the Quantitative Analysis Committee and the Credit Committee.

Previously, Stephen worked as an Associate Portfolio Manager at Hearthstone Wealth Management where he provided research on economic and market conditions, trends, asset classes, individual investments, and investment strategies as well as assisted in investment model construction, implementation, management, and maintenance. Prior to working at Hearthstone, he worked at Fisher Investments as a Research Analyst within the Portfolio Evaluation Group.

Stephen graduated from the University of Arizona in 2012 with a B.S. in Business Administration. Stephen is currently pursuing the Chartered Financial Analyst® designation.



Aaron Nail, CFA
Assistant Portfolio Manager

Aaron Nail joined Chandler in 2022 as an Assistant Portfolio Manager. He is responsible for supporting the investment management team with portfolio and fixed income research as well as assisting with trading and reporting issues. In addition to assisting with the implementation of portfolio strategies, he is a member of the Sector Committee and Credit Committee. Previously, Aaron worked as a Capital Markets Analyst at Wells Fargo Securities where he was responsible for assisting traders with new issues, repricing current securities, and placing trades with other primary dealers. Aaron was also providing economic and fixed income research to trading, sales and upper management.

Aaron graduated from the University of North Carolina at Charlotte in 2016 with a B.S. in Finance. He holds the FINRA Series 7 and 63 registrations. He is a member of the CFA Institute and the CFA Society of San Diego and holds the designation of Chartered Financial Analyst (CFA).



Kara Hooks , CTP
Portfolio Strategist

Kara Hooks, CTP, joined Chandler Asset Management in 2012 as an administrative assistant- and has had a front row seat to the firm's growth ever since. Within a year of joining the team, she was tapped to help build and grow the firm's client service function, instilling the values of proactive communication, fiduciary responsibility, and doing right by every client into the company's core values.

When she moved from the Client Service Director role to the investment side of the business to become a Portfolio Strategist in 2022, she took those client-centric fundamentals with her. Today, she serves as a primary contact for public agency finance staff across the Western region of the U.S., helping clients understand current market dynamics, choose appropriate investment strategies, update investment policies in line with government code, and build investment programs that benefit their communities.

Kara graduated with her B.A. in communication, emphasis in public relations, from University of the Pacific and earned her M.A. in communication from San Diego State University. Kara was awarded the CFA Institute's Investment Foundations Certificate (formerly Claritas® Investment Certificate) in 2013 and earned her Certified Treasury Professional designation in 2024. She is a frequent speaker for various local and national organizations.

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CHANDLER ASSET MANAGEMENT



Kyle Perry
Associate Portfolio Strategist

Kyle Perry joined Chandler Asset Management in 2024 as an Associate Portfolio Strategist. He actively participates in the portfolio management process with a focus on building and maintaining client relationships. He is responsible for identifying and communicating key investment themes and trends for implementation into client portfolios.

Prior to joining Chandler, Kyle owned a commercial insurance business and worked as an investment advisor and broker with Farm Bureau. He holds the FINRA SIE and Series 6, 7, and 66 registrations.

Kyle was a Division I football player for the University of Idaho, where he graduated with a B.S. in Finance in 2020, and earned his Master's in finance from the University of Colorado in 2024. In his spare time, he coached high school football and baseball while studying for his FINRA exams.

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CHANDLER ASSET MANAGEMENT

Business Development



Ryan Tauber
Managing Director of Business Development

Ryan Tauber is the Managing Director of Business Development at Chandler Asset Management. He is responsible for leading business development which includes the sales and marketing functions for the firm, as well as leveraging our past successes to expand our client base into other institutional and public agency opportunities.

Ryan brings over 20 years of experience in the financial services industry. Prior to joining Chandler, Ryan held roles with Morgan Stanley, Bank of America, and Union Bank where in addition to business development, his responsibilities included directing both strategy and risk related functions. Ryan is a graduate of the University of Southern California where he received his degree in Finance from the Marshall School of Business. In addition, he received his M.B.A. from Pepperdine University.



Stacey Alderson, CTP
Client Service Director

Stacey Alderson joined Chandler Asset Management in 2014 and is a Client Service Director. Stacey oversees the daily responsibilities of the Client Service team including client communication, client reporting, and review/processing of client requested account activity. Stacey collaborates with all departments at Chandler to respond to account-related questions and changes, as well as coordinates the onboarding process of new client accounts.

Stacey serves as a liaison between clients and the Chandler team to facilitate the onboarding of new client accounts, proactively schedule client meetings, maintain existing client relationships, create and distribute client reports, and respond to client-generated requests. In addition, Stacey has significant expertise in assisting clients with cash flow analysis and in developing and maintaining cash flow projections within their treasury management operations.

Stacey began working in the financial services industry in 1998 through positions in both banking and asset management. She earned her B.A. in business administration with an emphasis in accounting from the University of Montevallo. Stacey has received the AFP designation as a Certified Treasury Professional (CTP).



Hillary Schuler-Jones
Director of Marketing
Hillary Schuler-Jones is a Director of Marketing and joined the firm in 2023. She is responsible for shaping the company's marketing strategy, driving growth in key segments, and ensuring the brand is consistently and effectively represented across all channels.

Hillary has nearly 20 years of experience in marketing, advertising, and public relations. Prior to joining Chandler, she served as Director of Downstream Marketing for a Breg, Inc., where she oversaw corporate communications, events, channel marketing and customer experience. She is a passionate word nerd and grammar fanatic. Prior to Breg, she held roles at The Omidyar Group, Porter Novelli and Sharp HealthCare.

Hillary earned her MBA and dual Bachelor's degrees in Journalism and Political Science from Cal Poly, San Luis Obispo.



Mia Corral Brown
Regional Director

Mia Corral Brown is a Regional Director at Chandler. Leveraging over two decades of experience providing client service to both institutional and public sector clients, Mia's area of focus is on business development and engagement oversight for Public Sector clients in Southern California which include, Cities, Water Districts, Counties, Special Districts and Joint Power Authorities.

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In her tenure at Chandler, Mia has served as an Associate, Vice President, Senior Vice President and Sr. Relationship Manager. She is adept at working alongside Public Agencies to provide comprehensive investment management and client service solutions.

Prior to joining Chandler, Mia was employed at Nicholas Applegate Capital Management as an Assistant Marketing Manager and has worked as a Sales Assistant in her early years in the Financial Industry. Mia is an active member of the California Society of Municipal Finance Officers (CSMFO), the Government Finance Officers Association (GFOA), California Municipal Treasurers Association (CMTA), and is a Member of the California Association of California Treasurers and Tax Collectors and several other Associations which support CA Public Agencies. Mia is a founding member of Women in Public Finance, San Diego Chapter and is a member of our Firm's DEIB Committee.

Mia is a graduate of San Diego State University where she earned her B.A. in communications with an emphasis in business.



Mel Hamilton
Senior Relationship Manager

Mel Hamilton is a Senior Relationship Manager at Chandler Asset Management. He is responsible for developing and servicing institutional client relationships in the Southeast, including public agencies, healthcare organizations, higher education, insurance funds, and special districts. Mel has over 25 years of investment industry experience that has focused on developing and enhancing investment programs encompassing fixed income and equity strategies for government and institutional clients.

Mel joined the Firm in 2014. Prior to joining Chandler, Mel was a Senior Vice President at Davidson Fixed Income Management where he served as a Director of Client Services. He was also a Senior Managing Consultant at PFM Asset Management where he led the firm's efforts in the Southeast for public agencies, healthcare, higher education, and insurance funds. He also previously worked at Trusco Capital Management where he led not for profit institutional sales in Florida.

Mel is a graduate of the University of Virginia, McIntire School of Commerce, with his B.S. in Business Administration. He also currently holds FINRA Series 7, 63 and 66 registrations.



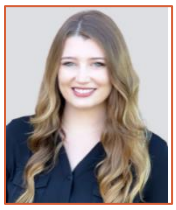
Neil Murthy
Senior Relationship Manager

Aneil (Neil) Murthy is a Senior Relationship Manager and joined the firm in 2020. He has over a decade of experience in finance servicing public agency and institutional clients. Neil's area of focus is on the development of client relationships in the public sector and he serves as a relationship manager for existing clients throughout Northern California.

Prior to joining Chandler, Neil was a Relationship Manager for BNY Mellon Corporate Trust's Public-Not-For-Profit segment and was dedicated exclusively to California. Neil's responsibilities included ensuring satisfaction for the bank's high value clients and seeking out new opportunities. In this role, Neil serviced California cities, counties, special districts and transportation authorities and gained a broad understanding of the specific investment needs and financial challenges these entities face. Neil also worked for The Hartford Financial Services and served in a variety of client facing roles.

Neil is a graduate of the University of Connecticut with a B.A. in Political Science and earned an M.B.A. from Post University. Neil holds the FINRA Series 65 registration.

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Lili Arnsdorff
Relationship Manager

Lili Arnsdorff joined Chandler Asset Management in 2023 as a Relationship Manager. She is responsible for the development of institutional client relationships across the southeastern United States including public agencies, healthcare organizations, higher education, insurance funds, and special districts.

Lili has spent her career in the Financial Services Industry and comes from a technology background. Her previous roles include time with Nasdaq, John Hancock, and Backstop Solutions in various client-facing roles based in Atlanta. In her previous roles, she worked with the investment teams for Institutional Investors such as Public Pensions, Endowments, Foundations, and Consultants. She has held several professional certifications including FINRA Series 6, SIE, FINRA Series 63, Life Insurance and Variable Annuity Certification, and a B2 Certification in Spanish Language.

She graduated from the University of Tennessee with a B.S. in Communications with an emphasis in Spanish and Business.



Gabrielle Eacock
Client Service Associate

Gabrielle Eacock joined Chandler in 2019 and is a Client Service Associate. Prior to her current role, she held the titles of Administrative Assistant I and II at Chandler.

Gabrielle serves as a liaison between clients and the Chandler team to maintain existing client relationships. She proactively schedules client meetings, creates and distributes client reports, and responds to client-generated requests. She also maintains the client database and assists with the Chandler Client Portal. Prior to joining Chandler, Gabrielle was a research assistant at San Diego State University. She has over eight years of customer service and hospitality experience.

Gabrielle earned her B.A. in psychology with an emphasis in industrial and organizational psychology and a minor in women's studies from San Diego State University in 2018. She is a notary public and was awarded the CFA Institute's Investment Foundations Certificate (formerly Claritas® Investment Certificate) in 2022.



Katie Yuan
Client Service Associate

Katie Yuan joined Chandler Asset Management in 2021. She serves as a liaison between clients and the Chandler team to maintain existing client relationships. She proactively schedules client meetings, creates and distributes client reports, and responds to client-generated requests. She also maintains the client database and assists with the Chandler Client Portal.

Katie is a graduate of Colorado State University and earned her B.S. in business administration with a dual emphasis in finance and management.



Nolan Serumaga
Client Service Associate

Nolan Serumaga is a Client Service Associate and joined Chandler Asset Management in 2023. He serves as a liaison between clients and the Chandler team to maintain existing client relationships.

He proactively schedules client meetings, creates, and distributes client reports, and responds to client-generated requests. Nolan also maintains the client database and assists with the Chandler Client Portal. Previously, Nolan was an intern at PIMCO and Capital Group. At PIMCO, Nolan gained broad exposure to

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financial markets, portfolio analysis, and client communication. At Capital Group, he researched, analyzed, identified, and documented opportunities for the Knowledge Management team.

Nolan is a graduate of California State University San Marcos with a B.S. in Business Administration with an emphasis in Global Supply Chain Management. Nolan holds the State Seal of Biliteracy in Spanish.

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CHANDLER ASSET MANAGEMENT

Compliance, Operations, and Administration



Nicole Dragoo, JD
Chief Executive Officer

Nicole Dragoo is the Chief Executive Officer at Chandler Asset Management. Nicole joined the firm in December 2001 in an operations role. Over her tenure, she has been a core driver in cultivating the culture that makes Chandler unique and has led the expansion of the operations, compliance, legal and administrative functions as the firm has grown. From 2008 to 2021, she served in the roles of Chief Operating and Chief Compliance Officer and as President from 2021-2022.

As CEO, she leads the Executive committee, provides oversight of all aspects of the firm and is responsible for the firm's strategy, culture and administration of resources. She is passionate about cultivating a culture of shared success by building a diverse and talented team of people dedicated to being stewards of the assets and communities entrusted to us.

Nicole started her investment career with Merrill Lynch on the institutional fixed income sales desk. Nicole earned her B.A. from the University of San Diego in business economics and her J.D. from the University of San Diego School of Law. She is a member of the State Bar of California, the American Bar Association, the San Diego County Bar Association, and the Southern California Compliance Group.



Michael Rasmussen, JD
Chief Compliance Officer and General Counsel

Michael Rasmussen joined Chandler Asset Management in March of 2023 as the firm's Chief Compliance Officer and General Counsel. He leads the compliance team, provides day-to-day guidance and compliance monitoring of the firm's regulatory environment and the legal framework governing SEC-registered investment advisors. Michael also assists the firm's CEO with the oversight functions within the firm and administering all aspects of the compliance program.

Michael began his career in the securities industry as a regulator with the Financial Industry Regulatory Authority (FINRA) and since that time has provided legal and compliance consulting services to hundreds of investment advisers, private fund managers, and broker-dealers. Michael has also served as Chief Compliance Officer and General Counsel for several established investment advisory firms. Michael graduated from Nova Southeastern University Shepard Broad College of Law and is a licensed attorney in Florida and a registered solicitor in the United Kingdom. He has passed the FINRA Series 7, 14, 24, 51, 63, and 65 examinations and has taught several courses on investment adviser compliance.



Kristin Franco
Director of Investment Operations

Kristin Franco joined Chandler in 2022 as the Director of Investment Operations. She is responsible for implementing investment operation best practices, supervising the operations team, and managing the supporting accounting/investment systems and processes.

Prior to joining the firm, Kristin served as Vice President and Head of Account Implementation in PIMCO's Municipal SMA Client Service and Operations department. Kristin has over 15 years in the financial industry where she served in various Client Service and Operational roles at Gurtin Municipal Bond Management LLC, Wells Fargo Advisors, LLC and Merrill Lynch.

Kristin is a graduate of Humboldt State University where she earned her B.A in Psychology with an emphasis in Organizational Management. Kristin also received her M.A. in Management from the University of Redlands with an emphasis in Training, Coaching, and Development.

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Michael Ramos
Business Analyst – Investments Technology

Michael Ramos is a Business Analyst -Investments Technology at Chandler Asset Management. He is responsible for managing the firm's IT resources. Mike oversees trade processing, trade settlements, portfolio accounting, statement reconciliation, and client reporting. He joined Chandler Asset Management in 2004 as an Operation Associate. His previous experience includes financial accounting and reporting.

Mike earned his B.S. in business administration with a specialization in finance from California State University, San Marcos in 2003. In 2009, he received his M.B.A. in finance from National University.



Adriana Haefner, SHRM-SCP
Human Resources Director

Adriana Haefner joined Chandler as Human Resources Director and oversees core HR functions including payroll, benefits, performance management, employee relations, and safety. In her role, Adriana also works to enhance Chandler's workplace culture through training, development, and recruiting efforts, as well as spearheads the planning, implementation, and evaluation of employee policies, programs, and practices.

Adriana has over twelve years' experience in Human Resources. Before her role with Chandler, she served as the HR Director for Keller Interiors. Prior positions include HR Manager for the San Diego Convention Center and HR Director for Westcore Properties. Adriana has also served as the HR Manager for El Super Grocery Stores and Target Corporation. Her positions at Target also included Assets Protection Investigator, Logistics Manager, and Operations Manager.

Adriana holds a B.A. from the University of Southern California and has her SHRM Senior Certified Professional designation.

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Appendix C

Required Disclosures

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IMPORTANT DISCLOSURES

This report is being provided for informational purposes only. No investment decision should be made based solely on the information provided herein. All investments involve risk, including loss of principal invested. The strategies referenced may not be suitable for all investors. The information contained herein is based on internal research derived from various sources and does not purport to be statements of all material facts relating to the strategies. While not guaranteed as to accuracy or completeness, some of the information has been obtained from sources we believe to be reliable. Third-party source information is provided by independent sources deemed to be reliable but is not guaranteed. Opinions expressed herein are subject to change without notice. There can be no assurance that an account or specific investment product will be able to achieve its investment objective. No guarantee of investment performance is being provided and no inference to the contrary should be made.

Any forecasts, forward-looking statements and assumptions are inherently limited and should not be relied upon as an indicator of future results. Any opinions or views constitute judgments made by the author at the date of this presentation and may become outdated or superseded at any time without notice. Any statements concerning financial market trends are based on current market conditions, which will fluctuate.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Fixed income investments are subject to interest, credit, and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

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EXHIBIT B

CITY OF GARDENA

INVESTMENT POLICY

JULY 2024

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CITY OF GARDENA

INVESTMENT POLICY

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I. INTRODUCTION

The purpose of this investment policy is to identify various policies and procedures that will foster a prudent and systematic investment program designed to seek the City of Gardena objectives of safety, liquidity and return on investment through a diversified investment portfolio. This policy also serves to organize and formalize the City of Gardena's investment-related activities, while complying with all applicable statutes governing the investment of public funds. This policy is written to incorporate industry best practices and recommendations from sources such as the Government Finance Officers Association (GFOA), California Municipal Treasurers Association (CMTA), California Debt and Investment Advisory Commission (CDIAC) and the Association of Public Treasurers (APT).

This investment policy was endorsed and adopted by the City of Gardena's City Council and is effective as of the 1st day of July, 2024, and replaces any previous versions.

II. SCOPE

This policy covers all funds and investment activities under the direct authority of the City of Gardena, as set forth in the State Government Code, Sections 53600 *et seq*., with the following exceptions:

- Proceeds of debt issuance shall be invested in accordance with the City of Gardena's general investment philosophy as set forth in this policy; however, such proceeds are to be invested pursuant to the permitted investment provisions of their specific bond indentures.

- CalPERS, OPEB trusts, and the investment of employees' deferred compensation funds invested pursuant to Government Code Section 53609.

- Any other funds specifically exempted by the City Council.

POOLING OF FUNDS

Except for cash in certain restricted and special funds, the City of Gardena will consolidate cash and reserve balances from all funds to maximize investment earnings and to increase efficiencies with regard to investment pricing, safekeeping and administration. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

III. PRUDENCE

Pursuant to California Government Code, Section 53600.3, all persons authorized to make investment decisions on behalf of the City of Gardena are trustees and therefore fiduciaries subject to the *Prudent Investor Standard*:

> "…all governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies investing public funds pursuant to this

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> chapter are trustees and therefore fiduciaries subject to the prudent investor standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the Agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the Agency. Within the limitations of this section and considering individual investments as part of an overall strategy, investments may be acquired as authorized by law."

The Treasurer and other authorized persons responsible for managing City of Gardena funds acting in accordance with this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes provided that the Treasurer or other authorized persons acted in good faith. Deviations from expectations of a security's credit or market risk should be reported to the governing body in a timely fashion and appropriate action should be taken to control adverse developments.

IV. OBJECTIVES

The City of Gardena's overall investment program shall be designed and managed with a degree of professionalism worthy of the public trust. The overriding objectives of the program, in priority order, are to preserve principal, provide sufficient liquidity, and manage investment risks, while seeking a market-rate of return.

- **SAFETY.** Safety of principal is the foremost objective of the investment program. Investments will be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, the City of Gardena will diversify its investments by investing funds among a variety of securities with independent returns.

- **LIQUIDITY.** The investment portfolio will remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated.

- **RETURN ON INVESTMENTS.** The investment portfolio will be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints for safety and liquidity needs.

V. DELEGATION OF AUTHORITY

Authority to manage the City of Gardena's investment program is derived from California Government Code, Sections 41006 and 53600 *et seq.*

The City Council is responsible for the management of the City of Gardena's funds, including the administration of this investment policy. Management responsibility for the

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cash management of the City of Gardena's funds is hereby delegated to the Treasurer or other authorized persons.

The Treasurer, or his/her designee, will be responsible for all transactions undertaken and will establish a system of procedures and controls to regulate the activities of subordinate officials and employees. Such procedures will include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Treasurer.

The City of Gardena may engage the services of one or more external investment advisers, who are registered under the Investment Advisers Act of 1940, to assist in the management of the City of Gardena's investment portfolio in a manner consistent with the City of Gardena's objectives. External investment advisers may be granted discretion to purchase and sell investment securities in accordance with this investment policy.

The City of Gardena's overall investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The City of Gardena recognizes that in a diversified portfolio, occasional measured losses may be inevitable and must be considered within the context of the overall portfolio's return and the cash flow requirements of the City of Gardena.

VI. ETHICS AND CONFLICTS OF INTEREST

All participants in the investment process shall act as custodians of the public trust. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. Thus, employees and officials involved in the investment process shall refrain from personal business activity that could create a conflict of interest or the appearance of a conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

Employees and investment officials shall disclose to the City Manager, or his/her designee, any material interests in financial institutions with which they conduct business, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking any personal investment transactions with the same individual with whom business is conducted on behalf of the Agency.

VII. INTERNAL CONTROLS

The City Treasurer, or his/her designee, is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

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Periodically, as deemed appropriate by the City of Gardena and/or the City Council, an independent analysis by an external auditor shall be conducted to review internal controls, account activity and compliance with policies and procedures.

VIII. AUTHORIZED FINANCIAL INSTITUTIONS, DEPOSITORIES, AND BROKER/DEALERS

To the extent practicable, the Treasurer, or his/her designee, shall endeavor to complete investment transactions using a competitive bid process whenever possible. The City of Gardena's Treasurer, or his/her designee, will determine which financial institutions are authorized to provide investment services to the City of Gardena. It shall be the City of Gardena's policy to purchase securities only from authorized institutions and firms.

The Treasurer, or his/her designee, shall maintain procedures for establishing a list of authorized broker/dealers and financial institutions which are approved for investment purposes that are selected through a process of due diligence as determined by the City of Gardena. Due inquiry shall determine whether such authorized broker/dealers, and the individuals covering the City of Gardena are reputable and trustworthy, knowledgeable and experienced in Public Agency investing and able to meet all of their financial obligations. These institutions may include "primary" dealers or regional dealers that qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (uniform net capital rule).

In accordance with Section 53601.5, institutions eligible to transact investment business with the City of Gardena include:

- Institutions licensed by the state as a broker-dealer, as defined in Section 25004 of the Corporations Code, with proof of FINRA certifications
- Primary government dealers as designated by the Federal Reserve Bank and non-primary government dealers.
- Nationally or state-chartered banks.
- Savings association of federal association (as defined in Section 5102 of the Financial Code).
- The Federal Reserve Bank.
- Direct issuers of securities eligible for purchase.

Selection of financial institutions and broker/dealers authorized to engage in transactions will be at the sole discretion of the City of Gardena, except where the City of Gardena utilizes an external investment adviser in which case the Agency may rely on the adviser for selection.

All financial institutions which desire to become qualified bidders for investment transactions (and which are not dealing only with the investment adviser) must supply the Treasurer, or his/her designee, with audited financials and a statement certifying that the institution has reviewed the California Government Code, Section 53600 *et seq*. and the

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City of Gardena's investment policy. The Treasurer, or his/her designee, will conduct an annual review of the financial condition and registrations of such qualified bidders.
Public deposits will be made only in qualified public depositories as established by State law. Deposits will be insured by the Federal Deposit Insurance Corporation, or, to the extent the amount exceeds the insured maximum, will be collateralized in accordance with State law.

Selection of broker/dealers used by an external investment adviser retained by the City of Gardena will be at the sole discretion of the adviser. Where possible, transactions with broker/dealers shall be selected on a competitive basis and their bid or offering prices shall be recorded. If there is no other readily available competitive offering, best efforts will be made to document quotations for comparable or alternative securities. When purchasing original issue instrumentality securities, no competitive offerings will be required as all dealers in the selling group offer those securities at the same original issue price.

IX. AUTHORIZED INVESTMENTS

The City of Gardena's investments are governed by California Government Code, Sections 53600 *et seq*. Within the investments permitted by the Code, the City of Gardena seeks to further restrict eligible investments to the guidelines listed below. In the event a discrepancy is found between this policy and the Code, the more restrictive parameters will take precedence. Percentage holding limits listed in this section apply at the time the security is purchased.

Any investment currently held at the time the policy is adopted which does not meet the new policy guidelines can be held until maturity, and shall be exempt from the current policy. At the time of the investment's maturity or liquidation, such funds shall be reinvested only as provided in the current policy.

An appropriate risk level shall be maintained by primarily purchasing securities that are of high quality, liquid, and marketable. The portfolio shall be diversified by security type and issuer to avoid incurring unreasonable and avoidable risks regarding specific security types or individual issuers.

1. **MUNICIPAL SECURITIES** include obligations of the City of Gardena, the State of California and any local agency within the State of California, provided that:

    - The securities are rated in a rating category of "A" or its equivalent or better by at least one nationally recognized statistical rating organization ("NRSRO").
    - No more than 5% of the total portfolio may be invested in any single issuer.
    - No more than 30% of the total portfolio may be in Municipal Securities.
    - The maximum maturity does not exceed five (5) years.

2. **MUNICIPAL SECURITIES (REGISTERED TREASURY NOTES OR BONDS)** of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.

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- The securities are rated in a rating category of "A" or its equivalent or better by at least one nationally recognized statistical rating organization ("NRSRO").
- No more than 5% of the total portfolio may be invested in any single issuer.
- No more than 30% of the total portfolio may be in Municipal Securities.
- The maximum maturity does not exceed five (5) years.

3. **U.S. TREASURIES** and other government obligations for which the full faith and credit of the United States are pledged for the payment of principal and interest. There are no limits on the dollar amount or percentage that the City of Gardena may invest in U.S. Treasuries, provided that:

   - The maximum maturity is five (5) years.

4. **FEDERAL AGENCIES** or United States Government-Sponsored Enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no limits on the dollar amount or percentage that the City of Gardena may invest in Federal Agency or Government-Sponsored Enterprises (GSEs), provided that:

   - No more than 25% of the total portfolio may be invested in any single Agency/GSE issuer.
   - The maximum maturity does not exceed five (5) years.
   - The maximum percent of agency callable securities in the total portfolio will be 20%.

5. **BANKER'S ACCEPTANCES,** provided that**:**

   - They are issued by institutions which have short-term debt obligations rated "A-1" or its equivalent or better by at least one NRSRO; or long-term debt obligations which are rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
   - No more than 40% of the total portfolio may be invested in Banker's Acceptances.
   - No more than 5% of the total portfolio may be invested in any single issuer.
   - The maximum maturity does not exceed 180 days.

6. **COMMERCIAL PAPER**, provided that:

   - The issuer is a corporation organized and operating in the United States with assets in excess of $500 million.
   - The securities are rated "A-1" or its equivalent or better by at least one NRSRO.
   - They are issued by corporations which have long-term obligations rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
   - City of Gardena may purchase no more than 10% of the outstanding commercial paper of any single issuer.
   - No more than 25% of the total portfolio may be invested in Commercial Paper.
   - No more than 5% of the total portfolio may be invested in any single issuer.

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- The maximum maturity does not exceed 270 days.

7. **NEGOTIABLE CERTIFICATES OF DEPOSIT (NCDS)**, issued by a nationally or state-chartered bank, a savings association or a federal association, a state or federal credit union, or by a federally licensed or state-licensed branch of a foreign bank, provided that:

   - The amount of the NCD insured up to the FDIC limit does not require any credit ratings.
   - Any amount above the FDIC insured limit must be issued by institutions which have short-term debt obligations rated "A-1" or its equivalent or better by at least one NRSRO; or long-term obligations rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
   - No more than 30% of the total portfolio may be invested in NCDs (combined with CDARS).
   - No more than 5% of the total portfolio may be invested in any single issuer.
   - The maximum maturity does not exceed five (5) years.

8. **FEDERALLY INSURED TIME DEPOSITS** (Non-Negotiable Certificates of Deposit) in state or federally chartered banks, savings and loans, or credit unions, provided that:

   - The amount per institution is limited to the maximum covered under federal insurance.
   - No more than 20% of the total portfolio will be invested in a combination of federally insured and collateralized time deposits.
   - The maximum maturity does not exceed five (5) years.

9. **COLLATERALIZED TIME DEPOSITS** (Non-Negotiable Certificates of Deposit) in state or federally chartered banks, savings and loans, or credit unions in excess of insured amounts which are fully collateralized with securities in accordance with California law, provided that:

   - No more than 20% of the portfolio will be invested in a combination of federally insured and collateralized time deposits.
   - The maximum maturity does not exceed five (5) years.

10. **PLACEMENT DEPOSIT SERVICE** provided that:

    - No more than 30% of the total portfolio may be invested in a combination of Certificates of Deposit, including CDARS.
    - The full amount of each deposit along with accrued interest must at all times be insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration (NCUA)
    - Under a provision sunsettting on January 1, 2026, no more than 50% of the portfolio may be invested in deposits through a placement service, including Certificates of Deposit, if the Agency is a city, district or local agency that does not pool money with other local agencies.
    - The maximum maturity does not exceed five (5) years.

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11. **COLLATERALIZED BANK DEPOSITS.** City of Gardena's deposits with financial institutions will be collateralized with pledged securities per California Government Code, Section 53651. There are no limits on the dollar amount or percentage that the City of Gardena may invest in collateralized bank deposits.

12. **STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND (LAIF)**, provided that:

- The City of Gardena may invest up to the maximum amount permitted by LAIF.
- LAIF's investments in instruments prohibited by or not specified in the City of Gardena's policy do not exclude the investment in LAIF itself from the City of Gardena's list of allowable investments, provided LAIF's reports allow the Treasurer to adequately judge the risk inherent in LAIF's portfolio.

13. **LOCAL GOVERNMENT INVESTMENT POOLS (LGIPS)**

- Permitted LGIPs comprise the following programs:
  - California Asset Management Program (CAMP) Pool
  - California Asset Management Program (CAMP) Term
  - Investment Trust of California (CalTRUST)
  - Los Angeles County Pooled Investment Fund (LACPIF)

14. **CORPORATE MEDIUM TERM NOTES (MTNS)**, provided that:

- The issuer is a corporation organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States.
- The securities are rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
- No more than 30% of the total portfolio may be invested in MTNs.
- No more than 5% of the total portfolio may be invested in any single issuer.
- The maximum maturity does not exceed five (5) years.

15. **ASSET-BACKED, MORTGAGE-BACKED, MORTGAGE PASS-THROUGH SECURITIES, AND COLLATERALIZED MORTGAGE OBLIGATIONS**, provided that:

- The securities are rated in a rating category of "AA" or its equivalent or better by a NRSRO.
- No more than 20% of the total portfolio may be invested in these securities.
- No more than 5% of the total portfolio may be invested in any single Asset-Backed or Commercial Mortgage security issuer. There is no issuer limitation on any Mortgage security where the issuer is the US Treasury or a Federal Agency/GSE.
- The maximum legal final maturity does not exceed five (5) years.

16. **MUTUAL FUNDS AND MONEY MARKET MUTUAL FUNDS** that are registered with the Securities and Exchange Commission under the Investment Company Act of 1940, provided that:

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- **MUTUAL FUNDS** that invest in the securities and obligations as authorized under California Government Code, Section 53601 (a) to (k) and (m) to (q) inclusive and that meet either of the following criteria:
  1. Attained the highest ranking or the highest letter and numerical rating provided by not less than two (2) NRSROs; or
  2. Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations authorized by California Government Code, Section 53601 and with assets under management in excess of $500 million.
  3. No more than 10% of the total portfolio may be invested in shares of any one mutual fund.

b. **MONEY MARKET MUTUAL FUNDS** registered with the Securities and Exchange Commission under the Investment Company Act of 1940 and issued by diversified management companies and meet either of the following criteria:
  1. Have attained the highest ranking or the highest letter and numerical rating provided by not less than two (2) NRSROs; or
  2. Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience managing money market mutual funds with assets under management in excess of $500 million.
  3. No more than 20% of the total portfolio may be invested in the shares of any one Money Market Mutual Fund.

c. No more than 20% of the total portfolio may be invested in these securities.

17. SUPRANATIONALS, provided that:

- Issues are US dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank.
- The securities are rated in a rating category of "AA" or its equivalent or better by a NRSRO.
- No more than 30% of the total portfolio may be invested in these securities.
- No more than 10% of the total portfolio may be invested in any single issuer.
- The maximum maturity does not exceed five (5) years.

X. PROHIBITED INVESTMENT VEHICLES AND PRACTICES

- State law notwithstanding, any investments not specifically described herein are prohibited, including, but not limited to futures and options.
- In accordance with Government Code, Section 53601.6, investment in inverse floaters, range notes, or mortgage derived interest-only strips is prohibited.
- No surplus city funds shall be invested in any repurchase agreements, reverse repurchase agreements, derivatives or noncollateralized corporate notes

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- Investment in any security that could result in a zero interest accrual if held to maturity is prohibited. Under a provision sunsetting on January 1, 2026, securities backed by the U.S. Government that could result in a zero- or negative-interest accrual if held to maturity are permitted.
- Trading securities for the sole purpose of speculating on the future direction of interest rates is prohibited.
- Purchasing or selling securities on margin is prohibited.
- The purchase of foreign currency denominated securities is prohibited.
- The purchase of a security with a forward settlement date exceeding 45 days from the time of investment is prohibited.

XI. INVESTMENT POOLS/MUTUAL FUNDS

The City of Gardena shall conduct a thorough investigation of any pool or mutual fund prior to making an investment, and on a continual basis thereafter. The Treasurer shall develop a questionnaire which will answer the following general questions:

1. A description of eligible investment securities, and a written statement of investment policy and objectives.
2. A description of interest calculations and how it is distributed, and how gains and losses are treated.
3. A description of how the securities are safeguarded (including the settlement processes), and how often the securities are priced and the program audited.
4. A description of who may invest in the program, how often, what size deposit and withdrawal are allowed.
5. A schedule for receiving statements and portfolio listings.
6. Are reserves, retained earnings, etc. utilized by the pool/fund?
7. A fee schedule, and when and how is it assessed.
8. Is the pool/fund eligible for bond proceeds and/or will it accept such proceeds?

XII. COLLATERALIZATION

CERTIFICATES OF DEPOSIT (CDS). The City of Gardena shall require any commercial bank or savings and loan association to deposit eligible securities with an agency of a depository approved by the State Banking Department to secure any uninsured portion of a Non-Negotiable Certificate of Deposit. The value of eligible securities as defined pursuant to California Government Code, Section 53651, pledged against a Certificate of Deposit shall be equal to 150% of the face value of the CD if the securities are classified as mortgages and 110% of the face value of the CD for all other classes of security.

COLLATERALIZATION OF BANK DEPOSITS. This is the process by which a bank or financial institution pledges securities, or other deposits for the purpose of securing repayment of deposited funds. The City of Gardena shall require any bank or financial institution to comply with the collateralization criteria defined in California Government Code, Section 53651.

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XIII. DELIVERY, SAFEKEEPING AND CUSTODY

DELIVERY-VERSUS-PAYMENT (DVP). All investment transactions shall be conducted on a delivery-versus-payment basis.

SAFEKEEPING AND CUSTODY. To protect against potential losses due to failure of individual securities dealers, and to enhance access to securities, interest payments and maturity proceeds, all cash and securities in the City of Gardena's portfolio shall be held in safekeeping in the City of Gardena's name by a third party custodian, acting as agent for the City of Gardena under the terms of a custody agreement executed by the bank and the City of Gardena. All investment transactions will require a safekeeping receipt or acknowledgment generated from the trade. A monthly report will be received by the City of Gardena from the custodian listing all securities held in safekeeping with current market data and other information.

The only exceptions to the foregoing shall be depository accounts and securities purchases made with: (i) local government investment pools; (ii) time certificates of deposit, and, (iii) money mutual funds, since the purchased securities are not deliverable.

XIV. MAXIMUM MATURITY

To the extent possible, investments shall be matched with anticipated cash flow requirements and known future liabilities.

The City of Gardena will not invest in securities maturing more than five (5) years from the date of trade settlement, unless the City Council has by resolution granted authority to make such an investment.

XV. RISK MANAGEMENT AND DIVERSIFICATION

MITIGATING CREDIT RISK IN THE PORTFOLIO

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The City of Gardena will mitigate credit risk by adopting the following strategies:

- The diversification requirements included in the "Authorized Investments" section of this policy are designed to mitigate credit risk in the portfolio.

- No more than 5% of the total portfolio may be deposited with or invested in securities issued by any single issuer unless otherwise specified in this policy.

- The City of Gardena may elect to sell a security prior to its maturity and record a capital gain or loss in order to manage the quality, liquidity or yield of the portfolio in response to market conditions or City of Gardena's risk preferences.

- If securities owned by the City of Gardena are downgraded by an NRSRO to a level below the quality required by this investment policy, it will be the City of Gardena's

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policy to review the credit situation and make a determination as to whether to sell or retain such securities in the portfolio.

- If a security is downgraded, the Treasurer will use discretion in determining whether to sell or hold the security based on its current maturity, the economic outlook for the issuer, and other relevant factors.

- If a decision is made to retain a downgraded security in the portfolio, its presence in the portfolio will be monitored and reported monthly to the City Council.

MITIGATING MARKET RISK IN THE PORTFOLIO

Market risk is the risk that the portfolio value will fluctuate due to changes in the general level of interest rates. The City of Gardena recognizes that, over time, longer-term portfolios have the potential to achieve higher returns. On the other hand, longer-term portfolios have higher volatility of return. The City of Gardena will mitigate market risk by providing adequate liquidity for short-term cash needs, and by making longer-term investments only with funds that are not needed for current cash flow purposes.

The City of Gardena further recognizes that certain types of securities, including variable rate securities, securities with principal paydowns prior to maturity, and securities with embedded options, will affect the market risk profile of the portfolio differently in different interest rate environments. The City of Gardena, therefore, adopts the following strategies to control and mitigate its exposure to market risk:

- The City of Gardena will maintain a minimum of six months of budgeted operating expenditures in short term investments to provide sufficient liquidity for expected disbursements.

- The maximum stated final maturity of individual securities in the portfolio will be five (5) years, except as otherwise stated in this policy.

- The duration of the portfolio will generally be approximately equal to the duration (typically, plus or minus 20%) of a Market Benchmark, an index selected by the City of Gardena based on the City of Gardena's investment objectives, constraints and risk tolerances.

XVI. REVIEW OF INVESTMENT PORTFOLIO

The Treasurer shall periodically, but no less than quarterly, review the portfolio to identify investments that do not comply with this investment policy and establish protocols for reporting major and critical incidences of noncompliance to the City Council.

XVII. PERFORMANCE EVALUATION

The investment portfolio shall be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City of Gardena's risk

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constraints, the cash flow characteristics of the portfolio, and state and local laws, ordinances or resolutions that restrict investments.

The Treasurer shall monitor and evaluate the portfolio's performance relative to the chosen market benchmark(s), which will be included in the Treasurer's quarterly report within 45 days after the end of the quarter. The Treasurer shall select an appropriate, readily available index to use as a market benchmark. Benchmarks may change over time based on changes in market conditions or cash flow requirements.

XVIII. REPORTING

MONTHLY REPORTS

Monthly transaction reports will be submitted by the Treasurer to the City Council within 30 days of the end of the reporting period in accordance with California Government Code Section 53607.

XIX. REVIEW OF INVESTMENT POLICY

The investment policy will be reviewed and adopted at least annually within 120 days of the end of the fiscal year, to ensure its consistency with the overall objectives of preservation of principal, liquidity and return, and its relevance to current law and financial and economic trends.

Any recommended modifications or amendments shall be presented by Staff to the City Council for their consideration and adoption.

Prepared by: _____

Clint Osorio
City Manager

Approved: _____

Carmen Vasquez
City Attorney

Approved: Tasha Cerda, Mayor

Tasha Cerda, Mayor
City Council

Date: 6/26/2024

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GLOSSARY OF INVESTMENT TERMS

AGENCIES. Shorthand market terminology for any obligation issued by *a government-sponsored entity (GSE),* or a *federally related institution*. Most obligations of GSEs are not guaranteed by the full faith and credit of the US government. Examples are:

- **FFCB.** The Federal Farm Credit Bank System provides credit and liquidity in the agricultural industry. FFCB issues discount notes and bonds.
- **FHLB.** The Federal Home Loan Bank provides credit and liquidity in the housing market. FHLB issues discount notes and bonds.
- **FHLMC.** Like FHLB, the Federal Home Loan Mortgage Corporation provides credit and liquidity in the housing market. FHLMC, also called "FreddieMac" issues discount notes, bonds and mortgage pass-through securities.
- **FNMA.** Like FHLB and FreddieMac, the Federal National Mortgage Association was established to provide credit and liquidity in the housing market. FNMA, also known as "FannieMae," issues discount notes, bonds and mortgage pass-through securities.
- **GNMA.** The Government National Mortgage Association, known as "GinnieMae," issues mortgage pass-through securities, which are guaranteed by the full faith and credit of the US Government.
- **PEFCO.** The Private Export Funding Corporation assists exporters. Obligations of PEFCO are not guaranteed by the full faith and credit of the US government.
- **TVA.** The Tennessee Valley Authority provides flood control and power and promotes development in portions of the Tennessee, Ohio, and Mississippi River valleys. TVA currently issues discount notes and bonds.

ASSET BACKED SECURITIES. Securities supported by pools of installment loans or leases or by pools of revolving lines of credit.

AVERAGE LIFE. In mortgage-related investments, including CMOs, the average time to expected receipt of principal payments, weighted by the amount of principal expected.

BANKER'S ACCEPTANCE. A money market instrument created to facilitate international trade transactions. It is highly liquid and safe because the risk of the trade transaction is transferred to the bank which "accepts" the obligation to pay the investor.

BENCHMARK. A comparison security or portfolio. A performance benchmark is a partial market index, which reflects the mix of securities allowed under a specific investment policy.

BROKER. A broker brings buyers and sellers together for a transaction for which the broker receives a commission. A broker does not sell securities from their own position.

CALLABLE. A callable security gives the issuer the option to call it from the investor prior to its maturity. The main cause of a call is a decline in interest rates. If interest rates decline, the issuer will likely call its current securities and reissue them at a lower rate of interest.

CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP). CAMP is a Joint Powers Authority which was established to provide local California governments with investment management services. The CAMP Pool investment option offers daily liquidity and underscores safety of principal and liquidity as the primary objectives.

CERTIFICATE OF DEPOSIT (CD). A time deposit with a specific maturity evidenced by a certificate.

COLLATERAL. Securities or cash pledged by a borrower to secure repayment of a loan or repurchase agreement. Also, securities pledged by a financial institution to secure deposits of public monies.

COLLATERALIZED BANK DEPOSIT. A bank deposit that is collateralized at least 100% (principal plus interest to maturity). The deposit is collateralized using assets set aside by the issuer such as Treasury securities or other qualified collateral to secure the deposit in excess of the limit covered by the Federal Deposit Insurance Corporation.

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COLLATERALIZED MORTGAGE OBLIGATIONS (CMO). Classes of bonds that redistribute the cash flows of mortgage securities (and whole loans) to create securities that have different levels of prepayment risk, as compared to the underlying mortgage securities.

COLLATERALIZED TIME DEPOSIT. Time deposits that are collateralized at least 100% (principal plus interest to maturity). These instruments are collateralized using assets set aside by the issuer such as Treasury securities or other qualified collateral to secure the deposit in excess of the limit covered by the Federal Deposit Insurance Corporation.

COMMERCIAL PAPER. The short-term unsecured debt of corporations.

COUPON. The rate of return at which interest is paid on a bond.

CREDIT RISK. The risk that principal and/or interest on an investment will not be paid in a timely manner due to changes in the condition of the issuer.

DEALER. A dealer acts as a principal in security transactions, selling securities from and buying securities for their own position.

DELIVERY VS. PAYMENT (DVP). A securities industry procedure whereby payment for a security must be made at the time the security is delivered to the purchaser's agent.

DERIVATIVE. Any security that has principal and/or interest payments which are subject to uncertainty (but not for reasons of default or credit risk) as to timing and/or amount, or any security which represents a component of another security which has been separated from other components ("Stripped" coupons and principal). A derivative is also defined as a financial instrument the value of which is totally or partially derived from the value of another instrument, interest rate, or index.

DISCOUNT. The difference between the par value of a bond and the cost of the bond, when the cost is below par. Some short-term securities, such as T-bills and banker's acceptances, are known as discount securities. They sell at a discount from par and return the par value to the investor at maturity without additional interest. Other securities, which have fixed coupons, trade at a discount when the coupon rate is lower than the current market rate for securities of that maturity and/or quality.

DIVERSIFICATION. Dividing investment funds among a variety of investments to avoid excessive exposure to any one source of risk.

DURATION. The weighted average time to maturity of a bond where the weights are the present values of the future cash flows. Duration measures the price sensitivity of a security to changes interest rates.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC). The Federal Deposit Insurance Corporation (FDIC) is an independent federal agency insuring deposits in U.S. banks and thrifts in the event of bank failures. The FDIC was created in 1933 to maintain public confidence and encourage stability in the financial system through the promotion of sound banking practices.

FEDERALLY INSURED TIME DEPOSIT. A time deposit is an interest-bearing bank deposit account that has a specified date of maturity, such as a certificate of deposit (CD). These deposits are limited to funds insured in accordance with FDIC insurance deposit limits.

FIDUCIARY. A person or organization that acts on behalf of another person(s) or organization that puts their clients' interest ahead of their own as they are bound both legally and ethically to act in the other's best interests.

INVESTMENT TRUST OF CALIFORNIA (CALTRUST). CalTrust is a Joint Powers Authority formed by public agencies in California for the purposes of pooling and investing local public agency funds. The accounts seek to attain a high-level of current income that is consistent with the preservation of principal in compliance with restrictions and limits placed by CA statue.

LEVERAGE. Borrowing funds in order to invest in securities that have the potential to pay earnings at a rate higher than the cost of borrowing.

LIQUIDITY. The speed and ease with which an asset can be converted to cash.

LOCAL AGENCY INVESTMENT FUND (LAIF). A voluntary investment fund open to government entities and certain non-profit organizations in California that is managed by the State Treasurer's Office.

LOCAL GOVERNMENT INVESTMENT POOL. Investment pools that range from the State Treasurer's Office Local Agency Investment Fund (LAIF) to county pools, to Joint Powers Authorities (JPAs). These funds are not subject to the same SEC rules applicable to money market mutual funds.

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LOS ANGELES COUNTY POOLED INVESTMENT FUND (LACPIF). LACPIF is a Joint Powers Authority maintained by the Los Angeles County Treasurer and Tax Collector created for the benefit of local agencies.

MAKE WHOLE CALL. A type of call provision on a bond that allows the issuer to pay off the remaining debt early. Unlike a call option, with a make whole call provision, the issuer makes a lump sum payment that equals the net present value (NPV) of future coupon payments that will not be paid because of the call. With this type of call, an investor is compensated, or "made whole."

MARGIN. The difference between the market value of a security and the loan a broker makes using that security as collateral.

MARKET RISK. The risk that the value of securities will fluctuate with changes in overall market conditions or interest rates.

MARKET VALUE. The price at which a security can be traded.

MATURITY. The final date upon which the principal of a security becomes due and payable. The investment's term or remaining maturity is measured from the settlement date to final maturity.

MEDIUM TERM NOTES. Unsecured, investment-grade senior debt securities of major corporations which are sold in relatively small amounts on either a continuous or an intermittent basis. MTNs are highly flexible debt instruments that can be structured to respond to market opportunities or to investor preferences.

MODIFIED DURATION. The percent change in price for a 100-basis point change in yields. Modified duration is the best single measure of a portfolio's or security's exposure to market risk.

MONEY MARKET. The market in which short-term debt instruments (T-bills, discount notes, commercial paper, and banker's acceptances) are issued and traded.

MONEY MARKET MUTUAL FUND. A mutual fund that invests exclusively in short-term securities. Examples of investments in money market funds are certificates of deposit and U.S. Treasury securities. Money market funds attempt to keep their net asset values at $1 per share.

MORTGAGE PASS-THROUGH SECURITIES. A securitized participation in the interest and principal cash flows from a specified pool of mortgages. Principal and interest payments made on the mortgages are passed through to the holder of the security.

MUNICIPAL SECURITIES. Securities issued by state and local agencies to finance capital and operating expenses.

MUTUAL FUND. An entity which pools the funds of investors and invests those funds in a set of securities which is specifically defined in the fund's prospectus. Mutual funds can be invested in various types of domestic and/or international stocks, bonds, and money market instruments, as set forth in the individual fund's prospectus. For most large, institutional investors, the costs associated with investing in mutual funds are higher than the investor can obtain through an individually managed portfolio.

NATIONALLY RECOGNIZED STATISTICAL RATING ORGANIZATION (NRSRO). A credit rating agency that the Securities and Exchange Commission in the United States uses for regulatory purposes. Credit rating agencies provide assessments of an investment's risk. The issuers of investments, especially debt securities, pay credit rating agencies to provide them with ratings. The three most prominent NRSROs are Fitch, S&P, and Moody's.

NEGOTIABLE CERTIFICATE OF DEPOSIT (CD). A short-term debt instrument that pays interest and is issued by a bank, savings or federal association, state or federal credit union, or state-licensed branch of a foreign bank. Negotiable CDs are traded in a secondary market.

PAYDOWN. A reduction in the principal amount owed on a bond, loan, or other debt.

PLACEMENT SERVICE DEPOSITS. A private service that allows local agencies to invest in FDIC-insured deposits with one or more banks, savings and loans, and credit unions located in the United States. IntraFi (formerly known as CDARS) is an example of an entity that provides this service.

PRIMARY DEALER. A financial institution (1) that is a trading counterparty with the Federal Reserve in its execution of market operations to carry out U.S. monetary policy, and (2) that participates for statistical reporting purposes in compiling data on activity in the U.S. Government securities market.

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PRUDENT PERSON (PRUDENT INVESTOR) RULE. A standard of responsibility which applies to fiduciaries. In California, the rule is stated as "Investments shall be managed with the care, skill, prudence and diligence, under the circumstances then prevailing, that a prudent person, acting in a like capacity and familiar with such matters, would use in the conduct of an enterprise of like character and with like aims to accomplish similar purposes."

REPURCHASE AGREEMENT. Short-term purchases of securities with a simultaneous agreement to sell the securities back at a higher price. From the seller's point of view, the same transaction is a reverse repurchase agreement.

SAFEKEEPING. A service to bank customers whereby securities are held by the bank in the customer's name.

SECURITIES AND EXCHANGE COMMISSION (SEC). The U.S. Securities and Exchange Commission (SEC) is an independent federal government agency responsible for protecting investors, maintaining fair and orderly functioning of securities markets and facilitating capital formation. It was created by Congress in 1934 as the first federal regulator of securities markets. The SEC promotes full public disclosure, protects investors against fraudulent and manipulative practices in the market, and monitors corporate takeover actions in the United States.

SECURITIES AND EXCHANGE COMMISSION SEC) RULE 15C3-1. An SEC rule setting capital requirements for brokers and dealers. Under Rule 15c3-1, a broker or dealer must have sufficient liquidity in order to cover the most pressing obligations. This is defined as having a certain amount of liquidity as a percentage of the broker/dealer's total obligations. If the percentage falls below a certain point, the broker or dealer may not be allowed to take on new clients and may have restrictions placed on dealings with current client.

STRUCTURED NOTE. Notes issued by Government Sponsored Enterprises (FHLB, FNMA, etc.) and Corporations, which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

SUPRANATIONAL. A Supranational is a multi-national organization whereby member states transcend national boundaries or interests to share in the decision making to promote economic development in the member countries.

TOTAL RATE OF RETURN. A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains, and losses in the portfolio.

U.S. TREASURY OBLIGATIONS. Securities issued by the U.S. Treasury and backed by the full faith and credit of the United States. Treasuries are considered to have no credit risk and are the benchmark for interest rates on all other securities in the US and overseas. The Treasury issues both discounted securities and fixed coupon notes and bonds.

TREASURY BILLS. All securities issued with initial maturities of one year or less are issued as discounted instruments and are called Treasury bills. The Treasury currently issues three- and six-month T-bills at regular weekly auctions. It also issues "cash management" bills as needed to smooth out cash flows.

TREASURY NOTES. All securities issued with initial maturities of two to ten years are called Treasury notes and pay interest semi-annually.

TREASURY BONDS. All securities issued with initial maturities greater than ten years are called Treasury bonds. Like Treasury notes, they pay interest semi-annually.

YIELD TO MATURITY. The annualized internal rate of return on an investment which equates the expected cash flows from the investment to its cost.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 13.A
Section: DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT
Meeting Date: January 28, 2025

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: Second Reading and Adoption of Ordinance No. 1878 , Amending Section 18.08.010 of the Gardena Municipal Code Relating to Established Zones, Amending the Gardena Zoning Map by Rezoning the 5.25 Acre Property Located at 16829, 16835, and 16907 South Normandie Avenue to Normandie Crossing Specific Plan, Rezoning the 0.11 Acre Property located at 16964 Brighton Avenue to Single Family Residential, Rezoning the 0.43 Acre Property located at the Eastern Edge of the Specific Plan Area to Official, Approving the Normandie Crossing Specific Plan, including the Site Plan Contained therein, Approving a Development Agreement, and Approving an Affordable Housing Agreement Relating to the Normandie Crossing Specific Plan
PROJECT LOCATION: 16829, 16835, 16907, and 16911 S. Normandie Avenue
OTHER LOCATIONS: 16964 Brighton Avenue and unaddressed Union Pacific Railroad parcel (APN: 6106-030-800)
APPLICANT: Fred Shaffer and Steve Ludwig – 16911 Normandie Associates, LLC

COUNCIL ACTION REQUIRED:
Staff Recommendation: Adopt Ordinance No. 1878

RECOMMENDATION AND STAFF SUMMARY:
On January 14, 2025, the Gardena City Council held a public hearing regarding Ordinance No. 1878, which establishes the Normandie Crossing Specific Plan. At the conclusion of the hearing, the City Council adopted three resolutions approving the project, and then introduced Ordinance No. 1878 with the amendment to have the Development Agreement require a quarterly Local Supplier Report.
The ordinance is now being presented to the City Council for its second reading and adoption.

FINANCIAL IMPACT/COST:

ATTACHMENTS:
Ordinance No. 1878
Exhibit A - Normandie Crossing Specific Plan Zone Change for ZC #4-21
Exhibit B - Normandie Crossing Specific Plan
Exhibit C - Project Plans
Exhibit D - Conditions of Approval
Exhibit E - Development Agreement
Exhibit F - Affordable Housing Agreement

APPROVED:



_____

Clint Osorio, City Manager

Docusign Envelope ID: C64713DE-C465-4F87-A9BF-E5865ED0A8A7

ORDINANCE NO. 1878

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING SECTION 18.08.010 OF THE GARDENA MUNICIPAL CODE RELATING TO ESTABLISHED ZONES, AMENDING THE GARDENA ZONING MAP BY REZONING THE 5.25 ACRE PROPERTY LOCATED AT 16829, 16835, and 16907 SOUTH NORMANDIE AVENUE TO NORMANDIE CROSSING SPECIFIC PLAN, REZONING THE 0.11 ACRE PROPERTY LOCATED AT 16964 BRIGHTON AVENUE TO SINGLE FAMILY RESIDENTIAL, REZONING THE 0.43 ACRE PROPERTY LOCATED AT THE EASTERN EDGE OF THE SPECIFIC PLAN AREA TO OFFICIAL, APPROVING THE NORMANDIE CROSSING SPECIFIC PLAN, INCLUDING THE SITE PLAN CONTAINED THEREIN, APPROVING A DEVELOPMENT AGREEMENT, AND APPROVING AN AFFORDABLE HOUSING AGREEMENT RELATING TO THE NORMANDIE CROSSING SPECIFIC PLAN

WHEREAS, on December 22, 2021 16911 Normandie Associates, LLC ("Developer"), filed an application for a General Plan Amendment to the Land Use Plan (the "General Plan Amendment"), Specific Plan, Zone Change, Zoning Code Amendment, Vesting Tentative Tract Map, and Site Plan Review to develop a 273 unit apartment building and 76 townhome style units on a total of 5.25 acres located at 16829, 16835, and 16907 South Normandie Avenue (APN ## 6106-030-011, 6106-030-015, 6106-030-016 - 6106-030-017) (the "Property); and

WHEREAS, on December 22, 2022, Developer amended its project to develop a 328 unit apartment building and 75 townhomes on the Property; and

WHEREAS, the City determined that in addition to the residential development and needed entitlements proposed by Developer, the project should also include revisions to the General Plan land use designations and zoning for two adjacent properties on the same block as the Project to match the actual uses of the properties. Specifically, for the property located at 16964 Brighton Avenue (APN# 6106-030-008), change the General Plan Amendment from Industrial to Single Family Residential and change the zoning from General Industrial (M-2) to Single Family Residential (R-1); and for the property just to the east of the Project site owned by the Southern Pacific Railroad (APN# 6106-030-800), change the General Plan land use designation from Industrial to Public/Institutional and change the zoning from General Industrial (M-2) to Official (O); and

WHEREAS, the General Plan Amendments, Specific Plan, Zone Changes, Zoning Code Amendment, Development Agreement, Site Plan Review, and Vesting Tentative Tract Map are collectively referred to as the Project; and

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WHEREAS, on March 19, 2024, the Planning Commission of the City of Gardena held a duly, noticed public hearing on the Project at which time it considered all evidence presented, both written and oral; and

WHEREAS, on April 2, 2024, the Planning Commission adopted PC Resolution No. 4-24, recommending that the City Council certify the Environmental Impact Report, but did not recommend approval of the Project; and

WHEREAS, after the Planning Commission's actions, Developer attended a community meeting where the project was discussed; and

WHEREAS, on September 30, 2024, Developer submitted revised plans to the City for a new alternative to be considered which consists of 70 fewer units in the apartment building and a reduction in height level from ground floor from seven stories to five stories, with one underground level of parking (hereafter the "Community Input Alternative;" and

WHEREAS, on December 3, 2024, the Planning Commission held a duly noticed public hearing on the Project, including revisions to the Final EIR to address the new Community Input Alternative submitted by the Developer; and

WHEREAS, at the close of the public hearing the Planning Commission recommended that the City Council certify the Revised Final EIR, make CEQA findings regarding mitigation measures and alternatives, adopt a statement of overriding considerations, and approve all of the requested entitlements for the Community Input Alternative; and

WHEREAS, on January 14, 2025, the City Council of the City of Gardena held a duly noticed hearing on the Project;

WHEREAS, after the close of the public hearing and prior to adopting this Resolution, the City Council adopted Resolution No. 6683 certifying the EIR, adopting the Mitigation Monitoring and Reporting Program, making findings with regard to alternatives and mitigation measures; and adopting a statement of overriding considerations;

WHEREAS, after the close of the public hearing and prior to adopting this Ordinance the City Council also adopted Resolution No. 6684 approving the General Plan Amendment; and

WHEREAS, the Site Plan is incorporated into the Specific Plan and therefore requires approval by the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Specific Plan Findings.

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A. The Normandie Crossing Specific Plan will act as the zoning for the Property and establishes the permitted uses and development standards that apply to the Project.

B. The Specific Plan contains all of the requirements required by Government Code section 65451.

SECTION 2. Findings – Zoning Entitlements. The City Council of the City of Gardena does hereby find as follows with regard to the Normandie Crossing Specific Plan, associated zone changes for the Specific Plan area, and zoning code amendment (collectively, "Specific Plan Zoning Entitlements"):

A. The Zoning Code Amendment establishes a new zone, the Normandie Crossing Specific Plan zone. Creation of this zone is desirable and necessary to implement the proposed Project as the land use designation of the Specific Plan Property was changed to Specific Plan. Without amending the Gardena Zoning Code, the current zoning would not permit this residential development.

B. The Specific Plan Zoning Entitlements will allow the development of a high-density, 333-unit residential development consisting of a 258 first-class apartment project and 75 townhome style condominium units in the southern portion of Gardena. The apartment building will provide seven affordable units for moderate income households, providing a variety of new and needed housing opportunities in the City. The 258 market rate units satisfies approximately 10 percent of the City's Regional Housing Needs Assessment (RHNA) allocation for above-moderate housing for the Sixth Cycle Housing Element. A majority of the Specific Plan area, 3.9 acres, was not included on the Site Inventory for the City's 6th Cycle Housing Element because the residential development was already being discussed with the City and the project is listed in the Housing Element as a pending project and the 403 units were accounted for in determining the City's remaining RHNA obligation.

C. The Specific Plan Zoning Entitlements will allow a residential development which will provide needed housing to nearby employers in the City of Gardena as well as the neighboring cities.

D. The Specific Plan Zoning Entitlements will allow a development which will help revitalize a site that is rundown and does not meet current development standards and improve safety conditions relating to the railway crossing and sidewalk on Normandie Avenue.

E. A residential development is more compatible with the surrounding properties which are residential on all sides. The existing zoning allows industrial uses.

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F. The Specific Plan Zoning Entitlements will allow development which will provide the following benefits to the City:

1. As identified above, the City's final RHNA allocation for the 6th Cycle of the Housing Element is 5,735 units, with 2,595 units being allocated to the above-moderate income level and 2,246 units allocated to lower income units. This Project will satisfy approximately 10 percent of the City's above-moderate allocation and provide seven moderate income units.

2. The Project will help revitalize a site that does not meet current development standards and whose buildings are in a deteriorated condition.

3. The Project will provide the following one-time economic benefits from the construction:

a. The Project will provide numerous construction jobs amounting to the equivalent of 1,580 total job years. As the Project includes a commitment from the developer to implement a local hiring policy, this will benefit lower income individuals and individuals who live in the City. Additionally, there will be an indirect benefit of additional jobs created because of the construction jobs, amounting to approximately another 414 job years.

b. Construction is expected to create approximately $109 million in total labor income, due to direct, indirect, and induced workers associate with the construction. Of that, $80.9 million is projected to be paid to onsite construction employees, providing individuals with additional income to spend on services and goods in Gardena.

c. The principles of Developer also own Tasoro, a company which provides quality building materials for apartments and is located in Gardena. Use of these products will provide sales tax revenue to the City. Additionally, the Development Agreement provides for a local buying program for construction goods as well as a local hire program.

d. Developer will pay in-lieu park fees under the Subdivision Map Act of $10,000 per unit on the 75 condominium units.

e. Developer will provide one-time construction-related revenues totaling over $3 million, including construction fees, development impact fees, and sales tax from construction materials.

f. Each contractor that does business in the City will be required to obtain and pay for a City business license.

4. The Project will provide the following recurring annual revenues to the City:

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a. The creation of approximately 73 jobs per year which includes 47 direct onsite jobs, plus indirect and induced jobs created in the local economy by residential spending.

b. Economic output associated with operations of approximately $12.6 million per year in the local economy, of which $7.1 million is attributable to the value of direct project operations and household spending.

c. Over $455,538 in revenues per year, $444,938 larger than the estimated revenues generated by the current use at the Property. This includes sales tax, property tax, utility tax, and other revenues generated from the new residential units.

5. Adding new residents to the City will create more residential spending in the City from people eating at local restaurants, shopping in Gardena, and using services in Gardena and will therefore help existing businesses and encourage new businesses.

6. The Project will help encourage people to use alternate means of transportation by providing one-month free transit passes to persons who sign a one-year lease.

7. The Project will provide off-site safety improvements by providing sidewalks along 169th street where there currently are none.

8. The Project will provide safety improvements by upgrading the railway crossing and sidewalks in front of the Project site along Normandie Avenue

G. Approval of the Specific Plan Zoning Entitlements is consistent with the General Plan.

1. Prior to adopting this Ordinance, the General Plan land use designation of this property was changed to Specific Plan so the Zone Change and adoption of the Specific Plan are consistent with the Land Use Plan.

2. The Zoning Changes implement a number of Goals of the Gardena General Plan including:

a. Land Use Plan Goal 1: Preserving and protecting existing single-family and low/medium density residential neighborhoods while promoting the development of additional high-quality housing types in the City;

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b. Land Use Policy 1.4: Locate new medium- and high density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities;

c. Land Use Policy 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multifamily residential developments;

d. Economic Development Plan Goal 3: Attract desirable businesses to locate in the City;

e. Community Design Plan Goal 1: Enhance the visual environmental and create a positive image of the City;

f. Community Design Plan Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City;

g. Circulation Plan Goal 1: Promote a safe and efficient circulation system that benefits residents and businesses, and integrates with the greater Los Angeles/South Bay transportation system;

h. Circulation Plan Goal 3: Promote alternative modes of transportation that are safe and efficient for commuters, and available to persons of all income levels and disabilities;

i. Housing Element Goal 3.0: Minimize the impact of governmental constraints on housing construction and cost;

j. Housing Element Goal 4.0: Provide adequate residential sites through appropriate land use and zoning to accommodate the City's share of regional housing needs;

k. Housing Element Goal 5.0: Promote equal opportunity for all residents to reside in the housing of their choice;

l. Conservation Plan Goal 2: Conserve and protect groundwater supply and water resources;

m. Conservation Plan Goal 3: Reduce the amount of solid waste produced in Gardena;

n. Conservation Plan Goal 4: Conserve energy resources through the use of technology and conservation methods;

o. Conservation Plan Goal 5: Protect the City's cultural resources;

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p. Public Safety Plan Goal 1: Maintain a high level of fire and police protection for residents, businesses and visitors;

q. Public Safety Plan Goal 2: Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards;

r. Public Safety Plan Goal 4: Increase public awareness of crime and fire prevention, and emergency preparedness and procedures;

s. Noise Plan Goal 2: Incorporate noise considerations into land use planning decisions; and

t. Noise Plan Goal 3: Develop measures to control non-transportation noise impacts.

H. The Zoning Entitlements implement the public convenience, general welfare and good land use practice for the reasons set forth above.

SECTION 3. Additional Zoning Changes.

A. Approval of the zone change for the 0.11 acre parcel located at 16964 Brighton Avenue will bring the zoning into compliance with the use of the property at that location and the zone change will be consistent with the General Plan amendment.

B. Approval of the zone change for the 0.43 acre parcel located on the east side of the Specific Plan area will bring the zoning into compliance with the use of the property at that location and the zone change will be consistent with the General Plan amendment.

SECTION 4. Development Agreement Findings.

In addition to the benefits described above relating to the Specific Plan Zoning Entitlements, the Development Agreement provides the following additional benefits:

A. The Development Agreement will implement the Specific Plan and will provide the City with certain benefits that would otherwise be unattainable through the other land use approvals in exchange for providing valuable development rights of a high-density mixed-use housing project along with a 5 year entitlement with two 5 year extension options.

B. The Development Agreement provides that the developer will implement a hire and buy local policy which will assist local residents and businesses, as well as provide economic benefits to the City of Gardena through increased sales tax revenues.

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C. The Development Agreement will provide for seven moderate income rental units in the City with a guaranteed affordability of 55 years.

SECTION 5. No Net Loss Findings.

A. The three parcels of land comprising the 1.36 acres on the northern portion of the development (APN 6106-030-015, 6106-030-016, and 6106-030-011) have a high density 30 general plan overlay and a zoning overlay of high density 30 (HO-4). These parcels were identified as inventory sites in the City's 6th Cycle 2021 – 2029 Housing Element and there was to be a total of 31 moderate income units on these sites.

B. Pursuant to Government Code section 65863, the City must make sure development opportunities remain available throughout the planning period to accommodate the City's regional housing needs allocation (RHNA), especially for lower and moderate income households. When the City approves a development on an inventory site with fewer units than shown in the Housing Element, it must make findings that the remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level and the approval is consistent with the adopted General Plan.

1. The City's RHNA allocation for moderate income is 894 units; the 6th Cycle Housing Element identified sites for 1797 moderate income units, leaving a surplus of 913 units. Therefore, there are more than sufficient sites to provide for the fact that no moderate units will be built on the identified sites.

2. Prior to adopting this Ordinance, the City Council adopted Resolution No. 6684 changing the land use designation to Specific Plan. This project is consistent with the General Plan as amended and the Housing Element which included adequate surplus inventory to account for the situation that not all properties would develop with housing at the assumed income levels.

SECTION 6. Section 18.08.010 of the Gardena Municipal Code is hereby amended to read as follows:

18.08.010 Zones established.
In order to carry out the purposes and provisions of this title, the city is divided into several zones, known as follows:

R-1 Single-family residential zone
R-2 Low-density multiple-family residential zone
R-3 Medium density multiple-family residential zone
R-4 High density multiple-family residential zone
M-U Mixed use overlay

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C-R Commercial residential zone
P Parking zone
O Official zone
C-P Business and professional office zone
H-B Home business zone
C-2 Commercial zone
C-3 General commercial zone
C-4 Heavy commercial zone
M-1 Industrial zone
M-2 General industrial zone
-SP Specific plan zones as follows:
Artesia Corridor Specific Plan
Ascot Village Specific Plan
Carnelian Specific Plan
Cottage Place Specific Plan
Emerald Square Specific Plan
Gardena Transit Oriented Development Specific Plan
Gardena Village Specific Plan
Normandie Crossing Specific Plan
Normandie Estates Specific Plan
Normandie Place Specific Plan
Redondo Village Specific Plan
Platinum Row Specific Plan

SECTION 7. Legislative Approvals.

Based on the findings set forth above:

A. The City Council hereby approves the zone change of the 3.9 acre parcel of the Specific Plan Area (APN # 6106-030-017) from General Industrial (M-2) to Normandie Crossing Specific Plan as shown in Exhibit A, attached hereto and incorporated herein by reference;

B. The City Council hereby approves the zone change of the 1.36 acre parcels of the Specific Plan Area (APN ## 6106-030-015, 6106-030-016, and 6106-030-011) from Industrial (M-1) with a High Density 30 Overlay (HO-4) to Normandie Crossing Specific Plan as shown in Exhibit A, attached hereto and incorporated herein by reference;

C. The City Council hereby approves the zone change to the 0.11 acre parcel (APN # 6106-030-008) from General Industrial (M-2) to Single-Family Residential (R-1) as shown on Exhibit A, attached hereto and incorporated herein by reference;

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C. The City Council hereby approves the zone change to the 0.43 acre parcel located to the east of the Specific Plan area (APN # 6105-030-800) from General Industrial (M-2) to Official (O), as shown in Exhibit A, attached hereto and incorporated herein by reference;

D. The City Council hereby approves the Normandie Crossing Specific Plan, a copy of which is attached hereto as Exhibit B, subject to the conditions of approval attached hereto as Exhibit D, which exhibits are attached hereto and incorporated herein by reference.

E. The City Council hereby approves the Development Agreement attached hereto as Exhibit E, attached hereto and incorporated herein by reference.

SECTION 8. Site Plan Approval.

The Site Plan for the Project is included as Exhibit A to the Specific Plan and is approved as part of the Specific Plan. The plans being approved are dated November 1, 2024, and attached hereto as Exhibit C. The City Council makes the following findings with regard to the Site Plan:

A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with the applicable standards:

Analysis: The project is consistent with the applicable standards as the standards are set forth in the Normandie Crossing Specific Plan and the Project implements this Plan.

B. The development is consistent with the intent and general purpose of the general plan and provisions of the Zoning Code:

Analysis: The Land Use Designation for the Property is Specific Plan and the zoning is Normandie Crossing Specific Plan. As the development implements the Specific Plan, it is consistent with both the General Plan land use designation and the zoning. Additionally, the development implements numerous other goals and policies of the Specific Plan as outlined above.

C. The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development:

Analysis: The development has been reviewed by the Gardena Police Department and the Los Angeles County Fire Department. Neither Department has raised any issues regarding the ability to provide services. Additionally, the project has received will serve letters from the various utilities.

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D. The project is compatible with the surrounding sites and neighborhoods:

Analysis: The project is a high-density residential project located on a major collector street. Property immediately to the north is developed with an SRO project that has density of 90 units/acre. The density of the apartment building, which is along Normandie Avenue, is 120 units/acre. The apartment buildings are buffered from the existing residential zones to the west and south by the 3-story townhome units which have a density of 24 units/acre.

E. The project has been determined to be exempt from CEQA or the appropriate environmental document has been completed and required findings have bene made:

Analysis: An EIR has been prepared for the Project in accordance with CEQA and the CEQA Guidelines.

SECTION 9. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 10. Custodian of Record. Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at City Hall, 1700 W. 162nd Street, Gardena, California 90247. The Custodian of Records is Greg Tsujiuchi, Community Development Director who can be reached at 310/217-9546 or gtsujiuchi@cityofgardena.org.

SECTION 11. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

SECTION 12. Effective Date. This Ordinance shall not become effective or be in force until thirty (30) days from and after the date of its adoption.

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Passed, approved, and adopted this 28 day of January, 2025.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

on the findings set forth above:

- Exhibit A – Normandie Crossing Specific Plan Zone Change for ZC #4-21
- Exhibit B – Normandie Crossing Specific Plan
- Exhibit C – Project Plans
- Exhibit D – Conditions of Approval
- Exhibit E – Development Agreement
- Exhibit F – Draft Affordable Housing Agreement

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Exhibit A

Adopted Zone Change #4-21



CITY OF GARDENA

NORMANDIE CROSSING SPECIFIC PLAN

January 2025

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CHAPTER 1. SUMMARY STATEMENT

The Normandie Crossing Specific Plan (Specific Plan, or Plan) facilitates the transition of a large underutilized industrial lot into a multi-family residential development offering both apartment and townhome units where residents live near, and walk or bicycle to, schools, shopping, and recreation. The Specific Plan allows the development of up to 333 residential units with related residential amenities and ancillary uses within the 5.25-acre Specific Plan Area (Plan Area) in the City of Gardena (City). The Specific Plan is designed to be compatible with adjacent and anticipated land uses and the surrounding built environment, including the surrounding residential neighborhoods. The Specific Plan regulates buildout of the Plan Area in a manner that is consistent with applicable State law.

CHAPTER 2. INTRODUCTION

I. AUTHORITY

The Specific Plan provides for the orderly and efficient development and revitalization of the plan area consistent with the City of Gardena General Plan policies and objectives. The Specific Plan is a regulatory document prepared pursuant to the provisions of California Government Code sections 65450 through 65457, which grant local government agencies the authority to prepare specific plans for the systematic implementation of their general plan for all or part of the area covered by the General Plan.

Government Code sections 65450 through 65454 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan.

Per Government Code section 65451, a Specific Plan must include text and a diagram or diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the land area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the above items.
- A discussion of the relationship of the Specific Plan to the General Plan.

As a regulatory document, the Specific Plan implements the General Plan as the new zoning for the Specific Plan Area. All future development plans and entitlements within the Specific Plan boundaries must be consistent with the applicable standards set forth in

this document as described in Chapter 8 (Implementation); the Gardena Municipal Code (Municipal Code or Code), where not modified by the Specific Plan; and the General Plan.

II. PURPOSE AND INTENT

The Specific Plan integrates a wide range of high-quality housing options into the City, including apartments ranging from studio to two-bedroom units and townhomes ranging from three- to four-bedroom units. This newly constructed multi-family housing development will replace a large underutilized industrial lot creating a more compatible development with the surrounding residential neighborhoods and resident-serving commercial uses.

III. SITE LOCATION

The Plan Area is made up of four tax parcels that total approximately 228,559 square feet, or 5.25 acres, and is located at 16829, 16835, and 16907 South Normandie Avenue (commonly referred to as 16911 Normandie Avenue) in the City. The Plan Area is situated between Normandie Avenue and Brighton Way, and between 169th Street and 170th Street, excluding the existing single-family home located at 16964 Brighton Avenue. The location of the Plan Area within the City boundaries is illustrated in Figure 1. An aerial photograph of the Plan Area vicinity is provided in Figure 2. The Specific Plan divides the Plan Area in two subareas: Subarea A will include up to 258 apartment units and Subarea B will include up to 75 townhome style units. Subarea A and Subarea B are shown in Figure 2.

Figure 1. *Regional and Project Vicinity Map*

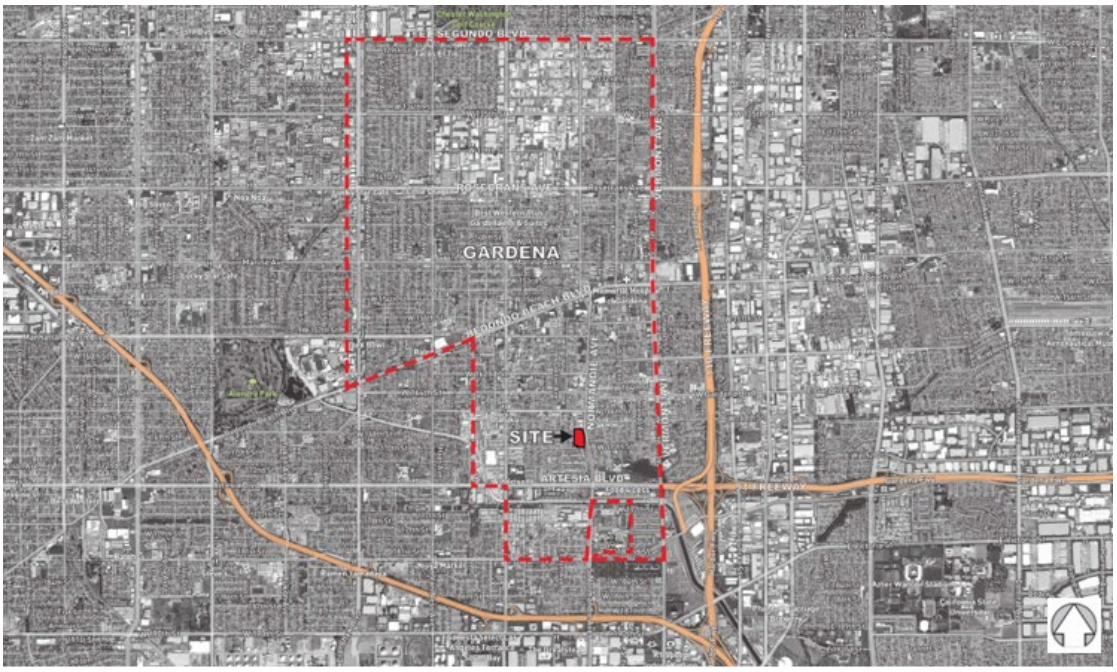


Figure 2. *Project Aerial*



Regional Setting

The City of Gardena is located in the South Bay area of Los Angeles County, approximately nine miles south of downtown Los Angeles, approximately seven miles southeast of the Los Angeles International Airport, and approximately 10 miles north of the Los Angeles Ports in San Pedro. The location of the Plan Area in its regional setting is illustrated in Figure 1. A number of freeways provide regional access to and from Gardena, including the San Diego Freeway (I-405), the Artesia Freeway (SR-91), the Harbor Freeway (I-110), and the Century Freeway (I-105). Since its incorporation in 1930, the City has grown from a three-square-mile community known for its farm products to an approximate six-square-mile, highly developed City with a population of over 60,000.

Local Setting

The 5.25-acre Plan Area is located in the southern portion of the City of Gardena south of Redondo Boulevard and north of Artesia Boulevard. The Union Pacific Railroad Torrance Branch (Railroad) abuts approximately half of the eastern edge of the Plan Area and enters the Plan Area just south of the current vehicle driveway. Normandie Avenue runs to the east of the Railroad and eventually abuts the north portion of the eastern edge of the Plan Area. Brighton Way, an alley, abuts the Plan Area immediately to the west, 169th Street abuts the Plan Area immediately to the north, and 170th Street abuts the Plan Area immediately to the south. The Plan Area does not include the single-family home located at 16964 Brighton Ave.

The Plan Area is part of a diverse urban environment with a diverse set of land uses including single-family homes and low-density multi-family residential developments on Brighton Way and 170th Street, and commercial and retail uses on Artesia Boulevard to the south and on Normandie Avenue to the north. Except for auto-related uses north of the Plan Area on Normandie, the Plan Area is one of the only industrial developments in the vicinity.

Regional access to the Plan Area is provided by Normandie Avenue and a network of arterial and collector streets. The arterial street that serves the Plan Area is Artesia Boulevard. The collector streets include Normandie Avenue, Gardena Boulevard, and 166th Street. The local streets include 169th Street and 170th Street.

The Plan Area is within walking distance of several bus stops, including the GTrans Route 1X, which connects to both the LA Metro C Line Redondo Beach Station and Harbor Freeway Station. The Plan Area is also within walking distance (approximately 1/2 mile) of a variety of resident-serving commercial uses on Artesia Boulevard, including grocery stores and restaurants. The Specific Plan's transit-rich setting offers future residents' access to regional destinations, including beaches to the west and downtown Los Angeles to the north, without the need for an automobile. Direct access to major freeways also allows convenient automobile access.

IV. PROJECT HISTORY AND BACKGROUND

The South Bay is evolving from a historically underutilized, heavy-industrial area to a hub of innovation and creativity, home to technology firms and industries. The presence of internationally prominent technology and creative companies is anticipated to attract other technology firms considering expansion or relocation. However, innovative technology firms and their employees place a premium on quality-of-life and livability factors. These factors include access to high-quality housing; social, cultural, and environmental amenities; access to shops and restaurants; and lower-stress commutes.

The Specific Plan will support the expanding regional technology industry with newly constructed, high-quality, multi-family housing options. The current jobs-housing regional imbalance negatively impacts the local economy, the regional transportation network, the environment, and the personal lives of employees and their families. The Specific Plan is consistent with recent legislative efforts (such as Senate Bills 375 and 743) that aim to reduce greenhouse gas emissions by encouraging development proximate to transit and employment centers which ultimately shortens trip lengths and reduces vehicle miles traveled (VMT).

The Plan Area is 5.25 acres and is currently designated as Industrial under the General Plan Land Use Plan and is located in the M-1 (Industrial) and M-2 (General Industrial) zoning districts. The M-1 portion, which is the northern 1.32-acre portion, also has a High Density 30 Overlay under the General Plan and an HO-4 (High Density 30) Overlay under the zoning regulations. The manufacturing zoning districts do not permit residential uses and permit a maximum FAR of 1.0:1 and a maximum building height of 65 feet; and the Residential Overlay allows 30 dwelling units per acre and a 55-foot height limit. By comparison, the Specific Plan zoning permits residential density of up to 64 dwelling units

per acre, maximum FAR of up to 1.6:1, and building heights of up to (70 feet), with no more than five stories above grade, as further described below.

V. PROJECT DESCRIPTION

Redevelopment of the Plan Area under the Specific Plan requires the demolition of six existing one- and two-story industrial buildings for the construction of a residential development with up to 333 residential units. The Specific Plan would provide no more than 366,191 square feet of residential floor area, resulting in a floor area ratio (FAR) of up to 1.6:1. The Specific Plan would result in a density of 64 dwelling units per acre.

The Specific Plan divides the Plan Area into two subareas. Subarea A provides a five-story above-grade apartment building with up to 258 apartment units (Apartment Building). The Apartment Building will also have one subterranean level, which will be used for parking along with the first above ground story. Subarea B provides 75 three-story townhome-style units (Townhomes). Development of each of the subareas is described in further detail below.

The Project architectural style will draw upon new local technology buildings or other nearby features that contribute to the aesthetic ambience of the immediate area. The Specific Plan will provide consistency in architectural style throughout the Plan Area and will promote a high-quality design achieved through the creative use of massing, roof forms, materials, and facades.

Subarea A

Subarea A will be developed with the Apartment Building, which includes up to 258 apartment units (244,971 square feet of residential floor area) in five stories above ground with a maximum height of 70 feet, as measured from the finished floor (i.e., the level of the finished floor on the ground level) to the highest point on the roof, and one subterranean level. The Apartment Building will include four levels of residential units over two levels of parking, starting at the subterranean level. The Apartment Building will provide 387 unbundled vehicle parking spaces, including 29 spaces for guest parking. Up to 50 percent of the required parking spaces within Subarea A may be compact spaces. Additionally, up to 110 of the spaces would be available as tandem spaces that can be leased as a pair to a single unit. The Apartment Building will also provide 69 on-site bicycle parking spaces for residents (65 secured long-term and four short-term spaces). Subarea

A will provide the following amenities: a roof deck with seating area; a swimming pool with BBQ and seating areas; a dog park; a fitness room; club house; and a large courtyard with seating area.

The specific land use regulations and development standards applicable within Subarea A are described in further detail in Chapter 5 of the Specific Plan.

Subarea B

Subarea B will be developed with up to 75 Townhomes (121,220 square feet of residential floor area), each of which with a maximum height of 40 feet, as measured from the finished floor (i.e., the level of the finished floor on the ground level) to the highest point on the roof. Each unit will include a two-car garage, three levels of living space and a yard or balcony. In addition to the 150 vehicle parking spaces provided within the Townhomes, 19 guest spaces will be provided within Subarea B. Subarea B will provide the following amenities: a swimming pool with BBQ and seating areas; a club house; and a dog park.

The specific land use regulations and development standards applicable within Subarea B are described in further detail in Chapter 5 of the Specific Plan.

VI. ENVIRONMENTAL ASSESSMENT

An Environmental Impact Report (EIR) has been prepared and certified in accordance with the provisions of the California Environmental Quality Act (CEQA) to address the potential environmental effects of the Specific Plan. As required by the Mitigation Monitoring and Reporting Program that was adopted in conjunction with the EIR, the Specific Plan will implement mitigation measures to reduce potential impacts resulting from development pursuant to the Specific Plan to a less-than-significant level [(SCH#2023050241)]. All mitigation measures identified in the EIR are incorporated in this Specific Plan by reference, and included as Exhibit D.

VII. RELATED APPLICATIONS AND DOCUMENTS

In addition to approval of this Specific Plan (SP #1-21), the following entitlements were also approved by the City and are required to develop the Specific Plan:

General Plan Amendment (GPA #3-21)

A general plan amendment to (i) change the land use designation on the General Plan Land Use Map from “Industrial” and “Industrial, High Density 30 Overlay” to “Specific Plan” and (ii) amend the Land Use Element text and Land Use Element Table LU-3 to allow the mix of uses and densities specified in this Specific Plan.

Zone Change/Zone Text Amendement (ZC #4-21/ZTA #6-21)

A corresponding zoning map amendment to replace the existing Industrial (M-1) with a High Density 30 Overlay (HO-4) and General Industrial (M-2) zoning with the Normandie Crossing Specific Plan zone and to amend the text of the Gardena Municipal Code to add this new zone.

Development Agreement (DA #2-21)

A development agreement between the City and developer that guarantees the right to build the development as set forth in this Specific Plan for a period of 5 years, with the right to a 5 year extension, and provides community benefits to the City in the form of affordable housing, sidewalk improvements to 169th and 170th Street and improvements to the railroad crossing and sidewalk along Normandie Avenue.

Vesting Tentative Tract Map (VTM #4-21)

A vesting tentative tract map to merge four lots into one with condominiums for the Townhomes and one parcel for the Apartment Building.

Site Plan Review (SPR #11-21)

A Site Plan Review to review of the physical design of the development.

Affordable Housing Agreement

An agreement between the City and the developer that guarantees that seven units in Subarea A will remain affordable to moderate income households for a 55-year period.

CHAPTER 3. CONTEXT AND EXISTING CONDITIONS

I. PLAN AREA AND LAND USES

The Plan Area consists of four tax parcels totaling approximately 5.25 acres in size, situated between Normandie Avenue and Brighton Way, and between 169th Street and 170th Street, except for the single-family home located at 16964 Brighton Ave. Existing land uses in the Specific Plan Area include six, one- and two-story buildings within an industrial lot developed with warehouse logistics uses and associated offices and surface parking lots at the time the Specific Plan was initiated, with paved parking located throughout the Plan Area. The Plan Area is surrounded by single-family homes to the west and south, apartment complex to the north and townhomes to the east across Normandie Avenue.

A photo of the existing development within the Plan Area is provided in Figure 3.

Figure 3. *Existing Development*



II. TOPOGRAPHY

The topography of the Plan Area slopes from the northeast corner to the southwest corner, with an elevation difference of approximately seven feet across the Plan Area.

A topographical survey of the Specific Plan Area is provided in Figures 4a and 4b.

Figure 4a. *Topographical Survey*

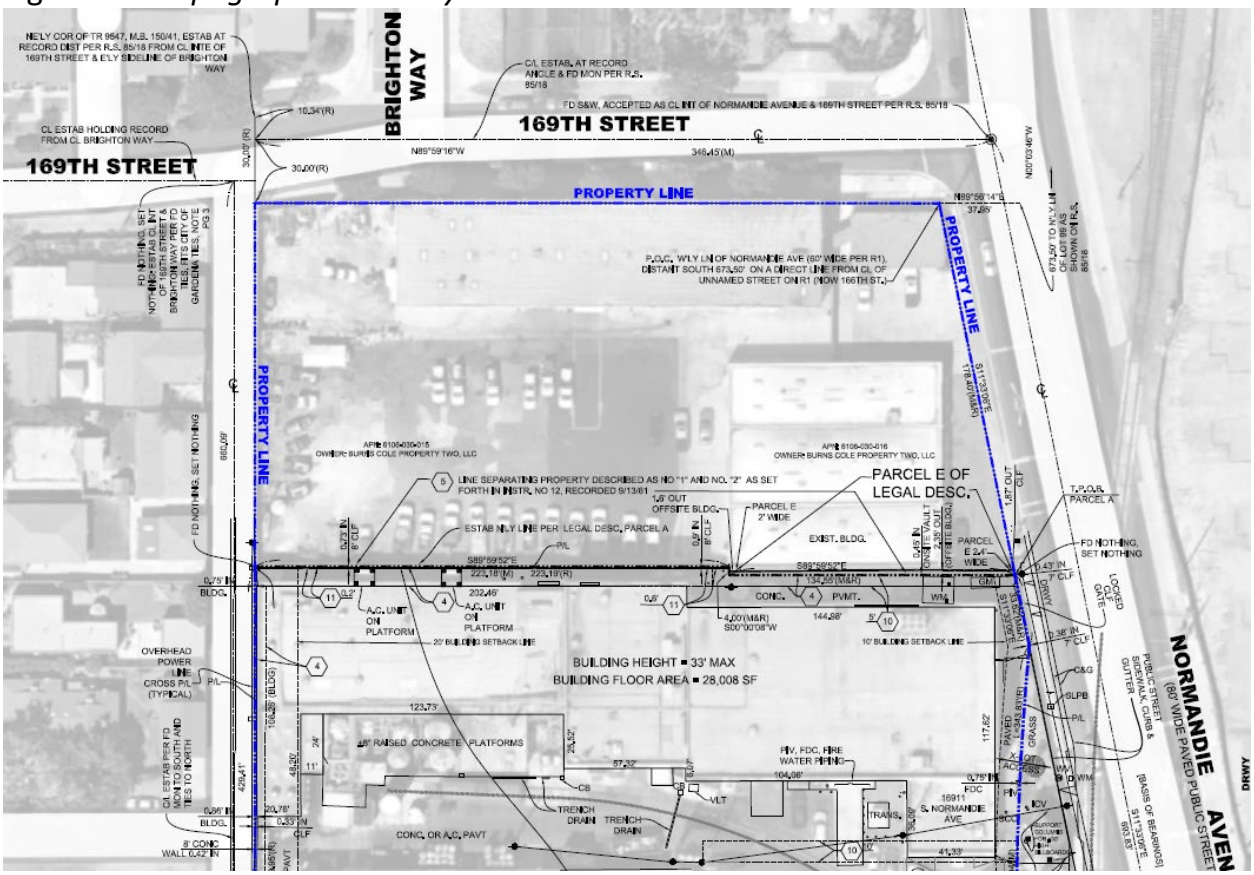
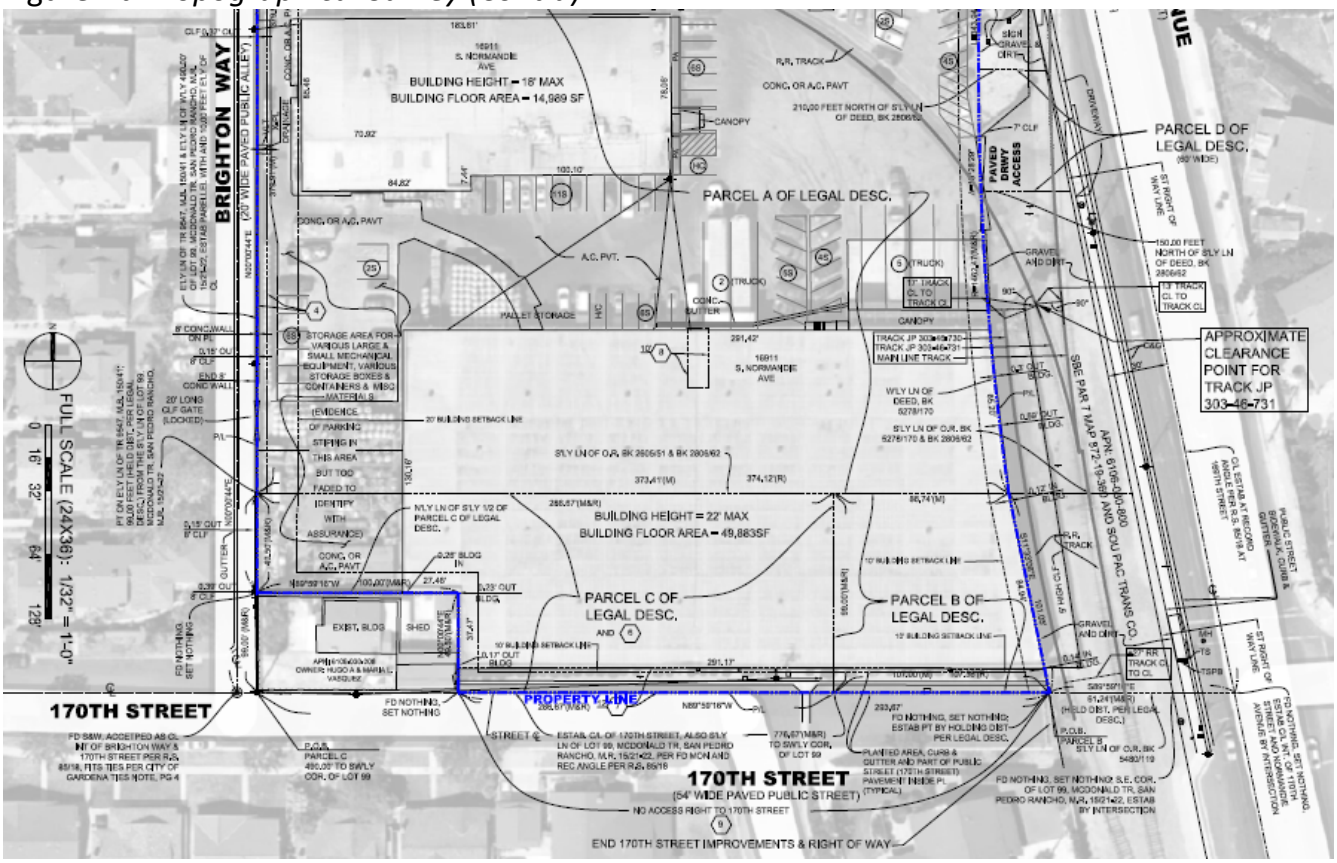


Figure 4b. *Topographical Survey (Cont'd)*



III. GEOLOGY AND SOILS

A geotechnical study of the Specific Plan Area was prepared by Hamilton & Associates on October 25, 2021. Existing geology and soils conditions are taken from the geotechnical study.

Based on review of available geologic maps, the Plan Area is not located within an Alquist-Priolo Earthquake Fault Zone. The Inglewood Fault is located approximately 0.6 miles west of the Plan Area. In addition, the Plan Area is not located in a liquefaction zone.

The Plan Area is underlain by artificial fill and alluvium. The fill encountered on the Plan Area at a depth of five feet from existing grade. The fill is in turn underlain by native alluvial soils.

Groundwater was encountered at an approximate depth of 22 feet below the existing grade. Based on available groundwater data, the historically highest groundwater level for the Plan Area was approximately 15 feet below the existing grade.

The primary geologic hazard at the Plan Area is moderate to strong ground motion (acceleration) caused by an earthquake on any of the local or regional faults. The potential for other earthquake-induced hazards was also evaluated including surface rupture, liquefaction, dynamic settlement, inundation and landslides.

IV. HYDROLOGY

A hydrology study of the Specific Plan Area was prepared by Fuscoe Engineering on August 10, 2022.

The Plan Area runoff sheet flows to a catch basin near the intersection between 169th Street and Normandie Ave as well as a catch basin on Normandie Ave. The catch basin on 169th Street and Normandie Ave discharge into LA County storm drain system which flows southerly through Dominguez Channel. All roof flows from the southerly existing buildings and paved parking areas are captured by a series of drains and discharge directly to ground level, where they join surface-level sheet flows and discharge to a catch basin location on Brighton Way.

The grading pattern for the proposed development will largely be consistent with that of the existing condition and surface flow northwest towards southeast. The Plan Area is currently approximately 100 percent impervious. The Specific Plan will decrease the impervious area of the site by approximately nine percent to 91 percent.

V. GENERAL PLAN AND ZONING DESIGNATIONS

The City's General Plan Land Use Plan currently designates the Plan Area for Industrial land uses. The Industrial land use designation is intended for industrial park development, with permitted uses such as offices, laboratories, research and development, manufacturing, maintenance services, machine shops, commercial printing, parking lots and restaurants. Its corresponding zoning includes Industrial (M-1) and General Industrial (M-2), the current zoning of the Plan Area. The M-1 portion of the Plan Area, which is the northern 1.32-acre portion, also has a High Density 30 Overlay under the General Plan and an HO-4 (High Density 30) Overlay under the zoning regulations.

Properties to the north, across West 169th Street, are also designated Industrial and zoned M-1 and are developed with a 63-unit studio apartment project as allowed in the

M-1 zone. The Normandie Estates Specific Plan is located across Normandie Avenue east and northeast of the Plan Area. Property designated as Single-family Residential and zoned Single-family Residential (R-1) is also located to the east of the Plan Area, across Normandie Avenue and to the south across West 170th Street; and properties designated Medium Residential and zoned Low Density Multiple-Family Residential Zone (R-2) to the west and northwest; and adjoining property to the southwest is designated Industrial and zoned M-2, but will be concurrently changed to a single family residential general plan designation and zoning.

As described in Chapter 7, the General Plan, General Plan Land Use Map, Zoning Ordinance and Zoning Map have been amended by resolution and ordinance concurrent with adoption of this Specific Plan to ensure complete consistency.

VI. CIRCULATION

Four major freeways provide regional access to the Plan Area: I-105 to the north, I-405 to the west, and the I-110 and SR-91 to the east.

The I-110 and SR-91 freeways connect to the Plan Area via Artesia Boulevard, which runs east-west and connects to Normandie Avenue, which runs north-south along the eastern boundary of the Plan Area. Normandie Avenue provides local access to the site and is a major collector roadway with two lanes in each direction that runs through the City.

The Union Pacific Torrance Branch Railroad (Railroad), carrying port-related and refinery-related fright, runs along Normandie Avenue corridor south of 166th Street and passes the Plan Area.

Existing sidewalks are provided along the site frontage and within a continuous and complete pedestrian network in the surrounding area. A sidewalk along the south side of 169th Street and along the west side of Normandie Avenue north of the railroad crossing provides pedestrian access to the site. Sidewalks along the south side of 169th Street are discontinuous for a short segment from just west of the project to Halldale Avenue. Sidewalks are also not present on Brighton Way, which is a public alleyway, or on 170th Street adjacent to the Plan Area. Marked crosswalks, curb ramps, and pedestrian signals are provided at the nearest signalized intersections along Normandie Avenue at 166th Street and 170th Street, which provides direct access to bus transit stops and surrounding land uses. Normandie Avenue is designated as a bike route (Class III). Additionally, 166th

Street, 170th Street and Gardena Boulevard are designated as bike routes (Class III), but not on segments directly adjacent to the Plan Area.

