

**5TH AMENDED & RESTATED
REDEVELOPMENT PLAN
for the
LAUREL CANYON COMMERCIAL CORRIDOR REDEVELOPMENT PROJECT
(formerly the Earthquake Disaster Assistance Project)**

**Adopted: May 5, 2009
Ordinance No. 180695**

**Prepared by the
Community Redevelopment Agency of the City of Los Angeles, California**



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AMENDED AND RESTATED
REDEVELOPMENT PLAN**

FOR

**LAUREL CANYON COMMERCIAL CORRIDOR
(FORMERLY THE EARTHQUAKE DISASTER ASSISTANCE PROJECT)**

§ 100. INTRODUCTION

§ 101. Contents of the Plan

This is the Fifth Amended and Restated Laurel Canyon Commercial Corridor Redevelopment Plan (formerly the Earthquake Disaster Assistance Project for the Laurel Canyon Commercial Corridor) (the "Plan") for the Laurel Canyon Commercial Corridor Redevelopment Project Area (the "Project Area") in Council District 2 of the City of Los Angeles (the "City"), County of Los Angeles, State of California. This Amended and Restated Plan amends the original Earthquake Disaster Assistance Plan adopted on December 9, 1994 ("Original Plan"), as such Plan has been amended pursuant to Resolution No. 5920 adopted on October 20, 1999, Ordinances No. 175672 adopted on November 21, 2003, 175673 adopted on November 21, 2003, and 178163 adopted on December 19, 2006. This Plan consists of text (§§ 100-1000), the "legal Description of Project Area" (Exhibit No. 1), the "Project Area Map" (Exhibit No. 2), "Proposed Public Improvements and Facilities Projects" (Exhibit No. 3), a "Diagram Illustrating Limitations on Type, Size and Height of Buildings" (Exhibit No. 4), a "Diagram Illustrating Approximate Amount of Open Space" (Exhibit No. 5).

The Original Plan was prepared by the Community Redevelopment Agency of the City of Los Angeles (the "CRA/LA") pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code Sections 33000, *et seq.*), the Community Redevelopment Financial Assistance and Disaster Project Law (Health & Safety Code Sections 34000, *et seq.*, the "Disaster Project Law"), the California Constitution, and all applicable local codes and ordinances. This Amended and Restated Plan is being prepared pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000, *et seq.*)

§ 102. Purpose of the Plan

On January 17, 1994 and thereafter, the Northridge Earthquake ("Earthquake"), followed by a series of aftershocks, occurred with disastrous consequences in the City of Los Angeles. The Governor of the State of California certified the need for assistance by directing the execution of the State Emergency Plan for the County of Los Angeles, by directing the Office of Emergency Services and other state departments and agencies to perform all appropriate actions under state law, and by requesting federal assistance in a letter to the President of the United States. The President declared the Earthquake to be a major disaster under federal law. The area covered by such actions includes the Project Area.

The Original Plan was adopted in order to provide for and facilitate the repair, restoration, demolition and/or replacement of property or areas or facilities damaged as a result of a disaster in a disaster-stricken area, and/or to perform specific actions necessary to prevent or mitigate an emergency pursuant to the Disaster Project Law.

The amendments to the Original Plan incorporated into this Amended and Restated Plan are adopted in order to continue to provide for and facilitate the repair, restoration, demolition and replacement of property or areas damaged as a result of a disaster as well as to assist the CRA/LA in removing existing blighting conditions in the Project Area.

Nothing in this Plan shall amend, alter, modify or broaden in any way any of the City of Los Angeles land use controls including, but not limited to, the General Plan, applicable community and specific plans, zoning ordinances and other building and development regulations. In the event of any conflict between this Plan and any such land use controls, the provisions of such land use controls shall govern.

§ 103. CRA/LA Powers, Duties and Obligations for Implementation of Plan

This Plan provides that redevelopment powers will be used for projects to maintain, repair, restore, demolish or replace property, or areas, or facilities damaged or destroyed as a result of the Northridge Earthquake, to remediate conditions of blight in the Project Area and for redevelopment purposes. The Project Area was originally determined by the Council of the City of Los Angeles to be in need of redevelopment as a result of the disaster and continues to be in need of redevelopment as a result of the continuing blighting conditions in the Project Area.

This Plan provides the CRA/LA with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Project Area. This Plan presents a process and basic framework within which specific activities will be presented, priorities established and specific solutions proposed during implementation. This Plan is based upon applicable portions of the Community Redevelopment Law in effect on the adoption date of the Original Plan and the adoption date of this Amended and Restated Plan. This shall not be construed to limit the powers or duties of the CRA/LA under the Community Redevelopment Law, which powers and duties shall be governed by the Community Redevelopment Law in effect at the applicable time, for the action taken, obligation incurred and/or requirement imposed.

§ 104. Project Objectives

The objectives of this Project with respect to the Project Area are the undertaking, carrying out, or approval of programs and projects to maintain, repair, restore, demolish, or replace damaged buildings, structures, areas or facilities or buildings, structures, areas or facilities exhibiting blighting conditions. To this end, the following objectives are sought:

1. The provision of financial and technical assistance to owners and tenants of damaged residential, commercial and other real property and improvements or properties exhibiting blighting conditions.

2. The maintenance and promotion of private sector investment within the Project Area to prevent the loss of and to restore commercial and industrial sales activity.
3. The retention and restoration of a thriving commercial district by means of redevelopment activities by encouraging and assisting the cooperation, and participation of owners, businesses, non-profit and local development corporations and public agencies in the recovery of the Project Area.
4. The development of programs and projects that encourage owner participation, and which encourage tenants to re-enter buildings that have been reconstructed or newly developed during implementation of this Plan.
5. The improvement of the quality of life and the environment, and the promotion and preservation of a positive image and safe environment for the community.
6. The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Plan.
7. The preservation of the area's existing employment base and the restoration of local job opportunities affected by the Earthquake or other blighting conditions.
8. The redevelopment of areas which are damaged, stagnant or adversely impacted as a result of the Earthquake or other blighting conditions.
9. The repair or amelioration of the vehicular circulation systems; water, and storm drainage systems; off-street parking; and other similar public improvements, facilities and utilities whose deficiencies adversely affect the Project Area's redevelopment.
10. The replacement and improvement of the community's supply of housing (inside or outside the Project Area), including opportunities for low- and moderate income households.
11. The preparation of planning and implementation programs focused on the need to facilitate the reconstruction and recovery of residential and commercial areas, particularly where damage or blight is concentrated.
12. The provision of input from affected property owners, residents, businesses and community organizations, with the assistance of the Council Offices to insure wide-spread public information and input as recommendations for redevelopment are prepared for City Council consideration.
13. The development of programs that would create incentives and support services to involve community organizations, such as non-profit developers, in redevelopment and revitalization activity. First priority of all such programs will be given to local persons who reside in the Project Area or persons or entities who own property or businesses in the Project Area.

