

***This Redevelopment Plan has been modified by court action,
see summary in box below.***

**REDEVELOPMENT PLAN
FOR THE
CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT**

SUMMARY: Partial Invalidity of the Central Industrial Plan

The Redevelopment Plan for the Central Industrial Redevelopment Project (the “Central Industrial Plan”) was adopted by the City Council on November 15, 2002 pursuant to Ordinance No. 174978. The project adopted under the Central Industrial Plan includes a number of properties (the “CBD Parcels”) which were previously part of the Central Business District Redevelopment Project (the CBD Project”). In January 2003, the County of Los Angeles and several other parties challenged the validity of the Central Industrial Plan on various grounds, including that the inclusion of the CBD Parcels in the Central Industrial project area violated a consent judgment entered into for the CBD Project.

In an unpublished California Court of Appeals decision filed April 19, 2005 (the “2005 Decision”), the Central Industrial Plan (and Ordinance 174978) were held invalid to the extent that they allowed the CRALA (1) to receive additional tax increment funds from the CBD Parcels, (2) to incur additional debt repayable by tax increment funds from the CBD Parcels and (3) to impose land use restrictions on the CBD Parcels that would be effective beyond 35 years from the date of the CBD Project. The Court held that the invalid provisions were severable from the remaining Central Industrial Plan and referred the matter back to the Superior Court to resolve the remaining issues related to the validity of the Central Industrial Plan.

The Superior Court filed a judgment on May 4, 2006 (the “2006 Decision”) finding that, except to the extent found partially invalid in the 2005 Decision, Ordinance 174978 and the Central Industrial Plan are valid, legal, sufficient and adequate in all respects. The 2006 Decision was affirmed by the California Appellate Court in an unpublished decision filed September 20, 2007.

ADOPTED DATE: NOVEMBER. 15, 2002

PROJECT END DATE: NOVEMBER. 15, 2032

ORDINANCE NO.174978

PREPARED BY

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

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EXHIBITS

- EXHIBIT NO. 1 - REDEVELOPMENT PLAN MAP
- EXHIBIT NO. 2 - LEGAL DESCRIPTION OF PROJECT AREA
BOUNDARIES
- EXHIBIT NO. 3 - PROPOSED PUBLIC IMPROVEMENTS AND
FACILITIES PROJECTS
- EXHIBIT NO. 4 - DIAGRAM ILLUSTRATING LIMITATIONS ON
TYPE, SIZE, HEIGHT, NUMBER AND PROPOSED
USE OF BUILDINGS
- EXHIBIT NO. 5 - DIAGRAM ILLUSTRATING APPROXIMATE
AMOUNT OF OPEN SPACE

**REDEVELOPMENT PLAN
FOR THE
CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT**

§ 100. INTRODUCTION

§ 101. Contents of the Plan

This is the Redevelopment Plan (the "Plan") for the Central Industrial Redevelopment Project (the "Project") in the City of Los Angeles (the "City"), County of Los Angeles. This Plan consists of text (§§100-1000), the Redevelopment Plan Map (attached as Exhibit No. 1), the Legal Description of Project Area Boundaries (attached as Exhibit No. 2), the Proposed Public Improvements and Facilities Projects (attached as Exhibit No. 3), the Diagram Illustrating Limitations on Type, Size, Height, Number and Proposed Use of Buildings (attached as Exhibit No. 4), and the Diagram Illustrating Approximate Amount of Open Space and Street Layout (attached as Exhibit No. 5). This Plan was prepared by The Community Redevelopment Agency of the City of Los Angeles (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code §§33000 *et seq.*) (the "Redevelopment Law"), the California Constitution, and all applicable local codes and ordinances. The area covered by this Plan is referred to as the Central Industrial Redevelopment Project Area or the "Project Area." The Project Area includes all properties within the Project boundary shown on the Redevelopment Plan Map.

§ 102. Conformance with General Plan and Community Plan

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan of the City, including the Central City Community Plan, which was approved by the City Council on May 2, 1974, and the Central City North Community Plan, which was approved by the City Council on December 15, 2000, as both the General Plan and Community Plan may be amended from time to time, as applied to the Project Area in accordance with local codes and ordinances.

§ 103. Preliminary Plan

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City (the "Planning Commission") on October 11, 2001, under Case No. C.P.C. 2001-4642.

§ 104. Agency Powers, Duties and Obligations for Implementation of Plan

This Plan describes certain of the Agency's powers, duties and obligations in implementing and furthering the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Project Area. The Plan presents a process and basic framework within which specific redevelopment activities will be presented and priorities established. The Plan contains some provisions that are based upon the Redevelopment Law in effect on the adoption date of the Plan. This shall not be construed to limit the powers or duties of the Agency under the Redevelopment Law,

which powers and duties shall be governed by the Redevelopment Law in effect at the applicable time, for the action taken, obligation incurred and/or requirement imposed.

§ 105. Project Goals and Objectives

Goal - A high quality of life for those who live and work in the Project Area.

Goal - Elimination of conditions of blight and deterioration within the Project Area, and prevention of the establishment of new blight through the removal of structures, removal of incompatible uses, rehabilitation of deteriorated structures and structures requiring modernization for appropriate use, and redevelopment of underutilized and vacant parcels, where appropriate.

Objectives:

Promote the availability of publicly and privately funded financial and technical assistance for the improvement of the Project Area.

Acquisition of dilapidated structures and structures in need of extensive rehabilitation.

Acquisition to facilitate the rehabilitation of historic and significant structures.

Acquisition of bars and liquor stores, and their licenses, as appropriate, in identified mixed residential/industrial/commercial segments of the project area, to remove those identified as having led to problems of public safety and welfare.

Acquisition of buildings designated by the City of Los Angeles, which require abatement because they are determined to be abandoned, a nuisance as defined by City of Los Angeles Codes, a focal point for criminal activity and/or controlled substance manufacture/distribution/use, and or non-compliant with building codes enforcement programs and/or citations.

Rehabilitation of buildings and facilities to current building code standards, as defined and redefined by the City of Los Angeles.

Provision of loans and financing for construction rehabilitation of industrial, commercial, housing, educational and cultural facilities, as allowed by law.

Goal - A healthy industrial environment which generates and attracts new private investment to increase job opportunities, property values and tax revenues.

Objectives:

Programs to market land and buildings in the project area to encourage the location and relocation of businesses to the area.

Design of a mini-industrial business park strategy for the project area.

Development of a circulation plan to integrate business and industrial parks concepts with independent parcel development.

Development and packaging of promotions for industrial tenant incentives, including loans and other financial assistance, for industrial retention and relocation to the area.

Repair, replacement and provision of public infrastructure, such as water, sewer and electrical lines, fiber optic lines, and similar public improvements, as necessary, to provide for expansion of existing uses and provision of sites for development of facilities of modern standards.

Establish building rehabilitation and reuse programs to maintain and expand existing industrial uses and jobs.

Acquisition of structures and land, to create parcels of adequate size and shape given modern standards to assist in the expansion and retention of existing industries.

Rehabilitation programs for buildings and facilities to allow for use by industrial, commercial and residential users.

Goal – Sound housing stock, conserved through rehabilitation, and affordable permanent housing with supportive services where necessary and appropriate for residents of all income levels, including artists-in-residence and live-work residents.

Objectives:

Conservation of historic resources and open space, and promotion of rehabilitation and reuse of existing structures of historic and/or architectural significance.

Rehabilitation of buildings and facilities where appropriate for conversion into permanent housing, live/work spaces, artists' housing, and educational and cultural facilities.

Provision of assistance to develop affordable, artists-in-residence, live-work and loft housing where appropriate and in the vicinity of the Artists' District by means of sensitive in-fill and mixed use development, with support facilities where necessary.

Provision of housing choices for all income levels, especially for the Project Area's low and moderate income workforce population.

Goal - The provision of community services to meet the needs of stakeholders of the Project Area, and support of the provision of similar services in other parts of the City of Los Angeles which serve and are of benefit to the stakeholders of the Project Area.

Support of community based organizations that serve the needs and special needs of all stakeholders of the Project Area.

Goal - Maintenance of a thriving commercial environment to serve businesses, employees, residents and visitors.

Objectives:

Development of a thriving commercial environment within the industrial context, including proper circulation and adequate parking.

Development of a thriving commercial environment to serve residents and visitors to the area.

Establishment of building rehabilitation and reuse programs to maintain and expand existing commercial uses.

Promotion of arts-related businesses and galleries to areas near the Arts District.

Provision of shopping amenities to residents and visitors, including a pedestrian friendly environment and security.

Creation of a "Market District", as described in the Downtown Strategic Plan, to draw visitors and retail patrons to the area.

Provision of loans and financing for rehabilitation and construction of commercial facilities.

Formation of assessment associations and districts to maintain public improvements and parking facilities, and provide security to patrons and employees.

Goal – A safe and secure environment for businesses, employees, residents and visitors, and which is sustainable by the Central Industrial community as a whole.

Objectives:

Establish environmental mitigation programs promoting the prevention and elimination of noise, air, water and soil pollution, and other environmental hazards.

Establish brownfields redevelopment programs promoting the cleaning and reuse of contaminated properties.

Establish programs promoting code enforcement, graffiti abatement, trash removal and removal of evidence of vandalism.

Minimize the proliferation of businesses that have a detrimental effect on the community, such as liquor stores, bars, adult-oriented businesses and other similar uses.

Develop a police substation in the project area to increase the presence of the Los Angeles Police Department.

Promote the integration of public and private security through cooperation of building owners and managers, LAPD and other area security entities.

Reduce crime, graffiti and vandalism, and secure safety and livability for residents, businesses, employees and visitors in the Project Area through such items as environmental prevention techniques, enhanced lighting and landscaping, among others.

Create programs and projects in coordination with redevelopment project areas which abut or are adjacent to, the Project Area, to enhance the safety and create a positive image of the Area.

Goal - A modern circulation system which is responsive to the needs of semi-trailer and truck movement and loading operations, and the needs of businesses, employees, residents and visitors.

Objectives:

Development of a circulation system to handle modern truck traffic and loading operations, as well as automobile and public transportation traffic within the project area.

Provision of assistance to industries for upgrading truck loading operations that encourage facility safety, street operations and vehicle operator safety.

Establish a private-public partnership within industries in the project area to improve rail and truck shipping logistics.

Development of a circulation system of nodes and connectors that coordinates with land uses and densities, focusing upon prospective concentrations of pedestrian activity and transit services.

Maintenance and upgrading of the area's circulation improvements, including street surfaces and traffic control facilities.

Acquisition of parcels and portions of parcels to create adequate turning radii and right-of-way widths for delivery and transport vehicles, including semi-trucks and trailers.

Acquisition of land for staging of semi-trucks and trailers, and other delivery vehicles.

Acquisition of land and buildings to provide sites for construction of improved access to and egress from key rights-of-way serving the businesses located within the project area, including improved freeway ramps and approaches.

Installation of needed improvements to Alameda Street to meet the demands of this major north-south transportation corridor.

Goal - Rail freight operations responsive to modern business needs.

Objectives:

Development of a strategic plan of a desired configuration for local rail freight infrastructures and operation, including the abatement of unnecessary grade-crossing conflicts

Goal - Appropriately reuse abandoned railroad rights-of-way and tracks.

Objectives:

Development of a circulation system of nodes and connectors that coordinates with land uses and densities, focusing upon prospective concentrations of pedestrian activity and transit services.

Acquisition of rail spurs, tracks and rights-of-way, especially of abandoned rail property.

Removal of tracks and remediation of toxics and contaminated soils, and disposition for expansion of adjacent uses, access, parking and right-of-way construction and use.

Reuse of abandoned rail tracks and rights-of-way as appropriate.

Goal - Adequate, convenient and safe parking facilities, in on- and off-street locations.

Objectives:

Development of parking facilities with affordable rates.

Facilitation of formation of assessment associations and districts to maintain public improvements and shared parking facilities.

Acquisition of land for construction of shared and public parking facilities for employees, visitors and residents.

Goal - Accessible businesses, residences and other land uses via public and semi-public transportation that is affordable to employees, residents and visitors to promote jobs, businesses, and housing opportunities.

Objectives:

Increase accessibility within the Project Area, and to Union Station, mass transit stations, the rest of the central business district and the region by DASH, jitney services, shuttle, bus, rail and other public and semi-public transportation services.

Establishment of a public-private partnership with employers in the Project Area to improve accessibility options for area employees, residents and visitors

Goal - Development and rehabilitation of structures meet all code requirements of the City of Los Angeles, guided by urban design, land use and development

standards that promote compatibility of industrial, commercial and housing uses, and which preserves historic resources in the community.

Objectives:

Establish urban design and development standards promoting compatibility among commercial, industrial and housing uses.

Establish urban design, land use and development standards to promote historic preservation, pedestrian oriented facilities, and appropriately scaled buildings that reinforce the existing character of the district.

Conservation of historic resources and open space, and promotion of the rehabilitation and reuse of existing structures with significant historic and/or architectural value.

Acquisition programs to facilitate the rehabilitation of historic and significant structures.

Provision of financing for construction and rehabilitation of buildings and facilities to current building code standards, as defined and redefined by the City of Los Angeles, and modern standards for full use.

