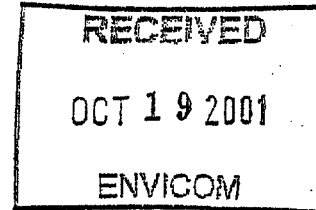


CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: October 12, 2001  
TO: Envicom Corporation  
Attn: Primo Tapia III  
FROM: Fire Department  
SUBJECT: 2000 AVENUE OF THE STARS PROJECT

PROJECT LOCATION

2000 Avenue of the Stars

PROJECT DESCRIPTION

The Trammell Crow Company is proposing to redevelop 9.2 acres of a 14.02 Acre site within Century City, at the southeast corner of Constellation Boulevard and Avenue of the Stars.

The Project site is currently developed with two commercial structures (2020 and 2040 Avenue of the Stars) totaling 678,842 square feet of office space, retail space, live theater, a multiplex cinema, restaurants, and a health club. The proposed project includes demolition of the two structures and construction of a new 768,897 commercial office building. The two existing Century Plaza Towers would remain unchanged.

The following comments are furnished in response to your request for this Department to review the proposed development:

A. Fire Flow

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low Density Residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 12,000 G.P.M. from any block hydrants flowing simultaneously.

B. Response Distance

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 92  
10556 W. Pico Boulevard  
Los Angeles, CA 90064  
Task Force Truck and Engine Company  
Paramedic Supervisor  
Staff - 11  
Miles - 1.3

Fire Station No. 58  
1556 S. Robertson Boulevard  
Los Angeles, CA 90035  
Task Force Truck and Engine Company  
Staff - 10  
Miles - 2.1

Fire Station No. 37  
1090 Veteran Avenue  
Los Angeles, CA 90024  
Task Force Truck and Engine Company  
Paramedic Rescue Ambulance  
Battalion 9 Headquarters  
Staff - 13  
Miles - 2.3

The above distances were computed to 2000 Avenue of the Stars.

Based on these criteria (response distance from existing fire stations), fire protection would be considered adequate.

C. Firefighting Access, Apparatus, and Personnel.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

Standard cut-corners will be used on all turns.

During demolition, the Fire Department access will remain clear and unobstructed.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

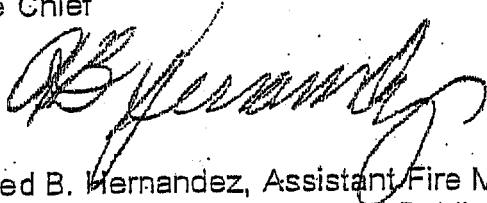
Primo Tapia III  
October 12, 2001  
Page 4

CONCLUSION

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19708.

For additional information, please contact Inspector Joseph Jackson of the Construction Services Unit at (213) 485-5964.

WILLIAM R. BAMATTRE  
Fire Chief



Alfred B. Hernandez, Assistant Fire Marshal  
Bureau of Fire Prevention and Public Safety

ABH:JFJ:gm  
c:avenue of the stars