14. The promotion and encouragement of the retention and redevelopment of all segments of the arts and recreation community as valuable parts of the Project Area, as well as the support facilities necessary to foster the arts and recreation.

Redevelopment of the Project Area pursuant to this Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law and the Disaster Project Law by: (1) providing for the recovery of areas which are in need of maintenance, repair, restoration, demolition or replacement as a result of the Earthquake or blighting conditions; (2) protecting and promoting sound development and redevelopment of injurious conditions through the employment of appropriate means; (3) installing new or repairing or replacing existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities; and (4) other means as determined appropriate by the CRA/LA and City Council.

§ 200. GENERAL DEFINITIONS

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

1. "Affected Taxing Entities" means any taxing entity (sometimes referred to as "taxing agency") that levied property taxes within the Project Area in the fiscal year prior to the adoption of the Plan.
2. "CRA/LA" means the Community Redevelopment Agency of the City of Los Angeles, California.
3. "Base Year Assessment Roll" means the 1994-95 assessment roll as last equalized on August 20, 1994.
4. "City" means the City of Los Angeles, California.
5. "City Council" means the Council of the City of Los Angeles, California.
6. "Community Redevelopment Law" means the Community Redevelopment Law of the State of California (Health & Safety Code, § 33000, et seq.).
7. "County" means the County of Los Angeles, California.
8. "Disaster Project Law" means the Community Redevelopment Financial Assistance and Disaster Project Law as such law existed in 1994 when the Original Plan was adopted (Health & Safety Code, §§ 34000-34014).
9. "Disaster" means the Northridge Earthquake which occurred January 17, 1994 and the subsequent occurring aftershocks ("Earthquake") respecting which the Governor of the State has certified the need for assistance and proclaimed a state of emergency pursuant to California Government Code Sections 8550, et seq., and which the President of the United States has determined to be a major disaster pursuant to federal law.

10. "General Plan" means the General Plan of the City, including the North Hollywood Valley Village Community Plan, as each document now reads or as each document may be amended from time-to-time.
11. "Plan" means the Fifth Amended and Restated Redevelopment Plan for the Laurel Canyon Commercial Corridor (formerly the Earthquake Disaster Assistance Project for the Laurel Canyon Commercial Corridor) for portions of Council District 2, which was adopted as a redevelopment plan pursuant to the Disaster Project Law and the Community Redevelopment Law and is being amended pursuant to the Community Redevelopment Law.
12. "Project" means the Laurel Canyon Commercial Corridor Project Area.
13. "Project Area" means the area included within the boundaries of the Project as shown and described in Exhibit Nos. 1 and 2 attached hereto.
14. "State" means the State of California.

§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

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

§ 400. PROPOSED ACTIVITIES

§ 401. General Actions

The CRA/LA proposes to undertake and carry out this Plan, and to maintain, repair, restore, demolish and replace property or facilities exhibiting blighting conditions, including conditions resulting from the Disaster, by:

1. Providing for participation in the redevelopment process by owners and occupants of properties located in the Project Area, consistent with the Plan and rules adopted by the CRA/LA;
2. Encouraging, to the maximum extent feasible, the provision of dwellings, suitable for the needs of families displaced by redevelopment activities;
3. Installation, construction, expansion, addition, extraordinary maintenance or reconstruction of streets, utilities and other public facilities, infrastructure and improvements;
4. Rehabilitation, development or construction of structures and improvements by present owners, their successors, developers and the CRA/LA;
5. Disposition of property for uses in accordance with this Plan;

6. Rehabilitation, development or construction of low-, moderate- and very low-income housing within the Project Area and/or the City, or other housing within the Project Area;
7. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
8. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan;
9. Acquisition of property, subject to the limits set forth in this Plan;
10. Management of property under the ownership and control of the CRA/LA; and
11. Demolition or removal of buildings and improvements.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the CRA/LA may use the authority provided in this Plan as now or hereafter permitted by law, which authority is not expressly limited by this Plan.

§ 402. Participation by Owners and Tenants and Business Re-entry Preferences

§ 402.1. Opportunities for Participation

In accordance with this Plan and the rules for owner participation adopted by the CRA/LA pursuant to this Plan and the Community Redevelopment Law, 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, 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 CRA/LA and purchasing and developing other properties in the Project Area, by participating with developers in the redevelopment of all or a portion of their properties, or by other suitable means.

Persons and entities who retain and/or repair or improve their property without CRA/LA assistance shall not be required to comply with owner participation rules and shall not be required to enter into owner participation agreements.

In addition to opportunities for participation by individual persons, firms, and nonprofit and local development corporations, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations or other joint entities.

§ 402.2. Preferences for Re-entry of Persons Engaged in Business

In accordance with this Plan and the rules for preference for businesses to reenter the Project Area adopted by the CRA/LA pursuant to this Plan and the Community Redevelopment

Law, the CRA/LA shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan. Assistance may include, but is not necessarily limited to, the provision of business loans to re-enter previously occupied buildings within the Project Area, and agreements for owner participation and disposition and development that are written to expressly provide for business re-entry upon building repair and reconstruction facilitated by the CRA/LA.

§ 402.3. Rules for Owner Participation and Preferences for Businesses to Re-enter

The CRA/LA has promulgated rules for owner participation and preferences for businesses to re-enter within the Project Area which may be amended from time to time. Where there is a conflict between the participation and re-entry preferences provisions in this Plan and such rules adopted by the CRA/LA, the rules shall prevail.

§ 402.4. Participation Agreements

The CRA/LA may require that each participant who has submitted an acceptable proposal to the CRA/LA shall enter into an agreement with the CRA/LA by which the participant agrees to rehabilitate, develop or use and maintain the property in conformance with the Plan and to be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property shall be required to sign and join in the recordation of such documents as are necessary to make the provisions of this Plan and such participation agreement applicable to their properties.