Rehabilitation of building facades, for buildings that meet building code standards as defined and redefined by the City of Los Angeles.

Provision of appropriate landscaping and urban streetscape improvements on private and public property to create an aesthetically pleasing environment.

Goal - Sustainable development that utilizes precepts of energy efficiency, renewable energy, water resource conservation and reuse, and waste/urban runoff management, among other techniques of sustainability.

Objectives:

Establish sustainable development criteria promoting energy efficiency, renewable energy use, water resource conservation and reuse, and waste/urban runoff management.

Programs to repair, replace and provide public infrastructure, such as water, sewer and electrical lines, fiber optic lines, and similar public improvements, as necessary to provide for expansion of existing uses and provision of sites for development of facilities of modern standards.

Encourage adherence to the City's Sustainable Building Initiative, including use of the Leadership in Energy and Environmental Design (LEED) rating system.

Encourage waste – resource matching and recycling.

Goal - Land which is free of impediments to development, including, but not limited to, title encumbrances and toxics.

Objectives:

Creation of a site impediments improvement program, including, but not limited to, remediation of toxics and contaminated soils, and removal of old foundations and rail tracks, among other improvements, to provide sites for development.

Establish environmental mitigation programs promoting the elimination and prevention of noise, air, water and soils pollution, and other environmental hazards.

Establish brownsfield redevelopment programs to remediate contaminated soils and sites.

Use of eminent domain proceedings to clear title and lease encumbrances on land and buildings.

Goal - Open space, parks, and cultural, recreational and educational facilities for the enjoyment of employees, residents and visitors.

Objectives:

Development and maintenance of areas along the Los Angeles River and near the Artists' District as active open space uses.

Acquisition of land and buildings to provide open space, parks, and cultural, recreational and educational facilities for the enjoyment of residents, employees and visitors in the project area.

Provision of programs to rehabilitate structures to provide cultural and educational facilities for the project area.

Construction and dedication of public open spaces and parks throughout the project area to serve residents, employees, businesses and visitors.

Programs which utilize and leverage local arts and artist resources from the Project Area in providing art and public projects for the enjoyment of all and the beautification of the Project Area.

Goal - A project area that projects a positive image to business operators, residents, employees, visitors and investors.

Objectives:

Programs promoting code enforcement, graffiti abatement, trash removal and the removal of evidence of vandalism.

Programs to abate the negative effect of problem liquor stores, bars, adult-oriented businesses and other similar uses on the project area.

Programs to promote the integration of public and private security through

cooperation of building owners and managers, LAPD and other area security entities.

Construction of shared and public parking facilities, as allowed by law, to serve businesses, residents and visitors.

Developments that are appropriately landscaped to provide an aesthetically pleasing environment.

Facilitation of formation of assessment associations and districts to maintain public improvements and shared parking facilities, and to promote the project area.

Programs to market land and buildings in the project area to encourage the location and relocation of businesses and cultural institutions to the area.

Programs and projects in coordination with redevelopment project areas which abut or are adjacent to the project area, as well as with empowerment, enterprise, foreign trade and other economic incentive zones to improve the project area.

Studies to address the needs of the Project Area, including, but not limited to, the extension and/or establishment of adaptive reuse ordinances, parking districts, height districts, traffic management, and appropriate floor area ratio (FAR) designations for development to enhance the desirability of the project area.

§ 200. GENERAL DEFINITIONS

The following definitions are used in this Plan unless otherwise indicated by the text:

1. "Affected Taxing Entities" means any governmental taxing entity (sometimes referred to as "taxing agency") that levies property taxes on all or a portion of property located within the Project Area in the fiscal year prior to the adoption of the Plan.
2. "Agency" means The Community Redevelopment Agency of the City of Los Angeles, California.
3. "City" means the City of Los Angeles, California.
4. "City Council" means the City Council of the City of Los Angeles, California.
5. "County" means the County of Los Angeles, California.
6. "Design for Development" means a document which provides additional guidance, direction or limitation to development, including, without limitation, establishing massing, scale, setbacks, signage and other controls on specific parcels or groups of parcels.
7. "Floor Area" means the total of the gross area of the floor surfaces within the exterior walls of a building, not including space devoted to stairwells, elevator

shafts, light courts, vehicle parking and areas incidental thereto, and mechanical equipment incidental to the operation of the building.

8. "Floor Area Ratio" means the ratio of the total of the Floor Area of all buildings on a Parcel Area to the Parcel Area.
9. "Parcel Area" means the area of a parcel not including any portion of the parcel that will be, upon the completion of the development, subject to a public street, highway or sidewalk right-of-way or easement, whether by dedication, tract map recordation, public acquisition or other means, provided, however, that the term Parcel Area shall include areas set aside or used as part of an inter-structural connecting pedestrian way or walkway system.
10. "Plan" means the Redevelopment Plan for the Central Industrial Redevelopment Project.
11. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
12. "Project" means the Central Industrial Redevelopment Project.
13. "Project Area" means the area included within the boundaries of the Central Industrial Redevelopment Project.
14. "Redevelopment Law" means the Community Redevelopment Law of the State of California (§§33000 *et seq.* of the California Health & Safety Code).
15. "State" means the State of California.

§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

The boundaries of the Project Area are shown on the "Redevelopment Plan Map," attached hereto as Exhibit No. 1 and described in the "Legal Description of Project Area Boundaries," attached hereto as Exhibit No. 2.

§ 400. PROPOSED REDEVELOPMENT ACTIVITIES

§ 401. General Redevelopment Actions

To accomplish the objectives of this Plan as set forth in §105, the Agency proposes to implement this Plan by:

1. Providing for participation in the redevelopment process by owners and tenants located in the Project Area and reasonable preferences for business occupants to re-enter into business in the redeveloped Project Area, subject to the limitations and requirements provided by law and established Owner Participation Rules;
2. Acquisition of real and personal property and any interest in property, including but not limited to acquisition of existing alcoholic beverage sales licenses;
3. Management of property under the ownership and control of the Agency;

4. Providing relocation assistance to displaced occupants of acquired property;
5. Demolition or removal of buildings and improvements;
6. Nuisance abatement and graffiti removal;
7. Installation, construction, or reconstruction of streets, utilities and other public facilities and improvements;
8. Rehabilitation, development or construction of commercial, residential (including live-work and artist-in-residence), industrial, or other uses in accordance with this Plan;
9. Disposition of property for uses in accordance with this Plan;
10. Transfer of Floor Area Ratio in accordance with §§512.4, 512.5 and 512.6 of this Plan and the procedures set forth by the City in Ordinance No. 163,617 in Article 4.5 of Chapter 1 of the Los Angeles Municipal Code.
11. Provision for low- and moderate-income housing through preserving the long-term affordability of existing housing (including residential hotels) and through adaptive reuse of existing non-residential structures in conformance with this Plan;
12. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
13. Other actions as appropriate.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

To the greatest extent feasible, the Agency shall ensure that contracts for work to be performed in connection with the Project be awarded to business concerns which are located in the Project Area or are owned in substantial part by persons residing in the Project Area. To the greatest extent feasible, the Agency shall ensure that opportunities for training and employment arising from redevelopment activities be offered to persons who reside in or adjacent to the Project Area, particularly lower-income residents.

§ 402. Participation by Property Owners and Preferences for Business Occupants

§ 402.1. Opportunities for Property Owner Participation and Preferences for Business Occupants

In accordance with this Plan and the “Rules Governing Owner Participation by Property Owners and Preferences for Business Occupants to Re-enter into Business Within the Central Industrial Redevelopment Project Area” adopted by the Agency pursuant to this Plan and the Redevelopment Law, as amended and/or supplemented from time to time (“Owner Participation Rules”), persons who are owners of residential, business and other types of real property in the Project Area shall be given the

opportunity to participate in redevelopment by rehabilitation, retention of improvements, re-entry into business in redeveloped areas, or new development, by retaining all or a portion of their properties, acquiring and developing adjacent or other properties in the Project Area, or selling their properties to the Agency and purchasing and developing other properties in the Project Area.

In accordance with this Plan and the Owner Participation Rules, the Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter into business within the redeveloped area if they otherwise meet the requirements prescribed by this Plan and the Owner Participation Rules.

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.

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

§ 402.2. Factors Affecting Owner Participation and Preferences for Businesses

The Agency shall promulgate and, as appropriate, amend the Owner Participation Rules.

Participation opportunities are necessarily subject to and limited by the factors described in the Owner Participation Rules.

§ 402.3. Owner Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant who has submitted an acceptable proposal to the Agency shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop or use and maintain the property in conformance with this 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 an owner participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to maintain, or rehabilitate or newly develop their real property pursuant to this Plan and an owner participation agreement, the real property or any interest therein may be acquired by the Agency, subject to the limitations set forth in § 403.1 of this Plan.

§ 402.4. Certificates of Conformance

The Project Area is large and contains many parcels and structures. As a result there is a need to simplify the processing of participation opportunities. Therefore, as an alternative to requiring an owner participation agreement for properties which are not or will not be acquired by the Agency, the Agency in its sole and absolute discretion may, on a case-by-case basis, make a written determination ("Certificate of Conformance") as to whether a property within the Project Area either (1) conforms to the requirements of this Plan and therefore does not require an owner participation agreement, or (2) will conform to the requirements of this Plan if the property is developed/constructed consistent with criteria established by the Agency and therefore does not require an owner participation agreement. An owner of property within the Project Area may seek from the Agency a Certificate of Conformance. The Agency in its sole and absolute discretion is authorized to grant such Certificates of Conformance to a property owner, so long the subject property conforms to the requirements of this Plan and the owner agrees to maintain the property in accordance with this Plan and any and all applicable laws, regulations and codes.

§ 403. Acquisition of Property

§ 403.1. 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 Project Area, by gift, devise, exchange, purchase, lease, eminent domain or any other means authorized by law.

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area, subject to the limitations set forth in this Section and applicable law. The Agency shall make every reasonable effort to acquire real property by negotiation.

The Agency shall not exercise the power of eminent domain to acquire any parcel of real property within the Project Area for which proceedings in eminent domain have not commenced within twelve (12) years after the adoption of this Plan. This time limitation may be extended only by amendment of this Plan, unless otherwise provided for by law.

The Agency shall not exercise the power of eminent domain to acquire any parcel of real property in the Project Area on which any persons lawfully reside.

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 property less than a fee.

The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition.

Without the consent of an owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of

the standards, restrictions and controls of this Plan and the owner fails or refuses to agree to participate in this Plan pursuant to the Agency's Owner Participation Rules.

§ 403.2. Acquisition of Personal Property

Where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

§ 404. Property Owned and Managed by the Agency

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

Pursuant to §33401 of the Redevelopment Law, the Agency is authorized, but not required, in any year during which it owns property in the Project Area that is tax exempt, to pay directly to any city, county, city and county, district, including but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

§ 405. Relocation of Occupants Displaced as a Result of Agency Programs or Projects

§ 405.1. Eligibility and Assistance

The Agency shall assist all eligible persons (including individuals and families), business concerns and others displaced as a direct result of programs or projects undertaken by the Agency with monetary and advisory relocation assistance consistent with the California Relocation Assistance and Real Property Acquisition Law (Government Code, §§7260, *et seq.*), the State Guidelines adopted and promulgated pursuant thereto, the Relocation Rules and Regulations adopted by the Agency, the Plan and Method of Relocation adopted by the Agency specifically for this Project, and the provisions of this Plan.

The Agency shall implement a relocation assistance advisory program which satisfies the requirements of applicable laws as described in the Plan and Method of Relocation. Such program shall be administered so as to provide advisory services which offer maximum assistance to minimize the hardship of displacement and to ensure that (a) all persons displaced from their places of business are assisted in reestablishing with a minimum of delay and loss of earnings (if reasonably possible), and (b) in the event that displacement involves housing, all persons and families displaced from their dwellings are relocated into housing meeting the criteria for comparable replacement housing contained in the State Guidelines and the Agency Relocation Rules and Regulations. No eligible

person shall be required to move from his/her dwelling unless within a reasonable period of time prior to displacement a comparable replacement dwelling or, in the case of a temporary move, an adequate replacement dwelling is available to such person.

The City, at the request of the Agency, has established a Relocation Appeals Board to review cases involving appeals of Agency relocation decisions. The Relocation Appeals Board shall hear all complaints brought by potential displacees and residents of the Project Area relating to relocation and make determinations in accordance with the Agency Relocation Rules and Regulations. The Relocation Appeals Board shall, after a public hearing, transmit its findings and recommendations to the Agency in accordance with the Agency Relocation Rules and Regulations.

§ 405.2. Relocation Payments

The Agency shall make relocation payments to or on behalf of eligible displaced persons and businesses in accordance with applicable law as described in the Plan and Method of Relocation. The obligations for relocation payments are in addition to any acquisition payments made pursuant to the Agency's real property acquisition guidelines, which are set forth in the Agency Relocation Rules and Regulations. To the extent permitted by law, the Agency is authorized to make all relocation payments permitted by law and/or which are in the best interests of the Project.