See Chapter 4, Section III of this Specific Plan for details on the TDM strategies implemented by the Specific Plan.

VII. UTILITIES AND SERVICES

Ensuring the Specific Plan Area is served by adequate infrastructure is critical to the successful implementation of the Plan and future development of the area.

Stormwater and Drainage

Stormwater from the Plan Area is generally conveyed to the Dominguez Channel through catch basins on 169th Street and Normandie Avenue. The Plan Area is currently built out and covered with a combination of structures, surface parking, and other impervious surfaces.

Sewer

Wastewater at the Plan Area is conveyed via an existing 15-inch public sewer line underneath Normandie Avenue owned and maintained by Los Angeles County Sanitation District, which connects to a network of sewer lines that ultimately convey wastewater flows to the Joint Water Pollution Control Plant (JWPCP).

Water

Water and fire services are provided to the property by an 8-inch line owned and maintained by the Golden State Water Company. There are currently existing domestic and fire water laterals serving the site. There are two existing fire hydrants adjacent to the Plan Area, including one located near the intersection of 169th Street and Normandie Avenue and another located more south along Normandie Avenue.

Electrical Power

The Plan Area is currently served by overhead power lines along Normandie Avenue, 170th Street and Brighton Way owned and maintained by SoCal Edison.

Natural Gas

The Southern California Gas Company provides natural gas to the Plan Area with mains along and near the Plan Area.

Solid Waste

Waste Resources of Gardena provides solid waste pickup services for the City.

Public Services

The Los Angeles County Fire Department (LACFD) provides fire protection services and emergency medical service to the City. The closest facility to the Plan Area, located 0.9 miles to the Plan Area and a three-minute driving distance, is Fire Station 158 at 1650 W 162nd Street, Gardena, CA 90247. The provision of water for fire suppression is available from existing water lines via adjacent hydrants.

The Gardena Police Department (Gardena PD) provides police protection services to the City. The Plan Area is approximately 0.5 miles from the police station located at 1718 W 162nd Street, Gardena, CA 90247. The Gardena PD divides the City into three districts, each with its own District Policing Team. The Plan Area is located within District 3.

The Los Angeles County Library provides library services to the City. There are two libraries within City limits. The closest library facility to the Plan Area, located 0.5 miles to the northwest and a three-minute driving distance, is the Gardena Mayme Dear Library at 1731 W Gardena Boulevard.

The Los Angeles Unified School District provides educational services and facilities for students from kindergarten through twelfth grade. The Plan Area is within the service district of LAUSD and is served by the following schools: Denker Avenue Elementary, Peary Middle School, and Gardena High School. There are private schools in the area as well.

CHAPTER 4. SPECIFIC PLAN CONCEPTS

I. PROJECT GOALS AND OBJECTIVES

The overall goal of the Specific Plan is to transform a large underutilized industrial lot and introduce a wide range of high-quality housing options into the City, including apartment and townhome units. This newly constructed multi-family housing development will replace a large underutilized industrial lot creating a more compatible development with the surrounding residential neighborhoods and resident-serving commercial uses.

Implementation of the Specific Plan would provide newly-constructed, high-quality multi-family housing and help facilitate a more complete community by bringing new residents to the neighborhood, reducing the regional jobs-housing imbalance, improving the streetscape, and activating the pedestrian realm. The Specific Plan permits urban residential land uses and establishes building and site design, transportation, infrastructure, and streetscape strategies to achieve this vision. The project is guided by the following major objectives:

1. Diversify the City of Gardena's existing housing options, by providing a range of housing types and sizes, including apartment and townhome style options, to serve the region's growing and evolving technology and creative sectors and aid in recruiting and retaining talent for local companies.

2. Support the expanding technology and creative sector with newly constructed, high-quality housing opportunities, enabling local employees to live close to where they work.

3. Cluster urban residential development near technology firms, other large employment centers, and commercial corridors providing City residents with the opportunity to live, work, and shop with less reliance on automobiles.

4. Establish housing development that meets high standards of design and pursues environmental sustainability.

5. Redevelop a blighted site, increase tax revenues to the City, provide affordable housing to support the City's Regional Housing Needs Assessment goals, and create a catalyst for future development in this part of Gardena.

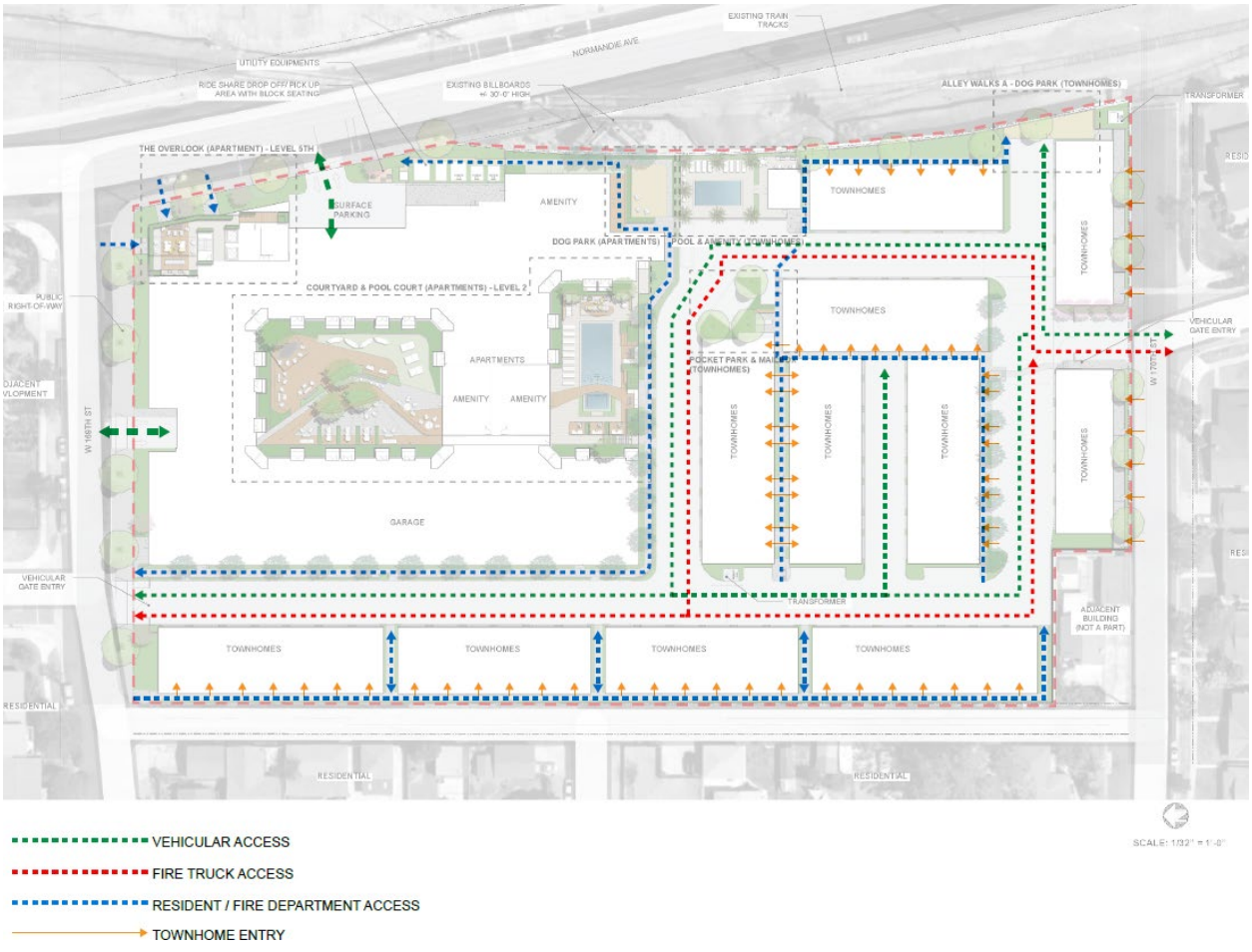
II. SITE PLAN AND RENDERINGS

The Specific Plan generally provides for development of up to 333 residential units with related amenities and ancillary uses. A full copy of the Site Plan, including the renderings, is attached as Exhibit A. Development within the Plan Area must be substantially consistent with this Exhibit.

III. TRANSPORTATION AND CIRCULATION PLAN

The circulation plan for the Specific Plan is provided in Figure 5.

Figure 5. *Circulation Plan*



On-Site Circulation and Access

The project replaces a large underutilized industrial lot containing warehouse logistics uses with associated offices and surface parking lots that contain one curb cut that interrupts the sidewalk along Normandie Avenue with a new residential development with amenities.

Vehicular access to the Plan Area will be provided by the following four driveways (see Figure 5):

- Driveway 1 serves Subarea A and provides access to the Apartment Building's parking garage from 169th Street west of Normandie Avenue.
- Driveway 2 also serves Subarea A and provides a right-in/right-out only to the Apartment Building's parking garage from southbound Normandie Avenue.
- Driveway 3 serves Subarea B and provides access to the Townhomes from 170th Street. This driveway also serves as fire truck access for both Subarea A and Subarea B.
- Driveway 4 also serves Subarea B and provides access to the Townhomes from 169th Street. This driveway also serves as fire truck access for both Subarea A and Subarea B.

Development under the Specific Plan will include 556 on-site vehicle parking spaces: 387 spaces for the Apartment Building in Subarea A; and 169 spaces for the Townhomes in Subarea B. For Subarea A, on-site vehicle parking will be provided in an enclosed garage within the Apartment Building consisting of two vertical floors, starting at the subterranean level. The Apartment Building parking garage is designed to permit two-way travel between the two levels with adequate circulation. For Subarea B, on-site vehicle parking will be provided in ground level, two-car garages in each of the Townhomes. Internal roadways within Subarea B link Driveways 3 and 4 to all the Townhomes, but do not connect to the Apartment Building garage in Subarea A. These internal roadways are a minimum of 24 feet wide with a 26-foot wide marked fire access lane in compliance with LACFD requirements and offer a continuous fire access lane through the Plan Area.

Off-Site Improvements

The Specific Plan will provide offsite sidewalk and railroad improvements, as described below.

169th Street Sidewalk Improvements

Approximately 266 linear feet of offsite sidewalk improvements will be provided along the south side of 169th Street, just west of the Plan Area, between Brighton Way and the alley just west of Brighton Avenue, as shown in Exhibit B. The sidewalk improvements will be constructed pursuant to Municipal Code Section 17.08.170 and designed to be consistent with the City General Plan Circulation Element requirements for a Local Street.

Normandie Avenue Railroad Improvements

Various railroad track and roadway/sidewalk improvements will be provided along South Normandie Avenue pursuant to current California Public Utilities Commission (CPUC) standards and UPRR guidelines, as follows and shown in Exhibit C:

- Removing approximately 170 linear feet of railroad spur track which enters the Plan Area and formerly served the southernmost industrial building (i.e., 16911 Normandie Avenue).
- Removing approximately 830 linear feet of railroad spur track, which enters the Plan Area and formerly served the central industrial building (i.e., 16907 South Normandie Avenue).
- Constructing a new median both north and south of the track alignment.
- Installing new warning devices and tactile warning strips on the South Normandie Avenue east and west sidewalks.
- Refreshing (i.e., adding a slurry seal) the railroad crossing pavement markings immediately north and south of the track alignment.
- Installing approximately 210 linear feet of realigned sidewalk improvements over the railroad tracks with channelized railing along the west side of Normandie Avenue.

Pedestrian Access

Pedestrian access to Subarea A will be provided on the ground floor with primary pedestrian access located at the building lobby located on the northeastern portion of the site at Normandie Avenue and 169th Street. Additional restricted pedestrian access will also be provided around the perimeter of the Apartment Building connecting 169th Street and Normandie Avenue, and via the parking garage. Pedestrian access to Subarea B will be provided on 169th Street and 170th Street. On-site pedestrian circulation within Subarea B will consist of a network of pathway connections between residential units and common areas.

Marked crosswalks, curb ramps, and pedestrian signals are provided at the nearest signalized intersections along Normandie Avenue at 166th Street and 170th Street, which provide direct access to bus transit stops and surrounding land uses.

Transit Access

The Plan Area is located less than a mile walking distance from five different bus routes:

- **Line 1X (GTrans)**: Connects the LA Metro C Line Redondo Beach Station and Gardena to Downtown Los Angeles. Route 1X runs express service between Redondo Beach Boulevard and Harbor Freeway C (Green)/J (Silver) Line Station where connections can be made Downtown Los Angeles. There are two bus stops within 0.25-mile of the Plan Area: both are located on 166th Street and Brighton Avenue (eastbound and westbound).
- **Line 2 (GTrans):** Circles Western, Imperial Highway, Vermont, Normandie and PCH up to just past the 105 freeway and south to Harbor UCLA Medical Center. The northbound stop is approximately 0.8 miles from the Plan Area at Vermont Avenue and Gardena Boulevard and the southbound stop is approximately 0.6 miles at Vermont Avenue and 170th Street.
- **Line 1 (Torrance Transit):** This line goes from Del Amo Fashion Center at Carson and Hawthorne Boulevards to Figueroa Street located at the 105 Freeway. Both the northbound and southbound stops are at Vermont Avenue and Gardena Boulevard approximately 0.8 miles from the Plan Area.
- **Line 13 (Torrance Transit):** This line goes from Veteran's Park in Redondo Beach, north to Artesia Boulevard through Hermosa Beach to Vermont Avenue, past California State University Dominguez Hills, and ending in the City of Commerce across from the Crystal Casino. Both the eastbound and westbound stops are

approximately 0.4 miles from the Plan Area at Artesia Boulevard and Normandie Avenue.

- **Line 344 (Metro):** This line goes from Palos Verdes Drive and Hawthorne Boulevard to Artesia Boulevard, and then along Vermont Avenue to the Harbor Gateway Transit Center. The bus stops are both approximately 0.4 miles from the Plan Area, also at Artesia Boulevard and Normandie Ave.
- **Harbor Gateway Transit Center:** The Transit Center, located at 731 West 182nd Street, is a large bus station that serves as a transport hub for the South Bay region of Los Angeles County, including the City of Gardena. The J line can be accessed from this station which provides transit to both downtown Los Angeles and San Pedro. Numerous other lines can be accessed from here as well. The Transit Center also includes a 980 space park and ride. The Transit Center is approximately 0.9 miles from the Plan Area.

Bicycle Access

Secured long-term bicycle storage (65 spaces) will be provided in Subarea A within the enclosed Apartment Building garage, and short-term bicycle parking (four spaces) will be provided off Normandie Avenue near the driveway to the Apartment Building garage. Separated or protected bicycle facilities are not currently provided along Normandie Avenue along the Plan Area. Designated bike routes (Class III) in the vicinity are Normandie Avenue, 170th Street, 166th Street, and Gardena Boulevard.

Transportation Demand Management

This section describes transportation demand management (TDM) strategies that will be implemented in Subarea A to advance the Specific Plan's vision for multi-modal transportation. The Specific Plan will integrate TDM measures to reduce single-occupant automobile travel and take advantage of the Specific Plan's proximity to large employment centers, transit services, and bicycle and pedestrian facilities. The following applicable TDM strategies shall be provided by the developer or the property owner of the Specific Plan.

Unbundled Parking. There shall be a charge for parking spaces within Subarea A. The developer or property owner shall unbundle automobile parking charges from the rents or other fees charged for leasing residential units in Subarea A. None of

the parking spaces will be allowed to be leased to non-residents of the apartment building.

Pre-Leasing for Area Employees. Residential units within Subarea A shall be marketed exclusively for a 30-day period to residents who are employees working within a one-mile radius of the development, before the units are offered for rent to the general public. The developer or property owner shall submit a pre-leasing marketing plan for Subarea A to the Community Development Director for review and approval prior to issuance of a certificate of occupancy. The developer or property owner must then demonstrate compliance with the approved 30-day exclusive marketing plan prior to issuance of a final certificate of occupancy.

Transit Information. To ensure that residential tenants within Subarea A are aware of transit options and TDM programs available to them, an information board or kiosk shall be posted in a central location in the Apartment Building. Transit information will also be available online, and the website will be advertised on the information board or kiosk.

On-site Residential Bicycle Parking. Bicycle parking spaces (69 spaces, including 65 long-term and four short-term spaces) shall be provided within Subarea A. There will also be unsecured bicycle parking spaces for guests, provided at-grade on a first-come, first-serve basis. All bicycle parking shall be located in a safe, convenient location, encouraging the use of bicycle transportation by residents and guests.

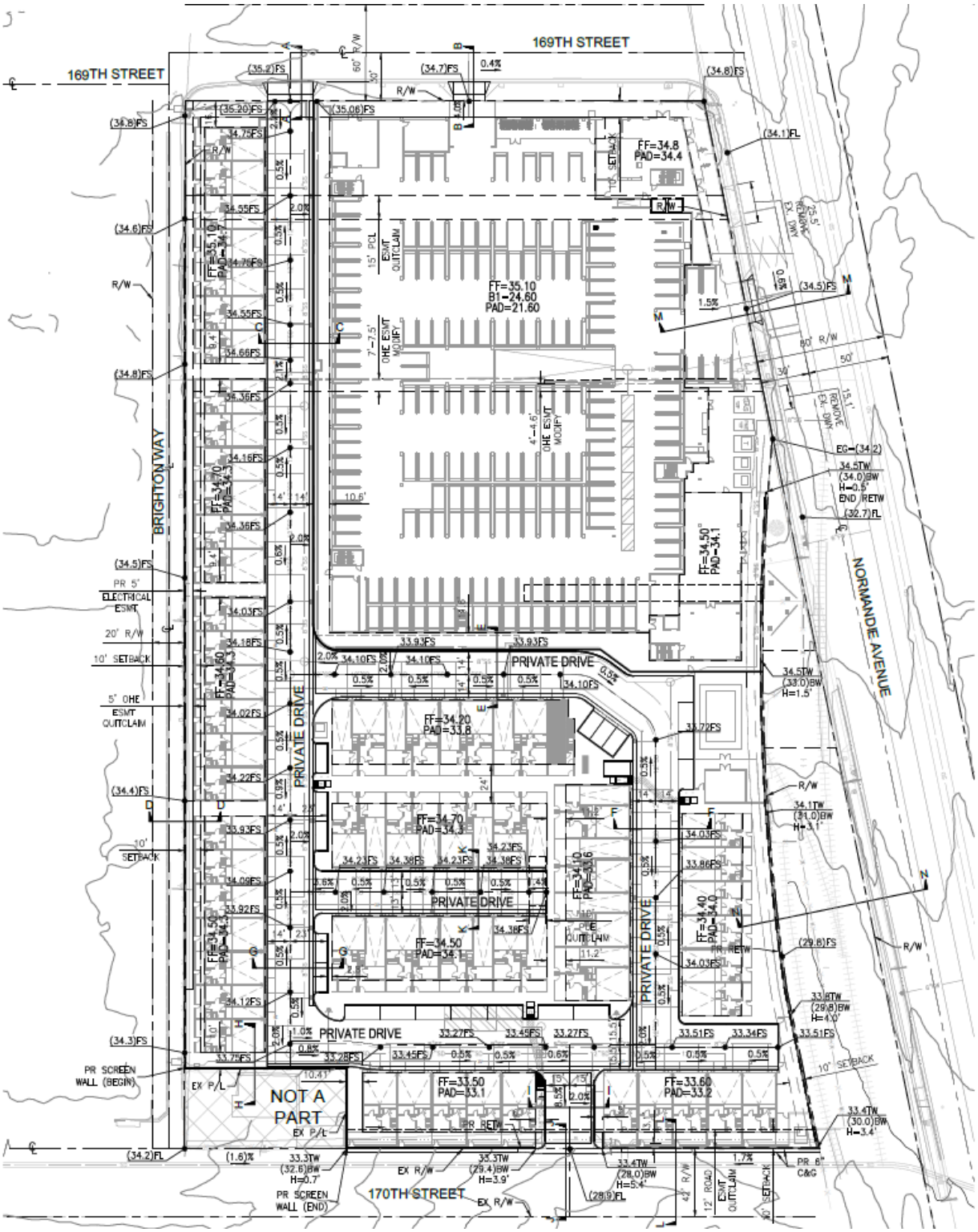
Ride-Sharing Pick-Up/Drop-Off. A designated loading area within the Subarea A shall be signed and distinguished (e.g., with paving and/or paint) so that it may be utilized as a pick-up and drop-off zone for ride-sharing services.

One-time Free Monthly Pass. Within Subarea A, when units become available for rent, new residents who commence a 12-month lease shall be offered a one-time free monthly Zone 1 EZTransit pass.

IV. GRADING PLAN

The grading plan for the Plan Area is provided in Figure 6.

Figure 6. *Grading Plan*



The Plan Area will be graded to mimic the existing grading and drainage patterns. The overall grading and drainage pattern will be northwest towards southeast. Onsite area drains and catch basin will collect all onsite runoff prior to discharging through the curb into the existing gutter.

V. PUBLIC FACILITIES AND UTILITIES PLAN

Existing utility infrastructure capacity for this area has been confirmed through regional area capacity studies and load-based assessment using proposed development parameters.

Stormwater and Drainage

As noted above, the Plan Area is currently approximately 100 percent impervious. Construction under Specific Plan will decrease the Plan Area's impermeability by approximately nine percent. The Specific Plan will not substantially change either the amount or rate of stormwater runoff flows currently generated in the Plan Area. In compliance with existing regulations, the Specific Plan developers or property owner will provide all necessary drainage improvements and implement best management practices (BMPs) in compliance with National Pollutant Discharge Elimination System (NPDES) requirements, through a combination of infiltration, biofiltration, and possibly some capture-and-reuse in compliance with Municipal Code Section 8.70.110. The drainage improvements are subject to the City's standard development review and permit process, including plan checks and inspections.

The Plan Area shall be graded to collect stormwater onsite and route the water by means of various BMP solutions and into the street flow line of Normandie Avenue. The Specific Plan shall utilize overflow drainage features if an influx of stormwater overtaxes the system.

Stormwater within the Plan Area will be treated as determined by the Los Angeles County 85th Percentile 24-hour event precipitation isohyetal map.

Sewer

As noted above, wastewater at the Plan Area is conveyed via an existing 15-inch public sewer line underneath Normandie Avenue owned and maintained by Los Angeles County Sanitation District, which connects to a network of sewer lines that ultimately convey wastewater flows to the Joint Water Pollution Control Plant (JWPCP).

It is not anticipated that any City or County sewer lines will need to be upsized. Development within the Plan Area will connect to the existing 15-inch sewer main through a series of laterals varying in size.

Water

As noted above, there are two existing fire hydrants adjacent to the Plan Area, including one located near the intersection of 169th Street and Normandie Avenue and another located more south along Normandie Avenue.

Development within the Plan Area under the Specific Plan will connect a domestic water line, a fire line, and irrigation line to the 8-inch existing main. Development of the Specific Plan will include all state mandated water-saving features, including water-efficient faucets, shower heads, and toilets.

Electrical Power

As noted above, the Plan Area is currently served by overhead power lines along Normandie Avenue, 170th Street and Brighton Way maintained by SoCal Edison. Development within the Plan Area will connect to the existing lines.

Natural Gas

As noted above, the Southern California Gas Company provides natural gas to the Plan Area with mains along and near the Plan Area. Development within the Plan Area will connect to the existing mains.

Solid Waste

As noted above, solid waste pickup for the Plan Area will be handled by Waste Resources of Gardena. Trash pickup locations will be coordinated with Waste Resources.

Public Services

As described above, the Plan Area and surrounding area is developed and afforded all municipal services, and the Specific Plan can be adequately served by existing public services without the need for expansion.

VI. LANDSCAPE AND OPEN SPACE PLAN

Landscaping

The total landscaped area within the Plan Area is approximately 20,083 square feet (or approximately nine percent of the Plan Area). The landscaping within the Plan Area will provide a distinct visual impression and community identity, soften the urban experience, and provide a high level of aesthetic standards complemented by the quality of the building materials, all of which will assure an attractive environment enhancing the quality of life for its residents. The Specific Plan includes a layered landscape program with the proposed plants throughout the project regionally adapted with a focus on minimizing water use.

The Specific Plan will be consistent with the State and City of Gardena water efficient landscape ordinances. The plant design utilizes water-wise landscaping principles, including a low percentage of water-thirsty plants, smart irrigation controllers, drip irrigation, and bark mulch to slow evapotranspiration and weed germination.

The Specific Plan will provide street trees along the frontages of 169th Street, 170th Street and Normandie Avenue. The street trees will provide a valuable vertical element, shade the street and sidewalk, and create a pedestrian scale screen at the ground level.

Open Space

The Specific Plan will provide private open space for each unit throughout the Plan Area, in addition to public open spaces consisting of a series of interior amenity rooms, courtyards and outdoor areas, both active and passive for use by residents and their guests, as described below for each Subarea.

Subarea A

A minimum of 50 square feet of private open space (i.e., balconies) shall be provided for 155 of the 258 units (60 percent) in Subarea A (7,750 square feet). Additionally, approximately 21,739 square feet of indoor and outdoor common open space shall be provided within Subarea A, including at a minimum:

- Roof deck with seating area;
- Swimming pool with BBQ, and seating areas;
- Dog park;
- Fitness room;
- Club house; and
- Large courtyard with seating area.

A total of approximately 29,489 square feet of open space shall be provided in Subarea A.

Subarea B

A minimum of 50 square feet of private open space (i.e., yards or balconies) per unit shall be provided in Subarea B (3,750 square feet). Additionally, approximately 7,130 square feet of indoor and outdoor common open space shall be provided within Subarea B, including at a minimum:

- Swimming pool with BBQ and seating areas;
- Club house;
- Dog park; and
- Pocket park.

A total of approximately 10,880 square feet of open space will be provided in Subarea B.

The recreation and open space plan for the Plan Area is provided in Figure 7a with more detailed plans provided in Figures 7b-h.

Figure 7a. *Recreation and Open Space Plan*

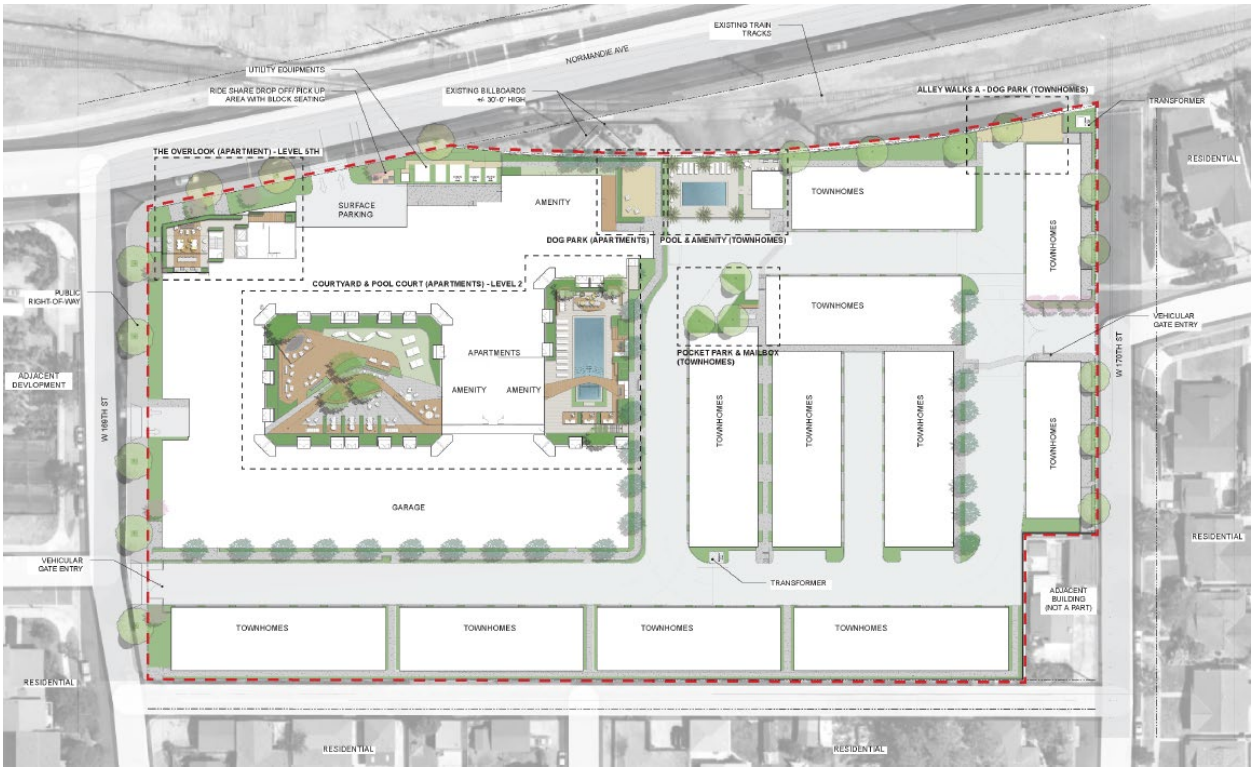


Figure 7b. Rooftop (Subarea A)

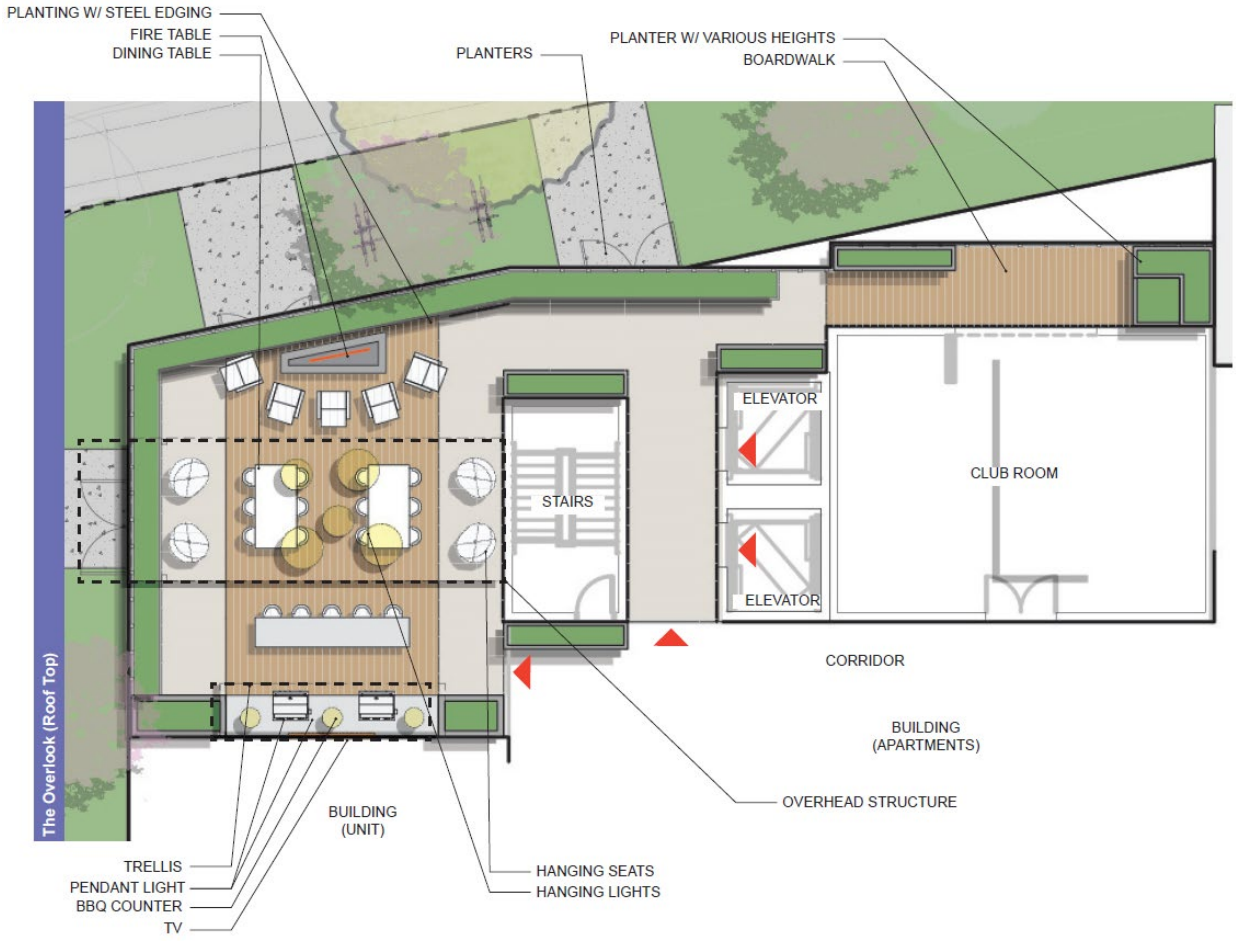


Figure 7c. Dog Park (Subarea A)

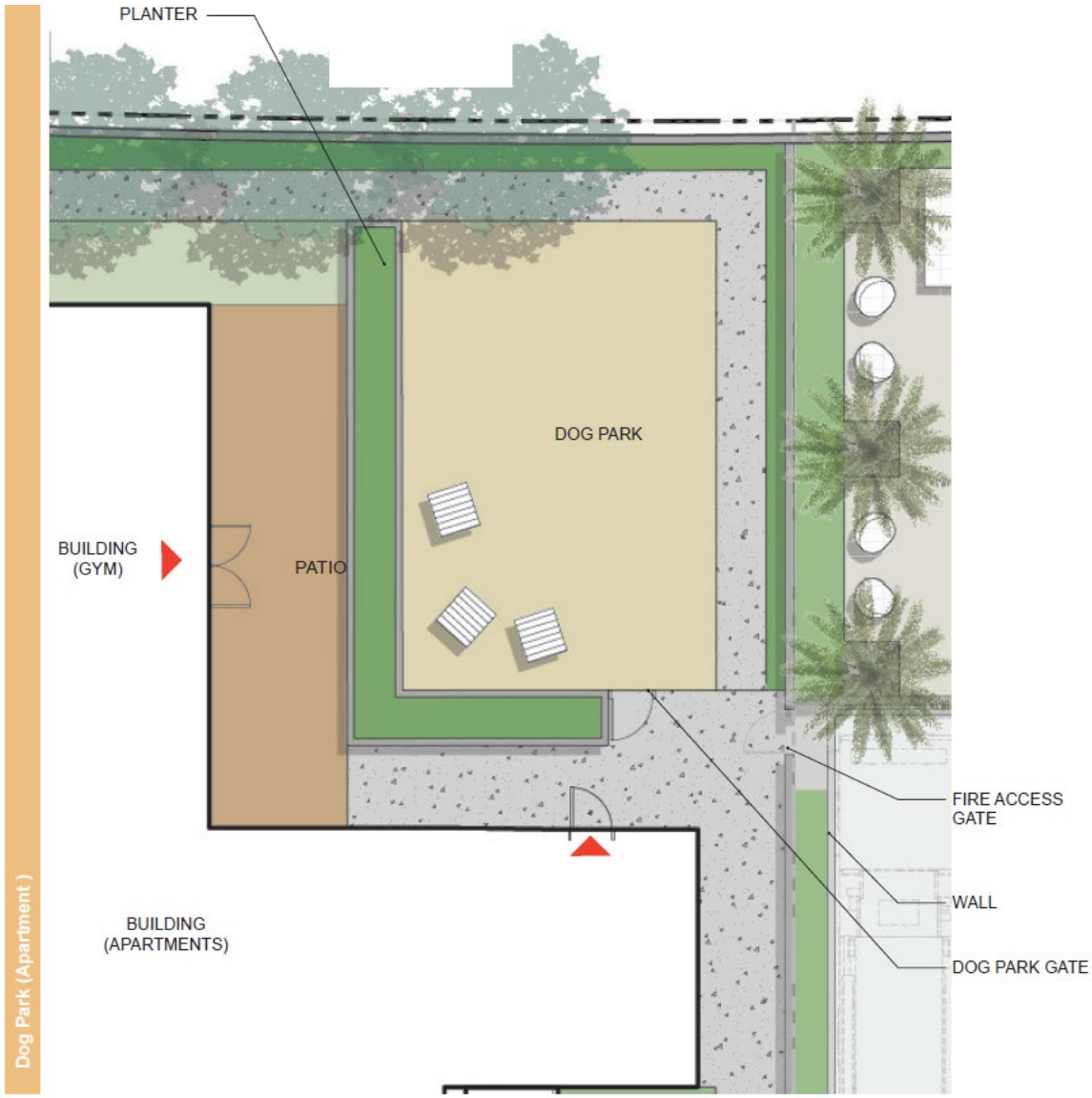


Figure 7d. Pool Court and Amenities (Subarea A)

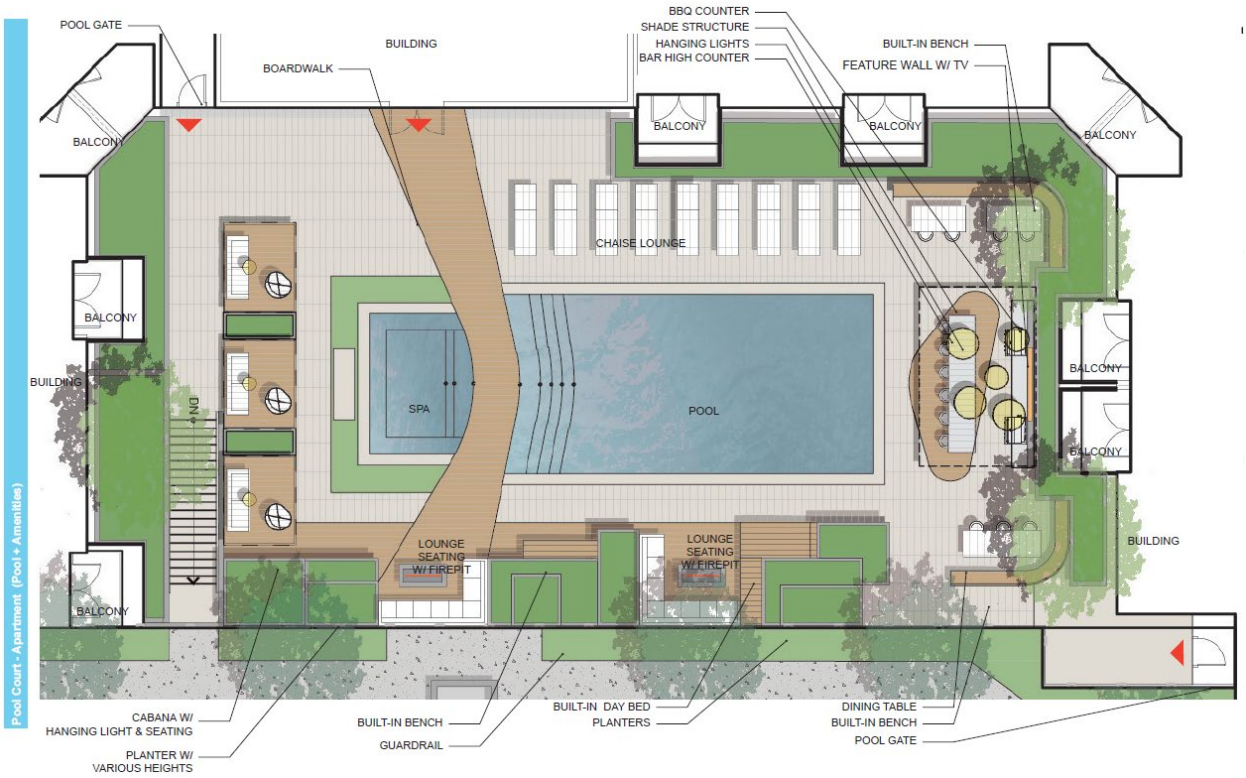


Figure 7e. Central Courtyard (Subarea A)

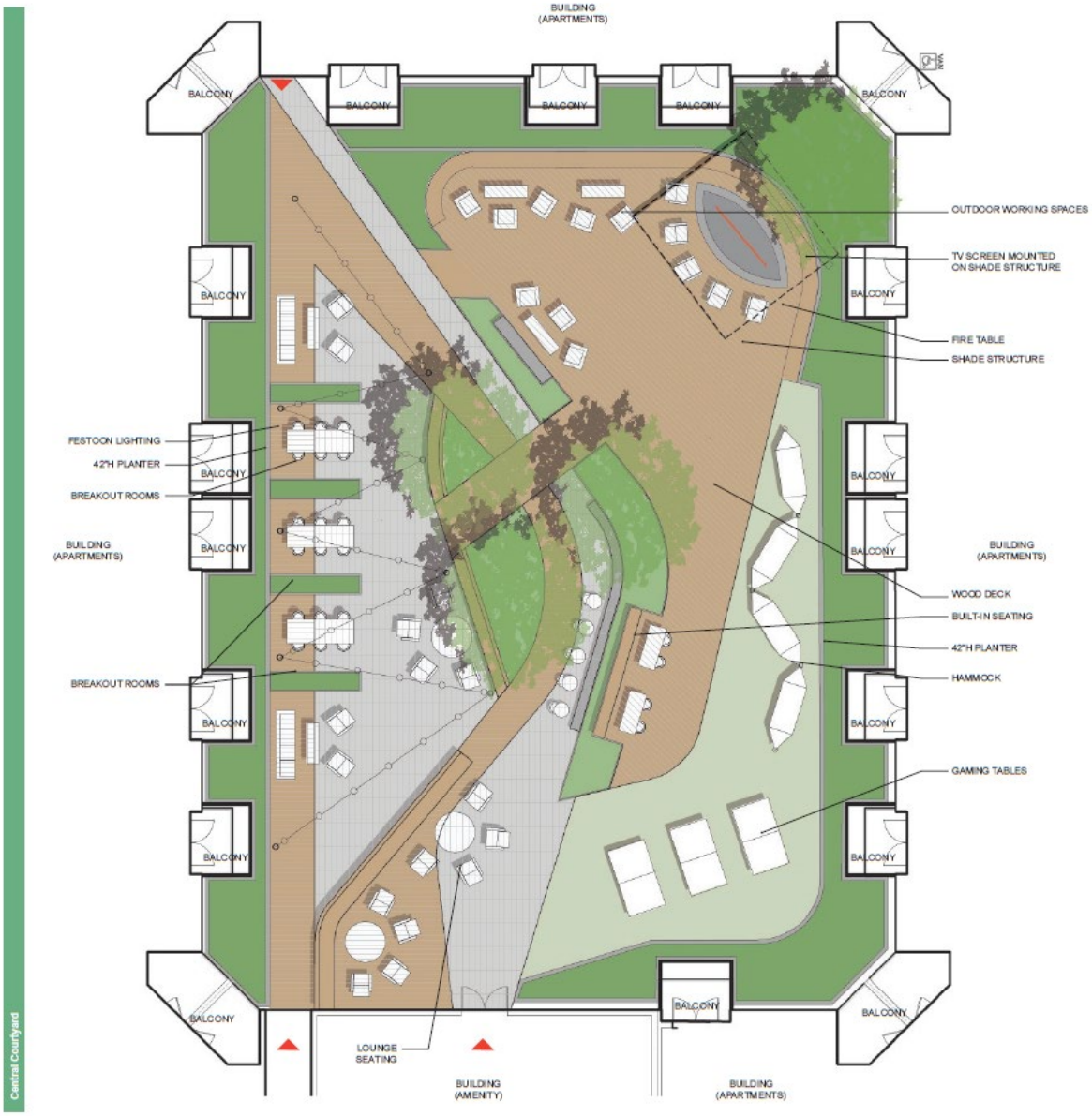


Figure 7f. Pool Court and Amenities (Subarea B)

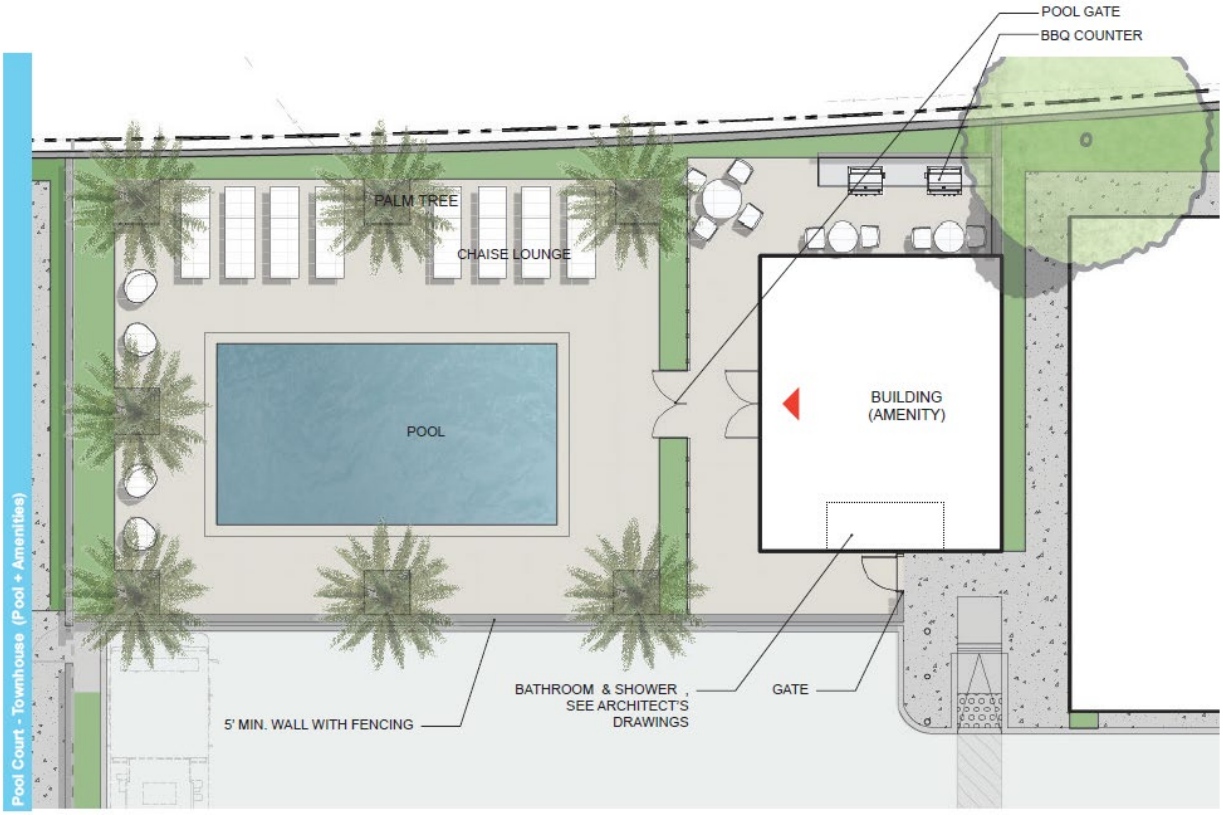


Figure 7g. Dog Park (Subarea B)

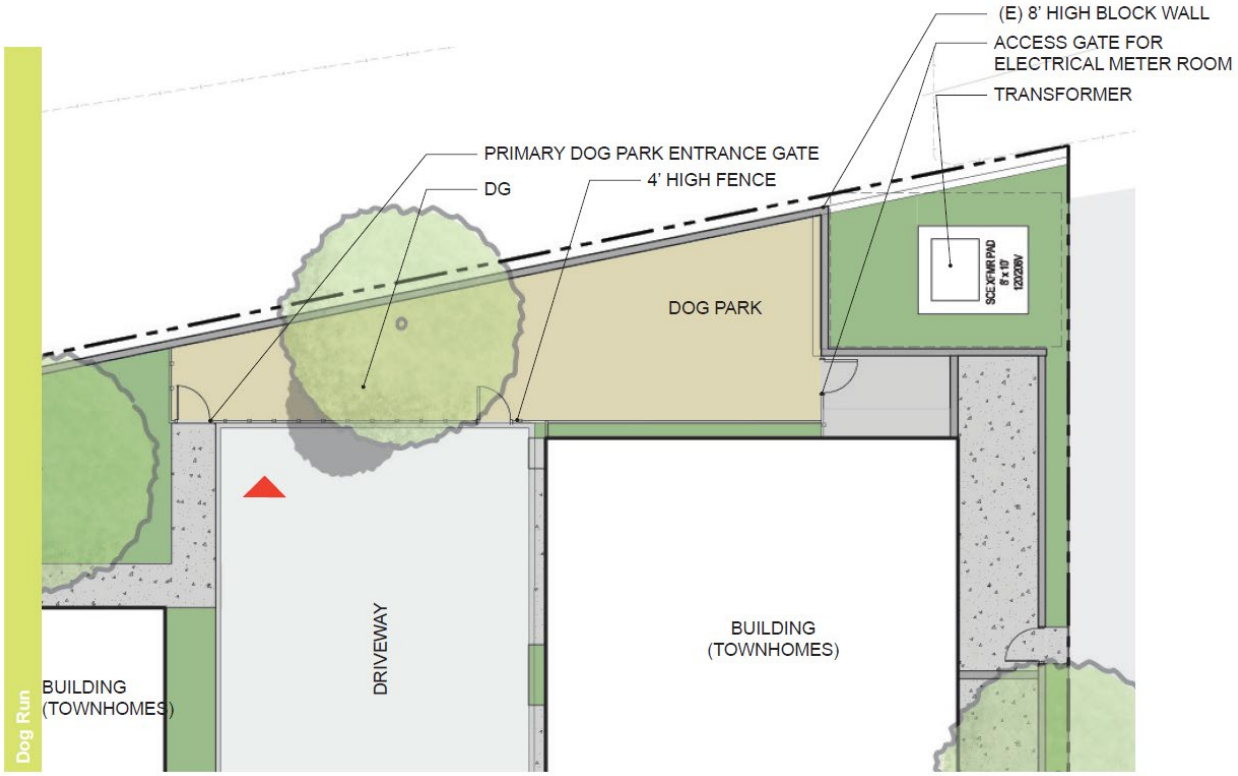
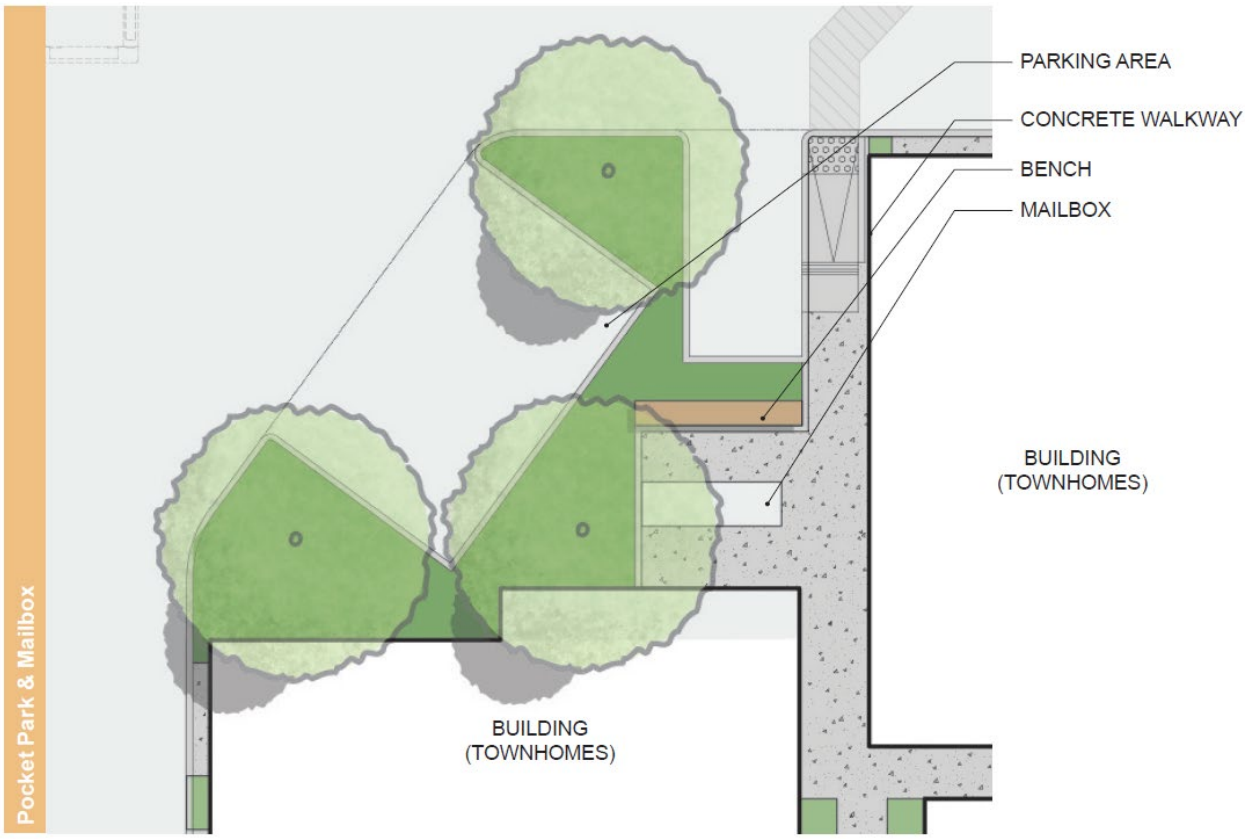


Figure 7h. Pocket Park (Subarea B)



CHAPTER 5. DEVELOPMENT REGULATIONS AND REQUIREMENTS

I. DEVELOPMENT STANDARDS

Permitted Uses

A project in the Plan Area shall only be occupied by land uses identified in this Specific Plan and shall be subject to the applicable City approval process identified in Chapter 8 (Implementation).

Subarea A

The following uses are permitted by right in Subarea A

- Multi-family housing, including apartment units;
- Residential amenities and ancillary uses, including home occupations that do not involve any physical client/customer contact at the residence, and any use customarily incidental to a permitted use;
- Any other use not specifically listed here determined by the Community Development Director to be similar to a permitted use.

Subarea B

- Multi-family housing, including attached and detached townhome style units;
- Residential amenities and ancillary uses, including home occupations, and any use customarily incidental to a permitted use;
- Any other use not specifically listed here determined by the Community Development Director to be similar to a permitted use.

Prohibited Uses

Any use not listed as a permitted use, and not found to be sufficiently similar to a permitted use by the Community Development Director, is prohibited in both Subarea A and B. Additionally, the following uses are expressly prohibited in Subarea A and B:

- Short-term rentals, except short-term rental as permitted above in Subarea A;
- Home-sharing rentals;
- Short-term corporate housing.

Density and Development Capacity

The density for the Specific Plan is determined by the entire Plan Area, and shall not exceed 64 units per acre. The maximum development allowed under the Specific Plan is 333 residential units with related amenities and ancillary uses, including 258 units within an Apartment Building in Subarea A and 75 Townhomes in Subarea B.

Maximum Building Height

Subarea A

The Apartment Building shall not exceed five above ground stories and 70 feet in height as measured from the finished floor (i.e., the level of the finished floor on the ground level) to the highest point on the roof, including non-habitable projections (including, without limitation, architectural features, elevator shafts mechanical equipment, stairwells, canopies, or shade structures).

Subarea B

The Townhomes shall not exceed three stories and 40 feet in height as measured from the finished floor (i.e., the level of the finished floor on the ground level) to the highest point on the roof, including non-habitable projections (including, without limitation, architectural features, elevator shafts mechanical equipment, stairwells, canopies, or shade structures).

Floor Area Ratio

The FAR for the Specific Plan shall not exceed a maximum of 1.6:1 as calculated over the entire Plan Area, excluding parking areas.

Dwelling Unit Size

Subarea A

The minimum dwelling unit size for the units within the Apartment Building in Subarea A shall be:

- 450 square feet for studio units.
- 550 square feet for one-bedroom units.
- 850 square feet for two-bedroom units, plus 150 square feet for each additional bedroom over two.

Subarea B

There are no minimum dwelling unit sizes for the Townhomes in Subarea B.

Setbacks

Setbacks within the entire Plan Area shall comply with the following (as measured from the property line):

- Front (Normandie Avenue): 10 feet
- Rear (Brighton Way): 10 feet
- Side (169th Street and 170th Street): 10 feet

Permitted Encroachments: Balconies and non-habitable architectural features (e.g., canopy or awning), planter boxes, outdoor seating for pedestrians and similar features may encroach within required setback areas by up to five feet. Fire lanes and other drive aisles may be located in the required side yard setbacks.

Affordable Housing

Seven moderate affordable housing units shall be provided and distributed throughout Subarea A for a period of 55 years.

II. DESIGN STANDARDS

The following standards are specifically tailored to ensure the quality development envisioned for the Specific Plan area. The purpose of the design standards is to ensure that development activity is integrated, sensitive to surrounding neighborhoods, provides positive imagery, and creates an inviting environment for residents and visitors, meeting the intent of the Specific Plan. The following design standards cover building form and massing, façade articulations along street frontages; siding materials; colors; landscaping; and lighting.

Design Standard 1: Form and Massing

Subarea A

- The structure should be broken up by creating horizontal emphasis using trim, protruding balconies, eaves, canopies, accent materials, or other ornamentation.
- Modulation – The Apartment Building shall be designed with articulation in the horizontal and vertical plane that breaks down the massing into discrete, smaller sections.
- Balconies – All units that face a public right-of-way, shall have balconies oriented in that direction. All units that face a courtyard area, shall have the balconies oriented towards those areas. All railings for balconies shall consist of either metal or glass guard railing.
- Street Corner – The building shall have a major along Normandie Ave south of the corner at 169th street and Normandie. Additionally, the massing is further reduced by a seventh-floor roof deck at the corner of Normandie Ave and 169th Street.

Subarea B

- Horizontal Plane – Each Townhome Building shall have a change in horizontal plane at a minimum of every 30 feet.
- All primary entries into each townhome shall be recessed or under an eave or other projection.
- Balconies – All railings for balconies shall consist of either metal or glass guard railing.
- Windows – All windows must be recessed a minimum of 1.5 inches. This requirement shall apply to all structures within the Specific Plan area.

Design Standard 2: Siding Materials

- Materials shall be high quality, durable, and not readily deteriorate if exposed to the elements.
- Architectural features and materials shall wrap corners and provide the same level of detail as the primary façade.
- The materials used on each building shall be limited to concrete, cement plaster, cement board siding, glass, and metal screening.

Design Standard 3: Colors

- Colors shall include a base color and at least one accent color.
- Only colors on the approved exterior color palette list, as approved by resolution of the City Council, are permitted by-right. Accent or trim colors that are not included on the approved color palette list are allowed provided that do not exceed 15 percent of the total surface area on each elevation of the building.
- Stone veneer, approved metals and wood are not subject to the exterior palette list.

- All building shall be always maintained in good condition. The Director of Community Development or designee may require more frequent exterior maintenance if the improvements are not maintained in good condition.

Design Standard 4: Landscaping

- Landscaping for any development within the Specific Plan area must be consistent with the landscape plan concepts set forth in Chapter 4, Section VIII of this Specific Plan.

- Buildings and major pedestrian entrances should be oriented toward centers of activity, such as the primary street frontage.

- The property owner shall maintain all landscaped areas.

- Landscaping shall not encroach within pedestrian walkways or impede the visibility of signage. All landscaping at driveway entrances and exits shall not exceed three-feet in height for the first ten-feet.

Design Standard 5: Lighting

- Open spaces and pedestrian areas shall be illuminated.

- All exterior fixtures on the same building shall be of the same design, material, and color.

- All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties.

Design Standard 6: Sustainability

Development within the Specific Plan area shall conform to the most recent CALGreen mandatory sustainability standards in effect at the time of building plan submission. Compliance with these standards results in a reduction of energy usage for any given building or complex.

III. RECREATION AND OPEN SPACE STANDARDS

Required Open Space

The Specific Plan shall provide a minimum of 50 square feet of private open space (i.e., balconies) for 155 of the 258 units (7,750 square feet) and approximately 21,739 square feet of common open space within Subarea A.

The Specific Plan shall provide a minimum of 50 square feet of private open spaces (i.e., yard or balcony deck) per unit (3,750 square feet) and approximately 7,130 square feet of common open space within Subarea B.

Consistent with Chapter 4, Section IV, the Specific Plan's common open space includes courtyards and open areas, both active and passive, and indoor amenity areas for use by residents and their guests.

Open Space Standards

Private open space may be provided as a private balcony, patio, or landscape area adjoining and directly accessible to a residential dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Common open space shall be improved and reserved for the exclusive use of residents and their guests. Common open space shall be either active (e.g., swimming pool, recreation rooms, fitness rooms, club room, audio visual entertainment) or passive (e.g., lounges, accessible landscaping and outdoor seating areas, or similar improvements) and may be either enclosed (indoor or outdoor) or unobstructed from the ground to the sky.

IV. PARKING AND LOADING

Vehicle Parking

<u>Subarea A</u>

The Apartment Building will provide 387 vehicle parking spaces that will be unbundled, including 29 spaces for guest parking. Up to 50 percent of the required parking spaces within Subarea A may be compact spaces. Subarea A may also provide a maximum of 110 tandem spaces that can be leased as a pair to a single unit.

The minimum parking stall dimensions for required parking spaces within Subarea A are:

- Compact spaces: nine feet wide (to center of double striped lines) and 16 feet long
- Standard spaces: nine feet wide (to center of double striped lines) and 18 feet long

Each aisle of parking within Subarea A would consist of one row of compact spaces and one row of standard spaces separated by a two-way drive aisle of at least 24 feet in width. In no circumstance will two rows of compact-sized parking spaces be provided within a single parking aisle, except in the limited circumstances where a parking space in the row of standard-sized spaces is located adjacent to a wall or other obstruction, in which case it will be designated as a compact space.

Subarea B

Each of the Townhomes will provide two spaces (150 spaces), some of which will be tandem, in addition to 19 guest spaces. The minimum width of the drive aisles within Subarea B shall be 24 feet.

A two-car tandem garage shall have a minimum interior dimension of 10 feet in width and 33 feet in depth. A two-car non-tandem garage shall have a minimum interior dimension of 20 feet in width and 19 feet in depth.

Parallel guest parking spaces shall have a minimum dimension of 18 feet in width and nine feet in depth.

Bicycle Parking

Secured long-term bicycle storage will be provided in Subarea A (65 stalls) within the enclosed Apartment Building garage, and short-term bicycle parking (four stalls) will be provided off Normandie Avenue near the driveway to the Apartment Building garage.

All bicycle parking shall be located in safe, convenient locations, encouraging the use of bicycle transportation by residents and residential guests. Storage for residents will be provided on rack type systems within secured/lockable rooms located throughout the project. There will also be unsecured bicycle parking spaces for guests, provided at-grade on a first-come, first-serve basis.

Loading Spaces

Loading spaces are not required for the Specific Plan. Any loading spaces that are constructed shall not be required to meet the minimum dimension requirements of Section 18.40.100 B. of the Gardena Municipal Code.

Transportation Demand Management Strategies

See Chapter 4, Section III of this Specific Plan for details on the TDM strategies implemented by the Specific Plan.

V. NONCONFORMITIES

The Plan Area is currently comprised of light industrial development. Following approval of this Specific Plan, the existing industrial uses shall be nonconforming to the provisions of the Specific Plan.

Nonconforming uses shall be subject to the provisions of Section 18.54.040 of the Gardena Municipal Code, which prevents nonconforming uses from being changed or expanded beyond what was established when the use became nonconforming. If a nonconforming use within the Plan Area ceases to operate or exist for a period of one year, it will be considered abandoned or discontinued without the need for any public hearing.

VI. MAINTENANCE STANDARDS

The developer or property owner shall be required to maintain the Plan Area in an orderly manner during and following construction. The developer or property owner shall perform all regular maintenance and necessary repairs to the exterior and interior of the Specific Plan. Should Subarea A and Subarea B be operated by two separate entities, then the developer or property owner associated with each Subarea will independently be responsible for maintenance under the Specific Plan.

VII. STANDARDS FOR ACCESSORY STRUCTURES, ADDITIONS, WALLS, FENCES, OTHER CHANGES

Walls, fences, and gates will be used to identify separate areas and provide needed privacy and security, as shown in Exhibit A, Site Plan. Where constructed, walls, fences,

and gates will be required to appear consistent in style and material, complementing the surrounding architectural styles. Landscaping elements should be planted and layered to provide screening. Vines and trellises are encouraged to help soften hard edges and screen walls from view.

All walls and fences in a front yard setback shall comply with the requirements of Gardena Municipal Code Section 18.42.070 A.2, except that the driveway on 169th Street associated with Subarea B shall be set back 10 feet. All walls or fences in the side and rear yard setbacks shall not exceed 10 feet in height and shall be constructed of solid decorative concrete masonry, open wrought iron or wood alternative composite material.

VIII. SIGN PROGRAM

A master sign program shall be submitted to the Community Development Director for administrative approval. The master sign program shall include identification and wayfinding signage throughout the Specific Plan Area.

CHAPTER 6. GENERAL PLAN CONSISTENCY

I. APPLICABLE GOALS AND POLICIES

Relationship to the General Plan

The City of Gardena General Plan establishes the overall vision for growth and development in the community. The General Plan Land Use Element establishes clear and logical patterns of land use and standards for new development.

The Specific Plan provides for the orderly and efficient development and revitalization of the Plan Area consistent with the City of Gardena General Plan. The Specific Plan is a regulatory document prepared pursuant to the provisions of California Government Code sections 65450 through 65457, which grant local government agencies the authority to prepare specific plans for the systematic implementation of their general plan for all or part of the area covered by the general plan.

State law requires that any specific plan be consistent with the City's General Plan. The Gardena General Plan – Community Development Element – Land Use Plan is amended concurrent with adoption of the Specific Plan to ensure technical consistency between the two documents. The general plan amendment will change the land use designation on the General Plan Land Use Map from "Industrial" to "Specific Plan" and amend the Land Use Element text and Land Use Element Table LU-3 to allow the mix of uses and densities specified in this Specific Plan.

Relationship to the Zoning Ordinance

Title 18 of the Gardena Municipal Code is the Zoning Ordinance, which provides the regulatory tool to implement the land use goals, policies, and actions established by the General Plan. The Zoning Ordinance identifies specific zoning districts in the city and prescribes development standards and regulations that apply to each district.

The Gardena Zoning Code and Map is also amended by ordinance concurrent with adoption of the Specific Plan to ensure complete and technical consistency. A Normandie Crossing Specific Plan zone replaces the site's existing zoning, Industrial (M-1) and General Industrial (M-2). The contents of this Specific Plan will be adopted by ordinance and will replace the existing zoning standards.

Where the Zoning Ordinance's regulations, development standards, design guidelines, and/or administrative procedures are inconsistent with this Specific Plan, the Specific Plan regulations, standards, guidelines, and procedures shall supersede. However, any issue not specifically addressed in the Specific Plan shall be subject to the standards and regulations of the Zoning Ordinance.

II. GENERAL PLAN CONSISTENCY ANALYSIS

The Specific Plan is consistent with the following General Plan goals and policies:

Housing Element

GOAL 3.0: Minimize the impact of governmental constraints on housing construction and cost.

> Policy 3.3: Encourage the use of special development zones and other mechanisms to allow more flexibility in housing developments.

Consistent with Goal 3.0, the Specific Plan reduces the impact of governmental constraints on housing construction and cost. Consistent with Policy 3.3, the Specific Plan implements special zoning and development standards to permit more flexibility in housing developments in the Plan Area. The Specific Plan facilitates more diverse housing options to serve the City's growing and evolving technology industry, and supports the local economy with newly constructed, high-quality multi-family housing opportunities. By permitting denser development than would otherwise be permitted under existing zoning, the Specific Plan incentivizes construction of new multi- family housing with a variety of unit types.

GOAL 4.0: Provide adequate residential sites through appropriate land use and zoning to accommodate the City's share of regional housing needs.

Policy 4.1: Implement land use policies that allow for a range of residential densities.

Consistent with Goal 4.0, the Specific Plan provides the appropriate land use and zoning for development of multi-family residential uses, including affordable housing. Construction of up to 333 residential units assists the City in meeting its share of the regional housing needs allocation. Currently, residential development in the vicinity of the

Plan Area primarily consists of single-family housing with multi-family housing along major arterials. The Specific Plan permits a greater range of residential densities than is currently permitted in this area of the City, consistent with Policy 4.1.

Policy 4.3: Encourage residential development within the new Housing Overlay.

The northern portion of the Specific Plan area has a housing overlay of HO-30. The Specific Plan exceeds this housing overlay density and encourages residential development in this area.

Policy 4.4: Encourage development at maximum attainable densities and encourage use of density bonuses for inclusion of affordable units.

The density proposed in the Specific Plan area exceeds that which was set forth in the HO-30 designation in order to provide seven affordable housing units.

GOAL 5.0: Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 5.2: Provide a range of housing options, locational choices, and price points to accommodate the diverse needs in Gardena and to allow for housing mobility.

Consistent with this goal and policy, the Specific Plan development will provide housing units that range from studio apartments to 3-story townhome style units, including seven apartment units for moderate-income households. The range in sizes and affordability helps accommodate Gardena's diverse need.

Community Development Element - Land Use Plan

LU Goal 1: Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high-quality housing types in the City.

LU 1.1: Promote sound housing and attractive and safe residential neighborhoods.

LU 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.

LU 1.4: Locate new medium- and high-density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities.

LU 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi-family residential developments.

LU 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.

LU 1.8: Minimize through-traffic on residential streets.

Consistent with Goal 1, the Specific Plan implements new zoning and development standards to promote the development of additional high-quality housing types in the City. The Specific Plan includes development standards and design guidelines to promote high quality housing and attractive and safe residential neighborhoods, consistent with Policy 1.1. The Specific Plan facilitates a transition from the single-family homes surrounding the Plan Area along Brighton Way and 170th Street to the Townhomes within Subarea B at the edge of the Plan Area to the denser Apartment Building within Subarea A off Normandie Avenue in the northeastern portion of the Plan Area near the multi-family and commercial uses immediately north of the Plan Area. The Specific Plan will bring new residents to the neighborhood, support the local economy, improve the streetscape, activate the pedestrian realm, and help transition an automobile-oriented corridor to more transit-friendly development.

Consistent with Policy 1.2, the Specific Plan protects the existing single-family residential homes surrounding the Plan Area along Brighton Way and 170th Street by replacing industrial uses with a high-quality multi-family development. As a residential project, the Specific Plan will be compatible with the adjacent residential neighborhood. Access to the Apartment Building is oriented to Normandie Avenue and away from the nearest residential neighborhood.

Consistent with Policy 1.4, the Specific Plan clusters urban-density within walking distance of a variety of resident-serving commercial uses on Artesia Boulevard, including grocery stores and restaurants. These features of the Specific Plan will increase convenience for residents and reduce future residents' automobile dependence.

Consistent with Policy 1.5, the Specific Plan provides residential amenities including open space, recreation areas, and structured off-street parking. Consistent with Chapter 4, Section IV, the Specific Plan's common open space includes courtyards and open areas, both active and passive, and indoor amenity areas, for use by residents and their guests. On-site parking for the Apartment Building will be provided in an enclosed garage on the subterranean level and the first floor above grade, and in individual two-car garages in each unit for the Townhomes.

Consistent with Policy 1.6, the Specific Plan permits residential density compatible with available public service and infrastructure systems. As described in Chapter 3., Section VII., Utilities, and Chapter 4., Section V., Public Utilities / Facilities Plan, of this Specific Plan, the Specific Plan includes measures to ensure that the plan area is served by adequate public services, infrastructure, and utilities.

Consistent with Policy 1.8, the project minimizes through-traffic on residential streets by orienting vehicular access for the Apartment Building in the northeastern portion of the Plan Area away from the single-family neighborhood primarily off Normandie Avenue, a major collector street. Vehicular access for the Townhomes component of the project would be provided in the northwestern portion of the Plan Area off 169th Street and in the southern portion of the Plan Area off 170th Street. While these access points are adjacent to the single-family neighborhoods, the Townhomes are less dense (75 units) than the Apartment Building (258 units) and therefore most of the vehicles entering the Plan Area will not enter the single-family neighborhoods surrounding the Plan Area. The Specific Plan does not disrupt any existing traffic patterns on residential streets.

Community Development Element – Economic Development Plan

ED Goal 3: Attract desirable businesses to locate in the City.

> ED 3.3: Maintain a multidisciplinary proactive approach to improve the City's image as a desirable business location.

Consistent with Goal 3, the Specific Plan facilitates the development of high-quality housing which attracts desirable businesses to locate in the City. Implementation of the Specific Plan will help alleviate the negative impacts of a lack of housing for potential future employees. Consistent with Policy 3.3, the Specific Plan adopts a multidisciplinary,

proactive approach, supporting the expanding business sector with newly constructed, high-quality multi-family housing opportunities.

Community Development Element – Community Design Plan

DS Goal 1: Enhance the visual environment and create a positive image of the City.

DS 1.3: Promote a stronger design review process to ensure that public and private projects comply with best design practices and standards.

DS 1.4: Provide a sense of arrival to Gardena through entry monument signs, landscaping features, architectural and motifs at key gateway locations.

Consistent with DS Goal 1, the Specific Plan will enhance the visual environment by replacing a large underutilized industrial lot containing warehouse uses with associated offices and surface parking lot with a new multi-family development project. The Specific Plan will incorporate high-quality design and landscaping consistent with the standards of the Specific Plan to further enhance the visual environment. Developing new residential uses in proximity to resident-serving retail thus reduces dependencies on vehicle transportation and helps create a positive image of the City. Consistent with DS 1.3, development within the Plan Area will be subject to the City's design review process. Consistent with DS 1.4, the Specific Plan would provide on-site landscaping features consistent with the standards identified in this Specific Plan.

DS Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.

DS 2.2: Ensure that new and remodeled dwelling units are designed with architectural styles, which are varied and are compatible in scale and character with existing buildings and the natural surroundings.

DS 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.

DS 2.7: Require appropriate setbacks, massing, articulation and height limits to provide privacy and compatibility where multiple family housing is developed adjacent to single-family housing.

DS 2.9: Integrate new residential developments with the surrounding built environment. In addition, encourage a strong relationship between the dwelling and the street.

DS 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a "greener" environment for residents and those viewing from public areas.

DS 2.11: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.

DS 2.12: Provide well-designed and safe parking areas that maximize security, surveillance, and efficient access to building entrances.

DS 2.14: Require design guidelines to be established to provide for attractive building design features, safe egress and ingress, sufficient parking, adequate pedestrian amenities, landscaping, and proper signage.

DS 2.15: Promote innovative development and design techniques, new material and construction methods to stimulate residential development that protects the environment.

Consistent with Goal 2, implementation of the Specific Plan would enhance the aesthetic quality of the Specific Plan Area. The Specific Plan is intended to achieve quality and attractively designed development that can serve as a model for future multi-family in the City. Implementation of the Specific Plan will replace an underutilized industrial lot containing warehouse uses with associated office and surface parking lots with a high-quality residential development that is intended to serve as a catalyst to transform the Plan Area into a vibrant neighborhood. Consistent with Policies 2.2 and 2.3, Chapter 5 of the Specific Plan provides development regulations for residential development to ensure that development within the Specific Plan is designed with a varied, yet compatible architectural style. Consistent with Policy 2.14, these design standards will ensure that development within the Specific Plan would be designed with attractive building design

features, safe ingress and egress, sufficient parking, adequate pedestrian amenities, and landscaping.

Consistent with Policies 2.7 and 2.9, the Specific Plan was designed to respect the existing single-family neighborhoods surrounding the Plan Area. The Specific Plan replaces industrial uses with a high-quality multi-family development. As a residential project, the Specific Plan would be compatible with the adjacent residential neighborhood. Moreover, the Specific Plan facilitates a transition from the single-family homes surrounding the Plan Area along Brighton Way and 170th Street to the Townhomes within Subarea B at the edge of the Plan Area to the denser Apartment Building within Subarea A off Normandie Avenue in the northeastern portion of the Plan Area near the multi-family and commercial uses immediately north of the Plan Area. Access to the Apartment Building is oriented to Normandie Avenue and away from the nearest residential neighborhood.

Consistent with Policy 2.10, the Specific Plan, including the open space amenities, will provide landscape treatments that will create a "greener" environment. The Specific Plan will replace a large underutilized industrial lot containing warehouse uses with associated offices and surface parking lots with multi-family residential buildings that incorporate street trees to shade the street and sidewalk and create a pedestrian-scale screen on the ground level.

Consistent with Policy 2.11, implementation of the Specific Plan would incorporate quality residential amenities, including private and communal open spaces, into the proposed multi-family development project. Consistent with Chapter 4, Section IV, the Specific Plan's common open space includes courtyards and open areas, both active and passive, and indoor amenity areas, for use by residents and their guests. These amenities would improve the quality of the project and create more attractive and livable spaces for residents.

Consistent with Policy 2.12, on-site vehicle parking for the Apartment Building will be provided in an enclosed garage consisting of two floors, starting at the subterranean level. The Apartment Building parking garage is designed to permit two-way travel between the various levels with adequate circulation. The parking garage will be accessible only to residents and will be secured by a key fob entry system. Residents will be able to enter the building directly from the parking garage. For the Townhomes, on-site vehicle parking will be provided in ground level, two-car garages in each unit. Internal roadways link

Driveways 3 and 4 to all townhomes, but do not connect to the Apartment Building garage.

Consistent with Policy 2.12, the Specific Plan includes design guidelines to ensure the development is designed with a varied, yet compatible architectural style, attractive building design features, safe ingress and egress, sufficient parking, adequate pedestrian amenities and landscaping.

Consistent with Policy 2.15, the Specific Plan will conform to the latest CALGreen sustainability standards.

Community Development Element – Circulation Plan

Cl Goal 1: Promote a safe and efficient circulation system that benefits residents and businesses and integrates with the greater Los Angeles/South Bay transportation system.

> Cl 1.1: Prioritize long-term sustainability for the City of Gardena, in alignment with regional and state goals, by promoting infill development, reduced reliance on single-occupancy vehicle trips, and improved multi-modal transportation networks, with the goal of reducing air pollution and greenhouse gas emissions, thereby improving the health and quality of life for residents.

Consistent with Goal 1, the Specific Plan promotes reduced reliance on single-occupancy vehicle trips and convenient access to multi-modal transportation through its location within a transit priority area and required TDM measures.

CI Goal 3: Develop Complete Streets to promote alternative modes of transportation that are safe and efficient for commuters, and available to persons of all income levels and disabilities.

> CI 3.1: Work with Gardena Municipal Bus Lines and MTA to increase the use of public transit, establish or modify routes, and improve connectivity to regional services.
>
> CI 3.3: Maintain and expand sidewalk installation and repair programs, particularly in areas where sidewalks link residential neighborhoods to local schools, parks, and shopping areas.

Consistent with Goal 3, the Specific Plan promotes alternative modes of transportation by placing residents near resident-serving retail to which residents may easily walk or bike. The Specific Plan is also within close proximity to a number of bus stops and a defined transit priority area. The project also facilitates development of a Complete Street along the Plan Area frontages by redeveloping a large underutilized industrial lot with associated offices and surface parking lots; reducing potential conflict points between vehicles and pedestrians; and providing street trees that will shade the street and sidewalk and create a pedestrian scale at the street level.

Consistent with Policy 3.1, public transit use will be encouraged as the Plan Area is located within a quarter mile of several bus stops. The TDM measures will also encourage use of public transportation.

Consistent with Policy 3.3, the sidewalks, curbs, and gutters adjoining the Plan Area will be reconstructed as part of the Specific Plan.

Community Resources Element—Conservation Plan

CN Goal 2: Conserve and protect groundwater supply and water resources.

> CN 2.2: Comply with the water conservation measures set forth by the California Department of Water Resources.

Consistent with Goal 2 and its supporting policies, the Specific Plans conserves and protect groundwater supply and water resources through compliance with all applicable regulations, including the water conservation measures set forth by the Department of Water Resources. The project will decrease the impermeable area of the Plan Area by approximately nine percent.

CN Goal 3: Reduce the amount of solid waste produced in Gardena.

> CN 3.1: Comply with the requirements set forth in the City's Source Reduction and Recycling Element.

Consistent with Goal 3 and Policy 3.1, the Specific Plan will comply with all applicable requirements for waste diversion during construction and operation.

CN Goal 4: Conserve energy resources through the use of technology and conservation methods.

CN 4.1: Encourage innovative building designs that conserve and minimize energy consumption.

CN 4.2: Require compliance with Title 24 CALGreen regulations to conserve energy.

Consistent with Goal 4 and Policy 4.1, the Specific Plan facilitates a multi-family and townhome development that meets high standards of environmental sustainability. Development proposals within the Plan Area must be designed to achieve best practices for architectural design and land development that enhance the city's infrastructure, reduce consumption of non-renewable resources, and limit pollutants and greenhouse gas emissions. Consistent with Policy 4.2, development within the Specific Plan will conform to the most recent CALGreen sustainability standards in effect at the time of building plan submission.

CN Goal 5: Protect the City's cultural resources.

CN 5.3: Protect and preserve cultural resources of the Gabrielino Native American Tribes found or uncovered during construction.

Consistent with Goal 5 and its supporting policies, the Specific Plan will incorporate measures to protect and preserve any cultural resources of the Gabrielino Native American Tribe, or any other Tribe, found or uncovered during construction.

Community Safety Element—Public Safety Plan

PS Goal 1: Maintain a high level of fire and police protection for residents, businesses and visitors.

PS 1.6: Ensure that law enforcement, crime prevention, and fire safety concerns are considered in the review of planning and development proposals in the City.

Consistent with Policy 1.6, the City has considered law enforcement, crime prevention, and fire safety concerns in its review of the Specific Plan. The Apartment Building and parking structure will be accessible only to residents and secured by a key fob entry system.

Specific Plan development will comply with all applicable Fire Code and fire safety regulations.

PS Goal 2: Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards.

PS 2.3: Require compliance with seismic safety standards in the Unified Building Code.

PS 2.4: Require geotechnical studies for all new development projects located in an Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.

Consistent with Goal 2 and Policy 2.3, development within the Specific Plan is required to comply with the seismic safety standards in the Unified Building Code. Consistent with Policy 2.4, a geotechnical study was prepared for the Plan Area which confirmed that it is not located within an Alquist-Priolo Earthquake Fault Zone.

PS Goal 4: Increase public awareness of crime and fire prevention, and emergency preparedness and procedures.

PS 4.3: Promote professional management of multi-family residential buildings.

Consistent with Policy 4.3, development within the Plan Area will be professionally managed and the property managers will develop standard emergency preparedness plans and procedures for the project.

Community Safety Element—Noise Plan

N Goal 2: Incorporate noise considerations into land use planning decisions.

N 2.4: Require mitigation of all significant noise impacts as a condition of project approval.

N 2.5: Require proposed projects to be reviewed for compatibility with nearby noise-sensitive land uses with the intent of reducing noise impacts.

N 2.6: Require new residential developments located in proximity to existing commercial/ industrial operations to control residential interior noise levels as a condition of approval and minimize exposure of residents in the site design.

N 2.9: Encourage the creative use of site and building design techniques as a means to minimize noise impacts.

Consistent with Goal 2, the City incorporated noise considerations into its review of the Specific Plan. Consistent with Policy 2.4, the Specific Plan's potential for generating noise impacts on the surrounding environment both during construction and operation, and imposed mitigation measures as appropriate was analyzed. Consistent with Policies 2.5 and 2.6, the Specific Plan will conduct interior noise level studies and achieve interior noise level standards as required by the Building Code. In addition, consistent with Policy 2.9, the Specific Plan will incorporate design features necessary to control residential interior noise levels and minimize exposure of residents to nearby commercial and industrial uses in accordance with the Building Code standards for interior noise levels.

N Goal 3: Develop measures to control non-transportation noise impacts.

N 3.2: Require compliance with noise regulations. Review and update Gardena's policies and regulations affecting noise.

N 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.

Consistent with Policy 3.2, the Specific Plan complies with the City's noise ordinance. Consistent with Policy 3.3, the Specific Plan complies with the City's regulations regarding permitted construction hours.

CHAPTER 7. IMPLEMENTATION

I. PHASING PROGRAM

The Specific Plan is envisioned to be built in one phase, however, Subarea A and Subarea B could be built separately, each in a single phase. Phased occupancy of the Specific Plan is also permitted, so that Subarea A could be occupied while Subarea B is under construction or Subarea B could be occupied while Subarea A is under construction.

II. PLAN REVIEW PROCESS

Development in the Specific Plan area will be implemented through City review of maps, plans, plot plans, building permits, and other permits that may be required by the City to ensure compliance with the approved Site Plan #11-21. Any modification to the Site Plan attached as Exhibit A, including new construction or minor modifications to approved buildings, whether approved or not, shall be reviewed by the Community Development Director for conformance with the General Plan, this Specific Plan, the Zoning Ordinance (if not superseded by this Specific Plan), and all other applicable documents pursuant to Section VI of this Chapter of the Specific Plan.

III. CEQA REVIEW

For any subsequent discretionary approvals within the Specific Plans requiring further CEQA review, the City as lead agency will rely on the certified EIR for the Specific Plan, together with any necessary errata, addenda or subsequent or supplemental EIR to the fullest extent permitted by CEQA.

IV. INFRASTRUCTURE IMPROVEMENTS/COORDINATION

The developer or property owner shall be responsible for making transportation and infrastructure utility improvements identified as part of the Specific Plan and/or the EIR. All improvements shall be to the specifications of the City of Gardena Community Development Department, Public Works Department, or another applicable City department.

V. FINANCING MEASURES

Implementation and financing of improvements of the Specific Plan depend exclusively on private investment and development. The developer or property owner shall be responsible for financing the Specific Plan, including all improvements and mitigation measures.

VI. ADMINISTRATION OF PLAN

Framework

Approval of the Specific Plan indicates acceptance by the Gardena City Council of a specific framework for the development of the Plan Area. That framework establishes specific standards and regulations, including permitted uses and development standards that constitute the zoning regulations for the Plan Area and regulate development within the Plan Area.

Review Authority

This Specific Plan shall be administered by the Community Development Department of the City of Gardena in accordance with the provisions of the Gardena Municipal Code, except to the extent superseded by the provisions of this Specific Plan.

Substantial Conformance

Substantial Conformance allows for administrative approval and interpretation of minor modifications to the Specific Plan graphics, and/or approved project design that do not change the meaning or intent of the Specific Plan or create a substantial modification of the approved Site Plan. Through this administrative review process the Community Development Director may find the project to be in substantial conformance with the Specific Plan and the Site Plan Review approval provided no significant modifications are proposed that require a Specific Plan amendment. “Significant modifications” are described in detail below.

Specific Plan Amendment

Amendments to this Specific Plan shall be processed for “significant modifications” in accordance with the applicable provisions of state law provided in California Government

Code sections 65450 *et seq.* The procedures in Section 18.39.030 of the Gardena Municipal Code shall be followed for a proposed Specific Plan amendment. Each request for amendment shall specify the sections or portions of the Specific Plan that are affected by the amendment.

Any proposed "significant modification" which results in any of the following requires an amendment to the Specific Plan:

1. Any change in the permitted uses set forth in Chapter 5, Section I of this Specific Plan.

2. Any increase in the number of residential dwelling units in excess of 258 for the Apartment Building and 75 for the Townhomes.

3. An increase in building height above 70 feet for the Apartment Building and above 40 feet for the Townhomes.

4. A decrease in the minimum dwelling unit size by more than 20 percent.

5. A decrease in the minimum required amount of open space greater than five percent.

6. Any decrease in any building setback.

7. Any decrease in the amount of vehicular parking for the Specific Plan Area

8. A decrease in the minimum required amount of bicycle parking within the Specific Plan Area greater than 15 percent.

9. A substantial deviation, as determined by the Community Development Director, from the architectural, landscape, security or lighting plans as shown in Exhibit A.

10. A substantial deviation from and/or reduction in the amenities listed in Chapter 4, Section VI above, as determined by the Community Development Director.

Other than the "significant" modifications listed above that require a Specific Plan Amendment, all other modifications to the project are considered "minor" and may be processed via administrative Substantial Conformance review and approval.

Any modifications to the Site Plan, including a change to materials or colors used, shall be subject to the review and approval of the Community Development Director who will determine whether the change is "significant" or "minor." If the Director determines that the change is significant, but still within the scope of the Specific Plan, the modification shall be approved by the Planning Commission, but no Specific Plan amendment shall be required.

Interpretation

In case of uncertainty or ambiguity to the meaning or intent of any provision of this Specific Plan, the Community Development Director has the authority to interpret the intent of the provision in question. The Director may, at his/her discretion, refer interpretations to the Planning Commission for consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation. All interpretations made by the Community Development Director may be appealed to the Planning Commission in accordance with the appeal procedures set forth in Title 18 of the Gardena Municipal Code (2006). When used in this Specific Plan, the words "shall" and "must" are always mandatory.

The Specific Plan is not intended to interfere with, abrogate, or annul any easement, covenant, or other agreement to which the City is a party.

Where the Zoning Ordinance's regulations, development standards, design guidelines, and/or administrative procedures are inconsistent with this Specific Plan, the Specific Plan regulations, standards, guidelines, and procedures shall supersede and control. However, any issue not specifically addressed in the Specific Plan shall be subject to the standards and regulations of the Zoning Ordinance.

Severability

If any section, subsection, sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court, such decision shall not affect the validity of the remaining portions of the Specific Plan.

EXHIBIT A

SITE PLAN

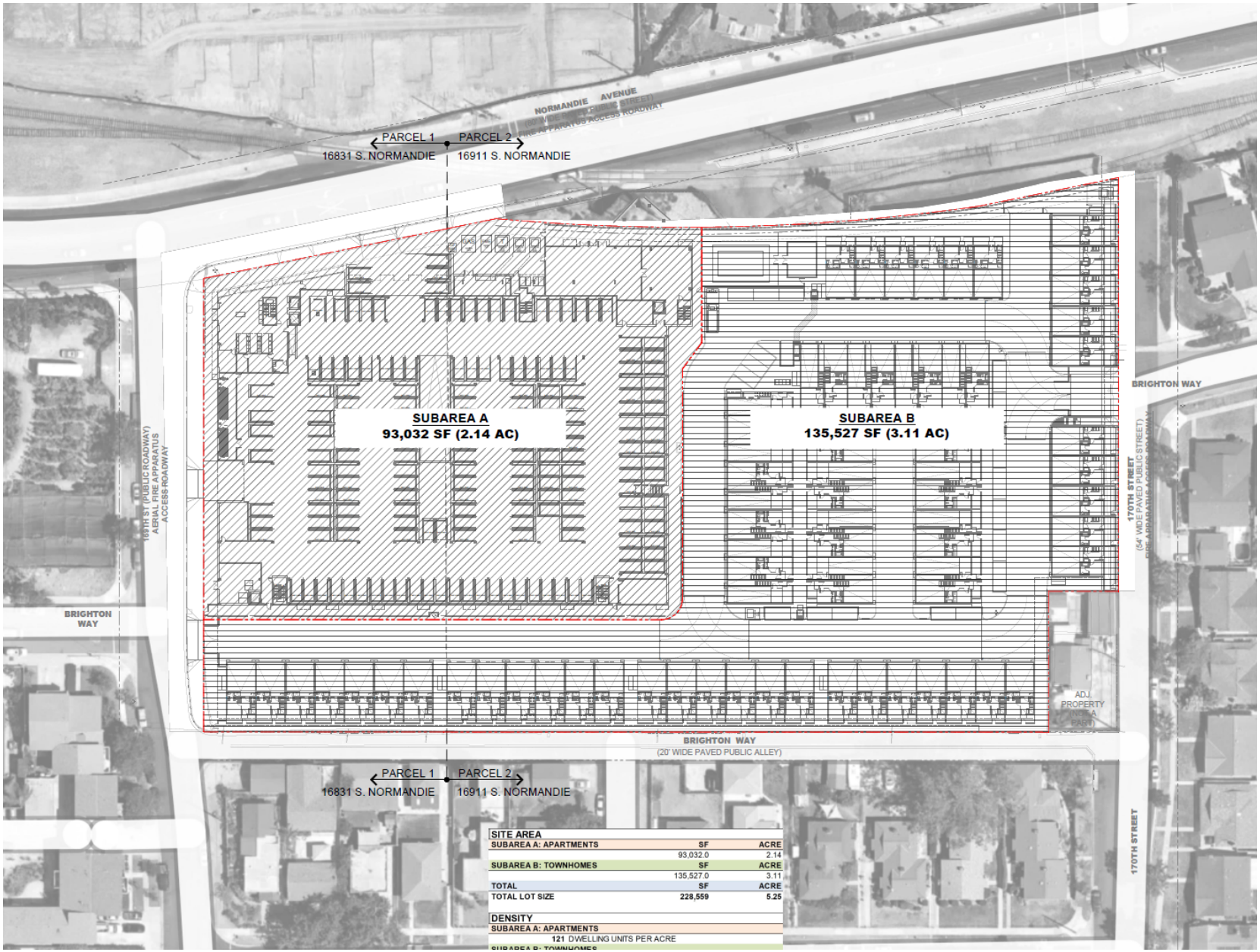

NORMANDIE AVENUE
PARCEL 1
16831 S. NORMANDIE
PARCEL 2
16911 S. NORMANDIE
SUBAREA A
93,032 SF (2.14 AC)
SUBAREA B
135,527 SF (3.11 AC)
BRIGHTON WAY
169TH ST (PUBLIC ROADWAY)
AERIAL FIRE APPARATUS ACCESS ROADWAY
170TH STREET
(54' WIDE PAVED PUBLIC STREET)
ADJ. PROPERTY (NOT A PART)
BRIGHTON WAY
(20' WIDE PAVED PUBLIC ALLEY)
PARCEL 1
16831 S. NORMANDIE
PARCEL 2
16911 S. NORMANDIE
SITE AREA
SUBAREA A: APARTMENTS SF ACRE
93,032.0 2.14
SUBAREA B: TOWNHOMES SF ACRE
135,527.0 3.11
TOTAL SF ACRE
TOTAL LOT SIZE 228,559 5.25
DENSITY
SUBAREA A: APARTMENTS
121 DWELLING UNITS PER ACRE

EXHIBIT B

OFFSITE SIDEWALK IMPROVEMENTS ON 169TH STREET


169th Street
Brighton Ave
Brighton Way
W 169th St
Project Area
N
W 170th St
Google

EXHIBIT C

OFFSITE RAILROAD IMPROVEMENTS

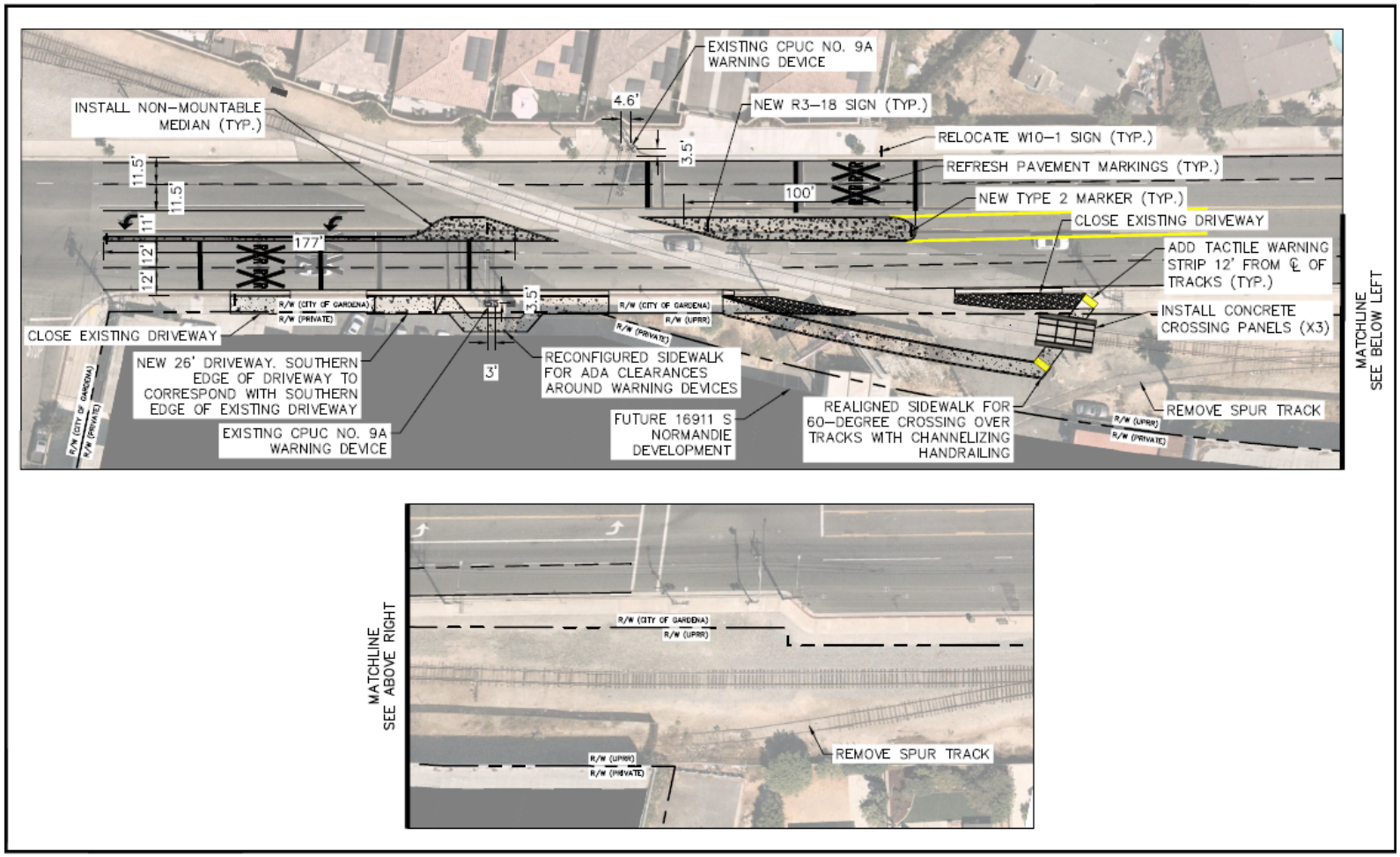

EXISTING CPUC NO. 9A WARNING DEVICE
INSTALL NON-MOUNTABLE MEDIAN (TYP.)
4.6'
NEW R3-18 SIGN (TYP.)
RELOCATE W10-1 SIGN (TYP.)
REFRESH PAVEMENT MARKINGS (TYP.)
NEW TYPE 2 MARKER (TYP.)
CLOSE EXISTING DRIVEWAY
ADD TACTILE WARNING STRIP 12' FROM ℄ OF TRACKS (TYP.)
INSTALL CONCRETE CROSSING PANELS (X3)
MATCHLINE SEE BELOW LEFT
3.5'
100'
11.5'
11.5'
11'
12'
12'
177'
3.5'
R/W (CITY OF GARDENA)
R/W (PRIVATE)
R/W (CITY OF GARDENA)
R/W (UPRR)
R/W (PRIVATE)
CLOSE EXISTING DRIVEWAY
NEW 26' DRIVEWAY. SOUTHERN EDGE OF DRIVEWAY TO CORRESPOND WITH SOUTHERN EDGE OF EXISTING DRIVEWAY
EXISTING CPUC NO. 9A WARNING DEVICE
3'
RECONFIGURED SIDEWALK FOR ADA CLEARANCES AROUND WARNING DEVICES
FUTURE 16911 S NORMANDIE DEVELOPMENT
REALIGNED SIDEWALK FOR 60-DEGREE CROSSING OVER TRACKS WITH CHANNELIZING HANDRAILING
REMOVE SPUR TRACK
R/W (UPRR)
R/W (PRIVATE)
R/W (CITY OF GARDENA)
R/W (PRIVATE)
MATCHLINE SEE ABOVE RIGHT
R/W (CITY OF GARDENA)
R/W (UPRR)
REMOVE SPUR TRACK
R/W (UPRR)
R/W (PRIVATE)
Kimley»Horn
April 2023
NORTH
GRAPHIC SCALE IN FEET
0 20 40 80
NORMANDIE AVE GRADE CROSSING IMPROVEMENTS

EXHIBIT D

NORMANDIE CROSSING SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT (SCH#2023050241)
MITIGATION MEASURES

NORMANDIE CROSSING SPECIFIC PLAN PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
CULTURAL RESOURCES					
MM CUL-1: Inadvertent discovery of an Archaeological Resource. Before ground disturbing activities are initiated on the Project site, a qualified archaeologist shall be retained to conduct a Pre-construction Worker Training on the types of unanticipated resources that could be encountered during construction, based on the site's history. This archaeologist may also be retained to ensure prompt assessment in the event that unanticipated cultural resources are encountered during construction. If archaeological resources are exposed during construction, work within 50 feet of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas. If the discovery proves significant under CEQA (14 CCR 15064.5[f]; PRC 21082), additional work such as testing, or data recovery may be warranted.	Prior to any Ground Disturbance	Notification to Construction Personnel	General Contractor		
	During Construction, If an Archaeological Resource is Discovered	Archaeological Resource Evaluation	Qualified Archaeologist		

MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
GEOLOGY, SOILS, AND PALEONTOLGICAL RESOURCES					
MM GEO-1: Monitor for Paleontological Resources: Monitoring shall be conducted by a Paleontological Monitor, defined as one who meets the SVP standards for a Paleontological Resource Monitor. The Paleontological Monitor shall be under the supervision of the Project Paleontologist. As defined in the PRMMP, Paleontological monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments that occur in previously undisturbed sediment, which has been estimated as any portion of the Project site where excavation exceeds 0.9 m (3 .0 feet) in depth. The frequency of monitoring shall be based on consultation with or periodic inspection by the Project Paleontologist and shall depend on the rate of excavation and grading activities and the materials being excavated.	During Ground Disturbance	Paleontological Resources Monitoring	Paleontological Monitor		
HAZARDOUS MATERIALS & WASTES					
MM HAZ-1: Construction Management Plan. Prior to issuance of any demolition permit for the onsite structures, a construction management plan addressing procedures and requirements for responding to disturbance of undocumented contaminated soil shall be prepared and submitted to the City for review and approval.	Prior to Demolition Permit Issuance	Prepare a Construction Management Plan	Community Development Director		

MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
MM HAZ-2: Engineered Vapor Mitigation and Ventilation. Prior to commencement of construction activities, the City of Gardena Building Department shall review the building plans to verify that an engineered vapor measure (such as an impermeable membrane or equivalent) is included in the design of all townhomes and that the apartment parking structures include sufficient ventilation to minimize accumulation of VOCs on the Project site. The impermeable vapor membrane shall not underlay non-slab areas, such as landscaping and the dog run area, because these spaces are not enclosed. The City of Gardena Building Department shall have oversight/sign-off responsibility for the vapor barrier.	Prior to Construction Activities	Verification of an engineered vapor measure within the design of all townhomes and apartment parking structures.	Building and Safety Department Chief Building Official		
NOISE					
MM NOI-1: Construction Equipment Noise. Prior to issuance of any Demolition or Grading Permit, the Public Works Department shall verify that the Project plans and specifications include provisions that require all power construction equipment (including combustion engines), fixed or mobile to be: 1) equipped with state-of-the-art noise shielding and muffling devices (consistent with manufactures' standards); and 2) properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, would be generated.	Prior to issuance of any demolition or grading permit	Verification of provisions that require all power construction equipment to be equipped with noise shielding and muffling devices and properly maintained	Public Works Director		
MM NOI-2: Construction Noise. A temporary and impermeable sound barrier shall be provided along the Project northern, southern, and western property line. The temporary sound barrier shall be minimum 10-foot high and provide minimum 12	Prior to and During Construction	Provide a Temporary and Impermeable Sound Barrier	Community Development Director		

MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
dBA noise reduction, and shall have a minimum Sound Transmission Class rating of STC-25, such as, acoustical barrier blanket (with STC-25 rating) or 3/4" thick exterior grade plywood.					
MM NOI-3: Construction Vibration Impacts. The use of large construction equipment (e.g., large bulldozer greater than 400 horsepower and/or loaded trucks) shall be a minimum of 45 feet away from the off-site residence adjacent to the Project site (receptor R1) (16964 169th Street).	During Construction	Provide a minimum 45-foot buffer away from residences adjacent to the Plan Area	Community Development Director		
TRIBAL CULTURAL RESOURCES					
MM TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. A. The Applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the	Prior to any Ground Disturbance	Contract a Tribal Monitor/Consultant Copy of executed monitoring agreement Tribal Cultural	Community Development Director Tribal Monitor/Consultant		

MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
issuance of any permit necessary to commence a ground-disturbing activity. C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground- disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Applicant/lead agency upon written request to the Tribe. D. On-site tribal monitoring shall conclude upon the latter of the following: (1) written confirmation to the monitor from a designated point of contact for the Applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) a determination and written notification by the monitor to the Applicant/lead agency that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact TCRs.	During Construction Phases Involving Ground-Disturbing Activities	Resources Monitoring & Complete Daily Monitoring Logs			

MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
MM TCR-2: Unanticipated Discovery of Human Remains and Associated Funerary Objects. A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code § 5097.98, are also to be treated according to this statute. B. If human remains and/or grave goods are discovered or recognized on the Project site, then all construction activities shall immediately cease within 200 feet of the discovery. Health and Safety Code § 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code § 5097.98 shall be followed. C. Human remains and grave/burial goods found with such remains shall be treated alike per California Public Resources Code § 5097.98(d)(1) and (2). D. Construction activities may resume in other parts of the Project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the monitor determines in its sole discretion that resuming construction activities at that	During Construction, Upon Discovery of any human remains or grave goods	Telephone communication with the Native American Heritage Commission within 24 hours	County Coroner Native American Heritage Commission Qualified Tribal Monitor/Consultant		

MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
distance is acceptable and provides the Project manager express consent of that determination (along with any other mitigation measures the monitor and/or archaeologist deems necessary). (CEQA Guidelines § 15064.5(f).) E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.					
MM TCR-3: Procedures for Burials and Funerary Remains. This mitigation measure shall only apply if the Gabrielino Band of Mission Indians-Kizh Nation is designated the Most Likely Descendant ("MLD") by the NAHC: A. The Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created. C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact.	During Construction, if an Unanticipated Discovery, and the Gabrieleno Band of Mission Indians – Kizh Nation is Designated Most Likely Descendant If there are four or more burials	Implement Koo-nas-gna Burial Policy Creation of a cemetery treatment plan	Tribal Monitor/Consultant		

MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials. D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. E. In the event preservation in place is not possible despite good faith efforts by the Applicant/developer and/or landowner, before ground-disturbing activities may resume on the Project site, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural	If discovered remains cannot be fully documented and recovered on the same day If preservation in place is not possible	Covering of remains with muslin cloth and a steel plate to protect remains -or- 24-hour guard outside working hours Designation of site location within the footprint of the Project for reburial	Gabrielino Band of Mission Indians-Kizh Nation Native American Heritage Council		

MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. G. The Tribe will work closely with the Project's qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.					

