

Section 5 Street Improvements

[Omitted]

5.1 Local Public Street Right-Of-Way Surface Improvements

Public street surface improvements are not required except as specifically set forth in this Infrastructure Plan. Prior to the start of the Project, Developer will photograph the existing condition of the streets surrounding the Project site including 102nd, 101st, Century Boulevard, Prairie Avenue, and Doty Avenue and will only be required to repair street improvements shown to be damaged by the development of the Project and Infrastructure. New street surface improvements to support the Project will consist of:

- (A) North side of 102nd Street west of Prairie Avenue: Demolition and replacement of existing curbs, gutters, and sidewalks from Prairie Ave. to the western project boundary that is approximately 538 feet west of the intersections of the centerlines of 102nd Street and Prairie Ave. Work includes adding a new concrete curb returns and asphalt surface improvements to join the new 28' wide fire access road on the west side of the West Parking Garage to 102nd Street. Install new parkway street trees and landscaping along the frontage of the project per Section A1 102nd Street West Parking Garage on Exhibit 12b (Street Sections).
- (B) 101st Street 15 feet west of West Parking Garage Site western boundary: Demolition of existing curbs, gutters, and sidewalks on both sides of the street and adding a new concrete curb returns and asphalt surface improvements to join the new 28-foot-wide fire access road on the west side of the West Parking Garage to 101st Street.
- (C) 101st Street from the intersection of the centerlines of 101st Street and Prairie Avenue west approximately 200 feet: On the south side of 101st, Street, demolish and replace the existing curbs, gutters, and sidewalks and add new concrete curb returns and asphalt surface improvements to join the new 28-foot-wide fire access road on the east side of the West Parking Garage. Grind and overlay the north and south sides of in 101st street in this area with 1" of asphalt. Restripe the stop sign and bar at the intersection with Prairie Avenue.
- (D) South side of Century Boulevard west of Prairie Avenue: (1) Approximately 519 feet west of the intersection of the centerlines of Century Boulevard and Prairie Avenue, demolish 34 feet of existing curbs, gutters, and sidewalk and add a new concrete curb returns and asphalt surface improvements to join the new 28' wide fire access road on the west sides of the West Parking Garage. (2) Approximately 220 feet west of the intersection of the centerlines of Century Boulevard and Prairie Avenue, demolish 34 feet of existing curbs, gutters, and sidewalk and add a new concrete curb returns and asphalt surface improvements to join the new 28' wide fire access road on the east sides of the West Parking Garage. (3) Approximately 452 feet west of the intersection of the centerlines of Century Boulevard and Prairie Avenue, demolish 48 feet of existing curbs, gutters, and sidewalk and add a new concrete driveway to join the northwest entry and exit to the Western Parking Structure. Also, install a new traffic signal at the Northwest Parking Garage access including new electrical service from Southern California Edison. Install new signage and striping of Century Boulevard at this new

intersection per final approved plans. Temporary relocation of existing a Metro bus stop sign, bench and trash can.

