

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

REDEVELOPMENT PLAN
FOR THE
EXPANDED PROJECT AREA
OF THE
HOOVER REDEVELOPMENT PROJECT
AS AMENDED BY THE
FIFTH AMENDMENT
TO THE
REDEVELOPMENT PLAN
FOR THE
HOOVER REDEVELOPMENT PROJECT

Ordinance No. Adopted May 9, 1989

TABLE OF CONTENTS

		<u>Page</u>
I.	[§ 100] INTRODUCTION	1
III.	[§ 300] LEGAL DESCRIPTION OF PROJECT AREA	2
XI.	[§ 1100] GENERAL DEFINITIONS	2
XII.	[§ 1200] REDEVELOPMENT PLAN GOALS	3
A.	[§ 1201] <u>General Proposed Redevelopment Actions</u>	4
B.	[§ 1202] <u>Property Acquisition</u>	5
	1. [§ 1203] <u>Acquisition of Real Property</u>	5
	2. [§ 1204] <u>Acquisition of Personal Property</u>	6
C.	[§ 1205] <u>Participation by Owners and Tenants</u>	6
	1. [§ 1206] <u>Opportunities for Owner and Tenant Participation</u>	6
	2. [§ 1207] <u>Rules for Participation Opportunities</u>	7
	3. [§ 1208] <u>Participation Agreements</u>	7
D.	[§ 1209] <u>Cooperation with Public Bodies</u>	8
E.	[§ 1210] <u>Property Management</u>	9
F.	[§ 1211] <u>Relocation of Persons Displaced by the Project</u>	9
	1. [§ 1212] <u>Assistance in Finding Other Locations</u>	9
	2. [§ 1213] <u>Relocation Payments</u>	9
G.	[§ 1214] <u>Demolition, Clearance, Public Improvements and Site Preparation</u>	10
	1. [§ 1215] <u>Demolition and Clearance</u>	10
	2. [§ 1216] <u>Public Improvements, Public Facilities and Public Utilities</u>	10
	3. [§ 1217] <u>Preparation of Building Sites</u>	10
H.	[§ 1218] <u>Rehabilitation, Conservation and Moving of Structures</u>	10
	1. [§ 1219] <u>Rehabilitation and Conservation</u>	10
	2. [§ 1220] <u>Moving of Structures</u>	11
I.	[§ 1221] <u>Property Disposition and Development</u>	12
	1. [§ 1222] <u>Real Property Disposition and Development</u>	12
	a. [§ 1223] <u>General</u>	12
	b. [§ 1224] <u>Purchase and Development by Participants</u>	13
	c. [§ 1225] <u>Purchase and Development Documents</u>	13
	d. [§ 1226] <u>Development of Publicly Owned Improvements</u>	14
	2. [§ 1227] <u>Personal Property Disposition</u>	15

			<u>Page</u>
J.	[\$ 1228]	<u>Provisions for Low and Moderate Income Housing</u>	15
1.	[\$ 1229]	<u>Definition of Terms</u>	15
2.	[\$ 1230]	<u>Authority Generally</u>	16
3.	[\$ 1231]	<u>Replacement Housing</u>	16
4.	[\$ 1232]	<u>New or Rehabilitated Dwelling Units Developed Within Project Area</u>	16
5.	[\$ 1233]	<u>Duration of Dwelling Unit Availability</u>	17
6.	[\$ 1234]	<u>Relocation Housing</u>	17
7.	[\$ 1235]	<u>Tax Increment Funds</u>	17
XIII.	[\$ 1300]	<u>LAND USES PERMITTED IN PROJECT AREA</u>	18
A.	[\$ 1301]	<u>Map</u>	18
B.	[\$ 1302]	<u>Residential</u>	18
1.	[\$ 1303]	<u>Low Medium I</u>	19
2.	[\$ 1304]	<u>Low Medium II</u>	19
3.	[\$ 1305]	<u>Medium</u>	19
C.	[\$ 1306]	<u>Residential Density Bonuses</u>	19
D.	[\$ 1307]	<u>Residential Uses Within Commercial Areas</u>	19
E.	[\$ 1308]	<u>Parking Uses in Residential Areas</u>	20
F.	[\$ 1309]	<u>Commercial</u>	20
G.	[\$ 1310]	<u>Commercial Uses Within Residential Areas</u>	20
H.	[\$ 1311]	<u>Restricted Commercial Uses</u>	21
I.	[\$ 1312]	<u>Public and Ouasi-Public Uses</u>	22
J.	[\$ 1313]	<u>Ouasi-Public/Alternative Use</u>	22
K.	[\$ 1314]	<u>Public Street Layout, Rights-of-Way and Easements</u>	22
L.	[\$ 1315]	<u>Design for Development</u>	23
M.	[\$ 1316]	<u>Scope of Design for Vermont Adams Shopping Center</u>	24
N.	[\$ 1317]	<u>Interim Uses</u>	24
O.	[\$ 1318]	<u>Nonconforming Uses</u>	24
P.	[\$ 1319]	<u>General Controls and Limitations</u>	25
1.	[\$ 1320]	<u>Construction</u>	25
2.	[\$ 1321]	<u>Rehabilitation and Retention of Properties</u>	25
3.	[\$ 1322]	<u>Buildings of Historic Significance</u>	25
4.	[\$ 1323]	<u>Limitations on the Number of Buildings</u>	26
5.	[\$ 1324]	<u>Approximate Number of Dwelling Units</u>	26
6.	[\$ 1325]	<u>Limitation on Type, Size and Height of Buildings</u>	26
7.	[\$ 1326]	<u>Open Space</u>	26
8.	[\$ 1327]	<u>Signs</u>	26
9.	[\$ 1328]	<u>Utilities</u>	26
10.	[\$ 1329]	<u>Parking and Loading Facilities</u>	26
11.	[\$ 1330]	<u>Setbacks</u>	27
12.	[\$ 1331]	<u>Incompatible Uses</u>	27

	<u>Page</u>
13. [§ 1332] <u>Nondiscrimination and</u>	
<u>Nonsegregation</u>	27
14. [§ 1333] <u>Resubdivision of Parcels</u>	27
15. [§ 1334] <u>Variations</u>	27
P. [§ 1335] <u>Building Permits</u>	28
XIV. [§ 1400] METHODS FOR FINANCING THE PROJECT	29
A. [§ 1401] <u>General Description of the Proposed</u>	
<u>Financing Methods</u>	29
B. [§ 1402] <u>Tax Increments</u>	29
C. [§ 1403] <u>Other Loans and Grants</u>	31
II. [§ 1500] ACTIONS BY THE CITY	32
III. [§ 1600] ADMINISTRATION AND ENFORCEMENT OF THE PLAN	32
IV. [§ 1700] DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS	33
V. [§ 1800] PROCEDURE FOR AMENDMENT	33
VI. [§ 1900] DURATION OF PROJECT AREA COMMITTEE EXISTENCE	33

FIFTH AMENDMENT
TO THE REDEVELOPMENT PLAN (AS AMENDED)
FOR THE HOOVER REDEVELOPMENT PROJECT

I. [§ 100] INTRODUCTION

It is the intention and purpose of the Fifth Amendment to the Redevelopment Plan (as amended) to expand the project boundaries of the Expanded Project Area of the Hoover Redevelopment Project ("Project") as shown on the revised Redevelopment Plan Map ("Map"). The Hoover Redevelopment Plan was adopted on January 27, 1966 by the City Council of the City of Los Angeles on passage of Ordinance No. 131,730 and amended on February 4, 1971, on passage of Ordinance No. 141,571, and amended on November 9, 1978 on passage of Ordinance No. 151,698 and amended June 17, 1981 on passage of Ordinance No. 155,517. These three amendments affect the original Project Area ("Original Project Area") of the Project.

The Hoover Redevelopment Plan was amended on May 11, 1983 by Ordinance No. 157,712 (the "Fourth Amendment") to expand the boundaries of the Project ("Expanded Project Area"). This Fifth Amendment to the Hoover Redevelopment Plan ("Fifth Amendment") expands the boundaries of the Expanded Project Area.

The Hoover Redevelopment Plan consists of Part 1-Map, Part II - Text, and Part III - Property Acquisition Map. Part 1 - Map shall be amended to show the original Redevelopment Plan for the Hoover Redevelopment Project Area and the expanded Project boundaries created by both the Fourth and Fifth Amendments ("Project Area"). Section 200, Sections 400-1000 and Part III - Property Acquisition Map shall continue in full force and effect and shall govern only the Original Project Area. Section 1100-1900 have been incorporated in the Fourth and Fifth Amendments to the Redevelopment Plan to govern only the Expanded Project Area.

This Plan has been prepared by The Community Redevelopment Agency of the City of Los Angeles, California ("Agency"), pursuant to the Community Redevelopment Law of the State of California ("Redevelopment Law"), the United States Constitution, the California Constitution, and all applicable local laws and ordinances. The California Community Redevelopment Law is located in the California Health and Safety Code, Section 33000, et seq.

III. [§ 300] LEGAL DESCRIPTION OF PROJECT AREA

The boundaries of the Hoover Redevelopment Project ("Project") are illustrated on the revised Redevelopment Plan Map, and encompass the area within the original boundaries of the Project and the Expanded Project Area. The legal description of the boundaries of the Project area is as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

XI. [§ 1100] GENERAL DEFINITIONS

The following references will be used generally in this Plan unless the context otherwise requires:

- (1) "Plan" means Redevelopment Plan for the Hoover Redevelopment Project, as amended by the Fifth Amendment to the Redevelopment Plan.
- (2) "Map" means the revised Redevelopment Plan Map for the Hoover Redevelopment Project, Part I-Map as amended by the Fifth Amendment to the Redevelopment Plan.
- (3) "Project" means the Hoover Redevelopment Project as amended by the Fifth Amendment to the Redevelopment Plan.
- (4) "Original Project Area" means the area of the Project at the time the Project was adopted on January 27, 1966 by Ordinance No. 131,730, described in Exhibit "A" as Area 1.
- (5) "Expanded Project Area" means the area added to the Project by the Fourth and Fifth Amendments to the Redevelopment Plan, described in Exhibit "A" as Areas 2 and 3, respectively.
- (6) "Agency" means The Community Redevelopment Agency of the City of Los Angeles, California.
- (7) "City" means the City of Los Angeles, California.
- (8) "Public Body" means the State of California, or any city, county, district, authority, joint powers authority or any other subdivision or public body of the State of California.
- (9) "Development" means any new remodeled or rehabilitated residential, commercial, institutional, or industrial construction, or related land use, whether public or private, also includes installation or reconstruction of public improvements and facilities.

XII. [§ 1200] REDEVELOPMENT PLAN GOALS

To encourage the cooperation and participation of residents, property owners, business persons, public agencies and community organizations in the revitalization of the area.

To promote the general welfare of the area in coordination with revitalization by promoting cultural activities, safety, and environmental quality.

To retain by means of rehabilitation residences and businesses where appropriate.

To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Expanded Project Area in accordance with the Plan.

To make provisions for housing as is required to satisfy the needs and desires of the various age, income, and ethnic groups of the community, maximizing the opportunity for individual choice.

To alleviate overcrowded, substandard housing conditions and to promote the development of a sufficient number of housing units for low and moderate income households.

To make provisions, throughout the Expanded Project Area, for well-planned community uses, facilities, pedestrian and vehicular circulation, and adequate parking, particularly as these relate to Exposition Park.

To promote coordinated management of Exposition Park with specific attention given to facility use, development, parking, circulation, security and maintenance.

To implement the City's policy to establish "opportunity areas" to specifically encourage private investment, consistent with the Plan's objectives in housing, commerce and industry.

To provide a basis for the location and programming of public service facilities, parks and recreation facilities.

To encourage a thriving commercial environment which will contribute to neighborhood improvement.

To coordinate on behalf of the Expanded Project Area public program activity consistent with the provisions of the Plan between the Agency, the Project Area Committee, the City of Los Angeles, the County of Los Angeles, the State of California, the United States government.

To promote compatible development, with consideration to scale, height, material, architectural quality, and site orientation.

To encourage the preservation of historic monuments, landmarks, and buildings, particularly those affected by new development which is subject to an owner participation or disposition and development agreement.

To promote the development of commercial uses along Vermont Avenue that expand the availability of goods and services for residents in the area.

A. [§ 1201] General Proposed Redevelopment Actions

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Expanded Project Area by:

- (1) Providing preference to owners and tenants to remain, develop property, or otherwise participate within the Expanded Project Area;
- (2) Acquisition of real property, primarily through negotiation; where acquisition cannot be accomplished by negotiation, acquisition by eminent domain;
- (3) Management of property under the ownership and control of the Agency;
- (4) Relocation assistance to displaced Expanded Project Area occupants;
- (5) Demolition, removal, or relocation of buildings and improvements;
- (6) Installation, improvement or reconstruction of streets, utilities, open spaces, recreation facilities and other public improvements;
- (7) Rehabilitation of residential, commercial, recreational or other uses in accordance with this Plan;
- (8) Disposition of property for uses in accordance with this Plan;
- (9) Development of land for residential, commercial, recreation and public use by private enterprise and public agencies for uses in accordance with this Plan.

B. [§ 1202] Property Acquisition

1. [§ 1203] Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire but is not required to acquire, any real property located in the Expanded Project Area by gift, devise, exchange, purchase, eminent domain, or any other lawful method. The Agency shall not acquire real property to be retained by an owner pursuant to a Participation Agreement if the owner fully performs under the Agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alterations, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions, goals and controls of the Plan and (4) the owner fails or refuses to participate in the Plan by executing a Participation Agreement.

In order to accomplish the goals of this Plan, it is in the public interest and necessary to eliminate conditions requiring redevelopment for the power of eminent domain to be available to the Agency to acquire real property in the Expanded Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method pursuant to this Plan.

The Agency shall make every reasonable effort to acquire real property by negotiation.

No eminent domain proceeding to acquire property within the Expanded Project Area shall be commenced after May 11, 1995 [twelve (12) years after the date of adoption of the ordinance approving and adopting the Fourth Amendment]. Such time limitation may be extended only by amendment of this Plan.

The Agency shall not acquire interests in oil, gas, or other mineral or hydrocarbon substances of any kind or character within the Expanded Project Area. There shall be no exploration for production or extraction of such substances through any opening or penetration for any purpose connected therewith within 500 feet from the surface of any property in the Expanded Project Area.

2. [§ 1204] Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary, the Agency is authorized to acquire personal property in the Expanded Project Area by any lawful means.

C. [§ 1205] Participation by Owners and Tenants

1. [§ 1206] Opportunities for Owner and Tenant Participation

The Agency shall extend preferences to owners and to tenants consistent with the requirements prescribed by the Plan. The Agency is authorized to permit owners and tenants, if they so desire, to purchase and/or develop real property in the Expanded Project Area.

The Agency is also authorized to permit persons who are owners of residential, commercial and other types of real property in the Expanded Project Area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent or other properties from the Agency and purchasing other properties or interests therein in the Expanded Project Area.

The Agency shall extend preferences to persons who are engaged in business in the Expanded Project Area, to re-enter in business within the Expanded Project Area if they otherwise meet the requirements prescribed by the Plan. The Agency shall also extend preferences to other owners and tenants in the Expanded Project Area if they otherwise meet the requirements prescribed by the Plan. The Agency is authorized to permit owners and tenants, if they so desire, to purchase and

develop or develop real property in the Expanded Project Area.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants and to determine a solution by consideration of such factors as length of time in the area, accommodation of as many participants as possible, ability to perform, and conformity with intent and purpose of this Plan.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities as described in the Owner Participation Rules adopted by the Agency.