SAIKO
INVESTMENT CORPORATION

NEXTGEN
APARTMENTS

urban-architecture LAB



NORMANDIE CROSSING APARTMENTS & TOWNHOMES

GARDENA, CA 90247 | ENTITLEMENT SUBMITTAL | 11/01/2024

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G2.20	OPEN SPACE DIAGRAM
G2.30	HYDRANTS AND FIRE ACCESS PLAN
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CIVIL

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LOW VOLTAGE

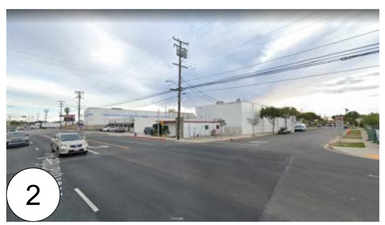
LVA0.00	GENERAL NOTES, ABBREVIATIONS, AND LEGENDS
LVA0.01	GUIDELINES AND SPECIFICATIONS
LVA1.00	BASEMENT B1 FLOOR PLAN
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LVA2.08	ENLARGED UNIT PLANS
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LIGHTING

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PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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GARDENA | CA 90247

OWNER:

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+
NEXTGEN APARTMENTS LLC

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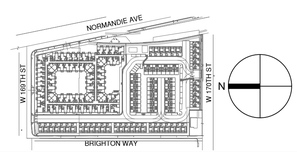
PHASE

ENTITLEMENT SET

11/01/2024

LEGEND

HALF SCALE (11X17): 50%



SHEET TITLE

SITE IMAGES AND SHEET INDEX

SHEET NO. **G0.00**

NORMANDIE APARTMENTS AND TOWNHOMES

APARTMENTS | TOWNHOMES | TOTAL

PROPERTY INFORMATION

SITE ADDRESS:	16829-16911 SOUTH NORMANDIE AVENUE, GARDENA, CA 90247
APN(s):	6106-030-011, 015, 016 & 017
TRACT:	MCDONALD TRACT SAN PEDRO RANCHO
BLOCK:	
LOT:	99

PROPERTY ZONING

CURRENT ZONING:	M1 & M2
PROPOSED ZONING:	NORMANDIE CROSSING SPECIFIC PLAN

SITE AREA

	SF	ACRE
SUBAREA A: APARTMENTS		
	93,032.0	2.14
SUBAREA B: TOWNHOMES	**SF**	**ACRE**
	135,527.0	3.11
TOTAL	**SF**	**ACRE**
TOTAL LOT SIZE	**228,559**	**5.25**

DENSITY

SUBAREA A: APARTMENTS

121 DWELLING UNITS PER ACRE

SUBAREA B: TOWNHOMES

24 DWELLING UNITS PER ACRE

BUILDING SETBACKS

APARTMENTS	
FRONT YARD (NORMANDIE AVE)	10'-0"
SIDE YARD (169TH ST)	10'-0"
TOWNHOMES	
FRONT YARD (NORMANDIE AVE)	10'-0"
REAR YARD (BRIGHTON WAY)	10'-0"
SIDE YARD (170TH ST)	10'-0"

BUILDING HEIGHT

APARTMENTS		
BUILDING HEIGHT	**69'-11"** TO HIGHEST POINT OF BUILDING (STAIR PROJECTIONS)	
TOWNHOMES		
BUILDING HEIGHT	**29'-6"** TO EAVE LINE	*SEE PLANS*
(VARIES PER BUILDING)	**36'-0"** TO PARAPET LINE	*SEE PLANS*

ALLOWABLE PROJECTIONS INTO YARDS / SETBACK AREAS

	FRONT	SIDE	REAR
BALCONIES	**N/A**	**4'-0"** 169TH STREET	**N/A**

FIRE SUPPRESSION SPRINKLER SYSTEM

THE BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, COMPLYING WITH PROVISIONS OF CBC 903.3.1.1 (**NFPA 13**).

FLOOR AREA BY PROGRAM

REFER TO GROSS FLOOR AREA DIAGRAM, SHEET G2.10 FOR ADDITIONAL INFORMATION

APARTMENTS	GROSS FLOOR AREA (SF)
CONSTRUCTION TYPE IA (L1)	
LOBBY (L1)	3,190
AMENITY I (L1)	2,400
TRASH ROOMS (L1)	1,108
CIRCULATION (L1)	578
STAIRS & ELEVATOR SHAFTS (B1 - L1)	3,520
COUNTED SEPARATELY	
PARKING (BASEMENT - L1)	125,900
BIKE ROOM (L1)	820
PROPOSED TYPE IA CONSTRUCTION	**10,796 SF**
PROPOSED TYPE IA CONSTRUCTION WITH PARKING	**137,516 SF**
CONSTRUCTION TYPE IIIA (L2-L5)	
APARTMENTS (L2-L5)	189,516
COVERED BALCONIES	5,500
AMENITY II (L2)	1,332
AMENITY II (L2)	1,382
AMENITY IV (L5)	725
CIRCULATION (CORRIDORS L2-L5)	29,920
STAIRS & ELEVATOR SHAFTS (L2-L5)	5,400
TRASH VESTIBULES (L2-L5)	400
PROPOSED TYPE IIIA CONSTRUCTION	**234,175 SF**
PROPOSED APARTMENTS GROSS FLOOR AREA	**244,971 SF**
PROPOSED APARTMENTS GROSS FLOOR AREA WITH PARKING	**371,691 SF**

TOWNHOMES	GROSS FLOOR AREA (SF)
CONSTRUCTION TYPE VA	
TOWNHOMES	119,480
COVERED BALCONIES (TYPE 2 & TYPE 4)	1,190
AMENITY (L1)	550
PROPOSED TOWNHOMES / TYPE VA CONSTRUCTION	**121,220 SF**

TOTAL	GROSS FLOOR AREA (SF)
PROPOSED BUILDING GROSS FLOOR AREA	**366,191 SF**
PROPOSED BUILDING GROSS FLOOR AREA WITH PARKING	**492,911 SF**

RESIDENTIAL AREA SUMMARY

UNIT TYPE		QUANTITY	GROSS FLOOR AREA (SF)	%	AVE. GSF
A1		39	21,333	15%	547
A1a		11	5,720	4%	520
A3		8	4,000	3%	500
B1	LARGE	72	51,840	28%	720
B2	SMALL	16	10,000	6%	625
B3	SMALL	48	32,880	19%	685
B4	SMALL	4	2,548	2%	637
B6	LARGE	4	2,800	2%	700
B7	LARGE	4	3,680	2%	920
B8 (L2 ONLY)	LARGE	1	896	0%	896
C2	LARGE	8	8,873	3%	1,109
C2a	LARGE	3	3,417	1%	1,139
C3	SMALL	27	27,567	10%	1,021
C3a	LARGE	9	9,882	3%	1,098
C5	SMALL	4	4,080	2%	1,020
TOTAL		**258**	**189,516**	**100%**	**735**

TOWNHOMES	QUANTITY	GROSS FLOOR AREA (SF)	%	AVE. GSF
TYPE 1 (3-BD)	32	52,800	43%	1,650
TYPE 2 (4-BD)	10	18,500	13%	1,850
TYPE 3 (3-BD)	17	23,460	23%	1,380
TYPE 4 (3-BD)	16	24,720	21%	1,545
TOTAL	**75**	**119,480**	**100%**	**1,593**

TOTAL	QUANTITY	GROSS FLOOR AREA (SF)
TOTAL UNITS	**333**	**308,996**

NORMANDIE APARTMENTS AND TOWNHOMES

APARTMENTS | TOWNHOMES | TOTAL

BICYCLE PARKING (GARDENA MUNICIPAL CODE, 18.18A.040 DEVELOPMENT STANDARDS, I - 4)

RESIDENTIAL	TOTAL UNITS	UNITS PER STALL	TOTAL PROVIDED
LONG-TERM (L1) - 1 PER 4 UNITS MIN REQUIRED	258	4	65
SHORT-TERM (L1) - 5% MIN OF VISITOR PARKING REQUIRED		5% OF 20 GUEST PARKING MIN	4
TOTAL BICYCLE PARKING			**69**

OPEN SPACE

APARTMENTS	SF
INTERIOR OPEN SPACE	
AMENITY I (L1)	2,400
AMENITY II (L2)	1,332
AMENITY II (L2)	1,382
AMENITY IV (L5)	725
TOTAL	**5,839**
EXTERIOR OPEN SPACE	
COURTYARD I (L2)	5,000
COURTYARD II (L2)	8,400
DOG PARK (L1)	1,100
ROOF DECK (L5)	1,400
TOTAL	**15,900**

	QTY	SF	
PRIVATE OPEN SPACE	155	50	7,750
			7,750

TOWNHOMES	SF
INTERIOR OPEN SPACE	
AMENITY (L1)	550
TOTAL	**550**
EXTERIOR OPEN SPACE	
OPEN SPACE 1	460
OPEN SPACE 2	3,300
OPEN SPACE 3	1,940
DOG PARK	880
TOTAL	**6,580**

	QTY	SF	
PRIVATE OPEN SPACE (RESIDENTIAL BALCONIES / PATIOS)	75	50	3,750
			3,750

TOTAL	SF
INTERIOR OPEN SPACE	**6,389**
EXTERIOR OPEN SPACE	**22,330**
TOTAL PRIVATE OPEN SPACE	**11,500**

PARKING

APARTMENTS	# UNITS	SPACE PER UNIT	TOTAL
STUDIO	58	1.0	58
1-BEDROOM	149	1.5	224
2-BEDROOM	51	1.5	76
TOTAL	**258**		**358**

PER SPACE TYPE	STANDARD	COMPACT	HC	EV	GUEST	TANDEM
FIRST FLOOR	34		9	61	29	54
BASEMENT	50			94		56
SUBTOTAL	**84**	**0**	**9**	**155**	**29**	**110**

TOWNHOMES	# UNITS	SPACES / UNIT	TOTAL
3-BEDROOM	65	2.0	130
4-BEDROOM	10	2.0	20
			GUEST
			19

TOTAL PARKING SPACES	**387**
TOTAL PARKING SPACES	**169**
TOTAL PARKING SPACES PROVIDED	**556**

EV PARKING (CGBC 4.106.4.2.2)

EVSE	**EV Capable** - Space w/ electrical panel space & load capacity	
	10% of total number of parking spaces provided	39
EV READY	Space w/ branch circuit, raceway, and receptacle	
	25% of total number of parking spaces provided	97
EVCS	**EV Chargers /EV Charging Station** - Level 2 EV Supply Equipment (28/240 Volt 40-amp circuit, and charger with plus, fittings, devices, outlets for full operation	
	5% of total number of parking spaces provided	19
EVCS VAN (1 in 25 EVCS = 1 EV Van CGBC 4.106.4.2.2.1.2, #3, CBC Table 11B-228.3.2.1)		1
EVCS HC (5-25 total EVCS = 1 Standard Accessible, CBC Table 11B-228.3.2.1)		1
TOTAL EV SPACES PROVIDED	**40%**	**155**

HC PARKING (CBC 1109A.3, CBC 1109A.8.6)

HC	
2% OF TOTAL PARKING PROVIDED	8
HC VAN	1
1 IN EVERY 8 HC spaces, BUT NOT LESS THAN 1	
TOTAL HC SPACES PROVIDED	**9**

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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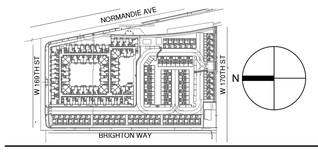
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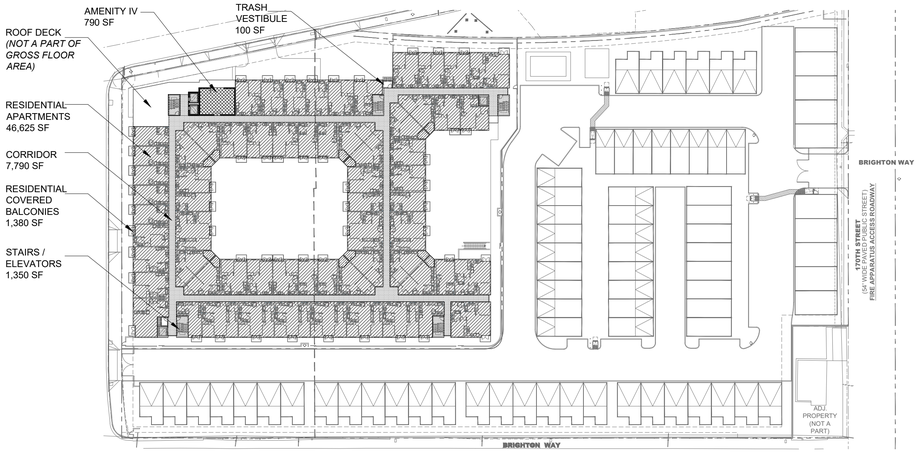
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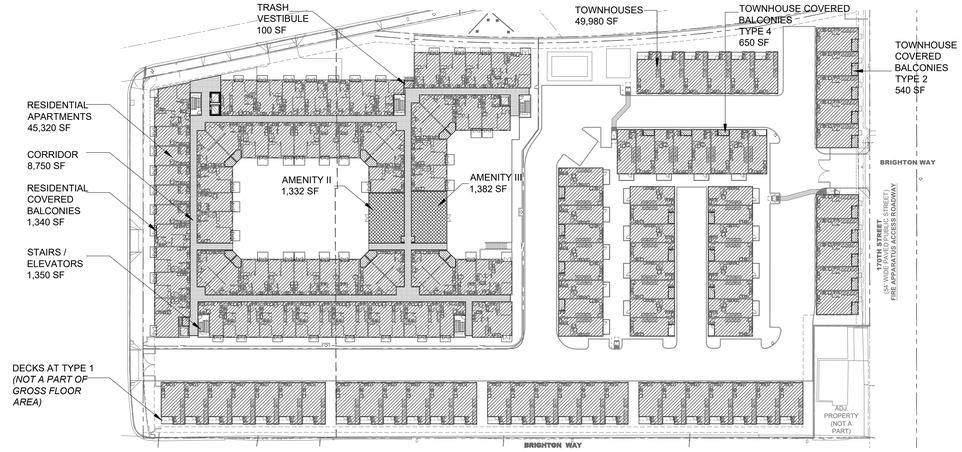
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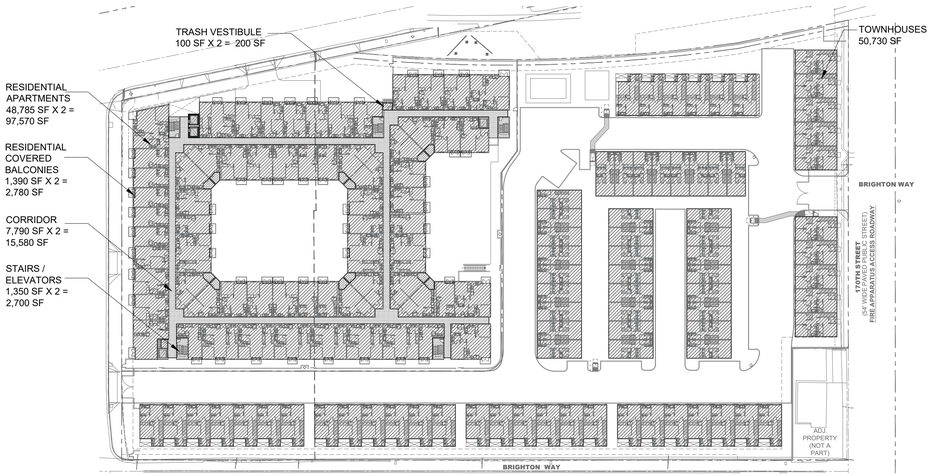
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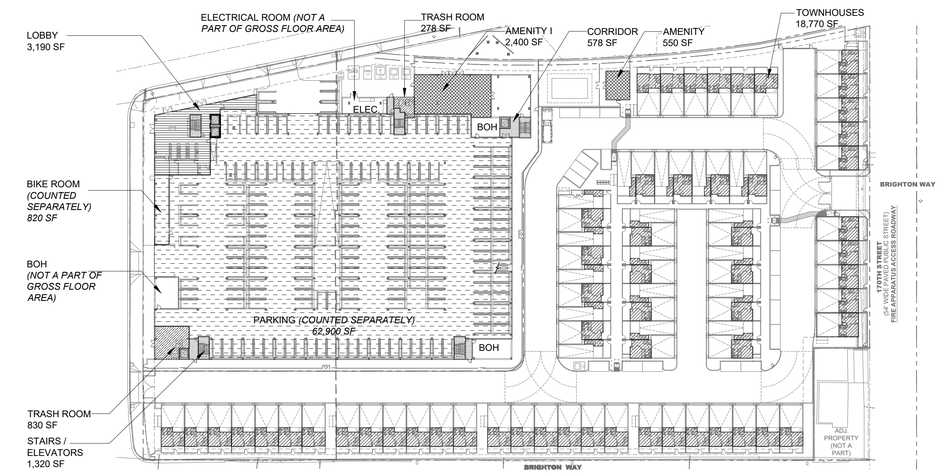
FIFTH FLOOR PLAN



SECOND FLOOR PLAN

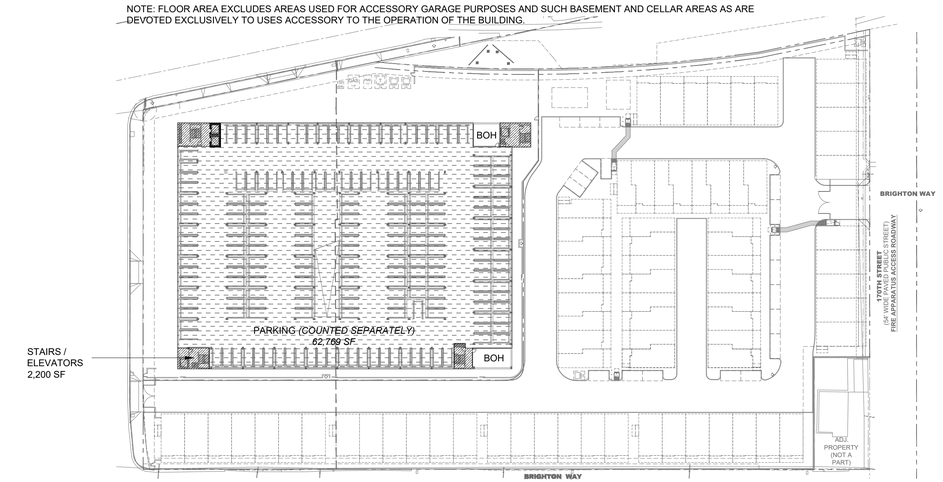


THIRD - FOURTH FLOOR PLANS



FIRST FLOOR PLAN

NOTE: FLOOR AREA EXCLUDES AREAS USED FOR ACCESSORY GARAGE PURPOSES AND SUCH BASEMENT AND CELLAR AREAS AS ARE DEVOTED EXCLUSIVELY TO USES ACCESSORY TO THE OPERATION OF THE BUILDING.



BASEMENT FLOOR PLAN

NOTE: FLOOR AREA EXCLUDES AREAS USED FOR ACCESSORY GARAGE PURPOSES AND SUCH BASEMENT AND CELLAR AREAS AS ARE DEVOTED EXCLUSIVELY TO USES ACCESSORY TO THE OPERATION OF THE BUILDING.

FLOOR AREA BY PROGRAM

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APARTMENTS	GROSS FLOOR AREA (SF)
CONSTRUCTION TYPE IA (L1)	
LOBBY (L1)	3,190
AMENITY I (L1)	2,400
TRASH ROOMS (L1)	1,108
CIRCULATION (L1)	578
STAIRS & ELEVATOR SHAFTS (L1)	1,320
COUNTED SEPARATELY	
PARKING (BASEMENT - L1)	125,900
BIKE ROOM (L1)	820
PROPOSED TYPE IA CONSTRUCTION	**8,596 SF**
PROPOSED TYPE IA CONSTRUCTION WITH PARKING	**135,316 SF**
CONSTRUCTION TYPE IIIA (L2-L5)	
APARTMENTS (L2-L5)	189,516
COVERED BALCONIES	5,500
AMENITY II (L2)	1,332
AMENITY III (L2)	1,382
AMENITY IV (L5)	725
CIRCULATION (CORRIDORS L2-L5)	32,120
STAIRS & ELEVATOR SHAFTS (L2-L5)	5,400
TRASH VESTIBULES (L2-L5)	400
PROPOSED TYPE IIIA CONSTRUCTION	**236,375 SF**
PROPOSED APARTMENTS GROSS FLOOR AREA	**244,971 SF**
PROPOSED APARTMENTS GROSS FLOOR AREA WITH PARKING	**371,691 SF**

TOWNHOMES	GROSS FLOOR AREA (SF)
CONSTRUCTION TYPE VA	
TOWNHOMES	119,480
COVERED BALCONIES (TYPE 2 & TYPE 4)	1,190
AMENITY (L1)	550
PROPOSED TOWNHOMES / TYPE VA CONSTRUCTION	**121,220 SF**

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11/01/2024

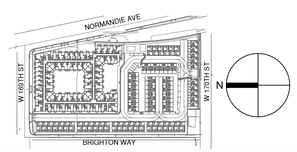
LEGEND

- RESIDENTIAL LOBBY
- AMENITY
- RESIDENTIAL
- RESIDENTIAL BALCONY
- CORRIDORS / STAIRS / ELEVATORS
- TRASH & RECYCLING ROOM
- NOT A PART OF GROSS FLOOR AREA
- PARKING (COUNTED SEPARATELY)

FULL SCALE (24X36): 1/64" = 1'-0"

0 32' 64' 128' 256'

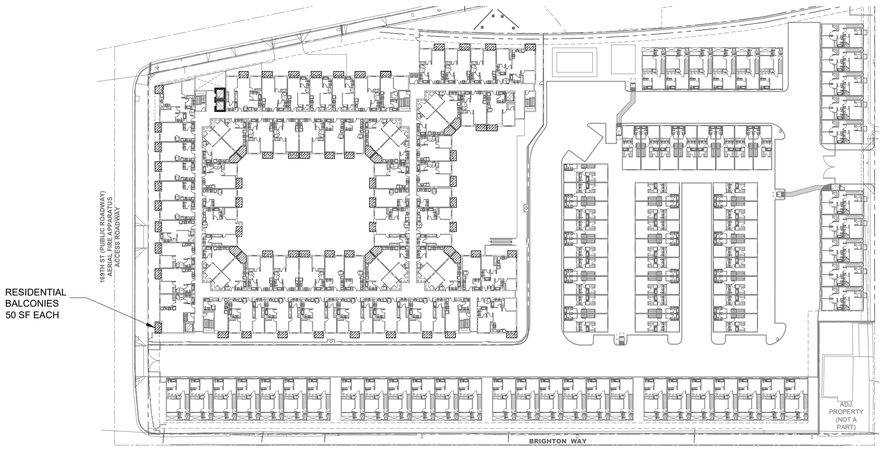
HALF SCALE (11X17): 50%



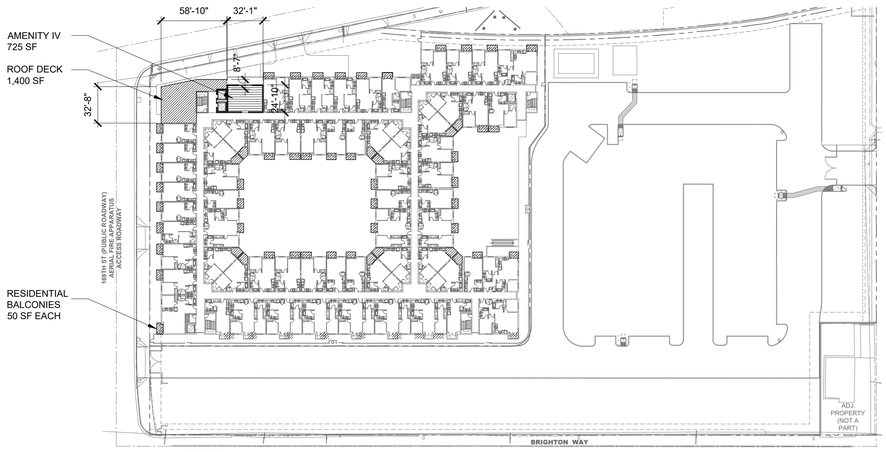
SHEET TITLE

GROSS FLOOR AREA DIAGRAM

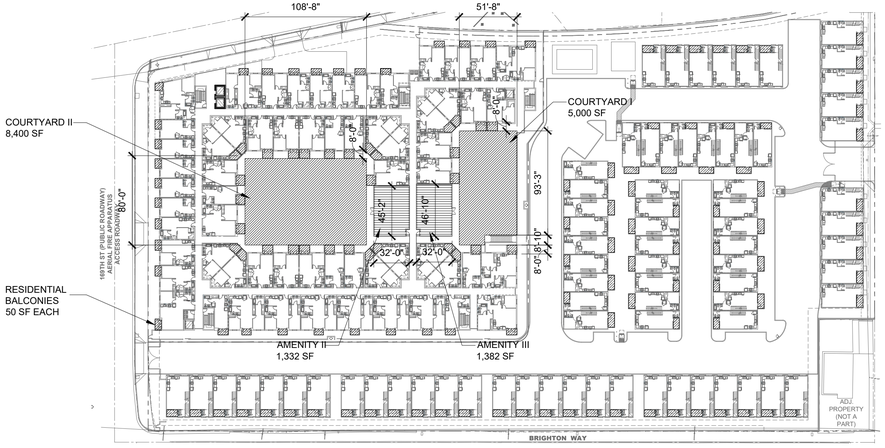
SHEET NO. **G2.10**



THIRD - FOURTH FLOOR PLANS



FIFTH FLOOR PLAN

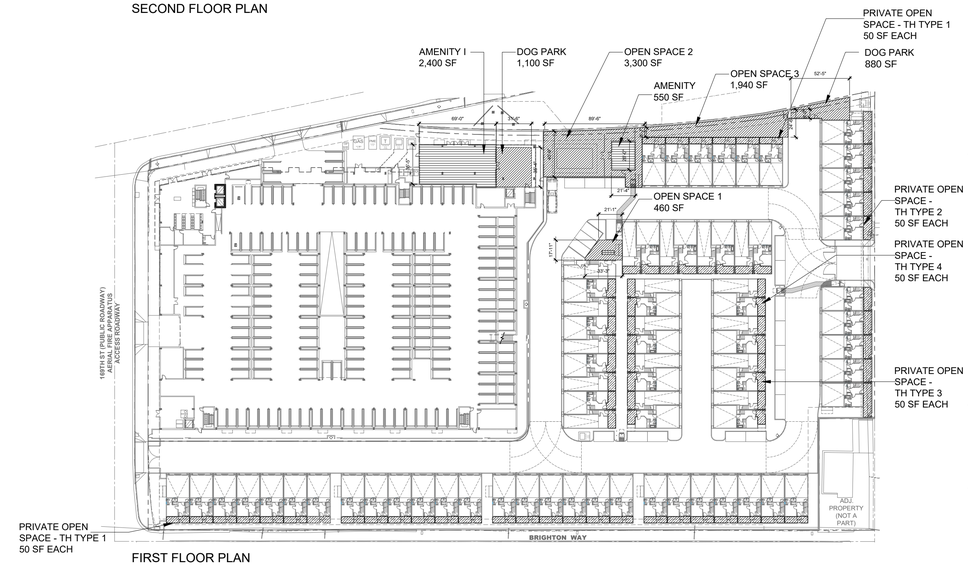


SECOND FLOOR PLAN

OPEN SPACE			
APARTMENTS			**SF**
INTERIOR OPEN SPACE			
AMENITY I (L1)			2,400
AMENITY II (L2)			1,332
AMENITY III (L2)			1,382
AMENITY IV (L5)			725
TOTAL			**5,839**
EXTERIOR OPEN SPACE			
COURTYARD I (L2)			5,000
COURTYARD II (L2)			8,400
DOG PARK (L1)			1,100
ROOF DECK (L5)			1,400
TOTAL			**15,900**
	QTY	**SF**	
PRIVATE OPEN SPACE	155	50	7,750
			7,750

TOWNHOMES			**SF**
INTERIOR OPEN SPACE			
AMENITY (L1)			550
TOTAL			**550**
EXTERIOR OPEN SPACE			
OPEN SPACE 1			460
OPEN SPACE 2			3,300
OPEN SPACE 3			1,940
DOG PARK			880
TOTAL			**6,580**
	QTY	**SF**	
PRIVATE OPEN SPACE (RESIDENTIAL BALCONIES / PATIOS)	75	50	3,750
			3,750

TOTAL	**SF**
INTERIOR OPEN SPACE	**6,389**
EXTERIOR OPEN SPACE	**22,330**
TOTAL PRIVATE OPEN SPACE	**11,500**



FIRST FLOOR PLAN

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

SAIKO INVESTMENT CORP.
+
NEXTGEN APARTMENTS LLC

134 LOMITA STREET
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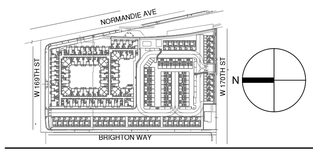
LEGEND

- INTERIOR OPEN SPACE
- EXTERIOR OPEN SPACE
- PRIVATE OPEN SPACE

FULL SCALE (24X36): 1/64" = 1'-0"

0 32' 64' 128' 256'

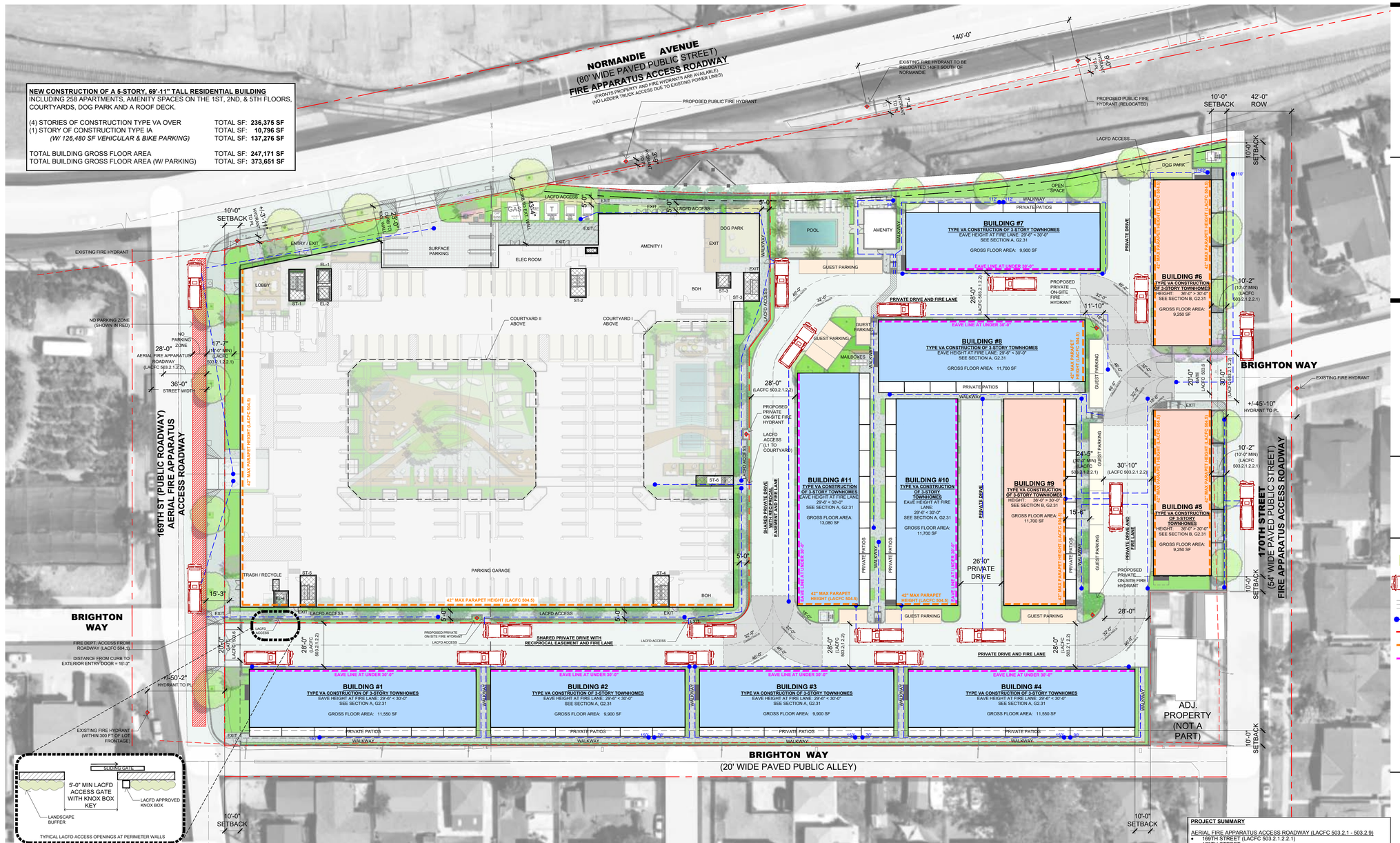
HALF SCALE (11X17): 50%



SHEET TITLE

OPEN SPACE DIAGRAM

SHEET NO. **G2.20**



NEW CONSTRUCTION OF A 5-STORY, 69'-11" TALL RESIDENTIAL BUILDING
INCLUDING 258 APARTMENTS, AMENITY SPACES ON THE 1ST, 2ND, & 5TH FLOORS, COURTYARDS, DOG PARK AND A ROOF DECK.

(4) STORIES OF CONSTRUCTION TYPE VA OVER	TOTAL SF: **236,375 SF**
(1) STORY OF CONSTRUCTION TYPE IA	TOTAL SF: **10,796 SF**
(W/ 126,480 SF VEHICULAR & BIKE PARKING)	TOTAL SF: **137,276 SF**
TOTAL BUILDING GROSS FLOOR AREA	TOTAL SF: **247,171 SF**
TOTAL BUILDING GROSS FLOOR AREA (W/ PARKING)	TOTAL SF: **373,651 SF**

GENERAL LOS ANGELES COUNTY FIRE NOTES

A. WHERE REQUIRED, FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH SECTION 503.1.1 THROUGH 503.1.3. FIRE CODE 503.1
B. BUILDINGS AND FACILITIES. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OF FACILITY.
C. SPECIFICATIONS. FIRE APPARATUS ACCESS ROADS SHALL BE INSTALLED AND ARRANGED IN ACCORDANCE WITH (FIRE CODE) SECTIONS 503.2.1 THROUGH 503.2.9.
D. DIMENSIONS. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT AS SPECIFIED IN SECTIONS 503.2.1.1 THROUGH 503.2.1.2.2.2, AND FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE CLEAR TO THE SKY.
E. COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS. FIRE APPARATUS ACCESS ROADS FOR COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY DEVELOPMENTS SHALL BE INSTALLED AND ARRANGED IN ACCORDANCE WITH SECTIONS 503.2.1.2.1 THROUGH 503.2.1.2.2.2. THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT OF THE VERTICAL DISTANCE BETWEEN THE ACCESS ROADWAY AND THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET, WHICHEVER IS GREATER. FIRE CODE 503.2.1.2
F. WHERE THE HIGHEST ROOF SURFACE EXCEEDS NOT EXCEED 30 FEET. FOR BUILDINGS WHERE THE VERTICAL DISTANCE BETWEEN THE ACCESS ROADWAY AND THE HIGHEST ROOF SURFACE DOES NOT EXCEED 30 FEET, FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 26 FEET, EXCLUSIVE OF SHOULDERS, AND AN UNOBSTRUCTED CLEARANCE CLEAR TO THE SKY. 503.2.1.2.1
G. WHERE THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET. FOR BUILDINGS WHERE THE VERTICAL DISTANCE BETWEEN THE ACCESS ROADWAY AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, AN APPROVED FIRE APPARATUS ACCESS ROADWAY WITH A MINIMUM WIDTH OF 28 FEET, EXCLUSIVE OF SHOULDERS, SHALL BE PROVIDED IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF. THIS ROADWAY SHALL HAVE AN UNOBSTRUCTED CLEARANCE CLEAR TO THE SKY. 503.2.1.2.2.
H. PROXIMITY TO BUILDING. AT LEAST ONE REQUIRED ACCESS ROUTE MEETING THIS CONDITION SHALL BE LOCATED SUCH THAT THE EDGE OF THE FIRE APPARATUS ACCESS ROADWAY, NOT INCLUDING SHOULDERS, THAT IS CLOSEST TO THE BUILDING BEING SERVED, IS BETWEEN 10 FEET AND 30 FEET FROM THE BUILDING, AS DETERMINED BY THE FIRE CODE OFFICIAL, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. 503.2.1.2.2.1.
I. OBSTRUCTIONS. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER THE FIRE APPARATUS ACCESS ROAD AND THE BUILDING. OTHER OBSTRUCTIONS SHALL BE PERMITTED TO BE PLACED WITH THE APPROVAL OF THE FIRE CODE OFFICIAL. 503.2.1.2.2.2.
J. DIMENSIONS MAINTAINED. THE DIMENSIONS OF APPROVED FIRE APPARATUS ROADS SHALL BE MAINTAINED AS ORIGINALLY APPROVED BY THE FIRE CODE OFFICIAL. 503.2.2.1.
K. SURFACE. FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD THAT IS DESIGNED AND MAINTAINED WITH ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS. 503.2.3.
L. TURNING RADIUS. THE MINIMUM TURNING RADIUS SHALL NOT BE LESS THAN 32 FEET MEASURED AT THE CENTERLINE OF THE REQUIRED ACCESS ROADWAY. 503.2.4.
M. DEAD ENDS. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH AN APPROVED TURNAROUND. SEE FIGURES 503.2.5(1) AND 503.2.5(2). THE TURNAROUND SHALL BE ORIENTED ON THE ACCESS ROADWAY IN THE PROPER DIRECTION OF TRAVEL. 503.2.5.
N. GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 15 PERCENT IN GRADE. 503.2.7.
O. AREA OF FIREFIGHTING OPERATIONS. THE AREA OF FIREFIGHTING OPERATIONS SHALL NOT BE LOCATED UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES. 503.2.9.
P. MARKING & SIGNAGE. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKING THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS. TO CLEARLY INDICATE THE ACCESS TO SUCH ROADS, OR TO PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAR AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. A NO-PARKING DESIGNATION SHALL MEET THE REQUIREMENTS OF CALIFORNIA VEHICLE CODE SECTION 22500.1 AND BE APPROVED BY THE FIRE CODE OFFICIAL. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED. 503.3
Q. MARKING OVERHEAD HIGH-VOLTAGE TRANSMISSION LINES. WHEN REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS AND STRUCTURES LOCATED NEAR HIGH-VOLTAGE TRANSMISSION LINES SHALL BE POSTED WITH SIGNS, APPROVED BY THE FIRE CODE OFFICIAL, THAT INCLUDE THE WORDS "CAUTION OVERHEAD HIGH VOLTAGE TRANSMISSION LINES." 503.3.1.
R. OBSTRUCTION OF FIRE APPARATUS ACCESS ROADS. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES OR THE USE OF TRAFFIC CALMING DEVICES, INCLUDING BUT NOT LIMITED TO, SPEED BUMPS OR SPEED HUMPS. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTION 503.2.1 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES. 503.4.
S. TRAFFIC CALMING DEVICES. TRAFFIC CALMING DEVICES, INCLUDING BUT NOT LIMITED TO, SPEED BUMPS AND SPEED HUMPS, SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. 503.4.1
T. GATES. THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. GATES SECURING THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA: 503.6.
T.1. WHERE A SINGLE GATE IS PROVIDED, THE GATE WIDTH SHALL NOT BE LESS THAN 20 FEET, EXCEPT ON A FIRE ACCESS ROADWAY APPROVED TO BE LESSER WIDTH, IN WHICH CASE THE GATE SHALL NOT RESTRICT THAT WIDTH. WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN 15 FEET FOR RESIDENTIAL USE AND 20 FEET FOR COMMERCIAL / INDUSTRIAL USES.
T.2. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE.
T.3. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
T.4. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
T.5. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPERATING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
T.6. METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
T.7. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
T.8. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.
U. REQUIRED ACCESS. EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OF THE CALIFORNIA BUILDING CODE SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. 504.1
V. ROOFTOP BARRIERS AND PARAPETS. NO PERSON SHALL INSTALL ANY SECURITY BARRIER, VISUAL BARRIER SCREEN, OR OTHER OBSTRUCTION ON THE ROOF OF ANY BUILDING IN SUCH MANNER AS TO OBSTRUCT FIRE FIGHTER INGRESS OR EGRESS IN THE EVENT OF FIRE OR OTHER EMERGENCY. PARAPETS SHALL NOT EXCEED 42 INCHES ON AT LEAST TWO SIDES OF THE BUILDING. THESE SIDES SHOULD FACE AN ACCESS ROADWAY OR YARD SUFFICIENT TO ACCOMMODATE LADDER OPERATIONS. 504.5.
W. MULTIPLE RESIDENTIAL AND COMMERCIAL UNITS. MULTIPLE RESIDENTIAL AND COMMERCIAL BUILDINGS HAVING ENTRANCE DOORS NOT VISIBLE FROM THE STREET OR ROAD SHALL HAVE, IN ADDITION TO THE REQUIREMENTS OF SECTION 505.1 ABOVE, APPROVED NUMBERS GROUPED FOR ALL UNITS WITHIN EACH STRUCTURE AND POSITIONED TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD. SAID NUMBERS MAY BE GROUPED ON THE WALL OF THE STRUCTURE OR ON A MOUNTING POST INDEPENDENT OF THE STRUCTURE. 505.1.1
X. WHERE REQUIRED. WHERE ACCESS TO OR WITHIN A NEW OR EXISTING STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENING OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE AN APPROVED KEY BOX OR OTHER LIMITED-ACCESS DEVICE TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037 AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL. 506.1
Y. WATER CETRITICATE. EXCEPT AS OTHER PROVIDED BY THIS SECTION, EVERY APPLICATION FOR A BUILDING PERMIT SHALL BE ACCOMPANIED BY ONE OF THE FOLLOWING:
Y.1. EVIDENCE INDICATING TO THE FIRE CODE OFFICIAL THAT THE PROPOSED STRUCTURE WILL BE PROVIDED WITH A RELIABLE WATER SUPPLY. THE FIRE CODE OFFICIAL MAY ACCEPT AS SUFFICIENT EVIDENCE A CERTIFICATE FROM A WATER UTILITY THAT IT CAN SUPPLY WATER TO THE PROPOSED STRUCTURE IN COMPLIANCE WITH TITLE 20 OF THE LOS ANGELES COUNTY CODE, EXCEPT THAT IF THE FIRE CODE OFFICIAL KNOWS THAT SUCH WATER UTILITY CANNOT SO SUPPLY WATER, THE FIRE CODE OFFICIAL MAY REJECT SUCH CERTIFICATE.
Y.2. A CERTIFICATE FROM THE FIRE DEPARTMENT THAT THERE EXISTS, OR IS UNDER CONSTRUCTION, A PRIVATE WATER SUPPLY WHICH IN THE OPINION OF THE FIRE CODE OFFICIAL, IS ADEQUATE FOR FIRE PROTECTION. 507.1.
Z. ALL HYDRANTS SHALL MEASURE 6"X4"X2 1-2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.
AA. PRIVATE HYDRANTS SHALL BE PROTECTED BY A 2HR RATED WALL (NOT OPENINGS) OR 10FT FROM AN APPROVED BUILDING

PROJECT SUMMARY

AERIAL FIRE APPARATUS ACCESS ROADWAY (LACFC 503.2.1 - 503.2.9)
- 169TH STREET (LACFC 503.2.1.2.2.1)
- 170TH STREET

PRIVATE DRIVE AND FIRE LANE WIDTH:
- 28'-0" (LACFC 503.2.1.2.2)

CENTERLINE RADII:
- 32'-0" MIN FOR FIRE LANE (LACFC 503.2.4)

FIRE SPRINKLERS:
- THE BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, COMPLYING WITH PROVISIONS OF CBC 903.3.1.1 (NFPA 13).

PRIVATE ON-SITE FIRE HYDRANTS:
- 9" X 4" X 2 1/2" FIRE HYDRANTS CONFORMING TO AWWS STANDARD C503 OR APPROVED EQUAL
- REQUIRED FIRE FLOW: 2,500 GPM @ 20 PSI FOR 2 HOURS

PUBLIC FIRE HYDRANTS:
- 9" X 4" X 2 1/2" FIRE HYDRANTS CONFORMING TO AWWS STANDARD C503
- REQUIRED FIRE FLOW: TBD GPM @ 20 PSI FOR TBD HOURS

BUILDING SUMMARY

APARTMENT:	HEIGHT = 87'-6", GROSS FLOOR AREA = 308,308 SF
BUILDING 1:	HEIGHT = 29'-6", GROSS FLOOR AREA = 11,550 SF
BUILDING 2:	HEIGHT = 29'-6", GROSS FLOOR AREA = 9,900 SF
BUILDING 3:	HEIGHT = 29'-6", GROSS FLOOR AREA = 9,900 SF
BUILDING 4:	HEIGHT = 29'-6", GROSS FLOOR AREA = 11,550 SF
BUILDING 5:	HEIGHT = 36'-0", GROSS FLOOR AREA = 9,250 SF
BUILDING 6:	HEIGHT = 36'-0", GROSS FLOOR AREA = 9,250 SF
BUILDING 7:	HEIGHT = 29'-6", GROSS FLOOR AREA = 9,900 SF
BUILDING 8:	HEIGHT = 29'-6", GROSS FLOOR AREA = 11,700 SF
BUILDING 9:	HEIGHT = 36'-0", GROSS FLOOR AREA = 11,700 SF
BUILDING 10:	HEIGHT = 29'-6", GROSS FLOOR AREA = 11,700 SF
BUILDING 11:	HEIGHT = 29'-6", GROSS FLOOR AREA = 13,080 SF

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

SAIKO INVESTMENT CORP.
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NEXTGEN APARTMENTS LLC

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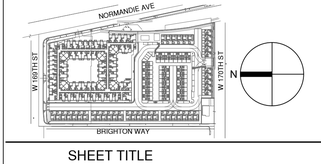
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LEGEND
- PRIVATE DRIVE AND FIRE LANE (LACFC 503.2.1 - 503.2.9)
- FIRE TRUCK & ROADWAY ACCESS (LACFC 503.1, 503.2.1.2, 503.2.1.2.2, 503.2.1.2.2.1, 503.2.1.2.2.2, 503.2.9, 503.4)
- FIRE APPARATUS PATH / TURNING RADIUS (LACFC 503.2.4)
- 150' HOSE LENGTH MAX (LACFC 503.1)
- OUT OF COMPLIANCE LENGTH
- 42" PARAPET HEIGHT MAX (LACFC 504.5)
- EAVE LINE AT UNDER 30'-0"
- FIRE HYDRANT LOCATION WITHIN 300 FT OF THE LOT FRONTAGE (LACFC 507.5, C105.1)
- NO PARKING ZONE AT 169TH STREET
- 3-STORY TOWNHOME WITH EAVE UNDER 30'-0" IN HEIGHT. COMPLIES WITH LACFC 503.2.1.2.2. SEE SECTION A ON SHEET A2.31
- 3-STORY TOWNHOME OVER 30'-0" IN HEIGHT. COMPLIES WITH LACFC 503.2.1.2.2 & 503.2.1.2.2.1. SEE SECTION B ON SHEET A2.31

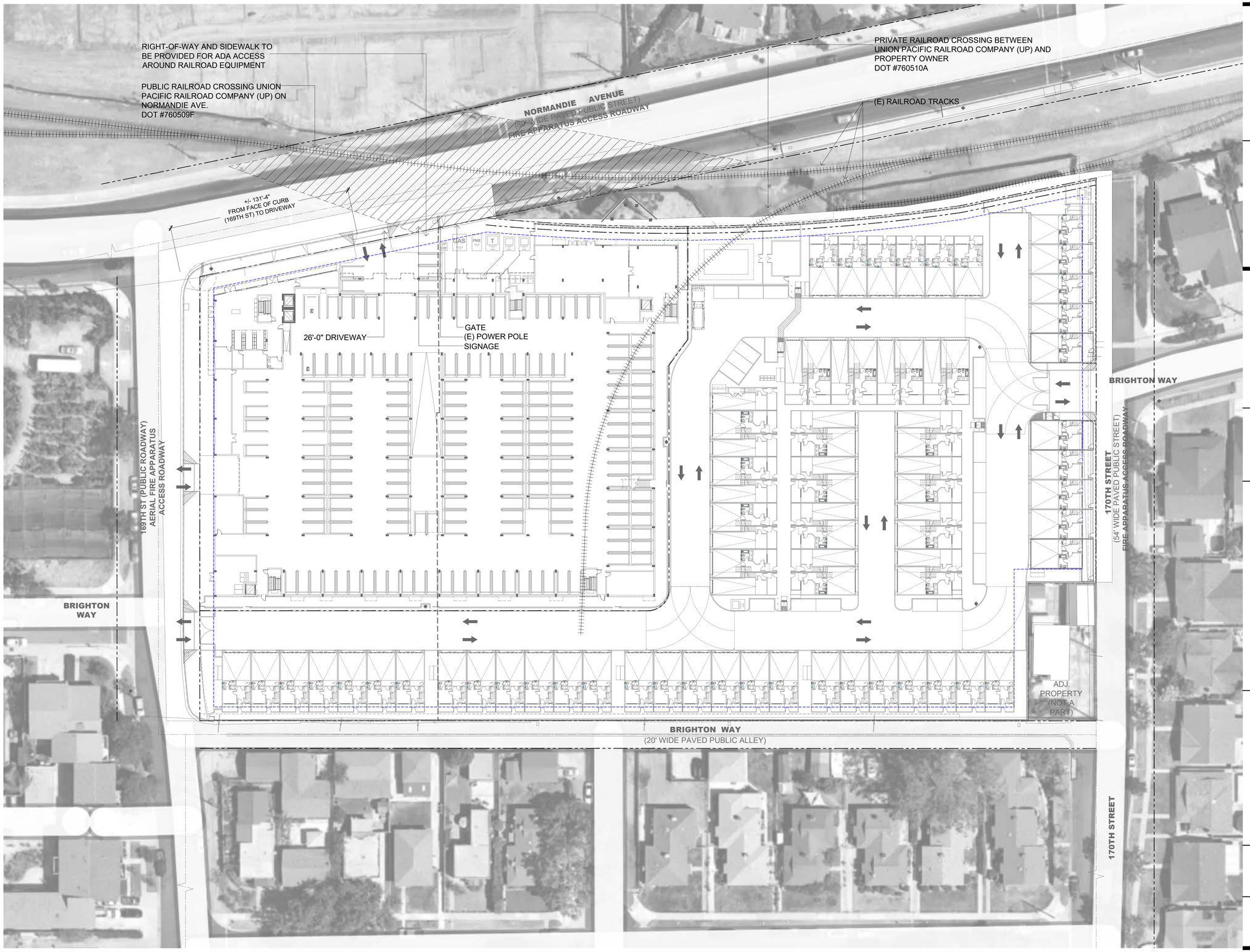
FULL SCALE (24X36): 1/32" = 1'-0"
0 16' 32' 64' 128'
HALF SCALE (11X17): 50%



SHEET TITLE

HYDRANTS AND FIRE ACCESS PLAN

SHEET NO. **G2.30**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

SAIKO INVESTMENT CORP.
+
NEXTGEN APARTMENTS LLC

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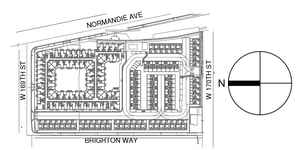
11/01/2024

LEGEND

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

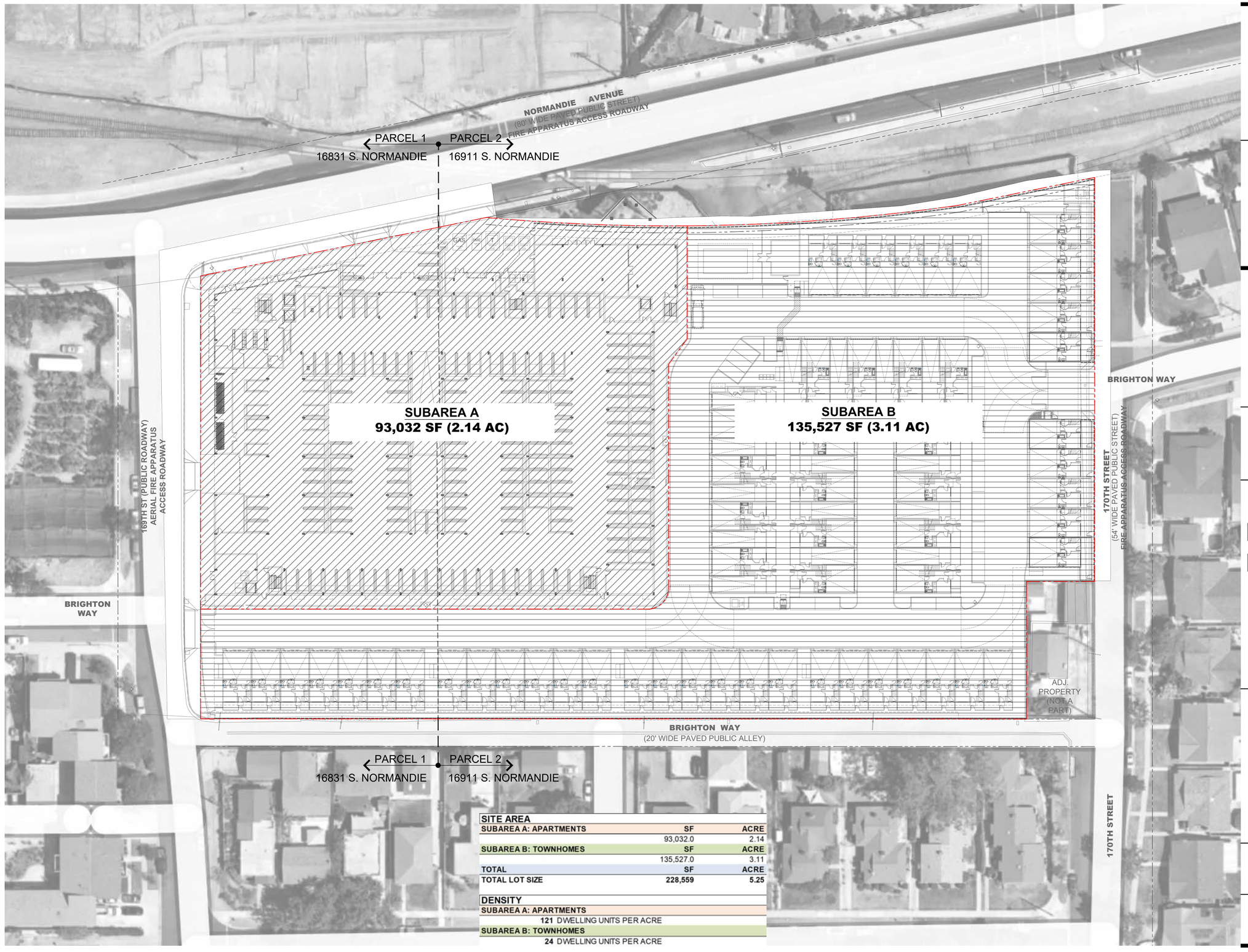
HALF SCALE (11X17): 50%



SHEET TITLE

RAILROAD TRACK OVERLAY PLAN

SHEET NO. **G2.40**



SITE AREA		
SUBAREA A: APARTMENTS	SF	ACRE
	93,032.0	2.14
SUBAREA B: TOWNHOMES	SF	ACRE
	135,527.0	3.11
TOTAL	SF	ACRE
TOTAL LOT SIZE	228,559	5.25

DENSITY
SUBAREA A: APARTMENTS
121 DWELLING UNITS PER ACRE
SUBAREA B: TOWNHOMES
24 DWELLING UNITS PER ACRE

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

SAIKO INVESTMENT CORP.
+
NEXTGEN APARTMENTS LLC

134 LOMITA STREET
EL SEGUNDO | CA 90245

urban-architecture LAB
1657 alvira street second floor los angeles, ca 90035
tel. 323.954.9996 www.u-a-lab.com © 2024

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PHASE

ENTITLEMENT SET

11/01/2024

LEGEND

SUBAREA A: APARTMENTS

SUBAREA B: TOWNHOUSES

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

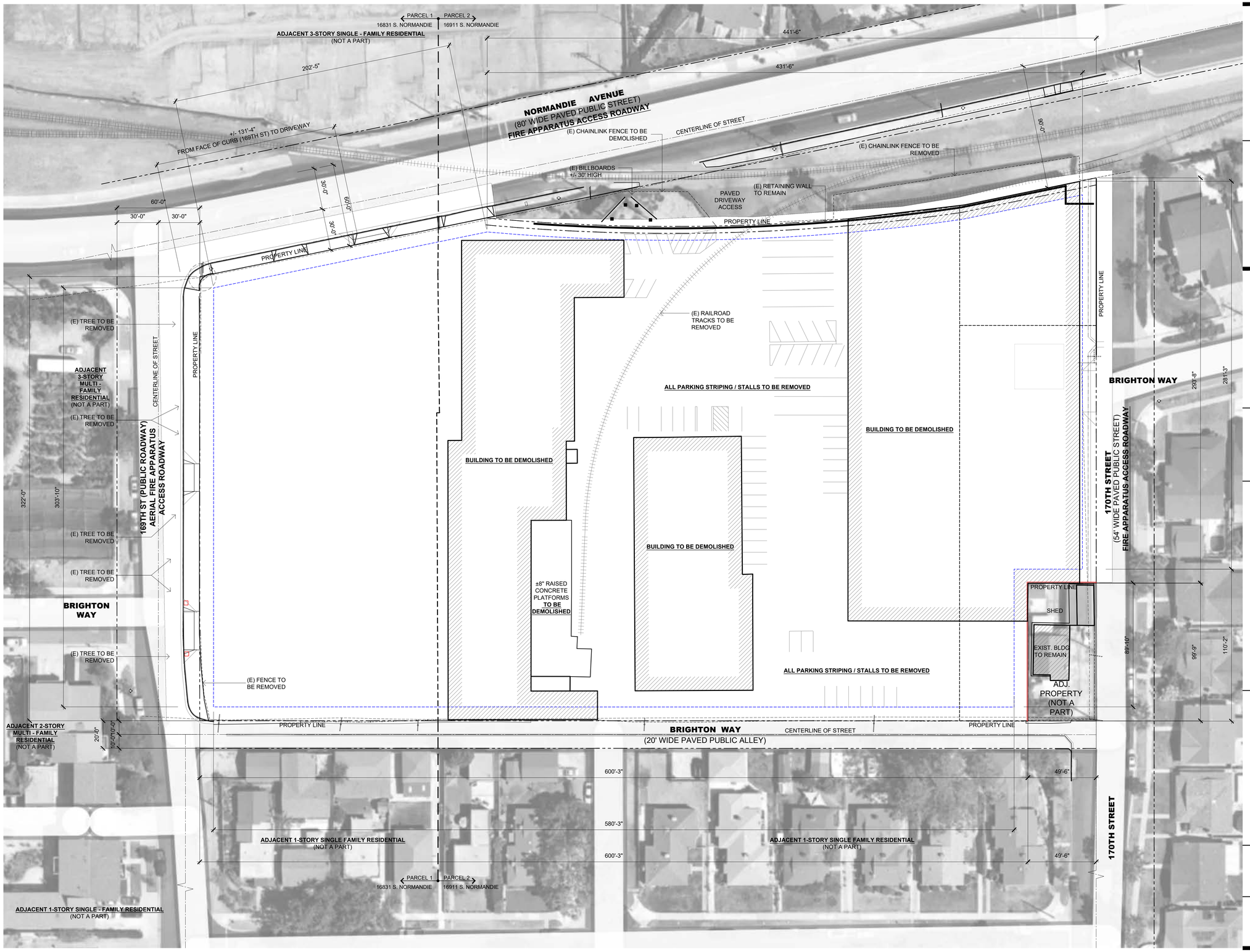
HALF SCALE (11X17): 50%



SHEET TITLE

SITE AREA - LOT SEPARATION

SHEET NO. **G2.50**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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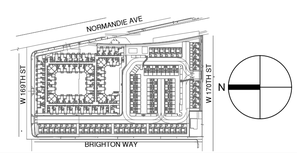
11/01/2024

LEGEND

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

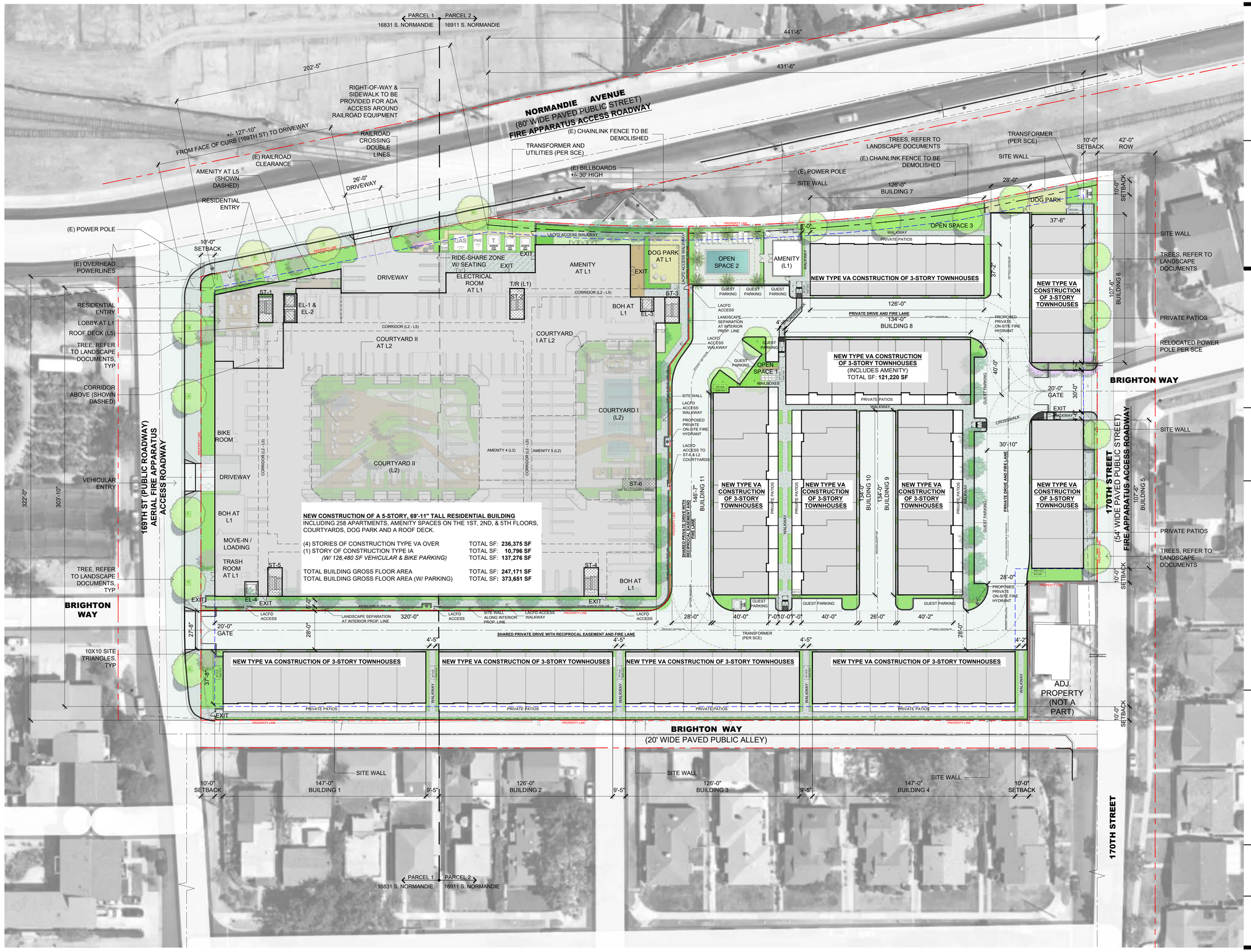
HALF SCALE (11X17): 50%



SHEET TITLE

PLOT PLAN

SHEET NO. **A0.01**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

SAIKO INVESTMENT CORP. + *NEXTGEN APARTMENTS LLC*

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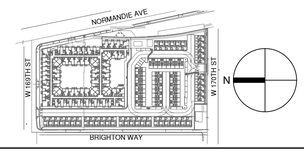
LEGEND

- BUILDING OUTLINE
- BUILDING ABOVE
- BUILDING AT GRADE
- STAIRS & ELEVATOR TOWERS

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

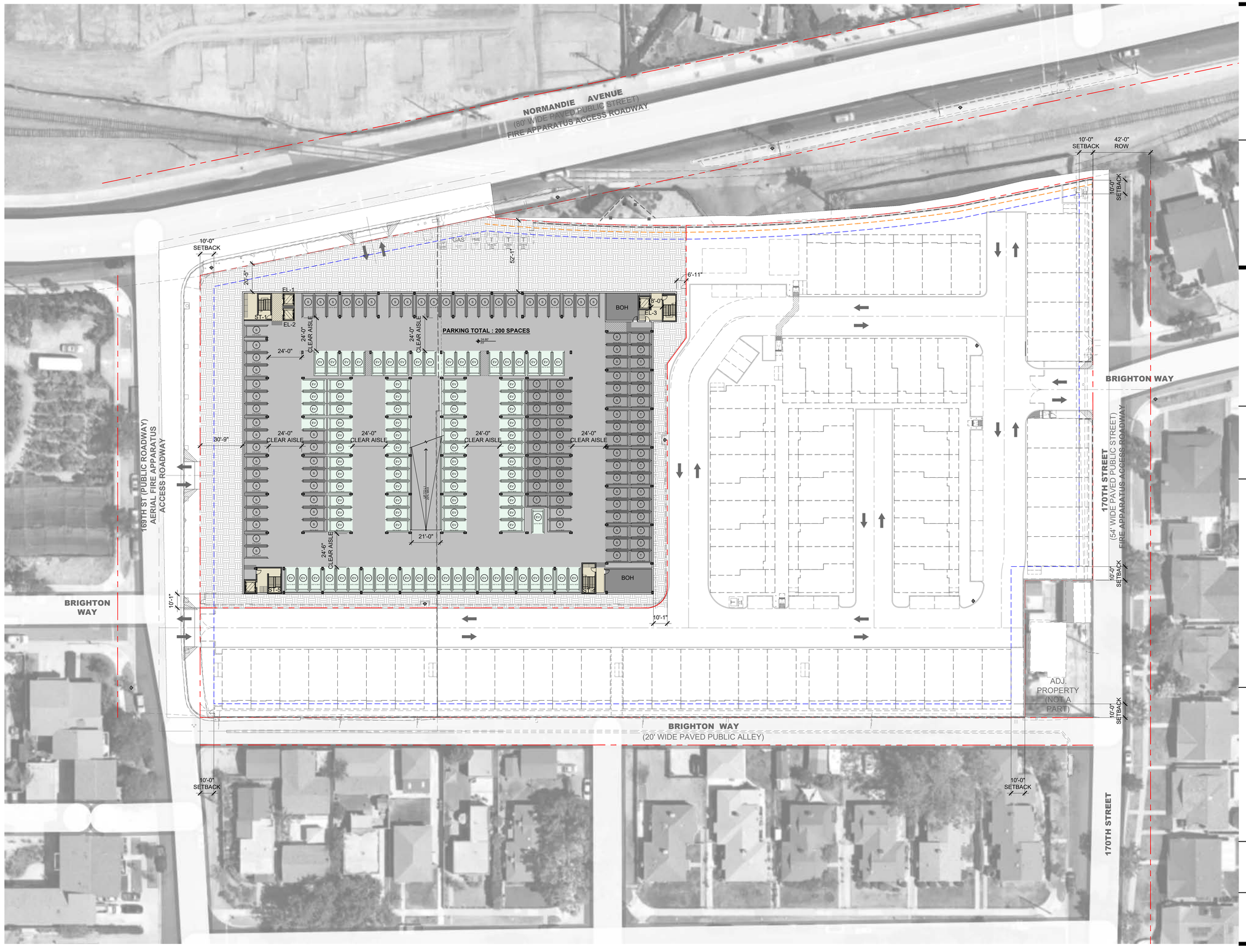
HALF SCALE (11X17): 50%



SHEET TITLE

SITE PLAN

SHEET NO. **A1.00**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

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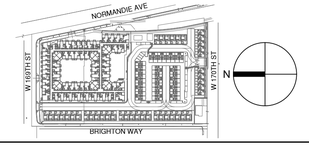
LEGEND

S 1B 2B	TH1 TH2 TH3 TH4
APARTMENT	TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE
EV GUEST	HC TANDEM

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

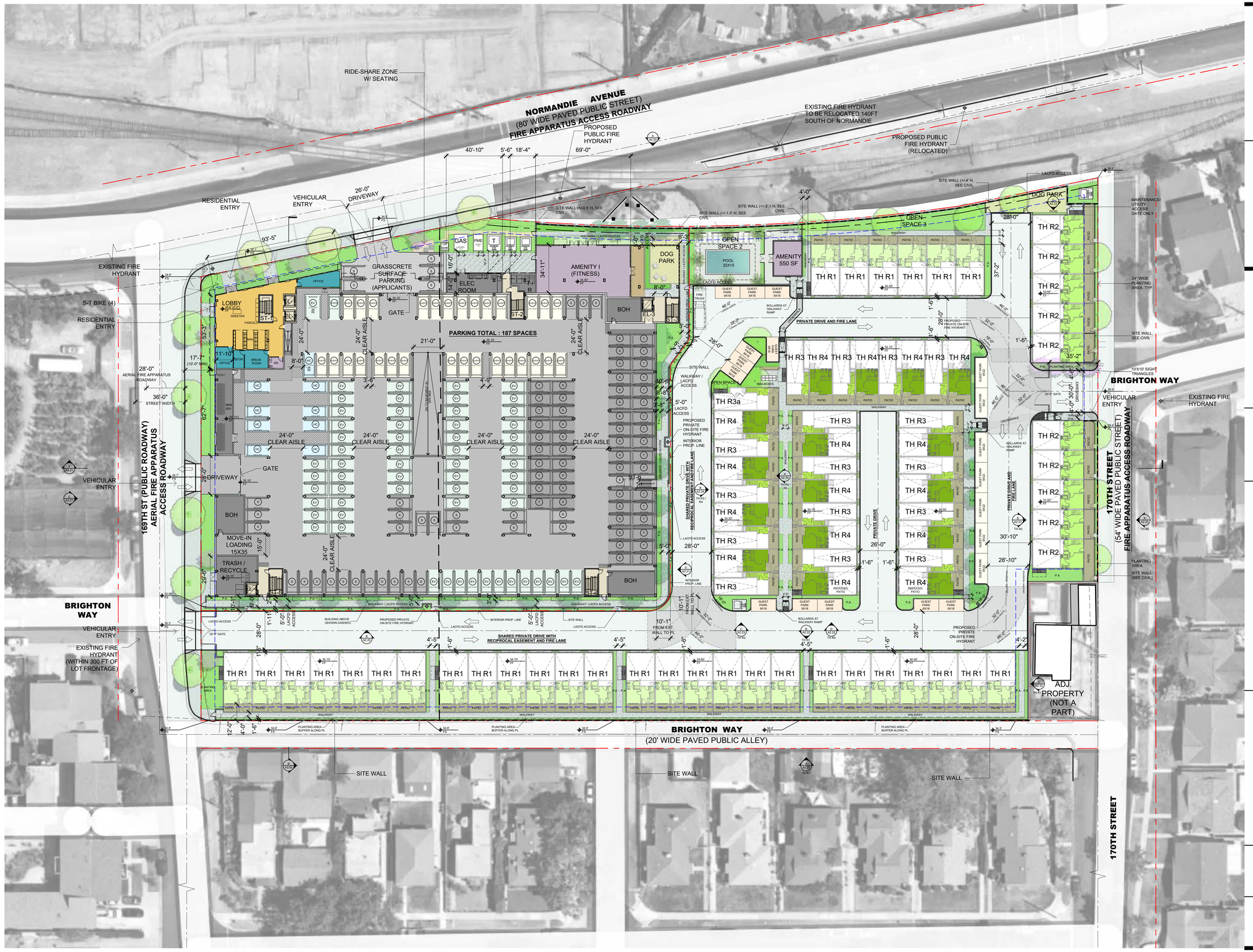
HALF SCALE (11X17): 50%



SHEET TITLE

BASEMENT B1 FLOOR PLAN

SHEET NO. **A1.10**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
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OWNER:

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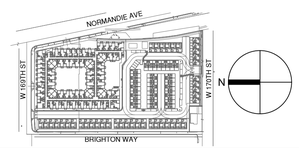
LEGEND

S	1B	2B	APARTMENT
TH1	TH2	TH3	TH4 TOWNHOUSE
			LOBBY
			COMMON / AMENITY
			OFFICE
			BOH
			CARPARK / SERVICE
			CIRCULATION
			AMENITY TERRACE
			LANDSCAPE
EV	GUEST	HC	TANDEM

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

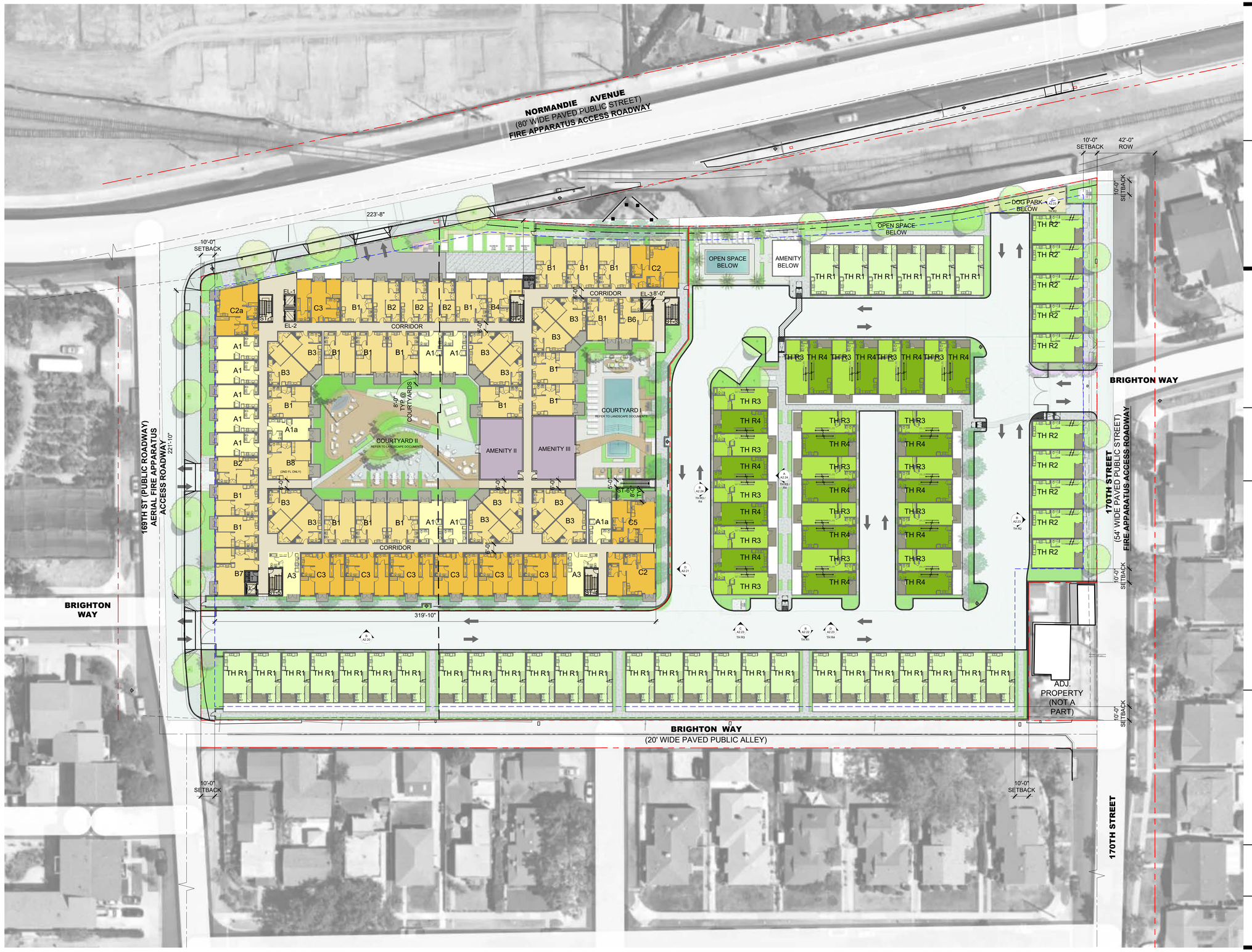
HALF SCALE (11X17): 50%



SHEET TITLE

FIRST FLOOR PLAN

SHEET NO. **A1.11**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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GARDENA | CA 90247

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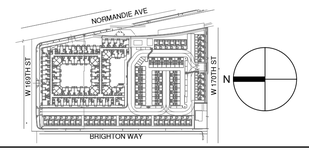
LEGEND

S	1B	2B	TH1	TH2	TH3	TH4
APARTMENT			TOWNHOUSE			
LOBBY			COMMON / AMENITY			
OFFICE			BOH			
CARPARK / SERVICE			CIRCULATION			
AMENITY TERRACE			LANDSCAPE			

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

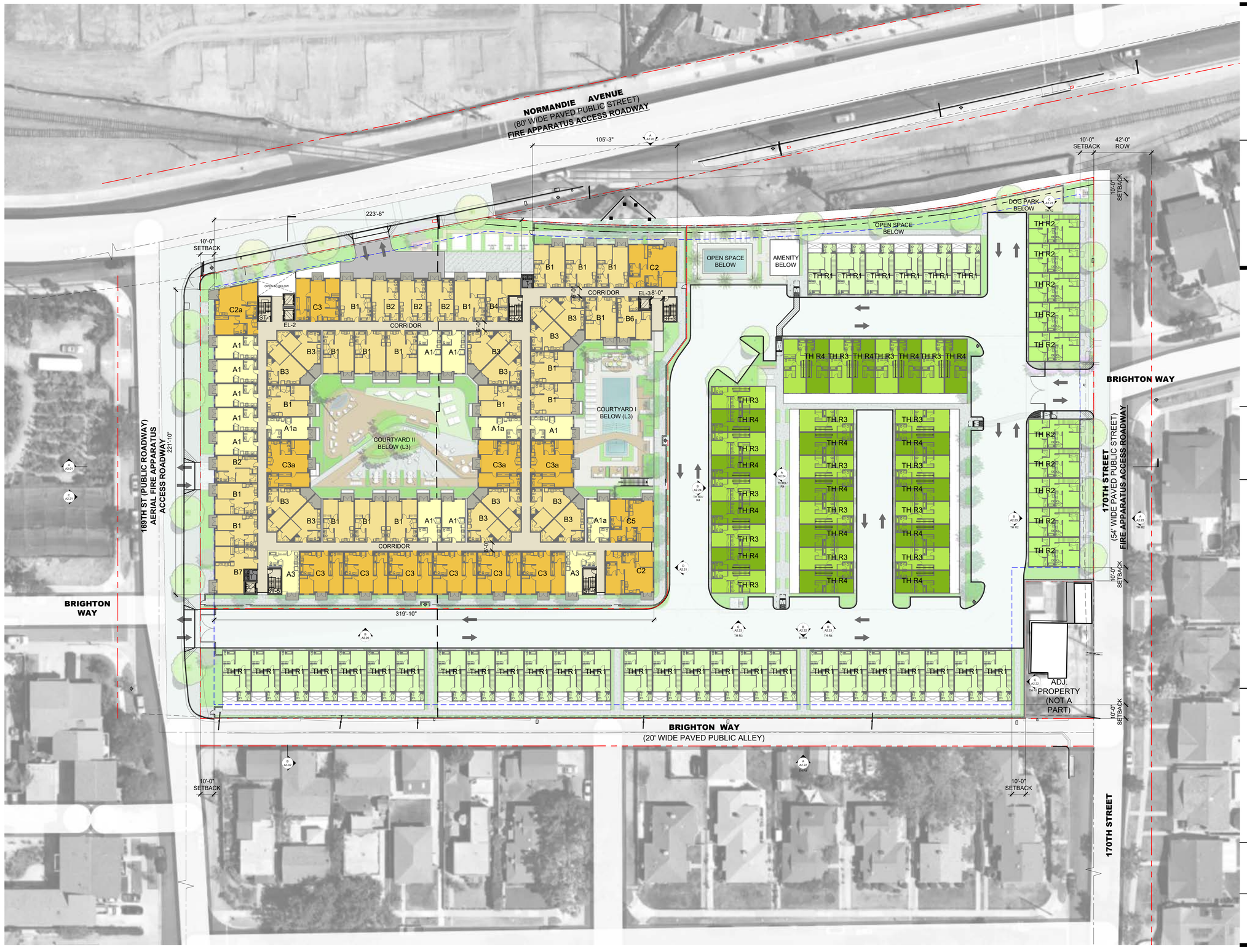
HALF SCALE (11X17): 50%



SHEET TITLE

SECOND FLOOR PLAN

SHEET NO. **A1.12**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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GARDENA | CA 90247

OWNER:

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LEGEND

S 1B 2B — APARTMENT	TH1 TH2 TH3 TH4 — TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

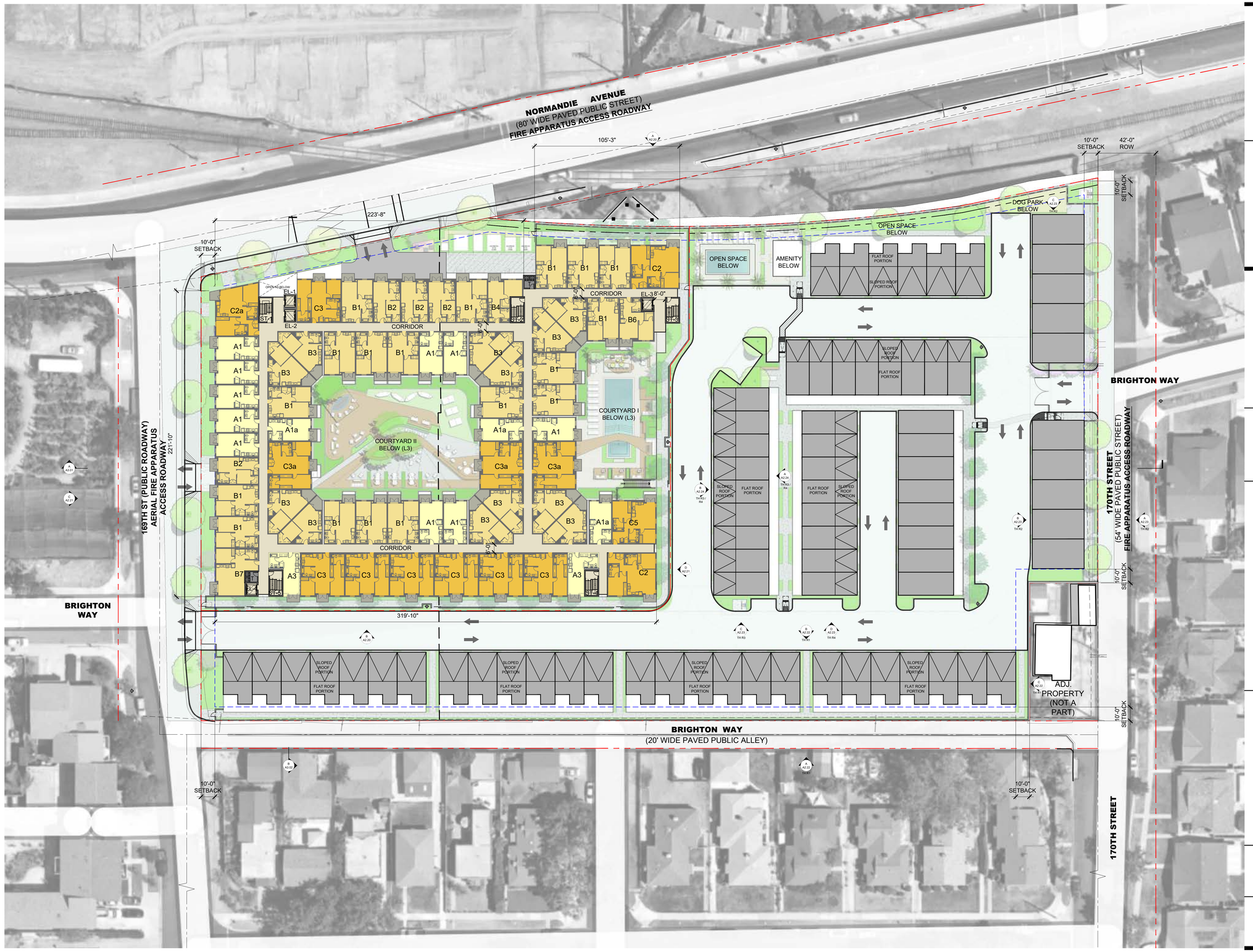
HALF SCALE (11X17): 50%



SHEET TITLE

THIRD FLOOR PLAN

SHEET NO. **A1.13**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
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OWNER:

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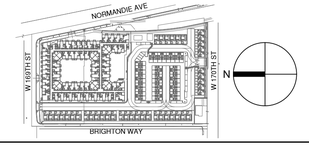
LEGEND

S 1B 2B	APARTMENT
TH1 TH2 TH3 TH4	TOWNHOUSE
	LOBBY
	COMMON / AMENITY
	OFFICE
	BOH
	CARPARK / SERVICE
	CIRCULATION
	AMENITY TERRACE
	LANDSCAPE

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

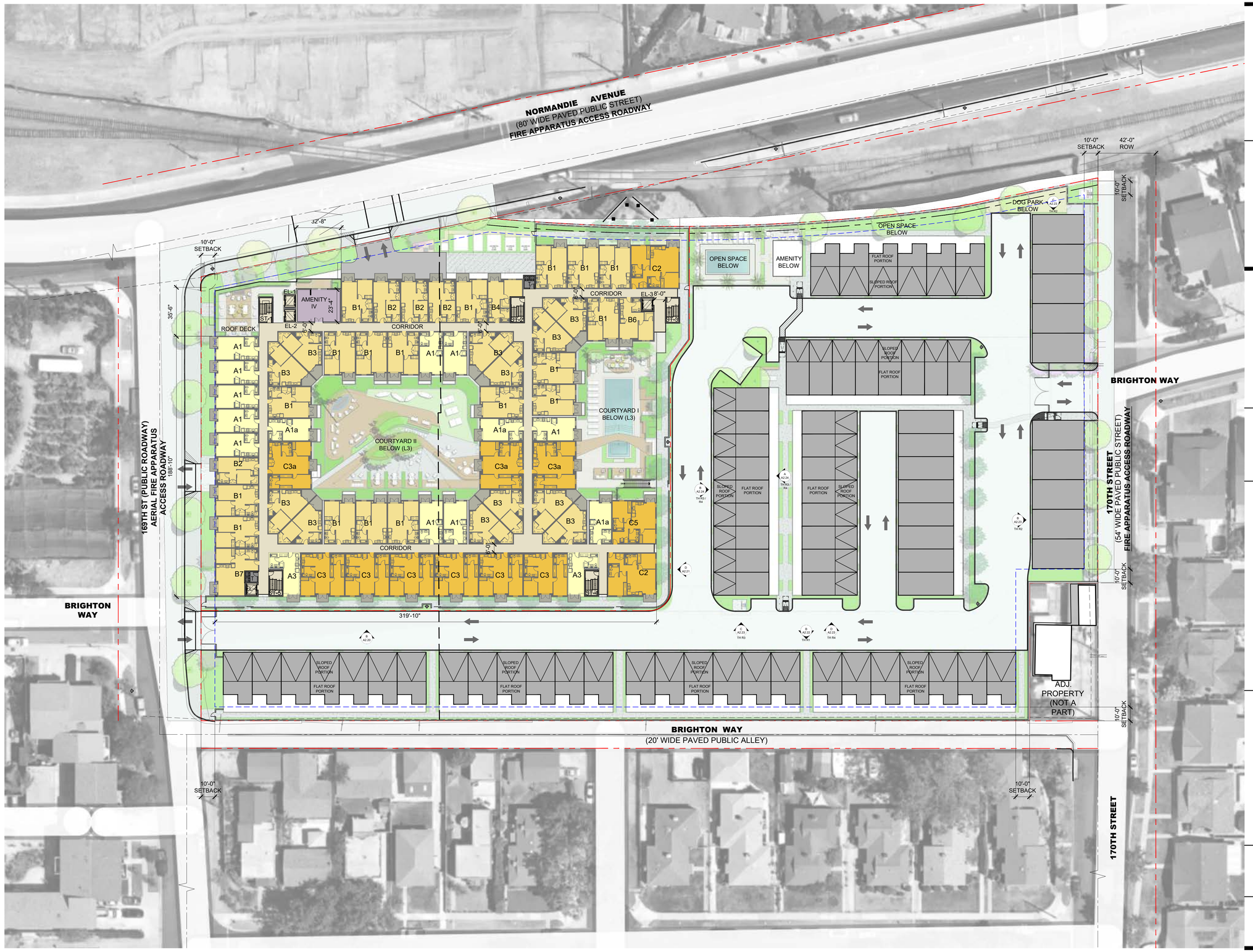
HALF SCALE (11X17): 50%



SHEET TITLE

FOURTH FLOOR PLAN

SHEET NO. **A1.14**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

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PHASE

ENTITLEMENT SET

11/01/2024

LEGEND

S 1B 2B	APARTMENT
TH1 TH2 TH3 TH4	TOWNHOUSE
	LOBBY
	COMMON / AMENITY
	OFFICE
	BOH
	CARPARK / SERVICE
	CIRCULATION
	AMENITY TERRACE
	LANDSCAPE

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

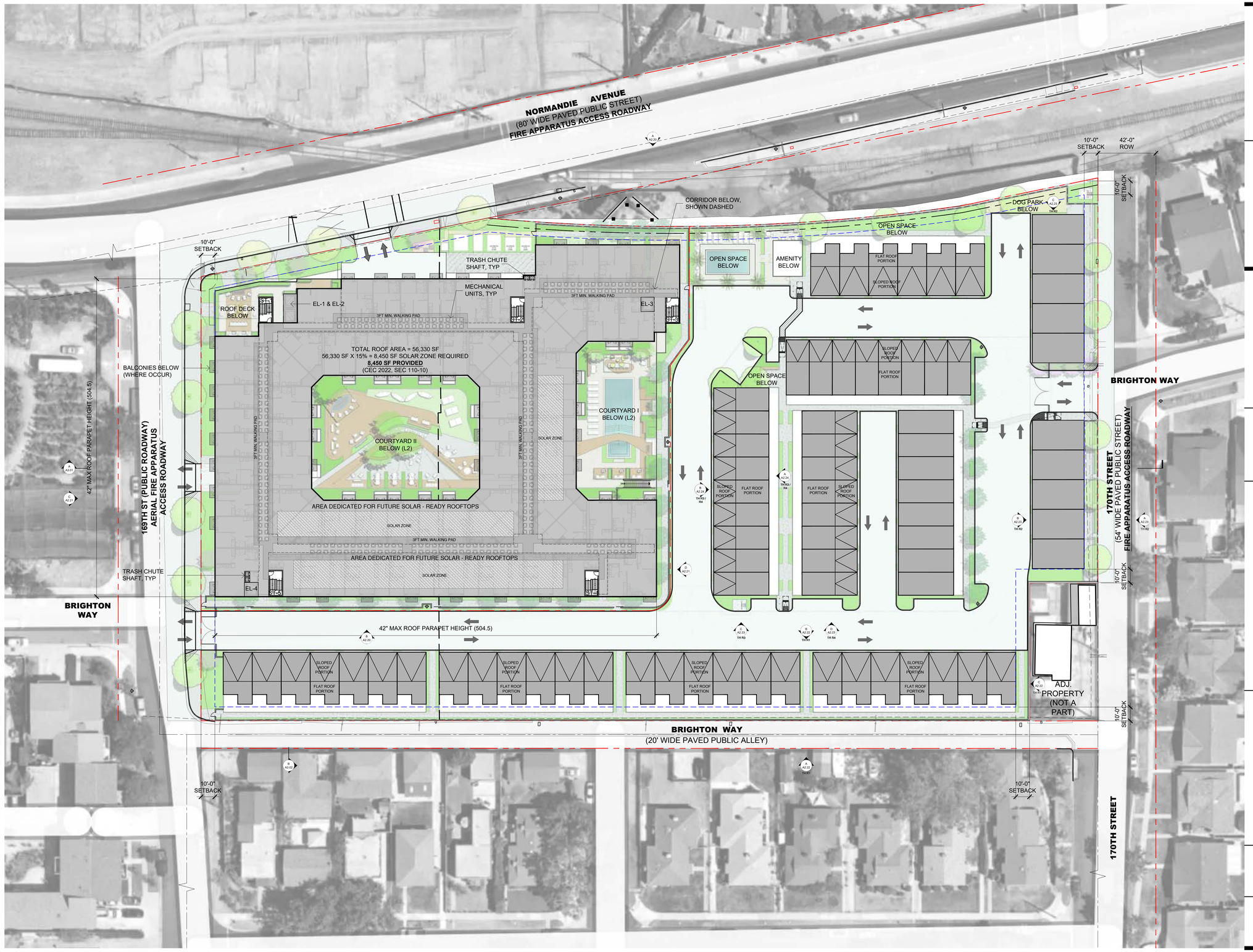
HALF SCALE (11X17): 50%



SHEET TITLE

FIFTH FLOOR PLAN

SHEET NO. **A1.15**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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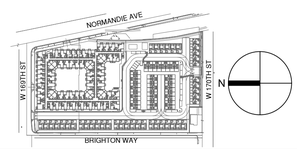
11/01/2024

