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Yucca - Sidewalk Easement Issue

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Alan,

Regarding the BOE conditions that call for sidewalk easements on Yucca and Argyle Streets, we are concerned because: (1) the easements would encroach on the tower building; and (3) we exceed our half ROW requirements on both streets such that we believe any sidewalk widening, if there is to be a sidewalk widening, should go into the street.

BOE Condition 2 says: "That a 5-foot wide public sidewalk easement be provided along Argyle Avenue to complete a 12-foot sidewalk including a 10-foot by 10-foot or 15-foot radius property easement line return at the intersection with Yucca Street in accordance with Local Street Standards of LA Mobility Plan."

BOE Condition 3 says: "That a 6-foot wide public sidewalk easement be provided along Yucca Street to complete a 12-foot wide sidewalk area in accordance with Local Street Standards of LA Mobility Plan. Additional public sidewalk easement shall be provided at the location of the drop-off to complete a 12-foot sidewalk area."

(Note that Conditions 8(a) and (b) and S-3(i) have the same requirements.)

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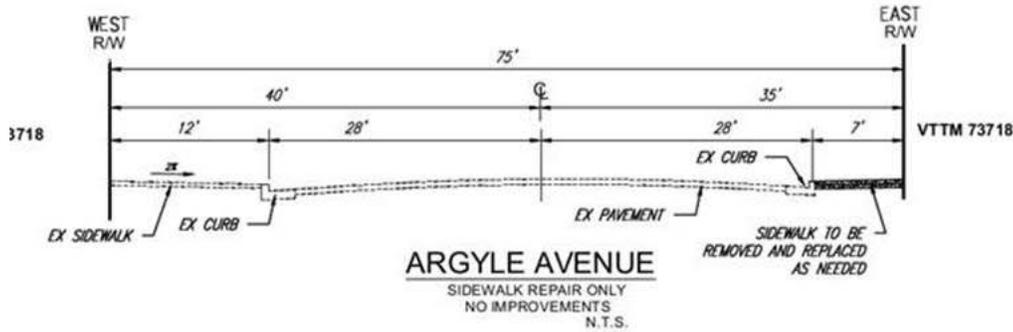
1. ARGYLE AVENUE

Under Mobility Plan 35, Argyle Avenue is listed as a Local Street Standard, which mandates a ROW width of 60' and a road width of 36' (which means 12' sidewalks).

However, Argyle Ave has a 75' ROW and a 56' road width (ROW confirmed width via the City's cadastral map).

And though we do not provide the 12' Mobility Plan sidewalk with the Project, inclusive of approximately 2 feet of sidewalk on the site, we more than meet the half ROW requirement and the road is in excess of the road width requirement.

Because we are over the half-ROW, we believe there should be no request to dedicate. But we do not understand having to provide a sidewalk easement into the Property where we can extend the sidewalk into the street. Why should we have to give up

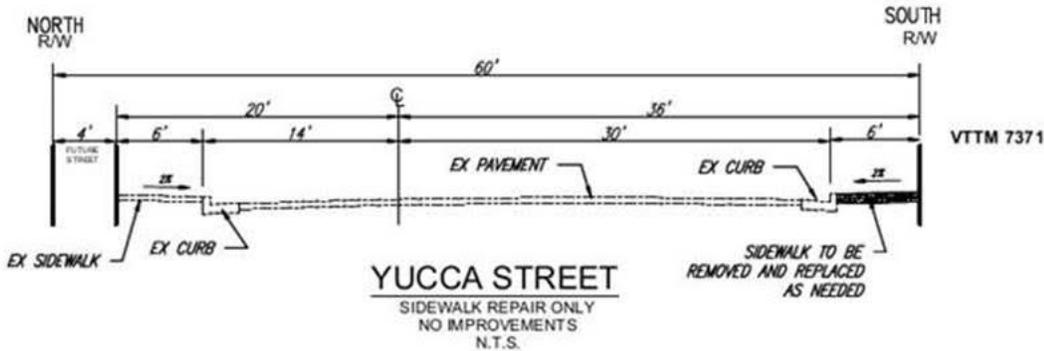


2. YUCCA STREET

Under Mobility Plan 35, Yucca Street is also listed as a Local Street Standard, which as stated mandates a ROW width of 60' and a road width of 36'.

In accordance with the City's cadastral map, the total ROW currently is 56' – and that is not including the bulb out at the corner of Yucca St. and Vista Del Mar, which extends a little further into the street. The opposite side of the street is subject to a 4' dedication, which would take the street up to 60'.

However, the half-ROW on our side is 36', because the center line skews away from the Project Site (this appears to be the result of two prior, pretty substantial dedications provided from the Project's south side of the street). The Project Site would thus meet its total half-row requirement with approximately 6' to spare, meaning there would be no basis for BOE to request a dedication, as opposed to a potential requirement to widen the sidewalk into the street. With this extra ROW, why should we have to give an easement that encroaches into our building where there could not be a dedication?



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