Participation is desired in the redevelopment of the Expanded Project Area by as many residential and commercial owners and tenants as possible.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with the Plan; any reduction in the total number of individual parcels in the Expanded Project Area; and assembly and development of areas for public and/or private development in accordance with this Plan.

2. [§ 1207] Rules for Participation Opportunities

The Agency shall promulgate rules for owner and tenant participation.

3. [§ 1208] Participation Agreements

Each person or entity desiring to become a participant must enter into a binding agreement with the Agency, if so requested by the Agency, by which the participant agrees to acquire, rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be

required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Whether or not a participant enters into a Participation Agreement with the Agency the provisions of this Plan are applicable to all public and private property in the Expanded Project Area.

In the event an owner-participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan and a Participation Agreement as defined herein, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

D. § 1209 Cooperation with Public Bodies

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Expanded Project Area. Any public body which owns or leases property in the Expanded Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a Participation Agreement with the Agency. All plans for development of property in the Expanded Project Area by a public body shall be subject to the provisions and controls of the Plan and shall be subject to the prior written approval of the Agency, after the review and recommendation of the Project Area Committee.

The Agency is authorized to financially (and otherwise) assist any public body in the cost of public land, buildings, facilities, structures, or other improvements (within or outside of the Expanded Project Area) to the extent permitted by law.

The Agency may pay to any taxing agency with territory located within the Expanded Project Area, other than the City, any amounts of money which in the Agency's determination is appropriate to alleviate any financial

burden or detriment caused to any such taxing agency by the Project.

E. [\$ 1210] Property Management

During such time as property, if any, in the Expanded Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented, re-rented, or leased by the Agency pending its disposition for redevelopment, and such rental, re-rental, or lease shall be pursuant to such policies as the Agency may adopt.

The Agency may, but is not required, in any year during which it owns property in the Expanded Project Area pay from tax increments actually received by the Agency from the Project directly to all taxing agencies involved an amount that would have been received by each taxing agency had the property not been exempt by virtue of Agency ownership.

F. [\$ 1211] Relocation of Persons Displaced by the Project

1. [\$ 1212] Assistance in Finding Other Locations

The Agency shall assist any person displaced by Agency acquisition of property in the Expanded Project Area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons displaced, the Agency shall assist persons in finding structures and/or dwelling units and locations that are decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency shall not displace such persons until such structures and/or dwelling units are available and ready for occupancy.

2. [\$ 1213] Relocation Payments

The Agency shall pay all relocation payments required by law. In addition, the Agency may make any additional relocation payments which in the Agency's opinion may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

G. [§ 1214] Demolition, Clearance, Public Improvements
 and Site Preparation

1. [§ 1215] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property owned by the Agency or which the Agency has lawful possession of or with the agreement of the property owner in the Expanded Project Area to carry out the purposes of this Plan.

2. [§ 1216] Public Improvements, Public Facilities
 and Public Utilities

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct or to cause to be installed and constructed public improvements, public facilities, and public utilities (within or outside the Project) necessary to carry out the Plan. Such improvements, facilities, and utilities include, but are not limited to security, hardware systems, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, playgrounds, telephone systems, parking facilities, and landscaped areas.

It is the intent of this Plan to encourage undergrounding of utilities, therefore, all new utilities shall be installed underground where feasible.

3. [§ 1217] Preparation of Building Sites

The Agency is authorized in the Expanded Project Area to prepare or cause to be prepared and developed as building sites any real property owned by the Agency or which the Agency has lawful possession, or with the agreement of the property owner.

H. [§ 1218] Rehabilitation, Conservation and Moving of
 Structures

1. [§ 1219] Rehabilitation and Conservation

It shall be the purpose of this Plan to encourage the retention of existing residences by a program

of conservation and rehabilitation when consistent with the provisions of this Plan. The Agency is authorized to conduct a program of assistance, including financial assistance, to encourage owners of property within the area to upgrade and maintain their property consistent with this Plan and such standards as may be developed by the Agency for the Expanded Project Area. The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved buildings in the Expanded Project Area which are owned by the Agency or which the Agency has lawful possession of or with the agreement of the property owner.

- a. The rehabilitation of the structure must be compatible with the provisions of this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and rehabilitation standards as may be adopted by the Agency;
- c. The rehabilitation must not conflict with the expansion of public improvements, facilities and utilities; approved by the Agency in accordance with the Plan;

The Agency may adopt standards for the rehabilitation of properties in the Expanded Project Area by any private person, entity or any public body. All rehabilitation undertaken in the Expanded Project Area shall conform to the adopted rehabilitation standards.

2. [§ 1220] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building or any structure or building owned by the Agency or which the Agency has lawful possession of or with the agreement of the owner, which can be rehabilitated to a location within or outside the Expanded Project Area.

I. [§ 1221] Property Disposition and Development

1. [§ 1222] Real Property Disposition and Development

a. [§ 1223] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest the Agency may have in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding. No real or personal property owned by the Agency, or any interest therein, shall be sold, or leased, or rented, to a private person or private entity for an amount less than its fair value. All such transactions shall be for uses in accordance with this Plan, and any covenants and controls recorded against the property by the Agency.

All real property acquired by the Agency in the Expanded Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City or any other public body without charge or for an amount at or less than fair value.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is expeditiously carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan subject to the provision of a disposition and

development or owner participation agreement after the review and recommendation of the Project Area Committee.

During the period of development in the Expanded Project Area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed and that development in the Expanded Project Area is proceeding in accordance with development documents and time schedules.

After the date of the adoption of this Plan no new improvement shall be constructed and no existing improvement shall be modified, altered, repaired or rehabilitated (except rehabilitation conforming to the Agency's property rehabilitation standards) by any private person or entity or any public body, except in accordance with architectural, landscape, site and construction plans submitted to and first approved in writing by the Agency. Such plans shall give special consideration to good design, open space, and other amenities consistent with the purposes and goals of the Redevelopment Project.

b. [§ 1224] Purchase and Development by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall to the greatest extent feasible offer real property acquired by the Agency for disposition to and development by owner and tenant participants on a preference basis over other persons who are not owners or tenants in the Expanded Project Area.

c. [§ 1225] Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as property subject to participation agreements shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use

permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Expanded Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, national origin, sex, marital status or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Expanded Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease or other transfer of land in the Expanded Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Expanded Project Area shall contain the nondiscrimination clauses prescribed in Section 33436 of the Health and Safety Code of the State of California.

d. [\$ 1226] Development of Publicly Owned Improvements

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Expanded Project Area for itself or for any public body or public entity, provided that such building, facility, structure or other improvement would be of benefit to the Expanded Project Area. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings,

facilities, structures, or other improvements to the extent permitted by law.

The Agency may pay for, install or construct the following facilities, and may acquire or pay for the land required, therefore, including but not limited to:

1. Streets
 2. Curbs
 3. Gutters
 4. Sidewalks
 5. Landscaping
 6. Open Space
 7. Utilities
 8. Street Lighting
 9. Recreation Facilities
 10. Parking
 11. Restroom
 12. Public Safety Facilities
 13. Security Systems and Hardware
2. [\$ 1227] Personal Property Disposition

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

J. [\$ 1228] Provisions for Low and Moderate Income Housing

1. [\$ 1229] Definition of Terms

The terms "affordable rent", "affordable housing costs", "replacement dwelling unit", "persons and families of low or moderate income" and "very low income households", which shall include where applicable senior citizens and the handicapped, as used in Sections 1232-1236 of this Plan shall have

the meanings as defined by the Community Redevelopment Law and other State and local laws and regulations pertaining thereto.

2. [\$ 1230] Authority Generally

The Agency may, inside or outside the Expanded Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing.

3. [\$ 1231] Replacement Housing

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed by the Agency or by agreement between the Agency and a participant, from the low and moderate income housing market as part of the Expanded Project Area, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing cost, as defined by law, within the Expanded Project Area or within the City, in accordance with all of the provisions of applicable law. To the greatest extent feasible, the Agency shall replace such dwelling units prior to or contemporaneous with such demolition or removal.

4. [\$ 1232] New or Rehabilitated Dwelling Units Developed Within Project Area

At least thirty percent (30%) of all new or rehabilitated dwelling units developed within the Expanded Project Area by the Agency shall be available at affordable housing costs to persons and families of low or moderate income; and of such thirty percent, not less than fifty percent (50%) thereof shall be available at affordable housing costs to and occupied by very low income households.

At least fifteen percent (15%) of all new or rehabilitated dwelling units developed within the Expanded Project Area by public or private

entities or persons other than the Agency shall be available at affordable housing costs to persons and families of low or moderate income; and of such fifteen percent, not less than forty percent (40%) thereof shall be for very low income households. The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Expanded Project Area and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require, by contract or other appropriate means, that whenever any low or moderate income housing units are developed within the Expanded Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low or moderate income displaced by the Project.

5. [\$ 1233] Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 1232 and 1233 shall remain for persons and families of low or moderate income and very low income households, respectively, for not less than the period set forth in Section 1700 for the duration of this Plan.

6. [\$ 1234] Relocation Housing

If insufficient suitable housing units are available in the City for use by persons and families of low or moderate income displaced by the Project, the Agency may, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside of the Expanded Project Area.

7. [\$ 1235] Tax Increment Funds

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 1402 from the Expanded Project Area shall be used by the Agency for the purposes of increasing and improving the City's supply of low and moderate income housing available at affordable housing costs to persons and families of low or moderate income and very low income.

households unless one of the following findings are made:

- (1) That no need exists in the City, the provision of which would benefit the Expanded Project Area to improve or increase the supply of housing for persons and families of low or moderate income or very low income households; or
- (2) That some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 1402 is sufficient to meet such housing need; or
- (3) That a substantial effort to meet low and moderate income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the City from State, local, and Federal sources for low and moderate income housing alone or in combination with the taxes allocated under this Section, is equivalent in impact to the funds otherwise required to be set aside pursuant to this Section.

XIII. [§ 1300] LAND USES PERMITTED IN PROJECT AREA

A. [§ 1301] Map

The Map attached illustrates the location of the Project boundaries, the immediately adjacent streets, the proposed public rights-of-way and public easements and the proposed land uses to be permitted in the Expanded Project Area for all public, quasi-public and private land.

Land uses within the Expanded Project Area which are designated by letter on the Redevelopment Plan Map shall be permitted to the extent consistent with the applicable Community Plan, as they now read or as they may be amended from time to time.

B. [§ 1302] Residential

Areas shown on the Map as Residential shall be developed and used for single or multiple family housing at or below the housing densities indicated in Sections 1303 and 1304 and 1305 below;

1. [§ 1303] Low Medium I

New housing developed within the areas designated Low Medium I Residential, shall not exceed twelve (12) dwelling units per gross acre.

2. [§ 1304] Low Medium II

New housing developed within the areas designated Low Medium II Residential, shall not exceed twenty-four (24) dwelling units per gross acre.

3. [§ 1305] Medium

New housing developed within the areas designated Medium Residential, shall not exceed forty (40) dwelling units per gross acre.

C. [§ 1306] Residential Density Bonuses

In order to promote revitalization and after the review and recommendation of the Project Area Committee, the Agency may, but is not required to, subject to a development or participation agreement, authorize new housing to be developed at higher densities than otherwise permitted by Sections 1303, 1304, and 1305. The purpose is to achieve flexibility in housing design, well-planned neighborhoods offering variety in housing and environment to all socioeconomic groups, and to provide appropriate land use through special methods of development. Agency approval of such development shall:

1. Contribute to the revitalization goals of the Plan.
2. Contribute to a desirable residential environment, neighborhood stability, and not adversely impact the neighboring environment.
3. Provide units with adequate living area and avoid excessively dense development.
4. Provide appropriate parking.

D. [§ 1307] Residential Uses Within Commercial Areas

The Agency may, but is not required to, permit the development of new residential uses within commercial areas, subject to Agency approval of a development or participation agreement. Such residential development

shall meet all design and location criteria specified by the Agency.

E. [\$ 1308] Parking Uses in Residential Areas

Subject to Agency approval of a development or participation agreement, after the review and recommendation of the Project Area Committee, the Agency may, but is not required to, permit surfaced or structured parking in residentially designated areas where such parking is intended to serve an existing residential use(s) or new residential development. Parking may be permitted where it is primarily ancillary to the residential uses it is intended to serve. Effective screening and landscaping, or other measures as may be required by the Agency, must be provided between parking and adjacent residential uses.

F. [\$ 1309] Commercial

Areas designated on the Map as Commercial shall permit uses and services which shall conform with the following criteria as determined by the Agency:

- a. Conform with the goals and objective of the Plan;
- b. Be regionally and/or community oriented, and include but not be limited to office, retail, and service uses, such as laundry/cleaners, medical/legal/accounting/professional/general business offices, banks, theatres, hotels, motels, and limited and ancillary manufacturing, churches, schools and ancillary parking and parking structures;
- c. Be compatible with adjacent uses, the surrounding neighborhood and the community;
- d. Promote community revitalization, economic improvement and aesthetic and environmental improvement.

G. [\$ 1310] Commercial Uses Within Residential Areas

Subject to Agency approval of a development or participation agreement, the Agency may, after the review and recommendation of the Project Area Committee, but is not required to, permit new commercial uses in residentially designated areas which support the revitalization goals of the Project. Conditions for approving commercial uses in

residentially designated areas shall include but need not be limited to the following:

1. The commercial uses shall not be contrary to the goals of the Plan;
2. The commercial development shall contribute to the long-term growth and stability and improvement of the residential areas;
3. Commercial development shall meet all design and location criteria specified by the Agency.

H. [§ 1311] Restricted Commercial Uses

The following uses shall not be permitted within the Expanded Project Area within 1,000 feet of another such use or within 500 feet of any religious institution, school or public park: adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater, massage parlor or sexual encounter establishment, as defined in Section 12.70.B of the Municipal Code of the City of Los Angeles.

The following uses shall not be permitted within the Expanded Project Area unless the Agency Administrator or his designee, after review and recommendation of the Project Area Committee, makes the findings set forth below following a duly noticed public hearing to be held pursuant to procedures to be established by Agency resolution: adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater, massage parlor or sexual encounter establishment, as defined in Section 12.70.B of the Municipal Code of the City of Los Angeles, and liquor stores, game arcades, cocktail lounges, and taverns, and other businesses requiring a license from the Alcoholic Control Beverage Commission, State of California.

The findings required to be made to permit any such use are:

- a) Conforms with the goals and objectives of the Plan;
- b) Promotes community revitalization, economic, aesthetic, and environmental improvement;
- c) Is compatible with adjacent uses and the surrounding neighborhood;

- d) Promotes a secure and safe commercial environment.

The Agency may provide for said public hearing to be held before a hearing officer appointed by the Administrator who shall make recommendations to the Agency Administrator in each case.

I. [§ 1312] Public and Quasi-Public Uses

In any portion of the Expanded Project Area, including but not limited to the areas designated on the Map, the Agency is authorized to permit, subject to a disposition and development or owner participation agreement, and after the review and recommendation of the Project Area Committee, the establishment, maintenance, or enlargement of public and quasi-public uses, including, but not limited to, park and recreational facilities, libraries, educational or fraternal facilities, parking and parking structures, housing, philanthropic and charitable or other institutions, and facilities of other similar associations or organizations. All such uses shall conform to the provisions of this Plan. The Agency may impose such other restrictions upon such uses as are necessary to protect the development and use of the Expanded Project Area.