LEGEND

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

HALF SCALE (11X17): 50%



SHEET TITLE

ROOF PLAN

SHEET NO. **A1.16**



A - APARTMENTS - EAST ELEVATION



B - APARTMENTS - WEST ELEVATION

PL-101 CEMENT PLASTER COLOR 1
BEHR 75 - POLAR BEAR

PL-102 CEMENT PLASTER COLOR 2
BEHR MQ5-5 - LIMOUSINE LEATHER
MATCH RAILING / BALCONY ACCENT

PL-103 CEMENT PLASTER COLOR 3
BEHR 750C-3 - SANDSTONE CLIFF

PL-104 CEMENT PLASTER COLOR 4
BEHR PPU24-17 - HAILSTORM GRAY

PL-105 CEMENT PLASTER COLOR 5
BEHR PPU25-17 - EURO GRAY

PL-106 CEMENT PLASTER COLOR 6
WINDOW SPANDREL
MATCH ADJACENT WINDOW FRAME

PL-107 CEMENT PLASTER COLOR 7
BEHR 710D-4 - HARVEST BROWN

CB-102 CEMENT BOARD "WOOD" COLOR 1 HORIZONTAL
MATCH PL-107

CB-104 CEMENT BOARD PARKING SCREEN "WOOD" COLOR 1
MATCH PL-107

MT-101 VERTICAL SIDING

MT-102 METAL C-CHANNEL DARK

MT-103 METAL CANOPY, DOOR / FRAME & WINDOW MULLION DARK FINISH

MT-104 METAL PANEL WHITE

GR-101 GLASS GUARDRAIL GUARDRAIL TYPE 1

GR-101A GLASS POOL GUARDRAIL (3'-6" HIGH)

GR-102 VERTICAL PICKETS GUARDRAIL TYPE 2 DARK FINISH

GS-101 GLAZING SYSTEM

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
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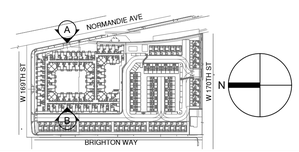
ENTITLEMENT SET

11/01/2024

LEGEND

FULL SCALE (24X36): 1/16" = 1'-0"
0 8' 16' 32' 64'

HALF SCALE (11X17): 50%



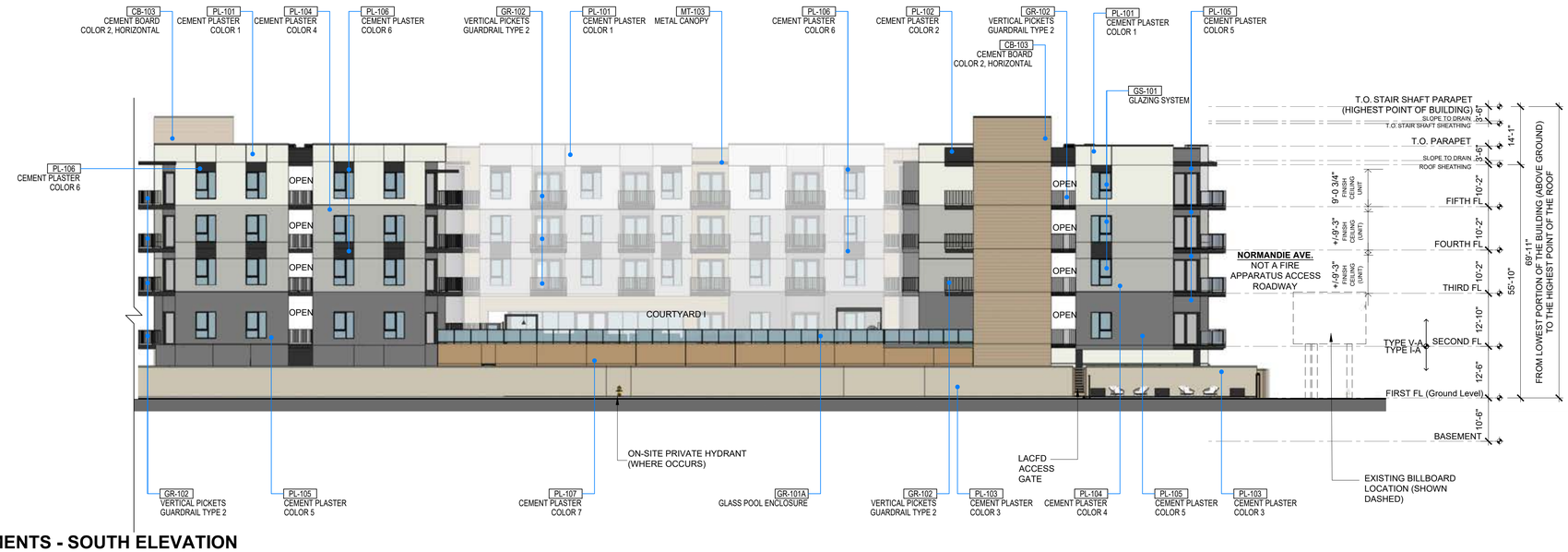
SHEET TITLE

APARTMENT ELEVATIONS

SHEET NO. **A2.20**



C - APARTMENTS - NORTH ELEVATION



D - APARTMENTS - SOUTH ELEVATION

PL-101 CEMENT PLASTER COLOR 1 — BEHR 75 - POLAR BEAR

PL-102 CEMENT PLASTER COLOR 2 — BEHR M26-5 - LIMOUSINE LEATHER MATCH RAILING / BALCONY ACCENT

PL-103 CEMENT PLASTER COLOR 3 — BEHR 730C-3 - SANDSTONE CLIFF

PL-104 CEMENT PLASTER COLOR 4 — BEHR PPU26-17 - HAILSTORM GRAY

PL-105 CEMENT PLASTER COLOR 5 — BEHR PPU26-17 - EURO GRAY

PL-106 CEMENT PLASTER COLOR 6 WINDOW SPANDREL — MATCH ADJACENT WINDOW FRAME

PL-107 CEMENT PLASTER COLOR 7 — BEHR 710D-4 - HARVEST BROWN

CB-102 CEMENT BOARD "WOOD" COLOR 1 HORIZONTAL — MATCH PL-107

CB-104 CEMENT BOARD PARKING SCREEN "WOOD" COLOR 1 — MATCH PL-107

MT-101 VERTICAL SIDING

MT-102 METAL C-CHANNEL DARK

MT-103 METAL CANOPY, DOOR / FRAME & WINDOW MULLION DARK FINISH

MT-104 METAL PANEL WHITE

GR-101 GLASS GUARDRAIL GUARDRAIL TYPE 1

GR-101A GLASS POOL GUARDRAIL (3'-6" HIGH)

GR-102 VERTICAL PICKETS GUARDRAIL TYPE 2 DARK FINISH

GS-101 GLAZING SYSTEM

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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11/01/2024

LEGEND

FULL SCALE (24X36): 1/16" = 1'-0"
0 8' 16' 32' 64'

HALF SCALE (11X17): 50%



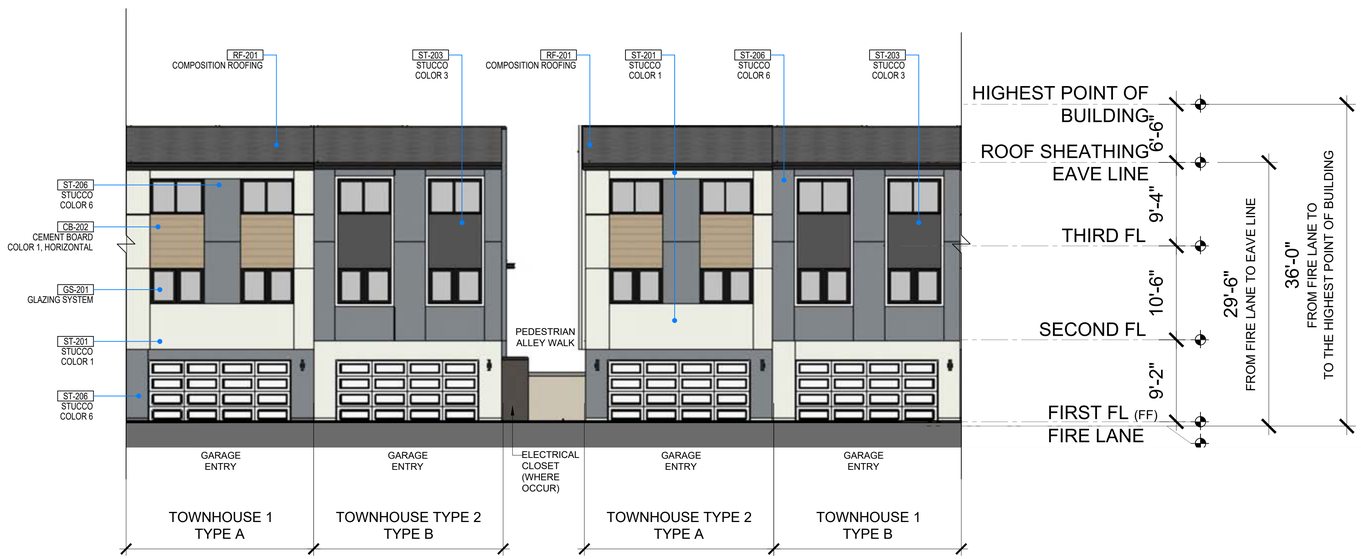
SHEET TITLE

BUILDING ELEVATIONS

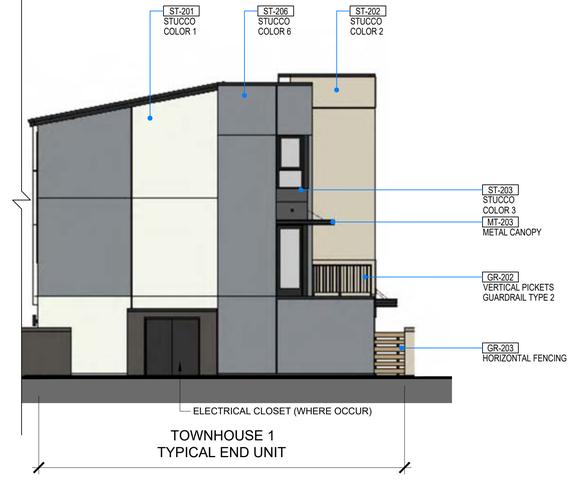
SHEET NO. **A2.21**



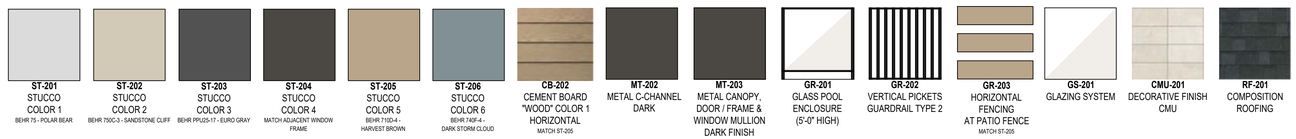
A - TOWNHOUSE 1
(FRONT ELEVATION - UNIT ENTRY)



B - TOWNHOUSE 1
(REAR ELEVATION - GARAGE ENTRY)



C - TOWNHOUSE 1
(SIDE ELEVATION - END CONDITION)



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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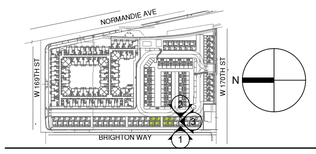
ENTITLEMENT SET

11/01/2024

LEGEND

FULL SCALE (24X36): 1/8" = 1'-0"
0 4' 8' 16' 32'

HALF SCALE (11X17): 50%



SHEET TITLE

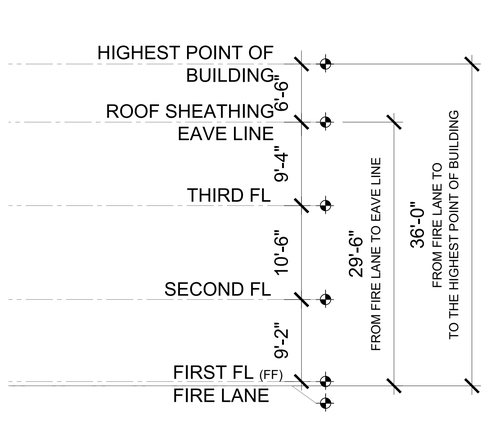
BUILDING ELEVATIONS

SHEET NO. **A2.22**

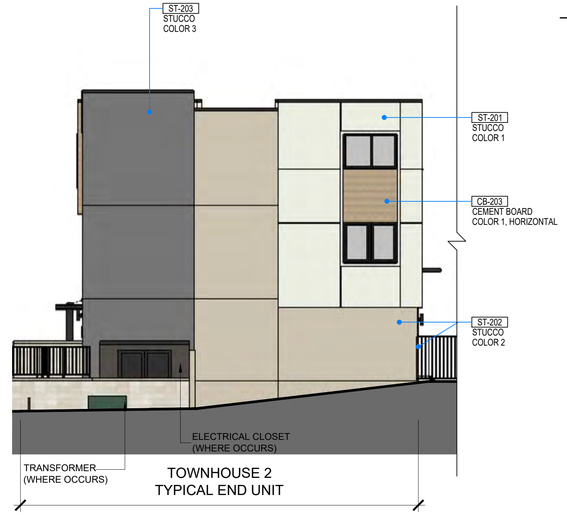


A - TOWNHOUSE 2
(FRONT ELEVATION - UNIT ENTRY)





B - TOWNHOUSE 2
(REAR ELEVATION - GARAGE ENTRY)



C - TOWNHOUSE 2
(SIDE ELEVATION - END CONDITION)

ST-201 STUCCO COLOR 1 BEHR 75 - POLAR BEAR	**ST-202** STUCCO COLOR 2 BEHR 750C-3 - SANDSTONE CLIFF	**ST-203** STUCCO COLOR 3 BEHR PPU25-17 - EURO GRAY	**ST-204** STUCCO COLOR 4 MATCH ADJACENT WINDOW FRAME	**ST-205** STUCCO COLOR 5 BEHR 710D-4 - HARVEST BROWN	**ST-206** STUCCO COLOR 6 BEHR 740F-4 - DARK STORM CLOUD	**CB-202** CEMENT BOARD "WOOD" COLOR 1 HORIZONTAL MATCH ST-205	**MT-202** METAL C-CHANNEL DARK	**MT-203** METAL CANOPY, DOOR / FRAME & WINDOW MULLION DARK FINISH	**GR-201** GLASS POOL ENCLOSURE (5'-0" HIGH)	**GR-202** VERTICAL PICKETS GUARDRAIL TYPE 2	**GR-203** HORIZONTAL FENCING AT PATIO FENCE MATCH ST-205	**GS-201** GLAZING SYSTEM	**CMU-201** DECORATIVE FINISH CMU	**RF-201** COMPOSITION ROOFING

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

SAIKO INVESTMENT CORP.
+
NEXTGEN APARTMENTS LLC

134 LOMITA STREET
EL SEGUNDO | CA 90245

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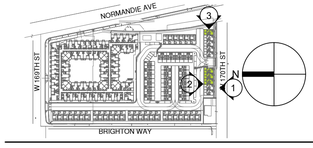
ENTITLEMENT SET

11/01/2024

LEGEND

FULL SCALE (24X36): 1/8" = 1'-0"
0 4' 8' 16' 32'

HALF SCALE (11X17): 50%



SHEET TITLE

BUILDING ELEVATIONS

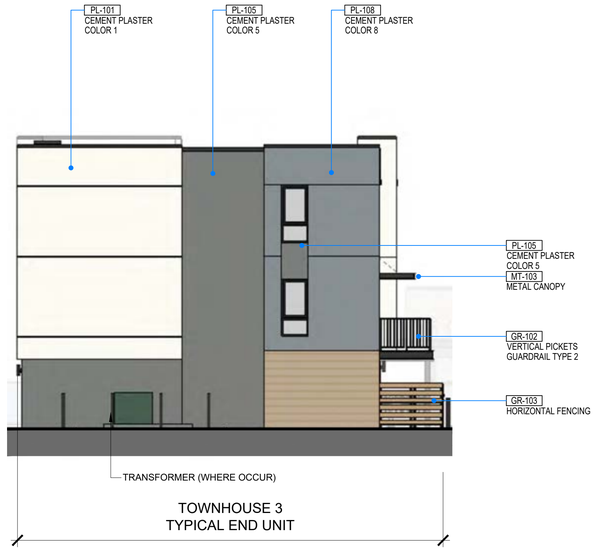
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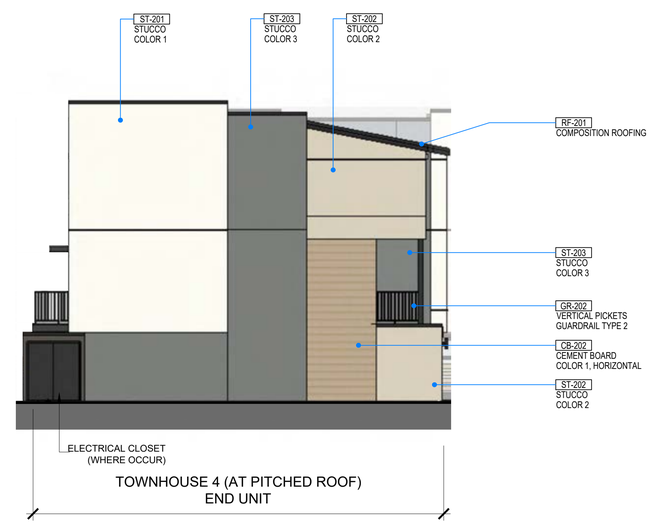
A - TOWNHOUSE 3 & 4
(FRONT ELEVATION - UNIT ENTRY)



B - TOWNHOUSE 3 & 4
(REAR ELEVATION - GARAGE ENTRY)



C - TOWNHOUSE 3
(SIDE ELEVATION - END CONDITION)



D - TOWNHOUSE 4 (AT PITCHED ROOF)
(SIDE ELEVATION - END CONDITION)

ST-201 STUCCO COLOR 1 BEHR 75 - POLAR BEAR	**ST-202** STUCCO COLOR 2 BEHR 750C-3 - SANDSTONE CLIFF	**ST-203** STUCCO COLOR 3 BEHR PPU25-17 - EURO GRAY	**ST-204** STUCCO COLOR 4 MATCH ADJACENT WINDOW FRAME	**ST-205** STUCCO COLOR 5 BEHR 710D-4 - HARVEST BROWN	**ST-206** STUCCO COLOR 6 BEHR 740F-4 - DARK STORM CLOUD	**CB-202** CEMENT BOARD "WOOD" COLOR 1 HORIZONTAL MATCH ST-205	**MT-202** METAL C-CHANNEL DARK	**MT-203** METAL CANOPY, DOOR / FRAME & WINDOW MULLION DARK FINISH	**GR-201** GLASS POOL ENCLOSURE (5'-0" HIGH)	**GR-202** VERTICAL PICKETS GUARDRAIL TYPE 2	**GR-203** HORIZONTAL FENCING AT PATIO FENCE MATCH ST-205	**GS-201** GLAZING SYSTEM	**CMU-201** DECORATIVE FINISH CMU	**RF-201** COMPOSITION ROOFING

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

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NEXTGEN APARTMENTS LLC

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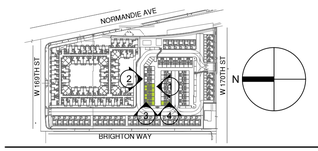
ENTITLEMENT SET

11/01/2024

LEGEND

FULL SCALE (24X36): 1/8" = 1'-0"
0 4' 8' 16' 32'

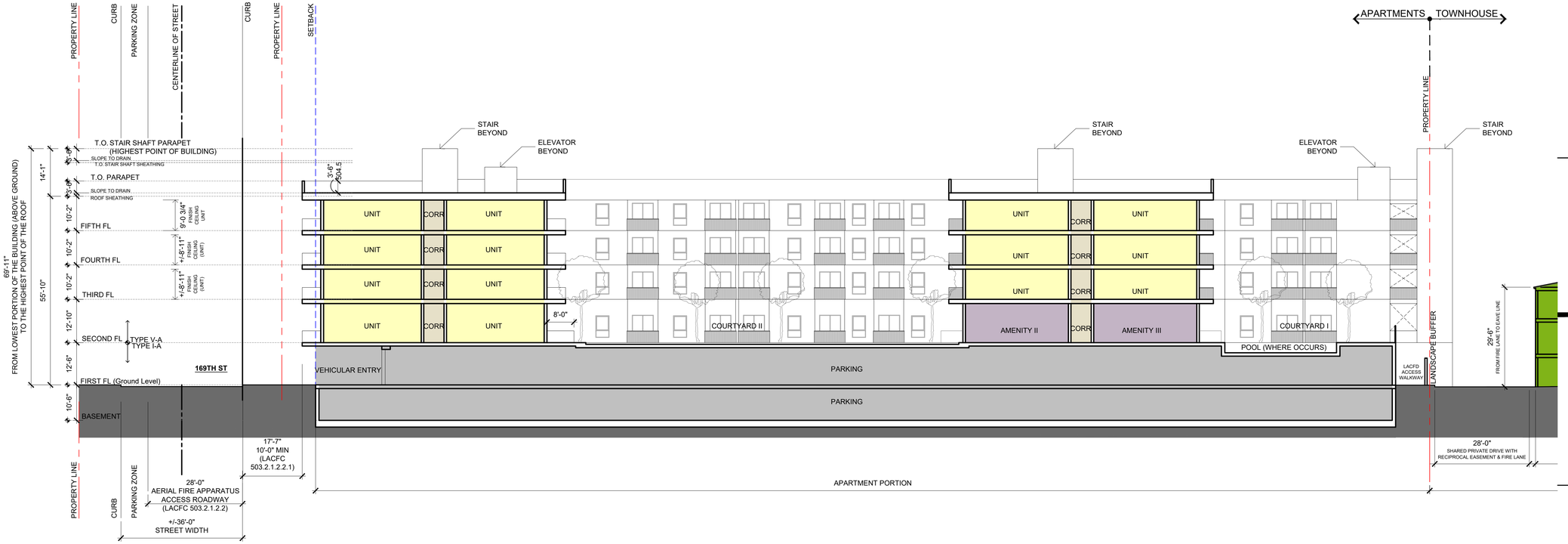
HALF SCALE (11X17): 50%



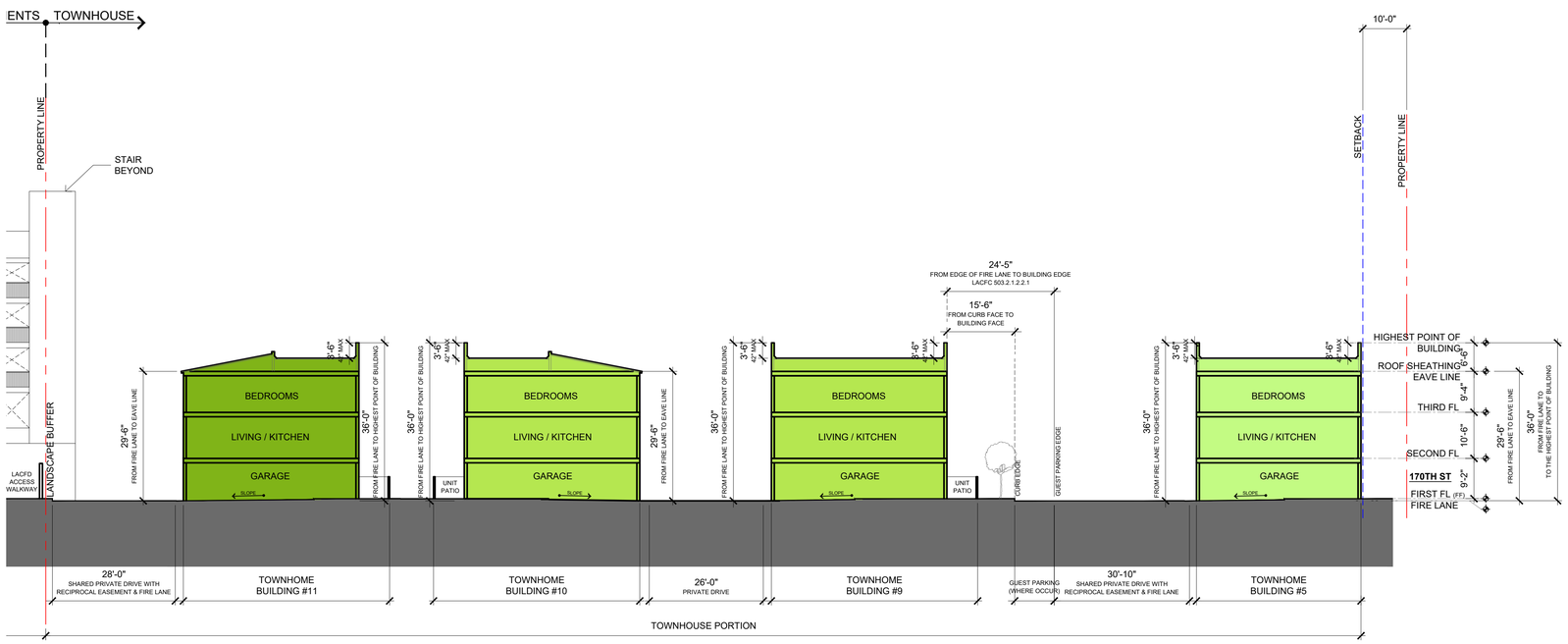
SHEET TITLE

BUILDING ELEVATIONS

SHEET NO. **A2.24**



BUILDING SECTION A



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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GARDENA | CA 90247

OWNER:

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11/01/2024

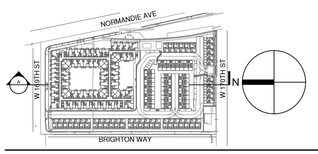
LEGEND

S 1B 2B	TH1 TH2 TH3 TH4
APARTMENT	TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/16" = 1'-0"

0 8' 16' 32' 64'

HALF SCALE (11X17): 50%

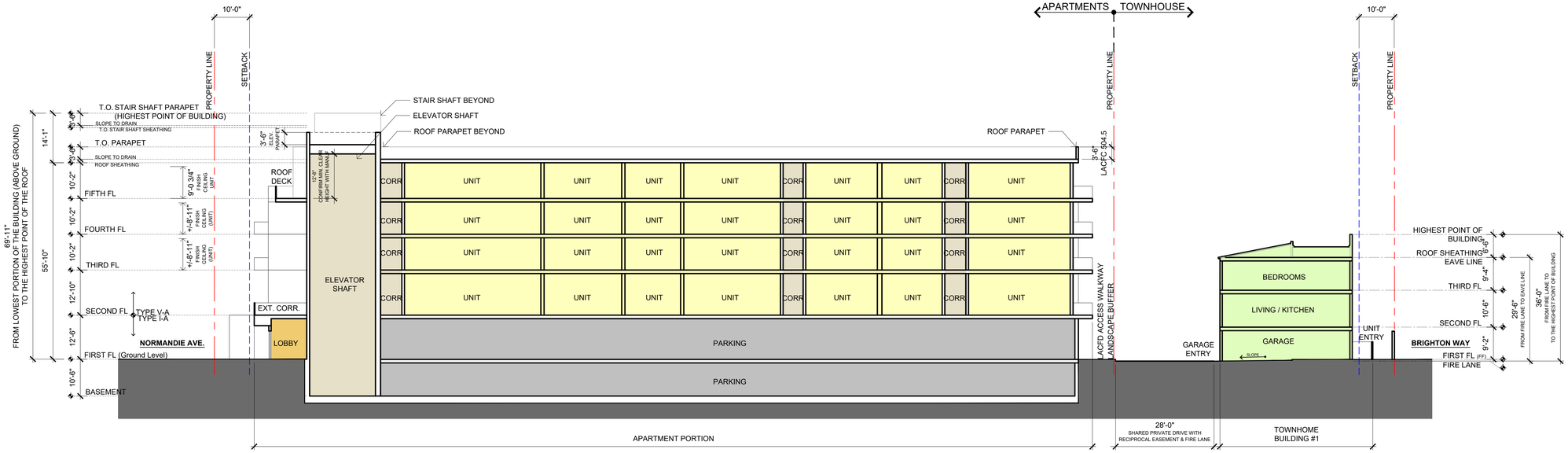


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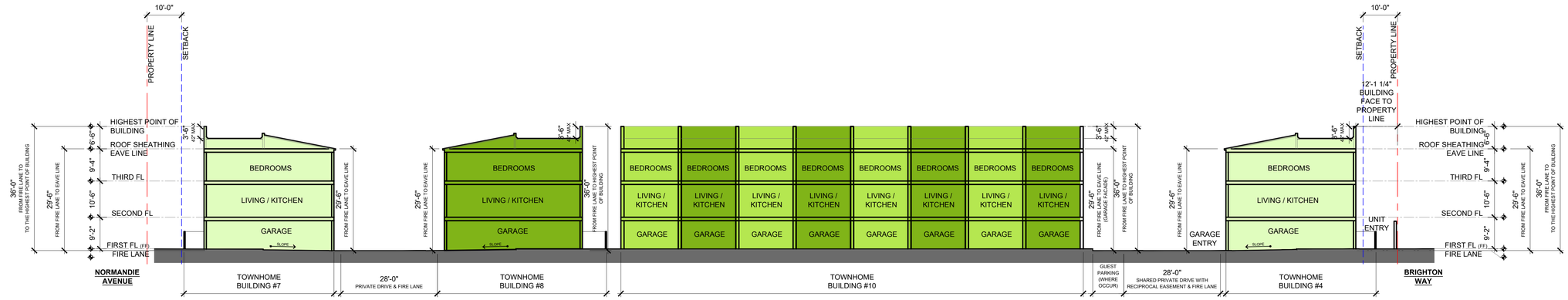
BUILDING SECTION

SHEET NO. **A3.01**

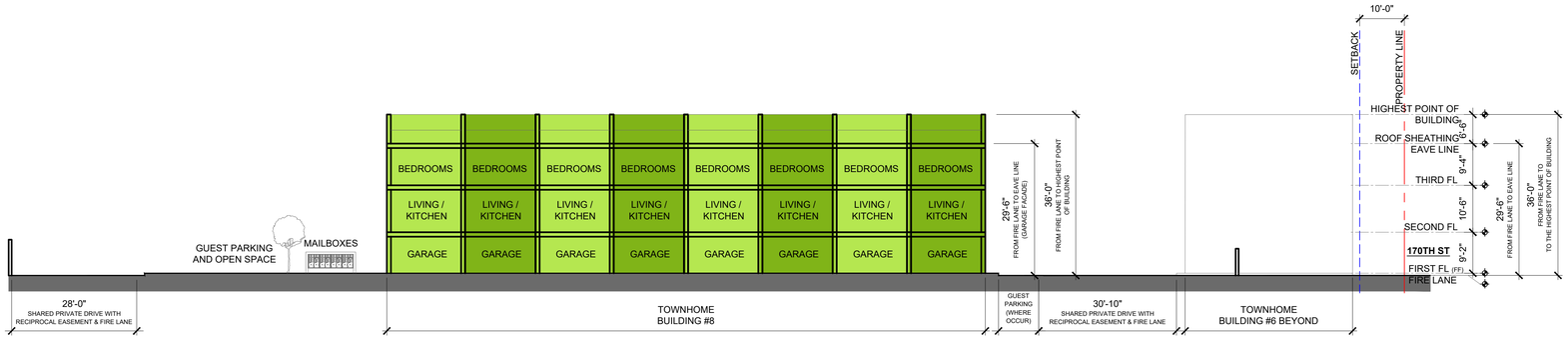
BUILDING SECTION B



BUILDING SECTION C



BUILDING SECTION D



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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OWNER:

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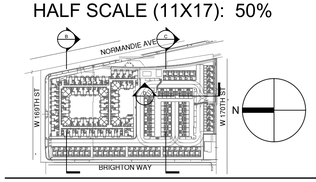
LEGEND

S 1B 2B — APARTMENT	TH1 TH2 TH3 TH4 — TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/16" = 1'-0"

0 8' 16' 32' 64'

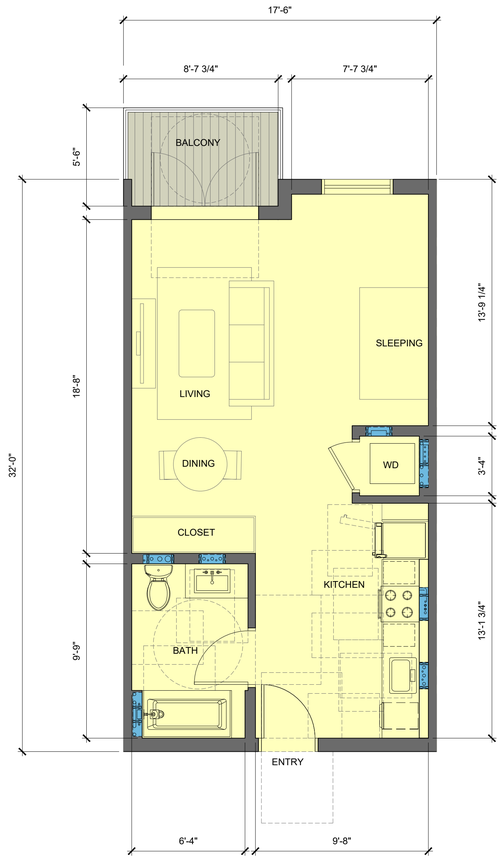
HALF SCALE (11X17): 50%



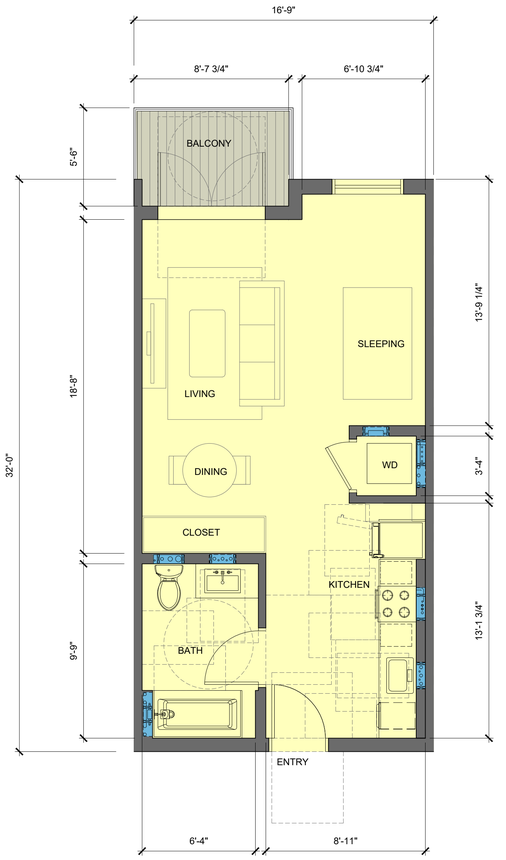
SHEET TITLE

BUILDING SECTION

SHEET NO. **A3.02**



STUDIO - A1
547 SF



STUDIO - A1a
520 SF

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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PHASE

ENTITLEMENT SET

11/01/2024

LEGEND

S 1B 2B — APARTMENT	TH1 TH2 TH3 TH4 — TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

HALF SCALE (11X17): 50%



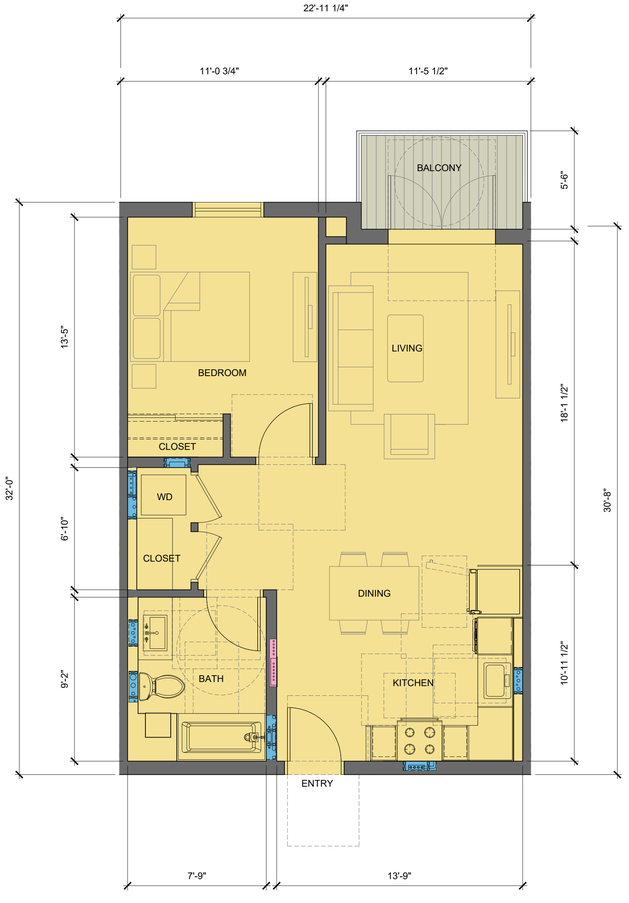
SHEET TITLE

ENLARGED UNIT PLANS

SHEET NO. **A5.01**



STUDIO - A3
500 SF



1 BD - B1
720 SF

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

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ENTITLEMENT SET

11/01/2024

LEGEND

S 1B 2B	TH1 TH2 TH3 TH4
APARTMENT	TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

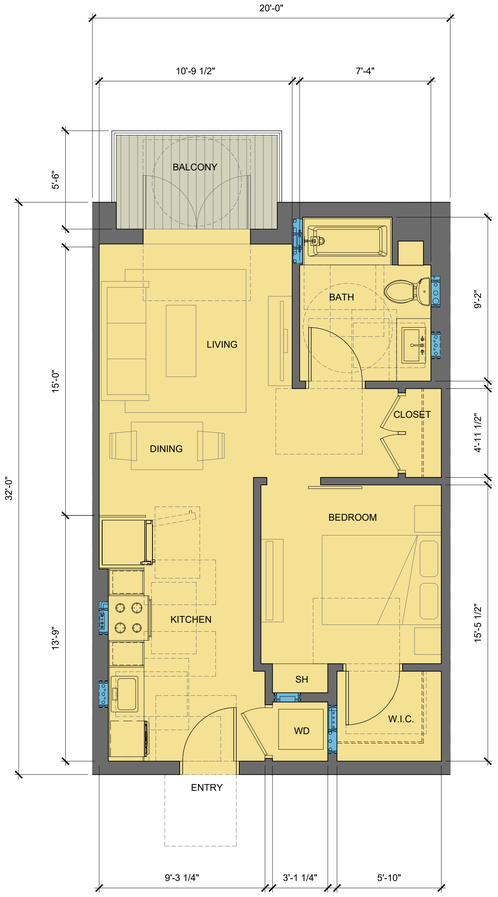
HALF SCALE (11X17): 50%



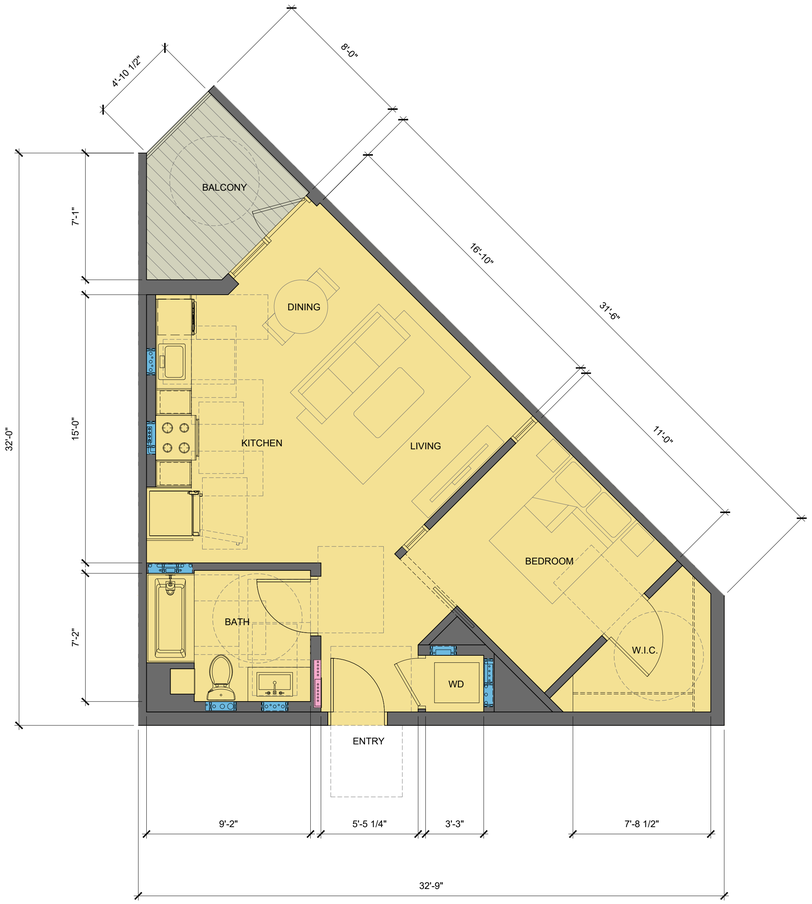
SHEET TITLE

ENLARGED UNIT PLANS

SHEET NO. **A5.02**



1 BD - B2 (INBOARD)
625 SF



1 BD - B3
685 SF

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

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ENTITLEMENT SET

11/01/2024

LEGEND

S 1B 2B — APARTMENT	TH1 TH2 TH3 TH4 — TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

HALF SCALE (11X17): 50%



SHEET TITLE

ENLARGED UNIT PLANS

SHEET NO. **A5.03**



1 BD - B4
637 SF



1 BD - B6
700 SF

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

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+
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ENTITLEMENT SET

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LEGEND

S 1B 2B — APARTMENT	TH1 TH2 TH3 TH4 — TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

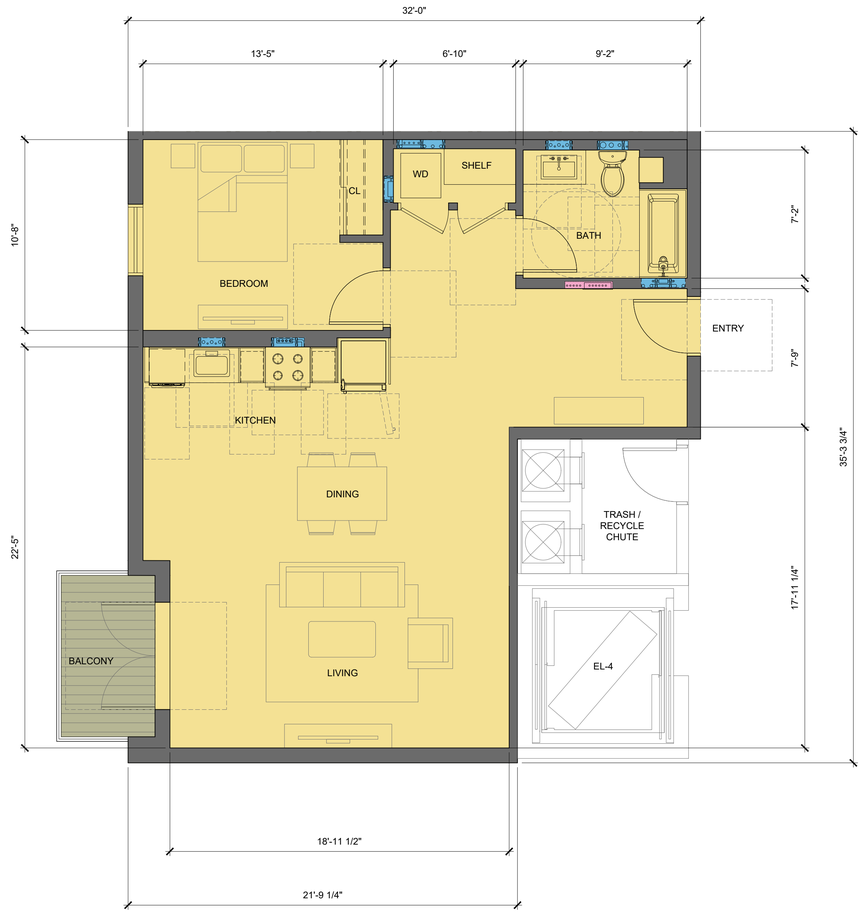
HALF SCALE (11X17): 50%



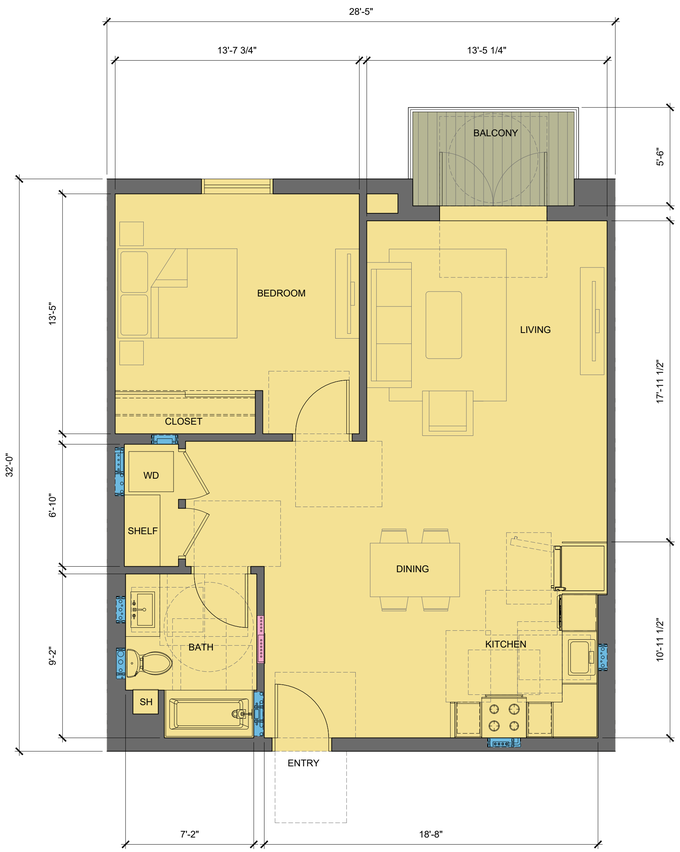
SHEET TITLE

ENLARGED UNIT PLANS

SHEET NO. **A5.04**



1 BD - B7
920 SF



1 BD - B8 (2RD FLOOR)
896 SF

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

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NEXTGEN APARTMENTS LLC

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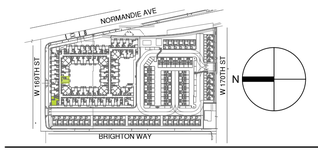
11/01/2024

LEGEND

S 1B 2B — APARTMENT	TH1 TH2 TH3 TH4 — TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

HALF SCALE (11X17): 50%



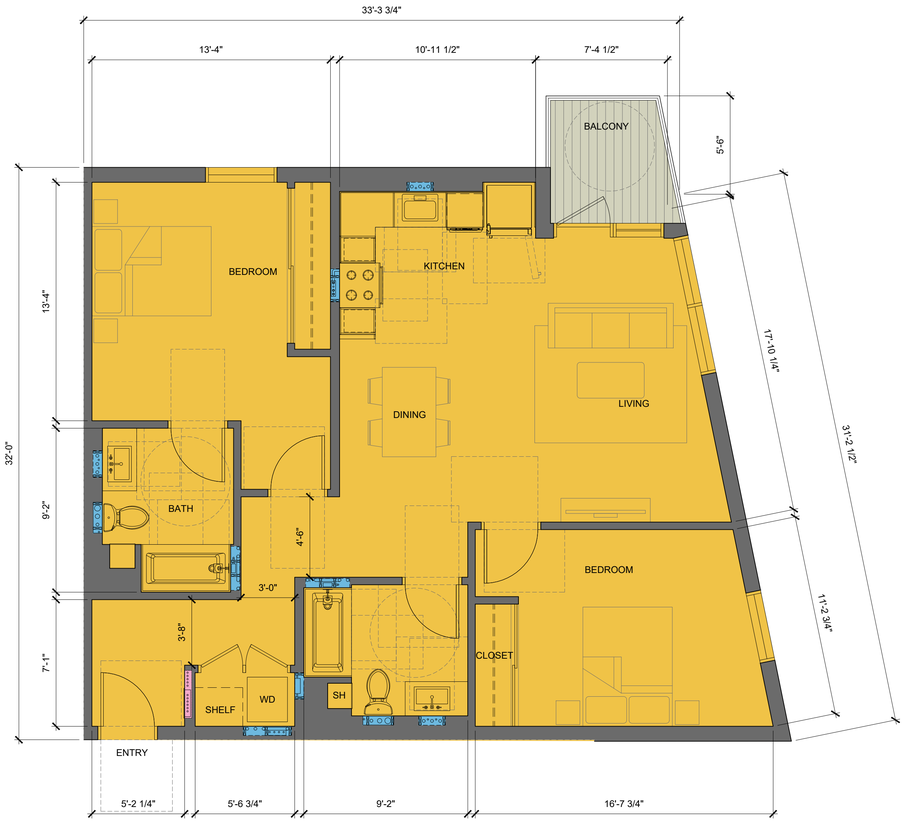
SHEET TITLE

ENLARGED UNIT PLANS

SHEET NO. **A5.05**



2 BD - C2
1,109 SF



2 BD - C2a
1,139 SF

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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OWNER:

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ENTITLEMENT SET

11/01/2024

LEGEND

S 1B 2B — APARTMENT	TH1 TH2 TH3 TH4 — TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

HALF SCALE (11X17): 50%



SHEET TITLE

ENLARGED UNIT PLANS

SHEET NO. **A5.06**



2 BD - C3
1,021 SF



2 BD - C3a
1,098 SF

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

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+
NEXTGEN APARTMENTS LLC

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LEGEND

S 1B 2B — APARTMENT	TH1 TH2 TH3 TH4 — TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

HALF SCALE (11X17): 50%



SHEET TITLE

ENLARGED UNIT PLANS

SHEET NO. **A5.07**



2 BD - C5
1,020 SF

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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OWNER:

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LEGEND

S 1B 2B — APARTMENT	TH1 TH2 TH3 TH4 — TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

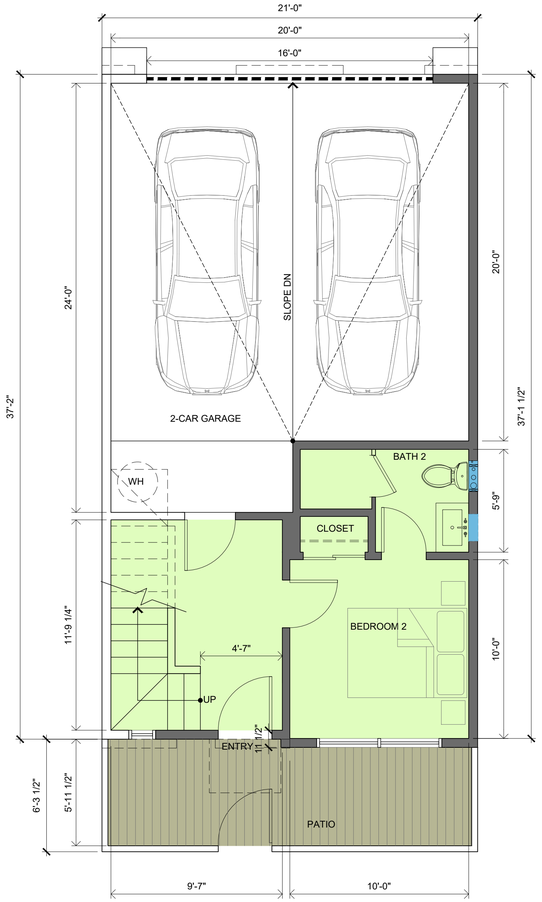
HALF SCALE (11X17): 50%

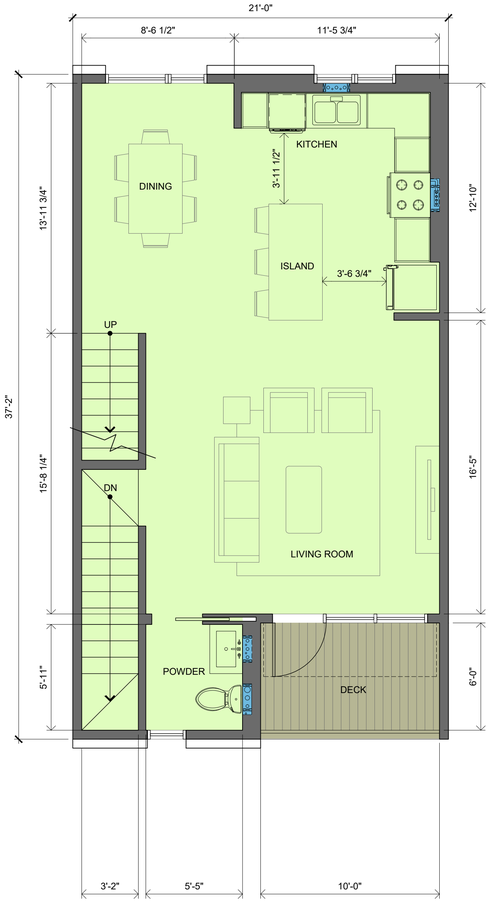


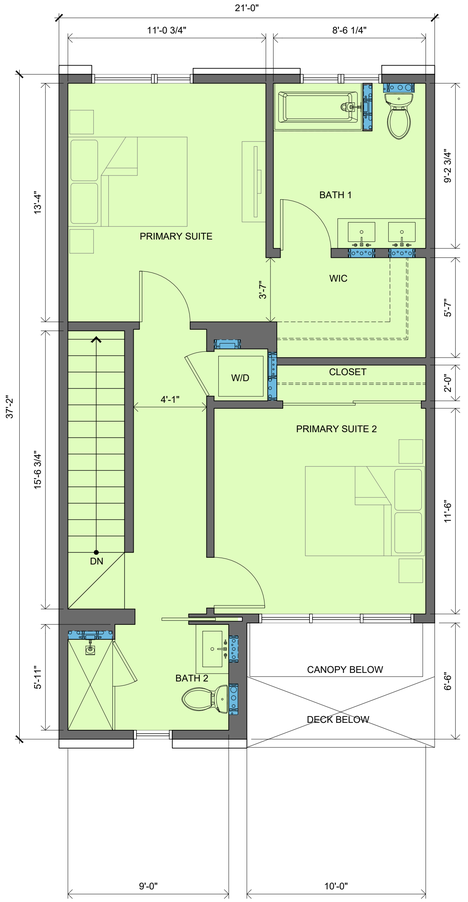
SHEET TITLE

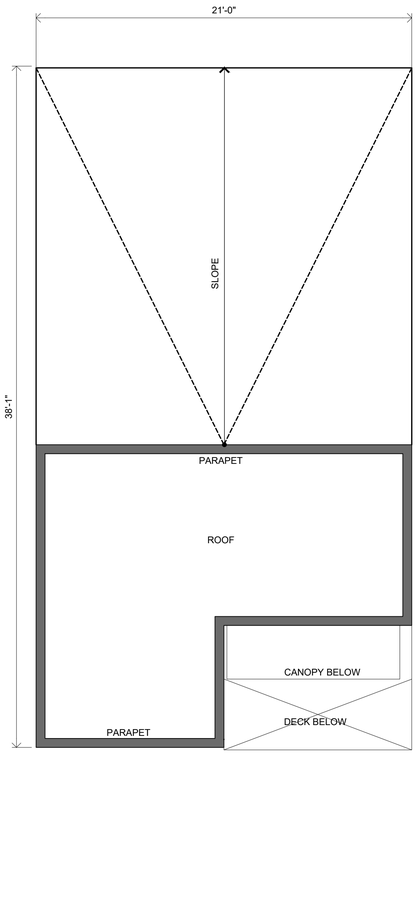
ENLARGED UNIT PLANS

SHEET NO. **A5.08**









FIRST FLOOR PLAN
290 SF
(EXCLUDES GARAGE)

SECOND FLOOR PLAN
680 SF

THIRD FLOOR PLAN
680 SF

ROOF PLAN

TOWNHOUSE TYPE 1
3-BEDROOM
1,650 SF
PRIVATE OPEN SPACE = 50 SF

1102A.3 MULTISTORY DWELLINGS

1102A.3.1 MULTISTORY APARTMENT OR CONDOMINIUM DWELLINGS IN BUILDINGS WITH NO ELEVATOR

THIS SECTION SHALL APPLY TO MULTISTORY DWELLING UNITS ON THE GROUND FLOOR OF BUILDINGS WITHOUT ELEVATORS FOR WHICH AN APPLICATION FOR A CONSTRUCTION PERMIT IS SUBMITTED ON OR AFTER JULY 1, 2005.

EXCEPTION: CARRIAGE UNITS AS DEFINED IN CHAPTER 2 AND REGULATED ONLY BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AS REFERENCED IN SECTION 1.8.2.1.2.

AT LEAST 10 PERCENT BUT NOT LESS THAN ONE OF THE MULTISTORY DWELLINGS IN APARTMENT BUILDINGS WITH 3 OR MORE DWELLING UNITS AND/OR CONDOMINIUMS WITH 4 OR MORE DWELLING UNITS SHALL COMPLY WITH THE FOLLOWING:

1. THE PRIMARY ENTRY TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE UNLESS EXEMPTED BY SITE IMPRACTICALITY TESTS IN SECTION 1150A.
2. AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL, SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV.
3. ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV. ROOMS AND SPACES LOCATED ON THE PRIMARY ENTRY LEVEL AND SUBJECT TO THIS CHAPTER MAY INCLUDE BUT ARE NOT LIMITED TO KITCHENS, POWDER ROOMS, BATHROOMS, LIVING ROOMS, BEDROOMS OR HALLWAYS.
4. COMMON USE AREAS COVERED BY THIS SECTION SHALL BE ACCESSIBLE AS REQUIRED BY THIS CHAPTER. PUBLIC USE AREAS AS DEFINED IN CHAPTER 2 OF THIS CODE ARE SUBJECT TO PROVISIONS OF THE DIVISION OF THE STATE ARCHITECT (DSA-AC) AND ARE REFERENCED IN SECTION 1.9.1.1.

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PROJECT:

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OWNER:

SAIKO INVESTMENT CORP.
+
NEXTGEN APARTMENTS LLC

134 LOMITA STREET
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urban-architecture LAB
1657 alvira street second floor los angeles, ca 90035
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PHASE

ENTITLEMENT SET

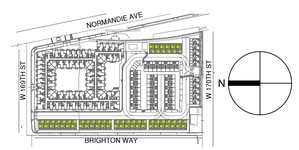
11/01/2024

LEGEND

S 1B 2B	APARTMENT
TH1 TH2 TH3 TH4	TOWNHOUSE
	LOBBY
	COMMON / AMENITY
	OFFICE
	BOH
	CARPARK / SERVICE
	CIRCULATION
	AMENITY TERRACE
	LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

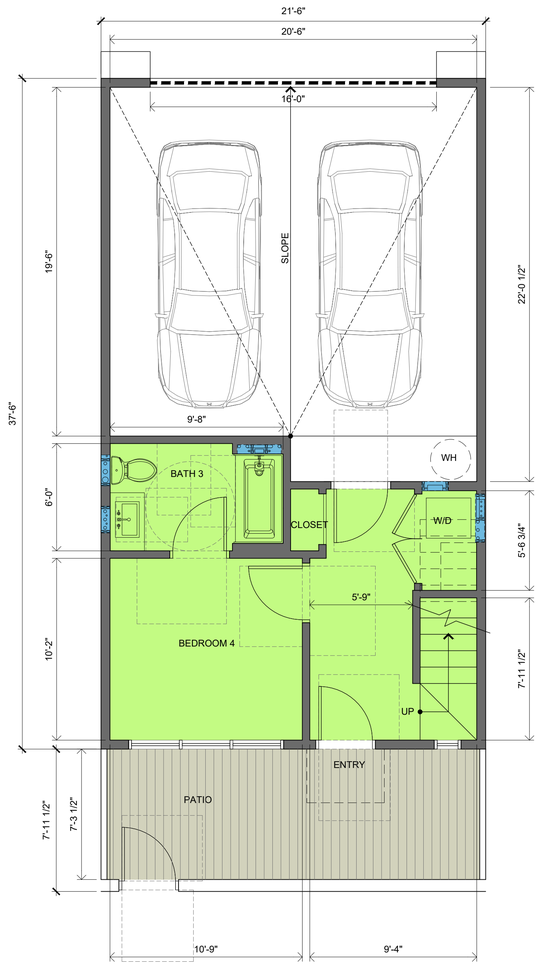
HALF SCALE (11X17): 50%



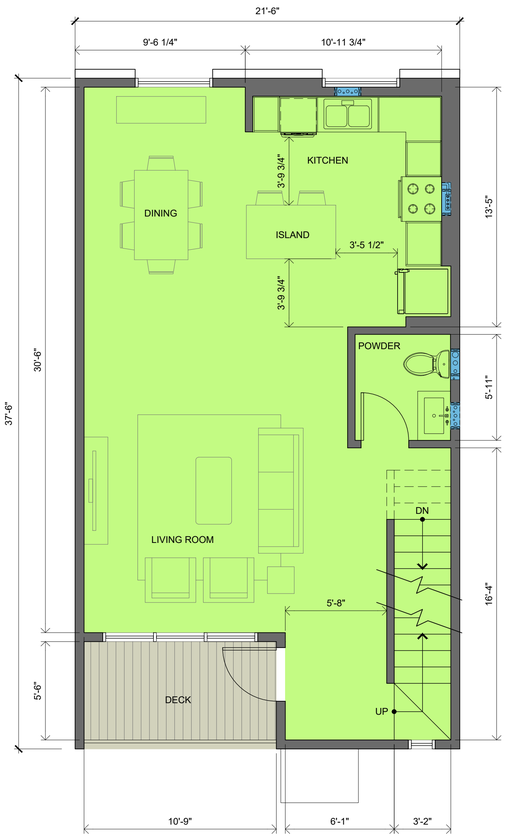
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ENLARGED UNIT PLANS

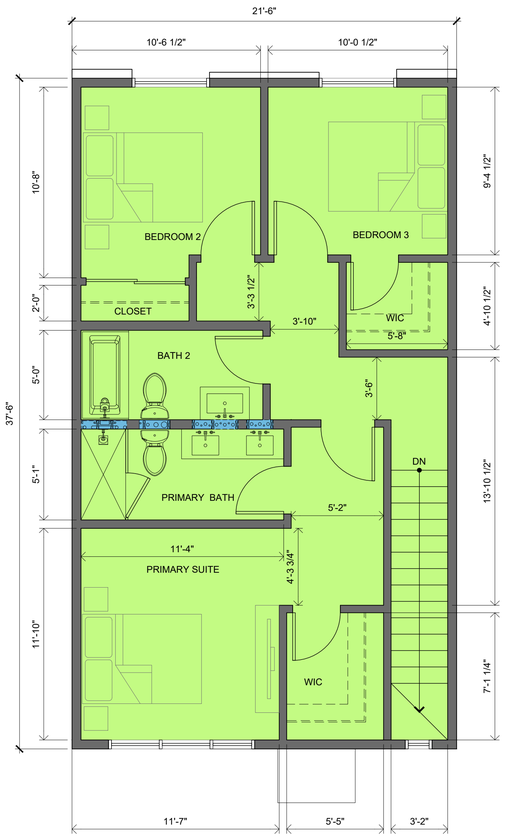
SHEET NO. **A5.09**



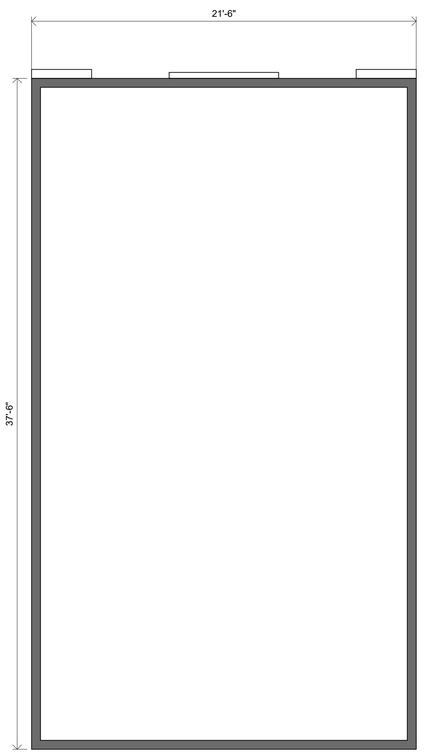
FIRST FLOOR PLAN
350 SF
(EXCLUDES GARAGE)



SECOND FLOOR PLAN
740 SF



THIRD FLOOR PLAN
760 SF



ROOF PLAN
(AREA NOT INCLUDED IN FLOOR AREA CALCULATION)

TOWNHOUSE TYPE 2
4-BEDROOM
1,850 SF
PRIVATE OPEN SPACE = 50 SF

1102A.3 MULTISTORY DWELLINGS

1102A.3.1 MULTISTORY APARTMENT OR CONDOMINIUM DWELLINGS IN BUILDINGS WITH NO ELEVATOR

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OWNER:

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PHASE

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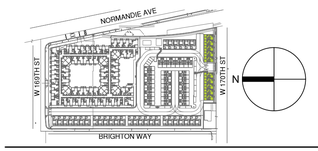
11/01/2024

LEGEND

S 1B 2B	TH1 TH2 TH3 TH4
APARTMENT	TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

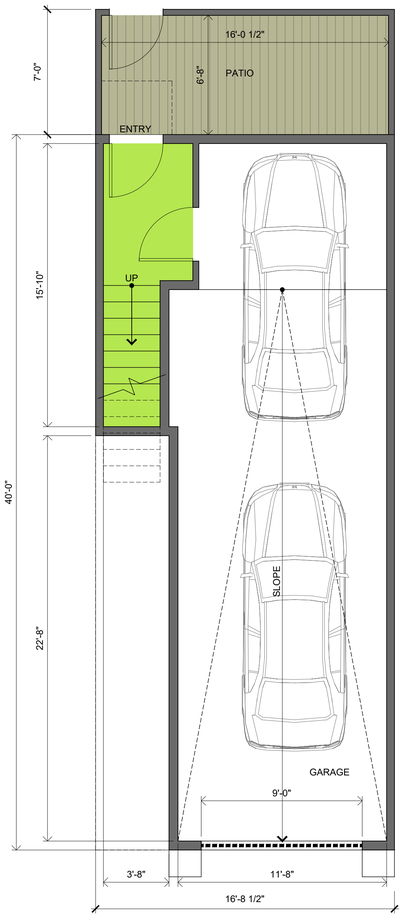
HALF SCALE (11X17): 50%



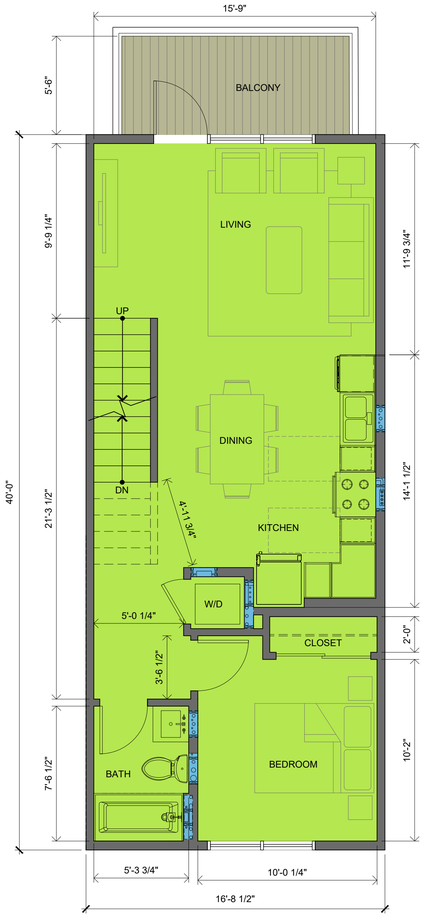
SHEET TITLE

ENLARGED UNIT PLANS

SHEET NO. **A5.10**



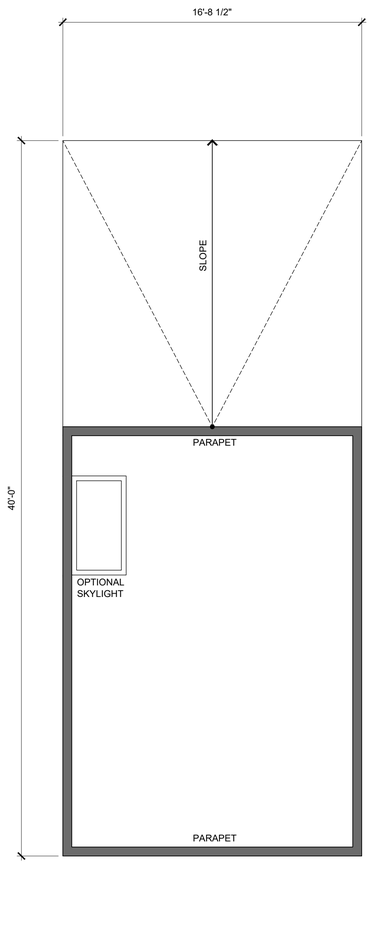
FIRST FLOOR PLAN
70 SF
(EXCLUDES GARAGE)



SECOND FLOOR PLAN
660 SF



THIRD FLOOR PLAN
650 SF



ROOF PLAN
(AREA NOT INCLUDED IN FLOOR AREA CALCULATION)

TOWNHOUSE TYPE 3
3-BEDROOM
1,380 SF
PRIVATE OPEN SPACE = 50 SF

1102A.3 MULTISTORY DWELLINGS

1102A.3.1 MULTISTORY APARTMENT OR CONDOMINIUM DWELLINGS IN BUILDINGS WITH NO ELEVATOR

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PHASE

ENTITLEMENT SET

11/01/2024

LEGEND

S	1B	2B	APARTMENT
TH1	TH2	TH3	TH4 TOWNHOUSE
			LOBBY
			COMMON / AMENITY
			OFFICE
			BOH
			CARPARK / SERVICE
			CIRCULATION
			AMENITY TERRACE
			LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

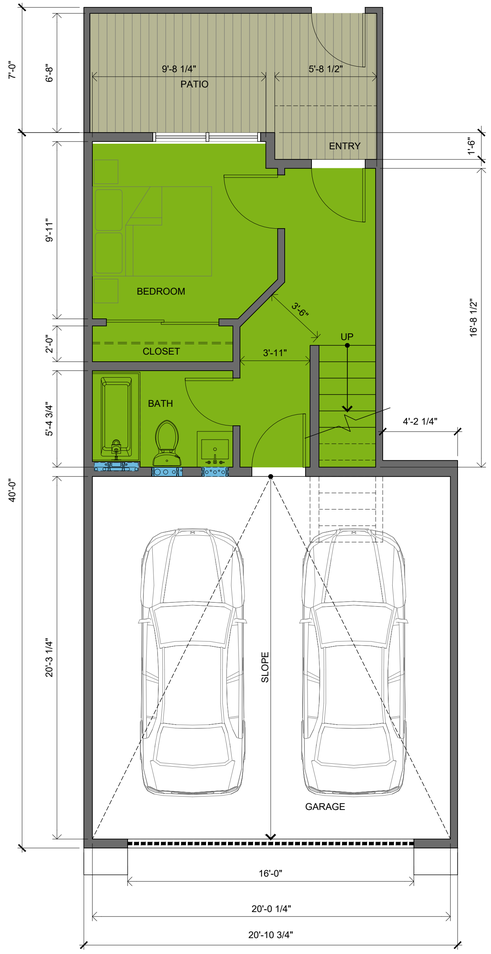
HALF SCALE (11X17): 50%



SHEET TITLE

ENLARGED UNIT PLANS

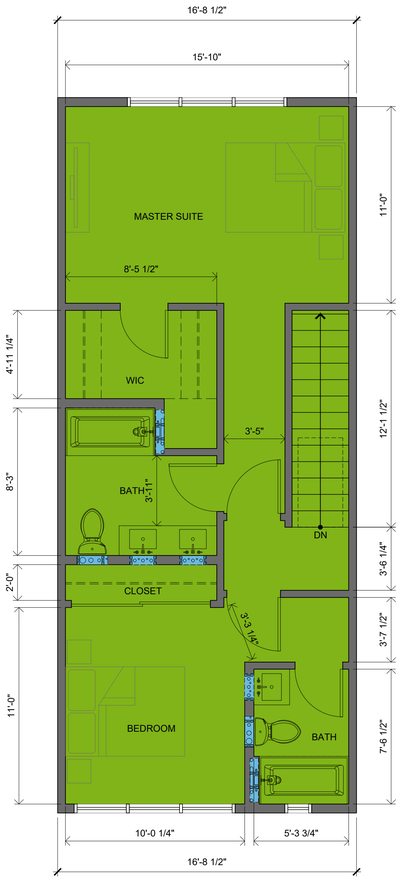
SHEET NO. **A5.11**



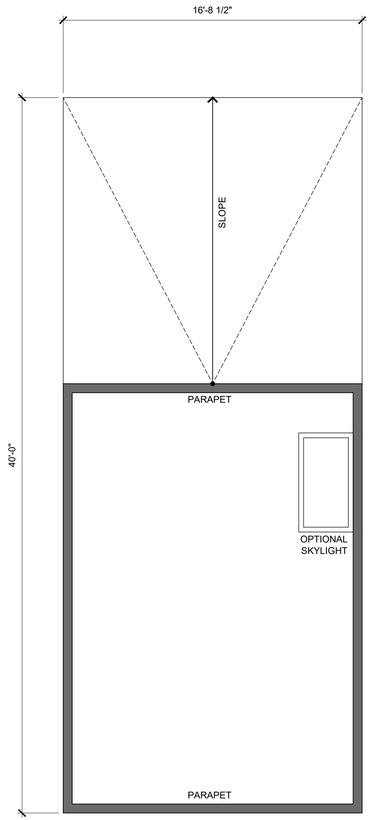
FIRST FLOOR PLAN
300 SF
(EXCLUDES GARAGE)



SECOND FLOOR PLAN
600 SF



THIRD FLOOR PLAN
645 SF



ROOF PLAN
(AREA NOT INCLUDED IN FLOOR AREA CALCULATION)

TOWNHOUSE TYPE 4
3-BEDROOM
1,545 SF
PRIVATE OPEN SPACE = 50 SF

1102A.3 MULTISTORY DWELLINGS

1102A.3.1 MULTISTORY APARTMENT OR CONDOMINIUM DWELLINGS IN BUILDINGS WITH NO ELEVATOR

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PHASE

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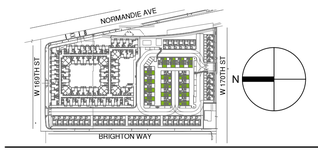
11/01/2024

LEGEND

S 1B 2B — APARTMENT	TH1 TH2 TH3 TH4 — TOWNHOUSE
LOBBY	COMMON / AMENITY
OFFICE	BOH
CARPARK / SERVICE	CIRCULATION
AMENITY TERRACE	LANDSCAPE

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

HALF SCALE (11X17): 50%



SHEET TITLE

ENLARGED UNIT PLANS

SHEET NO. **A5.12**

Pool Courts (Pool + Amenities)

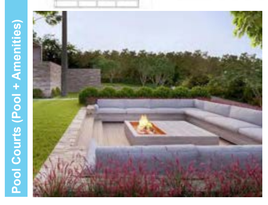
- Pool & Spa
- Restroom
- Lounge Furniture
- BBQ
- Firepit
- Pool Gate
- Cabanas
- Built-In Seating
- Overhead Structure
- Entertainment Wall (TV)















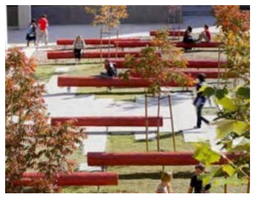


Pocket Park & Mailbox

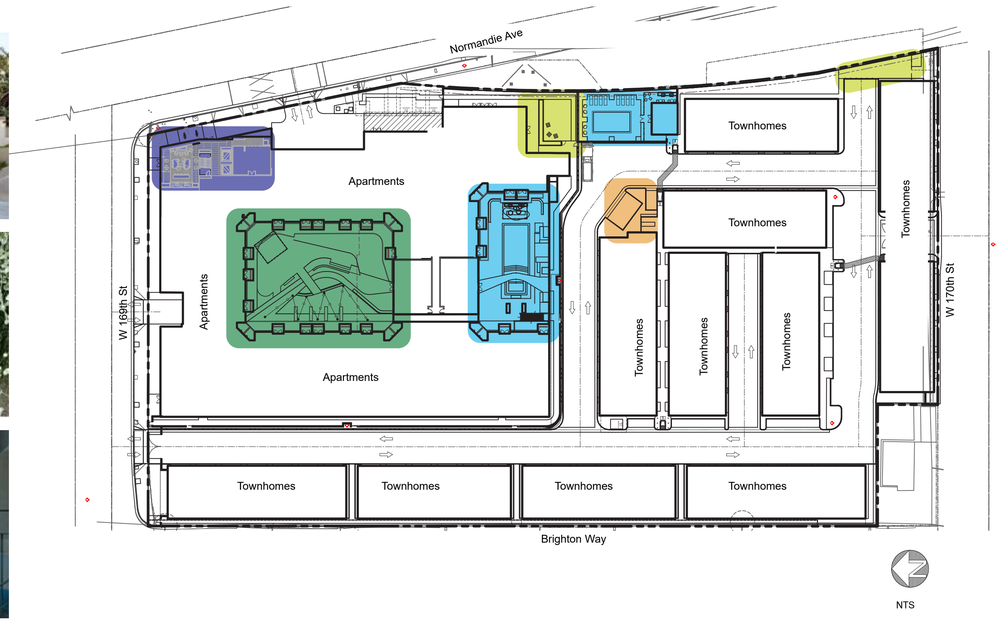
- Mailbox
- Bench Seating
- Canopy Tree Grove







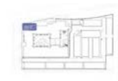




NTS

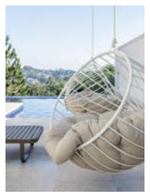
The Overlook (Roof Top)

- Entertainment Wall (TV)
- BBQ & Dining
- Fire Tables
- Lounge Seating
- Raised Planters

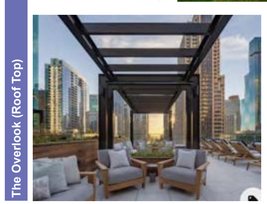






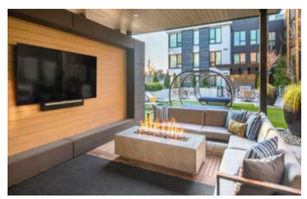






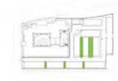


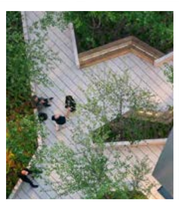




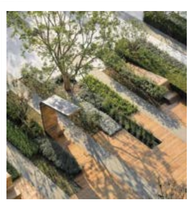
Alley Walks (Passive Spaces)

- Raised Planters
- Seating
- Broadwalk





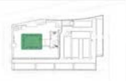






Central Green (Parks)

- Built-In Seating
- Broadwalk
- Sculptural Play Element
- Overhead Structure















Dog Runs

- Tree Grove
- Built-In Seating
- Tubular Steel Fence
- Festoon Lighting or Vine Planting









PROJECT:

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FULL SCALE (24X36):

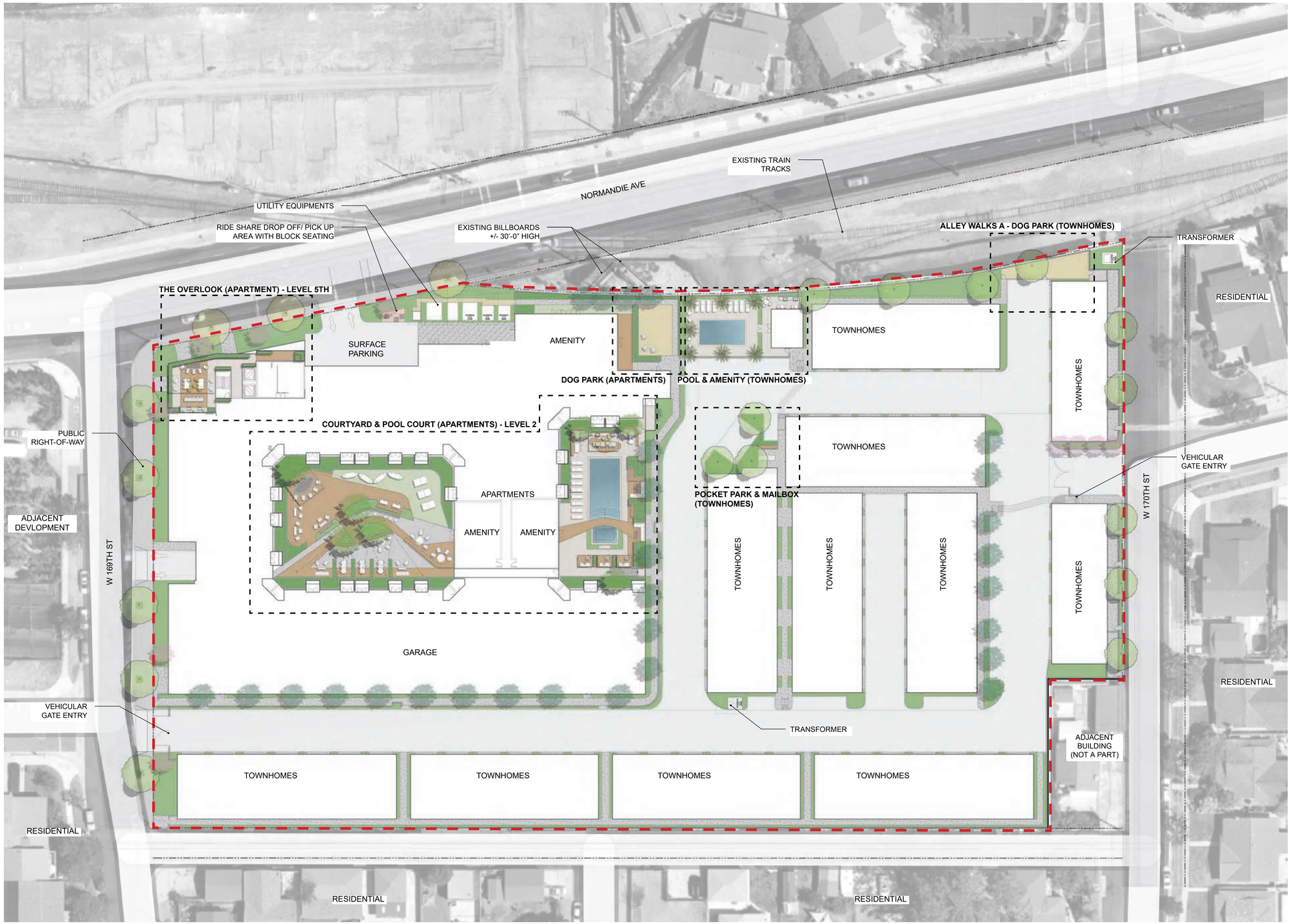
HALF SCALE (11X17): 50%



SHEET TITLE

BUBBLE DIAGRAM & PRECEDENT IMAGERY

SHEET NO. **L1.01**



SCALE: 1/32" = 1'-0"

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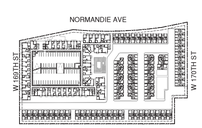
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FULL SCALE (24X36):

HALF SCALE (11X17): 50%

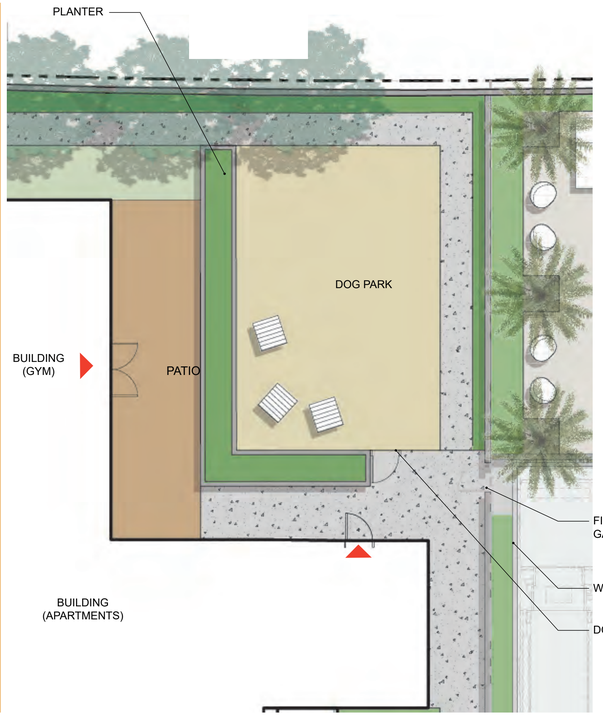


SHEET TITLE

OVERALL ILLUSTRATIVE PLAN

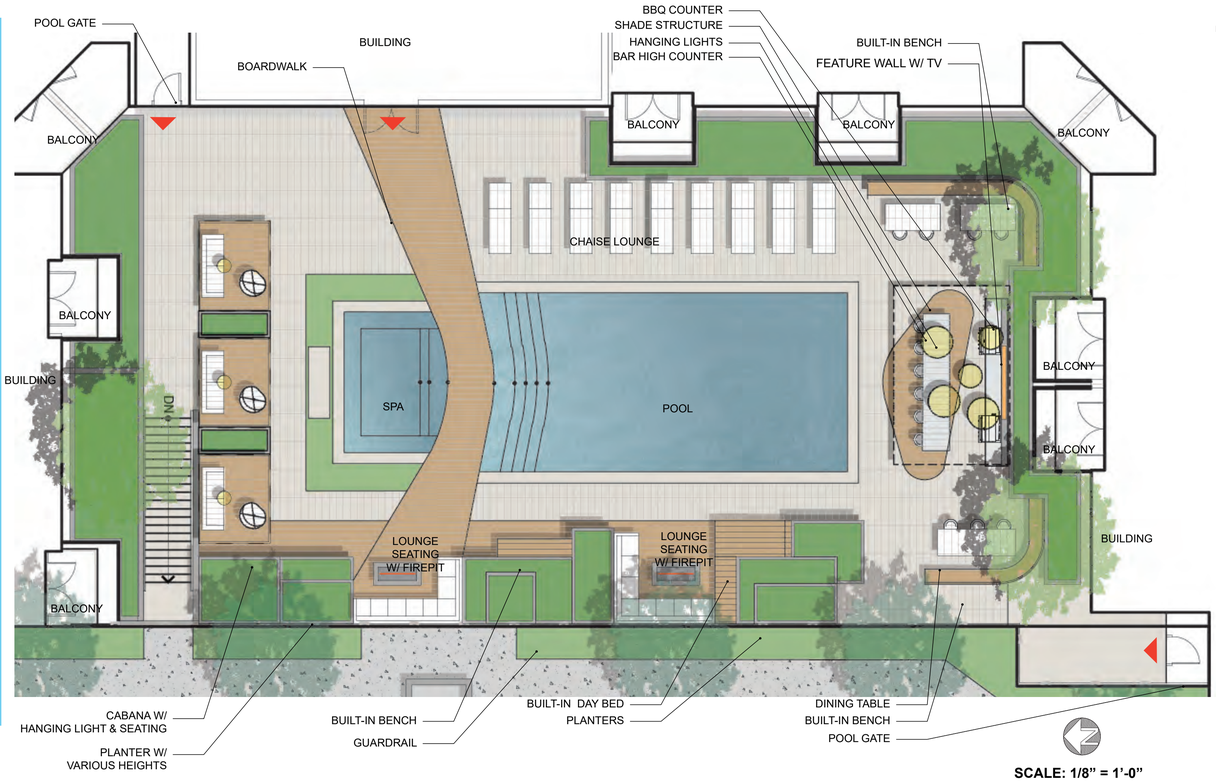
SHEET NO. **L1.02**

Dog Park (Apartment & Tot-Lot (Townhomes)



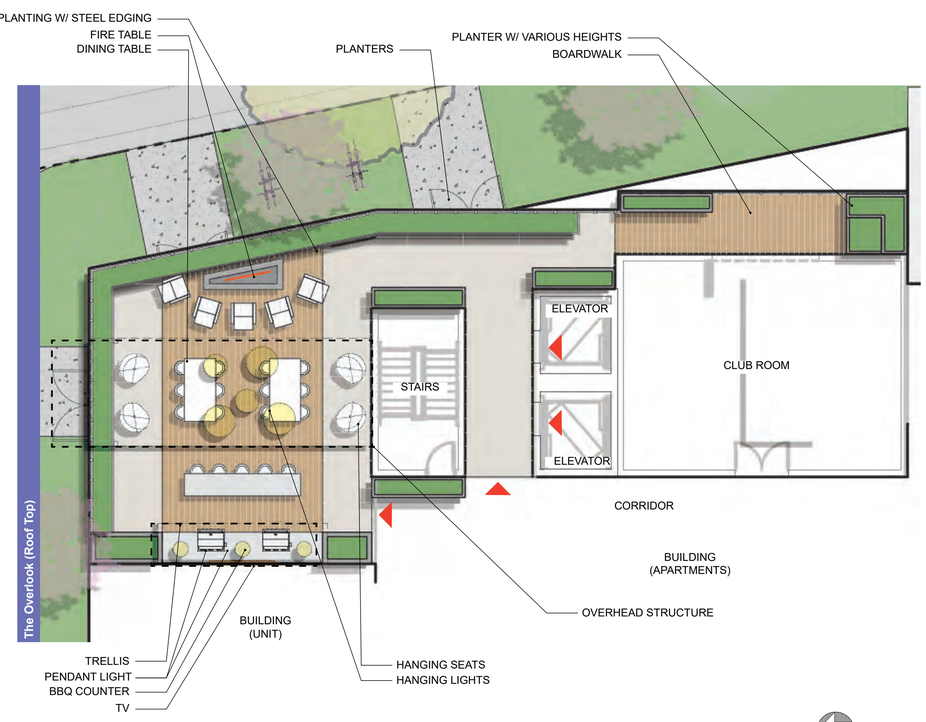
SCALE: 1/8" = 1'-0"

Pool Court - Apartment (Pool + Amenities)



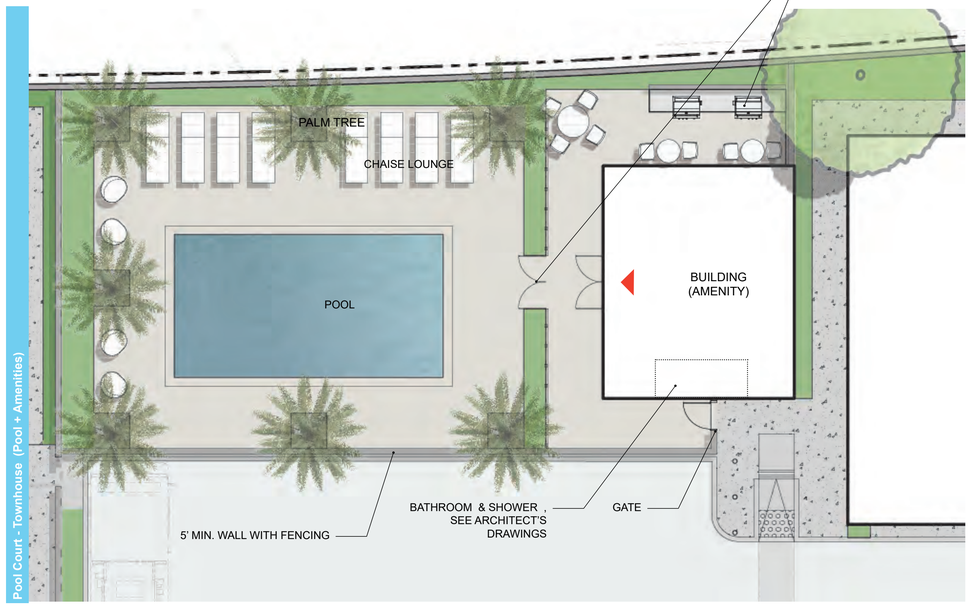
SCALE: 1/8" = 1'-0"

The Overlook (Roof Top)



SCALE: 1/8" = 1'-0"

Pool Court - Townhouse (Pool + Amenities)



SCALE: 1/8" = 1'-0"

PROJECT:

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FULL SCALE (24X36):

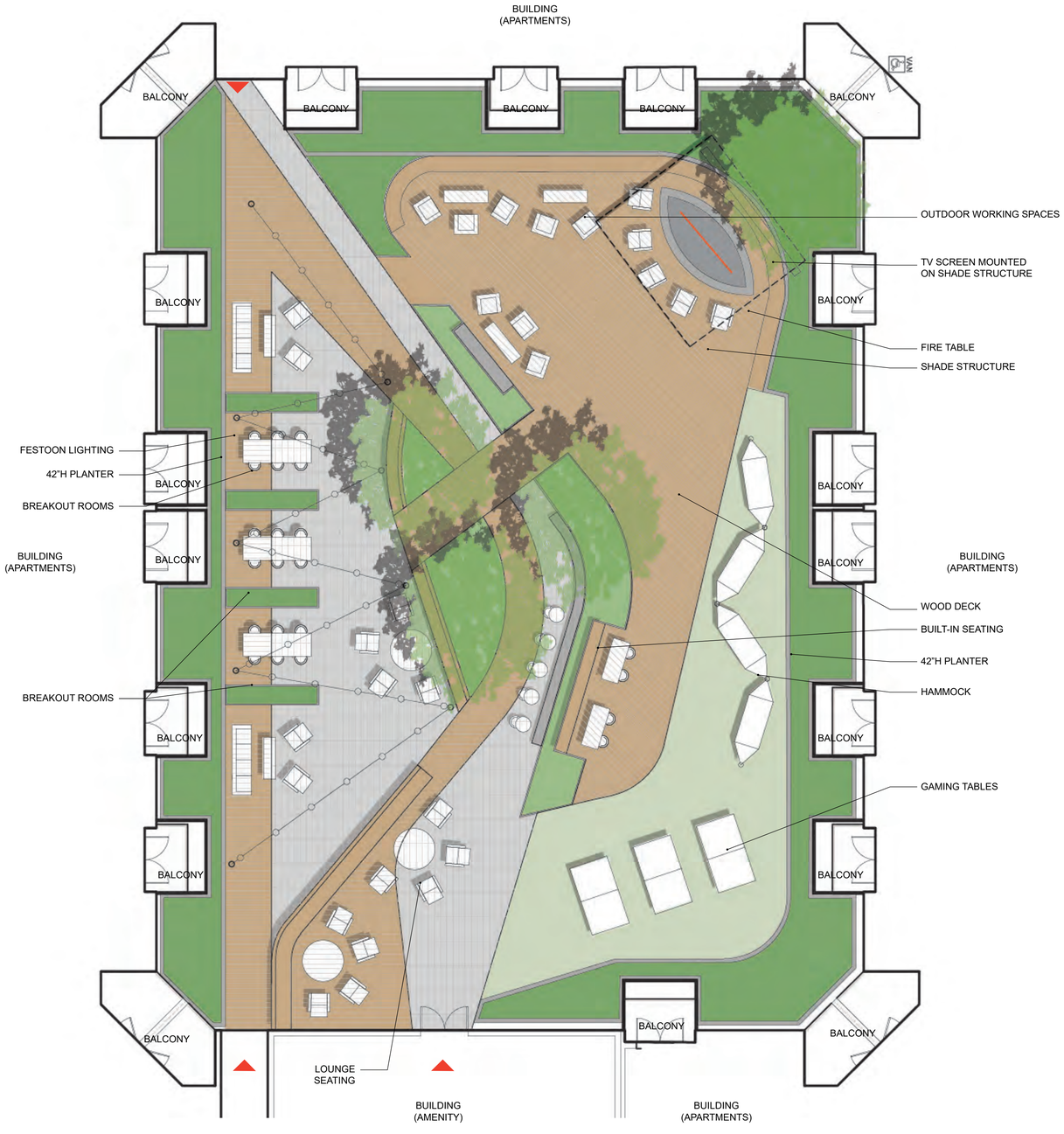
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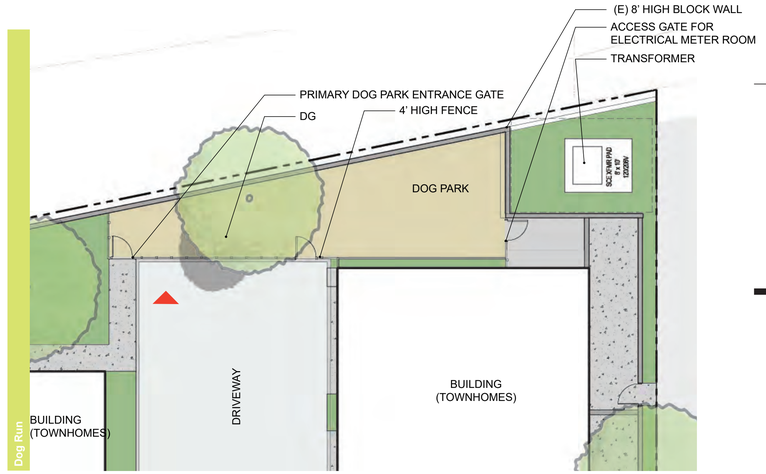
SHEET TITLE

ILLUSTRATIVE PLAN

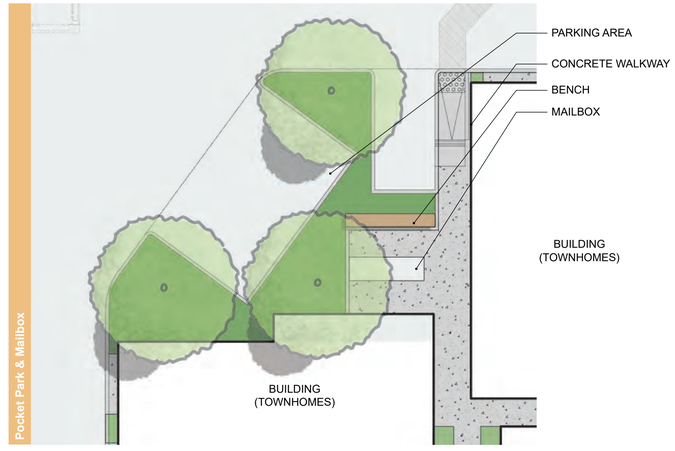
SHEET NO. **L1.03**



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

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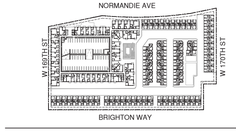
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FULL SCALE (24X36):

HALF SCALE (11X17): 50%

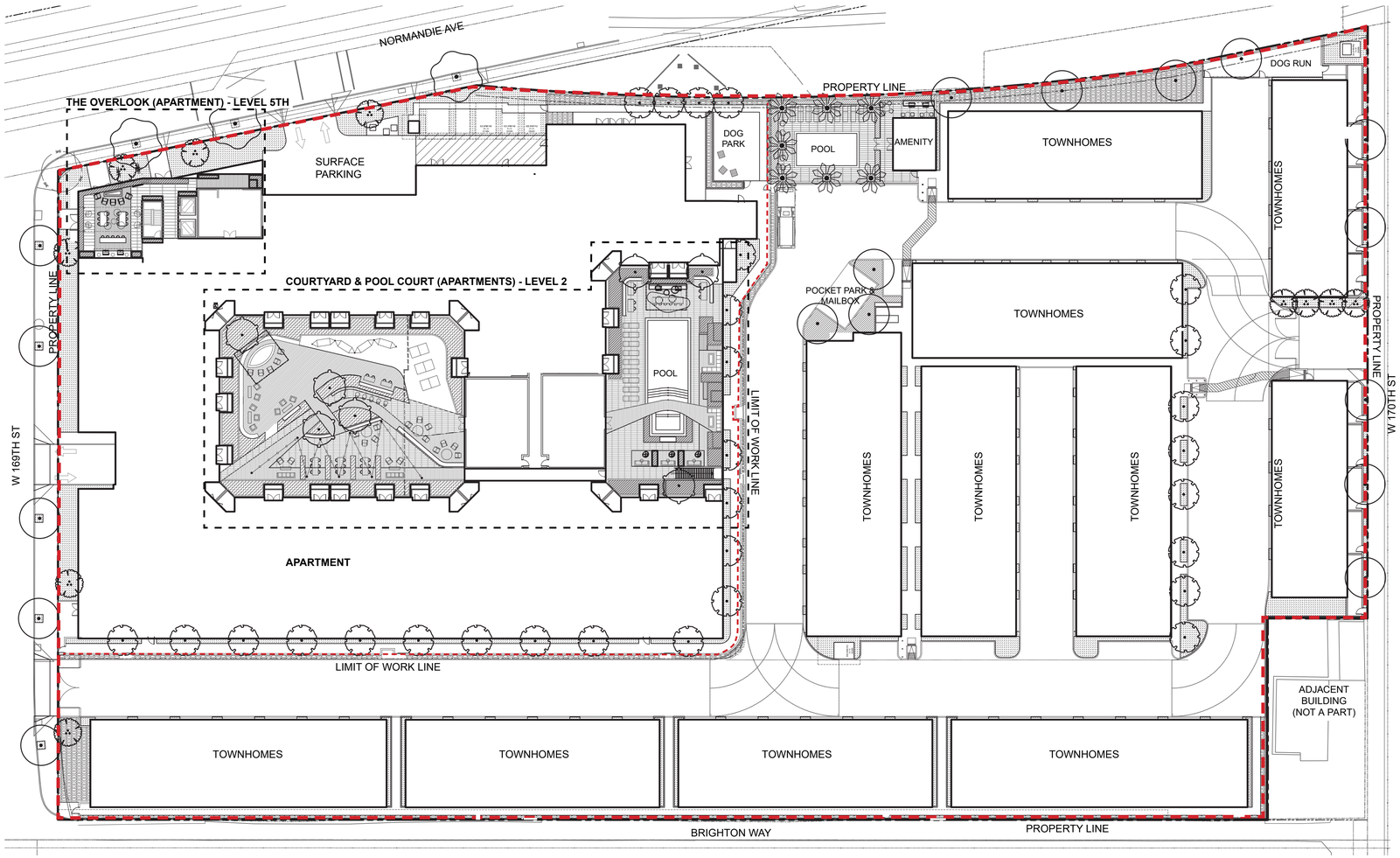


SHEET TITLE

ILLUSTRATIVE PLANS

SHEET NO. **L1.04**

PLANT_SCHEDULE				
TREES	QTY	BOTANICAL NAME	SIZE	WATER USE
	3	Bauhinia aculeata	24" BOX	
	10	Cercis canadensis `Forest Pansy'	24" BOX	Medium
	7	Geijera parviflora	24" BOX	Medium
	29	Liriodendron tulipifera 'Arnold'	24" BOX	Medium - High
	7	Phoenix canariensis	24" BOX	Low - Medium
	17	Tabebuia roseo-alba	24" BOX	



NORMANDIE APARTMENT & TOWNHOMES: LANDSCAPE INFORMATION

TREES PROPOSED:

169TH ST (RIGHT OF WAY):	5
NORMANDIE AVE (RIGHT OF WAY):	3
170TH ST (WITHIN PROPERTY):	5
RIGHT-OF-WAY (TOTAL):	8
ON GRADE TREES (APARTMENTS):	33
ABOVE GRADE TREES (APARTMENTS):	7
ON GRADE TREES (TOWNHOMES):	33
ABOVE GRADE TREES (TOWNHOMES):	0

TOTAL PROPOSED: 73

PLANTING AREAS PROPOSED:

GROUND LEVEL:	16,004 SF (APARTMENTS: 6,626 SF +TOWNHOMES: 9,378 SF)
LEVEL 2 COURTYARDS:	3,480 SF (APARTMENTS)
LEVEL 5 ROOF DECK:	300 SF (APARTMENTS)

TOTAL PROPOSED PLANTING AREAS (APARTMENTS & TOWNHOMES): 19,784 SF

GROUND COVERS	QTY	BOTANICAL NAME	SIZE	WATER USE
	1,069 sf	PARK & ALLEY WALKS: LOMANDRA LONGIFOLIA 'BREEZE' PENNISETUM 'FAIRY TAILS' AEONIUM SP. AGAVE SP. SENECIO CYLINDRICUS ACHILLEA MILLEFOLIUM EUPHORBIA RIGIDA HELICHRYSUM PATIOLARE VARIEGATA ROSMARINUS SP.	5 GAL	
	1,401 sf	POOLS + ENTRY+ ROOF DECK: AGAVE ATTENUATA ACACIA 'COUSIN ITT' CAREX DIVULSA CARPENTERIA CALIFORNICA HELICHRYSUM PATIOLARE VARIEGATA LOMANDRA LONGIFOLIA 'BREEZE' LEUCADENDRON SALIGNUM 'BLUSH' LIRIOPE 'GIGANTEA' NASSELLA TENUISSIMA MUHLENBERGIA 'WHITE CLOUD' RUSSELIA EQUISETIFORMIS PITTOSPORUM CLASSIFORIUM 'COMPACTUM' SENECIO VITALIS. AEONIUM SP.	5 GAL	
	2,379 sf	COURTYARD: AGAVE ATTENUATA ACACIA 'COUSIN ITT' CHONDROPETALUM TECTORUM CAREX 'EVERGOLD' DIETES GRANDIFLORA 'VARIEGATA' DIANELLA 'BABY BLISS' FATSIA JAPONICA LOMANDRA LONGIFOLIA 'BREEZE' NASSELLA TENUISSIMA PITTOSPORUM CLASSIFORIUM 'COMPACTUM' RUSSELIA EQUISETIFORMIS SENECIO VITALIS AEONIUM SP.	5 GAL	
	4,659 sf	SCREENING PLANTING: PODOCARPUS ELONGATUS 'MONMAL' PODOCARPUS MACROPHYLLUS PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	15 GAL	Low - Medium
	10,276 sf	STREET PLANTING & PATIO: LOMANDRA LONGIFOLIA 'BREEZE' PENNISETUM 'FAIRY TAILS' ACHILLEA MILLEFOLIUM LIMONIUM PEREZII	5 GAL	

SCALE: 1/32" = 1'-0"

PROJECT:

NORMANDIE APARTMENTS

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TEL 310.955.4700
www.zfreedman.com

FULL SCALE (24X36):

HALF SCALE (11X17): 50%



SHEET TITLE

PLANTING PLAN

SHEET NO. **L1.05**


BAUHINIA ACULEATA


CERCIS CANADENSIS 'FOREST PANSY'


GEIJERA PARVIFLORA


LIRIODENDRON TULIPIFERA 'ARNOLD'


PHOENIX CANARIENSIS


PLATANUS RACEMOSA


TABEBUIA ROSEO-ALBA


PODOCARPUS GRACILIOR


PODOCARPUS 'ICEE BLUE'


PITTOSPORUM 'SILVER SHEEN'


PODOCARPUS 'MONMAL'


PODOCARPUS MACROPHYLLUS


CHONDROPETALUM TECTORUM


NASSELLA TENUISSIMA


LOMANDRA LONGIFOLIA


CAREX DIVULSA


DIANELLA 'BABY BLISS'

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FULL SCALE (24X36):

HALF SCALE (11X17): 50%



SHEET TITLE

PLANT IMAGES

SHEET NO. **L1.06**


PENNISETUM 'FAIRY TAILS'


CAREX 'EVERGOLD'


ACHILLEA MILLEFOLIUM


ACACIA 'COUSIN ITT'


CARPENTERIA CALIFORNICA


DIETES GRANDIFLORA 'VARIEGATA'


HELICHRYSUM PATIOLARE VARIEGATA


PITTOSPORUM CLASSIFORIUM 'COMPACTUM'


ROSMARINUS SP.