§ 405.3. Displacement of Persons or Families of Low- and Moderate-Income

In the event that displacement involves housing, no persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacement. The housing units shall be suitable to the needs of the displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. If insufficient suitable housing units are available in the City for low- and moderate-income persons and families to be displaced from the Project Area, the Agency shall assure that sufficient land be made available for suitable housing for rental or purchase by low- and moderate-income persons and families. Additionally, if insufficient suitable housing units are available in the City for use by the persons and families of low- and moderate-income displaced by the Project, the Agency may, to the extent of that deficiency, expend funds or take such other actions as necessary to provide, rehabilitate or construct, or cause the provision, rehabilitation or construction of housing units within the City as provided in the Agency's adopted Plan and Method of Relocation. Permanent housing facilities shall be made available within three (3) years from the time occupants are displaced and pending the development of permanent housing facilities there shall be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

§ 405.4. Priorities for Low- and Moderate-Income Displacees

Whenever all or any portion of the Project Area is developed with low- or moderate-income housing units, the Agency shall require by contract, or other appropriate means, that such housing units shall be made available for rent or purchase to the

persons and families of low- or moderate-income displaced by the Project. Such persons and families shall be given priority in renting or purchasing such housing; provided, however, failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

§ 406. Rehabilitation and Moving of Structures

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area owned or acquired by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation of property in the Project Area not owned or acquired by the Agency. To the extent funds are available, the Agency may establish a program or programs under which it loans funds at low interest or market rate to owners or tenants for the purpose of rehabilitating commercial, residential, and industrial buildings and structures within the Project Area.

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any structure or building from real property owned or acquired by the Agency.

§ 407. Demolition, Clearance, Public Improvements, Building and Site Preparation

§ 407.1. Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area owned or acquired by the Agency as necessary to carry out the purposes and objectives of this Plan. Dwelling units housing persons and families of low- or moderate-income shall not be removed or destroyed until the conditions described in the Agency's Plan and Method of Relocation have been satisfied.

§ 407.2. Public Improvements, Public Facilities and Public Utilities

To the extent and in the manner permitted by law, the Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and facilities and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements and facilities include, but are not limited to, over- or underpasses, bridges, streets, curbs, gutters, sidewalks, streetlights, water distribution systems, sewers, storm drains, traffic signals, electrical and fiber optic distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, landscaped areas, street furnishings and transportation facilities, and as set forth in attached Exhibit No. 3, Proposed Public Improvements and Facilities Projects, which is incorporated herein by this reference.

§ 407.3. Preparation of Building Sites

To the extent and in the manner permitted by law, the Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned or acquired by the Agency. The Agency is also authorized (to such extent and in such manner permitted by law) to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, industrial, public and other uses provided in this Plan.

§ 408. Disposition and Development of Property

§ 408.1. Real Property Disposition and Development

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 in real property.

To the extent and in the manner permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding.

All real property acquired, in whole or in part, directly or indirectly, by the Agency in the Project Area with tax increment monies, shall be sold or leased for development for consideration which shall not be less than fair market value for the highest and best use in accordance with this Plan; or for consideration not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale or lease. Real property acquired by the Agency may be conveyed by the Agency without charge to the City; and where beneficial to the Project, without charge to any other public body. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Pursuant to the provisions of this Plan and the Owner Participation Rules adopted by the Agency, the Agency may offer real property acquired by the Agency in the Project Area for purchase and development by owner participants.

Pursuant to the provisions of §33444.6 of the Redevelopment Law, as part of an agreement that provides for the development or rehabilitation of property in the Project Area to be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution control devices. Prior to entering into such an agreement for development that will be assisted, the Agency shall find, after public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

§ 408.2. Disposition and Development Documents

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 developments are carried out pursuant to this Plan.

All purchasers or lessees of property acquired from the Agency 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.

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 all property subject to participation agreements, shall be made subject to the provisions of this Plan by appropriate documentation. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder.

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 Project is hereby subject to the restriction that there shall be no discrimination or segregation based upon age, race, color, creed, religion, sex, sexual orientation, marital status, disability, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to documents including but not limited to an owner participation agreement or disposition and development 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 Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law, including but not limited to the clauses required by §33436 of the Redevelopment Law.

§ 408.3. Development by Agency or Other Public Bodies or Entities

To the extent and in the manner now or hereafter permitted by law, the Agency is authorized to pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the Project Area, if the City Council determines that the buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, and that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community, and that the payment of funds involved will assist in the elimination of one or more blighting conditions inside the Project Area or will provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted pursuant to §33490 of the Redevelopment Law. The

Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to §33445 of the Redevelopment Law, and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of §33670 of the Redevelopment Law and under §602 of this Plan, or out of any other available funds. The acquisition of property and installation or construction of each facility referred to in the "Proposed Public Improvements and Facilities Projects," attached hereto as Exhibit No. 3 and incorporated herein by reference, is provided for in this Plan.

§ 408.4. Development Plans

All development plans (whether public or private) shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to this Plan, applicable design guidelines, and all applicable federal, State and local laws, and must receive the approval of the appropriate public agencies.

During the period of development in the Project, 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 Project Area is proceeding in accordance with disposition and development documents and time schedules.

§ 408.5. Disposal of Personal Property

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

§ 409. Provision for Low- and Moderate-Income Housing

§ 409.1. General Authority

The Agency may, inside or outside the Project Area and upon the Agency and City Council making the findings required by Health & Safety Code section 33334.2, 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.

§ 409.2. Increase, Improve and Preserve Supply of Affordable Housing

Subject to any limitations and exceptions authorized by law and exercised by the Agency, not less than twenty five percent (25%) of all taxes which are allocated to the Agency pursuant to §33670 of the Redevelopment Law for the Project, which percentage exceeds the requirements of Redevelopment Law, shall be used by the Agency for the purposes of increasing, improving and preserving the community's supply of low- and moderate-income housing available at affordable housing cost, as defined by Health & Safety Code §50052.5, to persons and families of low- or moderate-income, as defined in Health & Safety Code §50093, very low-income households, as defined in Health & Safety Code §50105 and extremely low-income households, as defined in Health & Safety Code §50106. These funds shall be deposited by the Agency into a Low- and

Moderate-Income Housing Fund established pursuant to §33334.3 of the Redevelopment Law, and held in such Fund until used. The Agency shall use the moneys in the fund as required and authorized by the Redevelopment Law.

Assistance provided by the Agency to preserve the availability to lower income households of affordable housing units, which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates, may be credited and offset against the Agency's obligations under §33334.2 of the Redevelopment Law.

The Agency will increase, preserve, and improve the supply of affordable housing in the Project Area by, among other things, identifying existing structures that can be adapted to provide affordable housing units on upper levels and by using its Low- and Moderate-Income Housing Fund to preserve existing affordable housing (including residential hotels) that are threatened with conversion to other uses or conversion to market rates.

§ 409.3. Replacement Housing

Whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as a part of the Project, the Agency shall, within four (4) years of the 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 costs, as defined by Health & Safety Code §50052.5, within the Project Area and/or the City, in accordance with all of the provisions of §§33413 and 33413.5 of the Redevelopment Law.

§ 409.4. Compliance With Applicable Law

The Agency shall comply with all of the low and moderate income housing requirements of the Redevelopment Law which are applicable to this Plan, including but not limited to applicable expenditure, replacement, and inclusionary housing requirements, and in connection therewith, the Agency shall have all of the powers and authorization to act as may, from time to time, be provided by the Redevelopment Law and other applicable law.

§ 410. 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 aid and 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, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls

contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns property in the Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. Public bodies will also be given a reasonable preference to re-enter into the redeveloped Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval. The Agency is authorized to assist in the development of publicly owned buildings, facilities, structures or other improvements as provided in §504 of this Plan.

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

§ 500. LAND USES PERMITTED IN THE PROJECT AREA

§ 501. General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan and all applicable State laws and City ordinances and regulations. No real property in the Project Area shall be subdivided, developed, rehabilitated or otherwise changed after the adoption of this Plan, except in conformance with the provisions of this Plan or applicable design guidelines adopted pursuant to this Plan.

§ 502. Redevelopment Plan Map

The Redevelopment Plan Map, attached hereto as Exhibit No. 1 and incorporated herein, illustrates the location of the Project Area boundaries, the immediately adjacent streets, the proposed public rights-of-way and public easements, and the land uses currently permitted in the Project Area for all public, semi-public and private land. Notwithstanding anything to the contrary in this Plan, the land uses permitted in the Project Area shall be those permitted by the General Plan, the applicable Community Plan, and any applicable City zoning ordinance, all as they now exist or are hereafter amended and/or supplemented from time to time. In the event the General Plan, the applicable Community Plan, or any applicable City zoning ordinance is amended or supplemented with regard to any land use in the Project Area, the land use provisions of this Plan, including without limitation, all Exhibits attached hereto, shall be automatically modified accordingly without the need for any formal plan amendment process.

§ 503. LAND USE DESCRIPTIONS.

§503.1. Industrial Uses

Areas shown on the Redevelopment Plan Map as Industrial shall be maintained, developed or used for Industrial uses, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future, and as permitted by the zoning and the Los Angeles Municipal Code, as they now exist or as they may be amended from time to time in the future.

§503.5 Commercial Uses within Industrial Areas

The Agency may permit appropriately designed and properly located Commercial facilities within Industrial areas, including commercial uses as mixed uses in industrial mixed use developments, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future, and as permitted by the zoning and the Los Angeles Municipal Code, as they now exist or as they may be amended from time to time in the future; provided, however, that the Commercial use shall conform to the following criteria:

1. Promote community revitalization;
2. Promote the goals and objectives of the Plan;
3. Be compatible with and appropriate for the Industrial uses in the vicinity; and
4. Meet design and location criteria required by the Agency.

§503.7 Residential Uses within Industrial Areas

The Agency may permit appropriately designed and properly located Residential facilities within Industrial areas, including residential uses as mixed uses in industrial mixed use developments, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future, and as permitted by the zoning and the Los Angeles Municipal Code, as they now exist or as they may be amended from time to time in the future; provided, however, that the Residential facility, as well as any incidental Commercial facility in the case of a mixed use development, shall conform to the following criteria:

1. Promote community revitalization;
2. Promote the goals and objectives of the Plan;
3. Be compatible with and appropriate for the Industrial uses in the vicinity;
4. Include amenities which are appropriate to the size and type of housing units proposed; and
5. Meet design and location criteria required by the Agency.

Proposals to convert existing Industrial structures to Residential uses must comply with the requirements of the City of Los Angeles' adaptive reuse housing ordinance as it may be amended from time to time, including obtaining a Conditional Use Permit. In addition, in those parts of the Project Area that are located outside of the Central Industrial

Artists-in-Residence district depicted on the Redevelopment Plan Map attached hereto as Exhibit 1, proposals to convert existing Industrial structures to market rate Residential uses must demonstrate to the Agency's satisfaction that Industrial use is not practicable and will require Agency Board approval.

Where deemed appropriate by the Agency, the Agency may require that Residential uses be developed to achieve flexibility in housing design and well-planned neighborhoods offering variety in housing and environment to all socio-economic groups and to provide for the most appropriate use of land. Agency approval of such development shall be contingent upon criteria as may be negotiated between the Agency and the developer.

§ 504. Open Space and Other Public and Quasi-Public Uses

§ 504.1. Public Uses

Areas shown on the Redevelopment Plan Map as Public shall be used for public facilities, including school sites, public services, open space and recreation areas.

The Agency may, at the request of the public body owning a site, re-designate the site for a use other than Public provided that:

1. After a review of the environmental effects of the proposed use and the proposed development concept, the Agency finds that the change in use is consistent with the goals of this Plan;
2. The change in use is compatible with the land use designations for the adjacent areas;
3. In a situation where open space and/or recreation areas are the current use, replacement open space and/or recreation areas use will be provided within a reasonable time period; and
4. The change in use shall be subject to all required City approvals and shall conform to the applicable Community Plan as it may be amended from time to time in the future.

§ 504.2. Public Street Layout, Rights-of-Way and Easements

The street layout in the Project Area is illustrated on the Redevelopment Plan Map (Exhibit No. 1) and shall remain substantially in its existing configuration. Streets and alleys may be widened, altered, realigned, abandoned, depressed, decked or closed as necessary for proper redevelopment of the Project. Additional public streets, rights-of-way and easements may be created in the Project as needed for development and circulation. Such modifications as may be implemented shall conform to the applicable Community Plan as it now reads or as it may be amended from time to time in the future.

The air rights over or under public rights-of-way may be used for private uses, buildings, platforms, decks and other uses subject to Agency approval. The public rights-of-way may further be used for transportation systems, vehicular and/or pedestrian

traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

§ 504.3. Other Open Space, Public and Quasi-Public Uses

In any area of the Project, the Agency is authorized to permit the establishment, alteration or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic, religious and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform, so far as possible, to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions upon such uses as are necessary to protect the development and use of the Project Area. The Agency shall give special consideration to participation in such projects by qualified nonprofit organizations which have a special understanding of the needs and concerns of the community.

§ 505. Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to temporarily use or permit the temporary use of any land in the Project area for interim uses not in conformity with the uses permitted in this Plan.

§ 506. 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 this Plan, provided that such use is generally compatible with the developments and uses in the Project. The owner of such 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 Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements or changes in use of land or buildings in the 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 and Project uses and development.