J. [§ 1313] Quasi-Public/Alternative Use

Subject to a development or participation agreement, the Agency is authorized to permit commercial or residential development in the area designated quasi-public if such alternate use is consistent with the goals of this Plan.

K. [§ 1314] Public Street Layout, Rights-of-Way and Easements

The public rights-of-way and principal streets proposed for the Expanded Project Area include but are not limited to Vermont Avenue, Exposition Boulevard, Dr. Martin Luther King, Jr. Boulevard and Figueroa Street, as illustrated on the Map.

Such street and rights-of-way may be widened, altered, abandoned, vacated, or closed as necessary for proper development of the Project. Additional public streets, alleys and easements may be created in the Expanded Project Area as needed for proper development and circulation.

The public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

L. [\$ 1315] Design for Development

Within the limits, restrictions, and controls established by the Plan, the Agency is authorized to establish for all property within the Expanded Project Area heights of buildings, land coverage, densities, setback requirements, signs, traffic circulation, traffic access, security, safety, historic preservation, parking, land use and other development and design criteria and controls necessary for proper development of both private, and public and quasi-public areas within the Expanded Project Area. One of the objectives of this Plan is to create an attractive, pleasant and secure environment in the Expanded Project Area. Therefore, such plans shall give special consideration to the aesthetic quality of the Expanded Project Area.

After the date of the adoption of this Plan, no new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired or rehabilitated in the Expanded Project Area except in accordance with any applicable Design for Development which has been approved by the Agency after the review and recommendation of the Project Area Committee.

The Agency shall not approve any development plans that do not comply with this Plan and any applicable Design for Development. Such Design for Development shall:

1. Be compatible with the goals of this Plan;
2. Define specific planning and development objectives;
3. Address unique revitalization issues and development opportunities;
4. Provide means to attract private enterprise and stimulate economic development;
5. Provide mitigation measures for any potential adverse impacts upon the Expanded Project Area.

M. [§ 1316] Scope of Design for Vermont/Adams Shopping Center

Specific design criteria shall apply to commercial development within that portion of the Expanded Project Area generally bounded by Menlo Avenue on the east, Adams Boulevard on the north, and Vermont Avenue on the west. The design criteria are set forth in the Scope of Design, attached hereto as Exhibit "D" and incorporated herein by this reference. Such commercial development shall also be subject to any other design guidelines as may be imposed by the Agency. Such development shall be subject to the review and recommendation of the Project Area Committee.

No development shall be approved within such area except in conformance with the North University Park Specific Plan as it is now or as it may hereafter be amended.

N. [§ 1317] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized, after the review and recommendation of the Project Area Committee, to use or permit the use of any land in the Expanded Project Area for interim use not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City Codes.

O. [§ 1318] Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Expanded Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Expanded Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding uses and development. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Expanded Project Area.

P. [§ 1319] General Controls and Limitations

All real property in the Expanded Project Area is hereby made subject to the controls and requirements of the Plan including but not limited to all land use and development requirements and restrictions of the Plan. No real property shall be developed, rehabilitated or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of the Plan.

1. [§ 1320] Construction

All construction in the Expanded Project Area shall comply with all applicable State and local laws in effect from time to time, and specific performance and development standards as may be established and applied by the Agency.

2. [§ 1321] Rehabilitation and Retention of Properties

Any existing structure within the Expanded Project Area which the Agency shall approve for retention and rehabilitation shall only be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects, and be attractive in appearance and not detrimental to the surrounding uses. Standards for rehabilitation of existing buildings and site improvements may be established by the Agency with regard to property subject to an owner participation agreement.

3. [§ 1322] Buildings of Historic Significance

Prior to any development, redevelopment or rehabilitation of any parcel within the Expanded Project Area, the Agency shall determine, after review of appropriate available documentation and information, whether any structure located on such parcel is of architectural and/or historical significance. Special consideration shall be given to the protection, rehabilitation, restoration, or relocation of any structure determined to be historically significant. When moving a structure which is historically significant, the Agency shall use it's best efforts to locate a suitable site for the relocation of the structure, with attention to the use, scale, height and architecture of existing adjacent development.

4. [§ 1323] Limitations on the Number of Buildings

The number of buildings in the Expanded Project Area shall not exceed approximately 1,550.
5. [§ 1324] Approximate Number of Dwelling Units

At such time as the Expanded Project Area is fully redeveloped, approximately 11,000 dwelling units will be permitted within the Expanded Project Area.
6. [§ 1325] Limitation on Type, Size and Height of Buildings

Except as may be set forth in other Sections of this Plan, the type, size and height of buildings shall be as limited by the applicable Federal, State, and local statutes, ordinances and regulations, as they read now or as they may be amended from time to time in the future, and as generally diagrammed by Exhibit B in this Plan.
7. [§ 1326] Open Space

In all areas adequate open space shall be provided, as generally diagrammed by Exhibit C in this Plan. Landscaping shall be provided in the Expanded Project Area to ensure optimum use of living plant material.
8. [§ 1327] Signs

All signs shall conform to City sign standards as they now exist or are hereafter legislated. No permits are to be issued without approval from the Agency. All signs must also be in conformance with the Redevelopment Plan, and any design for development which may be adopted by the Agency.
9. [§ 1328] Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.
10. [§ 1329] Parking and Loading Facilities

Parking and loading facilities shall be provided in accordance with contemporary development practices, but in no case shall parking be less than the requirements of the Los Angeles Municipal code or as may be established by the Agency in a

Design for Development or a parking management plan.

11. [§ 1330] Setbacks

All setback areas shall be landscaped and maintained by the owner. Any portion necessary for access shall be paved. The Agency may establish setback requirements for new development within the Expanded Project Area which may exceed the requirements of applicable City standards.

12. [§ 1331] Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, public nuisance, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any of the Expanded Project Area.

13. [§ 1332] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Expanded Project Area.

14. [§ 1333] Resubdivision of Parcels

No parcel in the Expanded Project Area, including any parcel retained by a participant, shall be resubdivided without the approval of the Agency.

15. [§ 1334] Variations

The Agency is authorized after the review and recommendation of the Project Area Committee, to permit variations from the limits, restrictions, and controls established by the Plan if the Agency determines that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are circumstance or conditions that are uniquely applicable to the property or to the intended development of the property which do not apply generally to other properties

having the same standards, restrictions, and controls.

- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of the Plan.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the intent and purposes of this Plan.

No variation by the Agency shall be effective until conditional uses, variances, or other zoning changes, if any, have been obtained such that the development which is the subject of the variation is consistent with all applicable City zoning ordinances. Such construction authorized by the variation shall commence within one year unless extended for a longer period of time by the Agency after the review and recommendation of the Project Area Committee.

P. [§ 1335] Building Permits

No permit shall be issued for the construction of any new building or for any remodeling or rehabilitation or demolition, of an existing building in the Expanded Project Area on or after the effective date of adoption of the Plan unless such permit is first determined by the Agency to be in conformance with the provisions of this Plan.

Prior to the determination by the Agency that a permit for the construction of any new building or for any remodeling or rehabilitation or demolition of an existing building, is in conformance with this Plan, such permit shall be subject to Agency review in accordance with the applicable policies and procedures established by the City and the Agency to comply with the requirements of the California Environmental Quality Act.

XIV. [§ 1400] METHODS FOR FINANCING THE PROJECT

A. [§ 1401] General Description of the Proposed Financing Methods

Upon the effective date of this Plan by the City Council, the Agency is authorized to finance this Project with assistance from the United States government as a part of the Community Development Program (CDP) through the United States Department of Housing and Urban Development (HUD) and with financial assistance from the City of Los Angeles, the State of California, the Federal Government, agency bonds or other available sources.

The Agency is authorized to issue tax allocation, mortgage revenue and other bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project.

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest in such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

B. [§ 1402] Tax Increments

All taxes levied upon taxable property within the Expanded Project Area each year by or for the benefit of the State of California, County of Los Angeles, City of Los Angeles, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Expanded Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Expanded Project Area on the effective date of such ordinance but to which such

territory has been annexed or otherwise included after such effective date, the assessment role of the county last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Expanded Project Area on said effective date); and

2. That portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Expanded Project Area exceeds the total assessed value of the taxable property in the Expanded Project Area as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Expanded Project Area shall be paid to the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Expanded Project Area shall be paid to the respective taxing agencies as taxes on all other property are paid.
3. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which are attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency which levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent that the affected taxing agency has elected in the manner required by law to receive such allocation.

The portion of taxes mentioned in paragraph (2), above, is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to California Health and Safety Code Section 33670 pursuant to this Plan for the Expanded Project Area shall not exceed \$85,000,000 except by amendment of this Plan.

No loan, advance or indebtedness to be repaid from such allocations of taxes from the Expanded Project Area established or incurred by the Agency to finance in whole or in part the Project shall be established or incurred after May 11, 2018. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan.

The amount of bonded indebtedness, to be repaid in whole or in part from such allocation of taxes from the Expanded Project Area, which can be outstanding at one time shall not exceed \$45,000,000 without an amendment of this Plan.

The Tax Increments generated pursuant to Section 602 and 604, as applicable to the original Hoover Redevelopment Project, as amended on June 17, 1981 (as amended), may be pledged against indebtedness associated with the original Project Area and/or the Expanded Project Area. The tax increments generated by the Expanded Project Area may be pledged against indebtedness associated with the original Hoover Redevelopment Project and/or the Expanded Project Area.

C. [\$ 1403] Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States or any other public or private source will be utilized if available as appropriate in carrying out the Project.

II. [§ 1500] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-ways in the Expanded Project Area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.
- B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Expanded Project Area.
- C. Revision of zoning within the Expanded Project Area to permit the land uses and development authorized by this Plan.
- D. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Expanded Project Area to be commenced and carried to completion without unnecessary delays.
- E. The undertaking and completing of any other proceedings necessary to carry out the Project.

III. [§ 1600] ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan including the preparation and execution of any documents implementing this Plan shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for

the benefit of owners of property in the Expanded Project Area may be enforced by such owners.

IV. [§ 1700] DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS

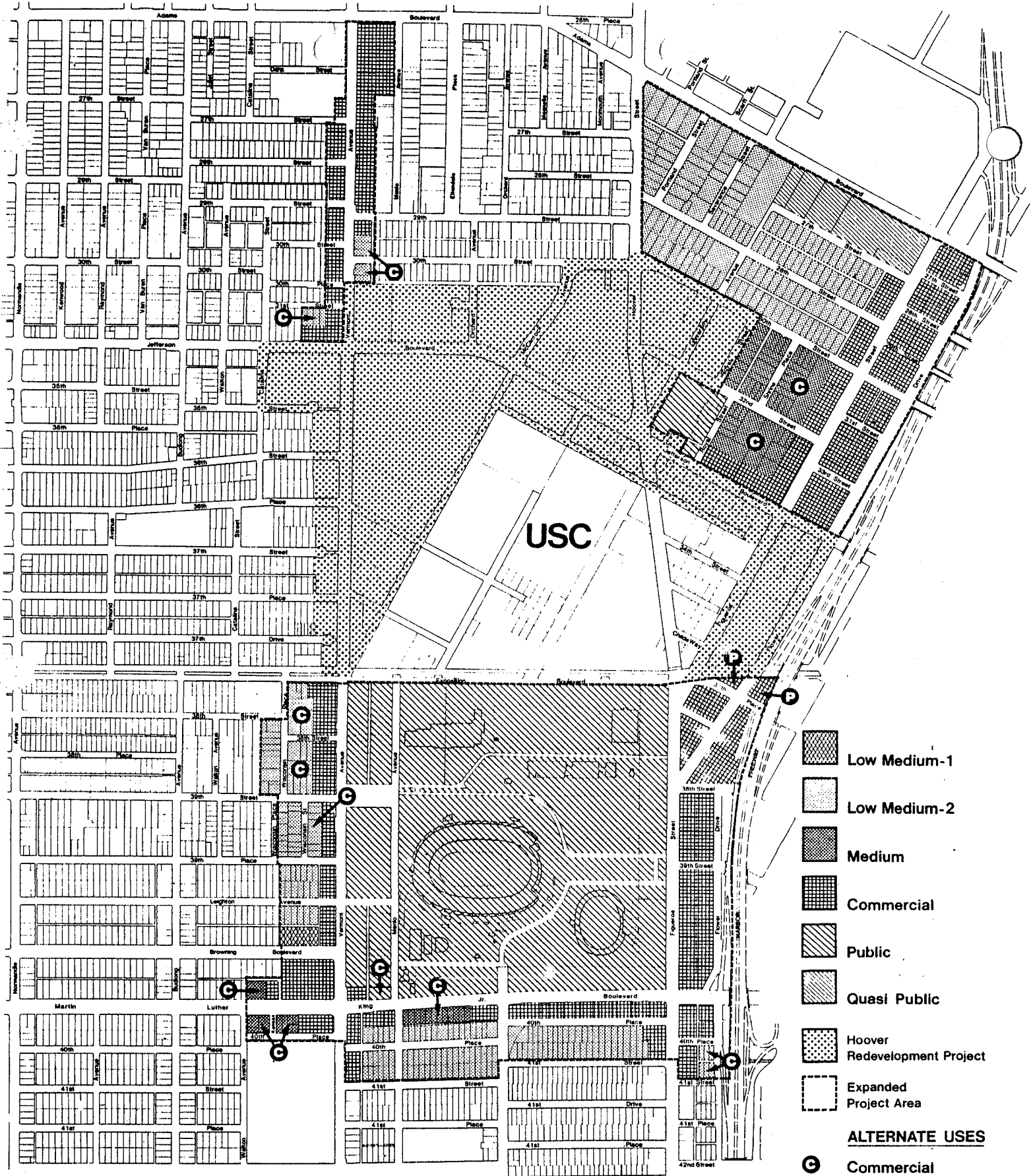
Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, and unless extended by the provisions of a development and disposition or participation agreement, this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 35 years from the date of adoption of this Plan by the City Council.

V. [§ 1800] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Section 33450-33458 of the Community Redevelopment Law or by any other procedure established by law.

VI. [§ 1900] DURATION OF PROJECT AREA COMMITTEE EXISTENCE

Review and recommendation by the Project Area Committee shall occur consistent with the provisions of this Plan. The Project Area Committee shall be in existence for as long as actions or decisions are required to be undertaken by the Agency to implement this Plan.