- (E) West side of Prairie Avenue south of 101st Street to the north side of 102nd Street: Demolition of existing curbs, gutters, sidewalks and three streetlights. Add one new 12' wide AC right turn only lane and construction new concrete curbs, gutters and sidewalks as shown in Section P2 in Exhibit 12b (Street Sections). Install new signage and striping of the new lane per final approved plans. Tie into existing streetlight wiring conduits and reinstall the three streetlights with new foundations. Provide a concrete driveway access to the east entry and exit to the West Parking Garage. Install a new traffic signal at the West Parking Garage access including new electrical service from Southern California Edison. Install new signage and striping of Prairie Avenue at this new intersection per final approved plans.
- (F) Northwest corner of Prairie Avenue and 102nd Street: Close off access west bound on 102nd Street from south bound Prairie as shown on the detail entitled Prairie Avenue and 102nd Street West Parking Structure on Exhibit 12d (Street Sections). Demolish the existing traffic signal at this intersection. Install signage and striping of this intersection per final approved plans.
- (G) Prairie Avenue between 102nd and 103rd Streets: Remove the existing reversible lane signal that crosses Prairie Avenue overhead to allow for installation of the planned access to the IBEC event center.
- (H) East side of Prairie Avenue, along the frontage of the project, south of 102nd to Project Boundary: Demolish existing and install new curbs, gutters, and sidewalks. Install new concrete curb returns, and asphalt surface improvements to join the new 12'-wide access road to the IBEC south parking garage that will be approximately 167 feet south of the intersection of the centerlines of Prairie Avenue and 102nd Street. Install new concrete curb returns, and asphalt surface improvements to join the new 28'-wide access road to the IBEC south parking garage that will be approximately 227 feet south of the intersection of the centerlines of Prairie Avenue and 102nd Street. Relocate one streetlight. Tie into existing streetlight wiring conduits and reinstall the existing streetlight with new foundations.
- (I) East side of Prairie Avenue between 102nd and Century Boulevard: Demolition of existing curbs, gutters, sidewalks and three streetlights. Add one new 12' wide AC right turn only lane and construction new concrete curbs, gutters and sidewalks as shown in Section P2 in Exhibit 12b (Street Sections). Tie into existing streetlight wiring conduits and reinstall three streetlights with new foundations. Modify the existing traffic signal at Century and Prairie to implement a northbound right-turn signal overlap phase. Install new signage and striping of Prairie Avenue per final approved plans. Remove the existing bus stop signs, benches, trash can and shelter. Widen the east leg crosswalk across Century Boulevard to 20'.
- (J) East side of Prairie Avenue north of Century Boulevard: Remove existing parkway landscape, install sidewalk and reinstall the bus stop signs, benches, trash can and shelter from the south side of Century Boulevard to the north side of the intersection as

shown on Exhibit 10 (Circulation Plan, Traffic Signal and Bus Stop Plan). Remove the existing AC in the street and install a new concrete bus pad per City of Inglewood Standard Plan DS-14.

- (K) South side of Century Boulevard between Prairie Avenue to Doty Avenue: (1.) Relocate the existing bus stop sign, shelter, benches, and trash can east as shown on Exhibit 10 (Circulation Plan, Traffic Signal and Bus Stop Plan). Remove the existing AC in the street and install a new concrete bus pad per City of Inglewood Standard Plan DS-14. (2.) Approximately 407 feet east of the intersection of the centerlines of Century Boulevard and Prairie Avenue, demolish approximately 41 feet of existing curb gutter and sidewalk and add a new concrete curb returns and asphalt surface improvements to join the new 28-foot-wide fire access road to the east of the Plaza. Relocate one streetlight to create room for the new fire access road to the east of the IBEC Plaza. (3.) Approximately 1,010 feet east of the intersection of the centerlines of Century Boulevard and Prairie Avenue, demolish approximately 50 feet of existing curb gutter and sidewalk and add a new concrete curb returns and asphalt surface improvements to access ramp to the new Arena underground event floor level.
- (L) South side of Century Boulevard along the East Parking Garage site frontage: (1.) Demolish existing curbs, gutters, and sidewalks and add a new concrete curb returns and asphalt surface improvements to join the new fire access road to the west side of the East Parking Garage. Demolish existing curbs, gutters, and sidewalks and add new concrete curb returns and asphalt surface improvements to join the new East Parking Garage ingress and egress points. Modify the traffic signal, median and striping at the entrance to the East Parking Garage to allow for east and westbound turning movements.
- (M) North side of 102nd Street along the East Parking Garage site frontage: Demolish and replace existing curbs, gutters, and sidewalks and add a new concrete curb returns and asphalt surface improvements to join the new access road to the south side of the East Parking Garage. Install new parkway landscape and street trees along the frontage of the lot.
- (N) The Hotel to be relocated on Century Boulevard east of the East Parking Garage site will require demolition of the existing curbs, gutters, and sidewalks where needed, and the addition of a new driveway to the Hotel on Century Boulevard. These improvements will be installed by the Hotel developer under separate plans, traffic control plans and permits to be obtained provided by the Hotel Developer, and it is not part of this SEC Infrastructure Plan.