§ 507. New Construction and Rehabilitation of Properties

All new construction and/or rehabilitation of existing structures within the Project Area shall comply with all applicable State and local laws in effect from time to time, including without limitation, the Building, Electrical, Heating and Ventilating, Housing and Plumbing Codes of the City and the City Zoning Ordinance. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall 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. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established by the Agency.

§ 509. Limitation on Type, Size and Height of Buildings

Except as set forth in this Plan or as described in any Design for Development adopted pursuant to this Plan, the type, size and height of buildings shall be limited by applicable federal, State and local statutes, codes, ordinances and regulations and as generally diagrammed in Exhibit No. 4 attached hereto and incorporated herein by this reference.

§ 510. Limitation on Number of Buildings

The number of buildings in the Project Area shall not exceed approximately two thousand (2,000).

§ 511. Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed approximately five thousand (5,000).

§ 512. Development Densities

§ 512.1 Maximum Floor Area Ratios

Subject to the exemption provisions set forth in the balance of this §512 below, each parcel in the Project Area shall be subject to and may be developed with the following maximum Floor Area Ratios. The Floor Area shall be no more than three (3) times the Parcel Area.

§ 512.2 Exemption from Maximum Floor Area Ratios for Rehabilitation and/or Remodeling of Existing Buildings

Notwithstanding the maximum Floor Area Ratios set forth in §512.1 of this Plan, structures which existed in the Project Area prior to the adoption of this Plan may be expanded in size in connection with the rehabilitation or remodeling of such structure, subject to the following:

1. As to structures with a Floor Area Ratio at the time of adoption of this Plan less than the maximum Floor Area Ratio set forth in §512.1, no more than twenty-five percent (25%) above such maximum Floor Area Ratio.
2. As to structures with a Floor Area Ratio at the time of adoption of this Plan equal to or greater than the maximum Floor Area Ratio set forth in §512.1, no more than twenty-five percent (25%) above such actual Floor Area Ratio; however, in no case shall the Floor Area Ratio be increased to an amount greater than that permitted in the applicable City zoning ordinance at the time of rehabilitation and/or remodeling.

The Floor Area Ratio of any structure shall not be increased beyond these maximums irrespective of the number of times the structure is rehabilitated or remodeled.

§ 512.3 Exemption from Maximum Floor Area Ratios for Replacement of Existing Buildings

Notwithstanding the maximum Floor Area Ratios set forth in §512.1 of this Plan, structures which existed in the Project Area prior to the adoption of this Plan may be replaced with a structure that is up to the greater of the maximum Floor Area Ratio set forth in §512.1 or the actual Floor Area Ratio of the structure being replaced.

§ 512.4 Higher Maximum Floor Area Ratios through Transfer of Floor Area

Floor Area Ratios may exceed the maximum Floor Area Ratios set forth in §512.1 above through the transfer of Floor Area Ratios pursuant to the procedures set forth below. The provisions of this §512.4 are in addition to and a separate matter from the provisions in §§512.2 and 512.3 above. Transfers of Floor Area Ratio must be consistent with the following criteria:

1. The resulting higher density development must be appropriate in terms of location and access to the circulation system; compatible with other existing and proposed development; and consistent with the purposes and objectives of this Plan.
2. Unless otherwise permitted by the applicable Community Plan as it now reads or as it may be amended from time to time in the future, Floor Area Ratios may only be transferred from parcels or portions thereof and to parcels or portions thereof that are within the Project Area.
3. The Floor Area Ratio on any parcel shall not exceed the maximum Floor Area Ratio set forth in the applicable City zoning ordinance in effect at the time the transfer is made.
4. Transfers of Floor Area Ratio to parcels with reasonable proximity or direct access to a public or private rapid transit station shall be particularly encouraged.
5. Transfers of Floor Area Ratio from parcels on which buildings of historic, architectural or cultural merit are located shall be particularly encouraged where the transfer can reasonably be expected to further the goal of preservation of such buildings.

§ 512.5 Procedures for Effectuating Transfers of Floor Area Ratio for Transfers of 50,000 square feet of Floor Area or More

Transfers of Floor Area Ratio of 50,000 square feet of Floor Area or more shall be governed by §14.5.1 to §14.5.8 of the Los Angeles Zoning Code (Article 4.5 of Chapter 1 of the Los Angeles Municipal Code) codified by Ordinance 163,617, adopted by the City Council on May 4, 1988, as it may be hereafter amended.

§ 512.6 **Procedures for Effectuating Transfers of Floor Area Ratio for Transfers of less than 50,000 square feet of Floor Area**

Transfers of Floor Area Ratio of less than 50,000 square feet of Floor Area may be effectuated by a variation as allowed by §520 of this Plan.

§ 513. **Open Space, Landscaping, Light, Air and Privacy**

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings as generally diagrammed in Exhibit No. 5 of this Plan attached hereto and incorporated herein by this reference. In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

§ 514. **Signs and Billboards**

Billboards shall be prohibited within the Project Area. All other signs, including, without limitation, pole signs, mural signs, and skyline signage, shall conform to City sign standards as they now exist or are hereafter amended, as well as any applicable design standards adopted by the Agency through a Design for Development or other means. Design of all signage is subject to Agency approval prior to installation.

§ 515. **Utilities**

The Agency shall require that all utilities be placed underground when physically and economically feasible, as determined by the Agency.

§ 516. **Parking and Loading Facilities**

Parking shall be provided in a manner consistent with standards for contemporary development practices, but in no case shall parking be less than the requirements of the Los Angeles Municipal Code, including reduced parking requirements at and around transit stations and reductions permitted for shared parking. No parking space shall be located in a setback area except with prior written approval of the Agency. Parking spaces shall be paved and drained so that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces visible from streets shall be landscaped in accordance with the City's zoning ordinance to prevent unsightly or barren appearance. Lighting for parking spaces shall be shielded from adjacent properties and adjoining streets.

Off-street loading facilities for commercial and industrial uses shall be located in a manner to avoid interference with public use of sidewalks and in conformance with the Los Angeles Municipal Code. Off-street loading facilities must also be screened by landscaping to the extent and in the manner required by the Agency.

§ 517. **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 Project Area which may exceed the requirements of the City's zoning ordinance.

§ 518. Incompatible Uses

No use or structure, which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors that would be incompatible with the surrounding areas or structures, shall be permitted in any part of the Project Area. Within the Project Area, except with the approval of the Agency, there shall be no extraction of oil, gas or other mineral substances, nor any opening or penetration for any purpose connected therewith within 500 feet of the surface.

§ 519. Resubdivision of Parcels

After rehabilitation and/or development pursuant to this Plan, no parcel, including any parcel retained by a conforming owner or participant, shall be resubdivided without Agency approval.

§ 520. Variations

The Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

1. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships which would make development inconsistent with the general purpose and intent of this Plan; or
2. There are exceptional circumstances or conditions 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; and
3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area or contrary to the objectives of this Plan or the applicable Community Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this 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 purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

§ 521. Nondiscrimination and Nonsegregation

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

§ 522. Design Guidelines and Development Controls

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other design guidelines and development controls (including, without limitation, standards for signage) necessary for the proper development of both private and public areas within the Project Area.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan and any such design guidelines and development controls, and in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan or with any applicable design guidelines or development controls adopted by the Agency.

§ 523. Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements

No zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement shall be issued in the Project Area from the date of adoption of this Plan unless and until the application therefor has been reviewed and approved by the Agency and determined to be in conformance with this Plan and any applicable design guidelines or development controls adopted by the Agency.

No permits shall be issued for the construction of any new building or any addition to or rehabilitation of an existing building in the Project Area until the application for such permit has been processed in the manner provided. Any permit that is issued hereunder must be in conformance with the provisions and intent of this Plan.

The City shall withhold the issuance of the permit if the proposed improvements do not meet the requirements of this Plan as determined by the Agency.

§ 524. Buildings of Architectural and Historic Significance

Prior to any development, redevelopment or rehabilitation of any parcel within the Project Area, the Agency shall determine whether any structure located on such parcel is of architectural or historic significance. To the extent practical, special consideration shall be given to the protection, rehabilitation or restoration of any structure determined to be historically significant.

§ 525. Design for Development

Subject to applicable State and City laws and regulations regarding Design for Development and within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish floor area ratios, heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

§ 600. METHODS FOR FINANCING THE PROJECT

§ 601. General Description of the Proposed Financing Methods

The Agency is authorized to finance the Project with financial assistance from the City, State and federal governments of the United States of America, property tax increments, special assessment districts, transient occupancy tax funds, donations, interest income, Agency bonds, loans from private financial institutions, the lease of Agency-owned property, the sale of Agency-owned property and/or any other legally available source.

As available, funds from the City's capital improvement program derived from gas tax funds from the State and County may be used for street improvements and public transit facilities. The Agency may enter into joint powers authorities and other mechanisms for cooperative development of public facilities or arrange for other public entities to provide the facilities.

It is estimated that the total Project costs will not exceed revenues derived from the Project or obtained by the Agency on behalf of the Project. Revenues may be received from the following sources, without limitation: the sale of land, tax increments, revenue from the lease or sale of Agency-owned lands and buildings, participation agreements, repayments of loans and interest earned thereon, capital improvement funds from the City, transient occupancy tax funds, and other special use taxes and other sources which are now or may become legally available to the Agency.

Any other loans, grants or financial assistance from the United States federal government, or any other public or private source, will be utilized if available.

§ 602. Tax Increment

§ 602.1. Allocation of Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, the County of Los Angeles, the City of Los Angeles, and 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 Project as shown upon the assessment roll used in connection with the taxation of that property by the taxing agency, last equalized prior to the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the 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 in the Project on the effective date of the ordinance but to which that territory has been annexed or otherwise included after that effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date); and
- (2) Except as provided in paragraph (3) below, that portion of the levied taxes each year in excess of that 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 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. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project 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 Project shall be paid to the respective taxing agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid to the respective taxing agencies as taxes on all other property are paid.
- (3) That portion of the taxes in excess of the amount identified in paragraph (1) above which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid to that taxing agency. This paragraph shall only apply to

taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

§ 602.2. Distribution to Affected Taxing Entities

To the extent required by applicable law, the Agency shall make payments to Affected Taxing Entities calculated pursuant to §33607.5 of the Redevelopment Law.

Prior to incurring any loans, bonds, or other indebtedness, except loans or advances from the City, the Agency may subordinate to the loans, bonds or other indebtedness the amount required to be paid to an Affected Taxing Entity by this Section, pursuant to the provisions of §33607.5 of the Redevelopment Law or any other applicable provisions of law.

In any fiscal year, the City may elect to receive, and the Agency shall pay to it, the amount due to the City as an Affected Taxing Entity under §33607.5 of the Redevelopment Law.

§ 602.3. Agency Pledge of Tax Increments

The portion of taxes allocated to the Agency in paragraph (2) of §602.1 above, are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, 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.

§ 603. Bonds, Advances and Indebtedness

The Agency is authorized to issue 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 on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the State, nor shall any of its political subdivisions be liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

§ 604. Time Limit on Establishment of Indebtedness

No loan, advance or other indebtedness to finance, in whole or in part, the Project and to be repaid from the division and allocation of taxes to the Agency shall be established or incurred by the Agency after a period of twenty (20) years from the date of the adoption of this Plan, except by amendment of this Plan as authorized by applicable law. This limit shall not prevent the Agency from refinancing, refunding or reconstructing indebtedness after the time limit if no increase in indebtedness is involved and the time to repay is not increased. This limit shall not prevent the Agency from incurring debt to be paid from the Agency's Low- and Moderate-Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under §33333.8 of the Redevelopment Law. The loans, advances or indebtedness may be repaid over a period of time longer than this time limit as provided in this Section. The Agency may not repay indebtedness with the proceeds of property taxes received pursuant to §33670 of the Redevelopment Law beyond a period of forty-five (45) years from the date of adoption of this Plan, except by amendment of this Plan as authorized by applicable law. At the end of the 45-year period, the Agency may not receive property taxes pursuant to §33670 of the Redevelopment Law, except as necessary to comply with subdivision (a) of §33333.8 of the Redevelopment Law or except by amendment of this Plan as authorized by applicable law.

§ 605. Limitation on Amount of Bonded Indebtedness

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in paragraph (2) of §602.1 above, which can be outstanding at any one time shall not exceed One Hundred Fifty Five Million Dollars (\$155,000,000) in principal amount, except by amendment of this Plan.

§ 606. Other Loans and Grants

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

§ 700. 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:

1. 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-way in the Project. Such action by the City shall include causing the abandonment and relocation by public utility companies of their operations in the public rights-of-way as appropriate to carry out this Plan and as required by law.
2. Institution and completion of proceedings necessary for changes and improvements in private and public-owned public utilities within or affecting the Project.

3. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
4. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project throughout the duration of this Plan.
5. Encouraging the provision of a variety of housing types, both in terms of income and construction, using federal and State assistance as appropriate.
6. Encouraging historic preservation, including the use of federal and State assistance.
7. Performance of the above, and of all other functions and services relating to public health, safety and physical development which will permit the redevelopment of the Project to be commenced and carried to completion without unnecessary delays.
8. Expenditure of money.
9. Undertaking and completing any other proceedings necessary to carry out the Project.