§ 403. Acquisition of Property

§ 403.1. Acquisition of Real Property

The CRA/LA may acquire, but is not required to acquire, any real property located in the Project Area, by gift, devise, exchange, purchase, or any other means authorized by law, provided however, the CRA/LA may use eminent domain to acquire properties only on parcels shown on the map attached as Exhibit 6 and designated as "Area in which the CRA/LA has eminent domain authority."

The CRA/LA is authorized to acquire structures without acquiring the land upon which those structures are located. The CRA/LA is also authorized to acquire any other interest in property less than a fee.

The CRA/LA must commence eminent domain proceedings with respect to any property which it intends to acquire within twelve (12) years after date the City Council adopts the ordinance adopting this Fifth Amended and Restated Plan. This time limit for commencement of eminent domain proceedings may be extended only by amendment of the Plan. The CRA/LA may acquire property by voluntary (e.g., non-eminent domain) means after the expiration of the time limit for eminent domain proceedings and prior to the expiration of the effectiveness of the Plan.

Prior to any acquisition through eminent domain the CRA/LA shall adopt a resolution declaring a need to acquire any specific property and authorizing the acquisition by such method.

§ 403.2. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the CRA/LA is authorized to acquire personal property in the Project Area by any lawful means, except by eminent domain.

§ 404. Property Owned and Managed by the CRA/LA

During such time as property, if any, in the Project Area is owned by the CRA/LA, such property shall be under the management, maintenance and control of the CRA/LA. Such property may be rented or leased by the CRA/LA pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the CRA/LA may adopt in conformity with applicable City land use controls.

In any year during which it owns property in the Project Area, the CRA/LA is authorized, but not required, 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.

§ 405. Rehabilitation, Conservation and Moving of Structures

§ 405.1. Rehabilitation and Conservation

The CRA/LA is authorized to rehabilitate, retrofit and conserve, or to cause through voluntary agreement to be rehabilitated, retrofitted and conserved, any building or structure in the Project Area. The CRA/LA 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 CRA/LA. The CRA/LA may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating residential, commercial, industrial and other buildings and structures within the Project Area. The CRA/LA is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to preserve and add to the economic life of properties in the Project Area by a program of voluntary participation in their conservation and rehabilitation. The CRA/LA is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Project Area to maintain, repair, restore, demolish or replace their property consistent with this Plan and such standards as may be developed for the Project Area.

§ 405.2. Moving of Structures

As necessary in carrying out this Plan, the CRA/LA is authorized upon acquisition or through voluntary agreement to move or to cause to be moved any structure or building which can be rehabilitated to a location within or outside the Project Area.

§ 406. Demolition. Clearance. Public Improvements. Building and Site Preparation

§ 406.1. Demolition and Clearance

The CRA/LA is authorized upon acquisition or through voluntary agreement with the property owner(s) and the CRA/LA to demolish and clear buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purposes and objectives of this Plan.

§ 406.2. Public Improvements, Facilities and Utilities

To the extent and in the manner permitted by law, the CRA/LA 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 the Plan. Such public improvements, facilities and utilities include, but are not limited to, paving of streets, other street improvements, curbs, gutters, sidewalks, streetlights, medians, storm drains, traffic signals and synchronization, parks and park facilities, lighting, plazas, playgrounds, motor vehicle parking facilities, landscaped areas, street furnishings, mass transportation, bicycle and pedestrian facilities, transportation control measures and circulations improvements, and those public improvements set forth in Exhibit No.3, Proposed Public Improvements and Facilities Projects, attached hereto and incorporated herein by this reference.

§ 406.3. Preparation of Building Sites

To the extent and in the manner permitted by law, the CRA/LA is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the CRA/LA. The CRA/LA 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, public and other uses provided in this Plan.

§ 407. Disposition and Development of Property

§ 407.1. Real Property Disposition and Development - General

For the purposes of this Plan the CRA/LA 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 CRA/LA is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding, but only after public hearing.

All real property acquired, in whole or in part, directly or indirectly, by the CRA/LA 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 CRA/LA may be conveyed by the CRA/LA without charge to the City and where beneficial to the Project, without charge to any other public body. Property acquired by the CRA/LA for rehabilitation and resale shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the CRA/LA as required by law.

Pursuant to the provisions of this Plan and the rules adopted by the CRA/LA, the CRA/LA may offer real property acquired by the CRA/LA in the Project Area for purchase and development by owner participants and developers.

Pursuant to the provisions of Section 33444.6 of the Community Redevelopment Law, as part of an agreement that provides for the development, rehabilitation and retrofitting of property in the Project Area to be used for industrial or manufacturing purposes, the CRA/LA 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 CRA/LA 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.

§ 407.2. Disposition and Development Documents

The CRA/LA 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 CRA/LA 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 CRA/LA fixes as reasonable, and to comply with other conditions which the CRA/LA 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, all real property sold, leased or conveyed by the CRA/LA, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and other conditions imposed the CRA/LA by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the CRA/LA, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

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

All property in the Project is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, sexual

orientation, 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 a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law, including, but not limited to, the clauses required by Section 33436 of the Community Redevelopment Law.

§ 407.3. Development by CRA/LA or Other Public Bodies or Entities

To the extent and in the manner now or hereafter permitted bylaw, the CRA/LA 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: (1) 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 (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community. Such determinations by the CRA/LA and the City Council shall be final and conclusive.

The CRA/LA may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section and the obligation of the CRA/LA under such contract, lease or agreement shall constitute an indebtedness of the CRA/LA which may be made payable out of the taxes levied in the Project Area and allocated to the CRA/LA under subdivision (b) of Section 33670 of the Community Redevelopment Law and under Section 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.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City, such contract may be made with, and such reimbursement may be made payable to, the City.

Before the CRA/LA commits to use the portion of taxes to be allocated and paid to the CRA/LA pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing in accord with the provisions of Section 33679 of the Community Redevelopment Law.

§ 407.4. Development

Where development is proposed pursuant to an owner participation or disposition and development agreement with the CRA/LA, development plans shall be submitted to the CRA/LA for approval to ensure consistency with the Owner Participation Agreement and/or the

Disposition and Development Agreement. All development subject to an Agreement with the CRA/LA in the Project Area must conform to this Plan 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 CRA/LA shall ensure 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.

§ 407.5. Disposal of Personal Property

For the purposes of this Plan, the CRA/LA is authorized to sell, lease, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the CRA/LA.