LIRIOPE 'GIGABTEA'


MUHLENBERGIA 'WHITE CLOUD'


FATSIA JAPONICA


LIMONIUM PEREZII


AGAVE ATTENUATA


AGAVE SP.


EUPHORBIA RIGIDA


RUSSELIA EQUISETIFORMIS

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FULL SCALE (24X36):

HALF SCALE (11X17): 50%



SHEET TITLE

PLANT IMAGES

SHEET NO. **L1.07**


SENECIO VITALIS

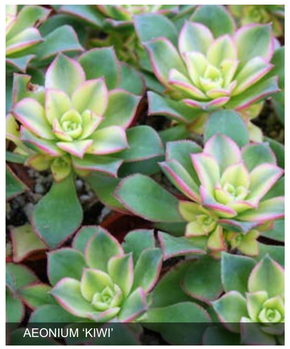

SENECIO CYLINDRICUS


LEUCADENDRON SALIGNUM 'BLUSH'


AEONIUM TABULIFORME


AEONIUM ARBOREUM 'ZWARTKOP'


AEONIUM 'SUNBURST'


AEONIUM 'KIWI'

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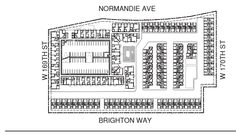
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FULL SCALE (24X36):

HALF SCALE (11X17): 50%



SHEET TITLE

PLANT IMAGES

SHEET NO. **L1.08**

GENERAL NOTES

1. THE COMMUNICATIONS CONTRACTOR RESPONSIBLE FOR ALL OF THE WORK DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PREFFERED TO THROUGHOUT THESE DOCUMENTS AS THE "CONTRACTOR".
2. THE CONTRACTOR SHALL ADHERE TO ALL BUILDING RULES AND REGULATIONS.
3. ALL CABLES SHALL BE HOMERUN FROM THE COMMUNICATIONS OUTLETS TO THE TELECOM ROOM IN SPACE ABOVE CEILING OR IN DESIGNATED PATHWAYS THROUGH FLOOR BELOW OR THROUGH OPEN CEILING AREAS.
4. THESE COMMUNICATIONS DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE COMMUNICATIONS SPECIFICATIONS DOCUMENT. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL BRING IT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING THE BUILDING AND LOCATING ALL BACKBOXES. CONDUITS, STUB-UPS DESIGNATED FOR THE SEQUENCE OF WORK WITH THE CONSTRUCTION MANAGER.
6. ALL CONDUITS AND SLEEVES DESIGNATED FOR COMMUNICATIONS USE, WHETHER THEY ARE UTILIZED BY THE CONTRACTOR OR NOT, SHALL BE FIRE STOPPED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AND DRAWINGS. FURTHERMORE, THE CONTRATOR SHALL COORDINATE THE SEQUENCE OF WORK WITH THE CONSTRUCTION MANAGER.
8. BACKBOXES, CONDUITS, STUB-UPS SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR.
9. ALL CABLES SHALL BE INSTALLED IN CONDUIT AS DETAILED. WHERE INSTALLED ABOVE A SUSPENDED CEILING, CABLE MAY BE INSTALLED WITHOUT RACEWAY FROM THE CONDUIT STUB-UP TO THE NEAREST CABLE TRAY OR TELECOM ROOM. ALL CABLE INSTALLED ABOVE HUNG CEILINGS SHALL BE SUPPORTED WITH APPROVED CABLE SUPPORT DEVICES SUCH AS COMMUNICATIONS RATED J-HOOKS. ALL CABLE RUN ABOVE SUSPENDED CEILING SHALL BE PLENUM RATED, SHALL BE INSTALLED WITH AT LEAST 3" OF CLEAR VERTICAL SPACE ABOVE ANY COMPONENT OF THE SUSPENDED CEILING AND SHALL BE INSTALLED WITH MINIMUM OF 12" CLEAR OF FLUORESCENT LIGHT BALLASTS.
10. THE ENTIRE CABLE PLANT SHALL BE TESTED AS OUTLINED IN THE SPECIFICATIONS.
11. THE CONTRACTOR SHALL PROVIDE ALL CABLE, HARDWARE AND EQUIPMENT SHOWN ON THESE DAWINGS EXCEPT WHERE OTHERWISE NOTED.
12. THE CONTRACTOR MUST MAINTAIN A RUNNING UPDATED OF ALL FIELD OR CONTRACT DOCUMENT CHANGES AND UPDATE HIS "AS BUILT" DRAWINGS AS AN ONGOING PROCESS.
13. THE CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS OF ALL COMMUNICATIONS OUTLETS. UNLESS DIRECTED OTHERWISE, ALL WALL MOUNTED COMMUNICATIONS OUTLETS SHALL BE MOUNTED 18 INCHES ABOVE FINISHED FLOOR. UNLESS DIRECTED OTHERWISE, ALL MOUNTED TELEPHONE OUTLETS SHALL BE MOUNTED 42 INCHES ABOVE FINISHED FLOOR.
14. ALL EQUIPMENT, CABLING, RACEWAY, ETC. SHALL BE GROUNDED IN ACCORDANCE WITH THE SPECIFICATIONS AND ANSI J-ST-607-A, PROVIDE GROUND CONDUCTORS, GROUND CLAMPS, COMPRESSION TAPS, LUGS, ETC. AS REQUIRED FOR CONNECTION TO THE TELECOMMUNICATIONS GROUNDING AND BONDING SYSTEM (AS REQUIRED). TELECOMMUNICATIONS GROUNDING AND BONDING SYSTEM SHALL BE PROVIDED BY DIVISION 26, INCLUDING BUT NOT LIMITED TO BONDING CONDUCTOR FOR TELECOMMUNICATIONS, TELECOMMUNICATIONS MAIN GROUNDING BUSBAR, TELECOMMUNICATIONS BACKBONE, TELECOMMUNICATIONS GROUNDING BUSBAR(S), GROUNDING EQUALIZER AND BONDING CONDUCTORS TO BUILDING STEEL (WHERE APPLICABLE), POWER PANELS (WHERE APPLICABLE) AND CONDUITS.

ABBREVIATIONS

A	AMPERE
AFF	ABOVE FINISHED FLOOR
ALM	ALARM
AWG	AMERICAN WIRE GAUGE
BAS	BUILDING AUTOMATION SYSTEM
BLDG	BUILDING
CAT	CATEGORY
C	CONDUIT
CL	CLOSET
DN	DOWN
DWG	DRAWING
E	EXISTING
EA	EACH
EC	ELECTRICAL CONTRACTOR
EF	ENTRANCE FACILITY
ELEC	ELECTRICAL
EQUIP	EQUIPMENT
ER	EXISTING RELOCATED
EX	EXISTING TO REMAIN
FA	FIRE ALARM
FAS	FIRE ALARM SYSTEM
FBO	FURNISHED BY OTHERS
FL	FLOOR
FT	FEET OR FOOT
G	GROUND
HC	HUNG OR SUSPENDED CEILING
HCC	HORIZONTAL CONNECTION CABINET
HCP	HORIZONTAL CONNECTION PANEL
HZ	HERTZ
IN	INCH(ES)
JB	JUNCTION BOX
MAX	MAXIMUM
MECH	MECHANICAL
MER	MECHANICAL EQUIPMENT ROOM
MIN	MINIMUM
MM	MULTIMODE FIBER
MTD	MOUNTED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PB	PULLBOX
PWR	POWER
R	EXISTING TO BE REMOVED
REX	RELOCATE EXISTING
RECEPT	RECEPTACLE
REQ	REQUIRED
RGS	RIGID GALVANIZED STEEL
SM	SINGLE-MODE FIBER
SPEC	SPECIFICATION
TBD	TO BE DETERMINED
TC	TECHNOLOGY CENTER
TEL	TELEPHONE
TER	TELECOMMUNICATIONS EQUIPMENT ROOM
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V	VOLT OR VOLTAGE
VA	VOLT AMPERE
W	WALL PHONE
WAP	WIRELESS ACCESS POINT
WP	WEATHERPROOF

SYMBOLS (AS APPLICABLE)

- DOOR BELL HORN STROBE
- HORN-STROBE FOR DWELLING UNIT SMOKE/FIRE ALARM NOTIFICATION @84" A.F.F.
- MUTING SWITCH FOR HORN-STROBES IN THE SLEEPING AREA IN HVI UNITS
- TTY TELEPHONE OUTLET
- TELEPHONE OUTLET
- TV TV COAX AND DATA RJ45 OUTLET IN ONE FACE PLATE
- DEDICATED ELECTRICAL OUTLET FOR TV
- KP KEYPAD
- DATA OUTLET
- TV CATV OUTLET
- TV+ CATV OUTLET + HDMI INPUT @55" A.F.F.
- HI HDMI INPUT
- WIFI - CEILING MOUNTED
- WM WIFI - WALL MOUNTED
- DS DOOR STATUS ALERT
- FL FOB LOCKSET
- FR FOB READER
- ATR PEDESTAL MOUNTED ADA TEL ENTRY DEVICE W/PROXIMITY READER + MICRO CAMERA
- MEDIA BOX
- WIRED DOOR BELL
- 2WMS TWO WAY COMMUNICATION MASTER STATION
- 2WCS TWO WAY COMMUNICATION CALL STATION
- 90 ° SR - SHORT RANGE LENS
- 90 ° LR - LONG RANGE LENS
- 180° 180 ° CCTV CAMERA - 2 DIRECTIONAL VIEW
- 360° 360 ° CCTV CAMERA - 4 DIRECTIONAL VIEW (CEILING MOUNTED)
- LPR - LICENSE PLATE CAMERA
- PTZ- MOTORIZED PAN-TILT ZOOM
- SATELLITE DISH
- ANTENNA
- CONDUIT RISER WITH WEATHER HEAD TO IDF ROOM.
- DTX DTX - DETEX KEYED AUDIBLE DOOR ALARM
- AMP SONOS WIFI AMPLIFIER
- SONOS SPEAKERS CEILING MOUNTED (WIRED)
- SONOS SPEAKERS WALL MOUNTED (WIRED)
- EML ELECTRIFIED RIM LATCH
- EP ELECTRIFIED PANIC HARDWRE
- OHR LONG RANGE OVERHEAD RFID READER
- BMXA BUTTERFLYMX VIDEO ENTRY INTERCOM (WALL MOUNTED)
- BMXA BUTTERFLYMX VIDEO ENTRY INTERCOM (PEDESTAL MOUNTED)
- DKS DOORKING TELEPHONE ENTRY SYSTEM
- DSP DOOR STATUS PANEL
- ACP ACCESS CONTROL PANEL
- REX REQUEST TO EXIT
- GDS GARAGE DOOR CONTACT

SHEET INDEX

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LVA1.01	FIRST FLOOR PLAN
LVA1.02	SECOND FLOOR PLAN
LVA1.03	THIRD FLOOR PLAN
LVA1.04	FOUTH FLOOR PLAN
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LVA2.00	ENLARGE UNIT PLANS
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LVA2.05	ENLARGE UNIT PLANS
LVA2.06	ENLARGE UNIT PLANS
LVA2.07	ENLARGE UNIT PLANS
LVA2.08	ENLARGE UNIT PLANS
LVA2.09	ENLARGE UNIT PLANS
LVA2.10	ENLARGE UNIT PLANS
TOTAL	20

PROJECT:

NORMANDIE APARTMENTS

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

COASTLINE REAL ESTATE ADVISORS, INC.

134 LOMITA STREET
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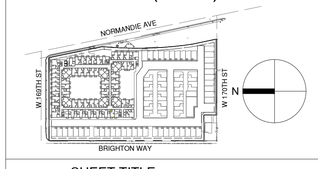
CONSULTANT:

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FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

HALF SCALE (11X17): 50%



SHEET TITLE

GENERAL NOTES, ABBREVIATIONS, AND LEGENDS

SHEET NO. **LV A0.00**

Date: August 7, 2018

FIRE PREVENTION & PUBLIC SAFETY BUREAU

REQUIREMENT #105

EMERGENCY RESPONDER RADIO SYSTEM (ERRS) COVERAGE

(Two-Way Radio Communications Enhancement Systems
Bi-Directional Amplifier System (BDA) Testing)

All testing procedures are performed in accordance with applicable portions of the 2016 California Fire Code Section / 2017 Los Angeles Fire Code, Section 510 (Emergency Responder Radio Coverage) and NFPA 72, 2016 Edition, Chapter 24, Section 24.9.2 Two-Way Radio Communications Enhancement Systems

GENERAL

Applicability – Section 510.1 of the 2016 California Fire Code / 2017 Los Angeles Fire Code shall be interpreted to mean any portion of a new building constructed where radio coverage signal strength levels are not consistent with Section 510.4.1 of the 2016 California Fire Code / 2017 Los Angeles Fire Code and meets any one of the following conditions:

1. There are more than 3-stories above grade plane.
2. The total building area is 50,000 square feet or more.
3. The total basement area is 10,000 square feet or more.
4. Any basement or level that extends 2 or more stories below grade plane.
5. Any building that is 20,000 square feet or greater and is equipped with a solar photovoltaic system.

Exception: R-3 Occupancy

Section 510.2 of the 2016 California Fire Code / 2017 Los Angeles Fire Code shall be interpreted to mean any existing building where the building's fire alarm system is replaced and the building meets any one of the conditions listed above for new buildings under Section 510.1 of the 2016 California Fire Code / 2017 Los Angeles Fire Code.

Non-Interference - No amplification system capable of operating on frequencies or causing interference on frequencies assigned to the Los Angeles Fire Department (LAFD) by the FCC shall be installed without prior coordination with and approval of the LAFD. The Building Manager/Owner shall suspend and immediately correct any other equipment installation(s) that degrade the performance of the public safety radio system or public safety radio enhancement system.

Cellular Distributed Antenna Systems – Cellular distributed antenna system amplifiers may share common passive devices as long as there is no compromise of the emergency responder radio system coverage. Engineering factors shall be considered in the design when using multi-band antennas and indicated on the as-built drawings.

Approval and Permit – LAFD plan review and approval is required for the installation or modification of ERRS.

Detailed as-built drawings including cable path(s), equipment location(s) and an 800 MHz Emergency Responder Radio System RF Test shall be submitted - prior to final inspection and acceptance test.

Technical Criteria

The following information is supplied in accordance with Section 510.4.2.2 of the 2016 California Fire Code / 2017 Los Angeles Fire Code for system planning purposes:

List of Assigned Frequencies – Any active amplification system installed to meet these requirements shall operate on the following LAFD frequencies in repeat analog conventional mode:

Uplink Frequency	Downlink Frequency	Uplink Frequency	Downlink Frequency
2	814.9375	859.9375	12	815.4375	860.4375
4	812.9375	857.9375	15	814.7625	859.7625
6	813.2375	858.2375	16	813.7625	858.7625
7	814.4375	859.4375	17	812.7625	857.7625

The list of assigned inbound/outbound frequency pairs is maintained by the LAFD for distribution to system designers and Regulation No. 4 certified testers and should be confirmed prior to final system design, installation and acceptance testing.

LAFD System Information – The following information is provided to building owners for planning purposes. The LAFD radio communications system is a City-wide, nine site simulcast system that operates in the analog mode. Primary transmitter locations are as follows:

	SITE NAME	ADDRESS	Latitude (WGS84)	Longitude (WGS84)	ELEV (ft)
1	100 Wilshire	100 Wilshire Blvd Santa Monica, 90401	34 01 00.60	-118 30 00.84	90
2	Baldwin Hills	4253 E. La Brea Ave, LA, 90008	34 00 24.07	-118 21 44.43	486

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3	Beverly Glen	14240 Mulholland Dr, LA, 90077	34 07 44.84	-118 29 33.27	1380
4	City Hall	200 N. Spring St, LA, 90012	34° 3'12.397N	118°14'33.257W	287
5	KSAO Radio Site	4600 Carter Dr, LA, 90032	34 04 43.20	-118 11 08.12	760
6	Mt. Washington	4000 N. Glenalbyn Dr, LA, 90065	34 08 19.04	-118 12 53.92	930
7	Dat Mountain	721 Lark Court, LA, 90065 Oat Mountain Way, Northridge, 91326	34 19 41.90	-118 35 53.26	3656
9	San Pedro Hill	3960 Crest Road Rancho Palos Verdes, 90275	33 44 47.03	118 20 08.27	1450
9	Verdugo Peak	Verdugo Mountain Way Glendale, 91208	34 13 11.29	-118 17 35.93	2960

The LAFD shall provide the maximum acceptable propagation delay standard.

Additional Frequencies – Frequencies used by the LAFD may change as a result of FCC order or other operational requirements of the LAFD. In the event of such frequency change, and upon notification by the LAFD, the building owner shall modify or expand the emergency responder radio system coverage at their expense. The Authority Having Jurisdiction (AHJ) may require coverage in the future for FirstNet Broadband Services as NFPA 72, NFPA 1221 and Fire Code 510 are amended.

Labeling

1. Provide sign on all doors providing access to ERRS stating: "EMERGENCY RESPONDER RADIO SYSTEM EQUIPMENT INSIDE."
2. Provide sign on donor antennas stating: "EMERGENCY RESPONDER RADIO SYSTEM."

System Components

Section 510.4.2.4, Items 1 through 4 of the 2016 California Fire Code / 2017 Los Angeles Fire Code shall be enforced with the following additional clarifications:

Equipment
All equipment shall be listed by nationally recognized testing laboratory for its intended use.

External Filters – Permanent external filters and attachments shall not be permitted.

Signal Booster Components - If used, signal boosters shall meet the following requirements:

1. Signal boosters shall have FCC certification prior to installation and shall be NFPA 72 and/or IFC510.1 compliant.
2. All signal boosters shall be compatible with both analog and digital communications simultaneously at the time of installation.

Power Sources –At least two independent and reliable power sources shall be provided for all repeater, transmitter, receiver, and signal booster components, one primary and one secondary:

1. All repeater, transmitter, receiver, signal booster components, external filters and battery system components shall be contained in UL approved type 4 or 4X enclosure.
2. Donor antenna cabling and connections shall be weatherproof, protected from physically damage and properly supported.

Pathway Survivability – All system riser cables shall be in conduits and shall consist of one or more of the following:

1. Buildings where interior exit stairway and ramp enclosure are required to have fire-resistance rating of no less than two hours:
   - 2-hour fire-rated circuit integrity (CI) cable.
   - 2-hour fire rated-cable system.
   - 2-hour fire-rated enclosure or protected area.
   - 2-hour performance alternative approved by the AHJ.
2. Buildings where interior exit stairway and ramp enclosure are required to have fire-resistance rating of no less than one hour,
   - 1-hour fire-rated CI cable.
   - 1-hour fire rated-cable system.
   - 1-hour fire-rated enclosure or protected area.
   - 1-hour performance alternative approved by the AHJ.

Power Sources

a) **Primary Power Source –** The primary power source shall be supplied from a dedicated branch circuit and comply with NFPA 72, 2016 Edition, Section 10.6.5.1.

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b) **Secondary Power source –** In the event of a fault or failure of the primary power supply, ERRS system shall automatically and immediately transfer to a secondary power source; while constantly maintaining all ERRS required functions and operation available without restarting the system. One the following secondary power sources can be used:

1. A storage battery dedicated to the system with at least 24-hours at 100% system operation capacity and arranged in accordance with NFPA 72, 2016 Edition, Section 10.6.10.
2. An automatic –starting engine driven emergency generator serving the dedicated branch circuit or the system with at least 24-hours of 100% system operation capacity and arranged in accordance with NFPA 72, 2016 Edition, Section 10.6.11.3. In addition to the generator, the ERRS shall be provided with a primary battery backup unit of no less than two hours of full system run-time, which shall ensure continuous coverage until the engine driven emergency generator starts.

c) All electrical breakers for ERRS shall be properly labeled and shall be provided with an approved breaker locking device.

System Monitoring – The public safety radio communications enhancement system shall include automatic supervisory and trouble reporting for malfunctions of the signal booster and power supplies that are annunciated by the fire alarm system and UL listed supervising station monitoring company or shall be monitored at a constantly attended location at the building and comply with the following:

1. The integrity of circuit monitoring signal boosters and power supplies shall comply with NFPA 72, 2016 Edition, Sections 10.6.9 and 12.6.
2. System and signal booster supervisory signals shall include the following:
   - Antenna malfunction
   - Signal booster failure
   - Low battery indication when 70% of the 24-hour operation capacity has been depleted
3. Power supply signals shall include the following for each signal booster:
   - Loss of normal power
   - Failure of battery charger

ERRS signals on fire alarm annunciator panel shall be labeled "EMERGENCY RESPONDER RADIO SYSTEM." There shall be one green LED signal indicating ERRS in normal mode and one yellow LED indicating system is in trouble.

Automatic smoke detection – Smoke detector shall be provided at the location of each ERRS control unit(s), storage battery unit(s) and monitoring panel.

Dedicated Panel – A dedicated monitoring panel shall be provided in an area acceptable and approved by the LAFD to annunciate the status of all signal booster locations. In buildings with fire alarm systems, a smoke detector shall be provided above monitoring panel. The monitoring panel shall provide visual and labeled indication of the following for each signal booster:

- Normal 120VAC power
- Signal booster trouble
- Loss of normal 120VAC power
- Failure of battery power
- Low battery capacity

In special circumstances where a dedicated panel cannot be installed, a request for modification must be submitted and approved to annunciate on FACP.

Installation Requirement – Hardware and cabling installation shall be in accordance with the applicable portions of NFPA 72, 2016 Edition, Section 10.4, Sections 510.5 through 510.5.4 of the 2016 California Fire Code / 2017 Los Angeles Fire Code and 2017 Los Angeles Electrical Code.

1. **Radio Coverage –** Radio coverage shall be provided throughout the building as a percentage of floor area as follows and shall be tested in accordance with Section 510.5.3 (1) through (7) with the following additional conditions:
   a. Critical Areas – Critical areas such as the fire command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler valve locations and other areas deemed critical by the LAFD shall be provided with 99% floor area radio coverage.
   b. General Building Areas – General building areas shall be provided with 90% floor area radio coverage.
2. **Minimum Qualifications of Personnel -** The minimum qualifications of the system designer and lead installation personnel shall be in compliance with Section 510.5.2 of the 2016 California / 2017 Los Angeles Fire Code.

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Acceptance Test - Acceptance and Operational testing shall be in accordance with Section 510.5.3 of the 2016 California Fire Code / 2017 Los Angeles Fire Code with the following clarifications:

1. The Fire Development Services Inspector(s) shall review the as-built drawings and link budget to ensure the physical installation is the same as the as-built drawings during the final system acceptance test.
2. ERRS shall be inspected, approved and pre-test sheet signed by LADBS Electrical Inspection prior to requesting an acceptance inspection from LAFD.
3. The final system acceptance test shall be witnessed by a Fire Development Services Inspector(s) or specific designee and shall include a visual inspection of the physical installation of the emergency responder radio system. Two Fire Development Services Inspectors shall conduct an on air test of the subject radio channels in all critical areas and spot tests in non-critical areas. A qualified Engineer or Technician from the designing or installing company shall be present with appropriate test equipment to verify all measurements are in compliance with Section 510.5.3 (1) through (5).
4. As part of the acceptance test, backup batteries and power supplies shall be tested in accordance with Section 510.6.1(3) of the 2016 California Fire Code / 2017 Los Angeles Fire Code.
5. 510.5.3(7) - As part of this installation a spectrum analyzer or other suitable test equipment shall be utilized to evaluate the system for the entire spectrum range of frequencies used by the LAFD (856.2375MHz – 860.0375MHz and 811.2375MHz – 815.9375MHz, inclusive) to ensure spurious oscillations are not being generated or received by the building signal booster(s). This test shall be conducted at time of installation and subsequent annual inspections.

Maintenance - The emergency responder radio system coverage shall be maintained operational at all times in accordance with Section 510.6.1 through §10.6.3 of the 2016 California Fire Code / 2017 Los Angeles Fire Code.

1. In the event of a service affecting failure of any portion of the emergency responder radio system, an initial evaluation shall be made by a qualified technician within 24 hours and repairs shall be complete within five working days. Building owner or designee shall notify LAFD forthwith of any service affecting outage.

2. In the event of a non-service affecting failure of any portion of the emergency responder radio system, an initial evaluation shall be completed by a qualified technician on the next business day and repairs shall be complete within 15-business days.

Annual Testing and Proof of Compliance – Annual testing and proof of compliance shall be in accordance with Section 510.6.1 of the 2016 California Fire Code / 2017 Los Angeles Fire Code with the following clarifications:

1. A Regulation No. 4 test shall be conducted by a person holding a valid Regulation No. 4 Certificate of Fitness in accordance with Section 117 of the Los Angeles Fire Code in the category of two-way radio communications enhancement systems bi-directional amplifier systems for this specific manufacturer and type of system being tested.
2. At the conclusion of the testing, a report, which shall verify compliance shall be submitted on an LAFD approved F-340R Fire Protection System Performance Report.
3. Information on obtaining a Regulation No. 4 Certificate of Fitness can be obtained from the "prospective applicant letter" link which is found on the LAFD Fire Prevention Regulation No. 4 website at: http://lafd.com/fire_prevention/chiefs-notification-4.

APPROVED BY:

Kristin M. Crowley, Deputy Chief
Fire Prevention & Public Safety Bureau

Date: 8/7/18

LOS ANGELES FIRE DEPARTMENT
RALPH M. TERRAZAS
FIRE CHIEF

October 21, 2020

TO: Fire Development Services

FROM: Dwayne Laurent, Fire Captain II
Los Angeles Fire Department
Fire Development Services Section

SUBJECT: Fire Alarm Annunciator Panel Requirements

This memorandum will serve to standardize the requirements for fire alarm annunciators for all buildings regulated by the LAFD. The purpose of fire alarm annunciators is to facilitate an efficient response by the LAFD to an emergency situation.

This memorandum applies to:

- New buildings and buildings that are replacing fire alarm systems, fire control panels or annunciators.
- Buildings that are replacing fire alarm control panel equipment which requires 100% of device testing or upgrading fire alarm control panel site specific software.

Fire alarm matrix annunciators are required for buildings three or more levels in height, including all levels both above and below grade.

Fire alarm graphic annunciators are required when more than one building has been approved by the LAFD to be connected to a single fire alarm system. The graphic annunciator shall:

- annunciate each building separately
- be properly orientated to match the site plan for the buildings and show the adjacent streets
- be approved by the LAFD field inspector prior to fabrication

Annunciator panel requirements:

1. Annunciators shall be located in readily accessible locations approved by the LAFD. High rise building matrix/graphic annunciators shall be located adjacent to the fire alarm control panel. Remote annunciators without control functions may be located at other locations such as security or engineering workstations.

2. Each floor level must be shown separately. Floor numbering must be approved by the LAFD field inspector and shall match between fire alarm, elevators, signage and smoke control (if provided)
3. In buildings of mixed use, indicate the occupancy use of the floor next to the floor level identification (examples: parking, office, residential, hotel, amenity)
4. Annunciator panels shall be provided with:
   - green "power on" LED (light emitting diode)
   - amber fire alarm system general "trouble" LED
   - a push to test button for all LEDs on the annunciator panel. Test button shall not be programmed as an alarm or monitoring point on the fire alarm control panel.
5. Fire alarm control panel shall monitor annunciator communication as a trouble point.
6. The following alarm initiating devices shall be provided with **red** LEDs:
   - **area smoke/heat detectors**
   - **manual pull stations** (if a single manual pull station is provided can use single red LED on panel)
   - **duct detectors** (not installed within residential units for HVAC shutdown or damper operation purposes)
   - **sprinkler waterflow**
   - **elevator lobby smoke detectors**
   - **special extinguishing systems** (non water based systems including but not limited to UL300, clean agent automatic extinguishing systems, foam extinguishing systems) if a potential for those systems exist in the building.
   - **sprinkler preaction** (if a potential for that system exists in the building)
   - **elevator machine or control room smoke/heat detectors**
   - **elevator hoistway smoke/heat detectors**
   - **beam detectors** (if provided for base building)
   - **aspirating smoke detection** (if provided for base building)
7. The following supervisory initiating devices shall be provided with **amber** LEDs:
   - **sprinkler control valves** (tampers)
   - **system duct detectors** installed in residential units for HVAC or damper operation purposes if provided for the building.
   - **system carbon monoxide detectors** (not installed within residential units)

8. The following supervisory initiating devices shall be provided with **blue** LEDs:
   - **system smoke alarms installed in residential units**
   - **system carbon monoxide detectors installed in residential units**

   System smoke alarms and carbon monoxide alarms installed within residential units can share the same properly labeled LED on the annunciator per floor.
9. The following systems shall be programmed as supervisory signals with LEDs at the bottom of the annunciator panel:
   - **fire pumps**: each fire pump shall be provided with a green "running" and amber general "trouble" LED. If a building is provided with multiple standpipe zones the zones and floors served by each zone shall be shown on the annunciator.
   - **water storage tank level** shall be provided with amber "low" and "high" tank level LEDs
   - **emergency generators**: each generator used for emergency or life/safety standby purposes shall be provided with green "running" and amber general "trouble" LEDs
   - **fuel tanks** used by diesel driven fire pumps or generators used for emergency or life/safety standby purposes shall be provided with amber "low level" and "fuel leak" LEDs.
   - **inverters** used for base building emergency/standby power for life safety purposes shall be annunciated with a green "operating" and amber general "trouble" LED
   - **emergency responder radio coverage systems** (if provided for building) shall be provided with a green "normal" and amber general "trouble" LED
   - **two-way communication systems** (if provided for building) shall be provided with a green "normal" and amber general "trouble" LED
   - **firefighter camera systems** (if provided for building) shall be provided with a green "normal" and amber general "trouble" LED.

Dwayne Laurent, Fire Captain II
Los Angeles Fire Department

PROJECT:

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OWNER:

COASTLINE REAL ESTATE ADVISORS, INC.

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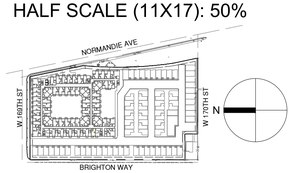
CONSULTANT:

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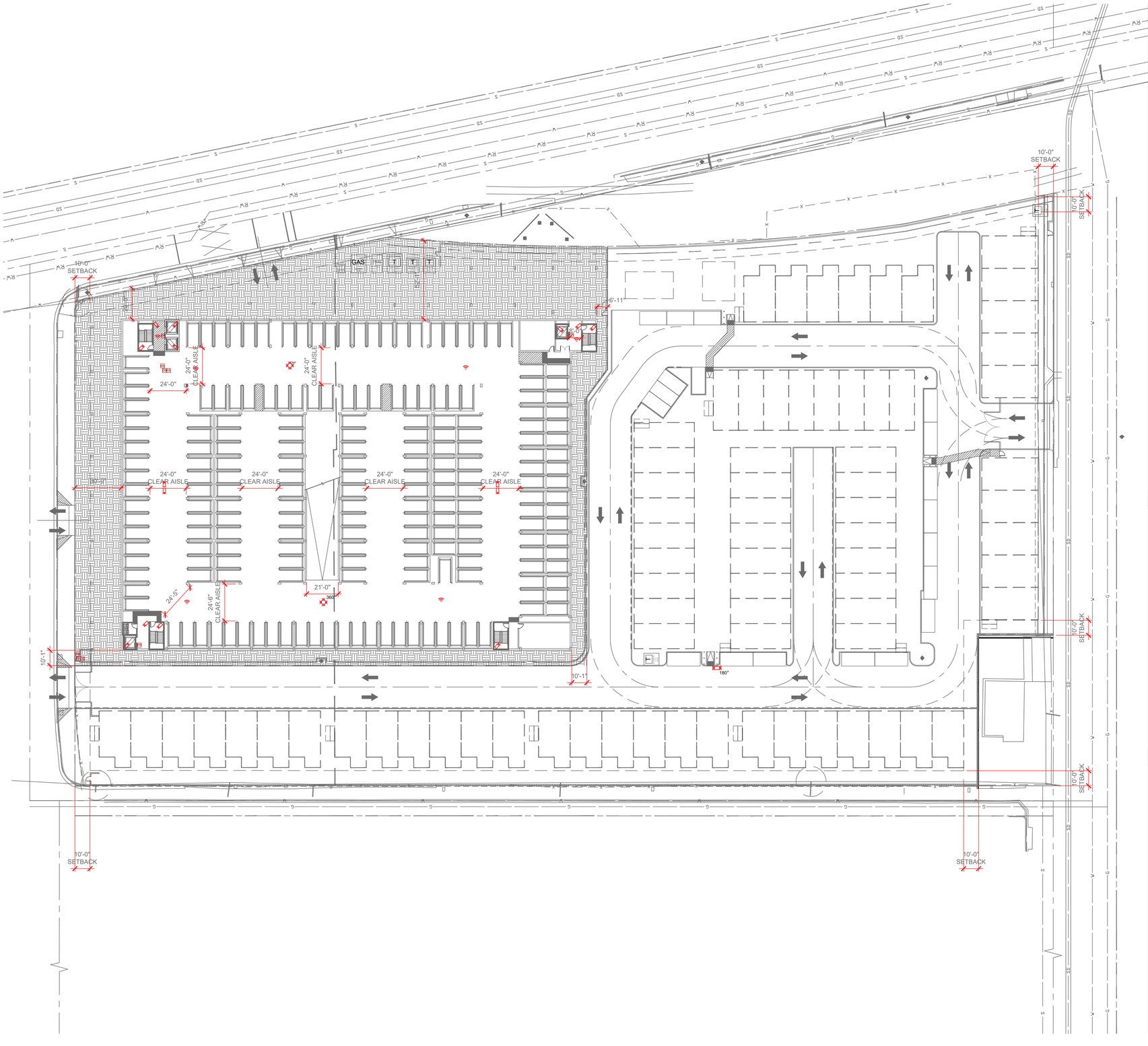
HALF SCALE (11X17): 50%



SHEET TITLE

GUIDELINES AND SPECIFICATIONS

SHEET NO. **LV A0.01**



SHEET NOTES

1. MEDIA BOX WILL BE AN EQUIVALENT OF THE LEGRAND - ONQ ENP3050-NA WIFI COMPATIBLE, ELECTRICAL BOX STRUCTURED MEDIA ENCLOSURE WITH TRIM AND COVER, 30 INCH, WHITE; TO CONTAIN CONNECTION MODULES FOR TELEPHONE, INTERNET, CABLE TV, SATELLITE TV WITH 364560-02-V1 SURGE PROTECTED DUPLEX POWER OUTLET.
2. POWER OUTLET INSIDE THE MEDIA BOX IS PROVIDED TO SUPPORT A ROUTER AND/OR NETWORK SWITCH.
3. ROUTE ALL CABLING THROUGH FRAMING AND SOFFITS PROVIDED.
4. EACH APARTMENT TO HAVE 1 TELEPHONE OUTLET, TV OUTLET (DATA, COAX + POWER) IN LIVING ROOM AND EVERY BEDROOM.
5. EACH APARTMENT UNIT FOR HEARING AND VISION IMPAIRED TENANTS ARE TO HAVE THE FOLLOWING AUDIO-VISUAL NOTIFICATION DEVICES: DOOR BELL; TELEPHONE; UNIT SMOKE ALARM: BUILDING FIRE ALARM.
6. ELECTRIC STRIKES AND ELECTRIFIED PANIC HARDWARE AND ASSOCIATED POWER SUPPLIES TO BE PROVIDED BY OTHERS.
7. HOMERUN CABLE TO EACH UNIT: ATT FIBER IN MICRODUCT, SPECTRUM RG-6 COAX, DIRECT TV+MATV SHARED RG-6 COAX AND CAT6.
8. REPLACE RG-6 COAX CABLES WITH RG-11 IF THE MEDIABOX IS BEYOND 150'.
9. INSIDE IDF ROOM OR CLOSET, PROVIDE A 3/4"X4'X8' FIRE RATED INSTALLATION BACKBOARD WITH SPACE FOR DISTRIBUTION EQUIPMENT OF AT&T, SPECTRUM, DIRECT TV, AND MATV. PROVIDE 2 QUAD OUTLETS ON A DEDICATED CIRCUIT, GROUNDING POINT AND SLEEVES IN THE FLOOR AND CEILING.
10. ELEVATOR PROXIMITY READERS MUST BE COMPATIBLE WITH COMMON AREA ELECTRONIC LOCKSETS. SUBCONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL.
11. FOR ACCESS CONTROL UNIT ENTRY DOORS; DORMA KABA ELECTRONIC FOB WILL BE USED.
    FOR ACCESS CONTROLLED COMMON UNIT ENTRY DOORS; WIRED ACCESS, DORMA KABA MECHANICAL LOCK SETS AND ELECTRIC DOOR STRIKES WILL BE USED.
    FOR RESIDENTIAL UNIT ENTRY DOORS DORMA KABA IS PREFERED BY THE OWNER. SUBCONTRACTOR TO COORDINATE CONNECTIONS TO THE ELEVATOR CONTROLS WITH THE ELEVATOR TECHNICIAN TO ENSURE COMPLIANCE.

KEYNOTES

LEGENDS

- DS - DOOR STATUS ALARM
- FR - FOB READER
- 2WCS - TWO WAY COMMUNICATION CALL STATION
- ES - ELECTRIC DOOR STRIKE
- 90° CCTV CAMERA
- 360° - 360 ° CCTV CAMERA - 4 DIRECTIONAL VIEW (CEILING MOUNTED)
- 180° CCTV CAMERA- 2 DIRECTIONAL VIEW
- WIFI IN CEILING
- RMX - OVERHEAD LONG RANGE RFID READER POLE MOUNTED
- OHP - BUTTERFLYMX VIDEO INTERCOM ENTRY SYSTEM PEDESTAL MOUNTED
- OHR - OVERHEAD LONG RANGE RFID READER CEILING SLAB MOUNTED
- OHR - BUTTERFLYMX VIDEO INTERCOM ENTRY SYSTEM WALL MOUNTED

PROJECT:

NORMANDIE APARTMENTS

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

COASTLINE REAL ESTATE ADVISORS, INC.

134 LOMITA STREET
EL SEGUNDO | CA 90245

urban-architecture LAB
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tel. 323.954.9996 www.u-a-lab.com
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PHASE

ENTITLEMENT SET

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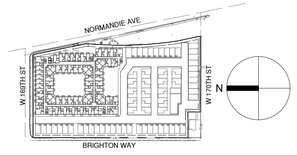
CONSULTANT:

Project Systems Group
Low Voltage+Communications+Security
Design Consultant
Rene.crisologo@projectsystemsgroup.com
(323) 363-1162

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

HALF SCALE (11X17): 50%



SHEET TITLE

BASEMENT B1 FLOOR PLAN

SHEET NO. **LV A1.00**



SHEET NOTES

1. MEDIA BOX WILL BE AN EQUIVALENT OF THE LEGRAND - ONQ ENP3050-NA WIFI COMPATIBLE, ELECTRICAL BOX STRUCTURED MEDIA ENCLOSURE WITH TRIM AND COVER, 30 INCH, WHITE; TO CONTAIN CONNECTION MODULES FOR TELEPHONE, INTERNET, CABLE TV, SATELLITE TV WITH 364560-02-V1 SURGE PROTECTED DUPLEX POWER OUTLET.
2. POWER OUTLET INSIDE THE MEDIA BOX IS PROVIDED TO SUPPORT A ROUTER AND/OR NETWORK SWITCH.
3. ROUTE ALL CABLING THROUGH FRAMING AND SOFFITS PROVIDED.
4. EACH APARTMENT TO HAVE 1 TELEPHONE OUTLET, TV OUTLET (DATA, COAX + POWER) IN LIVING ROOM AND EVERY BEDROOM.
5. EACH APARTMENT UNIT FOR HEARING AND VISION IMPAIRED TENANTS ARE TO HAVE THE FOLLOWING AUDIO-VISUAL NOTIFICATION DEVICES: DOOR BELL; TELEPHONE; UNIT SMOKE ALARM: BUILDING FIRE ALARM.
6. ELECTRIC STRIKES AND ELECTRIFIED PANIC HARDWARE AND ASSOCIATED POWER SUPPLIES TO BE PROVIDED BY OTHERS.
7. HOMERUN CABLE TO EACH UNIT: ATT FIBER IN MICRODUCT, SPECTRUM RG-6 COAX, DIRECT TV+MATV SHARED RG-6 COAX AND CAT6.
8. REPLACE RG-6 COAX CABLES WITH RG-11 IF THE MEDIABOX IS BEYOND 150'.
9. INSIDE IDF ROOM OR CLOSET, PROVIDE A 3/4"X4'X8' FIRE RATED INSTALLATION BACKBOARD WITH SPACE FOR DISTRIBUTION EQUIPMENT OF AT&T, SPECTRUM, DIRECT TV, AND MATV. PROVIDE 2 QUAD OUTLETS ON A DEDICATED CIRCUIT, GROUNDING POINT AND SLEEVES IN THE FLOOR AND CEILING.
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KEYNOTES

LEGENDS

DS	-	DOOR STATUS ALARM
FR	-	FOB READER
2WCS	-	TWO WAY COMMUNICATION CALL STATION
ES	-	ELECTRIC DOOR STRIKE
	-	90° CCTV CAMERA
360°	-	360 ° CCTV CAMERA - 4 DIRECTIONAL VIEW (CEILING MOUNTED)
	-	180ª CCTV CAMERA- 2 DIRECTIONAL VIEW
	-	WIFI IN CEILING
BMX	-	OVERHEAD LONG RANGE RFID READER POLE MOUNTED
OHR	-	BUTTERFLYMX VIDEO INTERCOM ENTRY SYSTEM PEDESTAL MOUNTED
OHR	-	OVERHEAD LONG RANGE RFID READER CEILING SLAB MOUNTED
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PROJECT:

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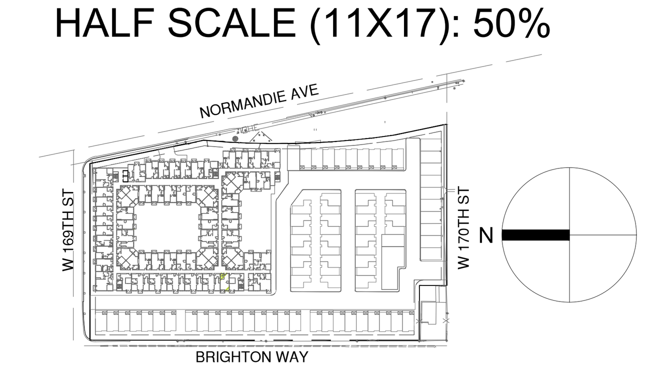
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09/27/2024

CONSULTANT:

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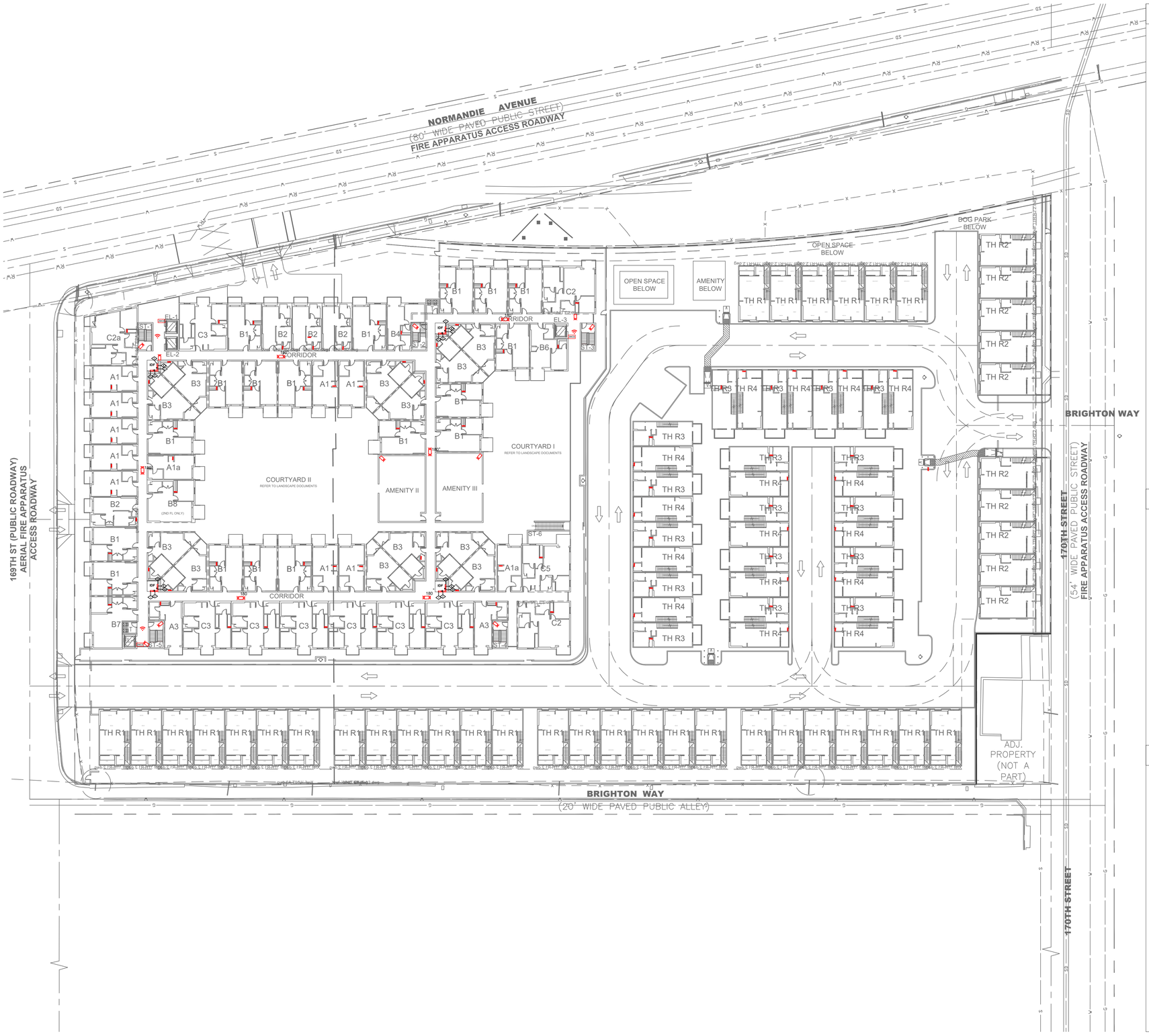
FULL SCALE (24X36): 1/32" = 1'-0"
0 16' 32' 64' 128'
HALF SCALE (11X17): 50%



SHEET TITLE

FIRST FLOOR PLAN

SHEET NO. **LV A1.01**



SHEET NOTES

1. MEDIA BOX WILL BE AN EQUIVALENT OF THE LEGRAND - ONQ ENP3050-NA WIFI COMPATIBLE, ELECTRICAL BOX STRUCTURED MEDIA ENCLOSURE WITH TRIM AND COVER, 30 INCH, WHITE; TO CONTAIN CONNECTION MODULES FOR TELEPHONE, INTERNET, CABLE TV, SATELLITE TV WITH 364560-02-V1 SURGE PROTECTED DUPLEX POWER OUTLET.
2. POWER OUTLET INSIDE THE MEDIA BOX IS PROVIDED TO SUPPORT A ROUTER AND/OR NETWORK SWITCH.
3. ROUTE ALL CABLING THROUGH FRAMING AND SOFFITS PROVIDED.
4. EACH APARTMENT TO HAVE 1 TELEPHONE OUTLET, TV OUTLET (DATA, COAX + POWER) IN LIVING ROOM AND EVERY BEDROOM.
5. EACH APARTMENT UNIT FOR HEARING AND VISION IMPAIRED TENANTS ARE TO HAVE THE FOLLOWING AUDIO-VISUAL NOTIFICATION DEVICES: DOOR BELL; TELEPHONE; UNIT SMOKE ALARM: BUILDING FIRE ALARM.
6. ELECTRIC STRIKES AND ELECTRIFIED PANIC HARDWARE AND ASSOCIATED POWER SUPPLIES TO BE PROVIDED BY OTHERS.
7. HOMERUN CABLE TO EACH UNIT: ATT FIBER IN MICRODUCT, SPECTRUM RG-6 COAX, DIRECT TV+MATV SHARED RG-6 COAX AND CAT6.
8. REPLACE RG-6 COAX CABLES WITH RG-11 IF THE MEDIABOX IS BEYOND 150'.
9. INSIDE IDF ROOM OR CLOSET, PROVIDE A 3/4"X4'X8' FIRE RATED INSTALLATION BACKBOARD WITH SPACE FOR DISTRIBUTION EQUIPMENT OF AT&T, SPECTRUM, DIRECT TV, AND MATV. PROVIDE 2 QUAD OUTLETS ON A DEDICATED CIRCUIT, GROUNDING POINT AND SLEEVES IN THE FLOOR AND CEILING.
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KEYNOTES

1. AT&T EQUIPMENT BOX
2. SPECTRUM EQUIPMENT BACK BOX
3. DIRECTV BACK BOX
4. MATV BACK BOX
5. PROVIDE 4' X 8' X 3/4" FIRE RATED BACKBOARD

LEGENDS

- DS - DOOR STATUS ALARM
- FR - FOB READER
- 2WCS - TWO WAY COMMUNICATION CALL STATION
- ES - ELECTRIC DOOR STRIKE
- 90° CCTV CAMERA
- 360° - 360 ° CCTV CAMERA - 4 DIRECTIONAL VIEW (CEILING MOUNTED)
- 180° CCTV CAMERA- 2 DIRECTIONAL VIEW
- WIFI IN CEILING
- RMX - OVERHEAD LONG RANGE RFID READER POLE MOUNTED
- CHR - BUTTERFLYMX VIDEO INTERCOM ENTRY SYSTEM PEDESTAL MOUNTED
- CHR - OVERHEAD LONG RANGE RFID READER CEILING SLAB MOUNTED
- CHR - BUTTERFLYMX VIDEO INTERCOM ENTRY SYSTEM WALL MOUNTED

PROJECT:

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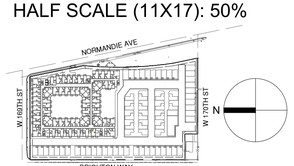
CONSULTANT:

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Design Consultant
Rene.crisologo@projectsystemsgroup.com
(323) 363-1162

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

HALF SCALE (11X17): 50%



SHEET TITLE

SECOND FLOOR PLAN

SHEET NO. **LV A1.02**



SHEET NOTES

1. MEDIA BOX WILL BE AN EQUIVALENT OF THE LEGRAND - ONQ ENP3050-NA WIFI COMPATIBLE, ELECTRICAL BOX STRUCTURED MEDIA ENCLOSURE WITH TRIM AND COVER, 30 INCH, WHITE; TO CONTAIN CONNECTION MODULES FOR TELEPHONE, INTERNET, CABLE TV, SATELLITE TV WITH 364560-02-V1 SURGE PROTECTED DUPLEX POWER OUTLET.
2. POWER OUTLET INSIDE THE MEDIA BOX IS PROVIDED TO SUPPORT A ROUTER AND/OR NETWORK SWITCH.
3. ROUTE ALL CABLING THROUGH FRAMING AND SOFFITS PROVIDED.
4. EACH APARTMENT TO HAVE 1 TELEPHONE OUTLET, TV OUTLET (DATA, COAX + POWER) IN LIVING ROOM AND EVERY BEDROOM.
5. EACH APARTMENT UNIT FOR HEARING AND VISION IMPAIRED TENANTS ARE TO HAVE THE FOLLOWING AUDIO-VISUAL NOTIFICATION DEVICES: DOOR BELL; TELEPHONE; UNIT SMOKE ALARM: BUILDING FIRE ALARM.
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KEYNOTES

1. AT&T EQUIPMENT BOX
2. SPECTRUM EQUIPMENT BACK BOX
3. DIRECTV BACK BOX
4. MATV BACK BOX
5. PROVIDE 4' X 8' X 3/4" FIRE RATED BACKBOARD

LEGENDS

- DS - DOOR STATUS ALARM
- FR - FOB READER
- 2WCS - TWO WAY COMMUNICATION CALL STATION
- ES - ELECTRIC DOOR STRIKE
- 90° CCTV CAMERA
- 360° - 360 ° CCTV CAMERA - 4 DIRECTIONAL VIEW (CEILING MOUNTED)
- 180° CCTV CAMERA- 2 DIRECTIONAL VIEW
- WIFI IN CEILING
- RAX - OVERHEAD LONG RANGE RFID READER POLE MOUNTED
- CHS - BUTTERFLYMX VIDEO INTERCOM ENTRY SYSTEM PEDESTAL MOUNTED
- CHE - OVERHEAD LONG RANGE RFID READER CEILING SLAB MOUNTED
- CHE - BUTTERFLYMX VIDEO INTERCOM ENTRY SYSTEM WALL MOUNTED

PROJECT:

NORMANDIE APARTMENTS

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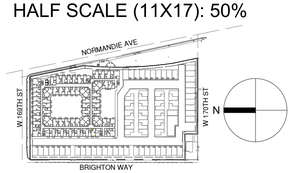
CONSULTANT:

Project Systems Group
Low Voltage+Communications+Security
Design Consultant
Rene.crisologo@projectsystemsgroup.com
(323) 363-1162

FULL SCALE (24X36): 1/32" = 1'-0"

0 16' 32' 64' 128'

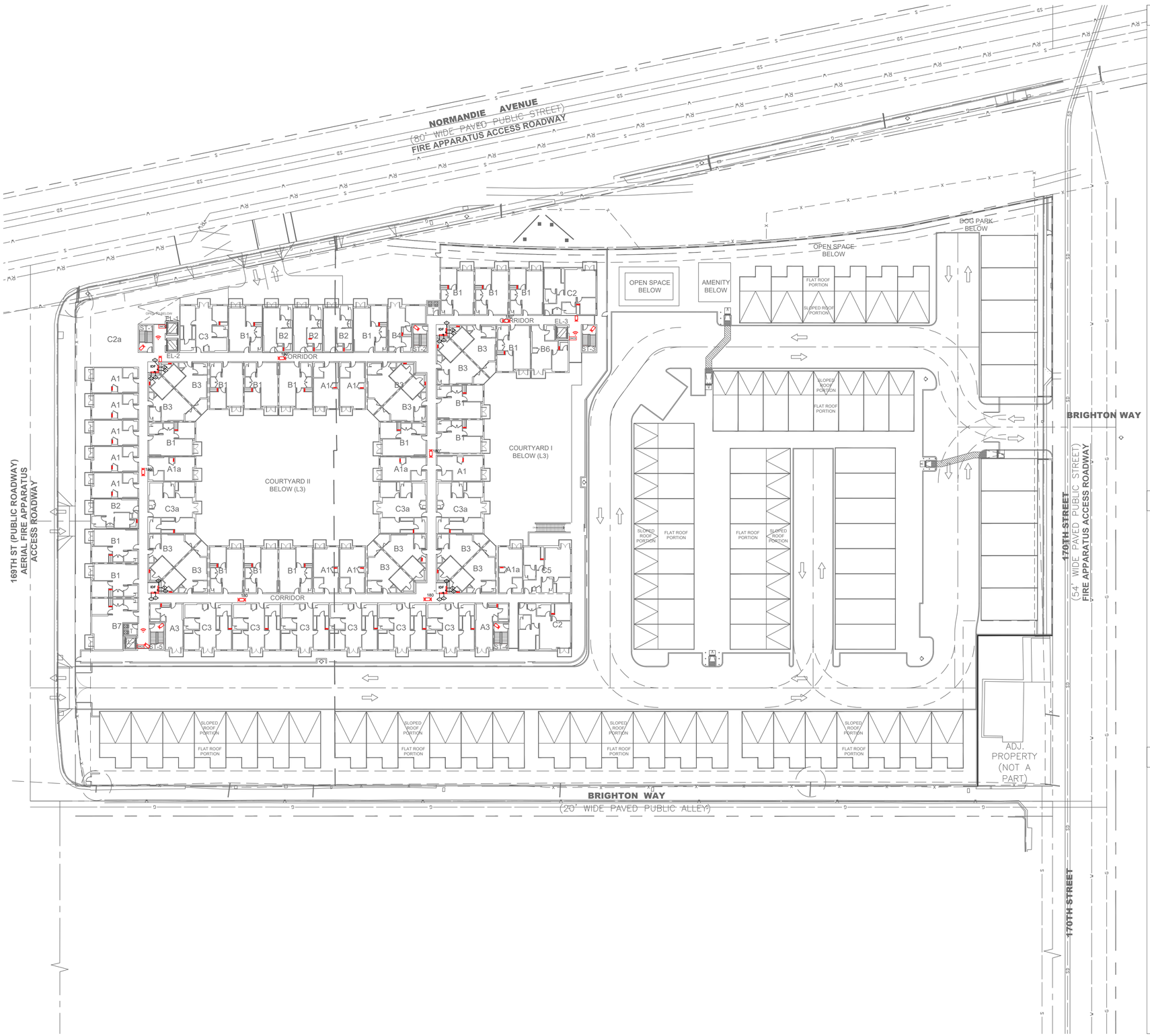
HALF SCALE (11X17): 50%



SHEET TITLE

THIRD FLOOR PLAN

SHEET NO. **LV A1.03**



SHEET NOTES

1. MEDIA BOX WILL BE AN EQUIVALENT OF THE LEGRAND - ONQ ENP3050-NA WIFI COMPATIBLE, ELECTRICAL BOX STRUCTURED MEDIA ENCLOSURE WITH TRIM AND COVER, 30 INCH, WHITE; TO CONTAIN CONNECTION MODULES FOR TELEPHONE, INTERNET, CABLE TV, SATELLITE TV WITH 364560-02-V1 SURGE PROTECTED DUPLEX POWER OUTLET.
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3. ROUTE ALL CABLING THROUGH FRAMING AND SOFFITS PROVIDED.
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KEYNOTES

1. AT&T EQUIPMENT BOX
2. SPECTRUM EQUIPMENT BACK BOX
3. DIRECTV BACK BOX
4. MATV BACK BOX
5. PROVIDE 4' X 8' X 3/4" FIRE RATED BACKBOARD

LEGENDS

- DS - DOOR STATUS ALARM
- FR - FOB READER
- 2WCS - TWO WAY COMMUNICATION CALL STATION
- ES - ELECTRIC DOOR STRIKE
- 90° CCTV CAMERA
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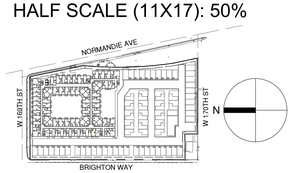
09/27/2024

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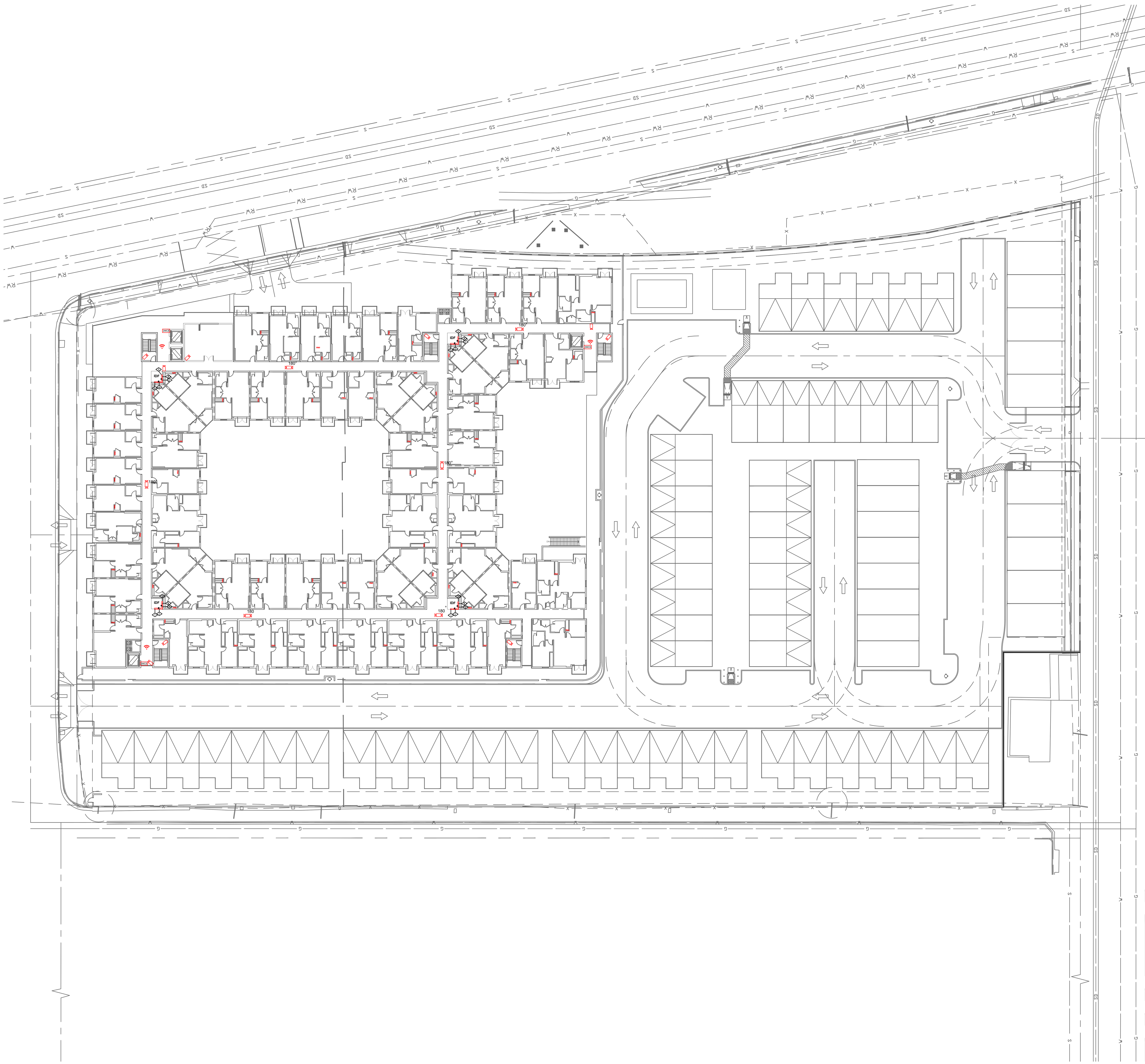
HALF SCALE (11X17): 50%



SHEET TITLE

FOUTH FLOOR PLAN

SHEET NO. **LV A1.04**



SHEET NOTES

1. MEDIA BOX WILL BE AN EQUIVALENT OF THE LEGRAND - ONQ ENP3050-NA WIFI COMPATIBLE, ELECTRICAL BOX STRUCTURED MEDIA ENCLOSURE WITH TRIM AND COVER, 30 INCH, WHITE; TO CONTAIN CONNECTION MODULES FOR TELEPHONE, INTERNET, CABLE TV, SATELLITE TV WITH 364560-02-V1 SURGE PROTECTED DUPLEX POWER OUTLET.
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KEYNOTES

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2. SPECTRUM EQUIPMENT BACK BOX
3. DIRECTV BACK BOX
4. MATV BACK BOX
5. PROVIDE 4' X 8' X 3/4" FIRE RATED BACKBOARD

LEGENDS

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FR	-	FOB READER
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ES	-	ELECTRIC DOOR STRIKE
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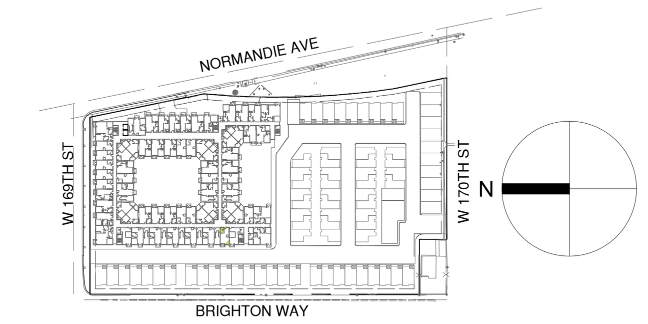
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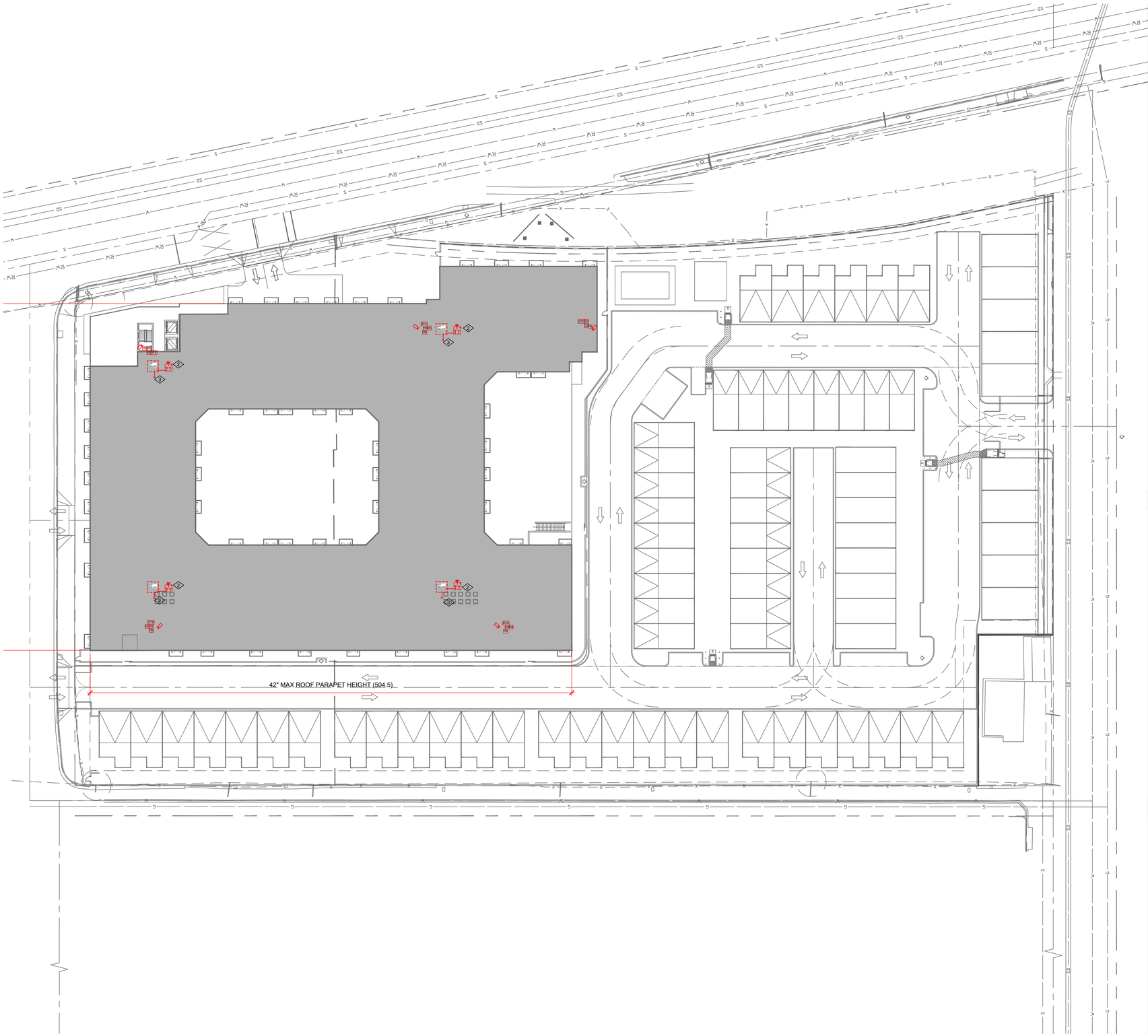
FULL SCALE (24X36): 1/32" = 1'-0"
0 16' 32' 64' 128'
HALF SCALE (11X17): 50%



SHEET TITLE

FIFTH FLOOR PLAN

SHEET NO. **LV A1.05**



SHEET NOTES

1. ANTENNA PLATFORM TO SUPPORT 3 ANTENNAE: DIRECTV AND DISH NETWORK SATELLITE; MASTER DIGITAL ANTENNA. ANTENNAE TO HAVE A CLEAR VIEW OF THE SOUTHERN SKY.
2. GC TO PROVIDE: 3'X3'X6" PLATFORM AT DESIGNATED LOCATION TO BE FINISHED WITH ROOFING MATERIAL TO PROTECT THE ROOF; A 2" CONDUIT WITH A WEATHERHEAD, STUBBED UP WITHIN 2FT OF THE PLATFORM AND ROUTED TO THE NEAREST IDF; A GROUNDING POINT.
3. ANTENNA SUBCONTRACTOR TO PROVIDE AND BUILD: NECESSARY CABLING AND GROUNDING WIRE FROM IDF TO IDF TO SUPPORT ALL ANTENNAE; ALL NECESSARY MOUNTS, DISTRIBUTION SWITCHES, POWER MODULES AND ALL PARTS NECESSARY TO DISTRIBUTE OPTIMUM SIGNAL; TEST AND CORRECT SIGNAL STRENGTH ISSUES. POST CONSTRUCTION: TO PROVIDE SEPARATE SERVICES FOR MANAGMENT OF THE MDU ANTENNA SIGNAL DISTRIBUTION SYSTEM.
4. LV SUB TO PROVIDE A COMPLETE CCTV SYSTEM INCLUDING SPECIFIED SPEAKERS SPEAKERS FOR DEPLOYMENT AT ELDEN ELMS APTS. THERE WILL BE A TOTAL OF 7 EXCEPT FOR NETWORK VIDEO RECORDERS. ALL CAMERA AND SPEAKER WIRING AND PRE-WIRE LOCATIONS ARE TO BE IMPLEMENTED BY THE LV SUB. PLEASE CHECK FOR LATEST UPDATED SET FOR ANY LAST MINUTE CHANGES BY OWNERSHIP.
5. STEALTH MONITORING HAS SPECIFIED THE AXIS C3003E IT INSTALLED SPEAKERS AND 9 SPEAKER PRE-WIRES TO COMPLEMENT THE CCTV SYSTEM.

KEYNOTES

1. TO CONTROL USE OF UNLOCKED EGRESS EXITS, PROVIDE AND INSTALL ON INTERIOR SIDE OF THE DOOR, A LOCAL AUDIBLE ALARM THAT ACTIVATES IF OPENED. P/N DETEX ECL 2300 EXIT ALARM; INSTALL A DOOR STATUS CONTACT WIRED BACK TO THE DOOR STATUS PANEL.
2. LOCATION LOAD RATED FOR 450 LBS. PLATFORM MUST BE RISER CONDUIT + WEATHERHEAD TO IDF BELOW. ANTENNA 3'X3'X6" ANTENNA PLATFORM FOR SATELLITE & MATV. 2"X24" COVERED BY ROOFING MATERIAL.
3. STUB OUT AND CAP 2" CONDUIT FOR FUTURE 5G ANTENNA SYSTEM.

LEGENDS

- SATELLITE DISH
- ANTENNAE
- DTX - DETEX KEYED DOOR ALARM
- DS - FOB READER
- FR - FOB READER
- ES - ELECTRIC DOOR STRIKE
- 90° CCTV CAMERA

PROJECT:

NORMANDIE APARTMENTS

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

COASTLINE REAL ESTATE ADVISORS, INC.

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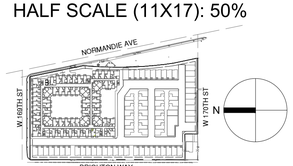
CONSULTANT:

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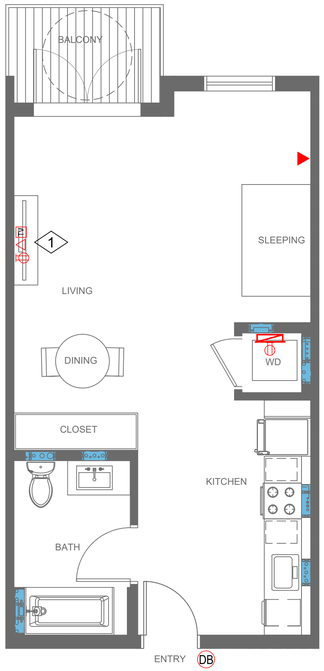
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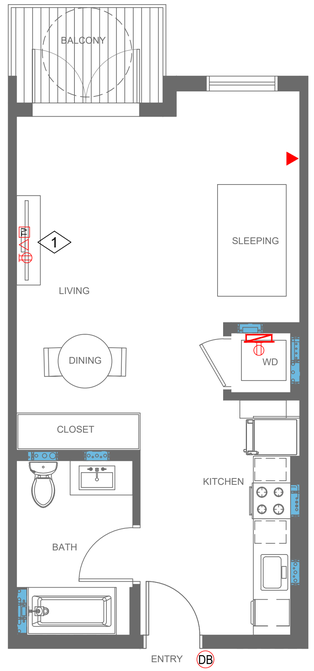
SHEET TITLE

ROOF PLAN

SHEET NO. **LV A1.06**



STUDIO - A1
547 SF



STUDIO - A1a
520 SF

SHEET NOTES

KEYNOTES

1. TV LOCATIONS TO BE PROVIDED WITH COAX, DATA, DUPLEX POWER OUTLETS

LEGENDS

- MEDIA BOX
- TELEPHONE OUTLET
- DATA OUTLET
- CATV OUTLET
- WIRED DOOR BELL
- ELECTRICAL OUTLET

PROJECT:

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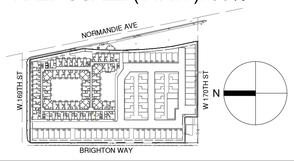
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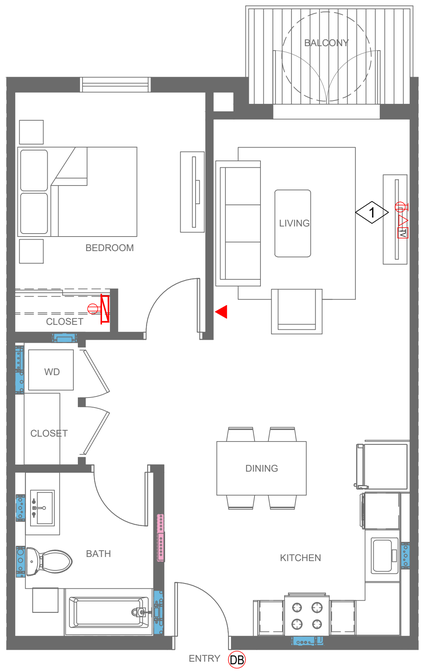
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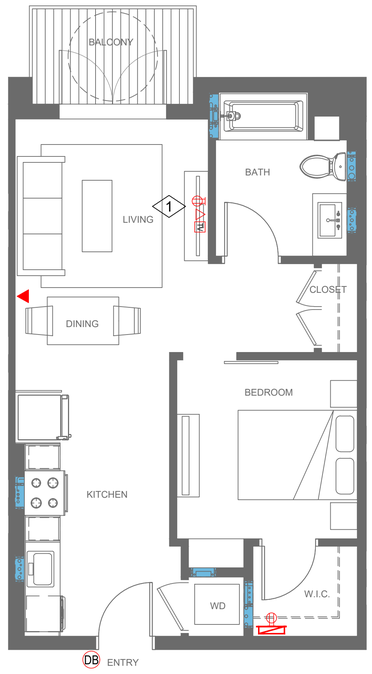
SHEET TITLE

ENLARGE UNIT PLANS

SHEET NO. **LV A2.00**



1 BD - B1
720 SF



1 BD - B2 (INBOARD)
625 SF

SHEET NOTES

KEYNOTES

1. TV LOCATIONS TO BE PROVIDED WITH COAX, DATA, DUPLEX POWER OUTLETS

LEGENDS

- MEDIA BOX
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- DATA OUTLET
- CATV OUTLET
- WIRED DOOR BELL
- ELECTRICAL OUTLET

PROJECT:

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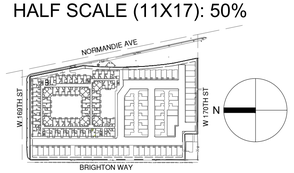
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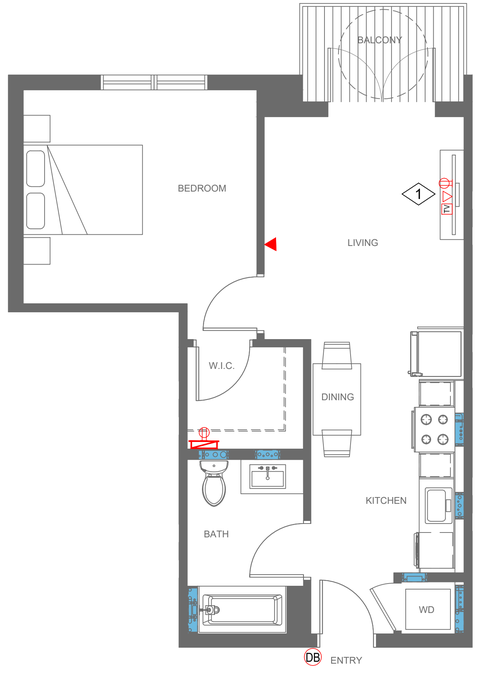
SHEET TITLE

ENLARGE UNIT PLANS

SHEET NO. **LV A2.01**



1 BD - B3
685 SF



1 BD - B4
637 SF

SHEET NOTES

KEYNOTES

1. TV LOCATIONS TO BE PROVIDED WITH COAX, DATA, DUPLEX POWER OUTLETS

LEGENDS

- MEDIA BOX
- TELEPHONE OUTLET
- DATA OUTLET
- CATV OUTLET
- WIRED DOOR BELL
- ELECTRICAL OUTLET

PROJECT:

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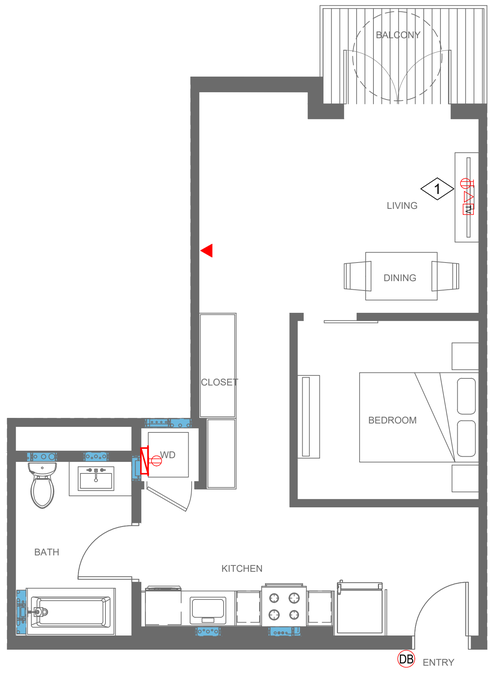
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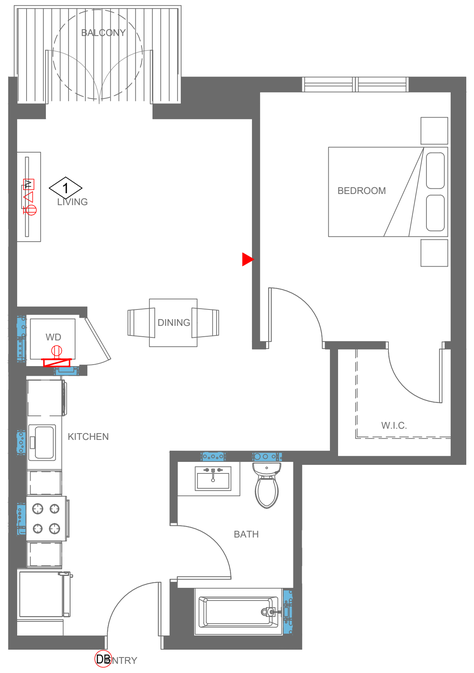
SHEET TITLE

ENLARGE UNIT PLANS

SHEET NO. **LV A2.02**



1 BD - B5
650 SF



1 BD - B6
700 SF

SHEET NOTES

KEYNOTES

1. TV LOCATIONS TO BE PROVIDED WITH COAX, DATA, DUPLEX POWER OUTLETS

LEGENDS

- MEDIA BOX
- TELEPHONE OUTLET
- DATA OUTLET
- CATV OUTLET
- WIRED DOOR BELL
- ELECTRICAL OUTLET

PROJECT:

NORMANDIE APARTMENTS

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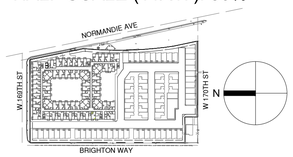
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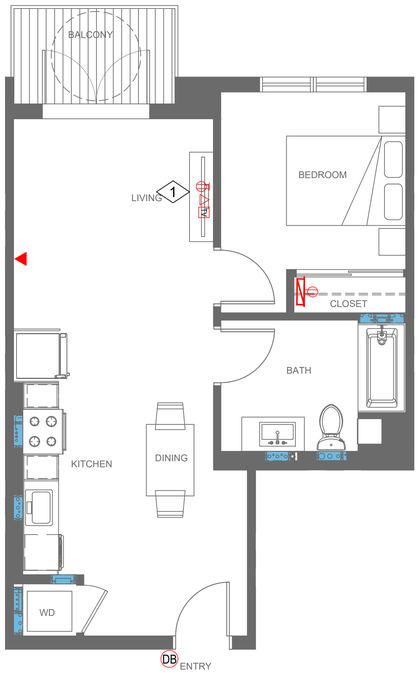
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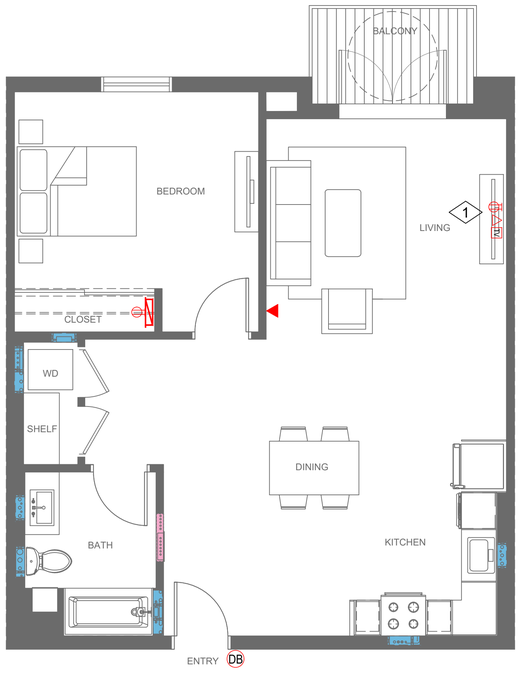
SHEET TITLE

ENLARGE UNIT PLANS

SHEET NO. **LV A2.03**



1 BD - B7
628 SF



1 BD - B8 (3RD FLOOR)
896 SF

SHEET NOTES

KEYNOTES

1. TV LOCATIONS TO BE PROVIDED WITH COAX, DATA, DUPLEX POWER OUTLETS

LEGENDS

- MEDIA BOX
- TELEPHONE OUTLET
- DATA OUTLET
- CATV OUTLET
- WIRED DOOR BELL
- ELECTRICAL OUTLET

PROJECT:

NORMANDIE APARTMENTS

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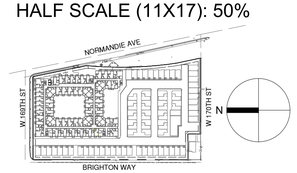
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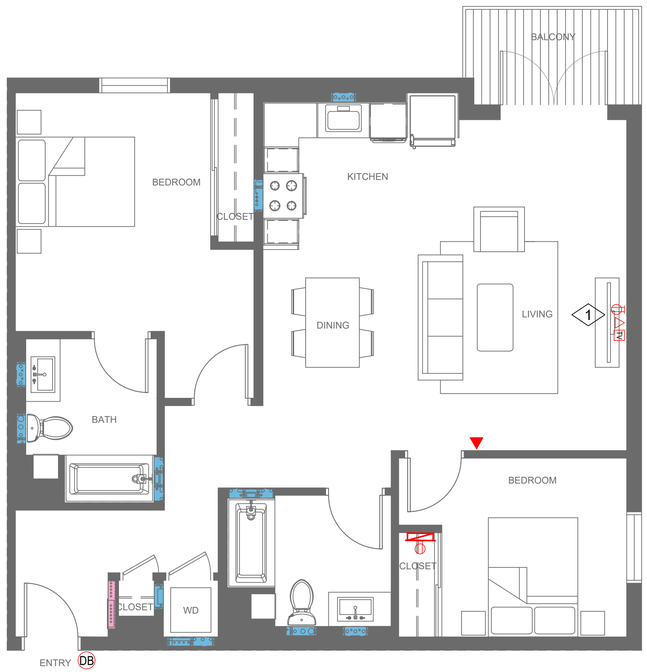
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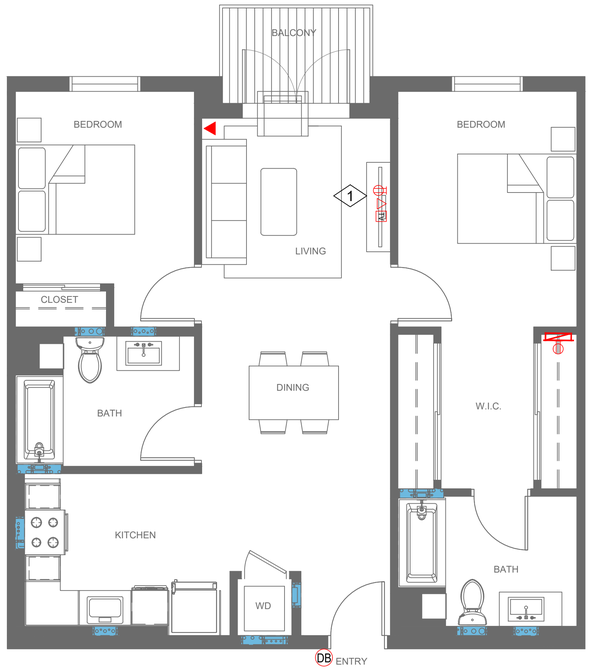
SHEET TITLE

ENLARGE UNIT PLANS

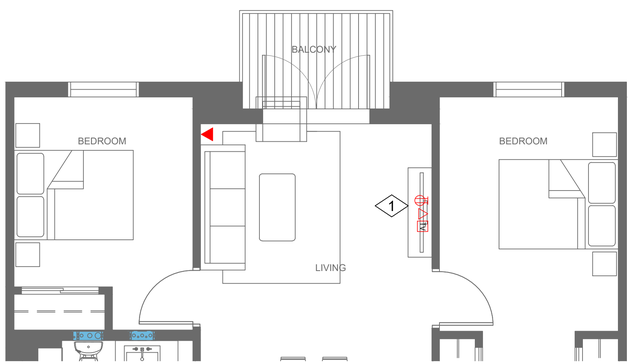
SHEET NO. **LV A2.04**



1 BD - C2
1,120 SF



1 BD - C3
1,021 SF



1 BD - C3a
1,098 SF

SHEET NOTES

KEYNOTES

1. TV LOCATIONS TO BE PROVIDED WITH COAX, DATA, DUPLEX POWER OUTLETS

LEGENDS

- MEDIA BOX
- TELEPHONE OUTLET
- DATA OUTLET
- CATV OUTLET
- WIRED DOOR BELL
- ELECTRICAL OUTLET

PROJECT:

NORMANDIE APARTMENTS

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

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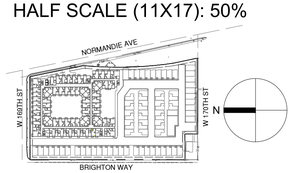
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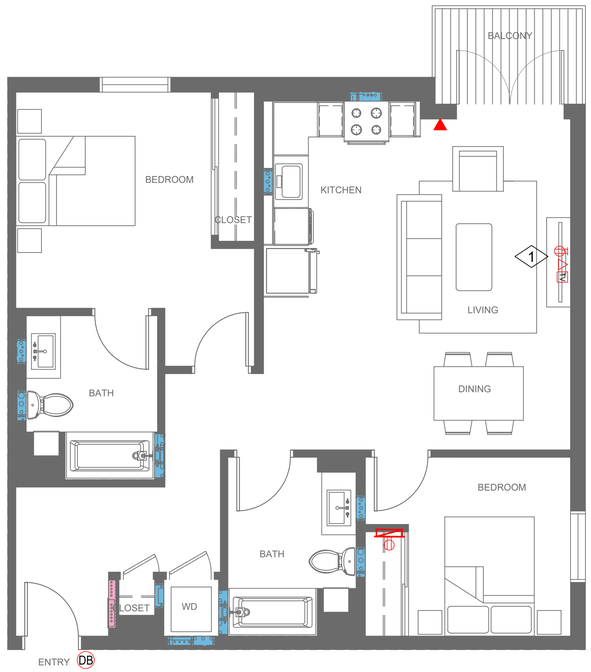
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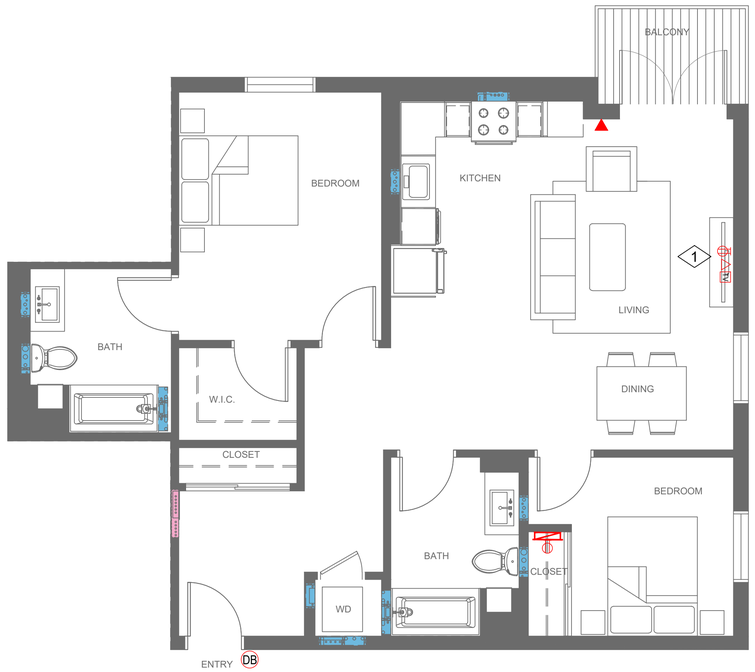
SHEET TITLE

ENLARGE UNIT PLANS

SHEET NO. **LV A2.05**



1 BD - C5
1,020 SF



1 BD - C6
1,112 SF

SHEET NOTES

KEYNOTES

1. TV LOCATIONS TO BE PROVIDED WITH COAX, DATA, DUPLEX POWER OUTLETS

LEGENDS

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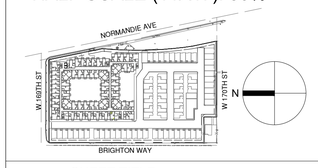
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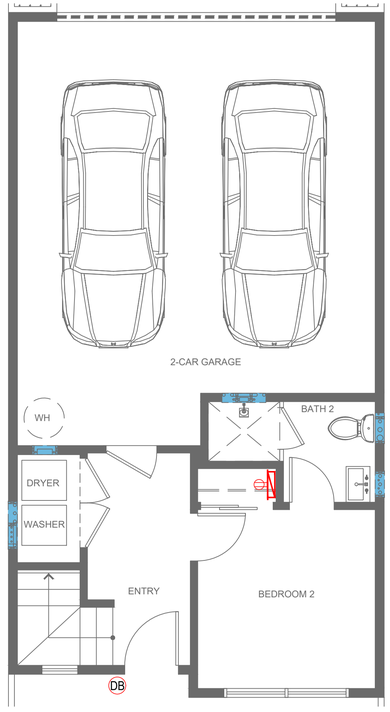
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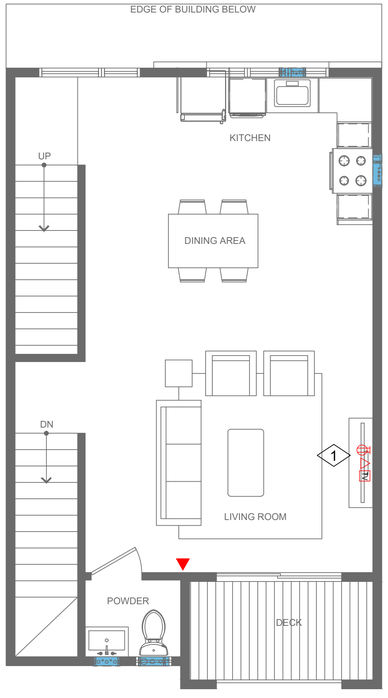
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ENLARGE UNIT PLANS

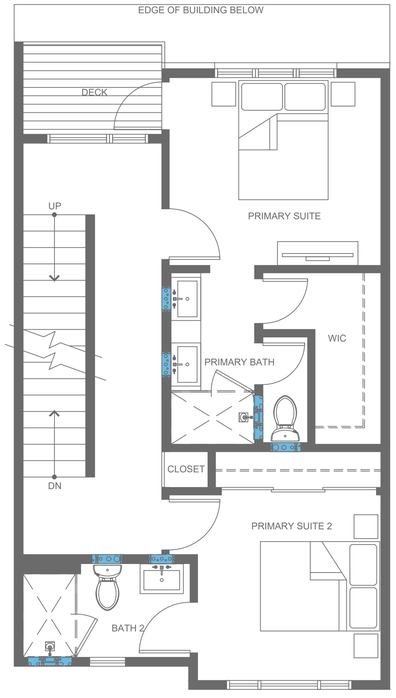
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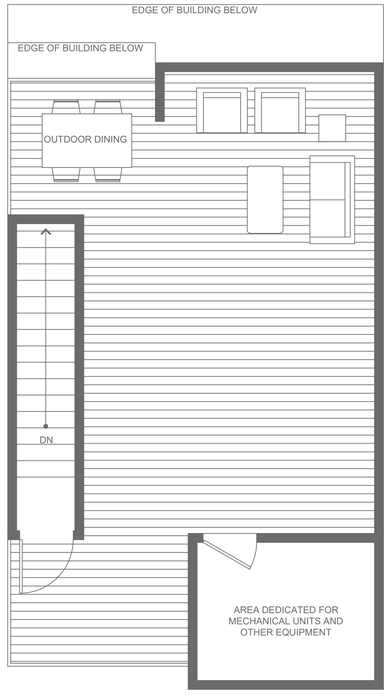
FIRST FLOOR PLAN
355 SF
(EXCLUDES GARAGE)



SECOND FLOOR PLAN
746 SF



THIRD FLOOR PLAN
790 SF



ROOF PLAN - DECK
(AREA NOT INCLUDED IN FLOOR AREA CALCULATION)

TOWNHOUSE TYPE 1
3-BEDROOM
1,642 SF

SHEET NOTES

KEYNOTES

1. TV LOCATIONS TO BE PROVIDED WITH COAX, DATA, DUPLEX POWER OUTLETS

LEGENDS

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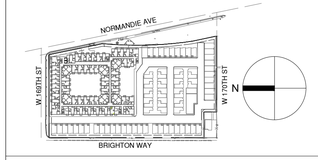
09/27/2024

CONSULTANT:

Project Systems Group
Low Voltage+Communications+Security
Design Consultant
Rene.crisologo@projectsystemsgroup.com
(323) 363-1162

FULL SCALE (24X36): 1/4" = 1'-0"
0 2' 4' 8' 16'

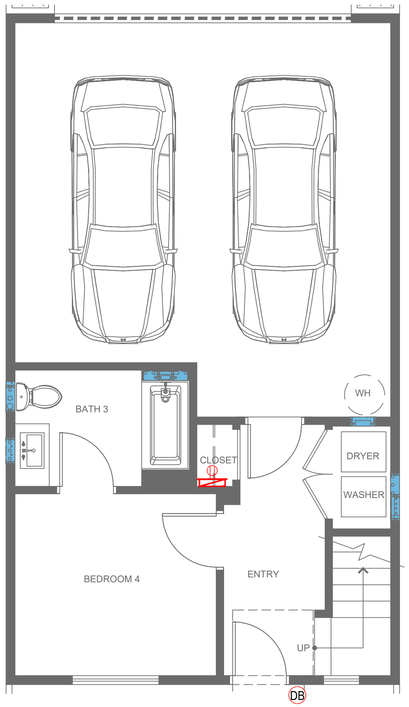
HALF SCALE (11X17): 50%



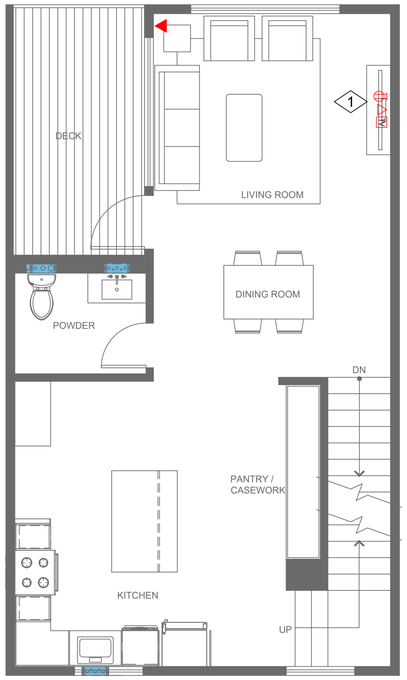
SHEET TITLE

ENLARGE UNIT PLANS

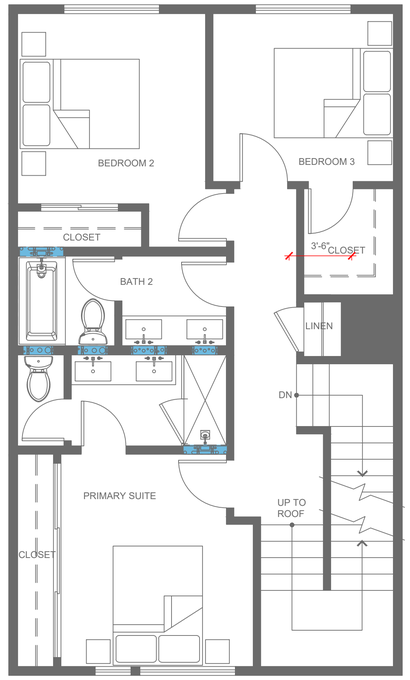
SHEET NO. **LV A2.07**



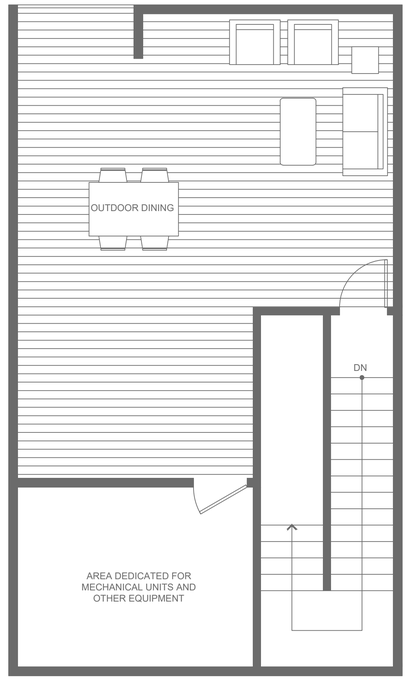
FIRST FLOOR PLAN
362 SF
(EXCLUDES GARAGE)



SECOND FLOOR PLAN
716 SF



THIRD FLOOR PLAN
825 SF



ROOF PLAN - DECK
(AREA NOT INCLUDED IN FLOOR AREA CALCULATION)

TOWNHOUSE TYPE 2
4-BEDROOM
1,903 SF

SHEET NOTES

KEYNOTES

1. TV LOCATIONS TO BE PROVIDED WITH COAX, DATA, DUPLEX POWER OUTLETS

LEGENDS

- MEDIA BOX
- TELEPHONE OUTLET
- DATA OUTLET
- CATV OUTLET
- WIRED DOOR BELL
- ELECTRICAL OUTLET

PROJECT:

NORMANDIE APARTMENTS

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

COASTLINE REAL ESTATE ADVISORS, INC.