§ 800. ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan, or other documents formulated pursuant to this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents formulated 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, re-entry, injunctions or any other remedies appropriate to the purposes of this Plan.

§ 900. DURATION OF PLAN'S CONTROLS

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, and except as otherwise provided by applicable law, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for the period ending 30 years from the date of adoption of this Plan. After the time limit on the effectiveness of the Redevelopment Plan, the Agency shall have no authority to act pursuant to the Redevelopment Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the Agency has not completed its housing obligations pursuant to subdivision (a) of §33333.8 of the Redevelopment Law, in which case the Agency shall retain its authority to implement requirements under subdivision (a) of §33333.8 of the Redevelopment Law, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

§ 1000. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Redevelopment Law or by any other procedure hereinafter established by law.

EXHIBIT NO. 1

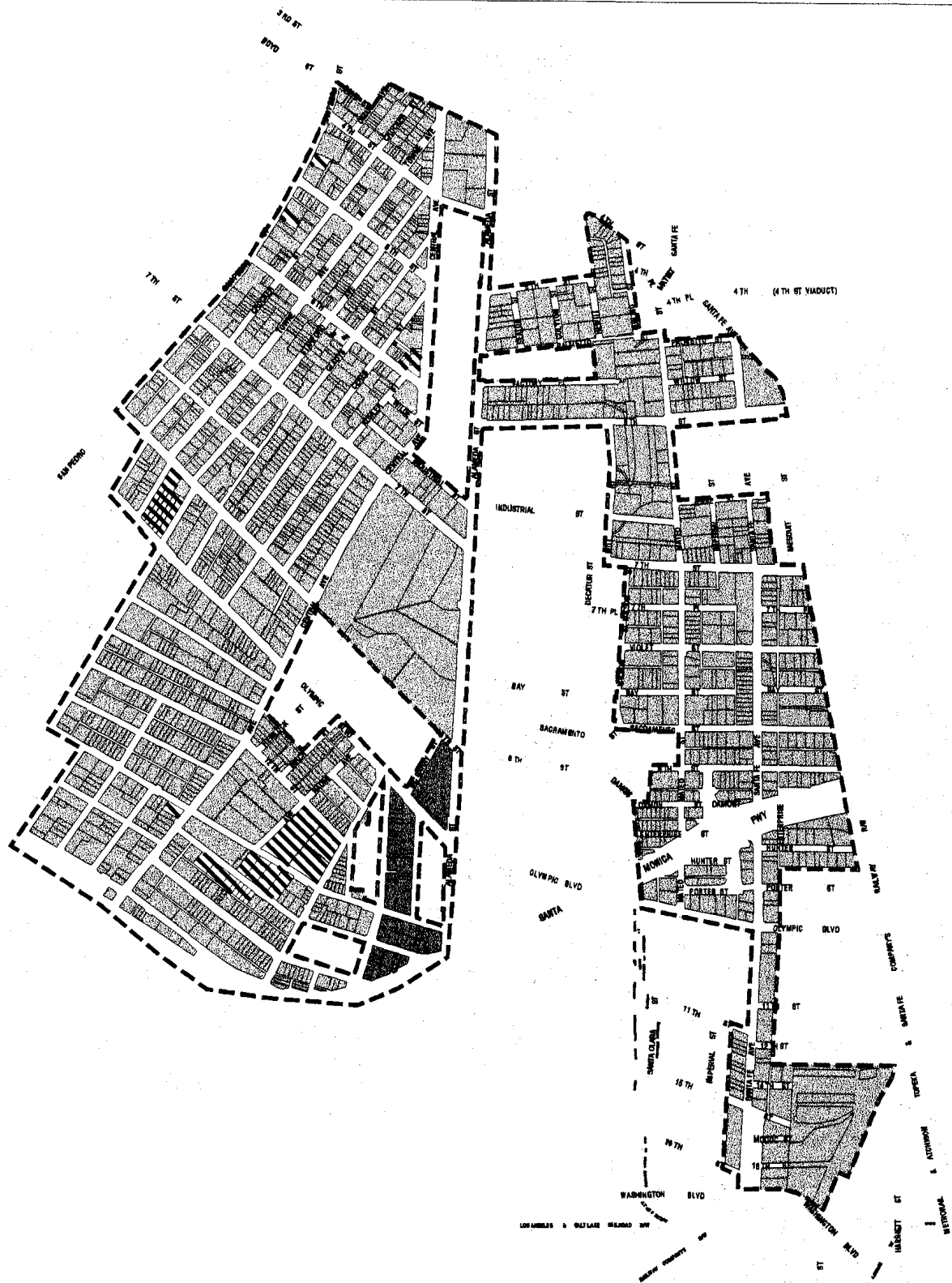
REDEVELOPMENT PLAN MAP

Redevelopment
Project

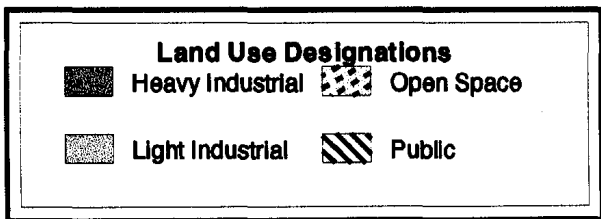
Redevelopment Plan Map

Community
Redevelopment
Agency

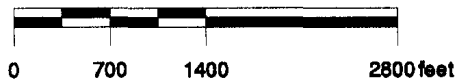
City
of
Los Angeles



Prepared by
CRA GIS Team
09/24/02



Scale 1:16,800



(1 inch equivalent to 1400 feet)

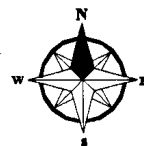


EXHIBIT NO. 2

LEGAL DESCRIPTION OF PROJECT AREA BOUNDARIES

1 GEOGRAPHIC DESCRIPTION

2 Central Industrial Redevelopment Project

3
4 That certain parcel of land in the City of Los Angeles, County of Los Angeles, State of
5 California more particularly described as follows:

6 **Parcel "A"**

7 Beginning at the intersection of the easterly right-of-way line of Alameda Street, 90
8 feet wide and the centerline of the Santa Monica Freeway as shown on Calculated
9 Alignment Map No. LA 10 M16.94 on file in the of the Department of Transportation
10 of said state, from which a City of Los Angeles Standard Survey Monument LA H-10
11 (BM 12-03000) having established NAD 83 grid coordinates of North 1831029.22
12 feet and East 6489181.96 feet, Zone 5 of California Coordinate System, on file in the
13 Bureau of Engineering of the Department of Public Works of said city, bears North 5
14 degrees 41 minutes 02 seconds East 442.92 feet;

- 15 1. thence along the centerline of said Santa Monica Freeway South 63 degrees 53
16 minutes 20 seconds West 399.81 feet to the beginning of a curve, concave to the
17 north and having a radius of 2,000.00 feet;
- 18 2. thence along said centerline westerly 2,069.78 feet along said curve through a
19 central angle of 59 degrees 17 minutes 41 seconds, and having a chord bearing
20 and distance of North 86 degrees 27 minutes 49 seconds West 1978.64 feet;
- 21 3. thence along said centerline North 56 degrees 48 minutes 59 seconds West
22 1928.59 feet to the centerline of Griffith Avenue as it presently exists, from
23 which a 2" Brass Calif DOT Disk Stamped 'LA 10-R14.84 LS 5679 1990' having
24 established NAD 83 grid coordinates of North 1836464.48 feet and East
25 6487559.03 feet, Zone 5 of California Coordinate System as shown on said
26 Calculated Alignment Map, bears North 59 degrees 07 minutes 38 seconds West
27 7781.37 feet;
- 28 4. thence North 34 degrees 06 minutes 28 seconds East 1,116.24 feet;
- 29 5. thence North 59 degrees 13 minutes 20 seconds West 350.24 feet;
- 30 6. thence North 31 degrees 02 minutes 17 seconds East 1910.88 feet;
- 31 7. thence North 42 degrees 15 minutes 43 seconds West 653.73 feet;

- 1 8. thence North 31 degrees 25 minutes 15 seconds East 596.17 feet;
- 2 9. thence North 44 degrees 59 minutes 13 seconds West 376.69 feet;
- 3 10. thence North 41 degrees 15 minutes 26 seconds East 1673.16 feet;
- 4 11. thence North 31 degrees 31 minutes 27 seconds East 631.77 feet;
- 5 12. thence North 27 degrees 22 minutes 06 seconds East 641.26 feet;
- 6 13. thence North 22 degrees 29 minutes 00 seconds East 431.64 feet;
- 7 14. thence North 16 degrees 41 minutes 48 seconds East 71.30 feet;
- 8 15. thence North 12 degrees 18 minutes 02 seconds East 182.81 feet;
- 9 16. thence North 16 degrees 55 minutes 59 seconds East 174.63 feet from which a 2”
10 Brass Calif DOT Disk stamped ‘LA 110-23.83 LS5679 1990’ having established
11 NAD 83 grid coordinates of North 1845778.49 feet and East 6486638.53 feet,
12 Zone 5 of California Coordinate System, as shown on Survey Control Map No.
13 LA 110 PKM 33.0 on file in the office of said Department of Transportation,
14 bears North 14 degrees 15 minutes 58 seconds West 6323.56 feet;
- 15 17. thence South 57 degrees 02 minutes 33 seconds East 62.15 feet;
- 16 18. thence South 62 degrees 16 minutes 14 seconds East 370.37 feet;
- 17 19. thence South 65 degrees 25 minutes 00 seconds East 76.57 feet;
- 18 20. thence South 65 degrees 15 minutes 08 seconds East 225.15 feet;
- 19 21. thence South 65 degrees 15 minutes 08 seconds East 61.38 feet ;
- 20 22. thence South 65 degrees 15 minutes 08 seconds East 151.52 feet ;
- 21 23. thence South 62 degrees 56 minutes 49 seconds East 124.78 feet;
- 22 24. thence South 65 degrees 14 minutes 22 seconds East 364.22 feet;
- 23 25. thence South 64 degrees 53 minutes 00 seconds East 114.90 feet from which a 2”
24 Brass Calif DOT Disk stamped ‘LA 101-0.76 LS 5679 1990’ having established
25 NAD 83 grid coordinates of North 1842183.47 feet and East 6489655.79 feet,
26 Zone 5 of California Coordinate System as shown on said Survey Control Map,
27 bears North 1 degree 10 minutes 14 seconds East 3213.64 feet;
- 28 26. thence South 00 degrees 32 minutes 18 seconds East 350.17 feet;
- 29 27. thence South 03 degrees 00 minutes 50 seconds West 369.40 feet;
- 30 28. thence South 02 degrees 51 minutes 47 seconds West 61.09 feet;
- 31 29. thence South 03 degrees 00 minutes 44 seconds West 613.75 feet to Point “A”;

- 1 30. thence South 05 degrees 00 minutes 18 seconds East 71.70 feet
- 2 31. thence South 03 degrees 00 minutes 44 seconds West 303.72 feet;
- 3 32. thence South 82 degrees 05 minutes 50 seconds West 10.18 feet;
- 4 33. thence South 03 degrees 00 minutes 44 seconds West 184.15 feet;
- 5 34. thence South 06 degrees 39 minutes 24 seconds East 59.54 feet;
- 6 35. thence South 03 degrees 00 minutes 44 seconds West 145.00 feet;
- 7 36. thence South 82 degrees 57 minutes 20 seconds West 10.16 feet;
- 8 37. thence South 03 degrees 00 minutes 44 seconds West 73.00 feet;
- 9 38. thence South 03 degrees 00 minutes 44 seconds West 77.10 feet ;
- 10 39. thence South 03 degrees 00 minutes 44 seconds West 255.12 feet ;
- 11 40. thence South 01 degrees 42 minutes 13 seconds East 121.87 feet to Point "B";
- 12 41. thence South 03 degrees 00 minutes 10 seconds West 481.92 feet;
- 13 42. thence North 86 degrees 41 minutes 15 seconds West 10.00 feet;
- 14 43. thence South 03 degrees 00 minutes 05 seconds West 152.05 feet;
- 15 44. thence South 03 degrees 18 minutes 58 seconds East 90.87 feet;
- 16 45. thence South 03 degrees 00 minutes 06 seconds West 308.17 feet;
- 17 46. thence South 07 degrees 54 minutes 00 seconds West 118.19 feet;
- 18 47. thence South 03 degrees 05 minutes 27 seconds West 193.98 feet;
- 19 48. thence South 14 degrees 00 minutes 50 seconds East 34.00 feet;
- 20 49. thence South 03 degrees 05 minutes 27 seconds West 835.99 feet;
- 21 50. thence South 03 degrees 05 minutes 27 seconds West 92.26 feet ;
- 22 51. thence South 03 degrees 05 minutes 09 seconds West 542.88 feet;
- 23 52. thence South 10 degrees 29 minutes 35 seconds West 78.00 feet;
- 24 53. thence South 03 degrees 05 minutes 27 seconds West 110.01 feet;
- 25 54. thence South 08 degrees 55 minutes 55 seconds East 48.10 feet;
- 26 55. thence South 03 degrees 05 minutes 35 seconds West 357.93 feet;
- 27 56. thence South 09 degrees 15 minutes 59 seconds West 92.99 feet;
- 28 57. thence South 03 degrees 05 minutes 35 seconds West 210.09 feet;
- 29 58. thence South 01 degrees 28 minutes 45 seconds East 130.54 feet;
- 30 59. thence South 02 degrees 55 minutes 09 seconds West 375.67 feet;
- 31 60. thence North 72 degrees 04 minutes 40 seconds West 10.35 feet;

- 1 61. thence South 02 degrees 53 minutes 39 seconds West 256.90 feet;
2 62. thence South 02 degrees 38 minutes 44 seconds East 103.05 feet;
3 63. thence South 02 degrees 54 minutes 09 seconds West 217.41 feet to the POINT
4 OF BEGINNING.