Redevelopment Plan Map

MARCH 16, 1989

Community
Redevelopment
Agency
of the City
of Los Angeles

354 South Spring Street
suite 800
Los Angeles

Hoover Expansion



EXHIBIT A

LEGAL DESCRIPTION OF PROJECT AREA

AREA 1 (ORIGINAL PROJECT BOUNDARIES)

That certain parcel of land in the city of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the northeasterly line of Jefferson Boulevard, 82.50 feet wide, as shown on the map of the Mason Tract, recorded in book 52 pages 33, 34 and 35 of Miscellaneous Records, in the office of the county recorder of said county, with the southeasterly boundary line of Flower Street as described in final decree of condemnation entered in Los Angeles County Superior Court, Case No. 152083, a certified copy of which was recorded on February 2, 1931 as instrument No. 767 in book 10681 page 7 of Official Records in said office of the county recorder; thence southwesterly along said southeasterly boundary line and its prolongations to the northerly line of University Addition, as shown on map recorded in book 15 page 46 of said Miscellaneous Records, said northerly line also being the southerly line of the Southern Pacific Railroad right-of-way; thence westerly along said northerly line to the northeasterly line of 37th Street, 50 feet wide, as shown on said last mentioned map; thence northwesterly along said northeasterly line of 37th Street to the southeasterly line of Figueroa Street, 99 feet wide; thence northwesterly in a direct line to the point of intersection of the northwesterly line of said Figueroa Street, 99 feet wide, with the northerly line of Exposition Boulevard, said point of intersection being distant southwesterly, along said northwesterly line of Figueroa Street, 150.55 feet from the southwesterly line of 36th Street, 82.50 feet wide; thence westerly along said northerly line of Exposition Boulevard to a line that is parallel with and distant northwesterly 3.50 feet, measured at right angles, from said northwesterly line of Figueroa Street, 99 feet wide; thence northeasterly along said parallel line 250 feet to the beginning of a tangent curve concave southeasterly

and having a radius of 175 feet; thence northeasterly along said curve to the beginning of a tangent curve concave northwesterly, having a radius of 175 feet and being tangent at its northeasterly terminus with said northwesterly line of Figueroa Street, 99 feet wide; thence northeasterly along said curve to said last mentioned point of tangency; thence northeasterly along said northwesterly line of Figueroa Street, 99 feet wide, and its prolongations, to the southwesterly line of 34th Street, 50 feet wide, (formerly known as Downey Street) as shown on map of West Los Angeles, recorded in book 29 pages 19 and 20 of said Miscellaneous Records; thence northwesterly along the southwesterly line of said 34th Street and its prolongations, to the southeasterly line of McClintock Avenue, 50 feet wide, as shown on said map of West Los Angeles; thence southwesterly along said last mentioned southeasterly line and its prolongations, to the westerly prolongation of the northerly line of Exposition Boulevard, as shown on map of Tract No. 28138, recorded in book 716, page 28 of Maps in said office of the county recorder; thence southwesterly in a direct line to the intersection of the easterly line of Vermont Avenue, 80 feet wide, with the easterly prolongation of the southerly line of the northerly 14 feet of lots 20 through 27 inclusive, of the Miltimore Tract, as shown on map recorded in book 11 page 16 of said Miscellaneous Records; thence westerly along said last mentioned prolongation and said southerly line, to the southerly prolongation of the westerly line of lots 34 and 31 of the amended map of the Park Station Tract as shown on map recorded in book 21 page 30 of said Miscellaneous Records, thence northerly along said southerly prolongation and along said westerly line of lots 34 and 31 to the southerly line of 37th Drive, 60.00 feet wide, thence westerly along said last mentioned southerly line to the southerly prolongation of the westerly line of lot 18 of said amended map of the Park Station Tract; thence northerly along said last mentioned southerly prolongation and along said last mentioned westerly line to the southerly line of lot 12 of the subdivision of lots 12 to 20 in block 2 Brearlet and Sinsabaugh Tract as per map recorded in book 59 page 97 of Miscellaneous Records of said county; thence easterly along said last mentioned southerly line to the southeasterly corner of said last mentioned lot 12, thence northerly along the easterly line of said last mentioned lot 12 to the southerly line of 37th Place, 60.00 feet wide; thence westerly along said last mentioned southerly line to the southerly prolongation of the westerly line of lot 26 in block 1 of the Brearlet and Sinsabaugh Tract as per map recorded in book 60 page 44 of Miscellaneous Records of said county; thence northerly along said last mentioned southerly prolongation and said last mentioned westerly line to the northwesterly corner of said last mentioned lot

26; thence northerly in a direct line to the southwesterly corner of lot 13 in block 1 of said Brearlet and Sinsabaugh Tract; thence northerly along the westerly line of said last mentioned lot 13 and its northerly prolongation to the northerly line of 37th Street, 70.00 feet wide, thence easterly along the northerly line of said 37th Street to the easterly line of the westerly 5.00 feet of lot 8 of the Irene Tolchard Tract as per map recorded in book 3 page 30 of Maps, records of said county; thence northerly along said last mentioned easterly line to the southerly line of lot 16 of said Irene Tolchard Tract; thence westerly along said last mentioned southerly line to the Southwesterly corner of said last mentioned lot 16; thence northerly along the westerly line of said last mentioned lot 16 and its northerly prolongation to the northerly line of 36th Place, 60.00 feet wide; thence easterly along said last mentioned northerly line to the westerly line of the land described in the deed to Clara B. Fackler and Lillian Louise Hunter recorded on February 9, 1942 as Instrument No. 876 in book 19153 page 74 of Official Records of said county; thence northerly along said last mentioned westerly line to the southerly line of lot D of the Tolchard Place Tract as per map recorded in book 3 page 28 of Maps in the office of the county recorder of said county; thence westerly along said last mentioned southerly line to the southwesterly corner of said last mentioned lot D; thence northerly along the westerly line of said last mentioned lot D to the southerly line of 36th Street, 60.00 feet wide; thence westerly along the southerly line of said 36th Street to the southerly prolongation of the westerly line of lot 8 of the Ahern's Subdivision of part of the Ahern Tract as per map recorded in book 59 page 17 of Miscellaneous Records of said county; thence northerly along said last mentioned southerly prolongation and along said last mentioned westerly line to the southerly line of lot 8 of Re-subdivision Mattison Tract as per map recorded in book 55 page 60 of Miscellaneous Records in the office of the county recorder of said county; thence easterly along said last mentioned southerly line to the southeasterly corner of said last mentioned lot 8; thence northerly along the easterly line of said last mentioned lot 8 to the southerly line of 35th Street, 60.00 feet wide; thence westerly along said last mentioned southerly line and its westerly prolongation to the southerly prolongation of the westerly line of Catalina Street, 55.00 feet wide; thence northerly along said last mentioned westerly line and its prolongation, to the northerly line of Jefferson Boulevard, 72 feet wide; thence easterly along said last mentioned northerly line, (as shown on record of survey filed in book 44 page 15 of Record of Surveys, in said office of the county recorder) and its prolongations to the westerly line of Vermont Avenue, 80 feet wide; thence northerly along said last

mentioned westerly line and its prolongations, to the westerly prolongation of the center line of that certain alley, 8 feet wide, lying northerly of and adjacent to the northerly line of lots 52, 53 and 54 of the Hunt Tract, as shown on map recorded in book 18 page 33 of said Miscellaneous Records; thence easterly along said last mentioned prolongation and said center line, to the southerly prolongation of the easterly line of lot 84 of the Waverley Tract as shown on map recorded in book 12 page 28 of said Miscellaneous Records; thence northerly along said last mentioned prolongation and said easterly line to the westerly prolongation of the northerly line of that certain alley, 16 feet wide, lying southerly of and adjacent to the southerly line of lots 85 through 120 inclusive of said Waverley Tract; thence easterly along said last mentioned northerly line and its prolongations, to the westerly line of lot 113 of said Waverley Tract; thence northerly along said last mentioned westerly line and its northerly prolongation to the northerly line of 30th St., 60 feet wide; thence easterly along said last mentioned northerly line and its prolongations to the westerly line of Hoover Street, 60 feet wide; thence northerly along said last mentioned westerly line to the northwesterly prolongation of the northeasterly line of 30th St., 60 feet wide; thence southeasterly along said last mentioned northeasterly line and its prolongations, to the northeasterly prolongation of the southeasterly line of Royal Street, 55 feet wide; thence southwesterly along said last mentioned southeasterly line and its prolongations, to the southwesterly line of 32nd Street, 80 feet wide; thence northwesterly along said last mentioned southwesterly line to the southeasterly line of University Avenue, 60 feet wide; thence southwesterly along said last mentioned southeasterly line to a line that is parallel with and distant northeasterly 50 feet, measured at right angles from the northeasterly line and its northwesterly prolongation, of Jefferson Boulevard, 82.50 feet wide; as shown on map of Tract No. 9612 recorded in book 180 pages 39 and 40 of said Maps; thence southeasterly along said last mentioned parallel line to the southeasterly boundary line of said Tract No. 9612; thence northeasterly and southeasterly along the boundary line of said Tract No. 9612, to the northeasterly prolongation of the northwesterly line of lot 9 of the Regina Tract as shown on maps recorded in book 6 page 206 of said Miscellaneous Records and in book 30 page 66 of said Miscellaneous Records; thence southwesterly along said last mentioned prolongation and along said northwesterly line, to said northeasterly line of Jefferson Boulevard, 82.50 feet wide; thence southeasterly along said last mentioned northeasterly line and in its prolongations to the point of beginning.

AREA 2 (EXPANDED PROJECT AREA, FOURTH AMENDMENT) is composed of Parcel A, Parcel B and Parcel C, as defined herein on pages 6 through 6.20 as follows:

"Parcel A" is generally that frontage area along Vermont Avenue bounded by Adams Boulevard and Jefferson Boulevard.

The land referred to herein is situated in the City of Los Angeles, County of Los Angeles, State of California, and being:

Lots 33 through 48 inclusive and portion of Twenty-seventh Street vacated, Rowley Tract, as per map recorded in Book 59, Page 26 of Miscellaneous Records;

Lots 13 through 1 inclusive, Bancroft Tract, as per map recorded in Book 22, Page 37 of Miscellaneous Records;

Lots 63 through 67 inclusive and Lots 83 and 84, Waverly Tract, as per map recorded in Book 12, Page 28 of Miscellaneous Records;

Portion of Vacated Alley, 8.00 feet wide, Hunt Tract, as per map recorded in Book 18, Page 33 of Miscellaneous Records;

Lots 13 through 19 inclusive and portion Lots 6 through 12 inclusive, Robedeau Tract, as per map recorded in Book 9, Page 16 of Miscellaneous Records;

Lots 23, 22 and 21, and portion Lots 1 and 2, Nash and Wilson Evergreen Tract, as per map recorded in Book 25, Page 44 of Miscellaneous Records;

Lots 1 through 6 inclusive, Bauer Tract, as per map recorded in Book 1, Page 80 of Maps;

Lots 1 through 6 inclusive, Wiesendanger Tract, as per map recorded in Book 9, Page 68 of Miscellaneous Records;

Lots 1 through 6 inclusive, Juanita Tract, as per map recorded in Book 59, Page 68 of Miscellaneous Records;

Lots 28, 27, 26 and portion of Vacated Alley, and portion Lots 25, 24 and 23, Whitney Tract, as per map recorded in Book 13, Page 68 of Miscellaneous Records;

Portion Lots 11 through 1 inclusive, Plymouth Tract, as per map recorded in Book 39, Page 90 of Miscellaneous Records;

And various streets and alleys adjoining said tracts; all filed in the

office of the County Recorder of said County.

More particularly described as follows:

Beginning at the intersection of the centerline of Vermont Avenue, 80.00 feet wide, with the westerly prolongation of the northerly line of Lot 33 of said Rowley Tract, said northerly line being the southerly line of Adams Boulevard, 90.00 feet wide, said northerly line being also in the southerly boundary of the Adams Normandie 4321 Redevelopment Project, as adopted on May 3, 1979 by the City Council of the City of Los Angeles on passage of Ordinance No. 152,335 and recorded as Instrument No. 79-1095203, on October 1, 1979, in the office of said County Recorder; thence

North 89° 57' 00" East along said westerly prolongation and said northerly line, and along said boundary of said Redevelopment Project, 180.00 feet to the northeast corner of said Lot 33; thence

leaving said boundary of said Redevelopment Project, South along the easterly line of Lots 33 through 48 and the southerly prolongation thereof, said Rowley Tract, 841.72 feet to a point in the southerly line of Twenty-seventh Street, 5.00 feet wide; thence

North 89° 57' 23" East 10.00 feet along said Twenty-seventh Street to the northerly prolongation of the easterly line of Lot 13 of said Bancroft Tract; thence

South along said northerly prolongation and the easterly line of Lots 13 through 1, said Bancroft Tract, 674.22 feet to the southeast corner of said Lot 1 and the northerly line of Twenty-ninth Street, 60.00 feet wide; thence

East along the easterly prolongation of the southerly line of said last mentioned Lot 1 and along said Twenty-ninth Street, 6.00 feet to an intersection with the northerly prolongation of the westerly line of Lot 62 of said Waverly Tract, said last mentioned westerly line being also the easterly

line of that certain Alley, 16.00 feet wide, shown on the map of said Waverly Tract; thence

South along said northerly prolongation, said westerly line and the southerly prolongation thereof, and along said Alley, 547.51 feet to the southwesterly corner of Lot 85 of said Waverly Tract; thence

West 16.00 feet to the easterly line of Lot 84 of said Waverly Tract, being also the westerly line of that certain Alley, 16.00 feet wide, as shown on the map of said Waverly Tract; thence

South 12.01 feet along said easterly line of said Lot 84 and along said Alley to an intersection with a line parallel with and 4.00 feet southerly, measured at right angles, from the southerly line of said Lot 84, said parallel line being the northerly line of Parcel A, Future Alley, shown on map of Tract No. 28979, recorded in Book 855, Pages 15 and 16 of Maps, in the office of the County Recorder of said County, said parallel line being also in the northerly boundary of the Hoover Redevelopment Project, as adopted on January 27, 1966, by the City Council of the City of Los Angeles on passage of Ordinance No. 131,730, and amended on February 4, 1971, on passage of Ordinance No. 141,571, and amended on November 9, 1978, on passage of Ordinance No. 152,698, and amended on June 17, 1981, on passage of Ordinance No. 155, 517, and recorded in Book D4450, Page 1 of Official Records of said County; thence

along said boundary of said Hoover Redevelopment Project the following three courses:

First: South $89^{\circ} 58' 10''$ West along said last mentioned parallel line and its westerly prolongation, 220.00 feet to its intersection with the northerly prolongation of a line parallel with and 10.00 feet westerly, measured at right angles, from the easterly line of Lots 1 and 2 of said Nash and Wilson Evergreen Tract, being also the westerly line of Vermont Avenue, 90.00 feet wide; thence

Second: South along said last mentioned parallel line and its southerly prolongation, and along said Vermont Avenue, 496.47 feet to an intersection with a line parallel with and 6.00 feet northerly, measured at right angles, from the southerly line of Lots 12 through 6 of said Robedeau Tract, being also the northerly line of Jefferson Boulevard, 26.00 feet wide; thence

Third: West along said last mentioned parallel line and said Jefferson Boulevard, 327.50 feet to a line parallel with and 12.50 feet easterly; measured at right angles, from the westerly line of Lot 6 of said Robedeau Tract; thence

leaving said boundary of said Hoover Redevelopment Project, North along said last mentioned parallel line, 129.00 feet to the southerly line of Lot 19 of said Robedeau Tract; thence

West along said last mentioned southerly line, 12.50 feet to the southwesterly corner of said Lot 19; thence

North along the westerly line of said last mentioned Lot 19 and the northerly prolongation thereof, 195.00 feet to the southerly line or its westerly prolongation of Lot 6 of said Nash and Wilson Evergreen Tract, being also the northerly line of Thirty-first Street, of variable width; thence

East along said last mentioned southerly line and the easterly prolongation thereof, 200.00 feet to the southwest corner of Lot 1 of said Nash and Wilson Evergreen Tract; thence

North along the westerly line of Lots 1 and 2 of said Nash and Wilson Evergreen Tract and the northerly prolongation thereof, 310.00 feet to the southeasterly corner of Lot 24 of said Bauer Tract; thence

North 00° 04' 10" East along the easterly line of said last mentioned Lot 24 and the northerly prolongation thereof, 330.00 feet to the northeasterly

corner of Lot 7 of said Bauer Tract, said last mentioned corner being also a point on the southerly prolongation of the easterly line of Lot 24 said Wiesendanger Tract; thence

North along said southerly prolongation, said easterly line, and the northerly prolongation thereof, 320.50 feet to the northeasterly corner of Lot 7 of said Wiesendanger Tract and the southerly line of an Alley, 10.5 feet wide; thence

South $89^{\circ} 45' 00''$ West 10.00 feet along the northerly line of said last mentioned Lot 7 and along said Alley to an intersection with the southerly prolongation of the westerly line of Lots 3 through 1 of said Juanita Tract; thence

North along said last mentioned southerly prolongation, said westerly line, and the northerly prolongation thereof, 480.50 feet to an intersection with the westerly prolongation of the northerly line of Lot 26 of said Whitney Tract, being also the southerly line of Twenty-seventh Street, 50.00 feet wide; thence

East along said last mentioned northerly line and said Twenty-seventh Street, 65.00 feet to an intersection with the southerly prolongation of a line parallel with and 95.00 feet westerly, measured at right angles, from the easterly line of Lots 25, 24 and 23 of said Whitney Tract; thence

North along said last mentioned parallel line, 190.00 feet to the northerly line of said Lot 23, being also the southerly line of Lot 11 said Plymouth Tract; thence

East along said last mentioned southerly line 85.00 feet to an intersection with a line parallel with and 10.00 feet westerly, measured at right angles, from the easterly line of said Lot 11, said parallel line being also the westerly line of Vermont Avenue, 80.00 feet wide; thence

North along said last mentioned parallel line and its northerly prolongation, and along said Vermont Avenue, 615.00 feet to an intersection with a line parallel with and 15.00 feet southerly, measured at right angles, from the northerly line of Lot 1 of said Plymouth Tract, being the southerly line of Adams Boulevard, 90.00 feet wide, being also in the southerly boundary of said hereinbefore mentioned Adams Normandie 4321 Redevelopment Project; thence

North 89° 45' 00" East along said last mentioned parallel line its easterly prolongation, and along said boundary of said last mentioned Redevelopment Project, 40.00 feet to the point of beginning.