134 LOMITA STREET
EL SEGUNDO | CA 90245

urban-architecture LAB
1657 alvira street second floor los angeles, ca 90035
tel. 323.954.9996 www.u-a-lab.com © 2022

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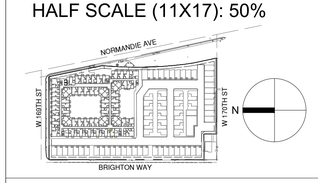
ENTITLEMENT SET

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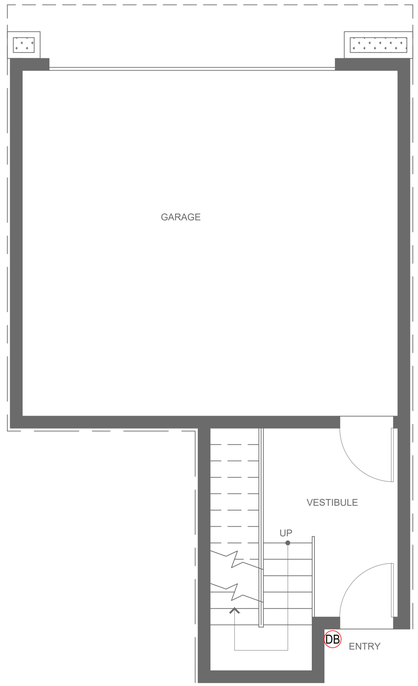


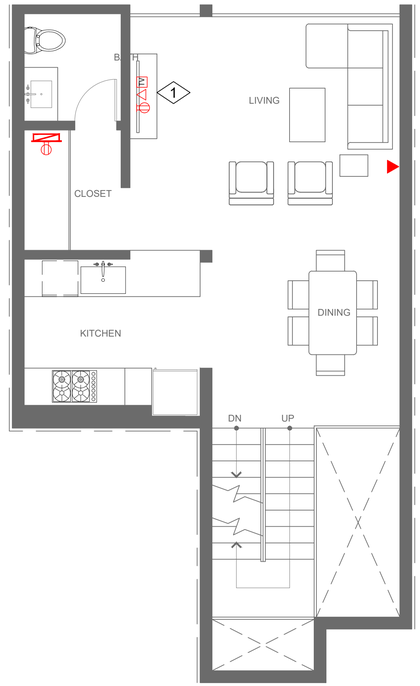
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ENLARGE UNIT PLANS

SHEET NO. **LV A2.08**

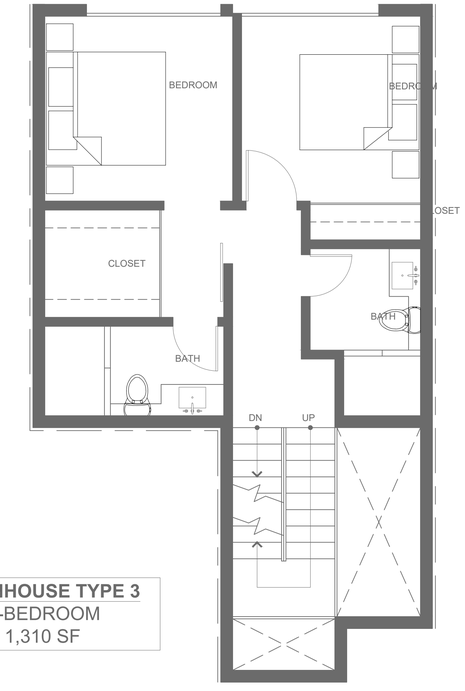
FIRST FLOOR PLAN
110 SF
(EXCLUDES GARAGE)

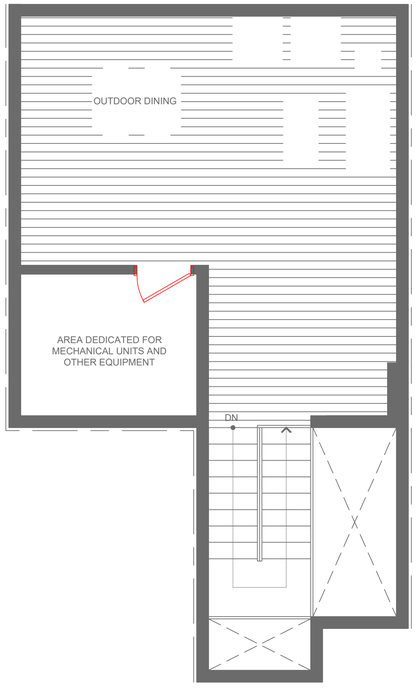




SECOND FLOOR PLAN
600 SF

THIRD FLOOR PLAN
600 SF





TOWNHOUSE TYPE 3
2-BEDROOM
1,310 SF

ROOF PLAN - DECK
(AREA NOT INCLUDED IN FLOOR AREA CALCULATION)

SHEET NOTES

KEYNOTES

1. TV LOCATIONS TO BE PROVIDED WITH COAX, DATA, DUPLEX POWER OUTLETS

LEGENDS

- MEDIA BOX
- TELEPHONE OUTLET
- DATA OUTLET
- CATV OUTLET
- WIRED DOOR BELL
- ELECTRICAL OUTLET

PROJECT:

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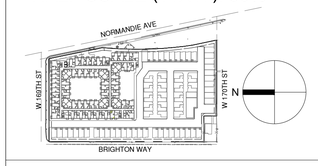
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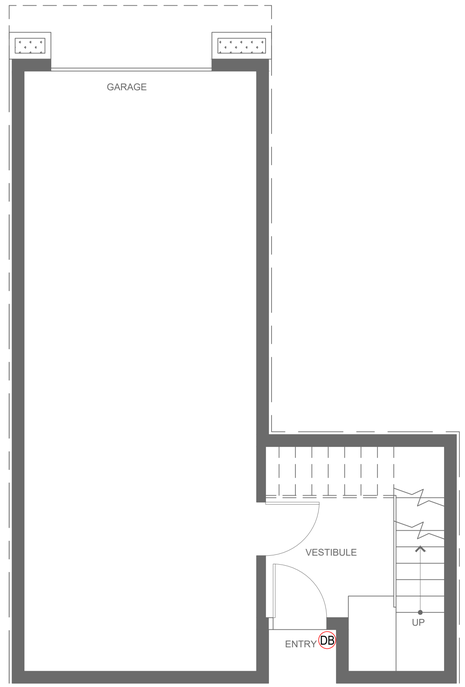


SHEET TITLE

ENLARGE UNIT PLANS

SHEET NO. **LV A2.09**

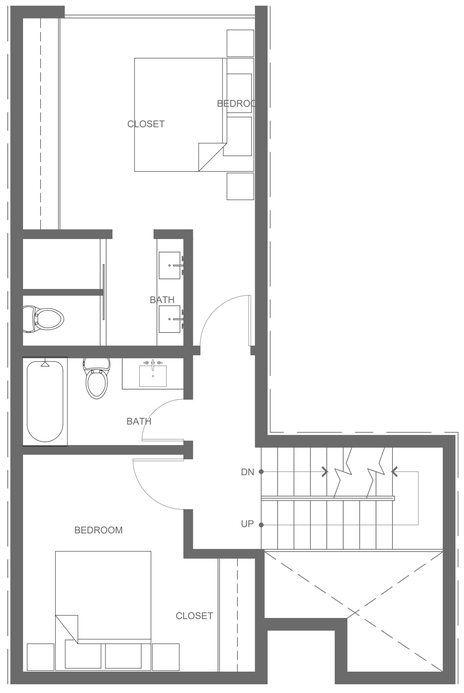
FIRST FLOOR PLAN
103 SF



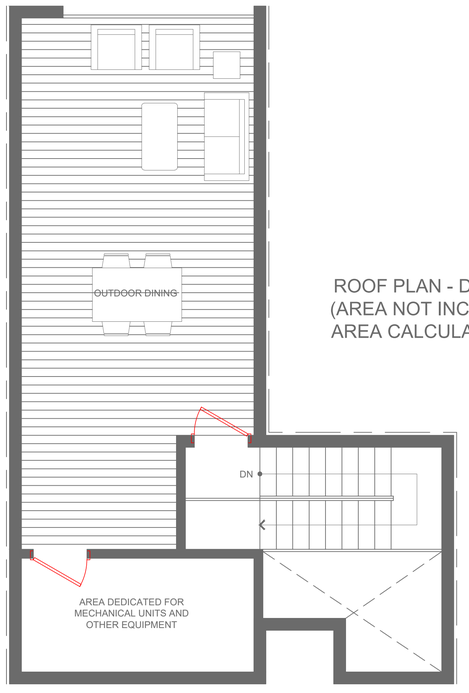
SECOND FLOOR PLAN
610 SF



THIRD FLOOR PLAN
610 SF



ROOF PLAN - DECK
(AREA NOT INCLUDED IN FLOOR AREA CALCULATION)



TOWNHOUSE TYPE 4
2-BEDROOM
1,323 SF

SHEET NOTES

KEYNOTES

1. TV LOCATIONS TO BE PROVIDED WITH COAX, DATA, DUPLEX POWER OUTLETS

LEGENDS

- MEDIA BOX
- TELEPHONE OUTLET
- DATA OUTLET
- CATV OUTLET
- WIRED DOOR BELL
- ELECTRICAL OUTLET

PROJECT:

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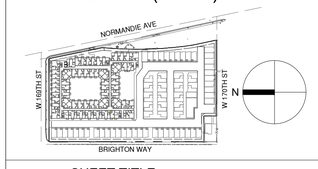
ENTITLEMENT SET

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HALF SCALE (11X17): 50%



SHEET TITLE

ENLARGE UNIT PLANS

SHEET NO. **LV A2.10**

LIGHTING SHEET INDEX

LT-1.0	LIGHTING FIXT SCHED
LT-2.0	SITE LIGHTING LAYOUT
LT-2.1	SITE PHOTOMETRIC AREA A
LT-2.2	SITE PHOTOMETRIC AREA B
LT-2.3	SITE PHOTOMETRIC AREA C
LT-2.4	SITE PHOTOMETRIC AREA D
LT-2.5	SITE LIGHTING RENDER
LT-3.0	2nd FLR COURTYARD LIGHTING PLAN
LT-3.1	2nd FLR COURTYARD PHOTOMETRIC
LT-3.2	2nd FLR COURTYARD LIGHTING RENDER
LT-4.0	2nd FLR POOL LIGHTING PLAN
LT-4.1	2nd FLR POOL PHOTOMETRIC
LT-4.2	2nd FLR POOL LIGHTING RENDER
LT-5.0	ROOF DECK LIGHTING PLAN
LT-5.1	ROOF DECK PHOTOMETRIC AND RENDER
LT-6.0	LIGHTING SPECS 1
LT-6.1	LIGHTING SPECS 2
LT-6.2	LIGHTING SPECS 3

NORMANDIE LIGHTING FIXTURE SCHEDULE
Date: 11-21-2024

IMAGE	TYPE	LOCATION	DESCRIPTION	MANUFACTURER	PART NUMBER	WATTAGE	CCT	VOLTAGE	DIMMING / CONTROLS NOTES	NOTES
	A3	LARGE COURTYARD	AREA LIGHT 3	LUMUX	BL344-TALL-10'-WHITE-3000K-120/277-(FINISH)-OCC	85 WATTS	3000K	120/277 V	INTEGRAL MOTION WITH DIM CAPABLE, ON TIMECLOCK	
	B1	VARIOUS SITE LIGHTING	BOLLARD	LUMUX	BL350-T2-WHITE-3000K-(FINISH)	39 WATTS	3000K	120/277 V	NO DIMMING REQUIRED, ON TIMECLOCK	
	B3	POOL	BOLLARD	LUMUX	BL350-T4-WHITE-3000K-(FINISH)-GFCI	39 WATTS	3000K	120/277 V	NO DIMMING REQUIRED, ON TIMECLOCK	
	D1	CEILINGS AT OVERHANGS/ ENTRY POINTS	DOWNLIGHT	DMF	M4CC / DRD2M12930SP0 / M4TRS(FINISH)	15 WATTS	3000K	120/277 V	0-10V, ON TIMECLOCK	CONFIRM CEILING MATERIAL
	D2	AWNINGS AT COURTYARDS	DOWNLIGHT CANOPY	WAC	3831-27/3040BK+ REMOTE TRANSFORMER	8 WATTS	3000K	12 V	HAS INTEGRAL DIMMING, NO DIMMING REQUIRED, ON TIMECLOCK	REQUIRES TRANSFORMER
	F1	VARIOUS TREES UPLIGHTING	TREE FLOOD 1	WAC	5011-30BZ + REMOTE TRANSFORMER	18 WATTS	3000K	12 V	HAS INTEGRAL DIMMING, NO DIMMING REQUIRED, ON TIMECLOCK	REQUIRES TRANSFORMER
	F2	VARIOUS TREES TREE MOUNTING	TREE FLOOD 2	WAC	5611-30BBR + TREE MOUNT 5000-TCP-BZ + REMOTE DRIVER	11 WATTS	3000K	12 V	NO DIMMING REQUIRED, ON TIMECLOCK	REQUIRES TRANSFORMER, MOUNTS INSIDE OF TREE BRANCHES
	F3	CABANA FLOOD LIGHT	CABANA FLOOD	BK LIGHTING	MM-LED-e71-21-BZP-12-C + MOUNTING: BC7-(FINISH) + REMOTE DRIVER: TRe20	3 WATTS	3000K	12 V	NO DIMMING REQUIRED, ON TIMECLOCK	CONFIRM FINISH, REQUIRES TRANSFORMER, MOUNTS INSIDE OF POOL TERRACE CABANAS
	F4	AWNINGS AT COURTYARDS	CANOPY FLOOD 1	BK LIGHTING	AR-LED-RM-e65-MFL-A9-WHP-12-A-3'-WM + REMOTE TRANSFORMER	7 WATTS	3000K	12 V	NO DIMMING REQUIRED, ON TIMECLOCK	REQUIRES TRANSFORMER, MOUNTS ON UNDERSIDE OF COURTYARD AWNING FOR FLOOD LIGHTING
	G1	VARIOUS INGROUND PATHS	INGROUND MARKER LIGHT	MP LIGHTING	L07-W30H-C-SS + REMOTE DRIVER	0.2 WATTS	3000K	12 V	NO DIMMING REQUIRED, ON TIMECLOCK	REQUIRES TRANSFORMER
	G2	RETAIL ENTRY UPLIGHTS	INGROUND UPLIGHT	WAC	5031-30BZ + REMOTE TRANSFORMER	12 WATTS	3000K	12 V	HAS INTEGRAL DIMMING, NO DIMMING REQUIRED, ON TIMECLOCK	REQUIRES TRANSFORMER
	L1	FESTOON LIGHTING COURTYARD	FESTOON LIGHTING	TEGAN	EXTON SYSTEM W/ GLOBES: EXS-K-C-GEF-BLK	5 WATT/ BULB	3000K		0-10V, ON TIMECLOCK	MOUNT 2 FOOT APART, MOUNT AT 10 FOOT TO 12 FOOT HIGH MAXIMUM. CONFIRM ELECTRICAL ACCESS FOR THE POLES
	L2	GARAGE ENTRY OFF STREET	LINEAR GARAGE ENTRY	ELITE MAXILUME	OLS-CM-LED-4-S-F-750L-DIM10-MVOLT-30K85-(FINISH) WITH DFCSJ-OEM-OCC	6.5 WATTS/ FT	3000K	120/277 V	0-10V, INTEGRATED OCCUPNACY AND DAYLIGHTING	DAMP LOCATION RATED, MAKE SURE TO MOUNT AT LEAST 4 FOOT AWAY FROM OPENNING OF GARAGE AND AWAY FROM ANY GATE OBSTRUCTIONS
	L3	VARIOUS BENCH UNDER LIGHTS	EXTERIOR LED TAPE LIGHT	CORE LIGHTING	LNT-85-HB-30K-24V-(LENGTH)-IP68BF-HW10 + AC39 CHANNEL + REMOTE DRIVER WITH 0-10V DIMMING	3.4 WATTS/FT	3000K	24 V	0-10V, ON TIMECLOCK	MAX RUN LENGTH IS 23 FT, REQUIRES DRIVER, CHANNEL TO BE CUT TO FIT ARC OF BENCH. SEE CHANNEL PROFILE FOR CUT OUT REQUIRED
	L5	LINEAR LIGHTING AT RETAIL ENTRY	LINEAR RECESSED WET	ALIGHT	ACLS-8'-LS-30-80-U-HE-XP-(FINISH)-D-Q	5 WATTS/FT	3000K	120/277 V	0-10V, ON TIMECLOCK	CONFIRM CEILING MATERIAL
	P1	AWNINGS AT COURTYARDS	TRELLIS DECORATIVE PENDANT 1	BOVER	3090410417 0U	14 WATTS	3000K	120/277 V	ELV. ON TIMECLOCK	CONFIRM FINISH AND SHADE MATERIAL
	P2	AWNINGS AT COURTYARDS	TRELLIS DECORATIVE PENDANT 2	BOVER	3090321416 8U	9.5 WATTS	3000K	120/277 V	ELV. ON TIMECLOCK	CONFIRM FINISH AND SHADE MATERIAL
	P3	AWNINGS AT COURTYARDS	TRELLIS LAGRE PENDANT	STRUCTURA	AURA-RCT-D-4X8-L3O-SO-(FINISH)-CEE	36 WATTS	3000K	120/277 V	0-10V, ON TIMECLOCK	CONFIRM FINISH , REVIEW CATENARY MOUNTING FOR PROPER MOUNTING LOCATION ON CANOPY
	W1	WALL SCONCE	WALL SCONCE	WAC	WS-W54614-(FINISH)	12 WATTS	3000K	120/277 V	ELV. ON TIMECLOCK	MOUNT AT 6.5' AFF
	W2	STEP LIGHT	STEP LIGHT	LUMUX	SLS1400 7W WHITE 3000K 120-277V (FINISH)	7 WATTS	3000K	120/277 V	0-10V,ON TIMECLOCK	DOES NOT NEED TO DIM
	W3	WALL SCONCE	WALL SCONCE	WAC	WS-W54620-(FINISH)	12 WATTS	3000K	120/277 V	ELV. ON TIMECLOCK	MOUNT AT 6.5' AFF
	W5	TOWNHOME GARAGE ENTRY	WALL LIGHT	WAC	WS-W2504-(FINISH)	16 WATTS	3000K	120/277 V	ON TIMECLOCK	WILL NEED TO BE ON HOUSE POWER
	W6	GATE ENTRY AT PROPERTY LINE	WALL LIGHT	LITHONIA	WPX1 LED P1-30K-MVOLT-(FINISH)	11 WATTS	3000K	120/277 V	0-10V, ON TIMECLOCK	DOES NOT NEED TO DIM
	W7	TOWNHOME UNIT ENTRY	WALL LIGHT	AFX	DEXW060612L30MVBK	12 WATTS	3000K	120/277 V	0-10V, ON TIMECLOCK	WILL NEED TO BE ON HOUSE POWER
	W8	AREA WALL LIGHT	WALL LIGHT	LUMUX	PL2014-T2-WHITE-3000K-120/277-(FINISH) -OCC	87 WATTS	3000K	120/277 V	0-10V, INTEGRAL MOTION WITH DIM CAPABLE, ON TIMECLOCK	WILL NEED TO BE ON HOUSE POWER

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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GARDENA | CA 90247

OWNER:

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PHASE

ENTITLEMENT SET

11/21/2024

LITE RITE DESIGN
LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/16" = 1'-0"
0 8' 16' 32' 64'
HALF SCALE (11X17): 50%



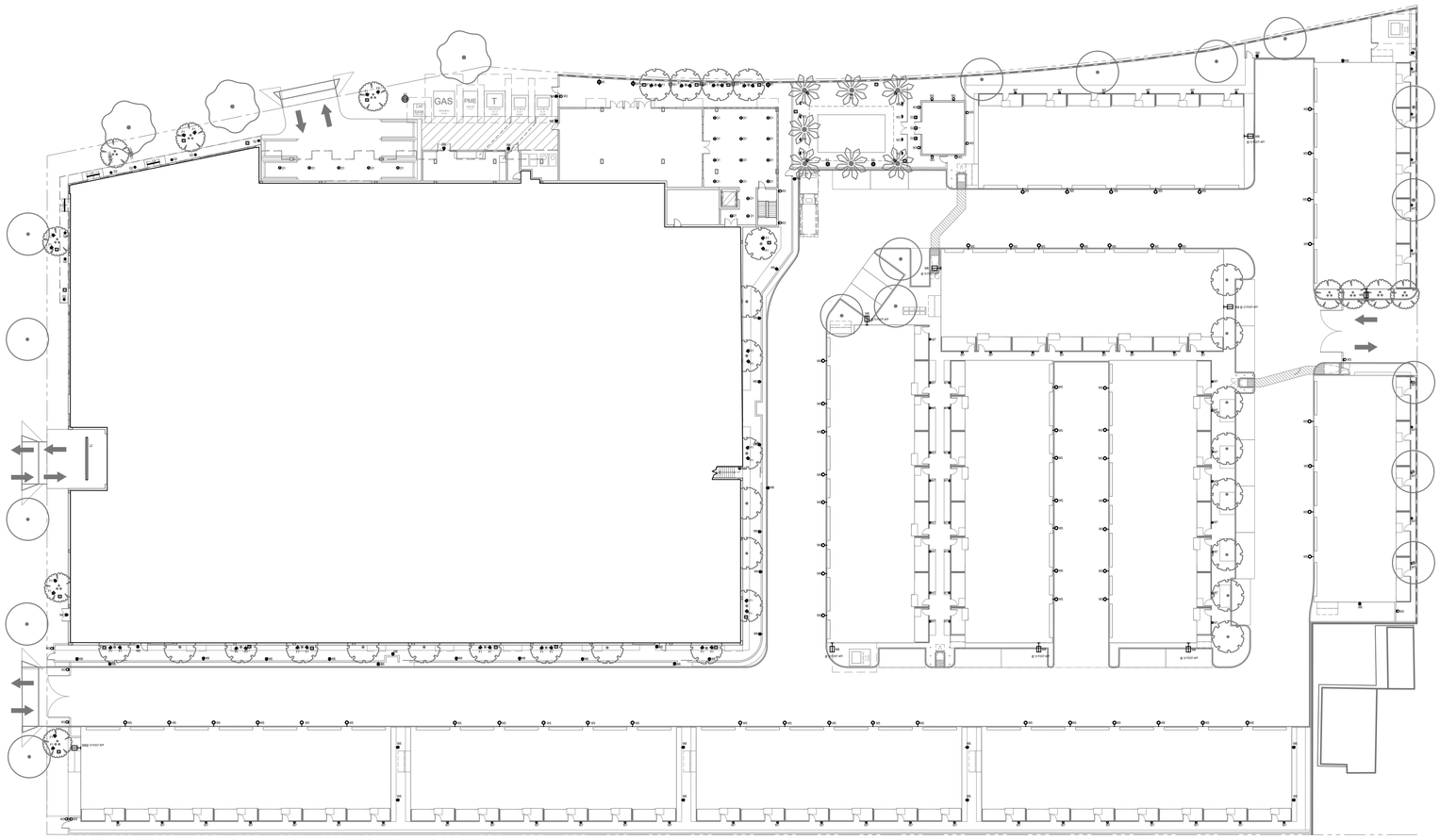
SHEET TITLE

LIGHTING FIXTURE SCHED

SHEET NO. **LT-1.0**

A

B



C

D

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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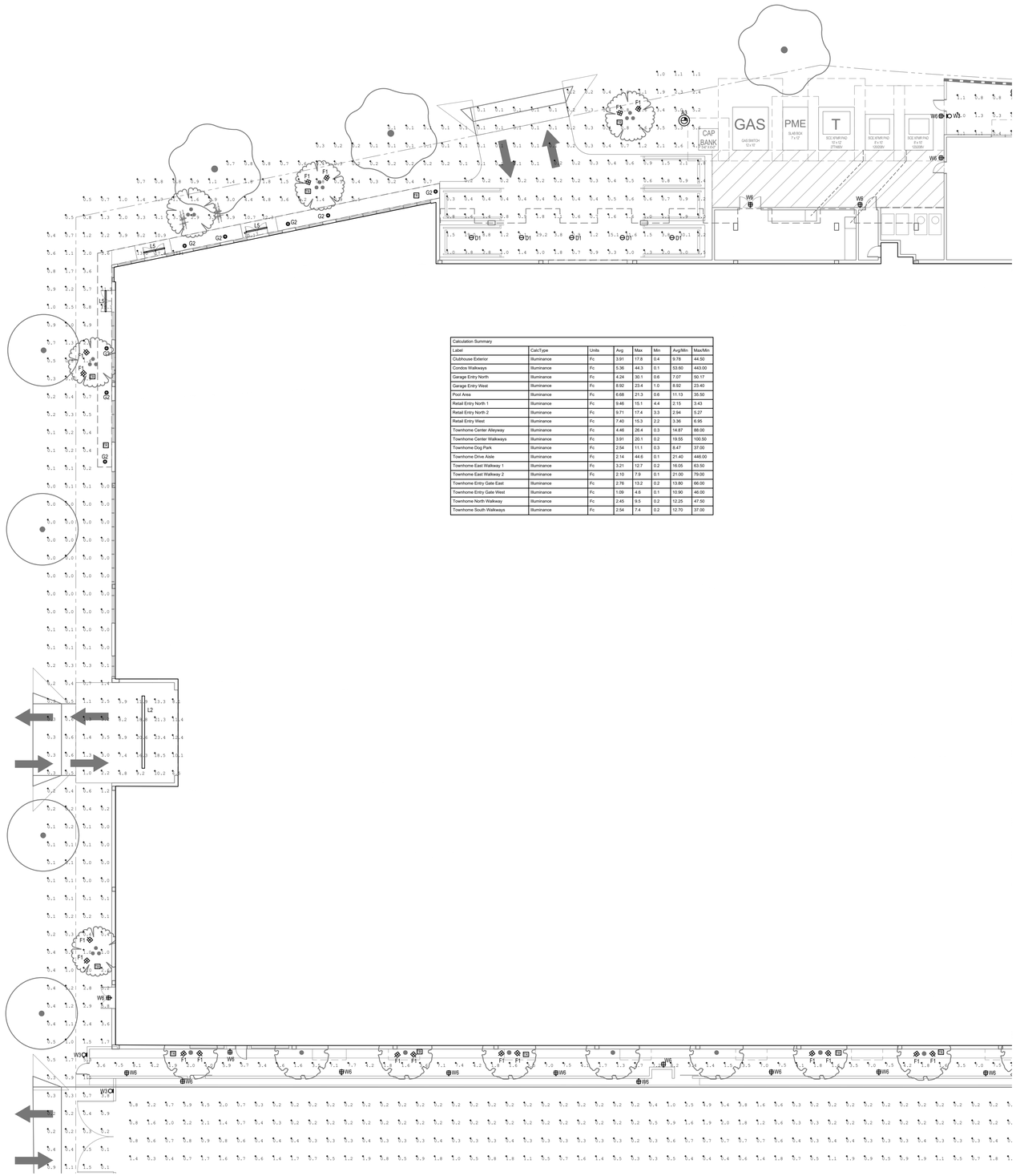
HALF SCALE (11X17): 50%



SHEET TITLE

SITE LIGHTING LAYOUT

SHEET NO. **LT-2.0**



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Clubhouse Exterior	Illuminance	Fc	3.91	17.8	0.4	9.78	44.50
Condos Walkways	Illuminance	Fc	5.36	44.3	0.1	53.60	443.00
Garage Entry North	Illuminance	Fc	4.24	30.1	0.6	7.07	50.17
Garage Entry West	Illuminance	Fc	8.92	23.4	1.0	8.92	23.40
Pool Area	Illuminance	Fc	6.68	21.3	0.6	11.13	35.50
Retail Entry North 1	Illuminance	Fc	9.46	15.1	4.4	2.15	3.43
Retail Entry North 2	Illuminance	Fc	9.71	17.4	3.3	2.94	5.27
Retail Entry West	Illuminance	Fc	7.40	15.3	2.2	3.36	6.95
Townhome Center Alleyway	Illuminance	Fc	4.46	26.4	0.3	14.87	88.00
Townhome Center Walkways	Illuminance	Fc	3.91	20.1	0.2	19.55	100.50
Townhome Dog Park	Illuminance	Fc	2.54	11.1	0.3	8.47	37.00
Townhome Drive Aisle	Illuminance	Fc	2.14	44.6	0.1	21.40	446.00
Townhome East Walkway 1	Illuminance	Fc	3.21	12.7	0.2	16.05	63.50
Townhome East Walkway 2	Illuminance	Fc	2.10	7.9	0.1	21.00	79.00
Townhome Entry Gate East	Illuminance	Fc	2.76	13.2	0.2	13.80	66.00
Townhome Entry Gate West	Illuminance	Fc	1.09	4.6	0.1	10.90	46.00
Townhome North Walkway	Illuminance	Fc	2.45	9.5	0.2	12.25	47.50
Townhome South Walkways	Illuminance	Fc	2.54	7.4	0.2	12.70	37.00

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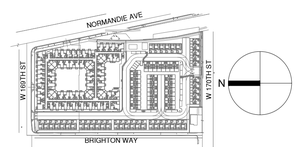
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FULL SCALE (24X36): 1/16" = 1'-0"

0 8' 16' 32' 64'

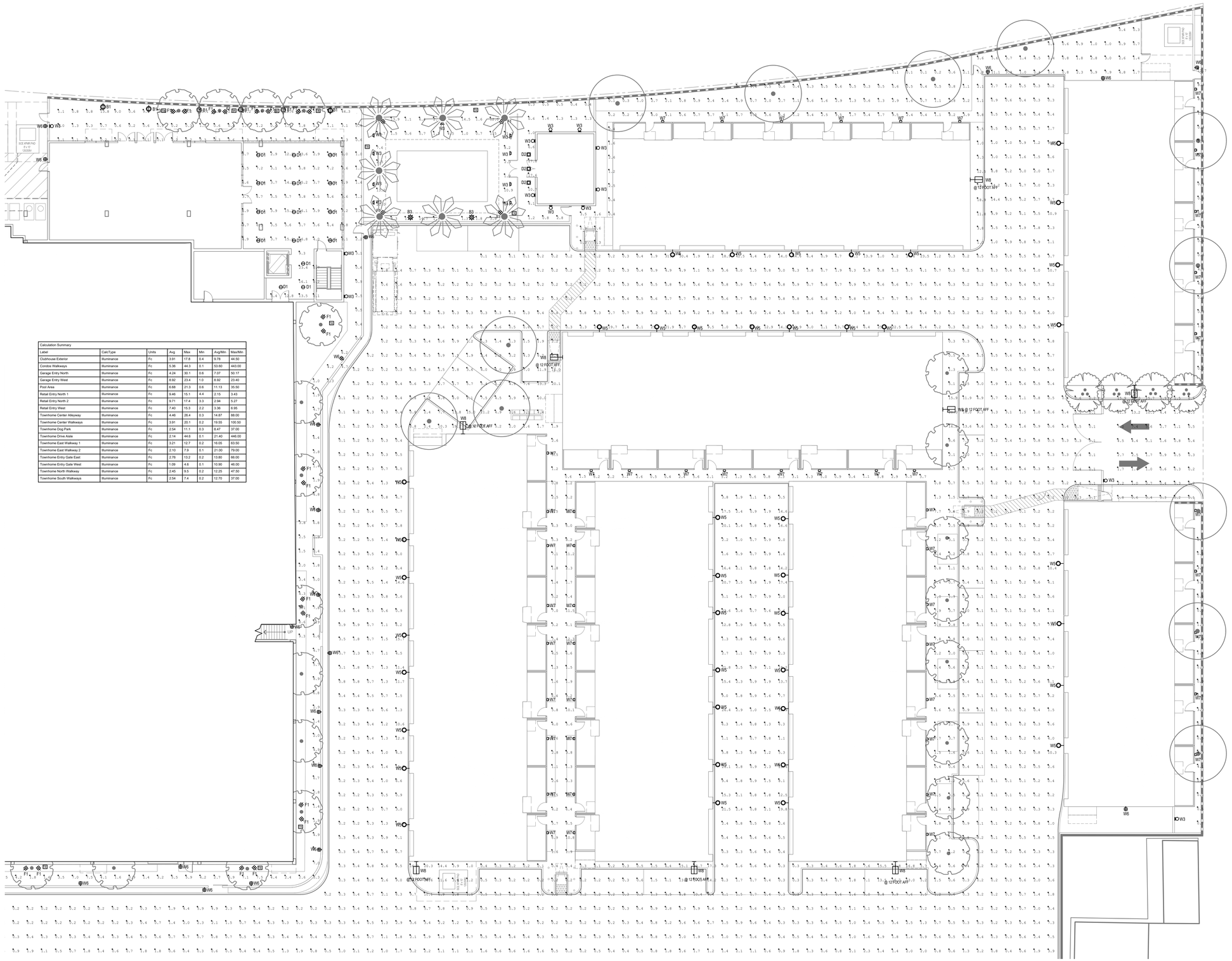
HALF SCALE (11X17): 50%



SHEET TITLE

SITE LIGHTING A PHOTOMETRIC

SHEET NO. **LT-2.1**



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Clubhouse Exterior	Illuminance	Fc	3.91	17.8	0.4	9.78	44.50
Condos Walkways	Illuminance	Fc	5.36	44.3	0.1	53.60	443.00
Garage Entry North	Illuminance	Fc	4.24	30.1	0.6	7.07	50.17
Garage Entry West	Illuminance	Fc	8.92	23.4	1.0	8.92	23.40
Pool Area	Illuminance	Fc	6.68	21.3	0.6	11.13	35.50
Retail Entry North 1	Illuminance	Fc	9.46	15.1	4.4	2.15	3.43
Retail Entry North 2	Illuminance	Fc	9.71	17.4	3.3	2.94	5.27
Retail Entry West	Illuminance	Fc	7.40	15.3	2.2	3.36	6.95
Townhome Center Alleyway	Illuminance	Fc	4.46	26.4	0.3	14.87	88.00
Townhome Center Walkways	Illuminance	Fc	3.91	20.1	0.2	19.55	100.50
Townhome Dog Park	Illuminance	Fc	2.54	11.1	0.3	8.47	37.00
Townhome Drive Aisle	Illuminance	Fc	2.14	44.6	0.1	21.40	446.00
Townhome East Walkway 1	Illuminance	Fc	3.21	12.7	0.2	16.05	63.50
Townhome East Walkway 2	Illuminance	Fc	2.10	7.9	0.1	21.00	79.00
Townhome Entry Gate East	Illuminance	Fc	2.76	13.2	0.2	13.80	66.00
Townhome Entry Gate West	Illuminance	Fc	1.09	4.6	0.1	10.90	46.00
Townhome North Walkway	Illuminance	Fc	2.45	9.5	0.2	12.25	47.50
Townhome South Walkways	Illuminance	Fc	2.54	7.4	0.2	12.70	37.00

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

SAIKO INVESTMENT CORP.
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NEXTGEN APARTMENTS LLC

134 LOMITA STREET
EL SEGUNDO | CA 90245

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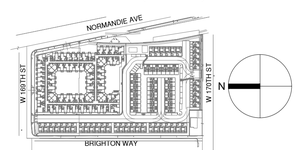
11/21/2024

LITE RITE DESIGN
LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/16" = 1'-0"

0 8' 16' 32' 64'

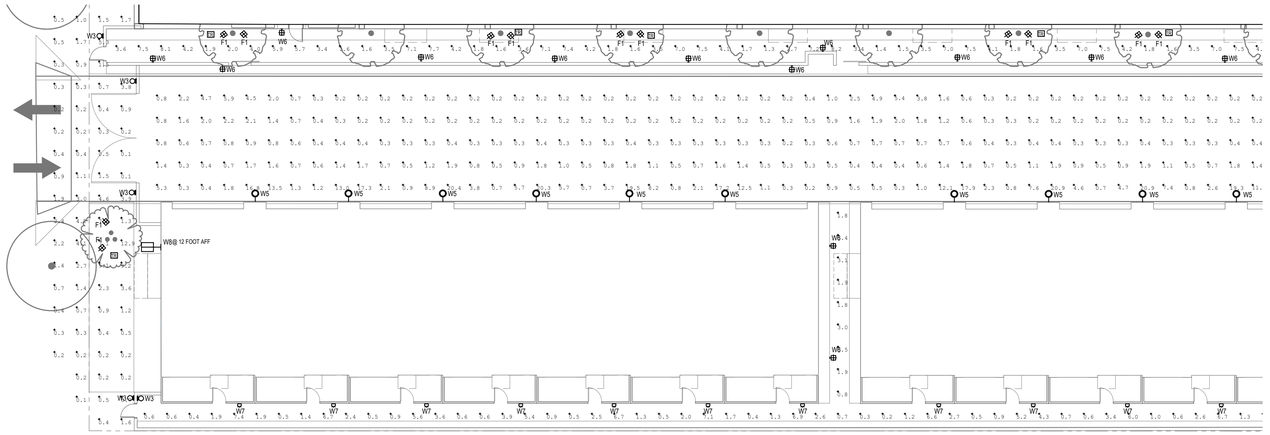
HALF SCALE (11X17): 50%



SHEET TITLE

SITE LIGHTING B PHOTOMETRIC

SHEET NO. **LT-2.2**



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Clubhouse Exterior	Illuminance	Fc	3.91	17.8	0.4	9.78	44.50
Condos Walkways	Illuminance	Fc	5.36	44.3	0.1	53.60	443.00
Garage Entry North	Illuminance	Fc	4.24	30.1	0.6	7.07	50.17
Garage Entry West	Illuminance	Fc	8.92	23.4	1.0	8.92	23.40
Pool Area	Illuminance	Fc	6.68	21.3	0.6	11.13	35.50
Retail Entry North 1	Illuminance	Fc	9.46	15.1	4.4	2.15	3.43
Retail Entry North 2	Illuminance	Fc	9.71	17.4	3.3	2.94	5.27
Retail Entry West	Illuminance	Fc	7.40	15.3	2.2	3.36	6.95
Townhome Center Alleyway	Illuminance	Fc	4.46	26.4	0.3	14.87	88.00
Townhome Center Walkways	Illuminance	Fc	3.91	20.1	0.2	19.55	100.50
Townhome Dog Park	Illuminance	Fc	2.54	11.1	0.3	8.47	37.00
Townhome Drive Aisle	Illuminance	Fc	2.14	44.6	0.1	21.40	446.00
Townhome East Walkway 1	Illuminance	Fc	3.21	12.7	0.2	16.05	63.50
Townhome East Walkway 2	Illuminance	Fc	2.10	7.9	0.1	21.00	79.00
Townhome Entry Gate East	Illuminance	Fc	2.76	13.2	0.2	13.80	66.00
Townhome Entry Gate West	Illuminance	Fc	1.09	4.6	0.1	10.90	46.00
Townhome North Walkway	Illuminance	Fc	2.45	9.5	0.2	12.25	47.50
Townhome South Walkways	Illuminance	Fc	2.54	7.4	0.2	12.70	37.00

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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OWNER:

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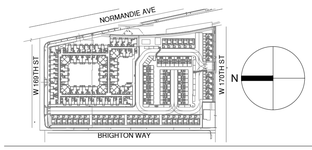
11/21/2024

LITE RITE DESIGN
LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/16" = 1'-0"

0 8' 16' 32' 64'

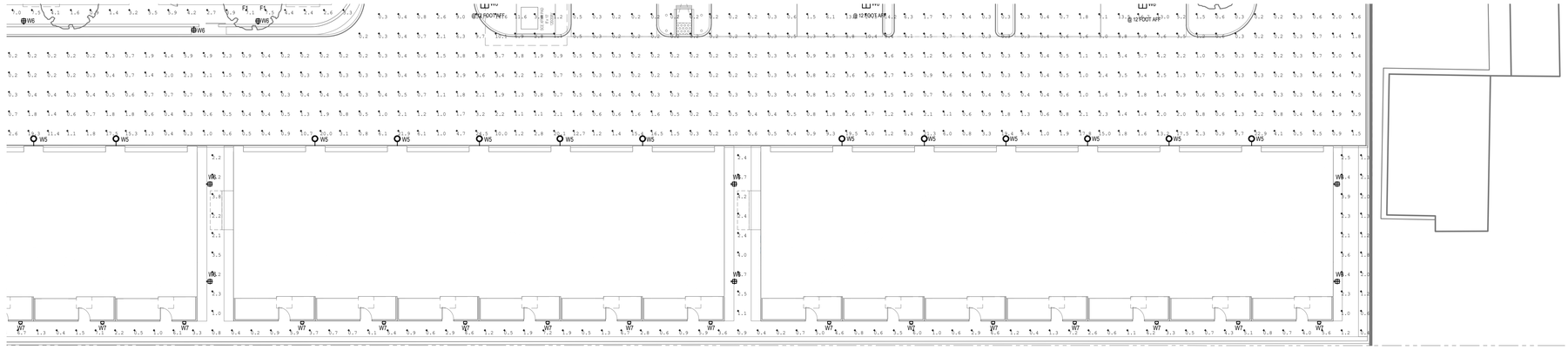
HALF SCALE (11X17): 50%



SHEET TITLE

SITE LIGHTING C PHOTOMETRIC

SHEET NO. **LT-2.3**



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Clubhouse Exterior	Illuminance	Fc	3.91	17.8	0.4	9.78	44.50
Condos Walkways	Illuminance	Fc	5.36	44.3	0.1	53.60	443.00
Garage Entry North	Illuminance	Fc	4.24	30.1	0.6	7.07	50.17
Garage Entry West	Illuminance	Fc	8.92	23.4	1.0	8.92	23.40
Pool Area	Illuminance	Fc	6.68	21.3	0.6	11.13	35.50
Retail Entry North 1	Illuminance	Fc	9.46	15.1	4.4	2.15	3.43
Retail Entry North 2	Illuminance	Fc	9.71	17.4	3.3	2.94	5.27
Retail Entry West	Illuminance	Fc	7.40	15.3	2.2	3.36	6.95
Townhome Center Alleyway	Illuminance	Fc	4.46	26.4	0.3	14.87	88.00
Townhome Center Walkways	Illuminance	Fc	3.91	20.1	0.2	19.55	100.50
Townhome Dog Park	Illuminance	Fc	2.54	11.1	0.3	8.47	37.00
Townhome Drive Aisle	Illuminance	Fc	2.14	44.6	0.1	21.40	446.00
Townhome East Walkway 1	Illuminance	Fc	3.21	12.7	0.2	16.05	63.50
Townhome East Walkway 2	Illuminance	Fc	2.10	7.9	0.1	21.00	79.00
Townhome Entry Gate East	Illuminance	Fc	2.76	13.2	0.2	13.80	66.00
Townhome Entry Gate West	Illuminance	Fc	1.09	4.6	0.1	10.90	46.00
Townhome North Walkway	Illuminance	Fc	2.45	9.5	0.2	12.25	47.50
Townhome South Walkways	Illuminance	Fc	2.54	7.4	0.2	12.70	37.00

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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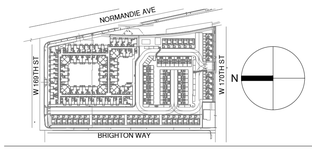
PHASE

ENTITLEMENT SET

11/21/2024

LITE RITE DESIGN
LONG BEACH, CA
562-430-6468

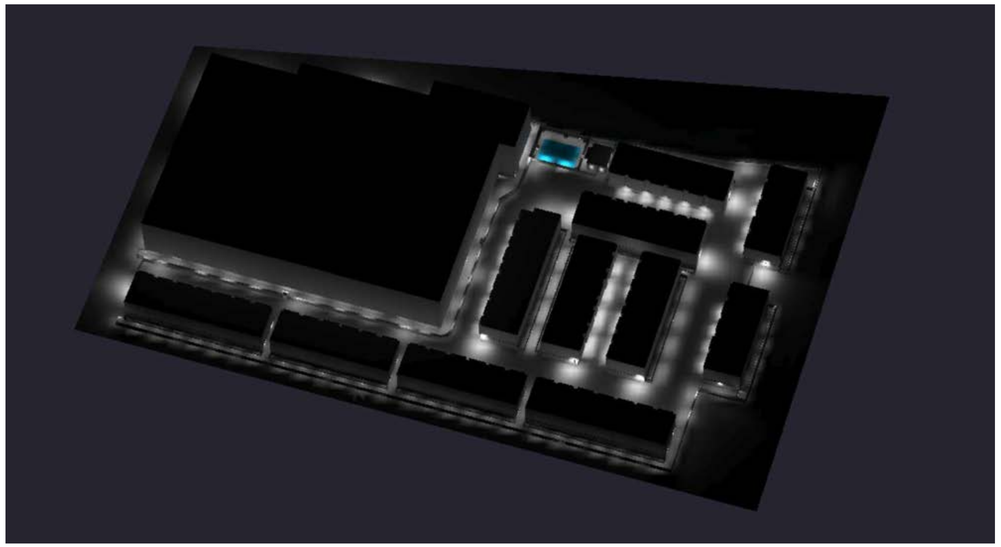
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0 8' 16' 32' 64'
HALF SCALE (11X17): 50%

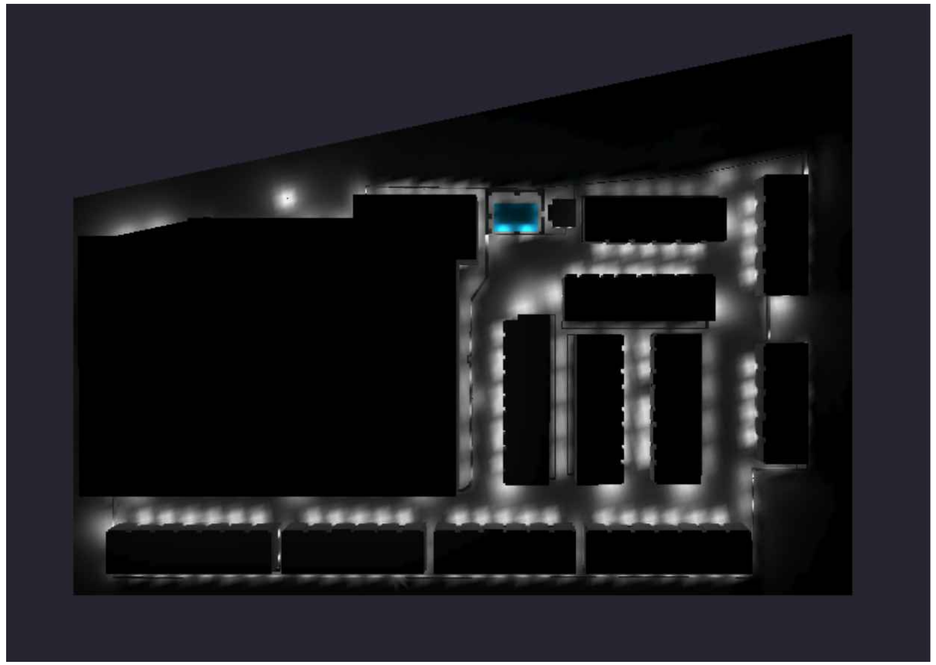


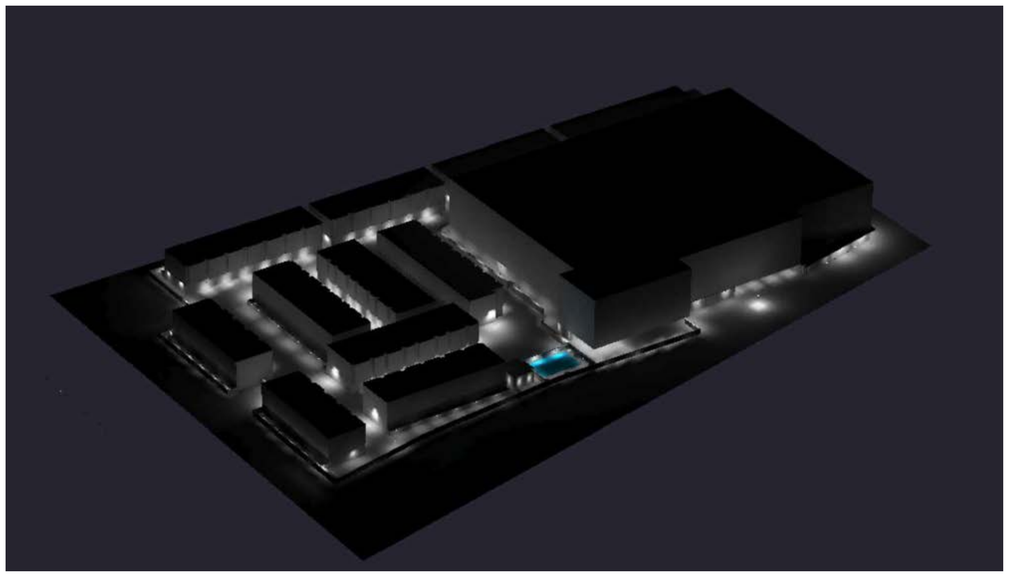
SHEET TITLE

SITE LIGHTING D PHOTOMETRIC

SHEET NO. **LT-2.4**







PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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ENTITLEMENT SET

11/21/2024

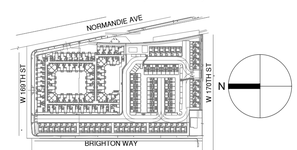
LITE RITE DESIGN

LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/16" = 1'-0"

0 8' 16' 32' 64'

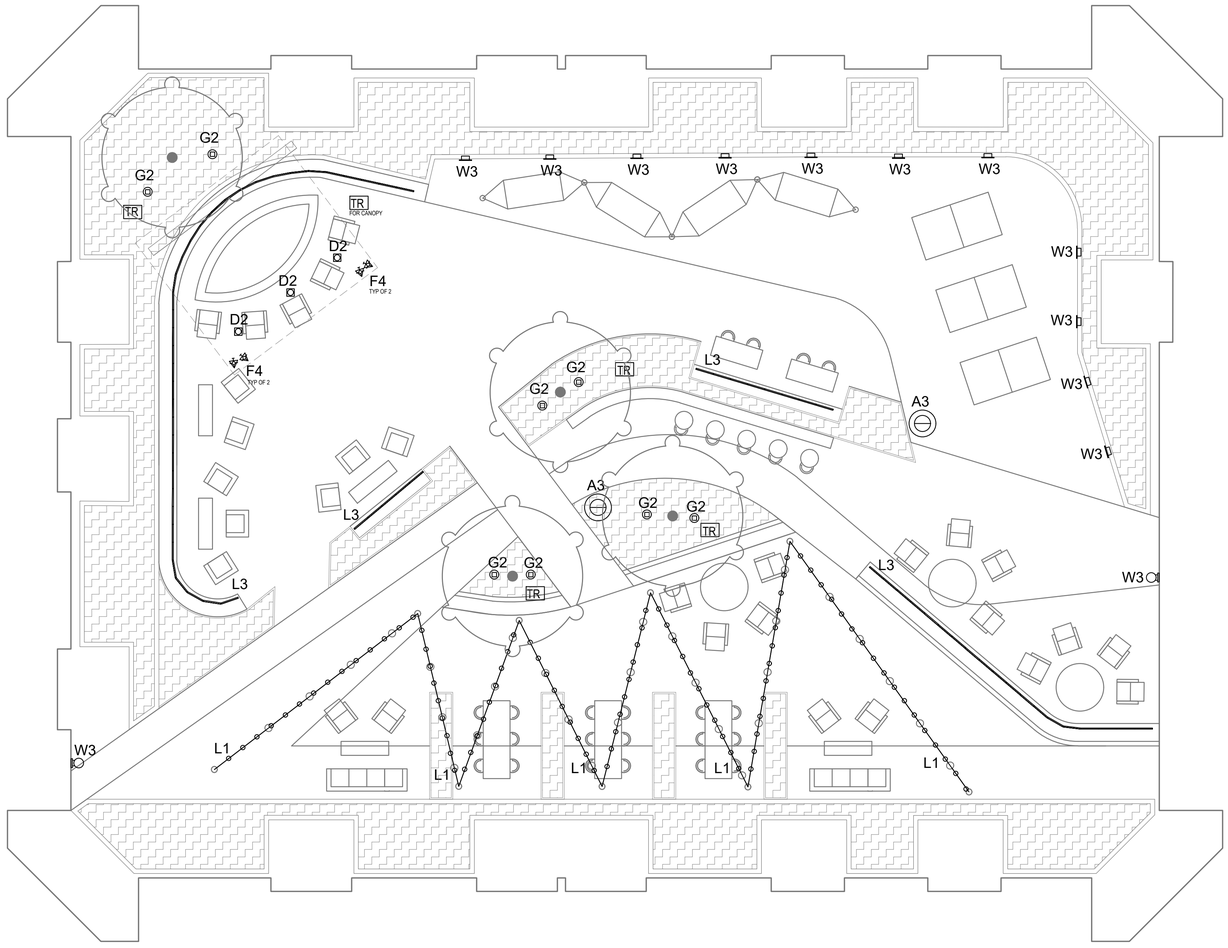
HALF SCALE (11X17): 50%



SHEET TITLE

SITE LIGHTING RENDER

SHEET NO. **LT-2.5**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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ENTITLEMENT SET

09/27/2024

LITE RITE DESIGN
LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/8" = 1'-0"

0 4' 8' 16' 32'

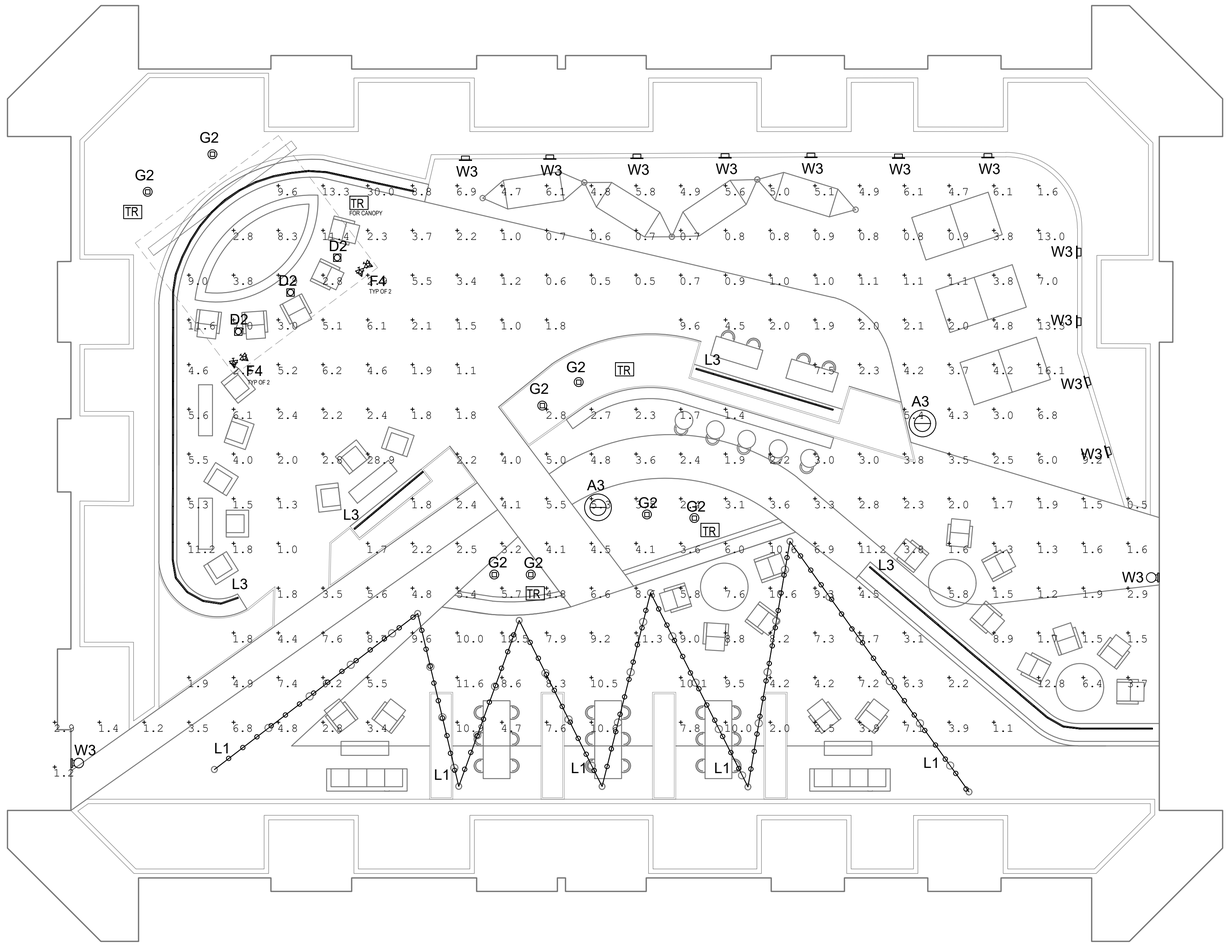
HALF SCALE (11X17): 50%



SHEET TITLE

2ND FLOOR COURTYARD LIGHTING

SHEET NO. **LT-3.0**



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
2nd Floor Courtyard	Illuminance	Fc	4.71	30.0	0.5	9.42	60.00
2nd Floor Pool Area	Illuminance	Fc	5.64	42.6	0.2	28.20	213.00

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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ENTITLEMENT SET

09/27/2024

LITE RITE DESIGN
LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/8" = 1'-0"
0 4' 8' 16' 32'
HALF SCALE (11X17): 50%

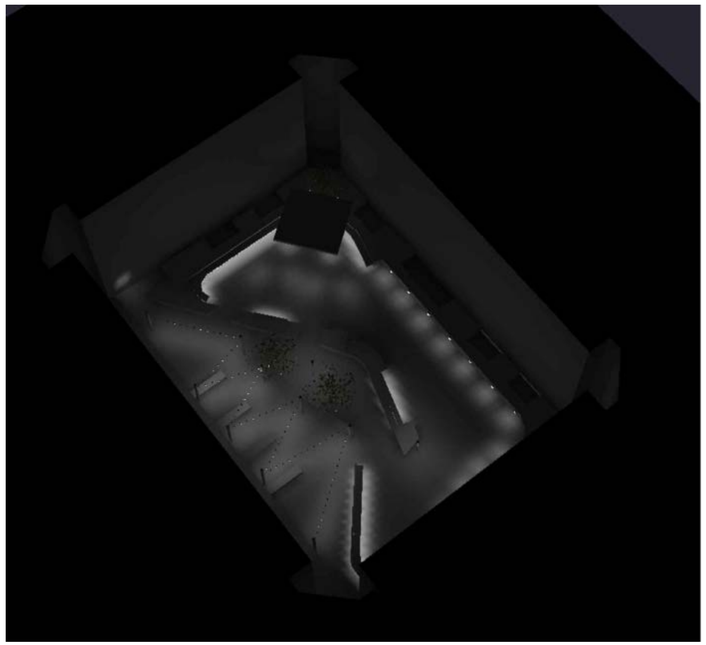


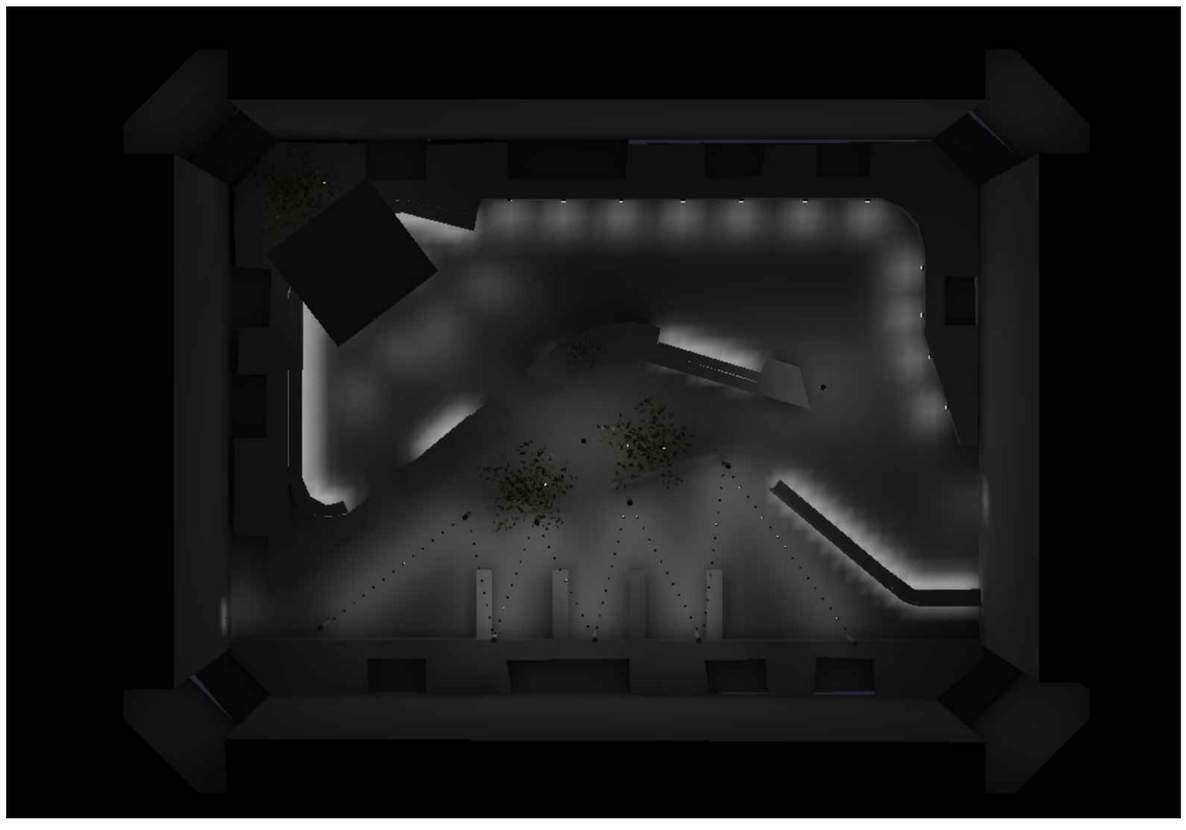
SHEET TITLE

2ND FLR COURTYARD LTG PHOTO

SHEET NO. **LT-3.1**







PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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LITE RITE DESIGN

LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/8" = 1'-0"

0 4' 8' 16' 32'

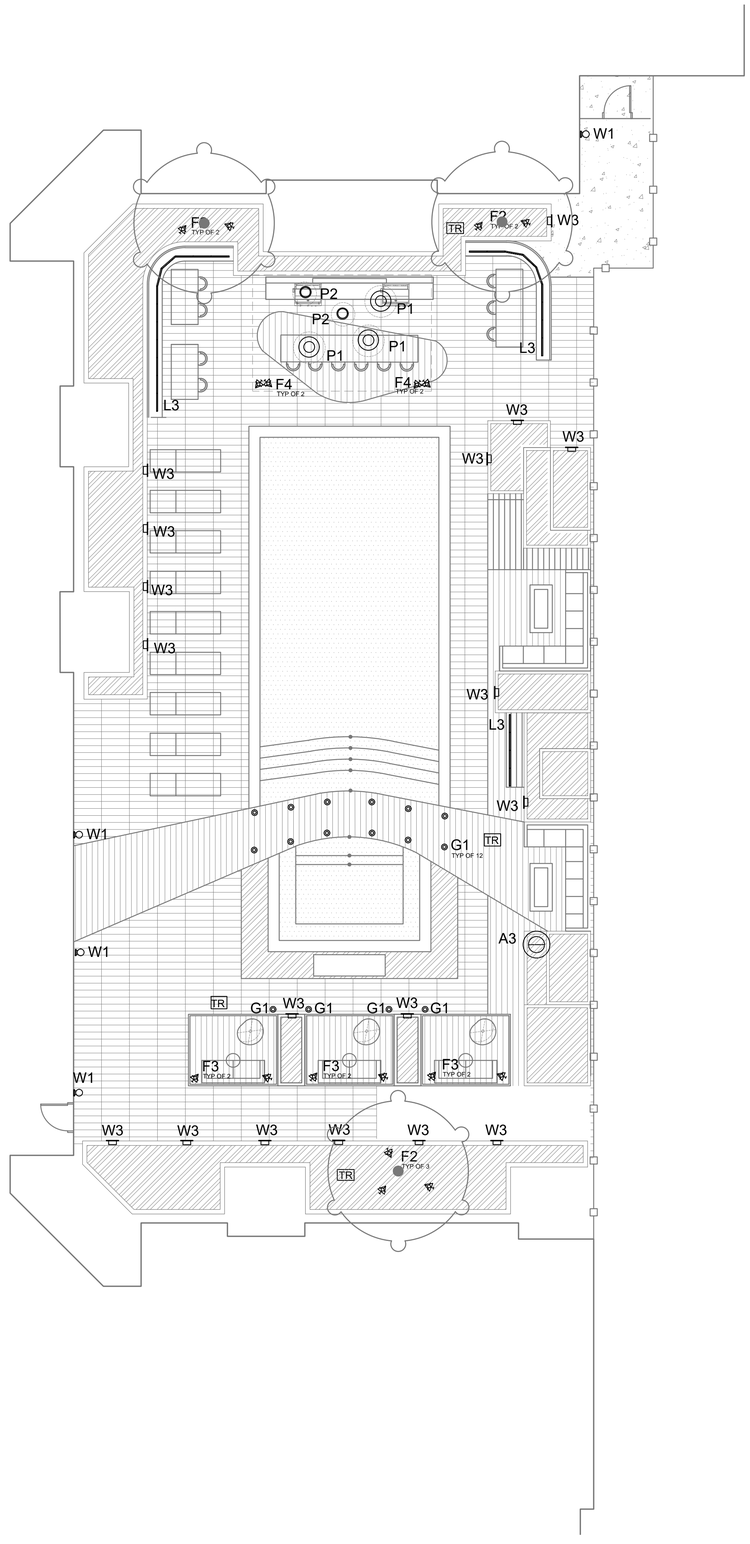
HALF SCALE (11X17): 50%



SHEET TITLE

COURTYARD RENDER

SHEET NO. **LT-3.2**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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LONG BEACH, CA
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FULL SCALE (24X36): 1/8" = 1'-0"

0 4' 8' 16' 32'

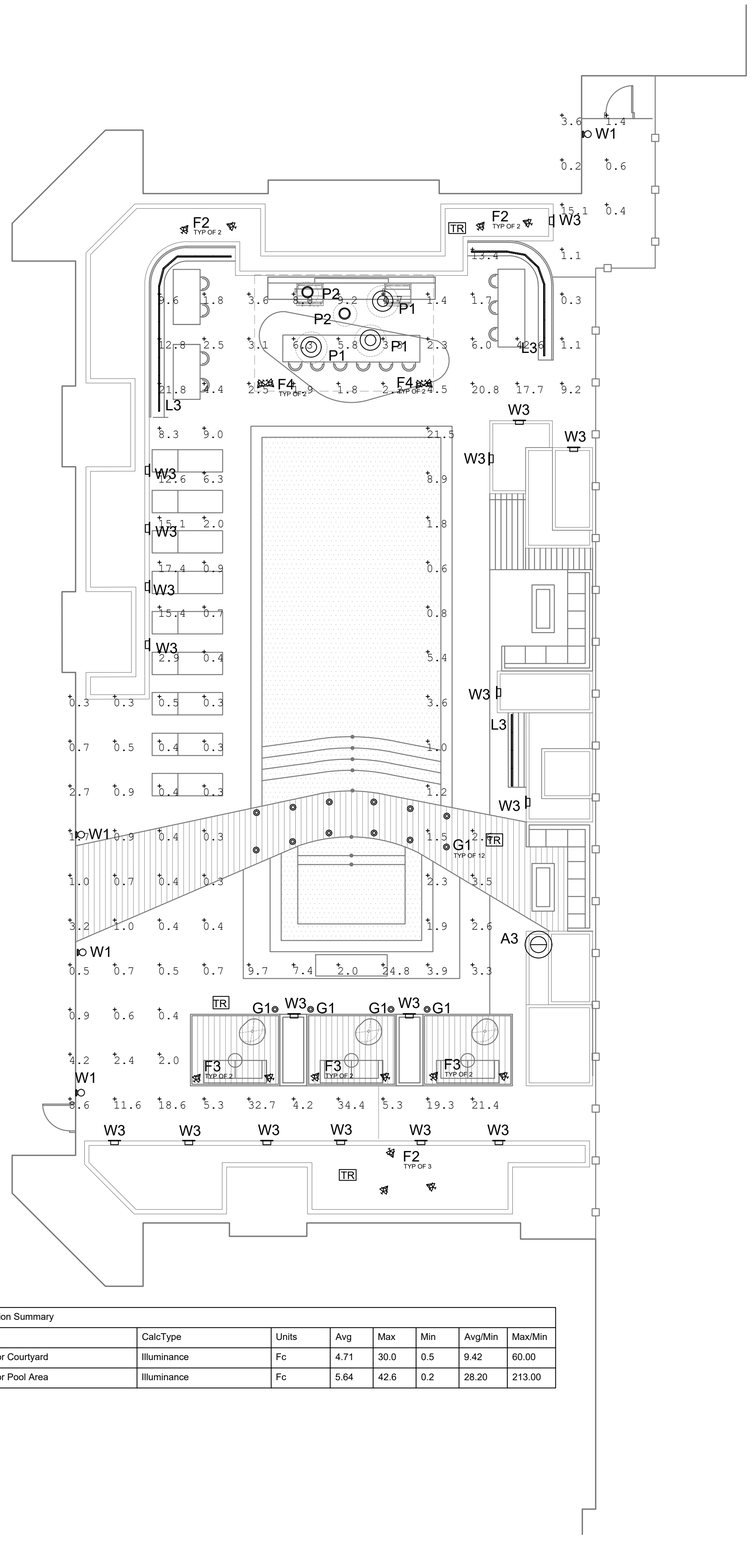
HALF SCALE (11X17): 50%



SHEET TITLE

2ND FLOOR POOL LIGHTING

SHEET NO. **LT-4.0**



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
2nd Floor Courtyard	Illuminance	Fc	4.71	30.0	0.5	9.42	60.00
2nd Floor Pool Area	Illuminance	Fc	5.64	42.6	0.2	28.20	213.00

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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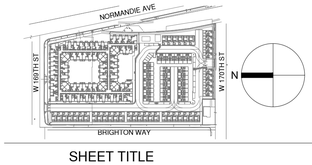
09/27/2024

LITE RITE DESIGN
LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/8" = 1'-0"

0 4' 8' 16' 32'

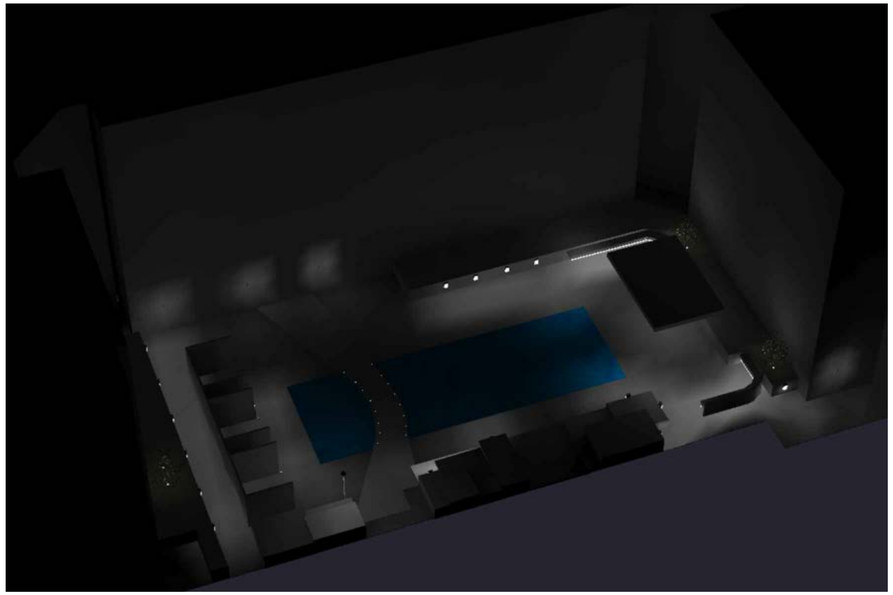
HALF SCALE (11X17): 50%



SHEET TITLE

2ND FLOOR POOL LTG PHOTO

SHEET NO. **LT-4.1**





PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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LITE RITE DESIGN

LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/16" = 1'-0"

0 8' 16' 32' 64'

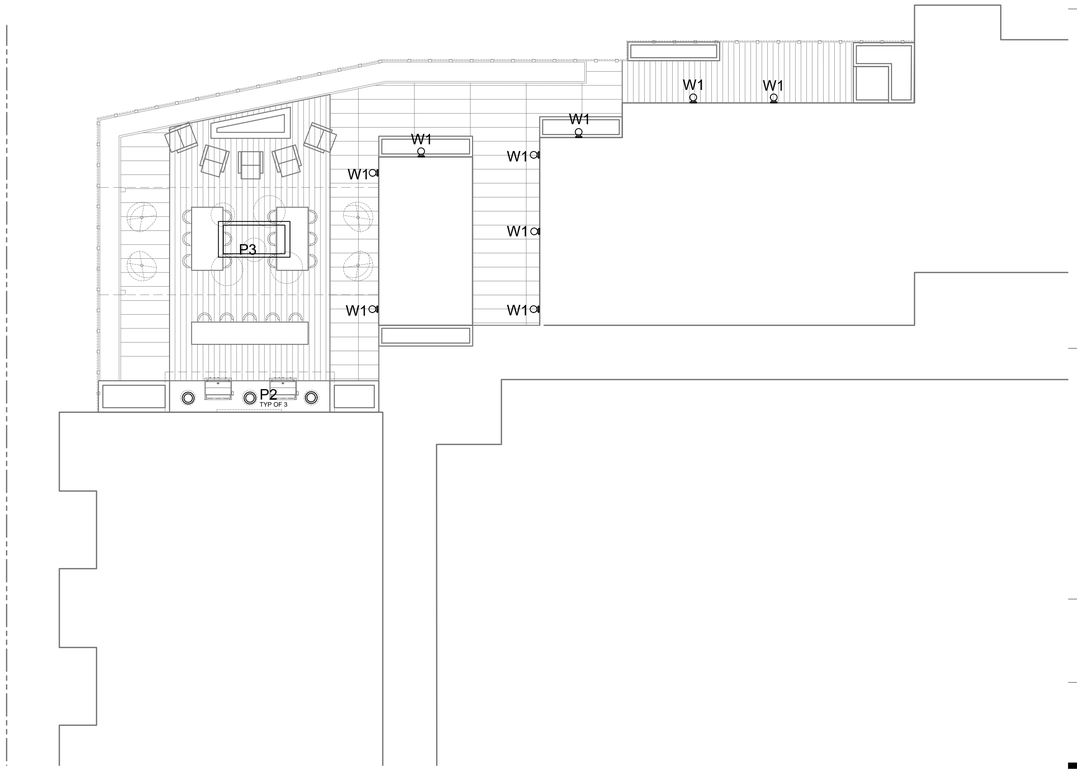
HALF SCALE (11X17): 50%



SHEET TITLE

POOL RENDER

SHEET NO. **LT-4.2**



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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LITE RITE DESIGN

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FULL SCALE (24X36): 1/8" = 1'-0"

0 4' 8' 16' 32'

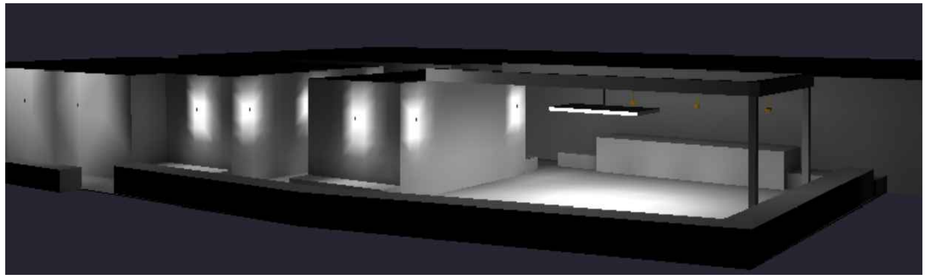
HALF SCALE (11X17): 50%



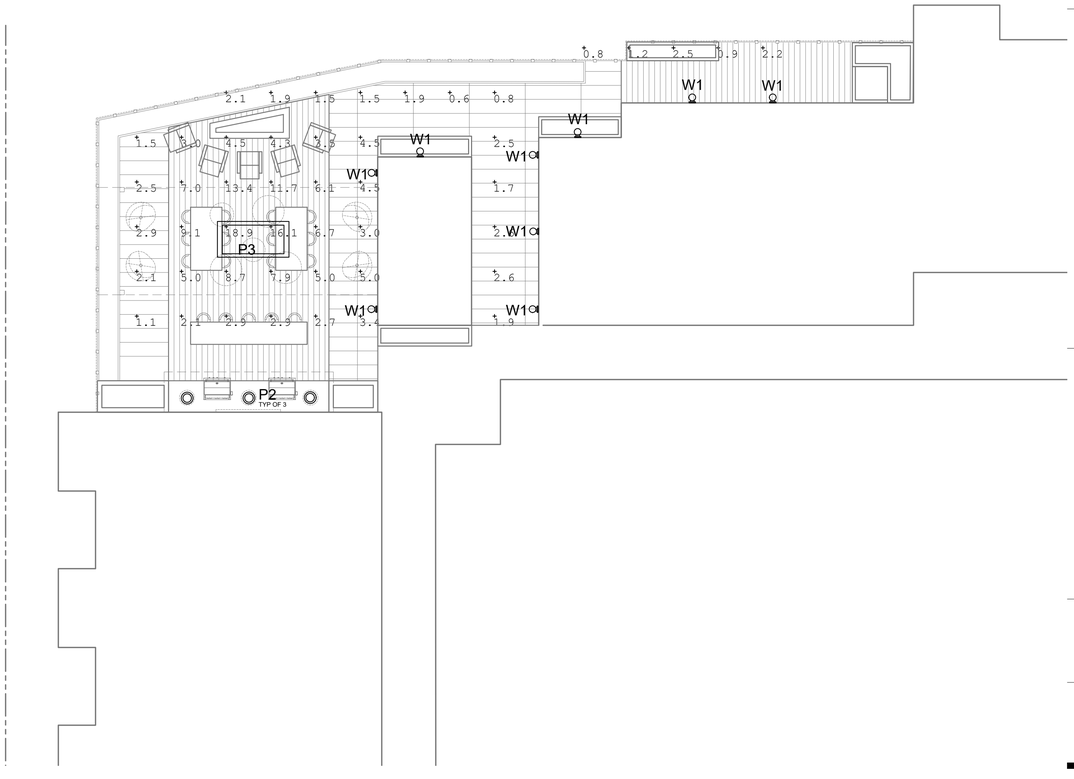
SHEET TITLE

ROOF DECK LIGHTING

SHEET NO. **LT-5.0**



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
5th Floor Deck	Illuminance	Fc	4.28	18.9	0.6	7.13	31.50



PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

SAIKO INVESTMENT CORP.
+
NEXTGEN APARTMENTS LLC

134 LOMITA STREET
EL SEGUNDO | CA 90245

urban-architecture LAB
1657 alvira street second floor los angeles, ca 90035
tel. 323.954.9996 www.u-a-lab.com

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PHASE

ENTITLEMENT SET

09/27/2024

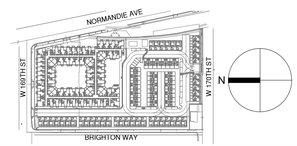
LITE RITE DESIGN

LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/8" = 1'-0"

0 4' 8' 16' 32'

HALF SCALE (11X17): 50%



SHEET TITLE

ROOF DECK LTG PHOTO

SHEET NO. **LT-5.1**

TYPE A3

DATE:
PROJECT:
FIRM:
CATALOG NO.: BL344-TALL / / White / / 120-277 /
COMMENTS:

LUMUX
LIGHT COLUMN
BL344-TALL



MADE IN USA | ETL | IP 65 | Dark Sky | Wet | ANSI C136.31 | 3G | 120-277V



BL344-TALL from Lumux is an elegant, architectural light column that excels at defining spaces, both during the day and at night.

BL344-TALL offers a distinctively contemporary design that highlights it purpose. Ideal for illuminating large areas and plazas, BL344-TALL is a powerful outdoor LED solution. BL344-TALL is constructed from heavy-duty aluminum extrusion, providing durability that meets the highest standards. This luminaire is offered up to 14' in height. BL344-TALL is part of a collection that includes BL340, BL344, PL3014 and WL-BL344.

up to **4,800** lm | **57**w | up to **85** lm/w

DATE:
PROJECT:
FIRM:
CATALOG NO.: BL344-TALL / / White / / 120-277 /
COMMENTS:

LUMUX
LIGHT COLUMN
BL344-TALL

BL344-TALL is a tall plaza, path and driveway light column, perfect for area lighting and defining spaces.

Ordering Guide

Catalog No.	Height	LED Color	Color Temp[1]	Voltage	Finish	Options[2]
BL344-TALL		White		120-277		
BL344-TALL	10'	White	2700K	120-277v	Black	☐ 0-10v Dimming
	12'		3000K		White	☐ Occupancy Sensor
	14'		3500K		Silver	☐ Photocell
	custom length		4000K		Bronze	☐ GFCI Dual Receptacle
					Custom RAL*	

*Consult factory for additional options
*Consult factory for additional pricing

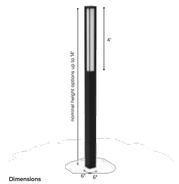
Catalog No.: BL344-TALL / / White / / 120-277 /

Performance Specifications	
Flux 4,800 lm (4000K)	LER 85 lm/W
Power 57W	120-277v input voltage
Starting temp. rated to -20°F	0-10v dimming driver option
Occupancy Sensor, Photocell, and GFCI Dual Receptacle options	
Lumen Maint*: L70 >60K, L90 >50K hrs	Constant Current

Environmental Specifications	
BUG rating: B1-U5-G2	
CRI 80	Color temperature options
IP65	ETL listed for wet-locations
Effective Projected Area ≤ 10 ft2	Marine Grade option
5-year limited warranty	Made in the USA

Delivered Lumens & Wattage per color temperature:

	2700K	3000K	3500K	4000K	WATTS
BL344-TALL	4,800 lm	4,800 lm	4,800 lm	4,800 lm	57W



Dimensions

Housing: Heavy-duty construction corrosion resistant, low-copper extruded aluminum. All fasteners are vandal resistant, stainless-steel.

Lens: Sealed one-piece, shatter-proof, UV-rated polycarbonate.

Mounting: Secures with galvanized anchor bolts.

Installation: Please refer to installation instructions below.

Finish: Zinc polyester powder coat finish In black, white, silver, bronze, or any custom RAL color. Consult factory for marine grade or anti-microbial finish.

*Lumen Maintenance Report (CREE CXA2530, https://cree-led.com/media/documents/LMRC_Results.pdf

TYPE B1 + B3

DATE:
PROJECT:
FIRM:
CATALOG NO: / / White / / 120-277 /
COMMENTS:

LUMUX
BOLLARD
BL350 SERIES



MADE IN USA | ETL | IP 65 | Dark Sky | Wet | ANSI C136.31 | 3G | 120-277v | Emergency Battery | DARK SKY COMPLIANT



Lumux BL350 Series bollards are elegant, architectural luminaires that excel at defining spaces, both during the day and at night.

Ideal for illuminating paths and plazas, BL350 is a powerful outdoor LED solution with a distinctive minimalistic design, offering broad, mid, and narrow light distribution patterns. BL350 is constructed from heavy-duty aluminum extrusion, providing durability that meets the highest standards. This luminaire is offered in single (BL350) or twin (BL350-2) versions, and the shorter BL350S-2 model. Part of the Lumux lighting collection that includes PL2014 light columns.

up to **2,900** lm | up to **36**w | up to **74** lm/w

DATE:
PROJECT:
FIRM:
CATALOG NO: / / White / / 120-277 /
COMMENTS:

LUMUX
BOLLARD
BL350 SERIES

The BL350 Series offers low and medium height gateway, path, and plaza luminaires with a modern design and forward beam angle options.

Ordering Guide

Catalog No.	Beam Angle	LED Color	Color Temp[1]	Voltage	Finish	Options[2]
		White		120-277		
BL350	T2 Type II	White	2700K	120-277v	Black	☐ Photocell
BL350-2	T3 Type III		3000K		White	☐ Occupancy Sensor
BL350S-2	T4 Type IV		3500K		Silver	☐ Emergency Battery
			4000K		Bronze	☐ GFCI Dual Receptacle
					Custom RAL*	

*Consult factory for additional options
*Consult factory for additional pricing; Emergency Battery and GFCI dual receptacle are not available for BL350S-2

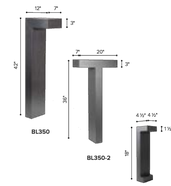
Catalog No.: / / White / / 120-277 /

Performance Specifications	
Up to: Flux 2,900 lm, 35W, LER 74 lm/W (4000K) per light source	
120-277v input voltage	Photocell option
Starting temp. rated to -20°F	Occupancy Sensor option
Integrated 0-10v Dimming	Integral Emergency Battery option
Lumen Maintenance*: L90 > 60K hrs	GFCI Dual Receptacle option

Environmental Specifications	
BL350-T3 (BUG rating: B0-U0-G0	**BL350-T2/4** (BUG rating: B1-U0-G1
CRI 80	Color temperature options
IP65	ETL listed for wet-locations
Effective Projected Area: ≤ 3.3 sq.ft.	Marine Grade option
5-year limited warranty	Made in the USA

Delivered Lumens & Wattage per color temperature:

PER SOURCE	2700K	3000K	3500K	4000K	WATTS
BL350-T2	2,900 lm	2,900 lm	2,900 lm	2,900 lm	35W
BL350-T3	2,900 lm	2,900 lm	2,900 lm	2,900 lm	35W
BL350-T4	2,100 lm	2,100 lm	2,100 lm	2,100 lm	28W
BL350S-2	900 lm	850 lm	850 lm	850 lm	29W



Dimensions

*Lumen Maintenance Report: CREE XLamp XP-G2

For higher lumen packages, please consult the Lumux sales team.

Housing: Heavy-duty construction of corrosion resistant, low-copper cleecast aluminum, secured with vandal-resistant, stainless steel screws.

Lens: Sealed one-piece shatter-proof clear glass barrier over polycarbonate optics.

Gasket: Closed-cell silicone foam gasket seals out moisture, dust, and insects, for weather-tight operation. IP65 - ETL listed for wet-locations.

Mounting: Secures with galvanized anchor bolts to pre-installed concrete footing.

Finish: Zinc polyester powder coat finish In black, white, silver, bronze, or any custom RAL color. Consult factory for marine grade or anti-microbial finish.

Light Engine: Constant Current driver with integrated 0-10v dimming, powering high quality LEDs.

Emergency Battery Pack: Optional integral 10W emergency battery pack provides 1,000 lumens with a 90 minute battery life.