5 Excepting therefrom that certain parcel of land, in said city, as described as follows:

6 Beginning at the southeasterly terminus of the hereinbefore described course No. 17
7 having a bearing and distance of South 57 degrees 02 minutes 33 seconds East 62.15
8 feet;

- 9 64. thence South 62 degrees 16 minutes 14 seconds East, 370.37 feet;
10 65. thence South 12 degrees 41 minutes 07 seconds East, 19.45 feet;
11 66. thence South 36 degrees 54 minutes 10 seconds West, 213.60 feet;
12 67. thence South 81 degrees 53 minutes 17 seconds West, 14.15 feet;
13 68. thence North 53 degrees 04 minutes 59 seconds West, 298.83 feet;
14 69. thence North 20 degrees 23 minutes 32 seconds West, 25.25 feet;
15 70. thence North 12 degrees 18 minutes 01 seconds East, 77.32 feet;
16 71. thence North 16 degrees 55 minutes 59 seconds East, 81.57 feet;
17 72. thence North 67 degrees 19 minutes 57 seconds East, 19.12 feet to said
18 southeasterly terminus of Course No. 17 and the POINT OF BEGINNING.

19 Also excepting therefrom that certain parcel of land, in said city, described as
20 follows:

21 Beginning at a point in the southerly line of 4th Street as it presently exists and from
22 which a 2" Brass Calif DOT Disk stamped 'LA 101-0.76 LS 5679 1990' having
23 established NAD 83 grid coordinates of North 1842183.47 feet and East 6489655.79
24 feet, Zone 5 of California Coordinate System as shown on said Survey Control Map,
25 bears North 8 degrees 02 minutes 39 seconds East 3899.39 feet;

- 26
27 73. thence South 71 degrees 32 minutes 34 seconds East, 391.64 feet;
28 74. thence South 33 degrees 50 minutes 12 seconds East, 16.07 feet;
29 75. thence South 03 degrees 00 minutes 44 seconds West, 559.99 feet;
30 76. thence North 86 degrees 59 minutes 17 seconds West, 10.00 feet;
31 77. thence South 03 degrees 00 minutes 44 seconds West, 1,190.83 feet;

- 1 78. thence South 03 degrees 00 minutes 34 seconds West, 121.84 feet;
2 79. thence South 03 degrees 00 minutes 58 seconds West, 634.91 feet to the
3 beginning of a curve concave northwesterly, and having a radius of 20.00 feet;
4 80. thence southerly, southwesterly, westerly and northwesterly 44.42 feet along said
5 curve through a central angle of 127 degrees 15 minutes 32 seconds, and having a
6 chord bearing and distance of South 66 degrees 38 minutes 44 seconds West,
7 35.84 feet;
8 81. thence North 49 degrees 43 minutes 30 seconds West, 600.59 feet to the
9 beginning of a curve concave easterly, and having a radius of 20.00 feet;
10 82. thence northwesterly, northerly and northeasterly 31.40 feet along said curve
11 through a central angle of 89 degrees 57 minutes 48 seconds, and having a chord
12 bearing and distance of North 4 degrees 44 minutes 36 seconds West, 28.28 feet;
13 83. thence North 40 degrees 14 minutes 18 seconds East, 185.86 feet;
14 84. thence North 04 degrees 47 minutes 16 seconds East, 327.76 feet;
15 85. thence North 03 degrees 35 minutes 25 seconds East, 134.06 feet;
16 86. thence North 02 degrees 59 minutes 56 seconds East, 1,629.94 feet;
17 87. thence North 57 degrees 39 minutes 30 seconds East, 16.25 feet to the POINT OF
18 BEGINNING.

19 Also excepting therefrom that certain parcel of land, in said city, described as
20 follows:

21 Beginning at a point in the southeasterly line of Central Avenue as it presently exists
22 from which a 2" Brass Calif DOT Disk stamped 'LA 110-23.83 LS 5679 1990'
23 having established NAD 83 grid coordinates of North 1845778.49 feet and East
24 6478599.03 feet, Zone 5 of California Coordinate System as shown on said Survey
25 Control Map bears North 6 degrees 57 minutes 20 seconds West 11,207.76 feet;

- 26 88. thence South 45 degrees 06 minutes 05 seconds East, 1,565.25 feet;
27 89. thence South 28 degrees 58 minutes 41 seconds West, 561.91 feet to the
28 beginning of a curve concave northwesterly, and having a radius of 20.00 feet;
29 90. thence southerly, southwesterly, westerly and northwesterly 37.89 feet along said
30 curve through a central angle of 108 degrees 33 minutes 26 seconds, and having a

- 1 chord bearing and distance of South 83 degrees 15 minutes 24 seconds West
2 32.47 feet;
- 3 91. thence North 42 degrees 27 minutes 53 seconds West 216.81 feet;
4 92. thence North 44 degrees 03 minutes 39 seconds West, 663.51 feet;
5 93. thence South 44 degrees 58 minutes 39 seconds West, 452.90 feet;
6 94. thence North 44 degrees 03 minutes 22 seconds West, 250.10 feet;
7 95. thence North 44 degrees 15 minutes 36 seconds West, 60.01 feet;
8 96. thence North 44 degrees 05 minutes 04 seconds West, 178.33 feet;
9 97. thence North 25 degrees 52 minutes 00 seconds East, 242.68 feet;
10 98. thence South 44 degrees 05 minutes 05 seconds East, 10.65 feet;
11 99. thence North 25 degrees 52 minutes 00 seconds East, 130.52 feet;
12 100. thence North 25 degrees 55 minutes 07 seconds East, 120.91 feet;
13 101. thence North 25 degrees 51 minutes 19 seconds East, 551.31 feet to the POINT
14 OF BEGINNING.

15 Also excepting therefrom that certain parcel of land, in said city, described as
16 follows:

- 17 Beginning at the intersection of the southwesterly right-of-way line of Olympic
18 Boulevard and the westerly right-of-way line of Long Beach Boulevard as they both
19 presently exist, from which a 2" Brass Calif DOT disk Stamped 'LA 101-0.76 LS
20 5679 1990' having established NAD 83 grid coordinates of North 1842183.47 feet
21 and East 6489655.79 feet, Zone 5 of California Coordinate System as shown on said
22 Survey Control Map, bears North 6 degree 33 minutes 21 seconds East 9153.80 feet;
- 23 102. thence South 03 degrees 05 minutes 30 seconds West, 1,084.77 feet;
24 103. thence South 55 degrees 16 minutes 50 seconds West, 18.39 feet;
25 104. thence North 72 degrees 31 minutes 52 seconds West, 100.62 feet;
26 105. thence North 03 degrees 05 minutes 07 seconds East, 82.86 feet;
27 106. thence North 86 degrees 53 minutes 48 seconds West, 120.00 feet;
28 107. thence North 03 degrees 04 minutes 44 seconds East, 533.89 feet;
29 108. thence North 28 degrees 59 minutes 25 seconds East, 73.48 feet;
30 109. thence South 86 degrees 53 minutes 48 seconds East, 87.96 feet;
31 110. thence North 03 degrees 05 minutes 07 seconds East, 160.00 feet;

- 1 111. thence North 86 degrees 53 minutes 49 seconds West, 8.05 feet;
2 112. thence North 28 degrees 59 minutes 16 seconds East, 260.59 feet;
3 113. thence South 42 degrees 26 minutes 18 seconds East, 8.87 feet to the POINT OF
4 BEGINNING.

5 Also excepting therefrom that certain parcel of land, in said city, described as
6 follows:

- 7 Beginning at a point in the southwesterly right-of-way line of Olympic Boulevard as
8 it presently exist from which a 2" Brass Calif DOT disk Stamped 'LA 101-0.76 LS
9 5679 1990' having established NAD 83 grid coordinates of North 1842183.47 feet
10 and East 6489655.79 feet, Zone 5 of California Coordinate System as shown on said
11 Survey Control Map, bears North 4 degrees 08 minutes 39 seconds East 9489.50 feet;
12 114. thence South 42 degrees 26 minutes 21 seconds East, 292.49 feet;
13 115. thence South 19 degrees 46 minutes 08 seconds East, 27.68 feet;
14 116. thence South 02 degrees 54 minutes 09 seconds West, 541.50 feet;
15 117. thence South 86 degrees 45 minutes 28 seconds East, 10.00 feet;
16 118. thence South 02 degrees 54 minutes 09 seconds West, 149.01 feet;
17 119. thence North 72 degrees 31 minutes 52 seconds West, 250.12 feet;
18 120. thence North 03 degrees 04 minutes 46 seconds East, 854.34 feet;
19 121. thence North 70 degrees 19 minutes 18 seconds East, 11.61 feet to the POINT OF
20 BEGINNING.

21 Also excepting therefrom that certain parcel of land, in said city, described as
22 follows:

- 23 Beginning at a point in the southwesterly right-of-way line of Newton Street as it
24 presently exist from which a City of Los Angeles Standard Survey Monument LA H-
25 10 (BM 12-03000) having established NAD 83 grid coordinates of North 1831029.22
26 feet and East 6489181.96 feet, Zone 5 of California Coordinate System as shown on
27 said Survey Control Map, bears South 58 degrees 51 minutes 15 seconds East
28 1494.31 feet;
29 122. thence South 72 degrees 32 minutes 02 seconds East, 565.43 feet;
30 123. thence South 17 degrees 27 minutes 28 seconds West, 309.13 feet
31 124. thence North 72 degrees 33 minutes 09 seconds West, 110.00 feet;

- 1 125. thence North 17 degrees 27 minutes 30 seconds East, 5.00 feet;
2 126. thence North 72 degrees 33 minutes 08 seconds West, 507.73 feet to the
3 beginning of a curve concave northeasterly, and having a radius of 20.00 feet;
4 127. thence northwesterly, northerly and northeasterly 35.33 feet along said curve,
5 through a central angle of 101 degrees 12 minutes 15 seconds, and having a chord
6 bearing and distance of North 21 degrees 57 minutes 01 seconds West 30.91 feet;
7 128. thence North 28 degrees 39 minutes 07 seconds East, 269.45 feet to the beginning
8 of a curve concave southeasterly, and having a radius of 20.00 feet;
9 129. thence northeasterly, easterly and southeasterly 27.51 feet along said curve,
10 through a central angle of 78 degrees 48 minutes 52 seconds, and having a chord
11 bearing and distance of North 68 degrees 03 minutes 33 seconds East, 25.39 feet
12 to the POINT OF BEGINNING of Parcel "A".

13 Parcel "A" Contains 479.14 Acres, more or less
14

15 **Parcel "B"**

16 Beginning at above referenced Point "A", within Parcel "A";

- 17 130. thence North 82 degrees 01 minutes 35 seconds East, a distance of 950.59 feet;
18 131. thence North 08 degrees 10 minutes 48 seconds West, a distance of 534.50 feet to
19 the beginning of a compound curve concave easterly, and having a radius of
20 27.00 feet;
21 132. thence northerly, northeasterly, and easterly a distance of 56.51 feet along said
22 curve through a central angle of 119 degrees 49 minutes 46 seconds, and having a
23 chord bearing and distance of North 52 degrees 24 minutes 08 seconds East,
24 46.76 feet to the beginning of a curve concave southwesterly, and having a radius
25 of 412.58 feet, a radial line to said curve bears North 22 degrees 19 minutes 01
26 seconds East;
27 133. thence southeasterly a distance of 39.28 feet along said curve through a central
28 angle of 05 degrees 27 minutes 16 seconds, and having a chord bearing and
29 distance of South 64 degrees 57 minutes 21 seconds East, 39.26 feet;
30 134. thence South 54 degrees 06 minutes 43 seconds East, a distance of 287.24 feet;
31 135. thence South 54 degrees 06 minutes 59 seconds East, a distance of 88.77 feet;