"Parcel B" is that area generally bounded by Adams Boulevard, the Harbor Freeway, Jefferson Boulevard and Hoover Street.

The land referred to herein is situated in the City of Los Angeles, County of Los Angeles, State of California, and being:

Portion Lot 3, Block 22, Hancock's Survey, as per map recorded in Book 2, Page 108 of Miscellaneous Records;

Lots 1 through 5 inclusive, 8, 9, 12, 13, 19 through 23 inclusive, and Portion Lots 6, 15, 16, 17 and 18, Belgravia, as per map recorded in Book 23, Page 54 of Miscellaneous Records;

Portion Lots 1 through 6 inclusive, Re-Subdivision of Lots 7, 10, 11 and 14 in Belgravia, as per map recorded in Book 83, Page 22 of Miscellaneous Records;

Lots A, B, C, and D, Griffith Tract, as per map recorded in Book 7, Page 4 of Maps;

Lots 1 through 21 inclusive, Severance Tract, as per map recorded in Book 11, Page 15 of Miscellaneous Records;

Portion Lot 2, Block 22, Hancock's Survey, as per map recorded in Book 2, Page 108 of Miscellaneous Records;

Portion Tract No. 10196, as per map recorded in Book 175, Pages 9 and 10 of Maps;

Portion Subdivision of Lot 1 in Block 22 Hancock's Survey of 35 Acre Donation Lots, as per map recorded in Book 4, Page 138 of Miscellaneous Records;

Portion Parcels 1, 2 and 3 of Record of Survey, as per map recorded in Book 78, Page 7 of Records of Surveys;

Lots 1, 2 and 3, Vigus Re-Subdivision of Lots 16, 17, 18 and 19, Block B, Treat Tract, as per map recorded in Book 78, Page 82 of Miscellaneous Records;

Lots 1, 2, 3 and 4, Tract No. 8141, as per map recorded in Book 116, Page 38 of Maps;

Lots 3, 4, 5, 9, 17, 18, Portion Lot 2, and portion Vacated Alley, Block A; and Lots 1 through 10 inclusive, and Vacated Alley, Block B, Treat Tract,

as per map recorded in Book 5, Page 430 of Miscellaneous Records;
Lots 1 through 40 inclusive, Del Valle's Subdivision of Part of the
Wheeler Tract, as per map recorded in Book 30, Page 3 of Miscellaneous
Records;

Lots 1 through 18 inclusive, Judson Tract, as per map recorded in Book
11, Page 6 of Miscellaneous Records;

Portion Lot 5, Block 2, Hancock's Survey, as per map recorded in Book 2,
Page 108 of Miscellaneous Records;

Lots 1 through 13 inclusive and Lots 30 through 36 inclusive, Stewart's
Nursery Tract, as per map recorded in Book 19, Page 56 of Miscellaneous
Records;

Lots 1 through 7, Block 1; and Lots 1 through 9 inclusive, 43, 44 and 45,
Block 2, Mason Tract, as per map recorded in Book 52, Pages 33 to 35 of
Miscellaneous Records;

Lots 1 through 10 inclusive, Subdivision of Lots 6, 7, 8, 9, 10 and 11 of
the Dana Tract, as per map recorded in Book 6, Page 36 of Miscellaneous
Records;

Lots 1 through 26 inclusive, Subdivision of Lots 3, 4, 5, 12, 13 and 14,
Dana Tract, as per map recorded in Book 12, Page 82 of Miscellaneous
Records;

Lots 1, 2, 15, 16, 18, 19, 20, 30, 31 and 32, Subdivision of the Dana
Tract Lot 8, Block 22 Hancock's Survey, as per map recorded in Book 5,
Page 324 of Miscellaneous Records;

Lots 1 through 6 inclusive, Colonel Marble Tract, as per map recorded in
Book 33, Page 64 of Maps;

Lot A, Tract No. 3330, as per map recorded in Book 36, Page 31 of Maps

Lots 6, 7, and 17 through 22 inclusive, Regina Tract, as per map recorded
in Book 6, Page 206 of Miscellaneous Records;

Lots 8, 9 and 10 of a Subdivision of Lots 25, 26 of the Dana Tract also
Lots 8, 9 and 10 Regina Tract, as per map recorded in Book 30, Page 66 of
Miscellaneous Records;

Lots 12 through 18 inclusive, Tyler's Key West Tract, as per map recorded
in Book 4, Page 58 of Maps;

Portion Tract No. 9612, as per map recorded in Book 180, Pages 39 to 40
of Maps;

Lots 1 through 4 inclusive, Joseph May's Re-Subdivision of Lots 9, 10 and 11, Block B, Wheeler Tract, as per map recorded in Book 59, Page 28 of Miscellaneous Records;

Lots 1 through 8 inclusive, 12 through 36 inclusive, Block B, Wheeler Tract, as per map recorded in Book 10, Page 25 of Miscellaneous Records:

Lots 5 through 11 inclusive, 15 and 16; Portion Lots 4, 12, 13, 14 and 17; and portion Vacated Alley, Block A, Wheeler Tract, as per map recorded in Book 10, Page 25 of Miscellaneous Records;

Lots 1 through 9 inclusive, Brockman's Home Tract, as per map recorded in Book 8, Page 41 of Maps;

And various streets and alleys adjoining said tracts; all filed in the office of the County Recorder of said County.

More particularly described as follows:

Beginning at the intersection of the new centerline of Hoover Street as shown on City of Los Angeles Field Book 123-201, Page 101, with the northwesterly prolongation of the northeasterly line Lots 3 through 6, said Belgravia, said northeasterly line being the southwesterly line Adams Boulevard as shown on said Field Book page, said northeasterly line being also in the southwesterly boundary of the Adams Normandie 4321 Redevelopment Project, as adopted on May 3, 1979, by the City Council of the City of Los Angeles on passage of Ordinance No. 152,335 and recorded as Instrument No. 79-1095203 on October 1, 1979, in the office of said County Recorder; thence

South 61° 59' 00" East along said northwesterly prolongation, 79.68 feet to the southeasterly line said Hoover Street as shown on said Field Book page, being the True Point of Beginning of this description; thence

along said boundary of said Adams Normandie 4321 Redevelopment Project the following five courses:

First: continuing South 61° 59' 00" East along said previously mentioned northwesterly prolongation, said northeasterly line and the southeasterly

prolongation thereof, and along said Adams Boulevard, 1123.46 feet to the northeasterly corner Lot 14, said Severance Tract; thence

Second: South 28° 01' 00" West along the southeasterly line said Lot 14, 8.75 feet to a line parallel with and 8.75 feet southwesterly, measured at right angles, from the southeasterly prolongation of the northeasterly line said Lot 14, said last mentioned parallel line being the general southwesterly line of said Adams Boulevard; thence

Third: South 61° 59' 00" East, along said last mentioned parallel line, and said Adams Boulevard, 1499.31 feet to an intersection with the centerline of Figueroa Street, of variable width, as it existed of record September 16, 1982; thence

Fourth: North 28° 01' 45" East along said centerline of Figueroa Street, 8.75 feet to the northwesterly prolongation of the northeasterly line Lots 3 through 1, said Tract No. 8141; thence

Fifth: South 61° 39' 55" East along said last mentioned northwesterly prolongation, said northeasterly line and the southeasterly prolongation thereof, 430.54 feet to an intersection with the southeasterly line Flower Street, 77.00 feet wide, as it existed of record September 16, 1982; thence

leaving said boundary of said Redevelopment Project, South 18° 44' 56" West along said Flower Street, 268.81 feet to a point in the southeasterly prolongation of the southwesterly line Lot 17, Block A, said Treat Tract; thence

South 21° 53' 17" West 112.59 feet to a point in the southeasterly line Flower Street, 90.00 feet wide, as it existed of record September 16, 1982, said point being South 31° 15' 19" West 51.96 feet from the southwesterly line Twenty-seventh Street, 60.00 feet wide; thence

along said last mentioned Flower Street the following three courses:

First: South 31° 15' 19" West 243.00 feet to an intersection with the centerline of Twenty-eighth Street, 60.00 feet wide; thence

Second: South 27° 51' 19" West 617.63 feet to an intersection with the centerline of Thirtieth Street, 60.00 feet wide; thence

Third: South 27° 24' 39" West 1237.95 feet to an intersection with the southeasterly prolongation of the southwesterly line Lots 45 through 43, Block 2, said Mason Tract, said last mentioned southwesterly line being the northeasterly line Jefferson Boulevard, of variable width, as it existed of record September 16, 1982, being also in the northeasterly boundary of the Hoover Redevelopment Project, as adopted on January 27, 1966 by the City Council of the City of Los Angeles on passage of Ordinance No. 131,730, and amended on February 4, 1971, on passage of Ordinance No. 141,571, and amended on November 9, 1978, on passage of Ordinance No. 151,698, and amended on June 17, 1981, on passage of Ordinance No. 155,517, and recorded in Book D4450, Page 1 of Official Records in the office of said County Recorder; thence

along said boundary of said Hoover Redevelopment Project the following ten courses:

First: leaving said Flower Street, North 61° 48' 41" West along said last mentioned southeasterly prolongation, said southwesterly line and the northwesterly prolongation thereof, and along said Jefferson Boulevard, 479.34 feet to an intersection with the centerline of Figueroa Street, 99.00 feet wide and the southeasterly prolongation of the southwesterly line Lot 32, said Dana Tract; thence

Second: North 62° 05' 56" West along said last mentioned southeasterly prolongation, said southwesterly line and the northwesterly prolongation thereof, and along said Jefferson Boulevard, 953.34 feet to the southwesterly corner Lot 9, said Subdivision of Lots 25, 26 of the Dana Tract also Lots 8, 9 and 10 Regina Tract; thence

Third: North 28° 05' 48" East along the westerly line said Lot 9 and the northeasterly prolongation thereof, 124.02 feet to the southeasterly terminus of that certain course shown as "North 61° 55' 30" West 168.115 feet" on the map of said Tract No. 9612; thence

Fourth: North 61° 54' 40" West 168.15 feet to an angle point in said Tract No. 9612; thence

Fifth: South 28° 07' 08" West 74.03 to an intersection with a line parallel with and 50.00 feet northeasterly, measured at right angles, from the southwesterly line said Tract No. 9612, said parallel line being the northeasterly line of that portion of Jefferson Boulevard labeled as "Pedestrian Mall" on the map of Tract No. 29225, recorded in Book 947, Pages 65 to 67; in the office of the County Recorder of said County; thence

Sixth: North 61° 54' 44" West along said last mentioned parallel line, 140.31 feet to the westerly line said Tract No. 9612 and the westerly line University Avenue, 60.00 feet wide; thence

Seventh: North 28° 06' 29" East along said University Avenue, 514.24 feet to the northwesterly corner said Tract No. 9612 and the southwesterly line Thirty-second Street, 80.00 feet wide; thence

Eighth: South 61° 58' 58" East along the northeasterly line said Tract No. 9612 and the southeasterly prolongation thereof, and along said Thirty-second Street, 327.39 feet to an intersection with the southwesterly prolongation of the northwesterly line Lots 1 through 10, said Subdivision of Lots 6, 7, 8, 9, 10 and 11 of the Dana Tract, said last mentioned northwesterly line being also the southeasterly line Royal Street, 60.00 feet wide; thence

Ninth: North 28° 04' 55" East along said last mentioned southwesterly prolongation, said northwesterly line and the northeasterly prolongation thereof, and along said Royal Street, 704.11 feet to a point in the

southwesterly line Lot 17, Block B, said Wheeler Tract, said point being also a point in the northeasterly line Thirtieth Street, of variable width, as it existed of record September 16, 1982; thence

Tenth: North $61^{\circ} 58' 41''$ West along said last mentioned southwesterly line and the northwesterly prolongation thereof, and along said Thirtieth Street, 1061.56 feet to the beginning of a tangent curve, concave to the east, having a radius of 20 feet, and tangent at its point of ending to a line parallel with and 50.00 feet easterly, measured at right angles, from the new centerline of Hoover Street, as shown on City of Los Angeles Field Book 120-201, Page 108, said parallel line being the easterly line said Hoover Street; thence

leaving said boundary line of said Hoover Redevelopment Project, northwesterly and northerly along said curve through a central angle of $62^{\circ} 00' 21''$ an arc length of 21.64 feet to said last mentioned parallel line; thence

northerly along said Hoover Street as shown on City of Los Angeles Field Book 120-201, Pages 108 through 106 and Book 123-201, Pages 105 through 101, the following five courses:

First: North $00^{\circ} 07' 40''$ East 6.79.89 feet to the beginning of a tangent curve concave westerly and having a radius of 1150 feet; thence

Second: northerly along said curve through a central angle of $01^{\circ} 11' 39''$ an arc length of 23.97 feet; thence

Third: North $01^{\circ} 09' 59''$ West 459.44 feet to the beginning of a tangent curve, concave easterly and having a radius of 1050 feet; thence

Fourth: northerly along said curve through a central angle of $02^{\circ} 55' 04''$ an arc length of 53.47 feet; thence

Fifth: North 01° 45' 05" East 88.93 feet to a point in a line parallel with and 30.00 feet southeasterly, measured at right angles, from that certain course shown on said previously mentioned City of Los Angeles Field Book 123-201, Page 101, as having a length of "130.797 feet measured"; thence

North 27° 59' 00" East along said last mentioned parallel line, 48.54 feet to the True Point of Beginning.

"Parcel C" is that area generally bounded by Jefferson Boulevard, Harbor Freeway, 41st Street and a line parallel to Wisconsin Place.