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

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PHASE

ENTITLEMENT SET

09/27/2024

TYPE D1

M Series

Project:	Type:
Product Code:	Date:

V080724



4" Round Downlight

Modular System Flexibility during and after installation with interchangeable modules, optics and trims

Quick Install Embedded driver and plug-and-play connection require no wiring

High Performance Precise lighting control without sacrificing stellar efficiency

Enhanced Dimming Smooth, Flicker-free dimming options down to 0.1%

INSTALLATION
New Construction: ½" up to 1 ½"
Spray Foam: ½" up to 2"
Standard Remodel: ½" up to 1 ¼"
Fire Rated Remodel: ¾" up to 1 ½"
Low Profile: ½" up to 1 ¼"
Extension Collar: 1 ¼" up to 3"
(For use with Standard New Construction Only)

Ceiling Material
Drywall, Millwork, Concrete

TRIMS

Aperture
4"

Shape
Round

Style
Standard, Hyperbolic, Pinhole, Wall Wash, Decorative, Flangeless

Finish
White, Black, Bronze, Clear Diffused, Warm Diffused, Custom

Module
Downlight

Lumens (Power)
750 lm (8.5W), 1000 lm (12.5W), 1250 lm (14.3W), 1500 lm (16.3W)

Color Quality
93 CRI, 2-step SDCM

Color Temperature
2700K | 3000K | 3500K | 4000K | Warm Dim (3000K~1800K) | Tunable White (6000K~1800K) | Tunable White (6500K~2700K)

Beam Spread
10° Narrow Spot | 25° Spot | 40° Flood | 60° Wide Flood | 90° General | 40° x 20° Linear Spread | Soft Focus

Input Voltage
120/277V

Dimming
0-10V (1%), DALI-2 (0.1%), TRIAC/ELV (1%), Lutron Athena Wireless Node (1%) (Coming Soon)

RATINGS & CERTIFICATIONS

Housing
IC (Insulation Contact) Rated
ASTM E283 Certified Air Tight
Code compliant for use in fire-rated assemblies up to a maximum of 2-hours
STC/IIC Sound Rated
Chicago Plenum
RoHS Compliant

Module and Trim
UL Listed for Wet Location (Standard trims and covered areas only)
NSF Listed (White and black finish only)

Warranty
6 year limited warranty; 50,000 hours

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dmf

M Series
4" Round Downlight

PRODUCT BUILDER - EMBEDDED TRIAC/ELV, 0-10V, & DALI-2

M SERIES HOUSING

PRODUCT CODE		INSTALLATION		SHAPE		RATING	
M4	4" Housing	NC	New Construction	R	Round	S	Standard
		CP	Chicago Plenum [1]			F	Fire Rated
		LT	Low Profile, TRIAC/ELV (3" Plenum) [2]				
		LO	Low Profile, 0-10V (3" Plenum) [2]				
		DH	Double Housing [1,2]				
		RM	Remodel [4]				
		SF	Spray Foam [1]				

M40C	Concrete Tight [2]

DRD MODULE

PRODUCT CODE		LUMENS		CRI		CCT *		BEAM SPREAD		DIMMING	
DRDDM	Downlight	07	750 lm	9	90 CRI	27	2700K	GA	General Ambient (60°+)	T	TRIAC/ELV
		10	1000 lm			30	3000K	NS	Narrow Spot (15°)*	O	0-10V
		13	1250 lm			35	3500K	SP	Spot (25°)	D	DALI-2 *
		15	1500 lm			40	4000K	FL	Flood (40°)		
						2W	Warm Dim (3000K~1800K) *	WF	Wide Flood (60°)		
						T1	Tunable White (4000K~1800K) *	LB	Linear Spread (40°x 20°)		
						T2	Tunable White (6500K~2700K) *	SF	Soft Focus		

M SERIES TRIM

PRODUCT CODE		FINISH		OPTION	
M4TRS	Standard	WH	White	(Blank)	None
M4TRH	Hyperbolic [18]	BK	Black	DOF	Decorative: Open, Frosted [13,15,16,17]
M4TRP	Pinhole [13,15]	BZ	Bronze	DCF	Decorative: Closed, Frosted [13,15,16,17]
M4TRL	Wall Wash [11]	CW	Clear Diffuse, White Flange	DCC	Decorative: Closed, Clear, Frosted Side [13,15,16,17]
M4TRC	Square Conversion [18]	WW	Warm Diffuse, White Flange	DCCF	Decorative: Closed, Clear, Frosted Inside [13,15,16,17]
		CC	Custom Color	FL	Flangeless [13,15,16]
				DF	Dead Front [13,15,17]

M4ERNUD	Flangeless Mud Plate (Required for Flangeless Trim drywall installation)
M4ERTEMPLATE	Router Template (Recommended for wood installation)
M4CREXT	Extension Collar (for ceiling install up to 3") [3]

* Only available in Standard rating
* Not Available for DALI-2
* Only available for 750 lm or 1000 lm
* Not available for flangeless applications
* Only available in 1000 lm, Available in configurations with CCT Options 2000K or less and not compatible with decorative trims
* Only available in 1000 lm
* Only available in 1000 lm, DALI-2
* Not available in Warm Dim CCT or Tunable White
* Only available in 1000 lm Tunable White or Warm Dim and 1250 lm static CCT
* Only available in White, Black or Bronze
* Only available in Tunable White and Warm Dim with Warm Dim CCT or Tunable White and Narrow Spot beam spread for all other CCT. Not available in Custom Color
* Only available in White or Black
* Only available in Standard style
** Not available for Square Conversion, Decorative, Concrete Construction or Remodel Housing
** Only available for 750 lm
** Only available in White
** Module is required for all FL trims except for wood ceiling applications
** Only available for General Ambient beam spread
** Not available for Square Conversion, Decorative, Concrete Construction or Remodel Housing
** Only available for 750 lm
** Only available in White
** Module is required for all FL trims except for wood ceiling applications

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TYPE D2

LANDSCAPE PENDANT LIGHT 12V
3811 / 3821 / 3831

WAC LANDSCAPE LIGHTING









Fixture Type:
Catalog Number:
Project:
Location:

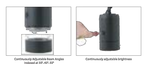
PRODUCT DESCRIPTION
Landscape 12V pendant with 3 CCT selection and adjustable beam angles, options available as hanging light or ceiling light

FEATURES
- Continuously Adjustable Beam Angles, Indexed at 35°, 49°, 55°
- IP66 rated, Protected against high-pressure water jets
- Corrosion resistant aluminum
- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Option available for hanging light or ceiling light
- 2700K/3000K/4000K selectable
- 10' lead wire and direct burial gel filled wire nuts included
- MLV dimmable with remote MLV dimmers
- On-board dimming with continuous brightness control

SPECIFICATIONS
Input: 9 -15VAC
Power: 1W to 7.5W / 2VA - 8VA (Use VA value for sizing the transformer and calculate voltage drop.)
Brightness: 45 lm to 380 lm
Beam Angle: 35° to 55°
CRI: 85
Rated Life: 50,000 hours

Transformer Required (order separately)





ORDERING NUMBER

			Color Temp	Finish
3811-27/30/40	12V	**27**	2700K Warm White	**BK** Black on Aluminum
6' Chain included		**30**	3000K Pure White	**BZ** Bronze on Aluminum
		40	4000 Cool White	
3821-27/30/40	12V	**27**	2700K Warm White	
6' Chain included		**30**	3000K Pure White	**BK** Black on Aluminum
		40	4000 Cool White	**BZ** Bronze on Aluminum
3831-27/30/40	12V	**27**	2700K Warm White	**BK** Black on Aluminum
		30	3000K Pure White	**BZ** Bronze on Aluminum
		40	4000 Cool White	**WT** White on Aluminum

3811-27/30/40_____
Example: **3811-27/30/40BZ**

TYPE F1

ACCENT 12V
5011

WAC LANDSCAPE LIGHTING





Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Die-cast aluminum alloy or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Mounting stake, 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS
Input: 9 - 15VAC (Transformer is required)
Power: 11W to 18W / 21VA - 23VA
Brightness: 550 lm to 1160 lm
Beam Angle: 10° to 60°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

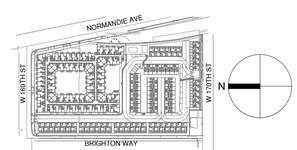
		Color Temp	Finish
5011	*Accent 12V*	**27** 2700K	**BK** *Black on Aluminum*
		30 3000K	**BZ** *Bronze on Aluminum*
		40 4000K	**BBR** *Bronze on Brass*

5011-____
Example: **5011-30BBR**

LITE RITE DESIGN

LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/16" = 1'-0"
0 8' 16' 32' 64'
HALF SCALE (11X17): 50%



SHEET TITLE

LIGHTING SPECS 1

SHEET NO. **LT-6.0**

TYPE F2

HORNET ACCENT 12V

5611

WAC LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape hornet accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES

- Continuously Adjustable Beam Angles, Indexed at 20°,35°, 45°,60°,70°
- IP66-rated, Protected against high-pressure water jets
- Corrosion resistant die-cast brass
- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Mounting stake, 12' lead wire and direct burial gel-filled wire nuts included
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS

Input:	9 -15VAC
Power:	10.5W / 16VA
Brightness:	820 lm
Beam Angle:	20° to 70°
CRI:	80
Rated Life:	40,000 hours

ORDERING NUMBER

	Color Temp		Finish	
5611	12V	**27**	2700K Warm White	**BBR**	Bronze on Brass
		30	3000K Pure White		

5611-30____

Example: **5611-30BBR**

TYPE F3

MINI-MICRO LED

IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



*Designed for use with LED transformer

**The 3600L cowl is already included in the price of LRM, LRM dual, and Power Canopy.

CATALOG NUMBER LOGIC
Example: B - MM - LED - e70 - SP - BLP - 12 - 11 - C - 3605L
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
MM - Mini-Micro
SOURCE
LED - with Non-Dimming Integral Driver**
LED TYPE
e70 - 3W LED/2700K e72 - 3W LED/4000k
e71 - 3W LED/3000K e73 - 3W LED/Amber
OPTICS
NSP - Narrow Spot (7°) MFL - Medium Flood (28°)
SP - Spot (21°) ASY - Asymmetrical (7'x21')
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MOS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle
CAP STYLE
A - 40°
B - 90°
C - Flush
D - 40° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
OPTIONS
3605L - Rotational Knuckle Mounting System**

B-K LIGHTING | MADE IN THE USA | 559.438.5900 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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09/30/2020 SKU 458
SUBSSS600

TYPE F4

ARTISTAR LED (REMOTE TRANSFORMER)

IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



*Designed for use with LED transformer. Requires magnetic low voltage dimmer.

**Please see Adjust-a-Lume photometry to determine desired intensity.

***Base height limited to 6" max. with Brass and Stainless Steel Canopy.

CATALOG NUMBER LOGIC
Example: B - AR - LED - RM - e64 - NSP - AY - WHP - 12 - 11 - B - 3 - PP
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
AR - ArtStar
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
HOUSING
RM - Remote Transformer
LED TYPE
e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (10°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (31°)
ADJUST-A-LUME OUTPUT INTENSITY* **
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MOS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle
CAP STYLE
A - 40°
B - 90°
C - Flush Lens
D - 40° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush Lens
BASE HEIGHT
3" (Standard), 6", 12", 18", & 24" with Anchor Base
MOUNTING OPTION
PP - 18" Power Pipe Stake Mount
SF - Stability Flange (For use with Power Pipe)
WM - Wall or Ceiling Mount with 5" dia. Machined Canopy***

B-K LIGHTING | MADE IN THE USA | 559.438.5900 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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09/30/2020 SKU 458
SUBSSS600

TYPE G1

MP LIGHTING

L07

EXTERIOR | INTERIOR

In-grade | Indicator, marker light for deck, floor, and stairs

- Wet, Damp, and Dry location

Ordering Information — Clear Form

Date: | Quantity:

Project: | Note:

Type:

Specifications

Luminaire | Example Code: L07-WGW-C-S6

Product	CCT & CRI *	Lens	Trim Finish
L07	W22 2200K 90+ W27H 2700K 90+ W30 3000K 90+ W35H 3500K 90+ W40H 4100K 90+	C - clear F - frosted	S6 - stainless steel 316

System Components (Ordered Separately)

Remote Driver: * Consult MP Lighting Website or Factory.

Important Notes

Specification
1. Refer to pg 2 - for Light Quality & Colour Consistency details

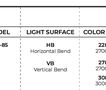
Warranty Notes & Disclaimer
1. Lumen maintenance is not warranted due to incompatible dimming system or mistake will not be covered under warranty. Consult MP Lighting for recommended Drivers. If the fixture has an option to be programmed with a dimming control system, consult a dimming system manufacturer with minimum load before installing. MP Lighting reserves the right, at its sole discretion, at any time and without notice, to make design changes to any of our products. Consult MP Lighting website for most updated documentation.

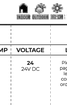
TYPE G2

3" INGROUND 12V

5031

WAC LANDSCAPE LIGHTING





Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape Wall Wash luminaire

FEATURES

- Tiltable and adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Stainless steel 316/316L
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- MLV dimmable with remote MLV dimmers

ORDERING NUMBER

	Color Temp		Finish	
5031	3" Inground 12V	**27**	2700K	**BZ**	Bronze on Aluminum
		30	3000K	**BBR**	Bronze on Brass

5031-_____

Example: **5031-30BBR**

SPECIFICATIONS

Input:	9 - 15VAC (Transformer is required)
Power:	2W to 12W / 2VA - 17VA
Brightness:	70 lm to 505 lm
Beam Angle:	13° to 60°
CRI:	85
Rated Life:	55,000 hours

IEC safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

Module Replacement

2700K	**MS031LE-27BZ**
3000K	**MS031LE-30BZ**

TYPE L1

NEW

Exton Powerspan Cable System

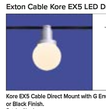
Kore EXS IP65
Direct Mount
"G" Envelopes & Gems
Remote Power, 0-10V DM

CATALOG NUMBER LOGIC

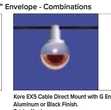
EXS – S – C – GEE – AL

Exton S-Mod Model	Kore LED Module 2700K	Cable Mounting	"G" Envelope Frosted	Finish, Aluminum

Exton Cable Kore EXS LED Direct Mount with "G" Envelope - Combinations



Kore EXS Cable Direct Mount with G Envelope Frosted, Aluminum or Black Finish.
Catalina Numbers
For use with Remote Power Supply(s) - See page 4 for links, ordered separately.
EXS-K-C-GSF-AL or BLK



Kore EXS Cable Direct Mount with G Envelope Copper Bowl, Aluminum or Black Finish.
Catalina Numbers
For use with Remote Power Supply(s) - See page 4 for links, ordered separately.
EXS-K-C-GSCB-AL or BLK



Kore EXS Cable Direct Mount with G Envelope Silver Bowl, Aluminum or Black Finish.
Catalina Numbers
For use with Remote Power Supply(s) - See page 4 for links, ordered separately.
EXS-K-C-GSSB-AL or BLK



Kore EXS Cable Direct Mount with G Envelope Grey Rain Bubble Pattern, Aluminum or Black Finish.
Catalina Numbers
For use with Remote Power Supply(s) - See page 4 for links, ordered separately.
EXS-K-C-GSGRPAL or BLK

NOTE: For Exton Powerspan Cable and Mounting (specified separately):
Refer to Mounting by Application Specification Sheets: Tension Mount, Surface Mount, Drape Mount

TYPE L2

ORACLE LINEAR COLLECTION By Elite Lighting

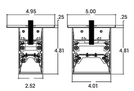
OLS-CM-LED 2" 4"
LED Architectural Ceiling Mount Direct Linear





FEATURES

FLEX Architectural LED Ceiling Mount Linear delivers an endless array of flexibility, from straight runs to complex 90° turns. Available in small standard profiles of 2" and 4", or custom lengths, it accommodates most surfaces and installations, with fully illuminated corners to provide seamless, continuous lengths of light. Be inspired to create a long-lasting impression with a unique design that complements corporate offices, educational, commercial, and retail spaces.





2" PROFILE — 4" PROFILE

LUMENS/FT	WATTS/FT
2000	17.5
1500	13.7
1250	10.9
1000	8.2
750	6.5
500	4.5

LUMENS PER FOOT	500, 750, 1000, 1250, 1500, 2000 or Custom
CCT & DYNAMIC PLATFORMS	27K, 30K, 35K, 40K, 50K, Tunable White, Dims to Warm, 1500 = White
CRI	90+ (Standard, 90+
COLOR QUALITY	3 Step MacAdam Ellipses
WIDTHS	2", 4"
LENGTHS	2', 4', 6', 8', Continuous with 1" Increments
DISTRIBUTION PATTERNS	Standard, Wall Wash
CONFIGURATION PATTERNS & LENGTHS	Single, Continous, Square, Rectangular, L-Shape, Custom with 90, 60, or 45 ° Angles
MOUNTING	Surface
FINISH	48 H (White), 5K (Black), SI (Silver), Custom RAL
DIMMING & CONTROLS	0-10V Flicker Free 1% Dimming Standard (DMV3), LUTH, LUTOW, DMDT, ELDO10/1, ELDOWB.1, DALI.1
EMERGENCY	10W - Up to 1000L Output 20W - Up to 2000L Output DALI LED DLT FOW-EOT - Self Diagnostic (Consult Factory)
LIFETIME	L70 at 50,000 Hours
PHOTOMETRIC TESTS	In Accordance with IES LM79-08, LM80 and TM-30, TM-21

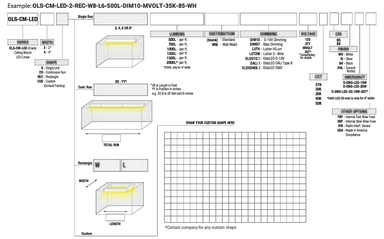
Wall Wash Standard

Wall Wash

ORACLE LINEAR COLLECTION By Elite Lighting

OLS-CM-LED 2" 4"
LED Architectural Ceiling Mount Direct Linear

Example: **OLS-CM-LED-2-REC-WB-L6-500L-DIM10-MVOLT-35K-85-WH**



- LUT2W available in 120V
- ELDO10, ELDOWB, LUTH available 120-277
- Consult Factory
- * See last page for sensor options

TYPE L3

LNT-85

IP68 FLEXIBLE LED NEON SERIES

CORE LIGHTING

The **LNT-85** is a high performance flexible LED fixture that is useful in a wide variety of indoor or outdoor applications where a smooth surface or continuous line of light is desired. It is a flexible strip light that can bend around contours or tight curves horizontally or vertically without being damaged.

Project:
Location:
Quote/ Ref #:



SPECIFICATIONS

INPUT VOLTAGE	24V DC Constant Voltage
POWER CONSUMPTION	5.1W
LUMEN OUTPUT	554 Lm./ Ft. (VB) 462 Lm./ Ft. (HB)
CRI	90+
COLOR TEMPERATURE	22K/ 27K/ 30K/ 35K/ 40K/ 50K
DIMMING/ CONTROL	MLV, ELV, 0-10, and TRIAC
MAXIMUM RUN LENGTH	23 Ft.
CUTTABLE	Every 55.6mm (2.19 in)
POWER FACTOR	≥ 1
STORAGE TEMPERATURE	-40°F (-40°C) to 140°F (60°C)
OPERATING TEMPERATURE	-40°F (-40°C) to 113°F (45°C)
BEAM ANGLE	120°
HUMIDITY	0-95% Non Condensing
IP RATING	IP68
CERTIFICATIONS	UL Listed
LUMEN MAINTENANCE	50,000 Hrs.

FEATURES

- High color consistency
- Smooth illumination
- Continuous run length up to 23 Ft.
- Dimmable with CORE dimmable drivers
- UV Resistant
- UL Listed

LUMENS

CCT	VERTICAL BEND (LM/FT)	HORIZONTAL BEND (LM/FT)	CRI
2200K	466	380	90+
2700K	494	412	90+
3000K	494	412	90+
3500K	533	444	90+
4000K	533	444	90+
5000K	554	462	90+

MODEL	LIGHT SURFACE	COLOR TEMP	VOLTAGE	LENGTH	POWER FEED	FEED LENGTH
LNT-85	**HB** Horizontal Bend **VB** Vertical Bend	**22K** 2700K **27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **50K** 5000K	**24** 24V DC	Please refer to page 4 for exact lengths with corresponding ordering codes.	**IP68EF** End Feed **IP68SFL** Side Feed Left **IP68SFR** Side Feed Right **IP68BF** Bottom Feed	**HW3** 3 in. Power Feed **HW10** 10 in. Power Feed **HW15** 15 in. Power Feed **HW30** 30 in. Power Feed **HW50** 50 in. Power Feed

TYPE L5

ACL5 | SPECIFICATION GUIDE







HE TECH — DROP LENS

ORDERING CODE

ACL5

PROJECT INFO: | DATE | TYPE: | QUANTITY

DIRECT PERFORMANCE AT 3500K

SERIES	DISTRIBUTION	DIRECT PERFORMANCE - LUMENS PER FOOT	INPUT WATT	EFFICACY
LE SERIES	HE TECH™	1078 lm/ft	9.7 W / ft	109 lm / W
	FLAT BLADE LENS FREE	1162 lm / ft	9.7 W / ft	120 lm / W
	7° DROP LENS	840 lm / ft	9.7 W / ft	86 lm / W
	WELL BEAM	771 lm / ft	9.7 W / ft	79 lm / W
	BATWING BEAM	449 lm / ft	9.7 W / ft	46 lm / W
LO SERIES	HE TECH™	870 lm / ft	6.9 W / ft	126 lm / W
	FLAT BLADE LENS FREE	817 lm / ft	6.9 W / ft	118 lm / W
	7° DROP LENS	600 lm / ft	6.9 W / ft	87 lm / W
	BATWING BEAM	380 lm / ft	6.9 W / ft	55 lm / W
HO SERIES	HE TECH™	1337 lm / ft	15.5 W / ft	86 lm / W

Custom tuned output available from 20% to 100% of high output. Please consult factory for custom color output and wattage. Total tape cut reel runs often will lay flat down to 6 inch.

ORDERING OPTIONS

ACL5							
SERIES	LENGTH OR PATTERN TYPE	INTERSECTION TYPE	OUTPUT	LED CCT	LED CRI	VOLTAGE
ACL5	**__** Nominal Length* Exact Length**	**IT** "T" Intersection **IX** "X" Intersection **IY** "Y" Intersection*	**LS** Standard Output* **LH** High Output **C_** Custom Output*	**27** 2700K **30** 3000K **35** 3500K **40** 4000K **TW** Tunable White* **DW** Dim-to-warm*	**__** 80+ CRI **CRI** 90+ CRI*	**U** 120V - 277V **3** 347V*
	PL_ "L" Shape*** **PU_** "U" Shape*** **PR_** Rectangle / Square*** **CP** Custom Pattern****					

*Available with Tile Finish covers only in 90° shapes.
**Please contact factory for maximum run lengths.
***Please contact factory for minimum and maximum leg lengths.
****Please Provide Image

*Maximum CCT change is 2K kit. Contact design assist for custom CCT requirements.
**Tunable White CCT range is 2700K - 5000K

*Not available with 20% tile finish.

*Not available with 20% tile finish.

DIRECT OPTICS	MOUNTING	FINISH*	DIMMING	EMERGENCY
HE HE Tech™ **DL** 1° Drop Lens* **IV** Flat Blade Louvers** **FW** Polycarbonate Flush Wide Lens*** **WW** Wall Wash*** **DM** Direct Butwing White	**G** Flush Grip / Mud Over Flange **RG** 1" Regressed Grip / Mud Over Flange **ZP** 1/2" Trim Flange **T** T-Bar 9/16" **X** T-Bar 15/16" **N** T-Bar 9/16 Slot	**T** Titanium **W** White **B** Black **C_** Other** **CBD** **SPH** **SPA** **SBZ** **SCV** **LMS** **SMN**	**D-** Standard 0-10V dimming* **DS** Phase dimming** **DM** DMX 0.1% dim-to-dark **DF** DALI dim-to-off **NWA** nLight® Wired (dim-to-off)*** **NWB** nLight® Wireless (dim-to-off)***	**EC** Emergency - circuited **E_** Emergency - battery*

*Not available for SAPCheck technical dim for more information.
**Not available on lenses of 4" lengths.
***Please contact factory for nLight® Wired and Wireless specifications and lead times.

SENSORS	OPTIONS
OP "Occupancy Sensor" Fixture **PF** Photocell / Daylight Sensor - Fixture **OPF** Occupancy & daylight Sensor - Fixture	**M** Multi-Circuit* **K** Nokeberry Applicator** **G** Wet Location*** **PC** Canopy Plenum **MR** MR16****

*Does not meet emergency requirements.
**Does not meet center beam count. Not compatible with Drop Lens or Tile Glass Lenses.
***Not available in ACL5 with emergency and/or nLight® wireless applications (does not meet wet location requirements). Not available with Tile Finish. Not available with Drop Lens. Not available with Batwing Beam. Not compatible with Tile Lens. Not Dimm-to-Dark compatible.
****Please see MR Accessories for more information.

a·light — 3728 MARITIME WAY | OCEANSIDE, CA 92056 | 760.727.7470 | ALIGHTLCOM | REV: 2.4 04/2024

TYPE L6

urban-architecture LAB
1657 alvira street second floor los angeles, ca 90035
tel. 323.954.9996 www.u-a-lab.com

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PHASE

ENTITLEMENT SET

09/27/2024

LITE RITE DESIGN

LONG BEACH, CA
562-430-6468

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

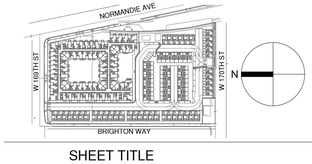
SAIKO INVESTMENT CORP.
+
NEXTGEN APARTMENTS LLC

134 LOMITA STREET
EL SEGUNDO | CA 90245

FULL SCALE (24X36): 1/16" = 1'-0"

0 8' 16' 32' 64'

HALF SCALE (11X17): 50%



SHEET TITLE

LIGHTING SPECS 2

SHEET NO. **LT-6.1**

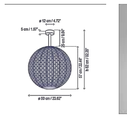
TYPE P1

Nans Sphere PF/60 Outdoor

Design / *Diseño:*
Joana Bover / 2022

Typology: Ceiling lamp
Tipología: Plafón

Environment: Outdoor
Ambiente: Exterior





Technical description / *Descripción técnica:*

Net Weight: 10.65 lbs
Peso Neto: 10.65 lbs

1 Box/Caja
26.38 x 26.38 x 24.02 inches / 0.669 ft³
Gross Weight / *Peso bruto:* 17.64 lbs

Materials: Stainless steel, Aluminum, Synthetic Fiber.
Materiales: Acero Inoxidable, Aluminio, Fibra Sintética.

Diffuser: Polycarbonate
Difusor: Policarbonato

Dali option: consult
Opción Dali: consultar

Customizable: consult
Personalizable: consultar

For Casambi dimmers, consult
Para regulaciones Casambi, consultar

Optional stem measures:
Total height: 44.57"
Medidas opcionales de tija:
Altura total: 113.2 cm

Certifications / *Certificaciones*

Lamps description / *Descripción lámparas:*

120V 60Hz | WET | IP 66 | 1x 14W LED / CRI 90 / 2700K (+200 lm light source / *fuente de luz*)

Ref	Finishing / *Acabados*	Ean13
3090410416BJ	Dimmable Triac - Graphite Brown Bead Shade *Regulable Triac - Marrón Grafito* *Pantalla Bola*	8435493705507
3090410416BJ	Dimmable Triac - Graphite Brown Bead Shade *Regulable Triac - Marrón Grafito* *Pantalla Marrón*	8435493705514
3090410417DU	Dimmable Triac - Graphite Brown Beige Shade *Regulable Triac - Marrón Grafito* *Pantalla Beige*	8435493705521

Lamps description / *Descripción lámparas:*

120V 60Hz | WET | IP 66 | 1x 14W LED / CRI 90 / 2700K (+200 lm light source / *fuente de luz*)

Ref	Finishing / *Acabados*	Ean13
3090410516BJ	Dimmable 0-10V - Graphite Brown Bead Shade *Regulable 0-10V - Marrón Grafito* *Pantalla Bola*	8435493705538
3090410516BJ	Dimmable 0-10V - Graphite Brown Shade *Regulable 0-10V - Marrón Grafito* *Pantalla Marrón*	8435493705545
3090410517DU	Dimmable 0-10V - Graphite Brown Beige Shade *Regulable 0-10V - Marrón Grafito* *Pantalla Beige*	8435493705552

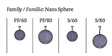
Note of use: For environments with a high salinity, proper maintenance of the luminaire will be necessary. We recommend cleaning it with a soft brush and remove salt, dust, or dirt deposited by moisture or wind.
Nota de uso: Para ambientes con alto grado de salinidad, será necesario realizar un correcto mantenimiento de la luminaria. Recomendamos limpiar con un cepillo suave y retirar la sal, el polvo, o la suciedad depositada por la humedad o el viento.

bover
barcelona lights

1331 Collier Road, Suite A
Atlanta, GA 30318
United States

T. +1 (404) 934 3343
info@boverusa.com
www.boverusa.com

Family / *Familia:* Nans Sphere



84-04/2022 - 17.1.0

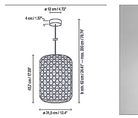
TYPE P2

Nans S/31.2 Outdoor

Design / *Diseño:*
Joana Bover / 2022

Typology: Pendant lamp
Tipología: Suspensión

Environment: Outdoor
Ambiente: Exterior





Technical description / *Descripción técnica:*

Net Weight: 4.32 lbs
Peso Neto: 4.32 lbs

1 Box/Caja
14.57 x 21.26 x 16.14 inches / 1.892 ft³
Gross Weight / *Peso bruto:* 7.21 lbs

Materials: Stainless steel, Aluminum, Synthetic Fiber.
Materiales: Acero Inoxidable, Aluminio, Fibra Sintética.

Diffuser: Polycarbonate
Difusor: Policarbonato

Hand woven with a recyclable and non-toxic synthetic polyethylene fiber.
Pantallas tejidas a mano con fibra de polietileno sintético reciclable y no tóxico.

Dali option: consult
Opción Dali: consultar

Customizable: consult
Personalizable: consultar

For Casambi dimmers, consult
Para regulaciones Casambi, consultar

Certifications / *Certificaciones*

Lamps description / *Descripción lámparas:*

120V 60Hz | WET | IP 66 | 1x 14 W LED / CRI 90 / 2700K (+200 lm light source / *fuente de luz*)

Ref	Finishing / *Acabados*	Ean13
3090321416BJ	Dimmable Triac - Graphite Brown Bead Shade *Regulable Triac - Marrón Grafito* *Pantalla Bola*	8435493705415
3090321416BJ	Dimmable Triac - Graphite Brown Shade *Regulable Triac - Marrón Grafito* *Pantalla Marrón*	8435493705422
3090321416GJ	Dimmable Triac - Graphite Brown Beige Shade *Regulable Triac - Marrón Grafito* *Pantalla Beige*	8435493705439

Lamps description / *Descripción lámparas:*

120V 60Hz | WET | IP 66 | 1x 14 W LED / CRI 90 / 2700K (+200 lm light source / *fuente de luz*)

Ref	Finishing / *Acabados*	Ean13
3090321616BJ	Dimmable 0-10V - Graphite Brown Bead Shade *Regulable 0-10V - Marrón Grafito* *Pantalla Bola*	8435493705446
3090321616BJ	Dimmable 0-10V - Graphite Brown Shade *Regulable 0-10V - Marrón Grafito* *Pantalla Marrón*	8435493705453
3090321616GJ	Dimmable 0-10V - Graphite Brown Beige Shade *Regulable 0-10V - Marrón Grafito* *Pantalla Beige*	8435493705460

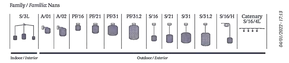
Note of use: For environments with a high salinity, proper maintenance of the luminaire will be necessary. We recommend cleaning it with a soft brush and remove salt, dust, or dirt deposited by moisture or wind.
Nota de uso: Para ambientes con alto grado de salinidad, será necesario realizar un correcto mantenimiento de la luminaria. Recomendamos limpiar con un cepillo suave y retirar la sal, el polvo, o la suciedad depositada por la humedad o el viento.

bover
barcelona lights

1331 Collier Road, Suite A
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info@boverusa.com
www.boverusa.com

Family / *Familia:* Nans



84-04/2022 - 17.1.0

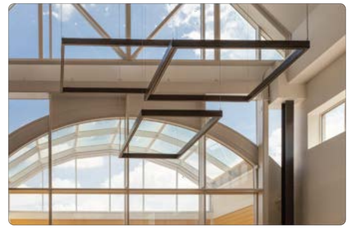
TYPE P3

Aura Illuminated Wooden Square and Rectangle Pendant

structura

FIXTURE TYPE: _____

PROJECT NAME: _____



Solid wood exterior/interior LED rectangular pendant.

FEATURES:

- Available in a wide variety of sizes
- HB/CRI smooth, dot free illumination.
- Dimmable PNT power supply and IP67 luminaire.
- Catenary cable, ceiling, and wall mounting options

SPECIFICATIONS:

HOUSING: Solid Accoya wood linear assembled through gluten construction and precision machined using CNC technology. Adhesive complies with ASTM D-2559 gluten construction specifications for extreme exposed weather conditions, waterproof, and rated for wet or dry use exposure.

ELECTRICAL: Powered by a standalone G-Train GZ, 120-277VAC primary/24VDC secondary outdoor rated remote dimmable power supply. Power supply features built-in short circuit protection, over load protection, and over temperature protection. System is forward phase, reverse phase, and 1-10V dimming. Consult factory for other driver options. Catenary mounted fixtures supplied with 1' infeed cable. A 40' leader cable supplied with infeed only fixtures. Ceiling canopy mounted fixtures supplied with 6' infeed cable. Operating temperature of -13°F to 120°F (0, 115°F HO, and 104°F HO).

OPTICAL SYSTEM: Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination.

FINISHES AND MATERIALS: Wood is finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. Care and Maintenance

HARDWARE: All fasteners and non-wood components are stainless steel unless otherwise noted.

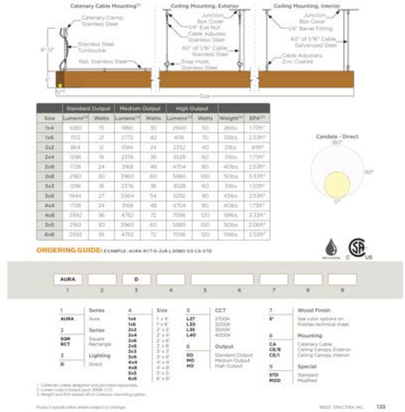
LISTINGS & RATINGS: Luminaire CSA listed according to CSA C22.2 No. 250.0-18/UL Standard 1598 and UL Standard 2108. Suitable for wet locations. UH-80 test calculated L70 > 40,000 hours. Luminaire not to be installed in chlorinated environment.

WARRANTY: 25-year wood warranty with a 2-year finish warranty, 5-year warranty on LED and driver.

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Aura Square and Rectangle - Direct Lighting

structura



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TYPE W1

WAC LIGHTING

Icon

Outdoor Wall Sconce 3000K

Fixture Type:
Catalog Number:
Project:
Location:

Model # Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W54614 14"	3000K	○ AL Brushed Aluminum ○ BK Black ○ BZ Bronze	11W	945	458



Example: **WS-W54614-BZ**
For custom requests please contact customs@waclighting.com

DESCRIPTION

Like a simple reference to something greater, the up and down lights accentuate linear architectural forms.

FEATURES

- Weather resistant powder coat finish
- Simple shape, simple idea, infinite applications
- Up & down light
- Shielded light source for great low-glare illumination
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120-277V,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	54000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETLIP65,ADA Wet Location Listed
Construction:	Aluminum hardware with glass diffuser

FINISHES:



LINE DRAWING:



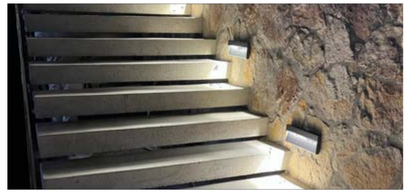
TYPE W2

LUMUX

STEP LIGHT

SLS1400

DATE:
PROJECT:
FIRM:
CATALOG NO: SLS1400 / White / / 120-277 /
COMMENTS:



MADE IN USA | ETL | IP 65 | Dark Sky | Wet | cULus | 5 YEAR | 120-277v | DARK SKY COMPLIANT | ADA COMPLIANT



SLS1400

The SLS Series luminaires from Lumux are elegant architectural step lights, precision engineered for durability and performance.

SLS1400 is a low glare step light with a distinctively modern, minimalist design. Ideal for illuminating steps, facades, and walls along access ways, SLS Series step lights are powerful ADA LED solutions, energy-efficient for long-lasting indoor and outdoor applications. SLS1400 luminaires feature a durable powder coated diecast aluminum housing retaining an impact-resistant glass diffuser, with an integrated glare hood to shield the light source.

up to **525** lm | **15** w | up to **36** lm/w

TYPE W3

WAC LIGHTING

Icon

Outdoor Wall Sconce 3000K

Fixture Type:
Catalog Number:
Project:
Location:

Model # Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W54620 20"	3000K	○ AL Brushed Aluminum ○ BK Black ○ BZ Bronze	11W	847	478



Example: **WS-W54620-BZ**
For custom requests please contact customs@waclighting.com

DESCRIPTION

Like a simple reference to something greater, the up and down lights accentuate linear architectural forms.

FEATURES

- Weather resistant powder coat finish
- Simple shape, simple idea, infinite applications
- Up & down light
- Shielded light source for great low-glare illumination
- Driver concealed within the fixture
- 5 year warranty

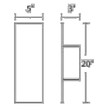
SPECIFICATIONS

Color Temp:	3000K
Input:	120-277V,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	54000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETLIP65,ADA Wet Location Listed
Construction:	Aluminum hardware with glass diffuser

FINISHES:



LINE DRAWING:



WS-W54620

TYPE W5

WAC LIGHTING

Rubix

Single & Double Wall Mount 3000K

Fixture Type:
Catalog Number:
Project:
Location:

Model & Size	Color Temp & CRI	Watts	Lumens	Finish
○ WS-W2504 5" - 1 Light	3 3,000K 90	16W 31W	945 1890	○ AL Brushed Aluminum ○ BK Black ○ BZ Bronze ○ GH Graphite ○ WT White
○ WS-W2505 5" - 2 Lights	3 3,000K 90			



Example: **WS-W2504-AL**

FEATURES

- 2504 Single, 2505 Double
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

Construction:	Die-cast Aluminum
Power:	16W, 31W
Input:	120-277V,50/60Hz
Dimming:	ELV: 100-10% , 0-10V: 100-5%
Light Source:	Integrated LED
Rated Life:	70,000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated: Powder Coat Graphite Graphite, Powder Coat White White, Brushed Aluminum with Clear Powder Coat Brushed Aluminum, Black, Powder Coat Bronze Bronze
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24 JA8 Compliant

FINISHES:

LINE DRAWING:



TYPE W6

WPX LED Wall Packs

5 year warranty



Specifications



Luminaire	Width (A)	Height (B)	Depth (C)	Mounting Hole Spacing (Inches)	Weight
WPX1	8.5" (21.6 cm)	11.1" (28.3 cm)	5.2" (13 cm)	4.6" (11.7 cm)	6.3 lbs (2.9kg)
WPX2	8.5" (21.5 cm)	13.2" (33.5 cm)	4.1" (10.3 cm)	4.5" (11.3 cm)	8.2 lbs (3.7kg)
WPX3	8.5" (21.7 cm)	15.3" (38.8 cm)	5.2" (13.1 cm)	4.7" (12.0 cm)	11.9 lbs (5.4kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information — EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 (22.7")	30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX2 (33.5")	40K 4000K	347 347V*	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)*	DWHXD White
WPX2 (33)	50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min)*	DBLXD Black
WPX3 (33)			PE Photocell*	Note: For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1. LED P1 package with 10kV surge protection. For surge protection standard, add SPD6KV option to get WPX1 (22.7") with 6kV surge protection.
   Sample number/future: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. 347V is not available with emergency battery backup.
3. Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for both HID wall pack replacement and new construction. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX features a rugged, one-piece cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
WPX offers multiple configurations consist of high-efficacy LEDs and LED lumen maintenance of L80>100,000 Hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have a standard 0-10V dimming to 10% (1%* dimming is available upon request). Standard surge protection rating of 2.5kA 3 is set (as ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output of the LED drivers to adjust the lumen output to dim the luminaire.

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports are provided (one on the back, two on the bottom) for surface conduit entry. This allows easy through-conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs in vertical position.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. Luminaire CSA listed according to CSA C22.2 No. 250.0-18/UL Standard 1598 and UL Standard 2108. Consult factory to check the DLC Qualified Features list at www.designlights.org to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5 year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values when measured under laboratory conditions at 25°C. Specifications subject to change without notice.

TYPE W7

AFX

LOCATION		DATE	
PREPARED BY		QUANTITY	
COMMENTS		FIXTURE TYPE	
CATALOG NUMBER			

Dakota LED Outdoor Sconce
DKTW Series

Features
Simplistic design. Down light with wall wash effect.
Ideal use in entrances or anywhere general outdoor lighting is needed. Provides lighting in residential, commercial and hospitality applications. Meets ADA requirements. Fixture mounts to standard junction box (not included).

Construction
Back plate is die-formed of 22-gauge steel. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish
All metal parts are powder coated in Black, Bronze or White.

Diffuser
Frosted white glass bottom diffuser.

Electrical
Input 120-277 VAC / 60Hz.
Compatible with 0-10V dimmers.
Minimum starting temp -4° F/-20° C

Lamping
Fixture includes an LED module capable of producing: 12W = 1000 source lumens, 537 delivered lumens 3000K (CCT). Rated for 50,000 Hrs., 90 CRI.

Certification
All fixtures are cETLus listed for wet locations.
ADA
Title 24JA8 Compliant

Warranty
Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions subject to change without notice.





Ordering Information:

Black	Bronze	White	Source	Delivered Lumens	LED	CCT	H	W	D
DKTW05040XDL30CBK	DKTW05040XDL30CBZ	DKTW05040XDL30CWH	1000 lm	537	12W	3000K	4-3/8"	4-7/8"	2-1/2"

TYPE W8

LUMUX

DOWNLIGHT WALL SCONCE

WS-PL2014

DATE:
PROJECT:
FIRM:
CATALOG NO.: / White / / 120-277 /
COMMENTS:

WS-PL2014 is an elegant wall or column mount downlight with a modern design and forward beam angle options.

Ordering Guide

Catalog No.	Peak Beam Angle (horizontal)	LED Color	Color Temp[1]	Voltage	Finish	Options[2]
		White		120-277		
WS-PL2014-T2	Broad 140°	White	2700K	120-277v	Black	☐ 0-10v Dimming
WS-PL2014-T3	Mid 90°		3000K		White	☐ GFCI Dual Receptacle
WS-PL2014-T4	Narrow 0°		3500K		Silver	☐ Occupancy Sensor
			4000K		Bronze	☐ Photocell
					Custom RAL*	

[1]*Consult factory for additional options*
[2]*Consult factory for additional pricing*

Catalog No.: / White / / 120-277 /

Performance Specifications		Environmental Specifications	
Flux 8,500 lm (WS-PL2014-T2 4000K)	LER 104 lm/W	BUG rating: zero uplight	
Power 82W	120-277v input voltage	CRI 80	Color temperature options
Starting temp. rated to -20°F	GFCI dual receptacle option	IP65	ETL listed for wet-locations
Dimmable driver (0-10v) option	Occupancy sensor option	Effective Projected Area 2 ft²	Marine Grade option
Lumen Maintenance*: L90 >36K hrs	Photocell option	5-year limited warranty	Made in the USA

Delivered Lumens & Wattage per color temperature:

	2700K	3000K	3500K	4000K	WATTS
WS-PL2014-T2	8,000 lm	8,500 lm	8,500 lm	8,500 lm	82W
WS-PL2014-T3	7,500 lm	8,000 lm	8,000 lm	8,000 lm	82W
WS-PL2014-T4	7,000 lm	7,500 lm	7,500 lm	7,500 lm	82W

Housing: Heavy-duty construction of corrosion resistant, low-copper extruded aluminum. All fasteners are vandal resistant stainless-steel.

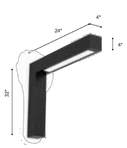
Lens: Sealed one-piece, shatter-proof, UV-rated polycarbonate.

Gasket: Closed-cell silicone foam gasket that seals out moisture, dust, and insects, for weather tight operation.

Mounting: Mounting bracket provided fits any standard 3" or 4" junction boxes.

Installation: Please refer to installation instructions.

Finish: Zinc polyester powder coat finish in black, white, silver, bronze, or any custom RAL color. Consult factory for marine grade or anti-microbial finish.



Dimensions

*Lumen Maintenance Report: CREE XLamp XP-G2

PROJECT:

NORMANDIE CROSSING APARTMENTS & TOWNHOMES

16911 S NORMANDIE AVE
GARDENA | CA 90247

OWNER:

SAIKO INVESTMENT CORP.
+
NEXTGEN APARTMENTS LLC

134 LOMITA STREET
EL SEGUNDO | CA 90245

urban-architecture LAB
1657 alvira street second floor los angeles, ca 90035
tel. 323.954.9996 www.u-a-lab.com
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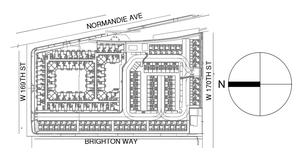
PHASE

ENTITLEMENT SET

09/27/2024

LITE RITE DESIGN
LONG BEACH, CA
562-430-6468

FULL SCALE (24X36): 1/16" = 1'-0"
0 8' 16' 32' 64'
HALF SCALE (11X17): 50%



SHEET TITLE

LIGHTING SPECS 3

SHEET NO. **LT-6.2**

EXHIBIT D

CITY OF GARDENA
CONDITIONS OF APPROVAL FOR:

ENVIRONMENTAL ASSESSMENT #20-21; GENERAL PLAN AMENDMENT #3-21; ZONE CHANGE #2-22; ZONE TEXT AMENDMENT #4-21; SPECIFIC PLAN #1-21; VESTING TENTATIVE MAP #4-21; SITE PLAN REVIEW #11-21; DEVELOPMENT AGREEMENT #2-21; AND AFFORDABLE HOUSING AGREEMENT

16829, 16835, 16907, 16911 South Normandie Avenue
(APNs: 6106-030-011, 015, 016, 017)

CONDITIONS APPLICABLE TO EACH SUBAREA OF DEVELOPMENT – THE APARTMENT BUILDING AND TOWNHOME DEVELOPMENT

For each subarea of development, the following conditions shall apply, unless otherwise indicated.

GENERAL CONDITIONS

GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgment. A copy of the signed document shall be submitted to the Community Development Department prior to issuance of any construction permit.

GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction), Title 17 (Subdivisions) and Title 18 (Zoning) of the Gardena Municipal Code, except as modified by the Specific Plan.

GC 3. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of the effective date of the development agreement. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans. The conditions of approval include any requirements set forth in the Development Agreement, regardless of whether they are specifically set forth herein.

GC 4. The site plan layout shall be in accordance with the plans approved by the City Council as may be modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the City Council based its decision, as modified by such decision.

GC 5. In accordance with GMC Section 8.20.130.A, trash pick-up and other exterior facility cleaning activities shall be restricted to the hours of 7 a.m. to 6 p.m., Monday through Friday. These activities shall be prohibited during peak traffic hours.

GC 6. There shall be no outdoor lighting for construction beyond 6:00 pm any day.

GC 7. In accordance with GMC Section 18.42.140, any and all roof-mounted equipment, devices or materials shall be completely screened from public view. The screen enclosures shall be constructed of the same or similar materials, colors and texture of the building.

GC 8. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of Environmental Assessment #20-21; General Plan Amendment #3-21; Zone Change #2-22; Zone Text Amendment #4-21; Specific Plan #1-21; Vesting Tentative Map #4-21; Site Plan Review #11-21; Development Agreement #2-21; And Affordable Housing Agreement. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant is the real party in interest in action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.

GC 9. The applicant shall comply with all mitigation measures set forth in the Mitigation Monitoring and Reporting Program adopted for the Project under Resolution No. 6683.

PLANNING

PL1. The approvals granted herein shall be utilized within the time period that the Development Agreement is in effect. Utilization shall mean the issuance of building permits, except for the tentative map. Utilization for the tentative tract map shall mean the final tract map to be recorded with the Los Angeles County Recorder's (TM 2).

PL2. These Conditions of Approval and the signed acknowledgement of acceptance shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.

PL3. The applicant shall submit for review and approval detailed landscape and irrigation plans prepared by a licensed landscape architect to the Director of Community Development or designee that is consistent with the State's Water Efficient Landscape Guidelines . At a minimum, tree size shall be 24-inch box

and shrubs shall be five (5) gallon size. Metal cages, painted green, shall be used to protect irrigation check valves and controller, and consistent with the landscape plans approved by the City Council.,

PL4. The applicant shall submit a site lighting plan, with photometrics, for review and approval to the Community Development Department prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Building Official and the Director of Community Development or designee before building permits are issued. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties. All light fixtures shall further comply with the requirements of the specific plan.

PL5. Colors and materials as shown on the development plans under Exhibit C, are approved. Deviation from colors and materials shall be in accordance with the Design Standards of the Specific Plan (#1-21). Any minor modifications to the materials used shall be subject to the review and approval of the Community Development Director. If the Director deems the modifications to be major changes, then it shall go before the Planning Commission for review and approval.

PL6. A master sign program shall be submitted to the Community Development Director for administrative approval. The master sign program shall include identification and wayfinding signage throughout the Specific Plan Area.

PL7. The applicant/developer shall place all mailboxes in accordance with U.S. Postal Regulations, as reviewed and approved by the Director of Community Development and the Gardena Postmaster prior to the issuance of a Certificate of Occupancy.

PL8. Each subarea of development shall comply with all development standards of the specific plan.

PL9. Applicant shall pay fees in accordance with the Development Agreement which includes:

- A multiple-unit residential development impact fee of $1,000 per unit for market rate units prior to building permit issuance in accordance with Gardena Municipal Code section 15.48.040.

PL10. The applicant shall reimburse the City for all attorney’s fees spent in processing the project application, including review of all documents required by these conditions of approval.

Off-site Improvements

PL11. The applicant shall submit Street Improvement plans for to the City's Public Works Department for the review and process for all offsite railroad improvements as shown in Exhibit C to the Normandie Crossing Specific Plan. The plans shall be in accordance with the California Public Utilities Commission (CPUC) standards and Union Pacific Railroad (UPRR) guidelines.

PL12. The applicant shall submit Street Improvement plans to the City's Public Works Department for review and approval for the installation of a sidewalk along the south side of 169th Street, west of the Property, between the Brighton Way alleyway and the alley west of Brighton Avenue. Such work shall be completed with the first phase of development.

PROJECT DESIGN FEATURES

DF 1. The Project would utilize off-road diesel-powered construction equipment which would meet, at a minimum, the Tier 4 emission standards for nonroad diesel engines promulgated by the USEPA for equipment greater than 50 horsepower.

DF 2. The Project would comply with the California Green Building Standards Code (CALGreen Code) (California Code of Regulations Title 24, Part 11) for electric vehicle (EV) charging design. Compliance would provide 10% of parking stalls to be EV capable, 25% of parking stalls to be EV ready with Level 2 EV charging receptacles, and 5% of parking stalls to be equipped with Level 2 EV chargers. The final design may vary from this in compliance with the CALGreen Code.

DF 3. There would be no natural gas use by any of the Project land uses.

DF 4. Prior to the start of construction, a Construction Traffic Management Plan would be prepared and submitted to City for review and approval. The Construction Traffic Management Plan would minimize the potential conflicts between construction activities, street traffic, bicyclists, and pedestrians. Furthermore, the Construction Traffic Management Plan will include, but not be limited to, the following measures.

a. Identified routes for vehicular traffic, bicyclists, and pedestrians around traffic lane, parking lane and/or sidewalk closures as they are required;

b. Provisions to ensure that access remains unobstructed for land uses near the Project site during construction;

c. Provisions to accommodate parking for construction workers either on-site or at offsite, off-street locations. Parking would be prohibited on streets in the vicinity of the Project site; and

d. Prior to the start of construction, the Applicant would coordinate with the City and emergency service providers to ensure adequate access is maintained to the Project site and neighboring businesses and residences.

BUILDING & SAFETY

BS1. The applicant shall comply with all applicable portions of the most current California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.

BS2. The applicant shall obtain separate Building Division including permits for Demolition, Grading, Building, Electrical, Plumbing, Mechanical, and Fences and Walls if required.

BS3. The applicant shall comply with all conditions set forth by other departments and agencies, including but not limited to: Gardena Planning, Gardena Public Works, and Los Angeles County Fire Department.

BS4. The applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.

BS5. The applicant shall demonstrate that coverages has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.

BS6. The applicant shall submit a Final Priority WQMP to the Building Division for review and approval. This plan shall be in conformance with all current NPDES requirements. The WQMP must implement Low Impact Development (LID) principles such that projects infiltrate, harvest, re-use, evaporation, or bio-treat storm water runoff. Sheet flowing storm-water, without filtering, is no longer acceptable.

BS7. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs).

BS8. A grading plan shall be submitted by the applicant/developer to the Building Official for review and approval. Grading shall be in substantial conformance

with the proposed project plans.

BS9. The applicant shall provide a complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.

BS10. The applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.

BS11. The applicant shall prepare construction and demolition waste recycling plans for review and approval by the Building Division. The applicant shall enroll in the city's waste diversion program.

BS12. The applicant shall post procedures and phone numbers at the construction site for notifying the City, local Police Department, and construction contractor (during regular construction hours and off- hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem.

BS13. The applicant shall notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance.

BS14. The applicant shall designate an on-site construction complaint and enforcement manager for the project.

BS15. The applicant shall ensure that all construction equipment is properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded.

PUBLIC WORKS – ENGINEERING DIVISION

PW1. All work in the public right of way shall be constructed in accordance with the Standard Plans and Standard Specifications for Public Works Construction, latest edition and the City and State Codes as applicable. This includes supplements thereto and City of Gardena Standard Drawings. All work shall be designed and signed by a registered Civil Engineer or other applicable professional license engineer(s).

PW2. Prior to the issuance of demolition or construction permits, the applicant shall prepare and implement a construction management plan that shall be reviewed and approved by the Public Works Director. Any approvals shall be revocable at the discretion of the Public Works Director if significant impacts develop. The plan shall include restriction on allowing the parking of construction vehicles on 169th Street only within parking lane where not prohibited by red curb or signage during working hours for the purpose of receiving materials. The street parking must be open for all during non-working hours. No vehicles may be stopped/parked on Normandie Avenue. No barriers shall be placed on the asphalt at any time. Parked vehicles must conform to all rules and regulations, such as distance from the curb. Pedestrian access must be always unimpeded. There shall be no staging of materials in any public right-of-way.

PW3. Before undertaking any Encroachment/Excavation within the public right of way, the applicant must first obtain the applicable permit from the Public Works Engineering Division.

PW4. Parking for construction workers shall be provided on-site or at off-site, off-street locations. Vehicles of construction workers shall be prohibited from parking within the residential areas.

PW5. Prior to issuance of permits, all public improvements shall be guaranteed to be installed by the execution of an Agreement for Public Improvements secured by sufficient bond sureties or cash, complete indemnification form, Certification of Insurance (General Liability, Auto & Workers Compensation) naming City of Gardena as additional insured, contractor State License and City Business License.

PW6. The applicant shall remove and replace all sidewalk, curb, gutter, curb ramps, driveways, traffic signs, curb drains, marked pavement, and spandrel fronting the property along Normandie Avenue, West 170th Street, and West 169th Street.

PW7. The applicant submit improvement plans for trees to be located in the sidewalks on 169th Street and Normandie Avenue to the City Public Works Department for review and approval

PW8. Developer shall provide a ten-foot radii corner cut-off at the northwest corner of Brighton Way alleyway and 169th Street and shall make all improvements necessary to maintain and/or widen public access and put in public improvements in accordance with engineering plans to be approved by the City Public Works Department.

PW9. The applicant shall provide traffic control plans per WATCH (Work Area Traffic Control Handbook) and/or California MUTCD (California Manual on Uniform

Traffic Control Devices) per the latest standard pending proposed controls (permanent-overnight or temporary). The temporary/permanent traffic control plans shall be prepared by, or under the direction of, a licensed civil engineer or other authorized to practice traffic engineering.

PW10. The applicant shall provide Street Improvement Plans showing all requirements and submit them to the Public Works Department for review and approval. The Street Improvement Plan shall be stamped and signed by a Civil Engineer Registered in the state of California. As-built plan signed and stamped by the Engineer of Record shall be submitted to the Public Works Department prior to finalizing and closing permit. Any deviations from the approved plan will require a submittal of plan revision for the City review and approval.

PW11. The applicant is responsible for all applicant permit, plan check, surety, and other incidental fees pertaining to the proposed project.

PW12. Pedestrian access to all surrounding public sidewalks shall be provided at all times, except during such times as improvements are being made to the sidewalks as required by these conditions.

STANDARD CONDITIONS TO REDUCE IMPACTS (Gardena Municipal Code Section 18.42.210. C, D, and E)

GMC1. Prior to commencement of ground-disturbing activities, a qualified vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall develop Worker Awareness and Environmental Program (WEAP) Training for construction personnel. This training shall be presented to construction personnel and include what fossil remains may be found within the Project area and policies and procedures that must be followed in case of a discovery. Verification of the WEAP Training shall be provided to the Gardena Community Development Department.

GMC2. If fossils or fossil bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist and full-time paleontological monitoring shall occur for the remainder of ground disturbance for the project.

GMC3. If Native American or tribal cultural resources are found on the site, the applicant shall enter into a cultural resources treatment agreement with a local Native American tribe traditionally and culturally affiliated with Gardena that is acknowledged by the Native American Heritage Commission, which shall address the following:

a. Treatment and disposition of cultural resources;

b. Designation, responsibilities, and participation of professional tribal monitors during grading, excavation and ground disturbing activities;

c. Project grading and development scheduling;

d. Terms of compensation for the tribal monitors;

e. Treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site;

f. Tribal monitor's authority to stop and redirect grading in order to evaluate the significance of any potential resources discovered on the property, and to make recommendations as to treatment; and

g. The applicant's agreement to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the tribe for proper treatment and disposition; and the applicant's agreement that all tribal sacred sites are to be avoided and preserved.

GMC4. In compliance with state law, if human remains are unearthed, the project developer, pursuant to State Health and Safety Code Section 7050.5, will contact the county coroner and ensure no further disturbance occurs until the county coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.

GMC5. If the remains are determined to be of Native American descent, the Native American Heritage Commission (NAHC) must be notified within twenty-four hours.

GMC6. Construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (typically March 15th through September 1st) if possible. If construction is conducted during nesting season, a pre-construction nesting bird survey shall be conducted within and immediately adjacent to the project site by a qualified professional biologist no more than seven days prior to the beginning of any project-related physical activity that is likely to impact migratory birds. If active nests are found during the pre-construction nesting bird survey, a nesting bird plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size, location and duration of all buffer zones, if required, shall be based on the nesting species, nesting stage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity. The buffers shall be maintained until the breeding

season has ended or until a qualified professional biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.

GOLDEN STATE WATER COMPANY

GS1. The applicant shall contact Golden State Water Company for review of the existing water main once Los Angeles County Fire Department has issued their fire protection requirements on the project to initiate application for new service installation.

LOS ANGELES COUNTY FIRE DEPARTMENT

FD1. The applicant shall submit plans and specifications to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit for review prior to building permit issuance.

FD2. A digital copy of the Final Tract Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation.

FD3. A digital copy of a water systems improvement plan from the local water purveyor to the County of Los Angeles Fire Department Fire Prevention Division Land Development Unit for the require public fire hydrant.

FD4. Install 1 public fire hydrant as noted on approved Tentative Map/Hydrants and Fire Access Plan. The required fire flow for the public fire hydrants for the proposed development is 3,000gpm at 20 psi residual pressure for 3 hours. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4.

FD5. Install 4 new on-site private fire hydrants as noted on the fire access plan mark up. The required fire flow from the private fire hydrants is 2,500gpm at 20 psi residual pressure for 2 hours. Each private fire hydrant shall be capable to supply of fire flow no less than 1250gpm at 20psi residual pressure for 2 hours duration. Fire Code 507.3 & Appendix C106.1. Submit underground piping plans for the private fire hydrant infrastructure for review and approval to the County of Los Angeles Fire Department Fire Prevention Division Engineering Section Sprinkler Plan Check Unit via EPIC-LA.

FD6. Traffic calming devices, including but not limited to, speed bumps and speed humps shall be prohibited unless approved by the fire code official. Provide a note on the site plan and resubmit for additional Fire Department review. Provide a note on the Fire Access Plan and resubmit for additional Fire Department review.

LOS ANGELES COUNTY SANITATION DISTRICTS

SD1. The applicant shall pay a connection fee before a permit to connect to the sewer is issued. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

CONDITIONS APPLICABLE ONLY TO APARTMENT BUILDING

Subarea A (Apartments)

PL13. The apartment management shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees on private property shall be permitted to grow to their maximum height.

PL14. The apartment management shall ensure that when units become available for rent, new residents who commence a 12-month lease shall be offered a one-time free monthly Zone 1 EZ Transit pass.

PL15. The applicant shall be required to enter into an agreement for affordable housing in the form attached hereto as Exhibit F, as may be modified by the City Attorney.

PL16. Unbundled Parking. The apartment manager shall charge for residential vehicle parking spaces for Rental Units within Subarea A. The Developer shall unbundle automobile parking charges from the rents or other fees charged for leasing residential units. None of the parking spaces will be allowed to be leased to non-residents of the apartment building.

PL17. Pre-Leasing for Area Employees. Rental Units within Subarea A shall be marketed exclusively for a thirty-day period to residents who are employees working within a 5-mile radius of the development, before the units are offered for rent to the general public. The Developer shall submit a pre-leasing marketing plan to the Community Development Director for review and approval and demonstrate compliance prior to issuance of a certificate of occupancy.

PL18. Transit Information. To ensure that residential tenants of Rental Units within Subarea A are aware of transit options and TDM programs available to them, an information board or kiosk shall be posted in a central location in Subarea A. Developer shall also provide transit information online, and the website will

be advertised on the information board or kiosk. This information shall also be included on the website for Rental Units within Subarea A.

PL19. The applicant shall fund and complete the railroad track and roadway improvements along South Normandie Avenue pursuant to current California Public Utilities Commission standards and Union Pacific Railroad guidelines as set forth in Development Agreement #2-21.

PL20. The applicant shall provide five parking spaces to the public for use on a first come, first serve basis along Normandie Avenue.

CONDITIONS APPLICABLE ONLY TO TOWNHOMES

The following conditions apply to the townhome style development regardless of whether applicant chooses to rent or sell the units.

Subarea B (Townhomes)

PL21. The applicant shall provide the City with a copy of the Covenants, Conditions and Restrictions (CC&Rs) for the townhome development within Subarea B, which shall apply to the townhomes for review and approval prior to approval of the final map or issuance of a certificate of occupancy, not including model homes. The CC&Rs shall include all items listed in these conditions which are required to be included in the CC&Rs or items for which the HOA is responsible. At a minimum, the following provisions shall be included, as may be further detailed by these conditions. The failure to include a condition on the list below does not relieve the responsibility to include it in the CC&Rs if otherwise provided herein:

a. Any revisions to the CC&Rs shall require prior city approval.

b. All landscaping to be kept in a healthy condition.

c. Maintenance and repair obligations of all private streets/driveways.

d. The re-slurring and re-striping of the driveway and parking areas shall happen every five years at a minimum. The Director of Community Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition.

e. The building shall be maintained in good condition at all times and shall be repainted every eight years at a minimum. The Director of Community Development or designee may require more frequent painting if the improvements are not maintained in good condition.

f. Maintenance and repair obligations of all open spaces and Common Areas.

g. Prohibition against outdoor storage.

h. Prohibition against alterations to architectural treatments.

i. Prohibition against parking in driveway areas and in front of garages.

j. A requirement that trash cans shall be kept in the garage or out of public view.

k. Residents' vehicles shall be stored in the garages at all times while on the site.

l. Residents shall not be allowed to use Guest Parking for their own vehicles.

m. The entire site, all walls and fencing, and all building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds, and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall.

When the draft is provided to the City for review, it shall be accompanied by a table specifying where all conditions required can be found.

PL22. The CC&Rs shall provide that the homeowner's association shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.

PL23. The CC&Rs shall contain a prohibition against modifying the exterior colors and materials of any unit without approval by the Community Development Director.

PL24. The applicant shall re-slurry and re-stripe the driveway and parking areas every five years at a minimum. The Director of Community Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition.

PL25. The applicant shall maintain the building in good condition at all times and shall repaint the approved buildings and accouterments every eight years at a minimum. The Director of Community Development or designee may require more frequent painting if the improvements are not maintained in good condition.

PL26. There shall be no outdoor storage permitted within the Common Areas.

PL27. The architecture of each building shall be in accordance with the plans under Exhibit C. A substantial deviation, as determined by the Community

Development Director, from the architecture approved shall be processed in accordance with the applicable provisions of state law provided in California Government Code sections 65450. Any minor modifications to the materials used shall be subject to the review and approval of the Community Development Director.

PL28. All trash cans shall be kept in the garage or out of public view.

PL29. All vehicles shall be prohibited from parking in driveway areas and in front of garages.

PL30. All residents' vehicles shall be stored in the garages at all times while on the site. Residents shall not be allowed to use Guest Parking for their own vehicles.

PL31. Any revisions to the CC&Rs shall require prior city approval.

TM 1. Applicant shall be required to record a final map to merge the four existing lots and subdivide the lots into two as well as provide for 75 condominium units, regardless of whether applicant desires to sell or rent the townhouse style condominium units. Nothing in this condition shall prohibit applicant from filing a lot line adjustment to separate Subareas A and B prior to the recording of the final map at applicant's discretion.

TM 2. The final tract map shall be recorded with the Los Angeles County Recorder's office within a period not to exceed the term of the Development Agreement or any extension thereof. If said map is not recorded within such time, the life of the map shall be deemed expired and said approval shall be considered null and void.

TM 3. In accordance with Section 17.08.170 of the Gardena Municipal Code, the applicant shall dedicate all necessary rights-of-way for public improvements and shall construct such improvements at no cost to the City. Such improvements may include, but not be limited to, site grading and drainage, new sidewalk, curb and gutter, driveways, street trees, roadway paving, street lights, traffic control devices, gas mains, electric power lines, telephone and cable lines, all of which shall be installed in accordance with the specifications of the Public Works Department. All utilities shall be underground.

TM 4. Pursuant to Government Code § 66495, at least one exterior boundary line of the land being subdivided must be adequately monumented or referenced before the map is recorded.

TM 5. In accordance with Government Code § 66473.1, the design of the subdivision shall provide, to the extent feasible, for future passive/natural heating or cooling opportunities.

TM 6. Private driveways shall be indicated on the final map as “Private Driveway and Fire lane” with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested, and accepted prior to construction.

TM 7. Prior to initial phase associated with building construction, all above ground and underground infrastructure shall be installed.

TM 8. The applicant shall pay in lieu park fees in accordance with Chapter 17.20 of the Gardena Municipal Code at the rate of $10,000 per unit prior to the recording of the final map.

TM 9. Model homes may be permitted prior to final map recordation provided that all Fire Department requirements for health and safety are satisfied prior to issuance of a building permit.

Saiko Investment Corporation, certifies that it has read, understood, and agrees to the Project Conditions listed herein.

_____

Saiko Investment Corporation, Representative

By_____

Dated_____

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF GARDENA
1700 W. 162nd Street
Gardena, California 90247

Space Above Reserved for Recorder's Use

EXEMPT FROM RECORDER'S FEES
Pursuant to Government Code Section 6103

DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF GARDENA
AND
16911 NORMANDIE ASSOCIATES, LLC

THIS AGREEMENT SHALL BE RECORDED WITHIN TEN DAYS OF EXECUTION BY ALL PARTIES HERETO PURSUANT TO THE REQUIREMENTS OF GOVERNMENT CODE SECTION 65868.5.

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EXHIBITS

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D. Assignment and Assumption Agreement
E. Off-Site Improvement Plans
F. Affordable Housing Agreement (Including Rental Restrictions)

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made and entered into by and among the CITY OF GARDENA, a municipal corporation ("City") and 16911 NORMANDIE ASSOCIATES, LLC, a Delaware legal entity authorized to do business in California ("Developer") as of this 28th day of January, 2025. City and Developer are referred to hereinafter individually as "Party" and collectively as "Parties." In consideration of the mutual covenants and agreements contained in this Agreement, City and Developer agree as follows:

1. Definitions. Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this Agreement. Words and phrases not defined in this Section will have the meaning set forth in this Agreement, the Gardena Municipal Code, or in common usage.

"Affordable Unit" means the seven (7) units affordable to Moderate Income Households located in Subarea A.

"Agreement" means this Development Agreement.

"Applicable Rules" means:

- The Gardena General Plan, as it existed on the Approval Date, as modified by the Project Approvals;
- The Gardena Municipal Code, as it existed on the Approval Date, as modified by the Project Approvals;
- Such other laws, ordinances, rules, regulations, and official policies governing permitted uses of the property, density, design, improvement, development fees, and construction standards and specifications applicable to the development of the Property in force at the time of the Effective Date, which are not in conflict with this Agreement.

"Approval Date" means January 14, 2025 the date on which the last of the Project Approval applications were approved by the City Council.

"Approved Plans" means a plan for any aspect of the Project, including, without limitation, the Site Plan, landscaping and irrigation plans, which are approved by City in accordance with the Applicable Rules, and Project Approvals.

"Building Regulations" means those regulations set forth in Title 15 of the GMC.

"CEQA" means the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*

"CEQA Guidelines" means the regulations implementing CEQA which have been adopted by the State and found at Title 14 of the California Code of Regulations, Section 15000 *et seq.*

"City" means the City of Gardena, a municipal corporation.

"City Council" means the City Council of the City of Gardena.

"Developer" means 16911 Normandie Associates, LLC, a Delaware legal entity authorized to do business in California, and its Transferees. In the event Subarea A and Subarea B, are separately sold, assigned, or transferred, "Developer" can refer to the owner of Subarea A and Subarea B, individually or collectively.

"Development Standards" means the design and development standards that are applicable to the Project as set forth in the Specific Plan.

"Director" means the Director of Community Development or his designee.

"Effective Date" means the date on which the Enabling Ordinance becomes effective in accordance with Government Code Section 36937.

"EIR" means the environmental impact report prepared for the Project pursuant to California Public Resources Code Section 21100 *et seq.*

"Enabling Ordinance" means Ordinance No. 1878, approving this Development Agreement on January 28, 2025.

"Fee" means any of the following:

- The impact fee required by Chapter 15.48 of the GMC, currently set at one thousand dollars ($1,000) per unit as of the Effective Date, intended to cover the burden of the new multi-family residential facilities on open space, drainage and other public facilities and services ("Impact Fee"). The Impact Fee is applicable to all units in the development.

- The in-lieu fee required by Chapter 17.20 of the GMC, currently set at ten thousand dollars ($10,000) per unit as of the Effective Date, intended to cover the burden of new residential subdivisions on park or recreational resources and facilities related to the For-Sale Units ("Quimby Fee"). The Quimby Fee is applicable only to the For-Sale Units and is not applicable to any apartment unit.

"Final Map" means the final map associated with Vesting Tentative Tract Map. No. 2-21.

"For-Sale Units" means the 75 for-sale townhome units contained in Subarea B identified in the Site Plan.

"Future Approvals" means such subsequent discretionary and ministerial entitlements, including but not limited to a ministerial lot line adjustment and building permits, which are required to develop the Project in addition to the Project Approvals, and which are applied for by Developer and approved by City. Once approved, a Future Approval becomes part of the Project Approvals.

"General Plan" means the City's general plan adopted pursuant to California Government Code Section 65350 *et seq.*

"GMC" means the Gardena Municipal Code.

"Moderate income household" means a household earning up to one hundred twenty percent (120%) of area median income adjusted for family size as defined in Health & Safety Code Section 50093.

"Mitigation Measures" means the mitigation measures set forth in the Mitigation Monitoring and Reporting Plan contained in the Project Approvals (EIR SCH# 2023050241).

"Off-Site Improvement Area" refers to either of the following (together "Off-Site Improvement Areas"):

- The area located along the south side of 169th Street, west of the Property, between Brighton Way and the alley west of Brighton Avenue where improvements would be constructed pursuant to Section 4.6.1 of this Agreement, as shown in Exhibit E.

- The area located along South Normandie Avenue on the Property frontage where improvements would be constructed pursuant to Section 4.6.2 of this Agreement, as shown in Exhibit E.

- The areas located along the south side of 169th Street, the west side of Normandie Avenue and the north side of 170th Street on the Property frontage where improvements would be constructed pursuant to Section 4.6.3 of this Agreement, as shown in Exhibit E.

"Party" means City or Developer.

"Parties" shall mean both City and Developer.

"Person" means a natural person or any entity.

"Project" means the development of the Property in accordance with the Project Approvals.

"Project Approvals" means:

- EIR pursuant to California Public Resources Code Section 21100 *et seq.*, No. EA–20-21, as certified by Resolution No. 6683 on January 14, 2025 including the Mitigation Measures;

- General Plan Amendment No. 3-21, as approved by Resolution No. 6684 on January 14, 2025 including a change in the Land Use Map;

- Normandie Crossing Specific Plan No. 1-21, as adopted by Ordinance No. 1878 on January 28, 2025;

- Zone Change No. 4-21, as approved by Ordinance No. 1878 on January 28, 2025 including a change in the Zoning Map;

- Zoning Code Amendment No. 6-21, as approved by Ordinance No. 1878 on January 28, 2025;

- Development Agreement No. 2-21 as approved by Ordinance No. 1878 on January 28, 2025;

- Site Plan Review No. 11-21, as approved by Ordinance No. 1878 on January 28, 2025;

- Vesting Tentative Tract Map No. 4-21, as approved by Resolution No. 6685 on January 14, 2025; and

- Affordable Housing Agreement as approved by Ordinance No. 1878 on January 28, 2025.

"Property" refers to that approximate 5.25 acres which is described in Exhibit A, attached hereto, and incorporated herein by reference. Property is divided into Subarea A and Subarea B.

"Rental Units" means the 258 rental units contained in Subarea A identified in the Site Plan.

"Site Plan" refers to the development plans for the Property as shown on Exhibit B, attached hereto, and incorporated herein by reference.

"Specific Plan" or "NCSP" means the Normandie Crossing Specific Plan, as may be amended over time.

"Subarea" refers to either of the following (together "Subareas"):

- "Subarea A" refers to the ground lot and the improvements located on the 2.14-acre northeastern portion of the Property that will be developed with 258 Rental Units as identified in the Site Plan; and

- "Subarea B" refers to the separate 3.11-acre ground lot located on the southern portion of the Property that will be developed with 75 For-Sale Units as identified in the Site Plan.

"Subsequent Rules" means any changes to the Applicable Rules made after the Approval Date, including, without limitation, any change by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by the

City Council, the Planning Commission or any other board, agency, commission or department of the City, or any officer or employee thereof, or by the electorate, which would, absent this Agreement, otherwise apply to the Property.

"Transferee" means a Person which assumes in whole or in part the rights and obligations of Developer under this Agreement with respect to all or a portion of the Property through sale, assignment, or transfer. In the event Subarea A and Subarea B, are sold, assigned, or transferred independently, "Transferee" can refer to the Transferee of Subarea A and Subarea B, individually or collectively. Transferee, however, does not include future owners of the individual For-Sale Units located within Subarea B.

2. Recitals. This Agreement is made with respect to the following facts and for the following purposes, each of which is acknowledged as true and correct by the Parties:

2.1 Pursuant to Government Code Section 65865 *et seq*., City is authorized to enter into a binding contractual agreement with any person having a legal or equitable interest in real property for the development of such property.

2.2 Developer has a legal or equitable interest in the Property.

2.3 Developer desires to redevelop the Property in accordance with the NCSP.

2.4 By this Agreement, each Party desires to obtain the binding agreement of the other Party to develop the Property in accordance with the Project Approvals, Applicable Rules, and this Agreement. In consideration thereof, City agrees to limit the future exercise of certain of its governmental and proprietary powers to the extent specified in this Agreement.

2.5 City and Developer have acknowledged and agreed that the consideration that is to be exchanged pursuant to this Agreement is fair, just, and reasonable.

2.6 The Project is consistent with City's General Plan, as amended pursuant to the Project Approvals.

2.7 Development of the Project has, and will continue to, further the comprehensive planning objectives contained within the General Plan, and will result in public benefits, including, among others, the following:

2.7.1 Providing needed housing, including seven (7) Affordable Units;

2.7.2. Providing individual home ownership opportunities by selling the townhome units in Subarea B.

2.7.3 Providing fiscal benefits to City's general fund in terms of increased utility, business license, and property and sales tax revenue;

2.7.4 Providing transit passes pursuant to Section 5.6;

2.7.5 Providing short-term construction employment within City;

2.7.6 Providing a Local Hiring/Local Buying Program for Construction pursuant to Section 5.7, as outlined in Exhibit C;

2.7.7 Providing millions of dollars in local spending, benefiting businesses within the City; and

2.7.8 Providing five (5) vehicle parking spaces within Subarea A, accessible from Normandie Avenue, that are also available to the public.

2.8 On December 3, 2024, the Planning Commission of the City commenced a duly noticed public hearing on the Project Approvals. At the conclusion of the hearing, the Planning Commission recommended that the City Council approve the Project Approvals, including the EIR.

2.9 On January 14, 2025, the City Council commenced a duly noticed public hearing on the Project Approvals. Prior to approving this Agreement by the Enabling Ordinance, the City Council adopted Resolution No. 6684 approving the FEIR.

2.10 All of the Property and Off-Site Improvement Areas are subject to this Agreement. This Agreement assigns certain rights and obligations specifically to either Subarea A or Subarea B, and such rights and obligations are explicitly identified herein. Rights and obligations that are not explicitly assigned only to Subarea A or to Subarea B, apply to both Subarea A and Subarea B.

3. Binding Effect. The burdens of this Agreement are binding upon, and the benefits of the Agreement inure to, City and Developer and each successive Transferee in interest thereto and constitute covenants that run with the land during the term of the Agreement.

3.1 Constructive Notice and Acceptance. Every Person who acquires any right, title, or interest in or to any portion of the Property in which Developer has a legal interest is, and shall be, conclusively deemed to have consented and agreed to be bound by this Agreement, whether or not any reference to this Agreement is contained in the instrument by which such Person acquired such right, title or interest.

3.2 Rights and Obligations Upon Sale, Assignment, or Transfer.

3.2.1 Developer may sell, assign, or transfer its rights and obligations under this Agreement with respect to the Property, or any portion thereof, to any Person at any time during the term of this Agreement upon approval of City.

3.2.2 In the event either Subarea is sold, assigned, or transferred independently, Transferee of such Subarea, or portion thereof, is not responsible for any and all rights and obligations that are assigned to the other Subarea.

3.3 Liabilities Upon Transfer. Upon the delegation of the rights and obligations under this Agreement and the sale, transfer, or assignment of all or any portion of the Property or Subarea,

Developer will be automatically released from its obligations under this Agreement with respect to the Property, Subarea, or portion thereof, so transferred arising prior and subsequent to the effective date of such transfer, if: (i) Developer has provided to City prior or subsequent written notice of such transfer; and (ii) the Transferee has agreed in writing to be subject to all of the provisions hereof applicable to the portion of the Property or Subarea so transferred by executing an Assignment and Assumption Agreement in the form of Exhibit D attached hereto and incorporated herein by reference. Upon any sale, assignment, or transfer of any portion of the Property or Subarea and the express assumption of Developer's rights and obligations under this Agreement by such Transferee, City shall look solely to the Transferee for compliance with the provisions of this Agreement as such provisions relate to the portion of the Property or Subarea acquired by such Transferee. Any such Transferee shall be entitled to the benefits of this Agreement as Developer hereunder and shall be subject to the obligations of this Agreement applicable to the portion of the Property or Subarea transferred. A default by any Transferee shall only affect that portion of the Property or Subarea owned by such Transferee and shall not cancel or diminish in any way Developer's rights hereunder with respect to any portion of the Property or Subarea not owned by such Transferee. The Transferee shall be responsible for satisfying the good faith compliance requirements set forth in Section 8 below relating to the portion of the Property or Subarea owned by such Transferee, and any amendment to this Agreement between City and a Transferee shall only affect the portion of the Property or Subarea owned by such Transferee.

3.4 Resumption of Rights. If Transferee defaults with respect to any provision of this Agreement that relate to the portion of the Property or Subarea acquired by such Transferee, Developer or Transferee in control of the rest of the Property or Subarea/other Subarea may, but is not obligated to, resume Transferee's obligations and cure Transferee's default upon written notification to City.

4. Development of the Property. The following provisions, in addition to the Applicable Rules, shall govern the development and use of the Property.

4.1 Permitted Uses and Design and Development Standards. The permitted, administratively permitted, and conditionally permitted uses of the Property, as well as the Development Standards, are set forth in the Project Approvals.

4.2 Entitlement to Develop. Developer is granted the vested right to develop the Project subject to the Project Approvals and any Future Approvals.

4.3 Building Regulations. Notwithstanding Section 4.4 below, all construction on the Property shall adhere to the Building Regulations in effect at the time an application for a building permit is submitted and to any federal or state building requirements that are then in effect at such time. Additionally, nothing in this Agreement prevents City from applying "standard specifications" for public improvements (e.g., streets, storm drainage, parking lot standards, driveway widths), as the same may be adopted or amended from time to time by City, provided that the provisions of any such standards and specifications apply only to the extent they are in effect on a Citywide basis and so long as they do not conflict with the provisions of the Project Approvals and any Future Approvals.

4.4 Subsequent Rules. Subsequent Rules cannot be applied by City to any part of the Property unless Developer gives City written notice of its election to have such Subsequent Rule applied to the Property, in which case such Subsequent Rule is deemed to be an Applicable Rule.

4.5 Fees, Exactions, Mitigation Measures and Conditions.

4.5.1 Subject to Sections 4.5 and 5.3 of this Agreement, all fees, exactions, Mitigation Measures and conditions that are applicable to the Project are set forth in the Applicable Rules, Project Approvals, any Future Approval, and this Agreement. In the event of a conflict between the fees, exactions and/or Mitigation Measures specified in the Applicable Rules, Project Approvals other than this Agreement and this Agreement, this Agreement shall control.

4.5.2 Except as otherwise provided in this Agreement, and specifically excluding fees set by entities not controlled by City that are collected by City, City can only charge and impose those fees and exactions, including, without limitation, dedication and any other fee relating to development or the privilege of development, which are in effect on a City-wide basis as of the Effective Date.

4.5.3 Developer shall pay the amount of the application and permit fees that are in effect at the time of application for the building permit pursuant to, or such subsequent resolutions as may be adopted by the City Council in accordance with applicable procedures.

4.5.4 Developer shall not be required to pay any new or increased fees dedicated to the same purposes as the Impact Fee that is in effect at the time of the Effective Date or that conflict with the Project Approvals or this Agreement. For any avoidance of doubt, any fee dedicated to the same purposes as the Impact Fee not in effect at the time of the Effective Date or any fee that conflicts with the Project Approvals or this Agreement adopted by the City Council shall not be assessed against the Project. Developer shall not be required to pay any new impact fee for a purpose other than that set forth in GMC section 15.48.080 that is not in effect at the time of the Effective Date.

4.5.5 Calculation and Payment of Fees.

4.5.5.1 Developer shall pay the Impact Fee of one thousand dollars ($1,000) for each For-Sale Unit and for each Rental Unit in both Subarea A and Subarea B consistent with Chapter 15.48 of the GMC. The Impact Fee for Subarea A shall be paid prior to the issuance of the building permit for the Rental Units; and the Impact Fee for Subarea B shall be paid prior to the issuance of the building permit for each building for the For-Sale Units.

4.5.5.2 Developer shall pay the Quimby Fee of ten thousand dollars ($10,000) for each of the 75 For-Sale Units located in Subarea B consistent with GMC Chapter 17.20. Notwithstanding GMC Chapter 17.20 , the Developer shall pay the Quimby Fee at the issuance of the building permit for each For-Sale Unit.

4.5.5.3 In the event Subarea A and Subarea B are sold, assigned, or transferred independently, the Impact Fees required by this Section 4.5 for each Subarea shall be assigned independently so that Developer or Transferee in control of Subarea A shall be solely

responsible for the fees associated with Subarea A and Developer or Transferee in control of Subarea B be solely responsible for the fees associated with Subarea B.

4.5.6 This Section 4.5 shall not be construed to limit the authority of City to charge normal and customary application, processing, and permit fees, including legal and environmental processing costs, for land use approvals, building permits and other similar permits, for Future Approvals, which fees are designed to reimburse City's actual expenses attributable to such application, processing and permitting and are in force and effect on a City-wide basis at such time as applications for such approvals are filed with City.

4.6 Off-Site Improvements. Off-site improvements described in this section and shown in the Site Plan shall be funded and constructed as follows and as shown in Exhibit E.

4.6.1 169th Street Sidewalk Improvements. Developer of Subarea A shall fund and construct approximately 266 linear feet of off-site sidewalk improvements along the south side of 169th Street, just west of the Property, between Brighton Way and the alley just west of Brighton Avenue as outlined in Exhibit E attached. The sidewalk improvements shall be constructed pursuant to Municipal Code Section 17.08.170 and designed to be consistent with the City General Plan Circulation Element requirements for a Local Street. Notwithstanding the foregoing, it is understood that these improvements shall be limited to installation of sidewalk and shall not include replacing existing curbs, gutters, storm drains and culverts or installing street trees or streetlights.

4.6.2 Normandie Avenue Railroad Improvements.

The railroad improvements fronting South Normandie Avenue contemplated in the approved GO 88-B shall be completed before the earlier of (1) expiration of the CPUC GO 88-B approval, subject to any permitted extensions granted by the CPUC, or (2) issuance of a certificate of occupancy for the apartment building located in Subarea A of the Normandie Crossing Specific Plan. These improvements require the following:

4.6.2.1 Developer shall fund and construct approximately 210 linear feet of sidewalk improvements along the west side of Normandie Avenue identified as "REALIGNED SIDEWALK F 60-DEGREE CROSSING OVER TRACKS WITH CHANNELIZING HANDRAILING" in Exhibit E, attached.

4.6.2.2 Developer shall fund and complete the following railroad track and roadway improvements along South Normandie Avenue pursuant to current California Public Utilities Commission standards and Union Pacific Railroad guidelines as outlined in Exhibit E attached:

- Removing approximately 170 linear feet of railroad spur tracks, which enters the Project site and formerly served the southernmost industrial building (i.e., 16911 South Normandie Avenue), upon approval from the Union Pacific Railroad.

- Removing approximately 830 linear feet of railroad spur track, which enters the Project site and formerly served the central industrial building (i.e., 16907 South Normandie Avenue).

- Constructing a new median both north and south of the track alignment.

- Installing new warning devices and tactile warning strips on the South Normandie Avenue west sidewalks.

- Refreshing (i.e., adding a slurry seal) the railroad crossing pavement markings immediately north and south of the track alignment.

These changes require replacing all sidewalk, curb, gutter, curb ramps, driveways, traffic signs, curb drains, marked pavement and spandrel front the Property along Normandie Avenue that are impacted by the railroad improvements.

4.6.2.3 If Developer sells, assigns, or transfers either Subarea, the transfer agreement shall make clear that the obligation to install the Normandie Avenue improvements is required of the first Subarea to be developed.

4.6.3 Other Off-Site Improvements. The following offsite improvements required pursuant to Conditions of Approval PW6, PW7 and PW8 shall be the sole responsibility of each Subarea as depicted in Exhibit E:

- Condition of Approval PW6. Developer shall remove and replace all sidewalk, curb, gutter, curb ramps, driveways, traffic signs, curb drain, marked pavement, and spandrel fronting the Property along 170th Street, 169th Street and the portion of Normandie Avenue north of the improvements required by Section 4.6.2 of this Agreement.

- Condition of Approval PW7. Developer shall submit improvement plans for trees to be located in the sidewalks on 169th Street and Normandie Avenue as shown Exhibit E to the City Public Works Department for review and approval.

- Condition of Approval PW8. Developer shall provide a ten (10)-foot radii corner cut-off at the northwest corner of Brighton Way and 169th Street, and shall make all improvements necessary to maintain and/or widen public access.

4.7 Use of Easements. Notwithstanding the provisions of the Applicable Rules, easements dedicated for vehicular and pedestrian use shall be permitted to include easements for underground drainage, water, sewer, gas, electricity, telephone, cable, and environmental remediation and other utilities and facilities so long as they do not unreasonably interfere with pedestrian and/or vehicular use.

4.8 Timing of Development.

4.8.1 Construction of development within Subarea A and Subarea B may begin independently of each other. There shall be no restriction regarding the phasing of construction.

4.8.2 Issuance of building permits for demolition, grading or construction within Subarea A and Subarea B, as well as issuance of a certificate of occupancy for the 258 Rental Units located within Subarea A, may all occur prior to recordation of the Final Map. However, Developer must record the Final Map prior to the issuance of a certificate of occupancy for any of the 75 For-Sale Units located within Subarea B. In the event Subarea A and Subarea B are sold, assigned, or transferred independently prior to recordation of the Final Map, the obligation to record the Final Map shall be assigned to the Developer or Transferee of Subarea B. The City shall not unreasonably withhold certificate of occupancy for any residential unit.

4.8.3 In *Pardee Construction Co. v. City of Camarillo* (*Pardee*) (1984) 37 Cal.3d 465, the California Supreme Court held that the failure of the parties therein to provide for the timing or rate of development resulted in a later-adopted initiative restricting the rate of development to prevail against the parties' agreement. City and Developer intend to avoid the result in *Pardee* by acknowledging and providing that Developer shall have the right, without obligation, to develop the Property in such order and at such rate and times as Developer deems appropriate within the exercise of its subjective business judgment subject to the terms of this Agreement, including Section 4.8.1.

In furtherance of the Parties' intent, as set forth in this Section, no future amendment of any existing City ordinance or resolution, or future adoption of any ordinance, resolution, or other action, that purports to limit the rate or timing of development over time or alter the sequencing of development phases, whether adopted or imposed by the City Council or through the initiative or referendum process, shall apply to the Property. However, nothing in this Section shall be construed to limit City's right to enforce Developer's obligation pursuant to this Agreement to provide any infrastructure required by the Project Approvals and this Agreement.

4.8.4 The Developer is under no obligation to develop the Project, including the improvements planned for either Subarea A or B. Developer (or any future Transferee) shall determine in its sole and absolute discretion whether to proceed with construction and development of Subarea A, Subarea B or both.

4.9 Moratorium.

4.9.1 City shall not impose a moratorium on any portion of the Property unless such is necessary to protect a significant threat to the immediate health, safety and welfare of the City.

4.9.2 Except as provided in Section 4.9.1 above, no City-imposed moratorium or other limitation (whether relating to the rate, timing or sequencing of the development or construction of all or any part of the Property, whether imposed by ordinance, initiative, resolution, policy, order or otherwise, and whether enacted by the City Council, an agency of the City, the

electorate or otherwise) affecting parcel or subdivision maps (whether tentative, vesting tentative, or final), building permits, occupancy certificates, or other entitlements to use or service (including, without limitation, water and sewer), approved, issued or granted within the City, or portions of the City, applies to the Property to the extent such moratorium or other limitation is in conflict with this Agreement. However, the provisions of this Section do not affect City's compliance with moratoria or other limitations mandated by other governmental agencies or court-imposed moratoria or other limitations.

4.10 Term. This Agreement shall be in effect for a period of five (5) years from the Effective Date of the Enabling Ordinance. However, Developer or City shall be entitled to, by written notice to the other Party prior to the Agreement's expiration, one (1) five-year (5-year) administrative extension, provided that the requesting Party is not in material default of this Agreement at such time beyond any applicable period to cure provided for by Sections 8.5 and 10 below. Before the expiration of the five-year (5-year) extension, the Parties may mutually agree to further extensions. In the event of litigation challenging this Agreement, the Term is automatically suspended for the duration of such litigation and resumes upon final disposition of such challenge and any appeal thereof upholding the validity of this Agreement. In the event that a referendum petition concerning this Agreement is duly filed in such a manner that the ordinance approving this Agreement is suspended, then the Term is deemed to commence upon City Council certification of the results of the referendum election approving this Agreement. All Project Approvals shall be extended for the full and complete length of the Term, including any extensions thereof, and shall not expire during the Term of this Agreement. The term of Vesting Tentative Tract Map No. 2-21 shall be the longer of the following: 1) the term of this Agreement, including extensions; or 2) the term that Vesting Tentative Tract Map No. 2-21 would otherwise be entitled to under the applicable provisions of the Subdivision Map Act.

4.11 Future Approvals.

4.11.1 Minor Modifications to Project. Developer may make minor changes to the Project/Project Plans, the Project Approvals other than this Agreement, ("Minor Modifications") which shall be processed ministerially without the need to amend this Agreement upon the administrative approval of the Director.

(a) Minor Modifications include:

(i) A modification to the Site Plan, provided the Director determines that the Site Plan is substantially similar to the approved Site Plan attached hereto as Exhibit B and complies with the Specific Plan.

(ii) Changes not listed as a Major Modification as defined below.

(b) City shall not unreasonably withhold or delay approval of any Minor Modification. City shall have the right to impose reasonable conditions in connection with Minor Modifications, provided, however, such conditions shall not be inconsistent with the Applicable Rules, the Project Approvals or with the development of the Project as contemplated by this Agreement.

(c) A Minor Modification approved by City shall continue to constitute a Project Approval as referenced herein.

4.11.2 Major Modifications Requiring Amendment to this Agreement. Any proposed modification to the Project which results in any of the following shall constitute a Major Modification, and shall require an amendment to this Agreement pursuant to Section 14 below:

(a) A modification to the Site Plan where the Director cannot determine that the Site Plan is substantially similar to the approved Site Plan attached hereto as Exhibit B, or where the Director cannot determine that the Site Plan complies with the Specific Plan. Approval of the revised Site Plan shall also require compliance with Chapter 18.44 of the Gardena Municipal Code.

(b) Any change which constitutes a "significant modification" to the Specific Plan as identified in Chapter 7, Section VI thereof.

4.11.3 Ministerial Lot Line Adjustment. Nothing in this Agreement prevents the Developer from filing an application for a ministerial Lot Line Adjustment prior to the recording of the final map at Developer's discretion pursuant to the provisions of the Subdivision Map Act (Government Code Section 66410 *et seq.*).

4.11.4 Issuance of Building Permits. No building permit, final inspection or Certificate of Occupancy will be unreasonably withheld, conditioned, or delayed from Developer if all infrastructure required to serve the portion of the Property covered by the building permit, final inspection, or Certificate of Occupancy is in place or is suitably guaranteed to be completed (by covenant, bond, letter of credit or otherwise) to the reasonable satisfaction of City prior to completion of construction and all of the other relevant provisions of the Project Approvals, Future Approvals and this Agreement have been satisfied.

4.11.5 Street Closure Permits. City hereby recognizes that certain street closures and/or sidewalk closures are required to physically construct the Project. As such, the following shall apply:

(a) Parking along the south side of 169th Street and the north side of 170th Street shall be allowed to be restricted to construction vehicles only for the parking lane along the property boundaries where not prohibited by red curb or signage during working hours. Parked vehicles must conform to all rules and regulations, such as distance from the curb.

(b) The sidewalks along the south side of 169th Street and the north side of 170th Street may be closed by the applicant for up to 12 months each during construction, with pedestrian access diverted to the opposite side of the street. The Public Works Director may extend the closure upon written application. The closed sidewalks may be used for the temporary staging of materials.

(c) At all times developer must maintain 20 feet of clear asphalt for the passage of vehicles, including emergency vehicles, on both 169th Street and 170th Street. No storage of materials on, or blockage of, the streets shall be allowed.

(d) Developer shall not use Brighton Way at any time for the parking of any vehicles, including construction worker vehicles, or for the loading or unloading of materials.

5. Developer Agreements.

5.1 General. Developer shall be responsible for all obligations assigned to the portion of the Property or Subarea under Developer's control contained in: (i) this Agreement; (ii) the Project Approvals, including, without limitation, all conditions and all Mitigation Measures required by the determination made pursuant to CEQA; and (iii) all Future Approvals for which it is the applicant or a successor in interest to the applicant. To the extent any conditions of approval or requirement imposed by any Project Approval, other than the Mitigation Measures, conflicts with the Agreement, the terms of the Agreement shall control. The Mitigation Measures shall control over any other Project Approval, including this Agreement.

5.1.1 In the event that any of the Mitigation Measures or conditions required of Developer hereunder have been implemented by others, Developer shall be conclusively deemed to have satisfied such Mitigation Measures or conditions, consistent with CEQA and the Project Approvals. If any such Mitigation Measures or conditions are rejected by a governmental agency with jurisdiction, Developer may implement reasonably equivalent substitute mitigation, consistent with CEQA, to City's satisfaction, in lieu of the rejected Mitigation Measures or conditions. Such substitution shall be deemed to be a Minor Modification pursuant to Section 4.11.1 above.

5.2 Affordable Housing.

5.2.1 Developer of Subarea A shall provide a total of seven (7) of the Rental Units for persons who qualify as Moderate income households, at or below one hundred twenty percent (120%) of the Area Median Income, for 55 years as further detailed in accordance with the housing covenant to be recorded against the property as set forth in Exhibit F (Affordable Housing Agreement [Including Rental Restrictions]), attached hereto. The recordation of the affordable housing covenant shall occur before the issuance of the first building permit for Subarea A or immediately after the recording of the tract map or a lot line adjustment, whichever occurs first. If the tract map or lot line adjustment is recorded prior to issuance of building permits for Subarea A, the covenant need only be recorded against Subarea A. The Affordable Units shall consist of: two (2) studio units; four (4) one-bedroom units; and one (1) two-bedroom unit all located within Subarea A.

5.2.2 Developer shall pay for City's costs related to the drafting of the affordable housing agreement and rental restrictions and the affordable housing guidelines upon submission of any invoices by the City.

5.2.3 Developer shall pay for actual costs of an independent third-party affordable housing consultant, chosen by City, to provide income limit verification that meets the affordable housing requirements of this Section 5.2. The independent third-party consultant shall charge Developer rates that are competitive to the market area. Developer shall provide the necessary tenant documentation to the selected third-party affordable housing consultant.

5.2.4 In the event Subarea A and Subarea B, are sold, assigned, or transferred independently, the Affordable Units required under this Section 5.2 shall exclusively be assigned to Developer or Transferee of Subarea A.

5.2.5 In the event Subarea A is not constructed, there is no obligation to provide the Affordable Units required under this Section 5.2.

5.2.6 The requirement to provide Affordable Units required under this Section 5.2 is mandatory whether or not the For-Sale Units are developed in Subarea B.

5.3 Fees. Subject to the provisions of Section 4.5 above, Developer shall pay the fees in effect at the time of the Effective Date of this Agreement that do not conflict with this Agreement and/or the other Project Approvals. Developer waives any and all rights it may have to challenge development fees that are in effect at the time of the Effective Date. However, Developer retains the legal right to challenge the amount of any such amended or increased development fees to the extent such are not in compliance with the requirements of Government Code Section 66000 *et seq*. as well as its right to receive credits against such amended or increased fees.

5.4 Sale of Subarea B – Townhome Units. Developer shall be required to sell the townhome units developed in Subarea B. Lease or rental of these units by the Developer, or by an assignee, purchaser, or transferee of all of the townhome units, shall not be allowed. Nothing herein prevents an individual homeowner from renting or leasing the unit after acquisition from Developer.

5.5 Sales and Use Tax.

5.5.1 In the event the contract price for any work on the Project is valued at five million dollars ($5,000,000) or more, Developer agrees to report, on a State Board of Equalization Tax Return, any purchases of tangible personal property made in connection with the finishing of and/or installation of materials, or fixtures for the Project, when such purchases were made without sales or use tax due. Developer shall indicate the city as a registered job site location on the State Board of Equalization Tax Return. In such event, Developer shall also obtain a permit or a sub-permit from the State Board of Equalization indicating the city as the registered job site location, in accordance with Revenue and Taxation Code Section 7051.3 or State Board of Equalization Compliance Policy and Procedure Manual Section 295.060.

5.5.2 Developer further agrees that, if Developer retains contractors or subcontractors to perform a portion of work in the Project, and said contracts or subcontracts are valued at five million dollars ($5,000,000) or more, said contracts or subcontracts shall contain the provisions set forth in Section 5.5.1, above.

5.5.3 The Director of Finance of the City is authorized to relieve Developer and Developer's contractors and subcontractors, from the requirements set forth in this Section 5.5 upon proof to the reasonable satisfaction of the Director of Finance that Developer and/or its contractors or subcontractors have made good faith efforts to obtain said permit or sub-permits but were denied the same by the State Board of Equalization.

5.6 Transportation Demand Management. Developer shall implement the following Transportation Demand Management measures in Subarea A pursuant to the Specific Plan.

5.6.1 Unbundled Parking. There shall be a charge for residential vehicle parking spaces for Rental Units within Subarea A. The Developer shall unbundle automobile parking charges from the rents or other fees charged for leasing residential units.

5.6.2 Pre-Leasing for Area Employees. Market rate Rental Units within Subarea A shall be marketed exclusively for a thirty-day period to employees working within a five-mile radius of the development, before the Rental Units are offered for rent to the general public. The Developer shall submit a pre-leasing marketing plan to the Community Development Director for review and approval. Prior to issuance of a certificate of occupancy for Subarea A, Developer shall demonstrate compliance with the pre-leasing marketing plan. Affordable rental units shall be subject to a separate pre-leasing marketing plan.

5.6.3 Transit Information. To ensure that residential tenants of Rental Units within Subarea A are aware of transit options and TDM programs available to them, an information board or kiosk shall be posted in a central location in Subarea A. Developer shall also provide transit information online, and the website will be advertised on the information board or kiosk. This information shall also be included on the website for Rental Units within Subarea A.

5.6.4 On-site Residential Bicycle Parking. Developer shall provide bicycle parking spaces for the residents of the Rental Units within Subarea A (69 spaces, including 65 long-term and 4 short-term spaces). All bicycle parking shall be located in a safe, convenient location, encouraging the use of bicycle transportation by residents and guests of Subarea A.