- 1 136. thence South 59 degrees 00 minutes 45 seconds West, a distance of 4.12 feet;
- 2 137. thence South 08 degrees 02 minutes 38 seconds East, a distance of 213.46 feet;
- 3 138. thence South 09 degrees 35 minutes 06 seconds East, a distance of 99.75 feet;
- 4 139. thence South 08 degrees 10 minutes 12 seconds East, a distance of 272.32 feet;
- 5 140. thence South 81 degrees 40 minutes 03 seconds West, a distance of 2.00 feet;
- 6 141. thence South 08 degrees 10 minutes 19 seconds East, a distance of 266.42 feet;
- 7 142. thence South 52 degrees 27 minutes 56 seconds East, a distance of 14.31 feet;
- 8 143. thence North 83 degrees 15 minutes 11 seconds East, a distance of 212.37 feet;
- 9 144. thence South 05 degrees 13 minutes 15 seconds East, a distance of 88.79 feet;
- 10 145. thence North 84 degrees 55 minutes 49 seconds East, a distance of 580.97 feet;
- 11 146. thence North 85 degrees 12 minutes 55 seconds East, a distance of 86.32 feet to
- 12 the beginning of a non-tangent curve concave southwesterly, and having a radius
- 13 of 230.47 feet, a radial line to said curve bears North 83 degrees 45 minutes 11
- 14 seconds East,
- 15 147. thence southeasterly a distance of 56.06 feet along said curve through a central
- 16 angle of 13 degrees 56 minutes 09 seconds, and having a chord bearing and
- 17 distance of South 13 degrees 12 minutes 53 seconds East, 55.92 feet;
- 18 148. thence South 05 degrees 25 minutes 24 seconds East, a distance of 9.52 feet;
- 19 149. thence South 42 degrees 24 minutes 23 seconds East, a distance of 336.74 feet;
- 20 150. thence South 55 degrees 35 minutes 05 seconds East, a distance of 81.72 feet;
- 21 151. thence South 41 degrees 21 minutes 04 seconds East, a distance of 37.22 feet;
- 22 152. thence South 27 degrees 38 minutes 15 seconds East, a distance of 149.09 feet;
- 23 153. thence South 11 degrees 29 minutes 43 seconds East, a distance of 132.77 feet;
- 24 154. thence South 03 degrees 48 minutes 18 seconds East, a distance of 80.02 feet;
- 25 155. thence South 84 degrees 52 minutes 17 seconds West, a distance of 41.84 feet;
- 26 156. thence South 05 degrees 09 minutes 48 seconds East, a distance of 23.51 feet;
- 27 157. thence South 84 degrees 52 minutes 45 seconds West, a distance of 991.04 feet;
- 28 158. thence South 05 degrees 12 minutes 35 seconds East, a distance of 666.51 feet;
- 29 159. thence North 84 degrees 53 minutes 39 seconds East, a distance of 800.59 feet;
- 30 160. thence South 05 degrees 10 minutes 10 seconds East, a distance of 490.00 feet;
- 31 161. thence North 84 degrees 52 minutes 42 seconds East, a distance of 19.94 feet;

- 1 162. thence South 05 degrees 10 minutes 10 seconds East, a distance of 166.37 feet;
- 2 163. thence South 89 degrees 16 minutes 23 seconds East, a distance of 247.57 feet;
- 3 164. thence South 10 degrees 30 minutes 23 seconds East, a distance of 2814.03 feet;
- 4 165. thence North 89 degrees 14 minutes 34 seconds West, a distance of 705.00 feet;
- 5 166. thence South 00 degrees 30 minutes 15 seconds East, a distance of 489.89 feet;
- 6 167. thence South 01 degrees 49 minutes 19 seconds West, a distance of 100.02 feet;
- 7 168. thence South 03 degrees 14 minutes 58 seconds West, a distance of 630.16 feet;
- 8 169. thence South 05 degrees 08 minutes 55 seconds West, a distance of 60.17 feet;
- 9 170. thence South 03 degrees 08 minutes 03 seconds West, a distance of 500.25 feet;
- 10 171. thence South 89 degrees 10 minutes 19 seconds East, a distance of 1101.66 feet;
- 11 172. thence South 02 degrees 08 minutes 57 seconds West, a distance of 39.20 feet;
- 12 173. thence South 08 degrees 56 minutes 27 seconds West, a distance of 29.08 feet;
- 13 174. thence South 14 degrees 13 minutes 9 seconds West, a distance of 36.48 feet;
- 14 175. thence South 30 degrees 04 minutes 04 seconds West, a distance of 239.73 feet;
- 15 176. thence South 22 degrees 00 minutes 42 seconds West, a distance of 728.03 feet;
- 16 177. thence South 21 degrees 58 minutes 48 seconds West, a distance of 17.29 feet;
- 17 178. thence North 64 degrees 26 minutes 03 seconds West, a distance of 92.32 feet;
- 18 179. thence South 22 degrees 45 minutes 24 seconds West, a distance of 389.46 feet;
- 19 180. thence North 43 degrees 49 minutes 50 seconds West, a distance of 59.58 feet to
- 20 the beginning of a curve concave southwesterly, and having a radius of 545.35
- 21 feet;
- 22 181. thence northwesterly and westerly a distance of 322.04 feet along said curve
- 23 through a central angle of 33 degrees 50 minutes 05 seconds, and having a chord
- 24 bearing and distance of North 60 degrees 44 minutes 53 seconds West, 317.39
- 25 feet;
- 26 182. thence North 03 degrees 10 minutes 37 seconds East, a distance of 11.19 feet;
- 27 183. thence South 88 degrees 33 minutes 48 seconds West, a distance of 345.79 feet;
- 28 184. thence North 87 degrees 46 minutes 0 seconds West, a distance of 114.96;
- 29 185. thence North 46 degrees 31 minutes 05 seconds East, a distance of 29.09 feet;
- 30 186. thence North 03 degrees 10 minutes 13 seconds East, a distance of 93.02 feet to
- 31 the beginning of a curve concave westerly, and having a radius of 20.00 feet;

- 1 187. thence northerly, northwesterly, and westerly a distance of 24.48 feet along said
- 2 curve through a central angle of 70 degrees 08 minutes 25 seconds, and having a
- 3 chord bearing and distance of North 31 degrees 53 minutes 59 seconds West,
- 4 22.98 feet;
- 5 188. thence North 66 degrees 58 minutes 12 seconds West, a distance of 140.64 feet;
- 6 189. thence North 01 degrees 01 minutes 38 seconds East, a distance of 48.53 feet;
- 7 190. thence North 03 degrees 14 minutes 04 seconds East, a distance of 541.09 feet;
- 8 191. thence North 02 degrees 52 minutes 07 seconds East, a distance of 63.14 feet;
- 9 192. thence North 03 degrees 18 minutes 10 seconds East, a distance of 616.03 feet;
- 10 193. thence North 03 degrees 15 minutes 44 seconds East, a distance of 51.11 feet;
- 11 194. thence South 68 degrees 21 minutes 11 seconds East, a distance of 128.68 feet to
- 12 the beginning of a curve concave northeasterly, and having a radius of 20.00 feet;
- 13 195. thence easterly, northeasterly, and northerly a distance of 37.82 feet along said
- 14 curve through a central angle of 108 degrees 20 minutes 45 seconds, and having a
- 15 chord bearing and distance of North 57 degrees 28 minutes 47 seconds East,
- 16 32.43 feet;
- 17 196. thence North 03 degrees 18 minutes 45 seconds East, a distance of 414.05 feet;
- 18 197. thence South 86 degrees 44 minutes 41 seconds East, a distance of 3.00 feet;
- 19 198. thence North 03 degrees 15 minutes 3 seconds East, a distance of 309.71 feet;
- 20 199. thence South 01 degrees 05 minutes 20 seconds West, a distance of 136.30 feet;
- 21 200. thence North 78 degrees 03 minutes 05 seconds West, a distance of 403.55 feet;
- 22 201. thence North 78 degrees 23 minutes 59 seconds East, a distance of 3.04 feet;
- 23 202. thence South 78 degrees 03 minutes 01 seconds East, a distance of 320.01 feet;
- 24 203. thence South 03 degrees 14 minutes 17 seconds West, a distance of 7.08 feet;
- 25 204. thence North 78 degrees 03 minutes 03 seconds West, a distance of 275.25 feet;
- 26 205. thence North 00 degrees 20 minutes 09 seconds West, a distance of 10.24 feet;
- 27 206. thence North 78 degrees 04 minutes 30 seconds West, a distance of 30.71 feet;
- 28 207. thence North 04 degrees 15 minutes 15 seconds West, a distance of 83.32 feet;
- 29 208. thence North 04 degrees 27 minutes 41 seconds West, a distance of 885.46 feet;
- 30 209. thence North 89 degrees 43 minutes 11 seconds East, a distance of 134.86 feet;
- 31 210. thence North 00 degrees 15 minutes 05 seconds West, a distance of 100.27 feet;

- 1 211. thence North 05 degrees 30 minutes 17 seconds East, a distance of 73.70 feet;
- 2 212. thence North 85 degrees 24 minutes 28 seconds West, a distance of 2.50 feet;
- 3 213. thence North 05 degrees 30 minutes 05 seconds East, a distance of 99.20 feet;
- 4 214. thence North 89 degrees 41 minutes 23 seconds East, a distance of 2.51 feet;
- 5 215. thence North 05 degrees 30 minutes 05 seconds East, a distance of 59.95 feet;
- 6 216. thence North 89 degrees 12 minutes 49 seconds East, a distance of 244.88 feet;
- 7 217. thence North 00 degrees 10 minutes 18 seconds West, a distance of 300.24 feet;
- 8 218. thence South 89 degrees 44 minutes 31 seconds West, a distance of 202.05 feet;
- 9 219. thence North 86 degrees 32 minutes 30 seconds West, a distance of 269.06 feet;
- 10 220. thence North 83 degrees 58 minutes 13 seconds West, a distance of 98.43 feet to
- 11 the beginning of a non-tangent curve concave northwesterly, and having a radius
- 12 of 41.63 feet;
- 13 221. thence northeasterly and northerly a distance of 17.06 feet along said curve
- 14 through a central angle of 23 degrees 28 minutes 39 seconds, and having a chord
- 15 bearing and distance of North 15 degrees 17 minutes 59 seconds East, 16.94 feet;
- 16 222. thence North 03 degrees 06 minutes 14 seconds East, a distance of 54.48 feet;
- 17 223. thence North 81 degrees 13 minutes 30 seconds West, a distance of 12.06 feet;
- 18 224. thence North 03 degrees 06 minutes 09 seconds East, a distance of 216.01 feet;
- 19 225. thence South 82 degrees 3 minutes 27 seconds East, a distance of 12.42 feet;
- 20 226. thence North 03 degrees 37 minutes 42 seconds East, a distance of 1173.63 feet;
- 21 227. thence North 85 degrees 23 minutes 16 seconds West, a distance of 197.70 feet;
- 22 228. thence North 03 degrees 00 minutes 36 seconds East, a distance of 80.03 feet;
- 23 229. thence North 03 degrees 00 minutes 37 seconds East, a distance of 847.50 feet;
- 24 230. thence North 05 degrees 19 minutes 21 seconds West, a distance of 325.80 feet to
- 25 the beginning of a curve concave westerly, and having a radius of 20.00 feet;
- 26 231. thence northerly, northwesterly, and westerly a distance of 30.03 feet along said
- 27 curve through a central angle of 86 degrees 01 minutes 04 seconds, and having a
- 28 chord bearing and distance of North 48 degrees 19 minutes 53 seconds West,
- 29 27.28 feet;
- 30 232. thence South 88 degrees 39 minutes 35 seconds West, a distance of 1086.31 feet
- 31 to the beginning of a curve concave southerly, and having a radius of 20.07 feet;

1 233. thence westerly, southwesterly, and southerly a distance of 29.29 feet along said
2 curve through a central angle of 83 degrees 37 minutes 21 seconds, and having a
3 chord bearing and distance of South 46 degrees 39 minutes 05 seconds West,
4 26.77 feet, said point also being Point "B", as described in Parcel "A", above;
5 234. thence North 01 degrees 42 minutes 13 seconds West, a distance of 121.87 feet;
6 235. thence North 03 degrees 00 minutes 44 seconds East, a distance of 255.12 feet;
7 236. thence North 03 degrees 00 minutes 44 seconds East, a distance of 77.10 feet;
8 237. thence North 88 degrees 40 minutes 57 seconds East, a distance of 10.00 feet;
9 238. thence South 01 degrees 22 minutes 29 seconds East, a distance of 5.00 feet;
10 239. thence South 50 degrees 16 minutes 41 seconds East, a distance of 10.53 feet;
11 240. thence North 88 degrees 39 minutes 30 seconds East, a distance of 993.73 feet;
12 241. thence North 05 degrees 17 minutes 46 seconds West, a distance of 312.96 feet;
13 242. thence South 82 degrees 57 minutes 19 seconds West, a distance of 375.47 feet;
14 243. thence North 02 degrees 55 minutes 11 seconds East, a distance of 29.45 feet;
15 244. thence South 82 degrees 57 minutes 17 seconds West, a distance of 575.28 feet;
16 245. thence South 48 degrees 01 minutes 04 seconds West, a distance of 25.79 feet;
17 246. thence North 06 degrees 39 minutes 24 seconds West, a distance of 59.54 feet;
18 247. thence North 03 degrees 00 minutes 44 seconds East, a distance of 184.15 feet;
19 248. thence North 82 degrees 05 minutes 50 seconds East, a distance of 10.18 feet;
20 249. thence North 03 degrees 00 minutes 44 seconds East, a distance of 303.72 feet;
21 250. thence North 05 degrees 00 minutes 18 seconds West 71.70 feet to the POINT OF
22 BEGINNING.