The land referred to herein is situated in the City of Los Angeles, County of Los Angeles, State of California, and being:

Lots 28 through 59 inclusive, and Portion Lots 1 through 12 inclusive and 20 through 27 inclusive, Miltimore Tract, as per map recorded in Book 11, Page 16 of Miscellaneous Records;

Large Agricultural Lot; Lots 1 through 128 inclusive; Lots M through Y inclusive; Leighton Avenue Vacated; and Vacated Alleys, Southern District Agricultural Park and Adjoining Lots, as per map recorded in Book 4, Page 352 of Miscellaneous Records;

Lots 1 through 11 inclusive and Vacated Alley, Block A; and Lots 1 through 15 inclusive and Vacated Alley, Block B, Tract No. 4719, as per map recorded in Book 52, Page 48 of Maps;

Lots 1 through 14 inclusive, 27 through 36 inclusive, 69 through 77 inclusive; Portion Lots 14, 15, 18 through 22 inclusive, 25, 26, 37, 41, 42, 43 and 61 through 68 inclusive, University Addition, as per map recorded in Book 15, Page 46 of Miscellaneous Records;

Parcel A, Parcel Map L.A. No. 2123, as per map recorded in Book 42, Page 17 of Parcel Maps;

Portion of the Northeast Quarter of Section 7, Township 2 South, Range 13 West, San Bernardino Meridian;

Portion Lot 22, Block 12; Portion Lots 5 through 12 inclusive, Block 13;

Lots 1 through 22 inclusive, Block 14; Lots 1 through 18 inclusive and 20 through 38 inclusive, Block 15; Portion Lots 5 through 14 inclusive, Block 16; and Portion Lots 29 through 33 inclusive, Block 11, Zobelein's Grand Avenue and Figueroa Street Tract, as per map recorded in Book 9, Page 41 of Maps;

Lots 1 through 3 inclusive, 5 through 10 inclusive, and Portion Lot 4, Tract No. 2411, as per map recorded in Book 26, Pages 77 to 79 of Maps;

Lots 1 and 2, Tract No. 11593, as per map recorded in Book 247, Pages 42 and 43 of Maps;

Portion Lots 1 and 2, Tract No. 1699, as per map recorded in Book 22, Pages 198 and 199 of Maps;

Lots 1 through 11 inclusive, 34 through 39 inclusive, 66 through 76 inclusive, 116 through 121 inclusive, and Portion Lots 12 and 40, Bowen and Chamberlin's Main and Figueroa Street Tract No. 2, as per map recorded in Book 7, Page 5 of Maps;

Lots 1 through 80 inclusive, Figueroa Square, as per map recorded in Book 6, Page 154 of Maps;

Lots 1 through 12 inclusive and Lots 65 through 156, Exposition Park Square, as per map recorded in Book 20, Pages 74 and 75 of Maps;

Lots 1 and 2, Tract No. 10924, as per map recorded in Book 189, Pages 48 and 49 of Maps;

Lots 3 through 21 inclusive, Tract No. 1536, as per map recorded in Book 20, Page 17 of Maps;

Portion Lots 1 and 5 through 14 inclusive, King's Park, as per map recorded in Book 9, Page 150 of Maps;

Lots 1 through 4 inclusive and Portion Lot 5, Block O, West Park Tract No. 2, as per map recorded in Book 13, Page 169 of Maps;

Portion Block 24, West Park Villa Tract, as per map recorded in Book 23, Page 67 of Miscellaneous Records, shown as Parcels A and B on Parcel Map L.A. No. 636, as per map recorded in Book 11, Page 17 of Parcel Maps;

Lots 29 through 33 inclusive, Block F; Lots 34 through 52 inclusive, Block E, West Park Tract No. 2, as per map recorded in Book 9, Page 192 of Maps;

Lots 1 through 10 inclusive, 42 through 47 inclusive, Block D, West Park Tract, as per map recorded in Book 7 Page 2 of Maps;

Lot 3, Block 22, West Park Villa Tract, as per map recorded in Book 23, Page 67 of Miscellaneous Records;

Lots 1 through 33 inclusive, University Park Tract, as per map recorded in Book 8, Page 133 of Maps;

Portion Lots 1 through 10 inclusive, Ibbetson Tract, as per map recorded in Book 12, Page 116 of Maps;

And various streets and alleys adjoining said tracts; all filed in the office of the County Recorder of said County.

More particularly described as follows:

Beginning at the intersection of the easterly line Wisconsin Street, 50.00 feet wide, with the southerly line of the northerly 14.00 feet of Lots 20 through 27, said Miltimore Tract, said southerly line being the southerly line Exposition Boulevard, of variable width, as it existed of record October 11, 1982, said first mentioned southerly line being also in the most westerly south line and its westerly prolongation of the Hoover Redevelopment Project, as adopted on January 27, 1966, by the City Council of the City of Los Angeles on passage of Ordinance No. 131,730, and amended on February 4, 1971, on passage of Ordinance No. 141,571, and amended on November 9, 1978, on passage of Ordinance No. 151,698, and amended on June 17, 1981, on passage of Ordinance No. 155,517, and recorded in Book D4450, Page 1 of Official Records of said County; thence

South $89^{\circ} 51' 37''$ East along said first mentioned southerly line, along said Exposition Boulevard, and along said line of said Hoover Redevelopment Project, 480.15 feet to a point in the westerly line Lot 1, said Southern District Agricultural Park and Adjoining Lots, being an angle point in said boundary of said Hoover Redevelopment Project, said point being also in the northerly prolongation of the easterly line Vermont Avenue, 80.00 feet wide; thence

leaving said line of said Hoover Redevelopment Project, North $00^{\circ} 00' 24''$ West along said hereinbefore mentioned westerly line Lot 1, and along said prolongation of said Vermont Avenue, 14.00 feet to the northwesterly corner said Lot 1; thence

North $89^{\circ} 58' 46''$ East along the northerly line and the easterly prolongation thereof said last mentioned Lot 1, 2567.34 feet to an intersection with a line parallel with and 20.00 feet westerly, measured at right angles, from the easterly line Lots M through Y, said Southern District Agricultural Park and Adjoining Lots, said parallel line being also the westerly line Figueroa Street, 100.00 feet wide; thence

North $85^{\circ} 41' 55''$ East 384.59 feet to the intersection of the northerly

line Lots 74 through 77, said University Addition, being the southerly line of the Southern Pacific Railroad Right-of-Way, 30.00 feet wide, being also in the most easterly south line of said hereinbefore mentioned Hoover Redevelopment Project, with a line parallel with and 30.00 feet north-easterly, measured at right angles, from the southwesterly line said Lots 74 through 77, said parallel line being also the northeasterly line Thirty-seventh Street, as it existed of record September 23, 1982; thence

North 88° 21' 41" East along said last mentioned northerly line, along said Southern Pacific Railroad Right-of-Way, and along said last mentioned line of said Hoover Redevelopment Project, 492.80 feet to a point on the curved westerly boundary of Los Angeles Route 110, the Harbor Freeway, shown on California Department of Transportation Right-of-Way Map No. F1356-3, said curve being concave easterly and having a radius of 4060 feet, a radial of said curve to said point bears North 56° 17' 33" West; thence

leaving said last mentioned line of said Hoover Redevelopment Project, southerly along said curve and along said Harbor Freeway, through a central angle of 23° 13' 05" an arc length of 1645.24 feet to the end of said curve; thence

continuing along said Harbor Freeway, South 00° 29' 22" West 1671.72 feet to an intersection with the easterly prolongation of the southerly line Lot 70, said Bowen and Chamberlin's Main and Figueroa Street Tract No. 2, said last mentioned southerly line being also the northerly line Forty-first Street, 60.00 feet wide; thence

South 89° 37' 56" West along said last mentioned easterly prolongation and said southerly line, and along said Forty-first Street, 405.44 feet to the southwesterly corner said Lot 70 and the easterly line Figueroa Street, 100.00 feet wide; thence

North 00° 13' 34" West along the westerly line said Lot 70 and the northerly prolongation thereof, and along said Figueroa Street, 177.61 feet to

the easterly prolongation of the southerly line Lots 80 through 53, said Figueroa Square, said last mentioned southerly line being also the northerly line Forty-first Street, 60.00 feet wide; thence

South $89^{\circ} 24' 23''$ West along said last mentioned easterly prolongation, said southerly line and the westerly prolongation thereof, and along said last mentioned Forty-first Street, 1451.83 feet to an intersection with the northerly prolongation of the easterly line Lot 87, said Exposition Park Square, said last mentioned easterly line being also the westerly line Hoover Street, 80.00 feet wide; thence

South $00^{\circ} 15' 04''$ East along said northerly prolongation, said easterly line, and along said Hoover Street, 155.22 feet to the southeasterly corner said Lot 87 and the northerly line Forty-first Street, 60.00 feet wide; thence

South $88^{\circ} 37' 16''$ West along the southerly line Lots 87 through 71 and the westerly prolongation thereof, said Exposition Park Square, and along said last mentioned Forty-first Street, 1229.76 feet to the southwest corner Lot 12, said Exposition Park Square and the easterly line Vermont Avenue, 80.00 feet wide; thence

North $00^{\circ} 00' 24''$ West along the westerly line Lots 12 through 7 and the northerly prolongation thereof, said Exposition Park Square, and along said Vermont Avenue, 346.19 feet to an intersection with the easterly prolongation of the southerly line Fortieth Place, 50.00 feet wide; thence

North $89^{\circ} 59' 30''$ West along said last mentioned easterly prolongation and along said Fortieth Place, 793.37 feet to an intersection with the southerly prolongation of the westerly line Lots 1 through 4, Block 0, said West Park Tract No. 2, said last mentioned westerly line being also the easterly line Walton Avenue, 50.00 feet wide; thence

North $00^{\circ} 00' 02''$ East along said last mentioned southerly prolongation, said westerly line and the northerly prolongation thereof, and along said

Walton Avenue and its northerly prolongation, 494.51 feet to a point in the westerly prolongation of the southerly line Lots 1 through 4, Block F, said West Park Tract No. 2, said last mentioned southerly line being also the northerly line of that certain Alley, 15.00 feet wide in said Block F, as shown on the map of said Tract; thence

North 89° 57' 54" East along said last mentioned southerly line and along said Alley, 268.79 feet to the southeasterly corner said last mentioned Lot 1; thence

North 00° 01' 44" West along the easterly line said Lot 1 and the northerly prolongation thereof, 266.00 feet to the southerly line Lot 34, Block E, said last mentioned West Park Tract No. 2, said southerly line being also the northerly line Browning Boulevard, 110.00 feet wide; thence

South 89° 58' 51" West along said last mentioned southerly line and along said Browning Boulevard, 18.90 feet to the southwesterly corner said last mentioned Lot 34; thence

North 00° 00' 24" West along the westerly line said Lot 34 and the northerly prolongation thereof, 657.50 feet to the northeasterly corner Lot 11, Block D, said West Park Tract and the southerly line Thirty-ninth Place, 60.00 feet wide; thence

South 89° 58' 43" West along the northerly line said Lot 11 and along said Thirty-ninth Place, 19.40 feet to an intersection with the southerly prolongation of a line parallel with and 19.00 feet easterly, measured at right angles, from the westerly line Lots 1 through 10, said Ibbetson Tract, said last mentioned parallel line being also the easterly line Wisconsin Place, 38.00 feet wide; thence

North 00° 00' 24" West along said last mentioned southerly prolongation, said parallel line and the northerly prolongation thereof, and along said Wisconsin Place, 555.62 feet to an intersection with the southerly line

Lot 1, said Miltimore Tract, said last mentioned southerly line being also the northerly line Thirty-ninth Street, 60.00 feet wide; thence

North 89° 45' 34" West along said last mentioned southerly line and along said Thirty-ninth Street, 127.70 feet to the southwesterly corner said last mentioned Lot 1; thence

North 00° 03' 44" West along the westerly line Lots 1 through 12, said Miltimore Tract, 600.00 feet to the northwesterly corner said Lot 12 and the southerly line Thirty-eighth Street, 50.00 feet wide; thence

South 89° 51' 09" East along the northerly line said last mentioned Lot 12 and the easterly prolongation thereof, and along said Thirty-eighth Street, 210.45 feet to an intersection with the westerly line Lot 34, said Miltimore Tract, said last mentioned westerly line being also the easterly line Wisconsin Street, 50.00 feet wide; thence

North 00° 03' 44" West along the westerly line Lots 34, 33, 30, 29 and 20, said Miltimore Tract, and along said Wisconsin Street, 317.35 feet to the point of beginning.

AREA 3 (EXPANDED PROJECT AREA- FIFTH AMENDMENT)

Area 3 is generally that frontage within the amended project area along Menlo Avenue, south of Adams Boulevard, as follows:

The land referred to herein is situated in the City of Los Angeles, County of Los Angeles, State of California, and being:

Lots 17 through 27 inclusive and that portion of Lot 28 of the Rowley Tract, as per map recorded in Book 59, Page 26 of Miscellaneous Records, in the office of the County Recorder of said County, described as a whole as follows:

Beginning at the northeast corner of said Lot 17, said corner being the intersection of the southerly line of Adams Boulevard (formerly Adams Street), 90 feet wide, with the westerly line of Menlo Avenue, 60 feet wide, as said streets are shown on the map of said Rowley Tract: thence

South along the easterly line of said Lots 17 through 28, a distance of 575.00 feet to the southerly line of the northerly 25 feet of said Lot 28; thence

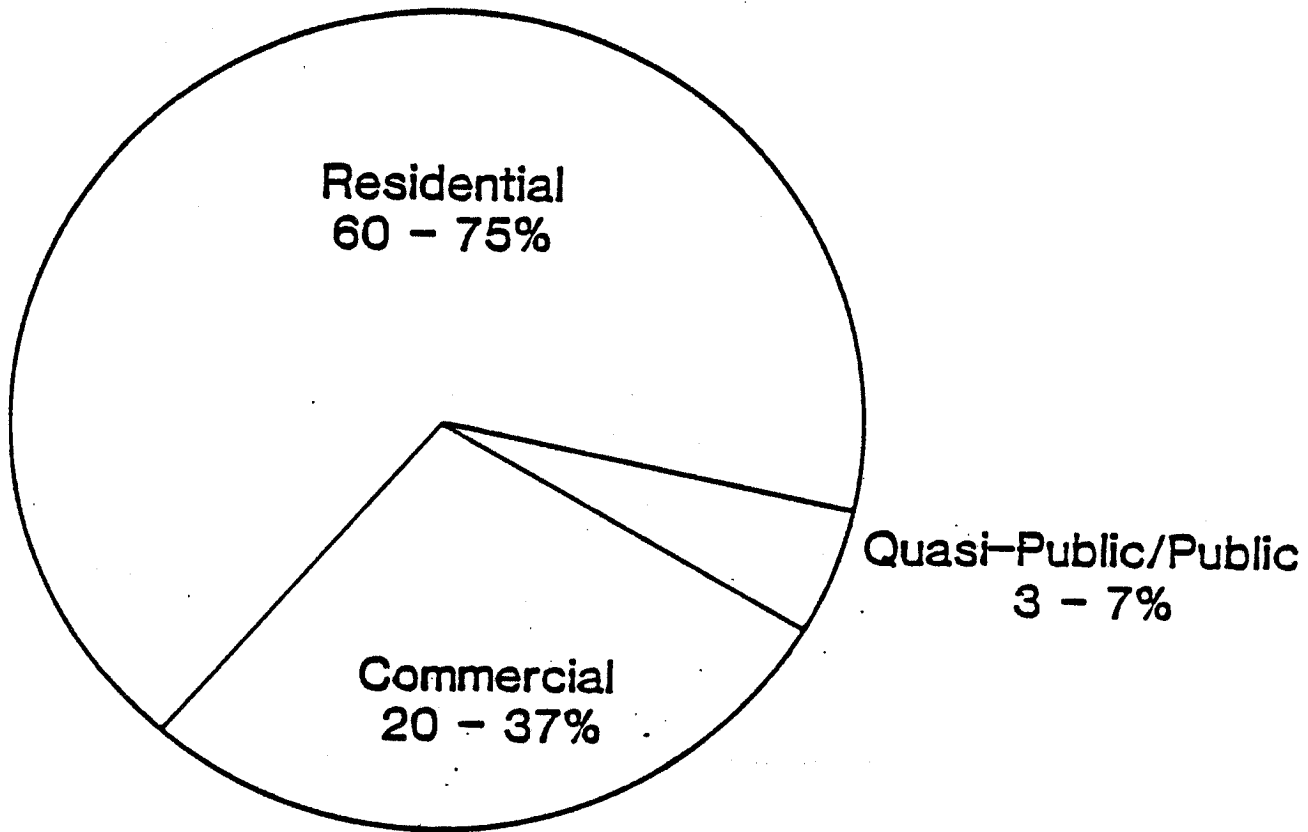
along said southerly line, South 89 Degrees 57' 00" West 160.00 feet to the westerly line of said Lot 28; thence

North along the westerly line of said Lots 28 through 17, a distance of 575.00 feet to the northwest corner of said Lot 17, being a point in said southerly line of Adams Boulevard; thence

North 89 Degrees 57' 00" East along the northerly line of said Lot 17 and along said Adams Boulevard, 160.00 feet to the point of beginning.

