

February 21, 2017

Lisa Webber  
Deputy Director of Planning  
City of Los Angeles  
200 N. Spring Street  
Los Angeles, CA 90012

RE: Yucca Argyle Project: Acknowledgement of Obligations under  
Public Resources Code§ 21183(d), (e), and (f)

Dear Ms. Webber:

As you are aware, Riley Realty LP ("Applicant") has applied to the California Governor to request certification of the Yucca Argyle project (the "Project") as a Leadership Project subjected to streamlined environmental review pursuant to the Jobs and Economic Improvement through Environmental Leadership Act of 2011 (the "Act"), California Public Resource Code§ 21178 et seq as amended by SB 743 and SB 734. By this letter, Applicant acknowledges and agrees to its obligations under the Act as set forth at Public Resources Code§ 21183(d), (e), and (f).

As required by Public Resources Code§ 21183(d), Applicant agrees that all mitigation measures required pursuant to CEQA to certify the Project under the Act shall be conditions of approval, and those conditions will be fully enforceable by the City of Los Angeles (the "City") or another agency designated by the City. Applicant agrees that all environmental mitigation measures required to certify the Project under the Act will be monitored and enforced by the City for the life of the obligation.

As required by Public Resources Code§ 21183(e), Applicant agrees to pay the costs of the Court of Appeal in hearing and deciding any case, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the Rules of Court adopted by the Judicial Council pursuant to the Act.

As required by Public Resources Code§ 21183(f), Applicant agrees to pay the costs of preparing the administrative record for the Project, in a form and manner specified by the City, concurrent with review and consideration of the Project pursuant to CEQA and the Act.

Sincerely,

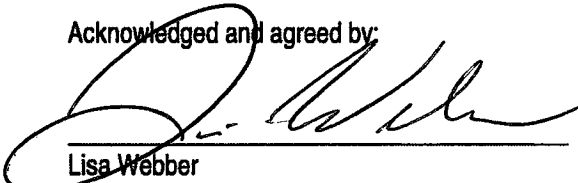
RILEY REALTY, L.P.,  
a California limited partnership

By: Champion Enterprises, Inc.,  
a Nevada corporation, General Partner

By: Champion Holdings, Inc.,  
a California corporation, General Partner

By:   
Robert D. Champion, President

Acknowledged and agreed by:

  
Lisa Webber  
City of Los Angeles – Deputy Director of Planning