23 Parcel "B" Contains 259.09 Acres, more or less

24
25 This geographic description has been prepared for jurisdictional boundary changes and
26 is not related to property ownership.

27
28
29 Clifford A. Simental 11-26-01
30 Clifford A. Simental, PLS 5022 Exp. 12/31/01 Date
31 David Evans and Associates, Inc.



EXHIBIT NO. 3

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

The following public improvements are currently proposed for the Central Industrial Redevelopment Project, without limitation:

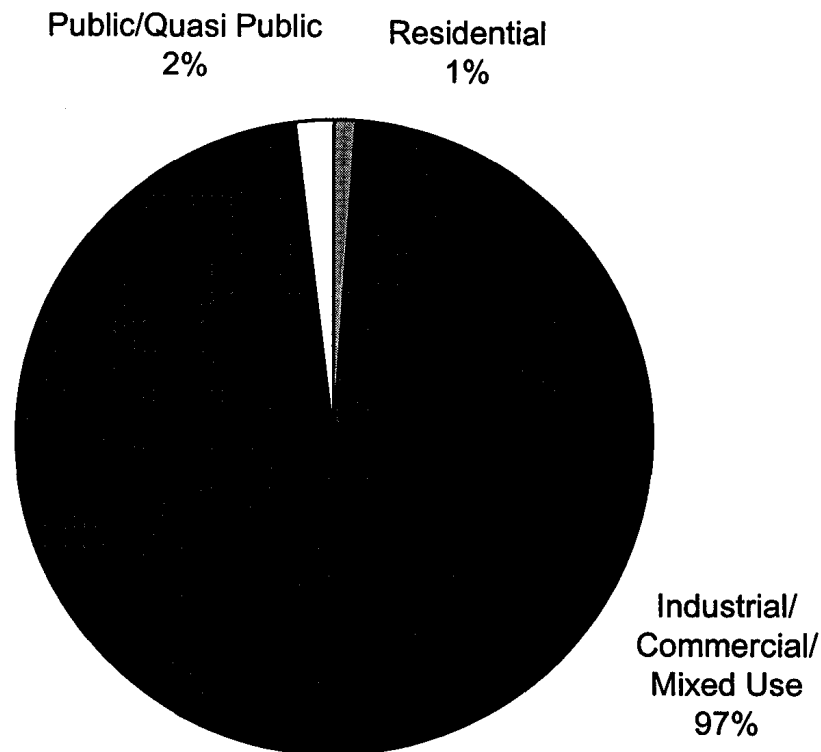
1. Streetscape improvements: signage, tree planting, landscaping, lighting, and other improvements, including but not limited to, pedestrian friendly amenities such as benches, trash receptacles, and walkways.
2. Street improvements: including but not limited to, new curbs and gutters, sidewalks and parkways, driveways and curb cuts, street widening to accommodate large truck turning radii and for other purposes, removal of abandoned and unused rail tracks, and public parking improvements along transportation corridors, improvements to grade rail crossings, including, without limitation improvements to the following streets:
 - San Pedro Street
 - Crocker Street
 - Town Avenue
 - Stanford Avenue
 - Griffith Avenue
 - Gladys Avenue
 - Ceres Avenue
 - Kohler Street
 - Merchant Street
 - Central Avenue
 - Birch Street
 - Naomi Avenue
 - Hooper Avenue
 - Compton Avenue
 - Long Beach Avenue
 - McGarry Street
 - Alameda Street
 - Mill Street
 - Wilson Street
 - Mateo Street
 - Santa Fe Avenue
 - 4th Street
 - 5th Street
 - Palmetto Street
 - Factory Place
 - Willow Street
 - 6th Street
 - Jesse Street
 - 7th Street
 - 7th Place
 - Violet Street
 - Bay Street
 - Sacramento Street
 - 8th Street
 - Damon Street
 - Enterprise Street
 - Hunter Street
 - 9th Street
 - Porter Street
 - Olympic Boulevard
 - 10th Street
 - 11th Street
 - 12th Street
 - Pico Boulevard
 - 14th Street
 - 14th Place
 - Newton Street
 - 15th Street
 - 16th Street
3. Alley improvements: upgrade of underutilized and inadequately sized alleys, including but not limited to, vacations, placing utilities underground, lighting, gating, new fencing, landscaping and litter removal.

4. **Transportation facilities:** including but not limited to public parking lots and garages, a truck and semi-trailer staging area, pedestrian circulation, bus benches and stations, construction and right-of-way improvements to freeway ramps, enhancements to transit stops, and public transit system construction and upgrades.
5. **Community identification:** including but not limited to, entry statements, public art, banners, street lighting, landscaping, way-finding, and design projects that will preserve the unique identity of the area to foster private economic investment.
6. **Facilities improvements:** including but not limited to, façade treatments, grounds improvements, and public improvements.
7. **Community facilities:** including but not limited to, educational, cultural, health, pediatric centers, child/elderly day-care facilities, recreational and sports and entertainment facilities and centers, police and fire service centers, parks (linear, pocket and otherwise), and other open space facilities.
8. **Various street improvements and demonstration projects associated with individual development projects:** including but not limited to, new curbs and gutters, sidewalks and parkways, fencing, driveways and curb cuts, street widening, security features, and signage.

EXHIBIT NO. 4

DIAGRAM ILLUSTRATING LIMITATION ON TYPE, SIZE, HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS

Part 1 of 2 Building Type, Number and Proposed Use



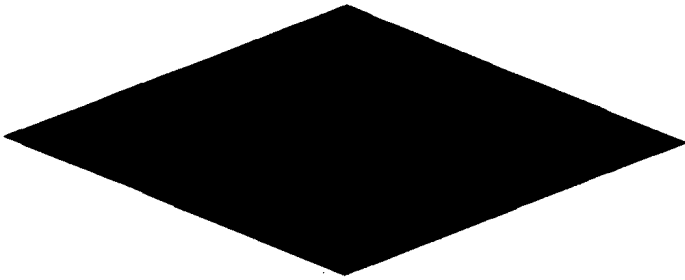
Notes:

1. Percentages are approximate and the ultimate percentage may vary based on the fulfillment of plan objectives.
2. All development plans are subject to review and approval of the Agency.
3. Building type and use are governed by all applicable federal, State and local ordinances and regulations including the Central City and Central City North Community Plans.
4. Number of buildings is illustrated by the percent of the total number of buildings permitted by the Central City Community Plan, and on projections based on the 2001 Field Survey data for the Project Area, which includes parcel-specific information on building type, conditions, and number. The approximate number of buildings may not exceed the limitations in Section 510 of this Plan.
5. The property to be devoted to public purposes and the nature of such purposes is a function of the land use, public improvement and facility and other provisions of this Redevelopment Plan, and the redevelopment of the Project Area over time.

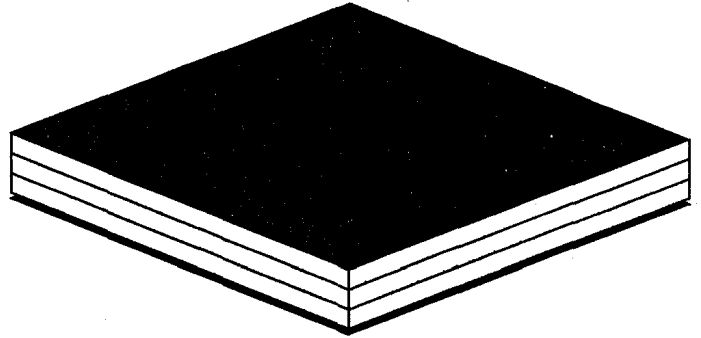
EXHIBIT NO. 4

DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS

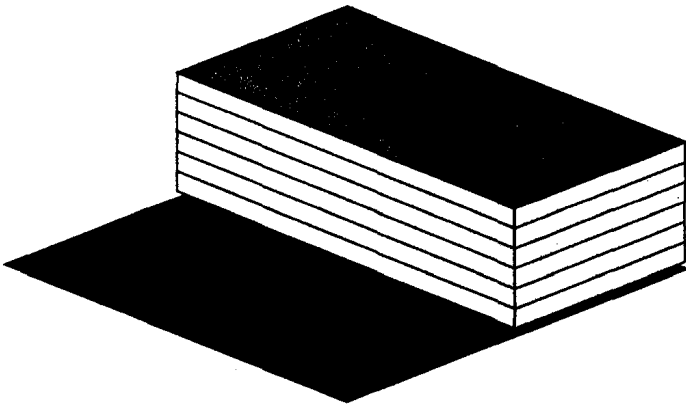
Part 2 of 2 Building Size and Height



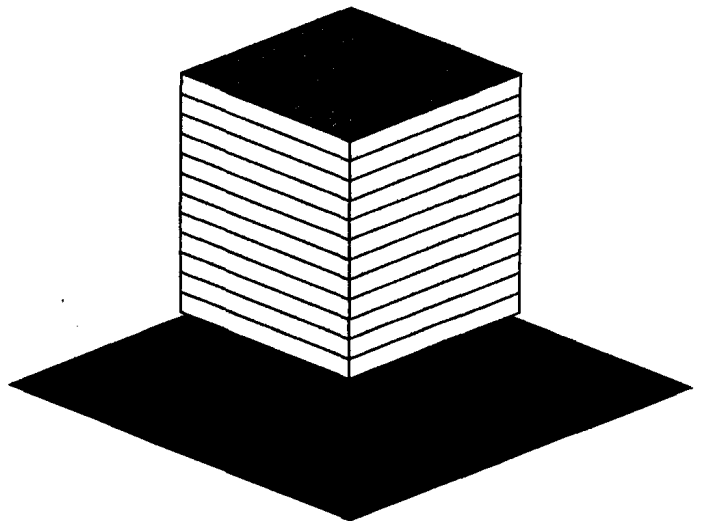
Buildable Area



3 Stories



6 Stories



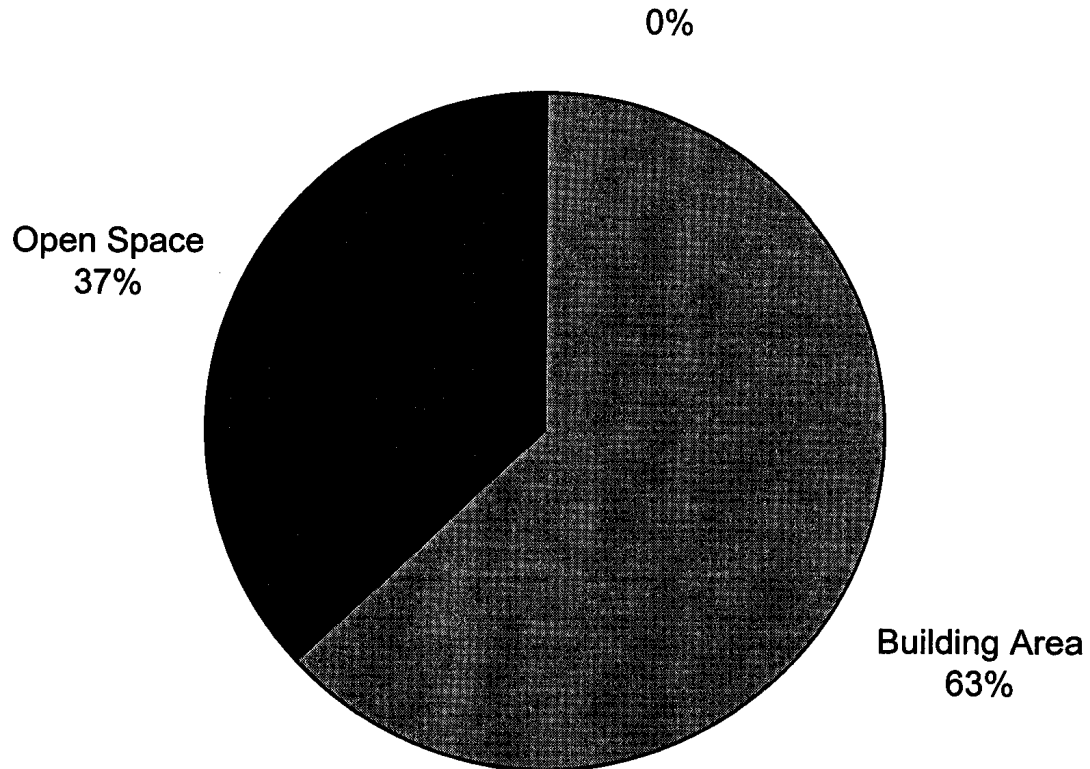
12 Stories

NOTES:

1. Building size and height are governed by the Central City and Central City North Community Plans, zoning and other ordinances and regulations. Floor Area Ratio ("FAR") varies within the Project Area, depending upon the particular location of the development site.
2. The example above of building size and height is illustrated by a Floor Area Ratio that applies to a hypothetical parcel of land ("buildable area") proposed for a development at a maximum of 3:1 FAR. As illustrated, the size (total square feet) of the building is the same, whether the building is 3, 6 or 12 stories in height.

EXHIBIT NO. 5

DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE



Notes:

1. Percentages are approximate
2. "Open Space" is defined by Section 513 of this Redevelopment Plan.
3. "Building Area" means land area devoted to buildings.
4. Street layout is governed by the Central City and Central City North Community Plans and this Redevelopment Plan.