EXHIBIT "B"

Limitation on Type, Size and Height of Buildings



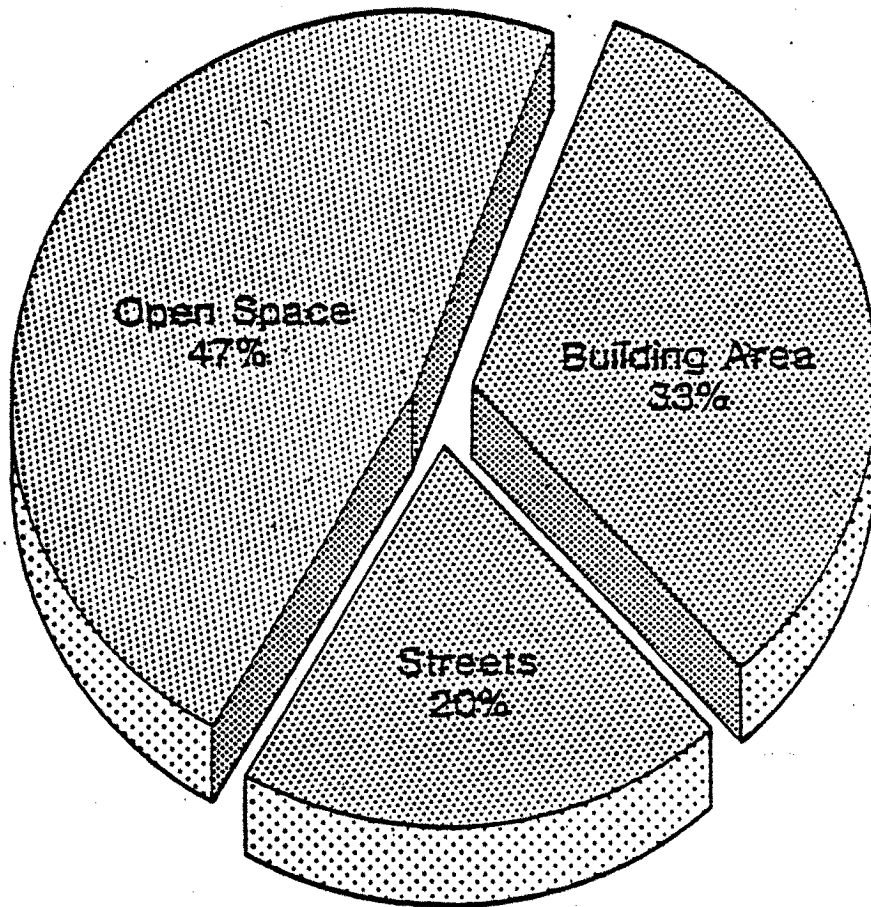
Percentage of Building Type

Notes:

1. Percentages are approximate and the ultimate percentages may vary based on the fulfillment of plan objectives.
2. All development plans are subject to the review and approval of the Agency.
3. Building type size and height are governed by all applicable Federal, State and local ordinances and regulations.

EXHIBIT "C"

Diagram Illustrating Approximate Amount of Open Space



Notes:

1. Percentages are approximate.
2. "Open Space" means areas generally maintained as the area between buildings.
3. "Building Area" means land area devoted to buildings.

EXHIBIT D

SCOPE OF DESIGN FOR VERMONT/ADAMS SHOPPING CENTER

GENERAL INFORMATION

The community shopping center site (the "Site") is located at the northerly extreme of the Hoover Redevelopment Project along the Vermont Avenue corridor and incorporates the area added to the Expanded Project Area by the Fifth Amendment.

The surrounding area can be characterized as a mature urban neighborhood with a distinct sense of place and history. To the west and north of the Site are tree-lined streets with a mix of single-family and multi-family dwellings. Directly to the east of the Site is the Menlo Avenue-West 29th Street Historic District (the "Historic District"), listed on the National Register of Historic Places. The Historic District contains a large number of architecturally distinct houses that illustrate the development of middle class neighborhoods in Los Angeles at the turn of the century. To the east and south of the Historic District lies the North University Park community and the University of Southern California. Vermont Avenue is the major commercial street in the immediate area and is characterized by one and two story strip commercial, institutional uses such as St. Agnes Catholic Church, the Vermont Avenue School, and some residential uses. Newer apartment buildings are scattered or proposed to be built throughout the area. The northern portion of the Site, which is contiguous with Vermont Avenue, had a retail/commercial use, first as a supermarket, and more recently as a drug store.

The Site is proposed to contain a maximum 75,000 square foot (s.f.) community shopping center, with 275 parking spaces (the "Development"). The majority of the Site consists of existing surface parking lots and existing single family type houses used as multi-family residences.

The 75,000 s.f. community shopping center impacts three buildings identified as contributing structures to the Historic District. Measures to mitigate the adverse impact caused by the displacement of these structures are provided for in the Environmental Impact Report for the Fifth Amendment and incorporated into this Scope of Design.

GENERAL PROPOSED DEVELOPMENT DESCRIPTION

The Development shall be an attractive and well detailed community shopping center, with a maximum of 75,000 s.f. of retail/commercial space. Approximately 45,000 s.f. of this area will be dedicated to a supermarket. The remainder of the

commercial area will be occupied by community-oriented retail shops and services. Construction of the Development will occur in one phase in accordance with a Schedule of Performance. The shopping center will be oriented towards Vermont Avenue and Adams Blvd. and be buffered from adjacent residential areas located along Menlo Avenue by landscaping, fencing and/or walls. The massing, scale, materials and other architectonic elements of the shopping center shall be compatible with surrounding neighborhoods and the adjacent Historic District.

The Site, including buffer areas and parking areas, shall be extensively landscaped throughout. The Site shall be well illuminated at night and entrances and walkways from sidewalks or through parking areas shall be clearly demarcated. Access to the Site by both pedestrians and automobiles shall be from Vermont Avenue and Adams Blvd. only.

The following design process and design criteria shall apply:

1. Design and Recommendation Process

The Project Area Committee (PAC) shall review and recommend to the Agency any proposed design before submission to the Agency for approval in accordance with this recommendation process.

- o The PAC shall review and recommend concept design drawings, schematic design drawings, design development drawings and final construction drawings.
- o The developer shall present to the PAC for review and recommendation the proposed architect and the architect's consultants including the landscape architect and the graphic designer for the proposed Development.

The architect's qualifications shall include experience in the design of shopping centers of this scope, demonstration through previous experience of general design excellence and willingness to design structures that are compatible with the surrounding neighborhoods and adjacent Historic District. The developer may satisfy these criteria with either one firm or a combination of firms.

- o The developer and the architect shall meet with the PAC and other interested parties at least twice and more as appropriate before the architect completes the development of conceptual design drawings. The purpose of these meetings will be to review the qualifications of the design team and to review the relationship of the proposed design program and preliminary design

concepts to the Site, Historic District, program and community interests. At least one of these meetings will address the relationship of the preliminary design concept to the adjacent Historic District.

- o Variations to the intent of these design guidelines are permitted provided they are first submitted to the PAC for comment and recommendation and then approved by the Agency.

2. Historic Preservation

The Site is contiguous with the Menlo Avenue-West 29th Street National Register Historic District. The impact of the proposed shopping center on the Historic District will be minimized by the design of a Development which is compatible in terms of scale and mass with the Historic District and other measures which mitigate the adverse impact of the center on the Historic District. These measures could include but are not limited to:

- o Relocation, rehabilitation and adaptive reuse of the impacted historic structures within the Historic District either within the boundaries of the Historic District or within adjacent areas, as feasible.
- o Incorporation, rehabilitation and adaptive reuse of impacted historic structures within the proposed Development, as feasible.
- o Relocation, rehabilitation and adaptive reuse of impacted historic structures within the proposed Development, as feasible.
- o If rehabilitation of impacted historic structures proves infeasible, the Agency shall in an equivalent manner relocate, rehabilitate and/or adaptively reuse other historic structures within the Historic District or adjacent areas after consultation with the PAC.
- o Rehabilitation of impacted historic structures shall be done in accordance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

3. Phasing

- o The proposed Development shall be constructed in one phase and include all site improvements necessary to obtain approval of the Development.

4. Density

- o The Development shall not exceed an overall Floor Area Ratio (F.A.R.) of .75:1.

5. Land Use

- o The Development shall include a supermarket of up to approximately 45,000 s.f. and community-oriented retail shops and services.

6. Built-Form

- o The buildings shall be designed in such a way to attract the interest of both pedestrians arriving by foot from the surrounding neighborhoods and passing motorists. The buildings, and particularly the entries, storefronts, paving, and glazing at the pedestrian level shall be developed so as to incorporate complimentary levels of massing, scale, detail, material, texture, shade and shadow, proportion and rhythm. In general, massing, details and the sense of scale should accentuate those portions of the building to which the eye is drawn, such as major entrances and display windows and acknowledge that each building is seen from a distant, medium and close-up view.
- o Mechanical equipment shall be screened from view.

7. Building Massing and Scale

- o The buildings shall be compatible in terms of scale and mass with the residential and commercial structures which line Vermont Avenue in this part of Los Angeles.
- o The buildings shall be compatible with the scale and general massing of the neighboring Historic District.
- o At least once every 60'-0", shopping center building facades adjacent and parallel to Menlo Avenue shall be relieved a minimum of 3'-0" perpendicular to Menlo Avenue. (See Illustration 1).
- o Shopping Center building facades, other than those adjacent to and parallel to Menlo Avenue, shall be relieved a minimum of 2'-0" in a direction perpendicular to the predominant building edge at least once every 150'-0" along the direction of the predominant building edge. (See illustration 2)

- o Pitched roofs, gables, mansards and other roof treatments other than flat roofs are encouraged and shall spring from a point no more than 27'-0" above grade or the predominant eave line along Menlo Avenue, whichever is more.
- o Roof treatments shall have a minimum pitch of 1'-0" vertical rise for every 1'-3" of horizontal run.

8. Building Heights

- o Buildings with flat roofs shall have a predominant maximum height to the top of parapet of no more than 30'.
- o The maximum height of any building element shall not exceed 45'-0".
- o Building facades adjacent to Menlo Avenue shall acknowledge through the use of setbacks, cornices, string courses, changes in material and/or other architectural devices the predominant eave line of buildings within the Historic District.
- o Buildings which directly abut residential uses shall not exceed 20'-0" in height for a distance of 50'-0" perpendicular to the property line of the residential use. (See illustration 3).
- o Designs are encouraged which step down to one story adjacent to residential uses for a distance of 50'-0" perpendicular to the property line of the residential use to allow for views from second floor residential structures and adequate solar access to residential backyards.

9. Building Materials and Finishes

- o Materials should provide a sense of permanence. The use of stone, ceramic tile, terra cotta or other durable materials as the predominant finish or as ornament at the first level in combination with other finishes is encouraged.
- o The use of paving materials such as stone, tile, and/or different patterns, tints and textures of concrete on exterior sidewalks and sidewalk edgebands to demarcate pedestrian crosswalks and other exterior surface features is required.
- o Clear glass shall be used at the street level of all buildings to expose interior activities. No permanent

covering of this glass shall be permitted. Internal screens which provide security during non-business hours shall be of the roll-down grill-type which permit views of the interior of the store or of display windows and shall be uniform throughout the Development.

- o The use of reflective glass is prohibited.
- o The use of easily cleanable and durable materials in areas that are subject to graffiti or vandalism is required.
- o The use of "Spanish" clay tile on roof is prohibited.

10. Retail Uses

- o The following retail/commercial uses are encouraged:

- Barber/Beauty
- Children
- Clothing/Shoes
- Copy
- Dry Cleaning
- Exercise
- Financial
- Flower
- General Retail/Household
- Gift
- Hardware
- Healthcare (outpatient only)
- Hobby
- Ice Cream
- Laundromat
- Newsstand
- Office Supply/Stationery
- Pharmacy
- Photography
- Restaurant/Fast Food
- Specialty Food/Kitchen/Take-out
- Supermarket

- o The following uses are not permitted:

- Adult Entertainment/Pornography
- Automotive Sales/Service
- Bar
- Cabaret/Clubs/Live Theater
- Liquor Store
- Pool Hall
- Storage
- Swapmeet/Fleamarket

Video/Pinball/Game Arcade

- o Uses listed in Section 1311 of the Hoover Redevelopment Plan are not permitted.
- o Restaurant/fast food uses shall comprise no more than 20% of the gross floor area available after deducting the area dedicated to the supermarket.
- o Ground floor office uses shall comprise no more than 20% of the gross floor area available after deducting the area dedicated to the supermarket.
- o With the exception of the supermarket, ground floor retail uses shall not exceed 6,500 s.f. net in size.
- o To be considered as a retail use and not an office use, ground floor financial uses must have walk-up teller windows.
- o Any public telephones or automated teller machines (ATMs) shall be located within the interiors of buildings. No public telephones or ATMs shall be located on the exterior of buildings.
- o Buildings constructed on independent pads shall be sited so as not to obscure visual access to the Site.

11. Rooftop Structures

- o All rooftop mechanical equipment and systems shall be completely screened from view by pedestrians at grade level and from neighboring buildings of equal height.

12. Exterior Illumination

- o Buildings shall incorporate lighting which highlights architectural features and provides for ambient and safety lighting along street frontages, within parking areas and along pedestrian pathways. Storefront windows shall incorporate lighting which enables them to be lit from dusk to dawn.

13. Landscaping and Site Improvements

- o The developer shall hire as a separate consultant a landscape architect who shall prepare landscape plans in cooperation with the architect of the Development. These plans shall be submitted to the PAC for comment and recommendation as part of the architectural submission at the schematic, design development and final construction drawing phases.