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

§ 408.1. General Authority

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

§ 408.2. Increased and Improved Supply of Affordable Housing

Subject to any limitations and exceptions authorized by law and exercised by the CRA/LA, not less than twenty percent (20%) of all taxes which are allocated to the CRA/LA pursuant to Section 33670 of the Community Redevelopment Law for the Project shall be used by the CRA/LA 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 Section 50052.5, to persons and families of low or moderate income, as defined in Health & Safety Code Section 50093, and very low income households, as defined in Health & Safety Code Section 50105, unless one or more of the following findings are made: (1) that no need exists in the City to improve or increase the supply of low and moderate income housing in a manner which would benefit the Project Area; or (2) that some stated percentage less than 20 percent (20%) of the taxes which are allocated to the CRA/LA pursuant to Section 602 is sufficient to meet such housing needs.

In carrying out the purposes of Section 33334.2, the CRA/LA may exercise any or all of its powers, including, but not limited to, the following:

1. Acquire land or building sites subject to the limits set forth in this Plan;
2. Improve land or building sites with on-site or off-site improvements in accordance with the requirements of Health and Safety Code Section 33334.2(e)(2);

3. Donate land to private or public persons or entities;
4. Construct buildings or structures;
5. Acquire buildings or structures;
6. Rehabilitate buildings or structures;
7. Provide subsidies to or for the benefit of persons or families of very low-, low-, or moderate-income;
8. Develop building plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges; and
9. Preserve the availability of lower income households of affordable housing units in housing development that are assisted or subsidized by public entities and that are threatened with imminent conversion to market rate.

The CRA/LA shall require as a condition of any assistance to be made available to multiple family dwelling unit buildings, that a management plan be submitted for CRA/LA approval to assure compliance on an on-going basis with appropriate standards of maintenance and operation.

The CRA/LA may use these funds to meet, in whole or in part, the replacement and inclusionary housing provisions of the Community Redevelopment Law. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by Section 33334.2 of the Community Redevelopment Law.

These funds shall be deposited by the CRA/LA into a separate Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Community Redevelopment Law, and held in such Fund until used. Any interest earned by such Low and Moderate Income Fund shall accrue to the Fund. The CRA/LA shall use the moneys in the fund as required and authorized by the Community Redevelopment Law.

§ 408.3. New or Rehabilitated Dwelling Units Developed within the Project Area

As required by the Community Redevelopment Law, at least fifteen percent (15%) of all new and rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the CRA/LA shall be available at affordable housing cost to persons and families of low or moderate income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be available at affordable housing cost to very low-income households.

The percentage requirements set forth in this Section shall apply in the aggregate and not to each individual case of rehabilitation, development or construction of dwelling units.

Notwithstanding the requirements of the preceding paragraphs of this Section 408, for so long as permitted or authorized by applicable law, the following provisions shall apply:

1. The requirements of the first paragraph of this Section 408.3 shall not apply to rehabilitated dwelling units unless such dwelling units are substantially rehabilitated.
2. To satisfy the provisions of the first paragraph of this Section 408.3, the CRA/LA may utilize the provisions of Sections 33413(b)(2) (A)(ii) to (v), inclusive, (under which the CRA/LA may provide for two units outside the Project Area for each unit which would have been available inside the Project Area; substantially rehabilitated prior to January 1, 2002 includes multi-family housing of three or more dwelling units, and CRA/LA assisted dwelling units with one or two units and after January 1, 2002 means all units substantially rehabilitated with CRA/LA assistance; substantial rehabilitation value means 25% of the after rehabilitation value, inclusive of land value; may aggregate new and substantially rehabilitated dwelling units in one or more project areas provided that the aggregation will not cause or exacerbate racial, ethnic, or economic segregation) and Sections 33413(b)(2) (B) and (C) (which provide for CRA/LA purchase of long-term affordability covenants), as applicable, of the Community Redevelopment Law.

§ 408.4. Duration of Dwelling Unit Availability

The CRA/LA shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 408.2 and 408.3 remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the CRA/LA, but for not less than 55 years for rental housing and 45 years for ownership housing.

§ 409. 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 CRA/LA 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 CRA/LA, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The CRA/LA, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The CRA/LA shall impose on all public bodies the planning and design controls contained in the 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 CRA/LA. 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 CRA/LA approval. The CRA/LA is authorized to assist in the development of publicly owned buildings, facilities, structures or other improvements as provided in Section 407.3 of this Plan.

Pursuant to Section 33401 of the Community Redevelopment Law, the CRA/LA 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.

§ 500. LAND USES AND DEVELOPMENT REQUIREMENTS

§ 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. Real property in the Project Area shall be developed, rehabilitated and otherwise changed in conformance with the provisions of this Plan and in accordance with the City's General Plan and any Specific Plan or Plans including any Community Plan ("Specific Plan"), zoning ordinances and other building and development regulations that may have been approved for the area. All land uses shall be those permitted by the General Plan and any applicable Specific Plan and shall be deemed to be automatically modified as the General Plan and any applicable Specific Plan may be revised from time to time in order to maintain conformance of this Redevelopment Plan with the General Plan and any applicable Specific Plan.

§ 502. Project Area Map

The Project Area Map attached hereto and incorporated herein as Exhibit No. 2 illustrates the location of the Project boundaries, the major and immediately adjacent streets and the proposed public rights-of-way and public easements.

§ 503. Permitted Land Uses

§ 503.1. Residential

Areas shown in the General Plan and any applicable Specific Plan for Residential use shall be maintained, developed and used for single or multiple family housing as specified and permitted within such areas by the General Plan.

§ 503.2. Commercial

Areas shown in the General Plan and any applicable Specific Plan for Commercial use shall be developed, maintained and used in accordance with the uses permitted in the General Plan. Residential uses will be permitted in Commercial areas where permitted by the General Plan.

§ 503.3. Industrial

Areas shown in the General Plan for Industrial use shall be developed, maintained and used in accordance with the uses permitted in the General Plan.

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

§ 504.1. Public Uses

Areas shown in the General Plan as Public shall be used for public facilities, including, but not limited to, school sites, public services, open space and recreation areas.

The CRA/LA may, at the request of the public body owning a site, redesignate the site for a use other than Public provided that the CRA/LA finds that:

1. The change in use is consistent with the goals of the Plan;
2. The change in use is compatible with the land use designations for the adjacent areas; and
3. The change in use shall be subject to all required City approvals.