5.6.5 Ride-Sharing Pick-Up/Drop-Off. A designated loading area within Subarea A shall be signed and distinguished (e.g., with paving and/or paint) so that it may be utilized as a pick-up and drop-off zone for ride-sharing services.

5.6.6 One-time Free Monthly Pass. In accordance with the Specific Plan, during the term of this Agreement, Developer shall offer all new residents of the Rental Units within Subarea A who commence a 12-month lease a one-time free monthly Zone 1 EZ Transit Pass.

5.6.7 In the event Subarea A and Subarea B, are sold, assigned, or transferred independently, the Transportation Demand Management measures required under this Section 5.6 shall be assigned to Developer or Transferee of Subarea A.

5.7 Local Hire. Developer shall use best efforts to hire locally-based construction workers as set forth in the Local Hiring/Local Buying Program for Construction attached hereto as Exhibit C.

5.8 Maintenance Obligations. Developer shall maintain all portions of the Property in its possession or control, and any improvements thereon, in a first class clean, neat, and orderly manner. The Parties' respective maintenance obligations shall survive any termination or expiration of this Agreement.

5.9 Parking for Public Use. In recognition of the loss of parking spaces on the south side of 169th Street fronting the Property to permit said section of 169th Street frontage to qualify as a fire aerial apparatus lane per Section 6.6 of this Agreement, Developer shall provide five (5) vehicle parking spaces for public use in the surface parking area within Subarea A accessible from Normandie Avenue prior to the issuance of the Certificate of Occupancy for the Rental Units. No vehicle may be parked in these public parking spaces for more than twenty-four (24) consecutive hours.

5.10 Fire Lane on 169th Street. If Subarea B develops first, Developer of Subarea B shall not red-stripe any more spaces than required to ensure adequate space for a fire aerial apparatus lane on the south side of 169th Street as may be required by the Fire Department or to ensure necessary sight distance on the south side of 169th Street.

6. City Agreements.

6.1 Expedited Processing. City shall process, at Developer's expense, in an expedited manner, all plan checking, excavation, grading, building, street closure, encroachment and street improvement permits, Certificates of Occupancy, utility connection authorizations, and other ministerial permits or approvals necessary, convenient or appropriate for the grading, excavation, construction, development, improvement, use and occupancy of the Project in accordance with City's accelerated plan check process under the Applicable Rules. Without limiting the foregoing, if requested by Developer, City agrees to utilize private planners and plan checkers (upon Developer's request and at Developer's cost) and any other available means to expedite the processing of Project applications, including concurrent processing of such applications by various City departments.

6.2 Processing Cooperation and Assistance. To the extent permitted by law, City shall reasonably cooperate with Developer in securing any and all entitlements, authorizations, permits or approvals which may be required by any other governmental or quasi-governmental entity in connection with the development of the Project or the Property. Without limiting the foregoing, City shall reasonably cooperate with Developer in any dealings with federal, state and other local governmental and quasi-governmental entities concerning issues affecting the Property. City shall keep Developer fully informed with respect to its communications with such agencies which could impact the development of the Property. City must not take any actions to encourage any other governmental or quasi-governmental entities from withholding any necessary approvals and any such contrary actions on the part of City must be considered a breach of this Agreement by City.

6.3 Processing During Third-Party Litigation. The filing of any third-party lawsuit(s) against City or Developer relating to this Agreement, the Project Approvals, any Future Approvals or to other development issues affecting any portion of the Property or the Project shall not hinder, delay or stop the development, processing or construction of the Project, approval of the Future Approvals, or issuance of ministerial permits or approvals, unless the third party obtains a court order restraining the activity. City must not stipulate to or cooperate in the issuance of any such order.

6.4 Performance of Director Duties. City shall ensure that a person or persons are

designated at all times to carry out the duties of the Director set forth in this Agreement.

6.5 No Amendment to Specific Plan. City shall not initiate any amendment to the Specific Plan during the Term of this Agreement without Developer or its successor's written agreement and consent.

6.6 Removal of Street Parking. In exchange for Developer providing five (5) vehicle parking spaces within Subarea A that may also be used by the public per Section 5.9 of this Agreement, the City shall prohibit parking on the south side of 169th Street fronting the Property to permit said section of 169th Street frontage to qualify as a fire aerial apparatus lane as required by the Los Angeles County Fire Department.

6.7 Termination of Easements on 170th Street. In light of the conflicts between the Site Plan and the instruments listed in Sections 6.7.1 and 6.7.2 of this Agreement, City shall record a covenant terminating all responsibilities and rights granted under said instruments immediately after execution of this Agreement.

6.7.1 "Street Easement" recorded August 16, 1967 between James G. Bowie and the City granted for "public road, street and highway purposes and also for storm drain and surface water drainage purposes and all incidental purposes" (Record No. 2818).

6.7.2 "Quitclaim Deed" recorded November 25, 1968 between James G. Bowie and the City granted for "vehicular access rights to 170th Street across the southerly boundary" of the real property described therein (Record No. 2905).

7. Modification/Suspension.

7.1 Pursuant to Government Code Section 65869.5, in the event that any state or federal law or regulation, enacted after the Effective Date, precludes compliance with any provision of this Agreement, such provision shall be deemed modified or suspended to the extent practicable to comply with such state or federal law or regulation, as reasonably determined necessary by City. Upon repeal of said law or regulation or the occurrence of any other event removing the effect thereof upon the Agreement, the provisions hereof shall be restored to their full original effect.

7.2 In the event any state or federal resources agency (i.e., California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, Regional Water Quality Control Board/State Water Resources Control Board), in connection with its final issuance of a permit or certification for all or a portion of the Project, imposes requirements ("Permitting Requirements") that require modifications to the Project, then the parties will work together in good faith to incorporate such changes into the Project; provided, however, that if Developer appeals or challenges any such Permit Requirements, then the Parties may defer such changes until the completion of such appeal or challenge.

8. Demonstration of Good Faith Compliance.

8.1 Review of Compliance. In accordance with Government Code Section 65865.1, this Section 8 and the Applicable Rules, once each year, on or before each anniversary of the

Effective Date ("Periodic Review"), the Director shall review the extent of Developer's good faith substantial compliance with the terms and provisions of this Agreement, as well as the performance by City of its obligations under this Agreement. Developer responsibilities required under the substantial compliance review pursuant this Section 8 terminates when certificates of occupancy have been issued for all buildings in both Subarea A and Subarea B.

8.2 Good Faith Compliance. During each Periodic Review, Developer shall demonstrate by written status report that, during the preceding twelve-month (12-month) period, that it has been in good faith compliance with this Agreement. For purposes of this Agreement, the phrase "good faith compliance" shall mean that Developer has demonstrated that it has acted in a commercially reasonable manner (taking into account the circumstances which then exist) and in good faith in and has substantially complied with Developer's material obligations under this Agreement. In the event Subarea A and Subarea B, or any portion thereof, are sold, assigned, or transferred independently, obligations under this Section 8 shall be performed independently for each Subarea and Developer or Transferee of each Subarea shall be responsible for the obligations under this Section 8 for its respective Subarea.

8.3 City Report - Information to be Provided to Developer. At least fourteen (14) days before the annual anniversary of the Effective Date, City must deliver to Developer a copy of all staff reports prepared in connection with a Periodic Review, any prior staff reports generated during the review period, written comments from the public, and, to the extent practical, all related exhibits concerning such Periodic Review. This information shall be known as the "City Report."

8.4 Developer's Report. No later than the annual anniversary of the Effective Date, Developer must submit a written status report to the Director addressing the good faith compliance issue set forth in Section 8.2 above and any issues raised by City Report provided to Developer in accordance with Section 8.3 above.

8.5 Notice of Non-Compliance; Cure Rights. If, after reviewing Developer's Report, the Director reasonably concludes, on the basis of substantial evidence, that as to any parcel or parcels comprising the Property, Developer has not demonstrated that it is in good faith compliance with this Agreement, the Director may issue and deliver to Developer a written Notice of Violation as set forth in Section 10 below.

8.6 Public Notice of Finding. Any appeal of the Director's determination pursuant to Section 8.5 (including any appeal by Developer) must be filed within thirty (30) days following such decision. Filing such an appeal tolls the cure period specified in the Notice of Violation. Notwithstanding Section 13.1, an appeal regarding the Notice of Violation shall be heard directly by the City Council at a duly-noticed public hearing and the City Council must issue a final decision. Developer retains the right to challenge City's issuance of any final decision pursuant to Code of Civil Procedure Section 1094.5 without complying with the procedures set forth in Section 10.4 below.

8.7 Failure of Periodic Review. City's failure to review, at least annually, compliance by Developer with the terms and conditions of this Agreement shall not constitute or be asserted by any Party as a breach by any other Party of this Agreement. If City fails to provide the City

Report by the Effective Date, Developer will be deemed to be in good faith compliance with this Agreement for that calendar year.

9. Excusable Delays. Performance by any Party of its obligations hereunder shall be excused during any period of "Excusable Delay," as hereinafter defined, provided that the Party claiming the delay gives notice of the delay to the other Party as soon as reasonably possible after the same has been ascertained. For purposes hereof, Excusable Delay shall mean delay that directly affects, and is beyond the reasonable control of, the Party claiming the delay, including, without limitation: (i) act of God; (ii) civil commotion; (iii) riot; (iv) strike, picketing or other labor dispute; (v) shortage of materials or supplies; (vi) damage to work in progress by reason of fire, flood, earthquake or other casualty; (vii) reasonably unforeseeable delay caused by a reasonably unforeseeable restriction imposed or mandated by a governmental entity; (viii) litigation brought by a third-party attacking the validity of this Agreement, a Project Approval, a Future Approval or any other action necessary for development of the Property; (ix) delays caused by any breach or default by City or Developer hereunder; (x) delays due to a pandemic and/or government mandated quarantine; or (xi) delays due to the presence or remediation of hazardous materials. The term of this Agreement, including any extensions, shall be extended by any period of Excusable Delay.

10. Default Provisions.

10.1 Default. Either Party to this Agreement shall be deemed to be in "Default" under this Agreement if it materially breaches any of the provisions of this Agreement and the same is not cured within the time set forth in a written notice of violation (the "Notice of Violation") from the non-breaching Party to the breaching Party, which period of time shall not be less than ten (10) days for monetary breaches, and not less than sixty (60) days for non-monetary breaches from the date that the notice is deemed received, provided if the breaching Party cannot reasonably cure a non-monetary breach within the time set forth in the notice, then the breaching Party shall not be in Default if it commences to cure the breach within such time limit and diligently effects such cure thereafter. If City determines that a Default by Developer may have occurred, City shall give written notice to Developer of its intention to terminate this Agreement as to the rights and obligations assigned to Developer and comply with the notice and public hearing requirements of Government Code Sections 65867 and 65868. At the time and place set for the hearing on termination, Developer shall be given an opportunity to be heard. If the City Council finds, based upon the evidence, that Developer is in Default under this Agreement, the City Council may modify or terminate this Agreement as to the rights and obligations assigned to the defaulting Developer. If the defaulting Developer initiates a resolution of dispute in accordance with the provisions of Section 10.4 below within sixty (60) days following the City Council's determination that Developer is in Default under this Agreement, the City Council's decision to modify or terminate this Agreement as to the rights and obligations assigned to the defaulting Developer is stayed until the issue has been resolved through informal procedures, mediation, or court proceedings.

10.2 Content of Notice of Violation. Every Notice of Violation shall state with specificity that it is given pursuant to this Section of the Agreement, the nature of the alleged breach (including references to the pertinent provisions of this Agreement), the portion of the Property involved, and the manner in which the breach may be satisfactorily cured. The notice

shall be deemed given in accordance with Section 19 hereof.

10.3 Remedies for Default. The Parties agree that the remedies for a Default under this Agreement shall be limited to the remedies expressly set forth in this Section. No modification of termination of this Agreement pursuant to Section 10.1 hereof shall invalidate or affect in any manner any of the other Project Approvals. Developer's remedies for any Default under this Agreement by City shall be limited to injunctive relief and/or specific performance.

10.4 Resolution of Disputes. City and Developer agree to attempt to settle any claim, dispute or controversy arising from this Agreement through consultation and negotiation in good faith and in spirit of mutual cooperation. If those attempts fail, the dispute may be mediated by a mediator chosen jointly by City and Developer within thirty (30) days after notice by one of the parties demanding non-binding mediation. Neither Party may unreasonably withhold consent to the selection of a mediator. City and Developer will share the cost of the mediation equally. The Parties may agree to engage in some other form of non-binding alternate dispute resolution ("ADR") procedure in lieu of mediation. Any dispute that cannot be resolved between the Parties through negotiation or mediation within two (2) months after the date of the initial demand for non-binding mediation may then be submitted to a court of competent jurisdiction in the County of Los Angeles, California.

10.5 Attorney's Fees and Costs. Each Party to this Agreement agrees to waive any entitlement of attorney's fees and costs incurred with respect to any dispute arising from this Agreement. The parties will each bear their own attorney's fees and costs in the event of any dispute.

11. Mortgagee Protection. This Agreement shall not prevent or limit Developer, in any manner, at Developer's sole discretion, from encumbering the Property or any portion thereof or any improvements thereon by any mortgage, deed of trust or other security device. City acknowledges that the lender(s) providing such financing ("Mortgagee") may require certain Agreement interpretations and agrees, upon request, from time to time, to meet with Developer and representatives of such lender(s) to provide within a reasonable time period City's response to such requested interpretations. City will not unreasonably withhold its consent to any such requested interpretation, provided that such interpretation is consistent with the intent and purposes of this Agreement. Any Mortgagee of a mortgage or a beneficiary of a deed of trust or any successor or assign thereof, including, without limitation, the purchaser at a judicial or non-judicial foreclosure sale, or a person or entity who obtains title by deed-in-lieu of foreclosure on the Property shall be entitled to the following rights and privileges:

11.1 Mortgage Not Rendered Invalid. Neither entering into this Agreement nor a breach of or Default under this Agreement shall defeat, render invalid, diminish, or impair the priority of the lien of any mortgage or deed of trust on the Property made in good faith and for value. No Mortgagee shall have an obligation or duty under this Agreement to perform Developer's obligations, or to guarantee such performance, prior to Mortgagee taking title to all or a portion of the Property.

11.2 Request for Notice to Mortgagee. The Mortgagee of any mortgage or deed of trust

encumbering the Property, or any part thereof, who has submitted a request in writing to City in the manner specified herein for giving notices, shall be entitled to receive a copy of any Notice of Violation delivered to Developer.

11.3 Mortgagee's Time to Cure. City shall provide a copy of any Notice of Violation to the Mortgagee that has requested such copy within ten (10) days of sending the Notice of Violation to Developer. The Mortgagee shall have the right, but not the obligation, to cure the specified breach for a period of sixty (60) days after receipt of such Notice of Violation, or such longer period of time as may be specified in the Notice. Notwithstanding the foregoing, if such breach shall be a breach which can only be remedied by such Mortgagee obtaining possession of the Property, or any portion thereof, and such Mortgagee seeks to obtain possession, such Mortgagee shall have until sixty (60) days after the date of obtaining such possession to cure or, if such breach cannot reasonably be cured within such period, to commence to cure such breach, provided that such breach is cured no later than one (1) year after Mortgagee obtains such possession of the Property.

11.4 Cure Rights. Any Mortgagee who takes title to all of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or a deed in lieu of foreclosure, shall succeed to the rights and obligations of Developer under this Agreement as to the Property or portion thereof so acquired; provided, however, in no event shall such Mortgagee be liable for any breaches, Defaults, or monetary obligations of Developer arising prior to acquisition of title to the Property by such Mortgagee, except that any such Mortgagee shall not be entitled to a new building permit or new occupancy certificate until all delinquent and current fees and other monetary or non-monetary obligations due under this Agreement for the Property, or portion thereof acquired by such Mortgagee, have been satisfied. A Mortgagee that takes title to Subarea A or B, independently, shall only secure rights under this Agreement with respect to that particular Subarea.

11.5 Bankruptcy. If any Mortgagee is prohibited from commencing or prosecuting foreclosure or other appropriate proceedings in the nature of foreclosure by any process or injunction issued by any court or by reason of any action by any court having jurisdiction of any bankruptcy or insolvency proceedings involving Developer, the times specified in Section 10 above shall be extended for the period of the prohibition, except that any such extension shall not extend the term of this Agreement.

11.6 Disaffirmation. If this Agreement is terminated as to any portion of the Property by reason of (i) any Default, or (ii) as a result of a bankruptcy proceeding, and this Agreement is disaffirmed by a receiver, liquidator, or trustee for Developer or its property, City, if requested by any Mortgagee, shall negotiate in good faith with such Mortgagee for a new development agreement for the Project as to such portion of the Property with the most senior Mortgagee requesting such new agreement. This Agreement does not require any Mortgagee or City to enter into a new development agreement pursuant to this Section.

12. Estoppel Certificate. At any time and from time to time, Developer may deliver written notice to City and City may deliver written notice to Developer requesting that such Party certify in writing that, to the knowledge of the certifying Party: (i) this Agreement is in full force and

effect and a binding obligation of the Parties; (ii) this Agreement has not been amended, or if amended, the identity of each amendment; and (iii) the requesting Party is not in breach of this Agreement, or if in breach, a description of each such breach. The Party receiving such a request shall execute and return the certificate within thirty (30) days following receipt of the notice. The failure of City to deliver such a written notice within such time shall constitute a conclusive presumption against City that, except as may be represented by Developer, this Agreement is in full force and effect without modification, and that there are no uncured breaches or Defaults in the performance of Developer. The Director shall be authorized to execute, on behalf of City, any Estoppel Certificate requested by Developer. City acknowledges that a certificate may be relied upon by successors in interest to Developer who requested the certificate and by holders of record of deeds of trust on the portion of the Property in which that Developer has a legal interest.

13. Administration of Agreement.

13.1 Appeal of Staff Determinations. Any decision by City staff concerning the interpretation or administration of this Agreement or development of the Property in accordance herewith may be appealed by Developer to the Planning Commission, and thereafter, if necessary, to the City Council pursuant to the GMC. Developer shall not seek judicial review of any staff decision without first having exhausted its remedies pursuant to this Section. Final determinations by the City Council are subject to judicial review subject to the restrictions and limitations of California law.

13.2 Operating Memoranda. The provisions of this Agreement require a close degree of cooperation between City and Developer. During the Term of this Agreement, clarifications to this Agreement and the Applicable Rules may be appropriate with respect to the details of performance of City and Developer. If and when, from time to time, during the term of this Agreement, City and Developer agree that such clarifications are necessary or appropriate, they shall effectuate such clarification through a memorandum approved in writing by City and Developer (the "Operating Memoranda"), which, after execution, shall be attached hereto and become part of this Agreement and the same may be further clarified from time to time as necessary with future written approval by City and Developer. Operating Memoranda are not intended to and shall not constitute an amendment to this Agreement but are mere ministerial clarifications, therefore, public notices and hearings are not required. The City Attorney shall be authorized, upon consultation with, and approval of, Developer, to determine whether a requested clarification may be effectuated pursuant to this Section or whether the requested clarification is of such character to constitute an amendment hereof which requires compliance with the provisions of Section 14 below. The authority to enter into such Operating Memoranda is hereby delegated to the Director, and the Director is hereby authorized to execute any Operating Memoranda hereunder without further City Council action.

13.3 Certificate of Performance. Upon the completion of the Project, or the completion of development of any parcel within the Project (i.e., Subarea A or B), or upon completion of performance of this Agreement or its earlier revocation and termination, City shall provide Developer, upon Developer's request, with a statement ("Certificate of Performance") evidencing said completion or revocation and the release of Developer from further obligations hereunder, except for any ongoing obligations hereunder. The Certificate of Performance shall be signed by

the appropriate agents of Developer and City and shall be recorded in the official records of Los Angeles County, California. Such Certificate of Performance is not a notice of completion as referred to in California Civil Code Section 3093.

14. Amendment or Termination by Mutual Consent. Except as otherwise set forth herein, this Agreement may only be amended or terminated, in whole or in part, by mutual written consent of City and Developer, and upon compliance with the provisions of Government Code Section 65867. A future Transferee with title to Subarea A or B may only amend or terminate the Agreement with the mutual consent of the City with respect to Subarea owned by the Transferee.

15. Indemnification/Defense.

15.1 Indemnification. Developer agrees to indemnify and hold City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from City's approval of the Project, this Agreement, Developer's performance of this Agreement, and all procedures with approving this Agreement (collectively, "Discretionary Approvals"), except to the extent such is a result of City's sole negligence or intentional misconduct. Should City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the Discretionary Approvals, Developer agrees to defend City (at City's request and with counsel satisfactory to City) and will indemnify City for any judgment rendered against it or any sums paid out in settlement or otherwise, except to the extent such action is a result of City's sole negligence or intentional misconduct. For purposes of this Section, "City" includes the City of Gardena's elected officials, appointed officials, officers, consultants, and employees.

15.2 Defense of Agreement. If City accepts Developer's indemnification and defense as provided in Section 15.1 above, City agrees to and shall timely take all actions which are necessary or required to uphold the validity and enforceability of this Agreement, the Discretionary Approvals, Project Approvals, Development Standards, and the Applicable Rules. This Section 15 shall survive the termination of this Agreement.

16. Cooperation in the Event of Legal Challenge.

16.1 Third-Party Challenges. In the event of any administrative, legal, or equitable action or other proceeding instituted by any person or entity not a party to the Agreement challenging the validity of any provision of this Agreement, challenging any Approval, or challenging the sufficiency of any environmental review of either this Agreement or any Approval under CEQA (each a "Third-Party Challenge"), each party must cooperate in the defense of such Third-Party Challenge, in accordance with this Section. Developer agrees to pay City's costs of defending a Third-Party Challenge, including all court costs and reasonable attorney's fees expended by City (including the time and cost of the City Attorney) in defense of any Third-Party Challenge, as well as the time of City's staff spent in connection with such defense. Developer may select its own legal counsel to represent Developer's interests in any Third-Party Challenge at Developer's sole cost and expense. City agrees that it will not enter into a settlement agreement to any Third-Party Challenge without Developer's written consent. Developer's obligation to pay City's costs in the defense of a Third-Party Challenge shall not extend to those costs incurred on

appeal, if Developer notifies City is writing that it does not wish to pursue the appeal.

16.2 Third-Party Challenges Related to the Applicability of City Laws. The provisions of this Section will apply only in the event of a legal or equitable action or other proceeding, before a court of competent jurisdiction, instituted by any person or entity not a party to the Agreement challenging the applicability to the Project or Property of a conflicting City Law (a "Third-Party Enforcement Action"):

16.2.1 In the event of a Third-Party Enforcement Action, City must: (i) promptly notify Developer of such action or proceeding; and (ii) stipulate to Developer's intervention as a party to such action or proceeding unless Developer has already been named as a respondent or real party in interest to such action or proceeding. In no event will City take any action that would frustrate, hinder, or otherwise complicate Developer's efforts to intervene, join or otherwise participate as a party to any Third-Party Enforcement Action. As requested by Developer, City must use its best efforts to ensure that Developer is permitted to intervene, join or otherwise participate as a party to any Third-Party Enforcement Action. If, for any reason, Developer is not permitted to intervene, join or otherwise participate as a party to any Third-Party Enforcement Action, the parties to this Agreement agree to cooperate, to the maximum extent permitted by law, in the defense of such action or proceeding. For purposes of this Section, the required cooperation between the parties includes, without limitation, developing litigation strategies, preparing litigation briefs and other related documents, conferring on all aspects of the litigation, developing settlement strategies, and, to the extent permitted by law, jointly making significant decisions related to the relevant litigation, throughout the course thereof.

16.2.2 City's costs of defending any Third-Party Enforcement Action, including all court costs, and reasonable attorney's fees expended by City (including the time and cost of the City Attorney) in defense of any Third-Party Enforcement Action, as well as the time of City's staff spent in connection with such defense (the "Enforcement Action Defense Costs"), will be paid in accordance with this Agreement. The Enforcement Action Defense Costs shall extend to, and Developer will be obligated to pay, any costs incurred on appeal unless Developer notifies City in writing that it does not wish to pursue the appeal.

16.2.3 City must not enter into a settlement agreement or take any other action to resolve any Third-Party Enforcement Action without Developer's written consent. City cannot, without Developer's written consent, take any action that would frustrate, hinder or otherwise prevent Developer's efforts to settle or otherwise resolve any Third-Party Enforcement Action.

16.2.4 Provided that City complies with this Section and provided that Developer is a party to the relevant Third-Party Enforcement Action, Developer agrees to be bound by any final judgment (i.e., following all available appeals) arising out of a Third-Party Enforcement Action and further agrees that no default under this Agreement will arise if such final judgment requires City to apply to the Project or Project Site a City Law that conflicts with Applicable Law or this Agreement.

17. Time of Essence. Time is of the essence for each provision of this Agreement of which time is an element.

18. Effective Date. This Agreement shall become operative on the date the Enabling Ordinance approving this Development Agreement becomes effective (the "Effective Date") pursuant to Government Code Section 36937.

19. Notices. Any notice that a party is required or may desire to give the other must be in writing and may be sent by: i) personal delivery; or ii) by deposit in the United States mail, postage paid, registered or certified mail, return receipt requested; or iii) by overnight delivery using a nationally recognized overnight courier, providing proof of delivery; or iv) by facsimile, evidenced by confirmed receipt; or v) by electronic delivery, evidenced by confirmed receipt, addressed as follows:

If to City:

City of Gardena
1700 W. 162nd Street
Gardena, CA 90247
Attention: City Manager
Phone: 310-217-9503
E-mail: cosorio@cityofgardena.org

With a Copy to:

City of Gardena
1700 W. 162nd Street
Gardena, CA 90247
Attention: Community Development Director
Phone: 310-217-9546
E-mail: gtsujiuchi@cityofgardena.org

With a Copy to:

City Attorney's Office
1700 W. 162nd Street
Gardena, CA 90247
Attention: Carmen Vasquez and Lisa Kranitz
Phone: 310-217-9503
E-mail: lkranitzlaw@gmail.com
cv@jones-mayer.com

If to Developer:

16911 Normandie Associates, LLC
134 Lomita Street
El Segundo, CA 90245
Attention: Fred Shaffer
Phone: 310-213-6560
Email: fshaffer@saikoinv.com

With a Copy to:

Rand|Paster|Nelson
633 W. Fifth Street, Ste. 5880
Los Angeles, CA 90071
Attention: Dave Rand
Phone: 213-557-7224
E-mail: dave@rpnllp.com

Either City or Developer may change its mailing address at any time by giving written notice of such change to the other in the manner provided herein at least ten days prior to the date such change is affected. Any notice given by mail is deemed to have been given as of the date of delivery (whether accepted or refused) established by the United State Post Office, return receipt, or the overnight carrier's proof of delivery as the case may be. Notices given in any other manner are effective only if and when received by the party to be notified between the hours of 8:00 a.m. and 5:00 p.m., local time of the recipient, of any business day with delivery made after such hours deemed received the following business day.

20. Entire Agreement. This Agreement contains the entire agreement between the Parties regarding the subject matter hereof, and supersedes in its entirety all prior agreements or understandings, oral or written. This Agreement shall not be amended, except as expressly provided herein.

21. Waiver. No waiver of any provision of this Agreement shall constitute a waiver of any other provision, whether or not similar; nor shall any such waiver constitute a continuing or subsequent waiver of the same provision. No waiver shall be binding, unless it is executed in writing by a duly authorized representative of the Party against whom enforcement of the waiver is sought.

22. Supersession of Subsequent Laws of Judicial Action. The provisions of this Agreement must, to the extent feasible, be modified or suspended as may be necessary to comply with any new law or decision issued by a court of competent jurisdiction, enacted or made after the effective date which prevents or precludes compliance with one or more provisions of this Agreement. Immediately after enactment of any such new law, or issuance of such decision, the parties must meet and confer in good faith to determine the feasibility of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Agreement.

23. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall be effective to the extent the remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Agreement.

24. Relationship of the Parties. Each Party acknowledges that, in entering into and performing under this Agreement, it is acting as an independent entity and not as an agent of any other Party in any respect. Nothing contained herein or in any document executed in connection herewith shall be construed as creating the relationship of partners, joint ventures or any other association of any king or nature between City and Developer, jointly or severally.

25. No Third-Party Beneficiaries. This Agreement is made and entered into for the sole benefit of the Parties and their successors in interest. No other person or party shall have any right of action based upon any provision of this Agreement.

26. Recordation of Agreement and Amendments. This Agreement and any amendment thereof shall be recorded with the County Recorder of the County of Los Angeles by the City Clerk of

City.

27. Cooperation Between City and Developer. City and Developer shall execute and deliver to the other all such other and further instruments and documents as may be reasonably necessary to carry out the purposes of this Agreement. Upon satisfactory performance by Developer, and subject to the continuing cooperation of Developer, City will commence and in a timely manner proceed to complete all steps necessary for the implementation of this Agreement and development of the Project or Property in accordance with the terms of this Agreement.

28. Rules of Construction. The captions and headings of the various sections and subsections of this Agreement are for convenience of reference only, and they shall not constitute a part of this Agreement for any other purpose or affect interpretation of the Agreement. Should any provision of this Agreement be found to be in conflict with any provision of the Applicable Rules or the Project Approvals or the Future Approvals, the provisions of this Agreement shall control.

29. Joint Preparation. This Agreement shall be deemed to have been prepared jointly and equally by the Parties, and it shall not be construed against any Party on the ground that the Party prepared the Agreement or caused it to be prepared.

30. Governing Law and Venue. This Agreement is made, entered into, and executed in the County of Los Angeles, California, and the laws of the State of California shall govern its interpretation and enforcement. Any action, suit or proceeding related to, or arising from, this Agreement shall be filed in the appropriate court having jurisdiction in the County of Los Angeles.

31. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which constitute one and the same instrument.

32. Weekend/Holiday Dates. Whenever any determination is to be made or action to be taken on a date specified in this Agreement, if such date shall fall upon a Saturday, Sunday or holiday specified in Government Code Section 6700, the date for such determination or action shall be extended to the first business day immediately thereafter.

33. Not a Public Dedication. Except as otherwise expressly provided herein, nothing herein contained shall be deemed to be a gift or dedication of the Property, or of the Project, or any portion thereof, to the general public, for the general public, or for any public use or purpose whatsoever, it being the intention and understanding of the Parties that this Agreement be strictly limited to and for the purposes herein expressed for the development of the Project as private property. Developer shall have the right to prevent or prohibit the use of the Property, or the Project, or any portion thereof, including common areas and buildings and improvements located thereon, by any person for any purpose which is not consistent with the development of the Project. Any portion of the Property conveyed to City by Developer as provided herein shall be held and used by City only for the purposes contemplated herein or otherwise provided in such conveyance, and City shall not take or permit to be taken (if within the power or authority of City) any action or activity with respect to such portion of the Property that would deprive Developer of the material benefits of this Agreement, or would in any manner interfere with the development of the Project as contemplated by this Agreement.

34. Releases. City agrees that upon written request of Developer and payment of all fees and performance of the requirements and conditions required by Developer by this Agreement, City must promptly execute and deliver to Developer appropriate release(s) of further obligations imposed by this Agreement in form and substance acceptable to the Los Angeles County Recorder's Office or as otherwise may be necessary to affect the release.

35. Consent. Where the consent or approval of City or Developer is required or necessary under this Agreement, the consent or approval will not be unreasonably withheld, delayed or conditioned.

IN WITNESS WHEREOF, Developer and the City of Gardena have executed this Development Agreement on the date first above written.

CITY:

City of Gardena, a municipal corporation

By: _____
Tasha Cerda, Mayor

ATTEST:

Mina Semenza, City Clerk

APPROVED AS TO FORM:

By:_____
Carmen Vasquez, City Attorney

DEVELOPER:

16911 Normandie Associates, LLC

By:_____
Steven Ludwig, Manager

EXHIBIT A

LEGAL DESCRIPTION

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EXHIBIT B

SITE PLAN

EXHIBIT C

EXHIBIT D

LOCAL HIRING/LOCAL BUYING PROGRAM FOR CONSTRUCTION

Local Hiring and Buying Policy for Construction. Developer shall implement a local hiring and buying policy (the "Local Hiring and Buying Policy") for construction of the Project, consistent with the following guidelines:

1. Purpose. The purpose of the Local Hiring and Buying Policy is to 1) facilitate the employment by Developer and its contractors at the Project of residents of the City of Gardena (the "Targeted Job Applicants"), and in particular, those residents who are "Low-Income Individuals" (defined below) by ensuring Targeted Job Applicants are aware of Project construction employment opportunities and have a fair opportunity to apply and compete for such jobs; and 2) during Active Construction, encourage the use construction related materials and supplies for the Project that come from businesses based in the City of Gardena whenever possible.

2. Definitions. Unless provided in this Local Hiring and Buying Policy, the definitions contained in the Development Agreement by and between the City of Gardena ("City") and 16911 Normandie Associates, LLC dated January 28, 2025 shall apply."

    a. "Active Construction" means the time during which permits issued by the Building & Safety Division for any building within the Project are active, and does not mean any subsequent permit issued by the Building & Safety Division for any building within the Project after a certificate of occupancy has been issued for that building.

    b. "Contract" means a contract or other agreement for the providing of any combination of labor, materials, supplies, and equipment to the construction of the Project that will result in On-Site Jobs, directly or indirectly, either pursuant to the terms of such contract or other agreement or through one or more subcontracts.

    c. "Contractor" means a prime contractor, a sub-contractor, or any other entity that enters into a Contract with Developer for any portion or component of the work necessary to construct the Project (excluding architectural, design and other "soft" components of the construction of the Project).

    d. "Low Income Individual" means a resident of the City of Gardena whose household income is no greater than 80% of the Median Income.

    e. "Median Income means the median family income published from time to time by HUD for the Los Angeles-Long Beach Metropolitan Statistical Area.

    f. "On-Site Jobs" means all jobs by a Contractor under a Contract for which at least fifty percent (50%) of the work hours for such job requires the employee to be at the Project site, regardless of whether such job is in the nature of an employee or an independent contractor. On-Site Jobs shall not include jobs at the Project site

which will be performed by the Contractor's established work crew who have not been hired specifically to work at the Project site.

Local Hiring Program for Targeted Job Applicants.

3. Priority for Targeted Job Applicants. Subject to Section 6 below in this Local Hiring Policy provides that the Targeted Job Applicants shall be considered for each On-Site Job in the following order of priority:

   a. First Priority: Any resident of a household with no greater than 80% Median Income that resides within the Low and Moderate Income Areas identified in the City of Gardena's Housing Element;

   b. Second Priority: Any resident of a household with no greater than 80% Median Income that resides within the City; and

   c. Third Priority: Any resident of a household with no greater than 80% Median Income that resides within a five (5) mile radius of the project site.

   d. Fourth Priority: Any resident of a household that resides within the City or a five (5) mile radius of the project site.

4. Coverage. The Local Hiring and Buying Policy shall apply to all hiring for On-Site Jobs related to the construction of the Project, by Developer and its Contractors.

5. Outreach. So that Targeted Job Applicants are made aware of the availability of On-Site Jobs, Developer or its Contractors shall:

   a. Advertise available On-Site Jobs in the Gardena Valley News or similar local media and electronically on a City-sponsored website, if such a resource exists; and

   b. Work with the South Bay Workforce Investment Board to coordinate recruiting and hiring of workers needed for development and operations of the project.

6. Hiring. Developer and its contractor(s) shall consider in good faith all applications submitted by Targeted Job Applicants for On-Site Jobs, in accordance with their normal practice to hire the most qualified candidate for each position and shall make a good faith effort to hire Targeted Job Applicants when most qualified or equally qualified as other applicants. City acknowledges that the Contractors shall determine in their respective subjective business judgment whether any particular Targeted Job Applicant is qualified to perform the On-Site Job for which such Targeted Job Applicant has applied. Contactors are not precluded from advertising regionally or nationally for employees in addition to its local outreach efforts.

7. Term. The Local Hiring and Buying Policy shall continue to apply to the construction of the Project until the final certificate of occupancy for the Project has been issued by City.

8. Developer and its contractor(s) shall abide by all applicable State and local labor regulations.

Local Buying Program for Construction Related Materials and Supplies.

9. Local Supplier Requirements. Developer and its contractors shall use best faith efforts to ensure that construction related materials and supplies used during Active Construction of the project come from businesses based in the City of Gardena whenever possible. Construction related materials includes interior furnishings for the residential units.

    a. Developer and its contractors shall coordinate with the City's Economic Development Manager to obtain a list of suppliers in the City.
    b. Developer and its contractors shall solicit bids from suppliers located in the City, but nothing shall require Developer and its contractors to purchase from such supplier if it is not the lowest bid.

10. Local Supplier Report. Developer shall prepare a ~~biannual~~ quarterly report for the City's Economic Development Manager which shall quantify in dollar amount the construction related materials and supplies procured from businesses based in the City of Gardena and the amount of construction related material and supplies procured elsewhere. The report shall include a description of efforts made to procure construction related materials and supplies from Gardena businesses. Developer responsibilities related to the Local Supplier Report required by this Section only apply during Active Construction.

ASSIGNMENT AND ASSUMPTION AGREEMENT

Recording Requested By and When Recorded Mail To:	

ASSIGNMENT AND ASSUMPTION AGREEMENT

This ASSIGNMENT AND ASSUMPTION AGREEMENT ("Agreement") is made and entered into by and among 16911 Normandie Associates, LLC , a Delaware legal entity authorized to do business in California ("Assignor"), and, _____, a _____ ("Assignee").

R E C I T A L S

A. The City of Gardena ("City") and Assignor entered into that certain Revised and Restated Development Agreement dated _____, 20___ (the "Development Agreement"), with respect to the real property located in the City of Gardena, State of California more particularly described in Exhibit "A" attached hereto (the "Project Site"), and

B. Assignor has obtained from City certain development approvals and permits with respect to the development of the Project Site, including without limitation, approval of _____ for the Project Site (collectively, the "Project Approvals").

C. Assignor intends to sell, and Assignee intends to purchase, that portion of the Project Site more particularly described in Exhibit "B" attached hereto (the "Transferred Property").

D. In connection with such purchase and sale, Assignor desires to transfer all of the Assignor's right, title, and interest in and to the Development Agreement and the Project Approvals with respect to the Transferred Property. Assignee desires to accept such assignment from Assignor and assume the obligations of Assignor under the Development Agreement and the Project Approvals with respect to the Transferred Property.

THEREFORE, the parties agree as follows:

1. Assignment. Assignor hereby assigns and transfers to Assignee all of Assignor's right, title, and interest in and to the Development Agreement and the Project Approvals with respect to the Transferred Property. Assignee hereby accepts such assignment from Assignor.

2. Assumption. Assignee expressly assumes and agrees to keep, perform, and fulfill all the terms, conditions, covenants, and obligations required to be kept, performed, and fulfilled by Assignor under the Development Agreement and the Project Approvals with respect to the Transferred Property, including but not limited to those obligations specifically allocated to the Transferred Parcel as set forth on Exhibit "C" attached hereto.

3. Effective Date. The execution by City of the attached receipt for this Agreement shall be considered as conclusive proof of delivery of this Agreement and of the assignment and assumption contained herein. This Agreement shall be effective upon its recordation in the Official Records of Los Angeles County, California, provided that Assignee has closed the purchase and sale transaction and acquired legal title to the Transferred Property.

4. Remainder of Project. Any and all rights or obligations pertaining to such portion of the Project Site other than the Transferred Property are expressly excluded from the assignment and assumption provided in Sections 1 and 2 above.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates set forth next to their signatures below.

"ASSIGNOR"

[DEVELOPER]

"ASSIGNEE"

[_____]

RECEIPT BY CITY

The attached ASSIGNMENT AND ASSUMPTION AGREEMENT is received by the City of Gardena on this ___ day of _____, _____.

	CITY OF GARDENA By: _____ Planning and Community Development Director

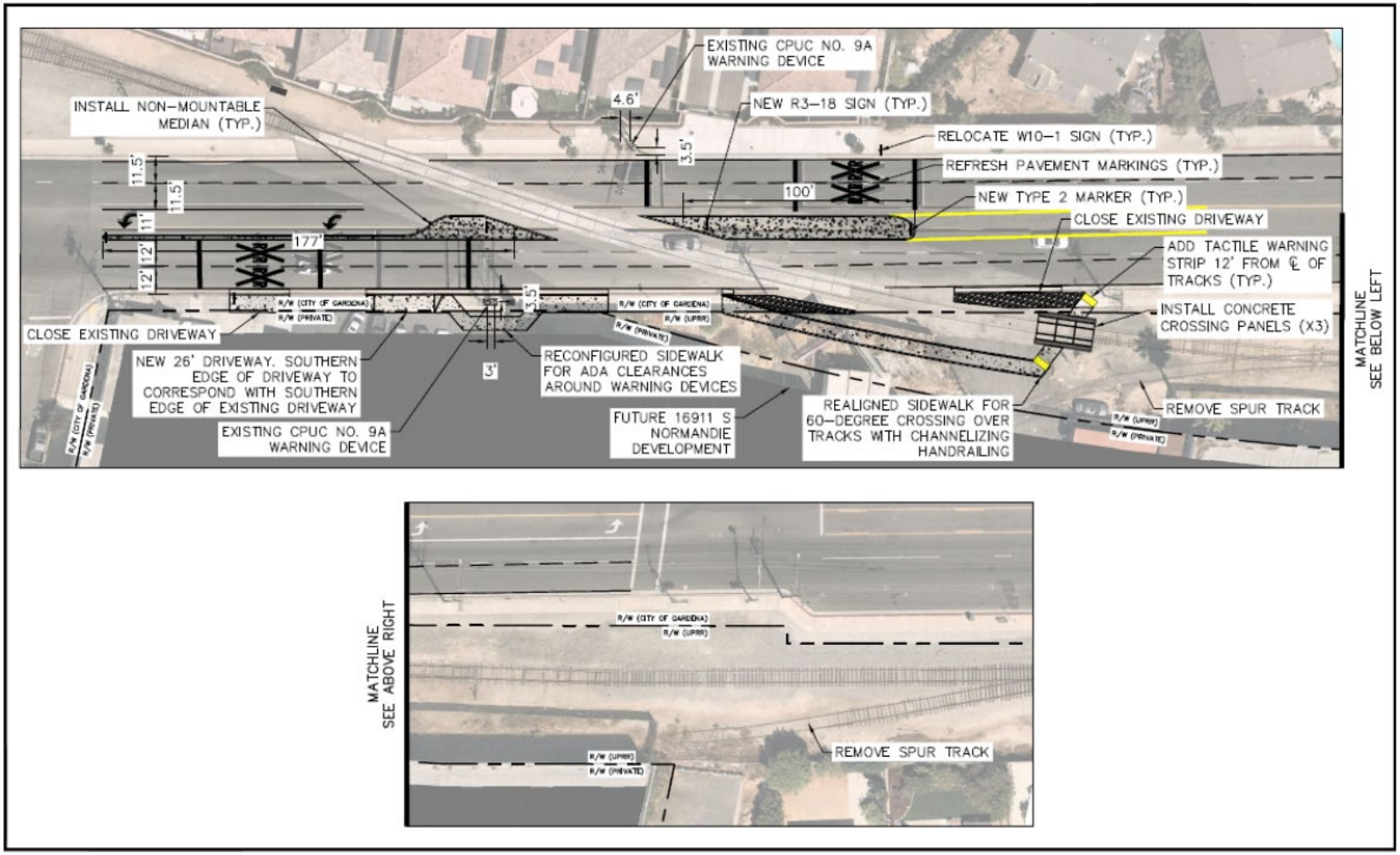
EXHIBIT E

OFF-SITE IMPROVEMENT PLANS

169th Street Sidewalk Improvements – To be completed with Subarea B



Normandie Railroad Improvements– To be completed prior to expiration of GO 88-B or certificate of occupancy for Subarea A



Kimley»Horn

April 2023

NORMANDIE AVE GRADE CROSSING IMPROVEMENTS

Other Off-Site Improvements

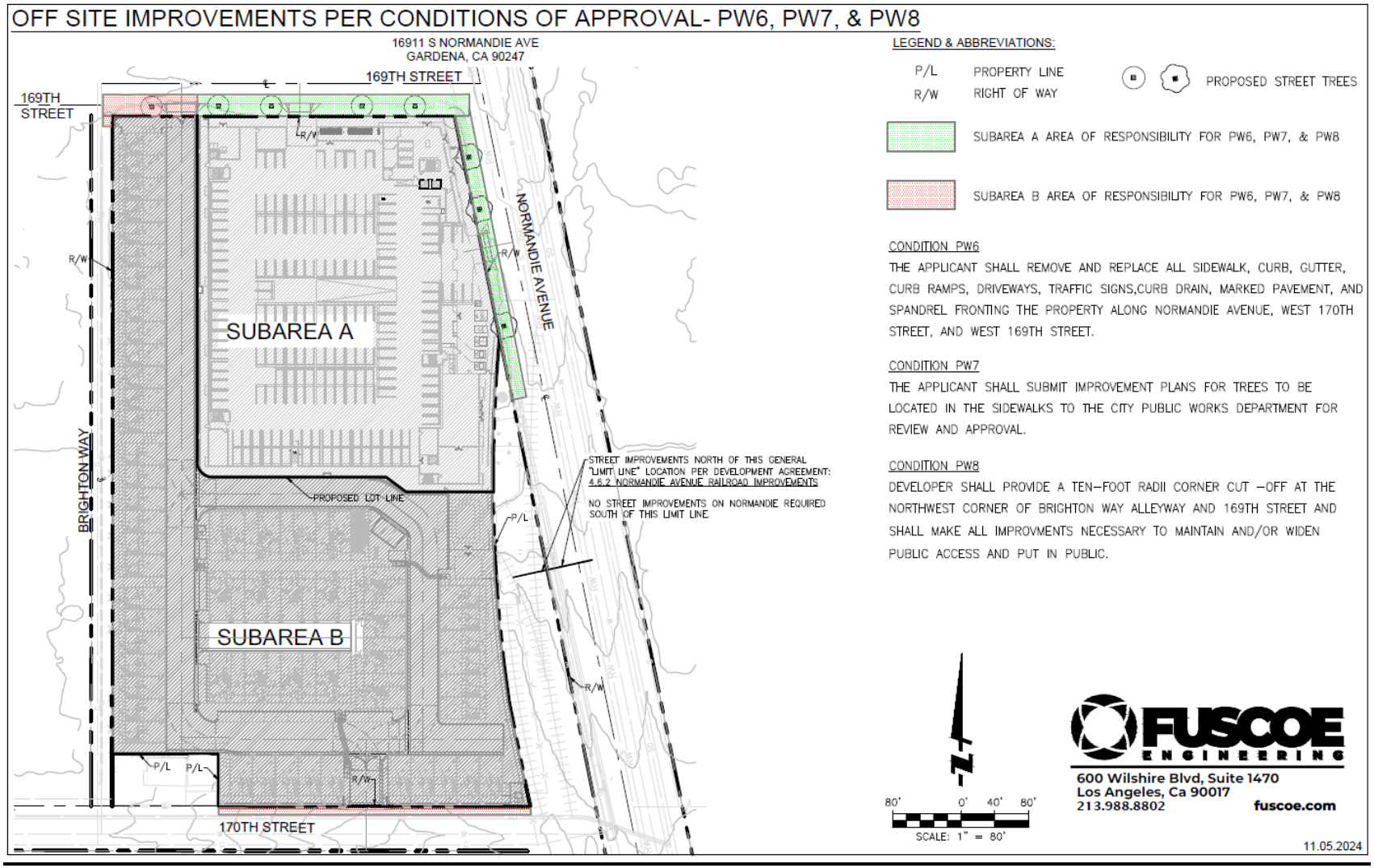


EXHIBIT F

Affordable Housing Agreement (Including Rental Restrictions)

Recording Requested By and When Recorded Mail To:	

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Gardena
1700 West 162nd Street,
Gardena, CA 90247
Attention: City Manager

No fee for recording pursuant to
Government Code Sections 27383 and 27388.1

(Space above for Recorder's Use)

AFFORDABLE HOUSING AGREEMENT
AND DECLARATION OF RESTRICTIVE COVENANTS
(Normandie Crossing Specific Plan)

This Affordable Housing Agreement and Declaration of Restrictive Covenants (the "Agreement") is dated as of _____ __, 2025, and is by and between the City of Gardena, a municipal corporation (the "City"), and 16911 Normandie Associates, LLC, a Delaware limited liability company, authorized to do business in California, (the "Developer"), with reference to the following facts:

A. Developer is the owner of certain real property consisting of approximately 5.23 acres which is located at property commonly known as 16907, 16835, and 16829 Normandie Avenue, in the City of Gardena, County of Los Angeles, California, as more particularly described in the attached Exhibit A, which is incorporated herein by this reference (the "Property").

B. The City has approved a residential development of 333 units consisting of a single five-story apartment building with 258 dwelling units (“Apartment Building”) and 75 three-story townhome style units (“Townhomes”) (collectively, the “Project”) which required the following Project Approvals: General Plan Amendment to the Land Use Plan (the “General Plan Amendment”), Specific Plan, Zone Change, Zoning Code Amendment, Development Agreement, Affordable Housing Agreement, and Site Plan Review;

C. As part of the Development Agreement, Developer has agreed to provide seven (7) units which will be affordable for Moderate Income Households in the Apartment Building for a 55 year period from the date that a certificate of occupancy is issued for the Affordable Units (the "Affordability Term").

D. The Development Agreement requires the City to ensure, and Developer to agree to, continued affordability of the Affordable Units for the Affordability Term. To ensure their continued affordability for the Affordability Term, this Agreement shall be

executed and recorded against the Property prior to the City's issuance of a Certificate of Occupancy for any portion of the Project.

E. Developer acknowledges and agrees that the Project Approvals, concessions and waivers provided adequate and proper notice pursuant to Government Code Section 66020 of Developer's right to protest any requirements for fees, dedications, reservations, and other exactions as may be included in this Agreement, that no protest in compliance with Section 66020 was made within ninety (90) days of the date that notice was given, and that the period has expired in which Developer may protest any and all fees, dedications, reservations, and other exactions as may be included in this Agreement.

WITH REFERENCE TO THE FACTS RECITED ABOVE, and for good and valuable consideration, the receipt of which is hereby acknowledged, the City and the Developer (collectively the "Parties") agree as follows:

AGREEMENT

The Parties agree and acknowledge that the above recitals are true and accurate and are incorporated into this Agreement by this reference.

ARTICLE 1.
DEFINITIONS AND EXHIBITS

Section 1.1. Definitions. When used in this Agreement, the following terms shall have the respective meanings assigned to them in this Article 1.

(a) "Actual Household Size" means the actual number of persons in the applicable household.

(b) “Adult” means a person 18 years of age or older.

(c) "Affordable Rent" means the maximum allowable Rent for an Affordable Unit as provided in Section 3.1(b) below.

(d) "Affordability Term" is defined in Recital C.

(e) "Affordable Units" means the seven (7) units located in the Apartment Building restricted to Affordable Rents.

(f) "Agreement" is defined in the first paragraph on page 1.

(g) "Area Median Income" or "AMI" means the median gross yearly income in the County of Los Angeles, California (adjusted for Actual Household Size or Assumed Household Size as specified herein) as published from time to time by HCD. In the event that such income determinations are no longer published or are not updated for a period of at least eighteen (18) months, the City shall provide Borrower with other

income determinations that are reasonably similar with respect to methods of calculation to those previously published by HCD.

(h) "Assumed Household Size" means the household size "adjusted for family size appropriate to the unit" as such term is defined in California Health & Safety Code Section 50052.5(h), used to calculate Rent.

(i) "City" is defined in the first paragraph on page 1 of this Agreement.

(j) "Developer" is defined in the first paragraph on page 1 of this Agreement.

(k) "Director" is the Community Development Director of the City.

(l) "Eligible Household" means a household which has been determined to be eligible to rent an Affordable Unit in compliance with this Agreement.

(m) "Floor Plan" means the depiction of layouts of the floors of the Apartment Building attached as Exhibit B specifying the initial location of the Affordable Units.

(n) "HCD" means the California Department of Housing and Community Development.

(o) "Household Income" means the combined gross, pre-tax income of all adult occupants of the applicant household. The applicable sources of income are defined in California Code of Regulations Title 25 Housing and Community Development section 6914.

(p) "Indemnitees" are defined in Section 5.5.

(q) “Moderate Income Household” means a household earning up to one hundred twenty percent (120%) of area median income adjusted for family size as defined in Health & Safety Code § 50093.

(r) “Other Units” means Units in the Apartment Building which are not Affordable Units.

(s) “Parties” means the City and the Developer.

(t) “Project” is defined in Recital B.

(u) “Project Approvals” are defined in Recital B.

(v) “Property” is defined in Recital B.

(w) “Rent” is the total of monthly payments by the Tenant of an Affordable Unit for all of the following: (1) use and occupancy of the Affordable Units and land and all facilities associated with the Affordable Unit; (2) any separately charged fees

or service charges assessed by Developer which are customarily charged in rental housing and required of all Tenants other than security deposits; (3) an allowance for the cost of an adequate level of service for utilities paid by the Tenant as established by the Los Angeles County Development Authority or its successor, including garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuel, but not telephone service, electrical vehicle charging, or cable TV; and (4) any other interest, taxes, fees or charges for use of the land or associated facilities that are assessed by a public or private entity other than Developer and paid by the Tenant.

(x) "Tenant" is a household occupying one of the Affordable Units pursuant to a valid lease or rental agreement with Developer.

(y) "Tenant Lease" is defined in Section 3.2.

(z) "Units" means both the Affordable Units and Other Units.

Section 1.2. Exhibits. The following exhibits are attached to and incorporated into this Agreement:

Exhibit A. Legal Description of the Property.

Exhibit B. Floor Plan.

ARTICLE 2.
CONSTRUCTION OF APARTMENT BUILDING AND AFFORDABLE RENTAL UNITS

Section 2.1. Construction of Affordable Units. No building permit shall be issued for any Other Unit in the Apartment Building unless a building permit has been issued for the Affordable Units, and no certificates of occupancy or final inspections shall be issued for any Other Units in the Apartment Building unless a certificate of occupancy or final inspection has been issued for the Affordable Units.

Section 2.2. Affordable Units. To satisfy Developer's obligations under the Development Agreement, Developer shall rent the seven (7) Affordable Units to Moderate Income Households at an Affordable Rent for the Affordability Term, as specified in Article 3 below.

Section 2.3. Appearance, Size and Bedroom Count of Affordable Units.

(a) Bedroom Count. The Affordable Units shall include: two (2) studio units; four (4) one-bedroom units; and one (1) two-bedroom unit; all located within in the Apartment Building.

(b) Appearance and Maintenance of Affordable Units. The design, square footage, appearance, and general quality of the Affordable Units shall be generally comparable with the Other Units. Developer shall allocate and assign bicycle storage, and other spaces reserved for use by individual Units to the Affordable Units on the same basis as for the Other Units, and Tenants of the Affordable Units shall have equal access

to the common areas for the Apartment Building as is given to the residents of the Other Units, but any fee charged for use of common areas or for spaces reserved for individual Units shall be included in the Tenant's Rent. This does not apply to any fee to rent the common space for a private event. Developer shall make the parking spaces available to Affordable Units on the same terms as made to Other Units.

(c) Location and Characteristics of Affordable Units. Affordable Units shall be equitably distributed throughout the Apartment Building and shall not be distinguishable from Other Units. Developer shall initially provide Affordable Units in the Apartment Building at the location shown on the Floor Plan. These locations may be changed after the initial occupancy, provided that they are replaced with a similarly sized Unit and the change does not result in the Affordable Units being placed in inferior locations, segregated from the Other Units, or clustered together.

ARTICLE 3.
RENT REGULATORY PROVISIONS

Section 3.1. Affordability and Occupancy Covenants.

(a) Occupancy Requirements. Subject to the provisions of subsection (e) of this Section below, the Affordable Units shall be rented to and occupied by or, if vacant, available for occupancy by Moderate Income Households. The Affordable Units shall not be kept vacant or used for any purpose except for residential use and shall be offered for rent to Eligible Households at Affordable Rents.

(b) Allowable Rent. Subject to the provisions of subsection (e) of this Section below, for Moderate Income Households, the maximum Rent charged to Tenants of the Affordable Units shall not exceed the rent amounts as published by HCD and adjusted for the Assumed Household Size. The calculation of Rent shall be made pursuant to Health and Safety Code Section 50053, and the calculations above shall be adjusted based on any modifications made thereto. The initial Rent shall be determined based on the HCD Affordable Rents and Household Income limits in effect at the time Developer submits a marketing plan to City.

(c) City Approval of Rents. Initial Rents for all Affordable Units shall be approved by the City prior to occupancy at the time Developer submits to the City the marketing plan required by Section 3.3 below. The City shall review all proposed Rent increases to determine whether the proposed increases are consistent with the provisions of this Agreement. Developer shall certify to the City that Developer is not charging any fee other than Affordable Rent to Tenants of the Affordable Units for all of the components of Rent defined in Section 1.1(x) above.

(d) Schedule of Affordable Rents. The City shall provide Developer with a schedule of Affordable Rents for the Affordable Units at the time that Developer provides the marketing plan to City in accordance with section 3.3(b). The City annually determines Affordable Rents based on changes in Area Median Income, and Developer shall obtain a copy of the schedule from the Director.

(e) Increased Income of Tenants. If, upon recertification in accordance with Section 3.3(d) below of a Tenant's Household Income, Developer determines that the Tenant's Household Income has increased and exceeds the qualifying income for a Moderate Income Household then the Tenant shall be given written notice that: (i) Tenant's Rent shall be increased sixty (60) days after the date in the notice to an amount to be determined by Developer but not to exceed Rent for a comparable Unit; and (ii) Tenant shall vacate the Affordable Unit six (6) months from the date of the notice or upon expiration of the Tenant's lease, whichever is earlier. If, prior to the date by which the Tenant must vacate the Affordable Unit, another Unit is vacated which is not designated as an Affordable Unit and is of the same bedroom size, the Developer may change the location of the Affordable Units; allow the over-income Tenant to remain in the original Unit; and designate the newly vacated Unit as an Affordable Unit.

(f) Agreement to Limitation on Rents. The Project has received benefits from the City under the Development Agreement, which is a form of assistance specified in Chapter 4.3 (commencing with Section 65915) of Division 1 of Title 7 of the Government Code. Civil Code Sections 1954.52(b) and 1954.53(a)(2) of the Costa-Hawkins Rental Housing Act, provide that, where a developer has received such assistance, certain provisions of the Costa-Hawkins Rental Housing Act do not apply if a developer has so agreed by contract. Developer hereby agrees to limit Rents as provided in this Agreement in consideration of Developer's receipt of the approval of the Normandie Crossing Specific Plan and further agrees that any limitations on Rents imposed on the Affordable Unit are in conformance with the Costa-Hawkins Rental Housing Act. Developer further covenants that the terms of this Agreement are fully enforceable.

Section 3.2. Lease Provisions. Developer shall use a form of Tenant lease (the "Tenant Lease") approved by the City for the Affordable Units. The Tenant Lease shall, among other matters:

(a) provide for termination of the lease for failure: (i) to provide any information required under this Agreement or reasonably requested by Developer to establish or recertify the Tenant's qualification, or the qualification of the Tenant's household, for occupancy in the Development in accordance with the standards set forth in this Agreement, or (ii) to qualify as an Eligible Household as a result of any material misrepresentation made by such Tenant with respect to the income computation or certification;

(b) provide that if the household's income increases above the applicable limits, such household's Rent will be subject to increase and Tenant will be required to vacate the Affordable Unit in accordance with the term of this Agreement, if no comparable alternate Unit is available to become an Affordable Unit;

(c) provide that the Rent may not be raised more often than once every twelve (12) months. Developer will provide each Tenant with at least ninety (90) days written notice of any increase in Rent applicable to such Tenant;

(d) be for an initial term of not less than one (1) year. After the initial year of tenancy, the lease may be month to month by mutual agreement of Developer and the Tenant;

(e) require that the Affordable Unit be the principal residence of the Tenant and prohibit subleasing of the Affordable Unit or any portion of the Affordable Unit or any spaces reserved for the use of the Tenant, contain nondiscrimination provisions, and include the Tenant's obligation to inform Developer of any need for maintenance or repair;

(f) contain nondiscrimination provisions;

(g) include the Tenant's obligation to inform Developer of any need for maintenance or repair; and

(h) include reasonable rules of conduct consistent with California law.

Section 3.3. Marketing, Income Certification, and Reporting.

(a) Required City Approvals. At least ninety (90) days prior to the projected start date of accepting rental applications for the lease-up of the Affordable Unit, Developer shall notify City of the availability of the Affordable Units and provide to the City its proposed marketing plan for the Affordable Units as described below; its management policies as described in Section 3.4 below; the proposed form of Tenant Lease to confirm conformance with the provisions of Section 3.2 above; and proposed Affordable Rents for the Affordable Units, all for City review and approval.

(b) Marketing Plan. Developer's marketing plan shall be consistent with the provisions of this subsection (b). Upon receipt of the marketing plan, the City shall promptly review the marketing plan and shall approve or disapprove it within thirty (30) days after submission. If the marketing plan is not approved, Developer shall submit a revised marketing plan within thirty (30) days.

(i) Local Worker and Resident Preference. To the extent permitted by law and consistent with the program regulations for funding sources used for the development of the Affordable Unit, Developer shall give a preference in the rental of any Affordable Unit to eligible households in which at least one member lives or works in the City. The preference stated in this section applies to the rentals of Affordable Units throughout the Term.

(ii) Section 8 Vouchers and Certificate Holders. Developer will review applications from prospective tenants of Affordable Units, on the same basis as all other prospective tenants of Other Units, and of persons who are recipients of federal certificates for rent subsidies pursuant to the existing housing program under Section 8 of the United States Housing Act or any successor. Developer shall not apply selection criteria to Section 8 certificate or voucher holders that are more burdensome than criteria applied to all other prospective tenants for an Affordable Unit or Other Unit, nor shall Developer apply or permit the application of management policies or lease provisions with

respect to the Apartment Building which have the effect of precluding occupancy of an Affordable Unit by such prospective tenants. In no event may a Developer collect compensation from a Section 8 voucher payment and direct payment from a Tenant that collectively exceeds Affordable Rent.

(iii) Marketing Materials. The marketing plan submitted to the City shall include the following: means to be used to advertise Affordable Units to the public upon initial occupancy and as vacancies occur and maintenance of a waiting list; the amount of any application screening fee to be imposed by Developer, and information to be provided to applicants, including conditions and restrictions applicable to occupancy of the Affordable Unit, current Affordable Rent, permitted Rent increases, maximum qualifying income for Moderate Income Households, requirement for annual Household Income recertification, preferences, and requirement to vacate the Affordable Unit if the Tenant's Household Income exceeds the maximum qualifying income as permitted by project funding sources and regulatory requirements.

(c) Application. Developer may not charge more than the current industry standard per Adult Household member for application fees including credit check and screening background checks and in no event, more than the fee being charged for applicants of Other Units.

(d) Income Certification.

(i) Prior to Developer's entering into a lease with a prospective tenant of an Affordable Unit, the prospective tenant household shall be certified by Developer as a Moderate Income Household, in accordance with this Agreement. At City's request, Developer shall provide proof of prospective Tenant or Tenant's status as an Eligible Household.

(ii) Annually thereafter, Developer shall conduct recertifications and shall obtain, complete, and maintain on file Household Income recertifications for each Tenant renting any of the Affordable Units. To verify the information, two (2) or more of the following steps shall be taken: (A) obtain a pay stub for the most recent two (2) months of pay period for adults age eighteen (18) or older; (B) obtain an income tax return for the most recent tax year for all adults age eighteen (18) or older; (C) conduct a credit agency or similar search for all adults age eighteen (18) or older; (D) obtain an income verification form from the applicant's current employer verifying employment for the last two (2) months; (E) obtain an income verification form from the Social Security Administration and/or the California Department of Social Services if the applicant receives assistance from either of such agencies; or (F) if the applicant is unemployed and does not have a tax return, obtain another form of independent verification. Upon City's request, which request shall not be made more than once per year, Developer shall provide proof of a Tenant's status as an Eligible Household.

(iii) Copies of annual Tenant Household Income certifications shall be provided to the City upon request, and provide such additional information reasonably requested by the City in order to verify such certifications. A request by the

City to provide any of the items set forth in Subsection (c)(ii)(A) – (F) above will be considered a reasonable request.

(iv) Developer shall pay for all of City's costs relating to the certification and re-certification of households.

(e) Waiting List. Developer shall continuously maintain a waiting list of prospective tenants for the Affordable Units that may become available in the future.

(f) Annual Report to City. Developer shall submit to the City not later than the ninetieth (90) day after the close of each calendar year, or such other date as may be requested by the City, a statistical report, in a format acceptable to the City, which will include a cover sheet that details the following:

(i) For each Affordable Unit: tenant name, unit number, number of bedrooms, household size, last rent increase date, current rent paid by tenant including other charges, any additional rent paid by any entity other than tenant, any proposed rent increase, percentage of increase, resultant rent, rent increase effective date, gross household income of the residents upon commencing occupancy of the Affordable Unit and the source of such information, and the dates of vacancies.

(ii) Other Information: the waiting list for the Affordable Units and the number of current vacancies.

Section 3.4. Management of Property and Property Maintenance.

(a) Management Responsibilities. Developer is responsible for all management functions with respect to the Apartment Building, including, without limitation, the annual recertification of household size and Household Income (subject to review by the City or its assignee), selection of Tenants, maintenance of a waiting list for the Affordable Unit, evictions, collection of Developer's share of Rent and deposits, maintenance, landscaping, routine and extraordinary repairs, replacement of capital items, and security. The City shall have no responsibility over management of the Apartment Building.

(b) Approval of Management Policies. Prior to the issuance of a Certificate of Occupancy, Developer shall submit its written management policies with respect to the Apartment Building to the City for its review and shall amend such policies if necessary to ensure that such policies comply with the provisions of this Agreement. Developer shall also submit its updated written management policies to City upon any substantial modification thereto. Upon City's request, which request shall not be made more than once per year, Developer shall provide its written management policies to City.

(c) Property Maintenance. The City places prime importance on quality maintenance to ensure that all developments within the City which include affordable housing units are not allowed to deteriorate due to below-average maintenance. Developer shall provide the Affordable Units with the same level and quality of

maintenance, including performance of repairs and periodic replacement of fixtures, as the Other Units. Developer agrees to maintain all interior and exterior improvements, including landscaping, on the Property in good condition and repair (and, as to landscaping, in a healthy condition) and in accordance with all applicable laws, rules, ordinances, orders and regulations of all federal, state, county, municipal, and other governmental agencies and bodies having or claiming jurisdiction and all their respective departments, bureaus, and officials.

(d) Remedies. In the event that Developer breaches any of the covenants contained in this Section 3.4 and such default continues for a period of five (5) business days after written notice from the City specifying the nature of the breach with respect to graffiti, debris, waste material, or a health or safety violation, or thirty (30) days after written notice from the City specifying the nature of the breach with respect to general maintenance, landscaping and building improvements, then the City, in addition to whatever other remedy it may have at law or in equity, has the right to enter upon the Property and perform or cause to be performed all such acts and work necessary to cure the violation. Pursuant to such right of entry, the City is permitted (but is not required) to enter upon the Property and to perform all acts and work necessary to protect, maintain, and preserve the improvements and landscaped areas on the Property, and to attach a lien on the Property, or to assess the Property, in the amount of the expenditures arising from such acts and work of protection, maintenance, and preservation by the City and/or costs of such cure, which amount Developer shall promptly pay to the City upon demand.

(e) Taxes and Assessments. Developer shall pay all real and personal property taxes, assessments, if any, and charges and all franchise, income, employment, old age benefit, withholding, sales, and other taxes assessed against it, or payable by it, at such times and in such manner as to prevent any penalty from accruing, or any lien or charge from attaching to the Property; provided, however, that Developer shall have the right to contest in good faith, any such taxes, assessments, or charges. In the event Developer exercises its right to contest any tax, assessment, or charge against it, Developer, on final determination of the proceeding or contest, shall immediately pay or discharge any decision or judgment rendered against it, together with all costs, charges and interest.

(f) Damage or Destruction of Apartment Building. If all of the Units on the Property are demolished and Developer elects not to rebuild the Apartment Building, the concessions and waivers granted to Developer under the Development Agreement shall terminate and the terms of this Agreement shall terminate and be of no further force and effect.

ARTICLE 4.
ENFORCEMENT

Section 4.1. Covenants Running with the Land. The City and Developer hereby declare their express intent that the covenants and restrictions set forth in this Agreement shall apply to and bind Developer and its heirs, executors, administrators, successors, transferees, and assignees having or acquiring any right, title or interest in or to any part

of the Property and shall run with and burden such portions of the Property until terminated in accordance with Section 4.2. Until all or portions of the Property are expressly released from the burdens of this Agreement, each and every contract, deed or other instrument hereafter executed covering or conveying the Property or any portion thereof shall be held conclusively to have been executed, delivered, and accepted subject to such covenants and restrictions, regardless of whether such covenants or restrictions are set forth in such contract, deed or other instrument. In the event of foreclosure or transfer by deed-in-lieu of all or any portion of the Property prior to completion of the Affordable Units, title to all or any portion of the Property shall be taken subject to this Agreement. Developer acknowledges that compliance with this Agreement is a requirement of the Project Approvals, and that no event of foreclosure or trustee's sale may remove these requirements from the Property. Any person who acquires title to all or any portion of the Property by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise shall succeed to all of the rights and obligations of Developer under this Agreement.

Section 4.2. Monitoring. The City shall have the right, but not the obligation, to monitor and enforce the covenants contained in this Agreement. The Developer shall comply with any monitoring program set up by the City to enforce this Agreement. The Developer shall reimburse the City for all third-party costs incurred by the City pursuant to such monitoring program.

Section 4.3. Release of Property from Agreement.

(a) Prior to the expiration of the Affordability Term, Developer shall provide all notifications required by Government Code Sections 65863.10 and 65863.11 or successor provisions or any other notification required by any state, federal, or local law.

(b) Upon the expiration of the Affordability Term, the City shall execute and record a release of the Project, the Property, and each Unit in the Project from the burdens of this Agreement within thirty (30) days following written notice from Developer, if at the time Developer is in compliance with all terms of this Agreement.

Section 4.4. Default. Failure of Developer to satisfy any of Developer's obligations under the terms of this Agreement within thirty (30) days after the delivery of a notice of default from the City, will constitute a default under this Agreement and a failure to satisfy the Project Approvals. In addition to remedies for breach of this Agreement, the City may exercise any and all remedies available to it under the law, including but not limited to:

(a) withholding, conditioning, suspending or revoking any permit, license, subdivision approval or map, or other entitlement for the Project, including without limitation final inspections for occupancy and/or certificates of occupancy;

(b) instituting against Developer, or other parties, a civil action for declaratory relief, injunction or any other equitable relief, or relief at law, including without

limitation an action to rescind a transaction and/or to require repayment of any funds received in connection with such a violation; and

(c) any other means authorized under the City of Gardena Municipal Code, or any other federal or state statute.

Section 4.5. Remedies Cumulative. No right, power, or remedy given to the City by the terms of this Agreement is intended to be exclusive of any other right, power, or remedy; and each and every such right, power, or remedy shall be cumulative and in addition to every other right, power, or remedy given to the City by the terms of this Agreement, or by any statute or ordinance or otherwise against Developer and any other person. Neither the failure nor any delay on the part of the City to exercise any such rights and remedies shall operate as a waiver thereof, nor shall any single or partial exercise by the City of any such right or remedy preclude any other or further exercise of such right or remedy, or any other right or remedy. City is not required to comply with any provision of state or local law relating to exercising its remedies.

ARTICLE 5.
GENERAL PROVISIONS

Section 5.1. Appointment of Other Agencies. At its sole discretion, the City may designate, appoint, or contract with any other public agency, for-profit or non-profit organization to perform some or all of the City's obligations under this Agreement.

Section 5.2. Records. Developer shall retain all records related to compliance with obligations under this Agreement for a period not less than five (5) years from the date of origination of such records, and make them available to City employees or others designated by the City for inspection and copying on five (5) business days' written notice. The City shall be entitled to monitor compliance with this Agreement and Developer shall cooperate with City monitoring, including obtaining Tenant Rent and Household Income verification upon request of the City.

Section 5.3. Nondiscrimination. The Affordable Units shall be available for occupancy to members of the general public. Developer shall not give preference to any particular class or group of persons in renting the Affordable Units, except to the extent that the Affordable Units are required to be rented to Eligible Households and as required by this Agreement, including, without limitation, as set forth in Section 3.3(b) above; provided, however, there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, familial status, source of income (e.g., SSI), veteran or military status, ancestry, genetic information, or disability, in the leasing, transferring, use, occupancy, tenure, or enjoyment of any Unit nor shall Developer or any person claiming under or through Developer, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of Tenants of any Unit or in connection with the employment of persons for the construction, operation and management of the Apartment Building.

Section 5.4. Fair Housing Covenants. Developer covenants that it will comply with all applicable state and federal fair housing laws in the marketing and rental of the Affordable Units. Developer agrees to accept as tenants, on the same basis as all other prospective tenants, persons who are recipients of federal certificates or vouchers for rent subsidies under the Section 8 program or any successor program. The total amount of rent that may be charged and received by the Developer for an Affordable Unit is limited to the Affordable Rent.

Section 5.5. Hold Harmless. Developer will indemnify and hold harmless City and its elected officials, officers, employees and agents in their official capacity (hereinafter collectively referred to as "Indemnitees"), and any of them, from and against all loss, all risk of loss and all damage (including expense) sustained or incurred because of or by reason of any and all claims, demands, suits, actions, judgments and executions for damages of any and every kind and by whomever and whenever made or obtained, allegedly caused by, arising out of or relating in any manner to the Project, the Affordable Units, or Developer's performance or non-performance under this Agreement, and shall protect and defend Indemnitees, and any of them with respect thereto, except to the extent arising from the gross negligence or willful misconduct of the Indemnitees. The provisions of this Section shall survive expiration or other termination of this Agreement or any release of part or all of the Property from the burdens of this Agreement, and the provisions of this Section shall remain in full force and effect.

Section 5.6. Notices. All notices required pursuant to this Agreement shall be in writing and may be given by personal delivery or by registered or certified mail, return receipt requested, to the Party to receive such notice at the addressed set forth below:

TO THE CITY:

City of Gardena
1700 West 162nd Street
Gardena, CA 90247
Attention: City Manager
Phone: 310-217-9503
E-mail: cosorio@cityofgardena.org

WITH COPY TO:

City of Gardena
1700 West 162nd Street
Gardena, CA 90247
Attention: Community Development Director
Phone: 310-217-9546
E-mail: gtsujiuchi@cityofgardena.org

City Attorney’s Office
1700 W. 162nd Street
Gardena, CA 90247

Attention: Carmen Vasquez and Lisa Kranitz
Phone: 310-217-9503
E-mail: lkranitzlaw@gmail.com
cv@jones-mayer.com

TO DEVELOPER:

16911 Normandie Associates, LLC
134 Lomita Street
El Segundo, CA 90245
Attention: Fred Shaffer
Phone: 310-213-6560
Email: fshaffer@saikoinv.com

WITH COPY TO:

Rand|Paster|Nelson
633 W. Fifth Street, Ste. 5880
Los Angeles, CA 90071
Attention: Dave Rand
Phone: 213-557-7224
E-mail: dave@rpnllp.com

Any Party may change the address to which notices are to be sent by notifying the other Parties of the new address, in the manner set forth above.

Section 5.7. Integrated Agreement. This Agreement constitutes the entire Agreement between the Parties and no modification hereof shall be binding unless reduced to writing and signed by the Parties hereto.

Section 5.8. Each Party's Role in Drafting the Agreement. Each Party to this Agreement has had an opportunity to review the Agreement, confer with legal counsel regarding the meaning of the Agreement, and negotiate revisions to the Agreement. Accordingly, neither Party shall rely upon Civil Code Section 1654 in order to interpret any uncertainty in the meaning of the Agreement.

Section 5.9. Amendment of Agreement; Approvals and Consents.

(a) Amendments to this Agreement, including any proposal to change any condition of the Project Approvals, shall be subject to the review and approval of the decision-making body which approved the Project. No amendment may be approved that is inconsistent with State law, the Fremont Municipal Code, or any adopted affordable housing guidelines. Upon approval, a new Agreement or amendments to this Agreement, as appropriate, shall be executed and recorded.

(b) The Mayor is authorized to execute this Agreement and has authorized the Director to deliver such approvals or consents as are required by this Agreement. Any consents or approvals required under this Agreement shall not be unreasonably withheld or made, unless it is specifically provided that a sole discretion standard applies.

Section 5.10. No Claims. Nothing contained in this Agreement shall create or justify any claim against the City by any person that Developer may have employed or with whom Developer may have contracted relative to the purchase of materials, supplies or equipment, or the furnishing or the performance of any work or services with respect to the Property or the construction of the Project or construction of the Affordable Unit.

Section 5.11. Applicable Law. This Agreement shall be governed by California law. Venue shall be the County of Alameda.

Section 5.12. Waivers. Any waiver by the City of any obligation or condition in this Agreement must be in writing. No waiver will be implied from any delay or failure by the City to take action on any breach or default of Developer or to pursue any remedy allowed under this Agreement or applicable law. Any extension of time granted to Developer to perform any obligation under this Agreement shall not operate as a waiver or release from any of its obligations under this Agreement. Consent by the City to any act or omission by Developer shall not be construed to be a consent to any other or subsequent act or omission or to waive the requirement for the City's written consent to future waivers.

Section 5.13. Title of Parts and Sections. Any titles of the sections, subsections, or subparagraphs of this Agreement are inserted for convenience of reference only and shall be disregarded in interpreting any part of the Agreement's provisions.

Section 5.14. Multiple Originals; Counterpart. This Agreement may be executed in multiple originals, each of which is deemed to be an original, and may be signed in counterparts.

Section 5.15. Recording of Agreement. Prior to the issuance of a certificate of occupancy, but no sooner than issuance of building permits for any part of the Project, this Agreement shall be recorded against the Property in the Official Records of the County of Los Angeles Recorder’s Office.

Section 5.16. Severability. In the event any limitation, condition, restriction, covenant, or provision contained in this Agreement is to be held invalid, void or unenforceable by any court of competent jurisdiction, the remaining portions of this Agreement shall nevertheless be and remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day and year first above written.

DEVELOPER:

16911 Normandie Associates, LLC, a
limited liability company

By: _____

CITY:

APPROVED AS TO FORM

CITY OF GARDENA, a municipal corporation

By: _____
Carmen Vasquez, City Attorney

By:_____
Tasha Cerda, Mayor

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 _____)

On _____, before me, _____, Notary Public, personally appeared _____, who 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.

_____
Name: _____
Notary Public

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 _____)

On _____, before me, _____, Notary Public, personally appeared _____, who 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.

_____
Name: _____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT B

FLOOR PLAN

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 16.A
Section: DEPARTMENTAL ITEMS - PUBLIC WORKS
Meeting Date: January 28, 2025

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: Approve Southern California Edison's Agreement for Installation and Conveyance of Facilities for the Electric Vehicle Chargers at Rowley Park and the Police Department's Public Parking Lot on 162nd Street

COUNCIL ACTION REQUIRED:

Staff Recommendation: Approve Southern California Edison's Agreement for Installation and Conveyance of Facilities for Rowley Park and the Police Department's Public Parking Lot on 162nd Street

RECOMMENDATION AND STAFF SUMMARY:

In July 2023, the City Council approved the Charge Ready Program contracts for Southern California Edison (SCE) to build the infrastructure for the electric vehicle (EV) chargers for Arthur Johnson Park, Rowley Park, and the Police Department Public Parking Lot on 162nd Street at no cost to the City. In September 2023, the City Council approved the purchase of 71 EV chargers from Noodoe.

We are approaching the construction phase which includes building the infrastructure for the three (3) locations. SCE is requesting the City execute the agreement for the conveyance of the existing structure/concrete pad the SCE transformer sits on for Rowley Park and the Police Department's Public Parking Lot on 162nd Street. Arthur Johnson Park will have a brand-new structure/concrete pad constructed and owned by SCE.

The structures at Rowley Park (exhibit A) and the Police Department's Public Parking Lot on 162nd Street (exhibit B) are currently owned by the City. The execution of the agreement will allow SCE to legally extend new service from the existing structures. The conveyance letter is needed for the City to convey ownership of the existing structure the SCE transformer sits on. This transfers ownership to SCE to own and maintain for the life of the equipment. As a condition of the Charge Ready Program, conveyance of existing structure is needed to proceed.

Staff recommends the Council approve the Agreement for Installation and Conveyance of Facilities for Rowley Park and the Police Department's Public Parking Lot on 162nd Street.

FINANCIAL IMPACT/COST:

No Financial Impact

ATTACHMENTS:

PD Parking Lot Conveyance Letter.pdf
Rowley Park Conveyance Letter.pdf
Exhibit A_Rowley Park Structure.png
Exhibit B_PD Parking Lot Structure.png

APPROVED:



_____

Clint Osorio, City Manager

AGREEMENT FOR INSTALLATION AND CONVEYANCE OF FACILITIES

This AGREEMENT is made this 28TH day of JANUARY, 2025, by and between City of Gardena, hereinafter called "Customer," and Southern California Edison Company, a corporation, hereinafter called "SCE".

1. SCE has requested Customer to furnish and install at 1718 W 162 ST, GARDENA, the facilities specified below at a location on said property as designated by SCE.

2. Customer agrees, at Customer's expense, to furnish and install the facilities specified as follows:
PAD X SLAB _____ ENCLOSURE _____ OTHER _____.

3. Customer further agrees that immediately upon completion of said facilities and acceptance by SCE, title to each and every component thereof shall pass to SCE free and clear of all liens and encumbrances without further action upon the part of Applicant. Upon such conveyance, SCE agrees to pay to Customer SCE's estimated-installed cost of the facilities which is agreed to be _____.

4. SCE shall have the right of ingress to and egress from Customer's premises and access to the facilities for operation and/or maintenance purposes.

CUSTOMER	SOUTHERN CALIFORNIA EDISON COMPANY
	44 - SOUTH BAY
Signature	Division or District
1718 W 162 ST, GARDENA, CA 90247	
Service Address	Signature

ACCOUNTING DATA

W. O. Identity No. TD2266974 Work Order No. 6 ____ ____ ____ -- _____ AD412-U Ref._____

Date Work Completed _____

MEMORANDUM OF FACILITIES INSTALLED BY THE CUSTOMER

Description	Assembly Unit	Quantity	Unit Cost	Amount
P5148533 94" X 72" PAD		1		$ 0
				$
				$
				$
				$
			Total Estimated Amount of Customer-Installed Facilities	$ 0 00

Remarks _____

Prepared By DAVID VELASCO

Approved By _____

Agreement for Installation and
Conveyance of Facilities

Form C-352-2

Agreement for Installation and
Conveyance of Facilities

Form C-352-2

AGREEMENT FOR INSTALLATION AND CONVEYANCE OF FACILITIES

This AGREEMENT is made this 28TH day of JANUARY, 2025, by and between _____, hereinafter called "Customer," and Southern California Edison Company, a corporation, hereinafter called "SCE".

1. SCE has requested Customer to furnish and install at 13220 VAN NESS AVE, GAF, the facilities specified below at a location on said property as designated by SCE.

2. Customer agrees, at Customer's expense, to furnish and install the facilities specified as follows:
PAD _____ SLAB _____ ENCLOSURE _____ OTHER CONVEY FACILITIES.

3. Customer further agrees that immediately upon completion of said facilities and acceptance by SCE, title to each and every component thereof shall pass to SCE free and clear of all liens and encumbrances without further action upon the part of Applicant. Upon such conveyance, SCE agrees to pay to Customer SCE's estimated-installed cost of the facilities which is agreed to be _____.

4. SCE shall have the right of ingress to and egress from Customer's premises and access to the facilities for operation and/or maintenance purposes.

CUSTOMER	SOUTHERN CALIFORNIA EDISON COMPANY
_____	44 - SOUTH BAY
Signature	Division or District
13220 VAN NESS AVE, GARDENA, CA 9024	_____
Service Address	Signature

ACCOUNTING DATA

W. O. Identity No. TD2255074 Work Order No. 6 ____ ____ ____ -- _____ AD412-U Ref._____

Date Work Completed _____

MEMORANDUM OF FACILITIES INSTALLED BY THE CUSTOMER

Description	Assembly Unit	Quantity	Unit Cost	Amount
P5148205 94" X 72"		1		$ 0
				$
				$
				$
				$
			Total Estimated Amount of Customer-Installed Facilities	$ 0 00

Remarks CUSTOMER TO CONVEY FACILITY FOR P5148205 TO SCE.

Prepared By DAVID VELASCO

Approved By _____

Agreement for Installation and
Conveyance of Facilities

Form C-352-2

Agreement for Installation and
Conveyance of Facilities

Form C-352-2


P5148205
HIGH VOLTAGE




P 5148533
HIGH VOLTAGE
WATCH STEP

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 19.A
Section: COUNCIL ITEMS
Meeting Date: January 28, 2025

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: RESOLUTION NO. 6692, Discuss and Consider Adopting Resolution No 6692 Censuring Council Member Love for Unprofessional Behavior Towards City Staff

COUNCIL ACTION REQUIRED:
Staff Recommendation: Discuss and Consider Adopting Resolution No. 6692

RECOMMENDATION AND STAFF SUMMARY:

Background
After the closed session held on January 14, 2025, the City Attorney reported out of closed session with regards to item 2.B. of the closed session agenda, that the City Council voted 3 to 1 with Mayor Tasha Cerda, Mayor Pro Tem Rodney Tanaka, and Councilmember Dr. Mark Henderson voting in favor and Councilmember Paulette Francis voting against to waive the attorney/client privilege, and to direct the City Attorney to read the January 9, 2025 Executive Summary of the Investigation that was sent to the City Attorney and HR Manager Diana Schnur by Special Counsel Scott Tiedemann from the Law Firm of Liebert Cassidy Whitmore, who coordinated the investigation concerning the conduct of Councilmember Wanda Love towards two City employees. The City Attorney then read the Executive Summary into the records as follows:

> *"The City retained Attorney Jeffrey Love to investigate concerns regarding the conduct of Councilmember Wanda Love ("the Councilmember") towards two City employees. This investigation aimed to determine whether the Councilmember's actions constituted inappropriate behavior and considered findings from a prior inquiry involving one of the employees.*
>
> *Findings Regarding Employee 1*
>
> *The investigation substantiated allegations that the Councilmember unfairly criticized Employee 1 in connection with two City projects: the Willows Wetland Grant Project and the demolition of the Chase Bank building.*
>
> *Willows Project: The Councilmember criticized Employee 1, alleging failures in stakeholder communication. However, the evidence demonstrated that Employee 1 had complied with all applicable protocols, and the Councilmember's complaints*

were unfounded.

Chase Bank Demolition: The Councilmember alleged inadequate neighbor notifications and dust mitigation efforts. The investigation found that Employee 1 adhered to all legal requirements and implemented appropriate measures to mitigate dust, including fencing and water-based controls.

The investigation identified a pattern of tension resulting from Employee 1's refusal to comply with the Councilmember's request to prioritize specific contractors for City projects. Employee 1's adherence to established procurement rules and the failure to route operational concerns through the appropriate supervisory channels appeared to contribute to the concerns.

Findings Regarding Employee 2

The investigation also substantiated allegations regarding the Councilmember's conduct towards Employee 2 during a City event.

The Councilmember expressed dissatisfaction with the placement of their booth at the event, perceiving it as less favorable compared to another elected official's booth. The Councilmember made statements suggesting they would raise the issue during a public meeting, which Employee 2 reasonably interpreted as a potential threat to their job security.
The investigation found that the Councilmember's remarks were inappropriate and caused Employee 2 undue apprehension.

Broader Context

The investigation revealed a pattern of the Councilmember bypassing appropriate channels for addressing operational concerns. Instead of engaging through supervisory structures, the Councilmember directly communicated with staff and occasionally involved other City officials in a manner inconsistent with established protocols.

Conclusion

The investigation concluded that Councilmember Wanda Love's conduct towards both employees was inappropriate and substantiated the allegations. The behavior, which included unfounded criticisms and targeting of employees, created unnecessary strain and undermined the ability of City staff to perform their duties effectively."

During the Directives portion of the January 14, 2025, regular City Council meeting, Mayor Cerda gave a directive that a resolution of censure of Councilmember Wanda Love for

unprofessional behavior that was reported out of Closed Session be added to a future agenda which was seconded by Councilmember Henderson.

Discussion

A censure is generally understood to be “an official reprimand or condemnation; an authoritative expression of disapproval or blame” (Black's Law Dictionary (10th ed. 2014)). The United States Supreme Court has long recognized the practice of censuring legislative body members, which has been more commonly observed at the state and local level, and as early as 1833 (*Houston Community College System v. Wilson* (2022) 595 U.S. 468, 475). Public officials have the authority to censure an individual member of a legislative body (*Braun v. City of Taft* (1984) 154 Cal.App.3d 332, 347-348). A censure is used to demonstrate that the City Council does not condone or endorse a council member's behavior or conduct and that the City Council is taking steps to prevent the conduct from continuing. It serves as a statement to the public that certain behavior is unacceptable.

A resolution of censure should not include the elimination of statutory benefits or constitutional protections. As such a resolution of censure does not have any legal effect on the city council member's ability to continue to serve on the city council. It does not recall, remove, or impeach a member from office. Nor can a resolution of censure infringe on a council member’s right to vote as a council member, their ability to speak during council meetings, or their ability to speak to the public. Furthermore, a resolution of censure should not withhold a council member’s salary.

In contrast, the courts have found that an elected official does not have entitlements to outside or city committees/boards (See *Westfall v. City of Crescent City*, 2011 U.S. Dist. LEXIS) or agency-funded travel (See *Houston Community College System v. Wilson* (2022) 595 U.S. 468 and *Skillicorn v. Dickey*, 2024 U.S. Dist. LEXIS 155307).

The proposed resolution of censure suspends Councilmember Love from her duties as a city council representative or alternate representative on outside and city committees and prohibits Councilmember Love from city-paid travel, inclusive of registration fees, to conferences, meetings, trainings and other events where representation of the City is involved. The resolution proposes that both of these actions are to remain in place until a majority of the Council rescinds it.

In addition, the proposed resolution of censure orders that Councilmember Love participate and complete three (3) sessions of training provided by the City’s Special Labor Counsel, Liebert Cassidy Whitmore, paid for by the City and that the training should occur within (90) calendar days following adoption of the resolution of censure. The resolution of censure also orders that Councilmember Love in her official capacity as a council member shall refrain from communicating with City staff, with the exception of the City Manager, City Attorney, and Deputy City Clerk. Communications with the City Manager and Deputy City Clerk shall be in writing, with the exception of during open and closed session city council meetings.

While under existing law, a formal censure process is not required, a council member subject to censure has to be afforded some due process, which may consist of simple notice of the potential censure and an opportunity to be heard before the imposition of the censure. *Rodriguez v. Jurupa Unified Sch. Dist*. 2010 Cal. App. Unpub. LEXIS 6352, 38.

In this case, there was sufficient notice provided in light of the directive that was taken at the January 14, 2025 regular City Council meeting, at which Mayor Cerda gave a directive that a proposed resolution of censure of Councilmember Wanda Love be added to a future agenda which was seconded by Councilmember Henderson. Notice of the resolution of censure was also listed on the agenda for the January 28, 2025, regular City Council meeting.

To date, the investigation has cost the City approximately $20,000.

Therefore, it is recommended that the City Council review and consider the grounds for censure as set forth in the proposed censure resolution, hear any related response or rebuttal by Councilmember Love and any related public comment, and consider adoption of the proposed resolution of censure. Alternatively, the Council could decide not to adopt the resolution or to amend the resolution.

The Council is reminded that it is essential that the names of the City employees and the circumstances related to their complaints outside of what is contained in the Executive Summary remain confidential and protected.

FINANCIAL IMPACT/COST:

The approval of the proposed censure would not have a significant financial impact on the City other than the cost of training provided by the City's Special Labor Counsel.

ATTACHMENTS:

RESO. NO. 6692.pdf

APPROVED:



_____

Clint Osorio, City Manager

Docusign Envelope ID: 4685BF82-C3B6-46A2-B1F0-041399362EBF

RESOLUTION NO. 6692

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, CENSURING COUNCILMEMBER WANDA LOVE FOR UNPROFESSIONAL BEHAVIOR TOWARDS CITY STAFF

WHEREAS, in 2024, two City employees complained that Councilmember Wanda Love had acted in an unprofessional manner towards them; and

WHEREAS, the allegations were investigated by Attorney Jeffrey Love, an independent investigator who interviewed witnesses and reviewed relevant documents; and

WHEREAS, an Executive Summary dated January 9, 2025, attached hereto, was prepared by Special Labor Counsel J. Scott Tiedemann of the Law Firm of Liebert Cassidy Whitmore, who coordinated the investigation; and

WHEREAS, the Executive Summary provided that the investigation concluded that Councilmember Wanda Love's conduct towards both employees was inappropriate and substantiated the allegations of both employees as described in the Executive Summary. The behavior, which included unfounded criticisms and targeting of employees, created unnecessary strain and undermined the ability of City staff to perform their duties effectively; and

WHEREAS, at the January 14, 2025, regular City Council meeting, Mayor Cerda gave a directive that a resolution of censure of Councilmember Wanda Love be added to a future agenda, which was seconded by Councilmember Henderson; and

WHEREAS, a censure is generally understood to be "an official reprimand or condemnation; an authoritative expression of disapproval or blame" (Black's Law Dictionary (10th ed. 2014)); and

WHEREAS, the United States Supreme Court has long recognized the practice of censuring legislative body members, which has been more commonly observed at the state and local level, and as early as 1833 (*Houston Community College System v. Wilson* (2022) 595 U.S. 468, 475); and

WHEREAS, public officials have the authority to censure an individual member of a legislative body (*Braun v. City of Taft* (1984) 154 Cal.App.3d 332, 347-348); and

WHEREAS, censure is used to demonstrate that the City Council does not condone or endorse a council member's behavior or conduct and that the City Council is taking steps to prevent the conduct from continuing. It serves as a statement to the public that certain behavior is unacceptable; and

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WHEREAS, a council member subject to censure has to be afforded some due process, which may consist of simple notice of the potential censure and an opportunity to be heard before the imposition of the censure. *Rodriguez v. Jurupa Unified Sch. Dist.* 2010 Cal. App. Unpub. LEXIS 6352, 38; and

WHEREAS, there was sufficient notice provided in light of the directive that was taken at the January 14, 2025, regular City Council meeting, at which Mayor Cerda gave a directive that a resolution of censure of Councilmember Wanda Love be added to a future agenda which was seconded by Councilmember Henderson, and notice of the resolution of censure was also listed on the agenda for the January 28, 2025, regular City Council meeting; and

WHEREAS, it is essential that City Council members demonstrate respect when they interact with City staff; and

WHEREAS, the City Council hereby reaffirms its commitment to protect City staff from unprofessional behavior from fellow council members; and

WHEREAS, the City Council determines that adoption of this Resolution of Censure is necessary to affirm that the conduct of Councilmember Love described in the Executive Summary will not be tolerated and such conduct shall be prevented from being repeated.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council finds that the Recitals set forth above are true and correct, and are hereby incorporated herein by this reference, and are hereby adopted as findings in support of this Censure Resolution.

SECTION 2. That the Executive Summary attached to this Censure Resolution, the Staff Report prepared for this Censure Resolution, and all documents referenced herein are hereby incorporated herein by this reference and are hereby adopted as findings in support of this Censure Resolution.

SECTION 3. That the intent and purpose of this Censure Resolution is to express the City Council's opinion that Council Member Wanda Love engaged in unprofessional behavior toward certain City employees and it is not to be interpreted as a formal legal finding.

SECTION 4. That Council Member Wanda Love's unprofessional behavior toward certain City employees is unacceptable and detrimental to the City of Gardena

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SECTION 5. That Council Member Wanda Love participate and complete three (3) sessions of training provided by the City's Special Labor Counsel, Liebert Cassidy Whitmore, paid for by the City. Training should occur within (90) calendar days following adoption of this Resolution of Censure.

SECTION 6. That Council Member Wanda Love, in her official capacity as a council member shall refrain from communicating with City staff, with the exception of the City Manager, City Attorney, and Deputy City Clerk. Communications with the City Manager and Deputy City Clerk shall be in writing, with the exception of during open and closed session city council meetings. This action shall remain in place until a majority of the Council rescinds it.

SECTION 7. That Council Member Wanda Love is suspended from her duties as a city council representative or alternate representative on outside and city committees. This action shall remain in place until a majority of the Council rescinds it.

SECTION 8. That Council Member Wanda Love is prohibited from city-paid travel, inclusive of registration fees, to conferences, meetings, trainings and other events where representation of the City is involved. This action shall remain in place until a majority of the Council rescinds it.

SECTION 9. That this Resolution shall be effective immediately.

SECTION 10. That if any section, subsection, subdivision, paragraph, sentence, clause or phrase of this resolution, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this resolution or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

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BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 28th day of January, 2025.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

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LIEBERT CASSIDY WHITMORE

MEMORANDUM

CONFIDENTIAL AND ATTORNEY-CLIENT PRIVILEGED

DATE: January 9, 2025 **CLIENT-MATTER NO.:** GA040/082

TO: Ms. Carmen Vasquez, City Attorney
Ms. Diana Schnur, Human Resources Manager

FROM: J. Scott Tiedemann
Patrick Marsh

RE: Executive Summary of Investigation

The City retained Attorney Jeffrey Love to investigate concerns regarding the conduct of Councilmember Wanda Love ("the Councilmember") towards two City employees. This investigation aimed to determine whether the Councilmember's actions constituted inappropriate behavior and considered findings from a prior inquiry involving one of the employees.

Findings Regarding Employee 1

The investigation substantiated allegations that the Councilmember unfairly criticized Employee 1 in connection with two City projects: the Willows Wetland Grant Project and the demolition of the Chase Bank building.

Willows Project: The Councilmember criticized Employee 1, alleging failures in stakeholder communication. However, the evidence demonstrated that Employee 1 had complied with all applicable protocols, and the Councilmember's complaints were unfounded.

Chase Bank Demolition: The Councilmember alleged inadequate neighbor notifications and dust mitigation efforts. The investigation found that Employee 1 adhered to all legal requirements and implemented appropriate measures to mitigate dust, including fencing and water-based controls.

The investigation identified a pattern of tension resulting from Employee 1's refusal to comply with the Councilmember's request to prioritize specific contractors for City projects. Employee 1's adherence to established procurement rules and the failure to route operational concerns through the appropriate supervisory channels appeared to contribute to the concerns.

Findings Regarding Employee 2

The investigation also substantiated allegations regarding the Councilmember's conduct towards Employee 2 during a City event.

The Councilmember expressed dissatisfaction with the placement of their booth at the event, perceiving it as less favorable compared to another elected official's booth. The Councilmember

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made statements suggesting they would raise the issue during a public meeting, which Employee 2 reasonably interpreted as a potential threat to their job security.

The investigation found that the Councilmember's remarks were inappropriate and caused Employee 2 undue apprehension.

Broader Context

The investigation revealed a pattern of the Councilmember bypassing appropriate channels for addressing operational concerns. Instead of engaging through supervisory structures, the Councilmember directly communicated with staff and occasionally involved other City officials in a manner inconsistent with established protocols.

Conclusion

The investigation concluded that Councilmember Wanda Love's conduct towards both employees was inappropriate and substantiated the allegations. The behavior, which included unfounded criticisms and targeting of employees, created unnecessary strain and undermined the ability of City staff to perform their duties effectively.