- o All publicly and visually accessible spaces including sidewalk edges, garden areas, parking areas, and buffer zones shall be attractively landscaped.
- o A minimum 25'-0" extensively landscaped buffer zone shall be planted and maintained by the developer contiguous with Menlo Avenue. The program, design concept and plans for this area shall be submitted to the PAC for comment and recommendation as part of the architectural submission at the concept, schematic design, design development and final construction drawing phases.
- o Extensive use of both broadleaf evergreen and deciduous shade trees shall be incorporated into the landscape program. At least 30% of these trees shall have a minimum box size of 4'-0", 30% a minimum box size of 3'-0", 30% a minimum box size of 2'-0" and the remainder no smaller than 15 gallons.
- o As appropriate, planting strips a minimum of 4'-0" in width with vertical tree and shrub planting shall be incorporated in areas where building walls would be subject to graffiti.
- o The design of any walls, entry gates, fences or other elements which control access to the Site shall be designed to not obstruct views into or out of the Site from Vermont Avenue and Adams Blvd. Fences or walls which are contiguous with the Historic District shall be of durable materials, not less than 10'-0" feet high, and where free-standing, landscaped with climbing vines or vertical trees and shrub planting in minimum 4'-0" strips.
- o Parking areas shall incorporate landscaped areas at the end of every parking island. At least five percent of all surface parking areas shall be landscaped. Shade producing trees shall be located in such a manner throughout the surface parking area to produce an overhead canopy effect over at least 25% of the parking area after ten years of growth. The mature canopy shall not obstruct clear views into the Site or present a security hazard.
- o To the greatest extent possible, the landscape architect shall make use of plant materials which require low maintenance and low water consumption.
- o An irrigation system shall be provided and maintained.

- o The developer will submit as part of the construction drawing package a landscape maintenance plan and schedule for recommendation by the PAC and approval by the Agency.
- o Commercial trash bins shall be screened from view in a secured area. Perishable trash shall be tightly bagged and contained within covered commercial bins.
- o The developer will provide a regular pest and rodent control program as part of a general maintenance program to avoid any negative impact on adjacent properties.
- o The developer will provide for daily pickup of litter and trash within the site and will provide conveniently located trash receptacles for the use of the shopping center patrons and employees.
- o A regular program to remove any graffiti from the Development shall be established.

14. Pedestrian Access and Sidewalks

- o Site paths and sidewalks which provide for pedestrian access to the Site shall be conveniently located to encourage easy pedestrian movement to and from the Site.
- o At least one pedestrian access point to the Site or a major building entry shall be provided from Adams Blvd., within 100'-0" of the west curb line of Menlo Ave. At least two pedestrian access points or major building entries shall be provided from Vermont Ave. One of these latter entry points shall be within 100'-0" of the south curb line of 27th Street.
- o Bus shelters and/or waiting areas for existing or planned bus stops within or immediately adjacent to the Site shall be incorporated into the design of the Development.
- o The Developer shall construct pedestrian amenities on adjacent public sidewalks including landscaping, lighting and improved paving materials as appropriate.

15. Vehicular Access and Parking

- o Vehicular access for patrons and for services to the Site shall be provided from Vermont Ave. or Adams Blvd. only. Vehicular access and circulation shall be designed to provide convenient and efficient access to

the Site while minimizing disruption of street traffic and pedestrian movement.

- o Loading dock/delivery facilities shall be provided on Site and as far as possible from adjacent residential uses and shall be screened from view.
- o Hours of delivery and trash pick-up shall be limited to the hours of 7 AM to 9 PM Monday through Friday and from 8 AM to 8 PM on Saturday and Sunday.
- o Parking areas shall be screened from view by landscaped areas and walls in accordance with City of Los Angeles requirements.
- o The developer shall consider providing below-grade or roof-top parking for employee parking and overflow parking.
- o Parking shall meet, at a minimum, the requirements of the City of Los Angeles.

16. Setbacks

- o Based on the Community Plan, all new development along Vermont Ave. is required to dedicate a 10'-0" setback for highway dedication purposes. Until such time as the 10'-0" are actually used for street widening purposes, the setbacks can be used for temporary, non-required parking, subject to City of Los Angeles approvals. If the 10'-0" highway dedication is ever deleted, required setbacks shall revert to the front property line.
- o All additional setback areas shall be landscaped, maintained by the owner, and any portion required for access shall be paved.
- o A 5'-0" landscaped setback at property frontage along Vermont Ave. and Adams Blvd. is recommended if structures are not built to the property lines.

17. Signage

- o The developer shall hire as a separate consultant a graphic designer who shall prepare a signage program and graphic standards for the Development in cooperation with the architect of the Development. This program and standards shall be submitted to the PAC for comment and recommendation as part of the architectural submission at the design development and final construction drawing phases.

- o All signs shall conform to City sign standards as they now exist or are hereafter legislated. All signs must also be in conformance with the Hoover Redevelopment Plan and its amendments and design for developments and owner participation agreements in the Hoover Project Area. No permits for signage are to be issued without the recommendation of the PAC and approval of the Agency.
- o The integration of store signage within the design of the storefront system through the use of illuminated boxes, is encouraged.
- o All building signage should coordinate with the essential architectural form of the building. Each sign should sit comfortably within, not crowding, a modular area of the architecture as defined by the rhythm or form of the architectural elements or bays.
- o The use of neon or backlit individual letters or logo's is required.
- o Only one pole sign to identify the center shall be permitted, and it shall not exceed 20'-0" in height.
- o Billboards shall not be permitted on site.
- o No signs may be located on rooftops.

18. Security

- o The developer shall develop a security plan for the Site in cooperation with the Los Angeles Police Department and present this plan to the PAC for comment and recommendation as part of the final construction drawing package.
- o The design of the Development shall be responsive to the security needs of tenants, visitors and patrons. The buildings shall incorporate exterior lighting which reinforces entrances and provides a safe level of illumination. All public sidewalks and open areas shall be well illuminated from dusk to dawn, avoiding harsh glaring light.
- o Any fences or walls which control access to the Site shall not obstruct clear views to and from the Site from Vermont Ave. and Adams Blvd.
- o Any gates or entryways which are used to control access to the Site shall be open and unobstructed during business hours.

19. Energy Conversation

- o The developer shall make every reasonable effort to minimize the energy required to heat, cool and light the building over the lifetime of the Development. The developer shall comply with all State of California Energy Conservation standards and to the extent feasible exceed such standards through the use of state-of-the-art energy conscious design practices.
- o Energy saving techniques which should be considered by the architect and the architect's consultants in the design of the Developments shall include building placement and orientation, architectural features such as overhangs or sunshades, design and orientation of open space including parking areas, type of plant material, and mechanical and operational measures.

20. Construction Signs/Barricades

- o Construction signs and barricades shall be submitted to the Agency for approval.
- o The developer shall design, construct and install a construction sign to Agency standard specifications which will be provided upon request. This sign shall be installed within fifty feet of the intersection of Vermont Ave. and Adams Blvd.
- o Construction barricades contemplated for Vermont Ave., Adams Blvd., and Menlo Ave. shall be designed to incorporate the above mentioned signage. Signs and barricades shall be painted in an attractive, coordinated fashion and be maintained in good condition until Development completion.

21. City Requirements

- o The developer shall comply with all codes, permit, and fee requirements of the City of Los Angeles.

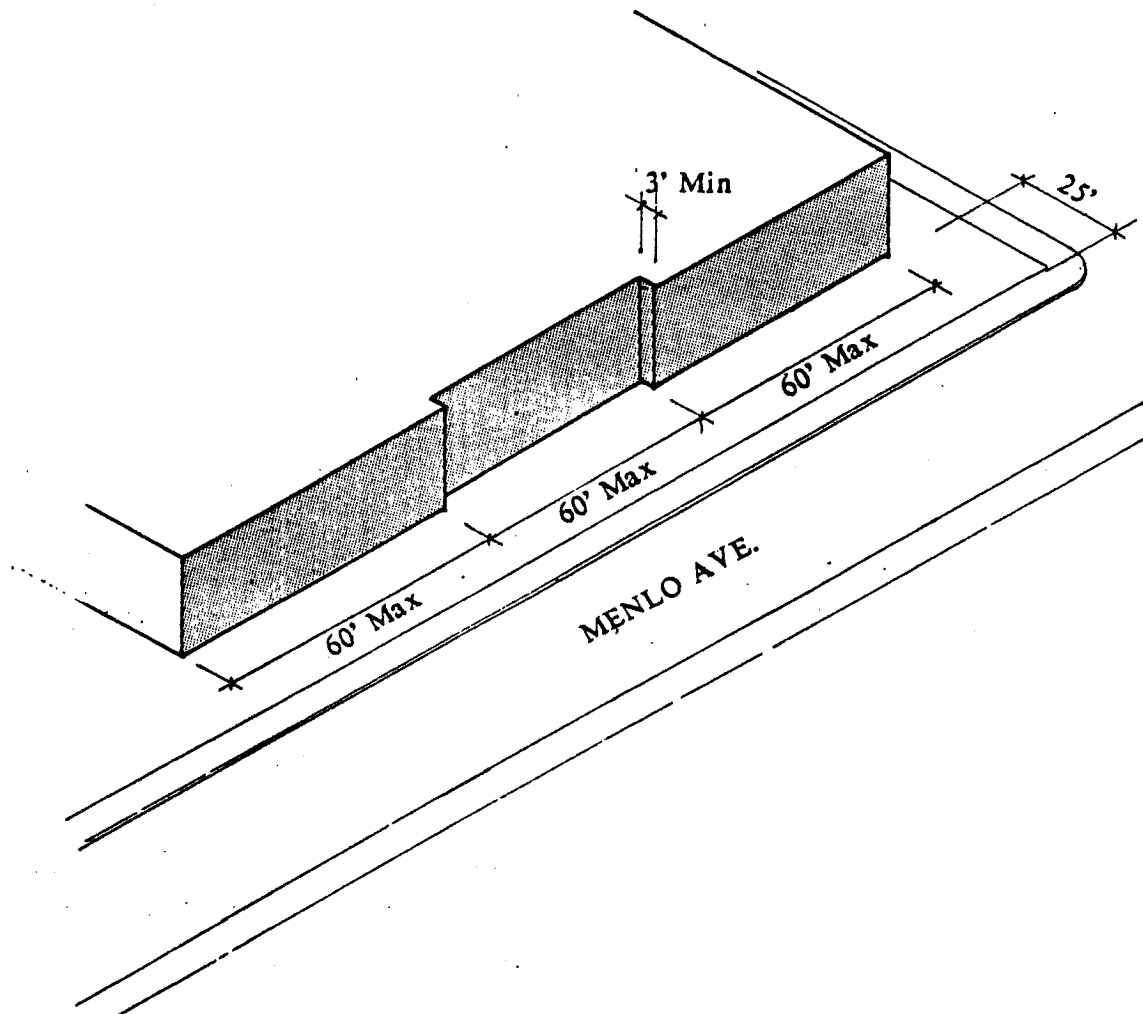


Illustration 1

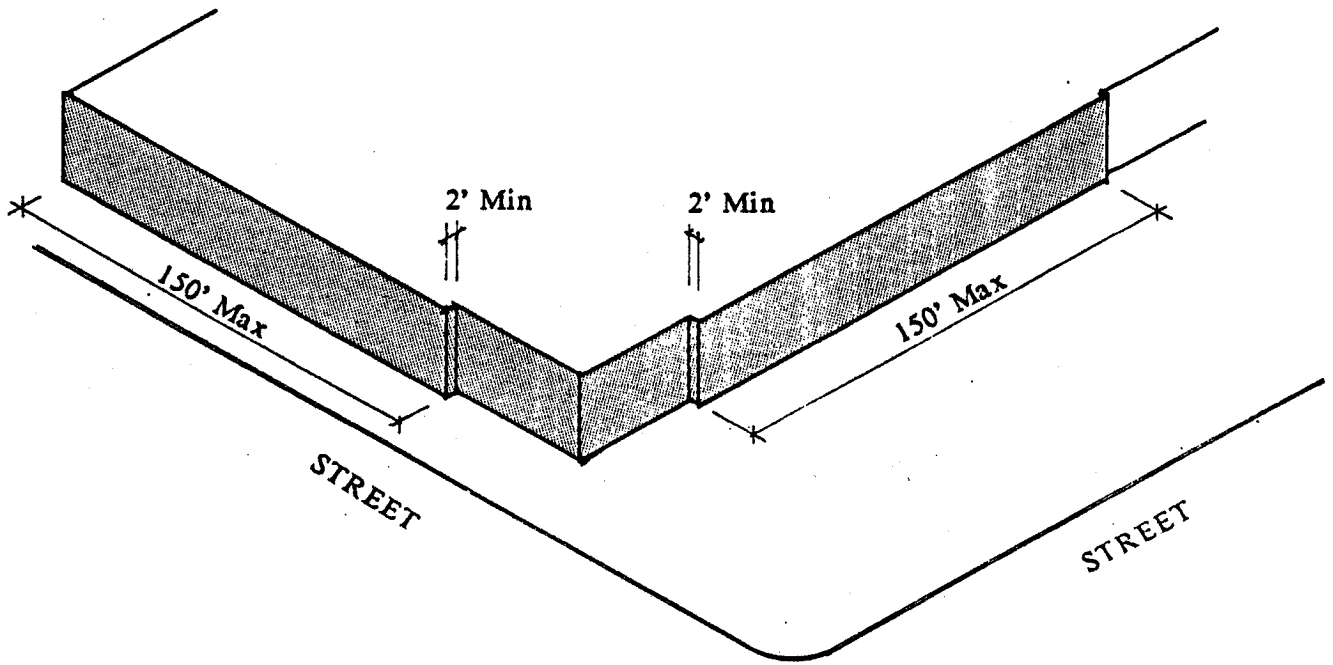


Illustration 2

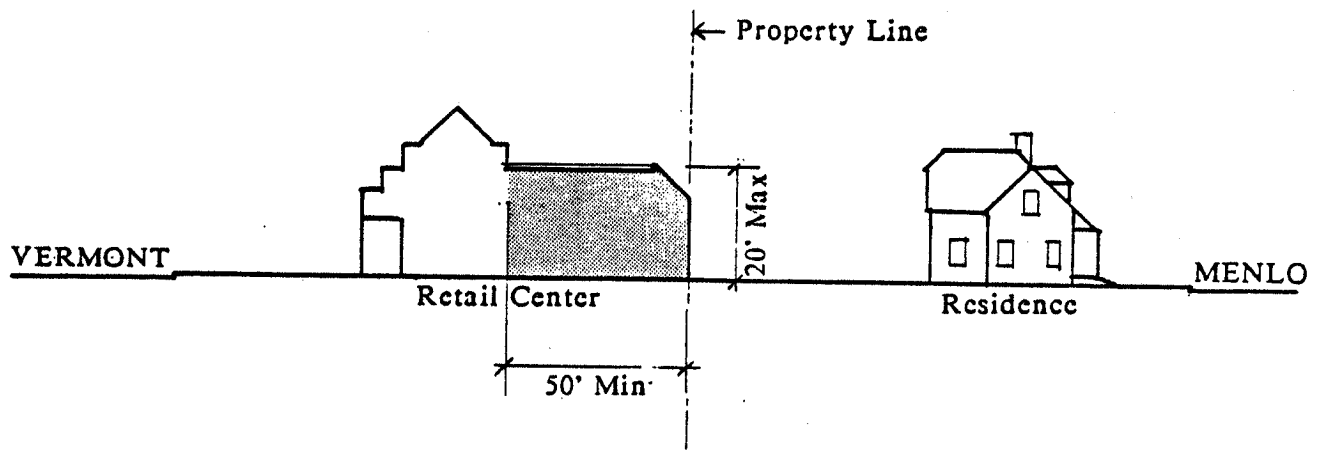


Illustration 3

HOOVER EXPANSION