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

The street layout in the Project Area is illustrated on the Project Area Map (Exhibit No.2) 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 development of the Project. Additional public streets, rights-of-way and easements may be created in the Project as needed for development and circulation. Any changes in the existing street layout shall be in accord with, and shall be effectuated in the manner prescribed by, state and local law.

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

The air rights over public rights-of-way may be used for private uses, buildings, platforms, decks and other uses subject to CRA/LA 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 Public, Semi-Public, Institutional and Nonprofit Uses

In any area of the Project, the CRA/LA is authorized to permit the establishment, alteration or enlargement of public, semi-public, institutional or nonprofit uses, consistent with the General Plan and any applicable Specific Plan, 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 CRA/LA may impose such other reasonable restrictions upon such uses as are necessary to protect the development and use of the Project Area. The CRA/LA shall give special consideration to participation in such projects to qualified nonprofit organizations which have a special understanding of the needs and concerns of the community.

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

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. The density of development pursuant to the Plan shall conform to all City land use controls, including, but not limited to, the General Plan, applicable community and specific plans, zoning ordinances and other building and development regulations.

§ 506. Number of Dwelling Units

The approximate number of dwelling units in the Project Area is 3604.

§ 507. 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 optimal use of living plant material.

§ 508. Nondiscrimination and Nonsegregation

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

§ 600. METHODS FOR FINANCING THE PROJECT

§ 601. General Description of the Proposed Financing Methods

The CRA/LA is authorized to finance the Project with financial assistance from the City, State and federal government of the United States of America, property tax increments, special assessment districts, sales and transient occupancy tax funds, donations, interest income,

CRA/LA bonds, loans from private financial institutions, the lease of CRA/LA-owned property, sale of CRA/LA-owned property and/or any other available source, public or private.

The CRA/LA is also authorized to obtain advances, borrow funds, issue bonds and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the CRA/LA. Advances and loans from survey and planning and for the operating capital for administration of this Project may be provided by the City until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through issuance of bonds, loans, grants, and in-kind assistance.

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 CRA/LA 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. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 602 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific project activities.

It is estimated that the total Project cost to the CRA/LA will not exceed revenues derived from the Project or obtained by the CRA/LA on behalf of the Project. Revenues will be received from the sale of land. The remaining balance will come from the following: tax increments, revenue from the lease of CRA/LA-owned lands and buildings, participation agreements, repayments of loans and interest earned thereon, capital improvement funds from the City, sales and transit occupancy tax funds, and other special use taxes and other sources which are now or may become available to the CRA/LA.

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

§ 602. Tax Increment Funding

§ 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, or any district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the 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 CRA/LA to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the CRA/LA 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 into the fund of 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.

To the extent permitted by law consistent with the provisions of this Plan, and without limiting or modifying the provisions of this Section 602.1 (or any other provision of this Plan) in a manner adverse to the CRA/LA, for purposes of California Health and Safety Code Sections 33328, 33670 and 33675 and for purposes of allocation of taxes pursuant to Section 33670 and the provisions of this Plan, "last equalized assessment roll" and "base-year assessment roll" mean the assessment roll as reduced in accordance with subdivision (b) of Section 170 of the California Revenue and Taxation Code.

§ 602.2. Distribution to Affected Taxing Entities

To the extent required by applicable law, the CRA/LA shall make payments to Affected Taxing Entities calculated pursuant to this Section 602.2. All amounts calculated pursuant to this Section shall be calculated after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted from the total amount of tax increment funds received by the CRA/LA in the applicable fiscal year. The payments made pursuant to this Section to the Affected Taxing Entities shall be allocated among such entities in proportion to the percentage share of property taxes each Affected Taxing Entity receives during the fiscal year the funds are

allocated. CRA/LA payments to the Affected Taxing Entities shall be reduced in accordance with the provisions of Section 33607.5 of the Community Redevelopment Law or any other applicable provisions of law.

1. Commencing with the first fiscal year in which the CRA/LA receives tax increments and continuing through the last fiscal year in which the CRA/LA receives tax increments, the CRA/LA shall pay to the Affected Taxing Entities, an amount equal to twenty-five percent (25%) of the tax increments received by the CRA/LA after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted.
2. Commencing with the 11th fiscal year in which the CRA/LA receives tax increments and continuing through the last fiscal year in which the CRA/LA receives tax increments, the CRA/LA shall pay to the Affected Taxing Entities other than the City, in addition to the amounts paid under (1), and after deducting the amount allocated to the Low and Moderate Income Housing Fund, an amount equal to 21 percent (21 %) of the portion of tax increments received by the CRA/LA, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the first adjusted base year assessed value. The first adjusted base year assessed value is the assessed value of the Project Area in the 10th fiscal year in which the CRA/LA receives tax increment.
3. Commencing with the 31st fiscal year in which the CRA/LA receives tax increments and continuing through the last fiscal year in which the CRA/LA receives tax increments, the CRA/LA shall pay to the Affected Taxing Entities other than the City, in addition to the amounts paid pursuant to (1) and (2), and after deducting the amount allocated to the Low and Moderate Income Housing Fund an amount equal to 14 percent (14%) of the portion of tax increments received by the CRA/LA, which shall be calculated by applying the tax rate against the amount of assessed value by which the current-year assessed value exceeds the second adjusted base-year assessed value. The second adjusted base year assessed value is the assessed value of the Project Area in the 30th fiscal year in which the CRA/LA receives tax increments.

The payments made pursuant to this Section are the exclusive payments that are required to be made by the CRA/LA to Affected Taxing Entities during the term of this Plan.

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

In each fiscal year, the City may elect to receive, and the CRA/LA shall pay to it, an amount proportional to the amount each Affected Taxing Entity receives pursuant to subdivision (1) of this Section 602.2.

§ 602.3. CRA/LA Pledge of Tax Increments

The portion of taxes allocated to the CRA/LA in paragraph (2) of Section 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 CRA/LA to finance or refinance the Project in whole or in part.

The CRA/LA 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 CRA/LA is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project.

The CRA/LA 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 CRA/LA.

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

The bonds and other obligations of the CRA/LA 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 CRA/LA; 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 CRA/LA shall be established or incurred by the CRA/LA after December 9, 2024. This limit, however, shall not prevent the CRA/LA from incurring debt to be paid from the CRA/LA's Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the CRA/LA's housing obligations under Section 33413 of the Community 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. This limit shall not prevent the CRA/LA from refinancing, refunding, or restructuring indebtedness after the time limit, if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by this Section. No indebtedness to finance, in whole or in part, the Project and which is to be repaid from the division and allocation of taxes to the CRA/LA shall be repaid with such taxes beyond December 9, 2042.

§ 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 Section 602.1 above which can be outstanding at any one time shall not exceed \$50,000,000 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. In addition, the CRA/LA may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

§ 700. TIME LIMIT ON PLAN'S EFFECTIVENESS

The provisions of this Plan shall be effective until December 9, 2027. After the time limit on the effectiveness of the Plan, the CRA/LA shall have no authority to act pursuant to the Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the CRA/LA has not completed its housing obligations pursuant to Section 33413 of the Community Redevelopment Law, in which case the CRA/LA shall retain its authority to implement requirements under Section 33413, 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.

§ 800. PROCEDURE FOR AMENDMENT

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

§ 900. ACTIONS BY THE CITY

The City shall aid and cooperate with the CRA/LA in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan. 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 modification 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. Provision for administrative enforcement of this Plan by the City after development. The City and the CRA/LA shall develop and provide for a program for continued maintenance by owners of all real property, both public and private, within the Project throughout the duration of this Plan.

4. Encourage the provision of a variety of housing types, both in terms of income and construction.
5. Encourage historic preservation, including the use of Federal and State assistance.
6. Performance of the above, and of all other functions and services relating to public health, safety and physical development which will permit the Recovery of the Project to be commenced and carried to completion without unnecessary delays.
7. The undertaking and completing of any other proceedings necessary to carry out the Project.

§ 1000. COMMUNITY PARTICIPATION

Pursuant to the Ordinance adopting this Plan, the CRA/LA will promote the Plan's implementation through the provision of wide-spread public information and by obtaining public input on program activity to alleviate the impacts of the Northridge Earthquake and remediate blight. Community participation strategies to be instituted by the CRA/LA, in consultation with the Council person for the area, shall emphasize the participation of affected property owners, residents, businesses and community organizations. Strategies appropriate to the area may include, but are not necessarily limited to, the appointment of a community advisory board, public forums, and/or workshops to obtain public input regarding the preparation of work program objectives and their priority, review programs and to aid in the implementation of program activities over time.

EXHIBIT NO. 1

LEGAL DESCRIPTION OF PROJECT AREA

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MOLLENHAUER, HIGASHI & MOORE, INC.
JOB NO. 16436
EARTHQUAKE DISASTER ASSISTANCE PROJECT
FOR LAUREL CANYON COMMERCIAL CORRIDOR
(COUNCIL DISTRICT NO. 2)
November 21, 1994

A parcel of land in the City of Los Angeles, in the County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the centerline of Burbank Boulevard, 100 feet wide, with the centerline of Whitsett Avenue, of variable width, formerly 83 feet wide, as said streets and intersection are shown on the map of Tract No. 25705, recorded in Book 660, Page 18 of Maps, in the office of the County Recorder of said County; thence northerly 255.12 feet along the centerline of said Whitsett Avenue to an intersection with the westerly prolongation of the northerly line of said Lot 1; thence easterly 643.94 feet along said prolongation and along said northerly line and its easterly prolongation to centerline of Rhodes Avenue, 60 feet wide, formerly 50 feet wide as shown on the map of said Tract No. 25705; thence southerly 55.1 feet along the centerline of said Rhodes Avenue to the westerly prolongation of the northerly line of Lot 1 of Tract No. 47427, as per map recorded in Book 1180, Pages 76 and 77 of said Maps; thence easterly 167.75 feet along said prolongation and said northerly line to the northeasterly corner of said Lot 1, said northerly line being also the southerly line of an Alley, 20 feet wide, as shown on the map of said Tract No. 47427; thence southerly 20 feet along the easterly line of said Lot 1 to the northwesterly corner of Lot 7 of Tract No. 16647, as per map recorded in Book 429, Page 37 of said Maps, being a point in the southerly line of the easterly continuation of said last mentioned Alley; thence easterly 194.42 feet along the various courses, including curves, in the general southerly boundary of said Alley, and its easterly prolongation to the centerline of Corteen Place, 60 feet wide, as said centerline is shown on the map of said Tract No. 16647; thence northerly 54.55 feet along the centerline of said Corteen Place to the westerly prolongation of the northerly line of Lots 35 and 36 of Tract No. 14198, as per map recorded in Book 316, Page 45 and 46 of said Maps, said northerly line being the southerly line of an Alley, of variable width, as shown on the map of said Tract No. 14198; thence easterly 137.57 feet along said prolongation and said northerly line to the northeasterly corner of said Lot 36; thence southerly 20 feet along the easterly line of said Lot 36 to the northwesterly corner of Lot 37 of said Tract No. 14198; thence easterly 60.00 feet along the northerly line of said Lot 37 to the northeasterly corner of said Lot; thence northerly 20 feet along the northerly prolongation of the easterly line of said Lot 37 to the northwesterly corner of Lot 1 of Tract No. 23075, as per map filed in Book 788, Pages 94 and 95 of said Maps, being a point in the southerly line of an Alley, 20 feet wide, as shown on the map of said Tract No. 23075; thence easterly 130.00 feet along

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the northerly line of said Lot 1, to the northeasterly corner of said Lot, being also the northwesterly corner of Lot 2 of Tract No. 22843, as per map recorded in Book 717, Pages 15 and 16 of said Maps, being a point in the southerly line of the easterly continuation of said last mentioned Alley; thence easterly 330.77 feet along the northerly line and its easterly prolongation of Lots 2 and 1 of said Tract No. 22843 to the centerline of St. Clair Avenue, 60 feet wide, as shown on the map of said Tract No. 22843; thence southerly 124.4 feet along the centerline of said St. Clair Avenue to the westerly prolongation of the northerly line of Lot 49 of Tract No. 12936, as per map recorded in Book 248, Pages 15 and 16 of said Maps; thence easterly 155.57 feet along said prolongation and said northerly line of Lot 49 to the northeasterly corner of said Lot; thence northerly 77.59 feet along the westerly line of Lot 50 of said Tract No. 12936 to the southerly line of the northerly 2 feet of said Lot; thence easterly 175.00 feet along said southerly line and its easterly prolongation to the centerline of Bellingham Avenue, 60 feet wide, as shown on the map of said Tract No. 12936; thence southerly 46.0 feet along the centerline of said Bellingham Avenue to an intersection with the westerly prolongation of a line parallel with the southerly line of Lot 8 of Tract No. 12080, as per map recorded in Book 286, Page 34 of said Maps, which parallel line passes through the easterly line of said Bellingham Avenue at a point distant 100 feet southerly thereon from the southwesterly corner of said Lot 8; thence easterly 133 feet along said prolongation and said parallel line to a line parallel with said centerline of Bellingham Avenue, which last mentioned parallel passes through the centerline of Burbank Boulevard, 100 feet wide, as shown on the map of said last mentioned tract, at a point distant 133 feet easterly thereon, from said centerline of Bellingham Avenue; thence northerly 102.44 feet along said last mentioned parallel line to an angle point in the southerly line of said Lot 8 of Tract No. 12080 at the westerly terminus of that certain course having a distance of 92 feet in the general southerly boundary of said Lot 8; thence easterly 92 feet along said certain course to an angle point in said Lot 8; thence southerly 2.45 feet along a westerly line of said Lot 8 to an angle point in said Lot; thence easterly 45.03 feet along a southerly line of said Lot 8, to a point distant North 89° 54' 54" West 60.50 feet along said last mentioned southerly line from the southeasterly corner of said Lot 8; thence South 00° 05' 54" West 50.00 feet; thence South 15° 56' 08" East 38.02 feet to the intersection of the northerly line of the southerly 135 feet of Lot 133 of the Lankershim Ranch Land and Water Co. Subdivision, as per map recorded in Book 31, Pages 39 to 44 of Miscellaneous Records, in said office of the County Recorder, with the westerly line of the easterly 50 feet of that portion of said Lot 133 lying westerly of the southerly prolongation of the most easterly line of said Lot 8 of Tract No. 12080; thence easterly 50 feet along said northerly line of the southerly 135 feet of Lot 133 to the westerly line of Lot 15 of Tract No. 5708, as per map recorded in Book 63, Page 36 of said Maps; thence northerly 65 feet along said westerly line to

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the northwesterly corner of said Lot 15; thence easterly 120 feet along the northerly line of Lots 15 and 14 of said Tract No. 5708 to the westerly line of the easterly 180.50 feet of Lot 16 of said Tract No. 5708; thence northerly 100 feet along said westerly line to the northerly line of said Lot 16; thence easterly 0.50 feet along said northerly line to the westerly line of the easterly 180 feet of Lot 17 of said Tract No. 5708; thence northerly 100 feet along said last mentioned westerly line to the northerly line of said Lot 17; thence westerly 40 feet along said northerly line to the westerly line of the easterly 220 feet of Lot 18 of said Tract No. 5708; thence northerly 50 feet along said last mentioned westerly line to the northerly line of the southerly one-half of said Lot 18; thence westerly 10 feet along said last mentioned northerly line to the westerly line of the easterly 230 feet of said Lot 18; thence northerly 50 feet along said last mentioned westerly line to the northerly line of said Lot 18; thence easterly 56.41 feet along said northerly line to the easterly line of the westerly 126.90 feet of Lot 19 of said Tract No. 5708; thence northerly 50 feet along said last mentioned easterly line; thence westerly 1.90 feet parallel with the northerly line of said Lot 19 to the easterly line of the westerly 125.00 feet of said Lot 19; thence northerly 50 feet along said last mentioned easterly line to said northerly line of Lot 19; thence westerly 5 feet along said northerly line to the easterly line of the westerly 120 feet of Lot 20 of said Tract No. 5708; thence northerly 100 feet along said last mentioned easterly line to the northerly line of said Lot 20; thence along said northerly line to the southwesterly corner of Parcel A of Parcel Map LA No. 3104, as per map filed in Book 76, Pages 73 and 74 of Parcel Maps, in said office of the County Recorder; thence northerly 200 feet along the westerly line of said Parcel A to the northeasterly corner of Parcel D of said Parcel Map LA No. 3104; thence westerly 6.02 feet along the northerly line of said Parcel D to the westerly line of the easterly 186.5 feet of Lot 23 of said Tract No. 5708; thence northerly 100 feet along said westerly line to the northerly line of said Lot 23; thence easterly 16.03 feet along said northerly line to an intersection with the easterly line of the westerly 130 feet of Lot 24 of said Tract No. 5708; thence northerly 100.00 feet along said easterly line to the northerly line of said Lot 24; thence westerly 25 feet along said northerly line to the easterly line of the westerly 105 feet of Lot 25 of said Tract No. 5708; thence northerly along said last mentioned easterly line to the northerly line of said Lot 25; thence westerly 105 feet along said northerly line to the southwesterly corner of Lot 26 of said Tract No. 5708; thence northerly 81.98 feet along the westerly line of said Lot 26 to the northwesterly corner of said Lot; thence easterly 113.91 feet along the northerly line of said Lot 26 to the southwesterly corner of Lot 205 of Tract No. 7175, as per map recorded in Book 100, Pages 9 and 10 of said Maps; thence northerly 159.9 feet along the westerly line of Lots 205 and 204 of said Tract No. 7175 to the northwesterly corner of said Lot 204, being a point in the southerly line of Emelita Street, 60 feet wide, formerly Hovey

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Street as shown on the map of said Tract No. 7175; thence northerly in a direct line to the southwesterly corner of Lot 150 of said Tract No. 7175, being a point in the northerly line of said Emelita Street and also being a point in the easterly line of an Alley, 20 feet wide, as shown on the map of Tract No. 9553, recorded in Book 154, Pages 46 and 47 of said Maps; thence northerly 188.40 feet along the westerly line of Lots 150, 149 and 148 of said Tract No. 7175 to the northwesterly corner of said Lot 148, being also the southwesterly corner of Lot 145 of said Tract No. 9553; thence northerly 62.80 feet along the westerly line of said Lot 145 to the northwesterly corner of said Lot, being also the southwesterly corner of Lot 146 of said Tract No. 7175; thence northerly 62.80 feet along the westerly line of said Lot 146 to the northwesterly corner of said Lot, being the intersection of the easterly line of said last mentioned Alley, with the southerly line of Califa Street, 60 feet wide, formerly Grove Street as shown on the map of said Tract No. 7175; thence northerly in a direct line to the southwesterly corner of Lot 91 of said Tract No. 7175, being a point in the northerly line of said Califa Street, and being also a point in the easterly line of the northerly continuation of said last mentioned Alley; thence northerly 104 feet along the westerly line of Lots 91 and 90 of said Tract No. 7175 to the southwesterly corner of Lot 108 of said Tract No. 9553; thence northerly 240 feet along the westerly line of Lots 108, 107, 106 and 105 of said Tract No. 9553 to the northwesterly corner of said Lot 105, being the intersection of the easterly line of said last mentioned Alley with the southerly line of Tiara Street, 60 feet wide, as shown on the map of said Tract No. 9553; thence northerly 30 feet along the northerly prolongation of the westerly line of said Lot 105 of Tract No. 9553 to the centerline of said Tiara Street; thence easterly 60.0 feet along the centerline of said Tiara Street to the southerly prolongation of the easterly line of the westerly 60 feet of Lots 37 and 38 of said Tract No. 9553; thence northerly 134 feet along said prolongation and said easterly line to the southerly line of Lot 36 of said Tract No. 9553; thence westerly 60 feet along said southerly line to the southwesterly corner of said Lot; thence northerly 250 feet along the westerly line of Lots 36 through 33, inclusive, of said Tract No. 9553 and its northerly prolongation to the centerline of Oxnard Street, of variable width, formerly 65 feet wide as shown on the map of said Tract No. 9553, said centerline being a line parallel with and distant 40 feet northerly, measured at right angles, from the northerly line of said Lot 33; thence easterly 66.3 feet along the centerline of said Oxnard Street to the southerly prolongation of the westerly line of Lots 1 through 11, inclusive, of Tract No. 8535, as per map recorded in Book 147, Pages 99 and 100 of said Maps, said westerly line of Lots 1 through 11 being the easterly line of an Alley, 20 feet wide, as shown on the map of said Tract No. 8535; thence northerly along said prolongation and said westerly line and its northerly prolongation to an intersection with that certain course having a bearing and distance of "North 42° 23' 03" West 880.07 feet" in the general northeasterly boundary of the land described

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as Parcel 1A in the Final Order of Condemnation entered in Los Angeles County Superior Court Case No. 819813, a certified copy of which was recorded September 2, 1969, in Book D4485, Page 102 of Official Records, in said office of the County Recorder, said general northeasterly boundary being the northeasterly boundary of the Hollywood (Route 170) Freeway, as shown on State of California Department of Transportation (hereinafter referred to as D.O.T.) Right of Way map no. F-1386; thence along the general northeasterly and easterly boundary of said Parcel 1A the following courses: North 42° 23' 03" West along said certain course to its northwesterly terminus at the beginning of a tangent curve concave northeasterly and having a radius of 2010 feet; northwesterly, along said curve, through a central angle of 10° 10' 05" an arc distance of 356.71 feet; North 37° 24' 25" West 5.44 feet; North 57° 56' 18" East 44.66 feet; North 34° 17' 50" West 85.34 feet; North 06° 02' 32" West 219.23 feet; North 23° 36' 13" West 81.79 feet; North 18° 46' 55" West 45.44 feet; and North 00° 01' 30" East 214.71 feet to the northerly line of Lot 108 of said Lankershim Ranch Land and Water Company's Subdivision; thence leaving the boundary of said Parcel 1A northerly 25 feet to the intersection of the centerline of Victory Boulevard, 100 feet wide, formerly 75 feet wide, with the centerline of St. Clair Avenue, 60 feet wide, formerly 30 feet wide as said streets are shown on the map of Tract No. 15405, recorded in Book 375, Pages 11 and 12 of said Maps, said centerline of St. Clair Avenue being the westerly line of the 1 foot wide "Future Street" shown as Lots 25 and 26 on the map of said Tract No. 15405; thence northerly 997.28 feet along the centerline of said St. Clair Avenue to the southerly line of Tract No. 12523, as per map recorded in Book 293, Pages 45 and 46 of said Maps; thence continuing northerly 1645.39 feet along the centerline of said St. Clair Avenue, being the westerly line of said Tract No. 12523 and its northerly prolongation, to the centerline of Vanowen Street, of variable width, said last mentioned centerline being a line parallel with and distant 40 feet northerly, measured at right angles, from the northerly line of Lots 1 through 5, inclusive, Lots 24 through 28, inclusive, Lots 47 through 51, inclusive, and Lots 70 through 74, inclusive, all in Tract No. 9044, as per map recorded in Book 147, Pages 12 and 13 of said Maps, thence easterly 990.74 feet along the centerline of said Vanowen Street to the centerline of Laurel Canyon Boulevard, 100 feet wide, formerly Pacoima Avenue 90 feet wide as shown on the map of said last mentioned tract, said centerline of Laurel Canyon Boulevard being a line parallel with and distant 50 feet easterly, measured at right angles, from the easterly line of Lots 74 through 83, inclusive, of said Tract No. 9044; thence southerly 659.98 feet along the centerline of said Laurel Canyon Boulevard to the centerline of Archwood Street, 60 feet wide, as shown on the map of said last mentioned tract; thence continuing southerly 661.30 feet along the centerline of said Laurel Canyon Boulevard to the centerline of Kittridge Street, 60 feet wide, as shown on the map of Tract No. 16071, recorded in Book 400, Pages 7 and 8 of said Maps; thence easterly 170 feet along the centerline of said

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Kittridge Street as shown on the map of Tract No. 12128, recorded in Book 229, Pages 36 and 37 of said Maps, to an intersection with the northerly prolongation of the westerly line of the easterly 10 feet of Lots 1 through 6, inclusive, of said Tract No. 12128, said westerly line being the westerly line of a "Future Alley", 20 feet wide, as shown on the map of said Tract No. 12128; thence continuing southerly 369.24 feet along said prolongation and said westerly Alley line to the intersection of the southerly line of said Tract No. 12128 with the westerly line of the easterly 10 feet of Lots 1 through 5, inclusive, of Tract No. 12656, as per map recorded in Book 242, Page 12 of said Maps, said last mentioned westerly line being the westerly line of a "Future Alley", 20 feet wide, as shown on the map of said Tract No. 12656; thence continuing southerly 291.36 feet along said last mentioned westerly Alley line and its southerly prolongation to the centerline of Hamlin Street, 60 feet wide, as shown on the map of said Tract No. 12656; thence easterly 9.3 feet along the centerline of said Hamlin Street to the northerly prolongation of the westerly line of Lots 28 through 35, inclusive, of Tract No. 12855, as per map recorded in Book 249, Page 37 of said Maps; thence southerly 470.62 feet along said prolongation and said westerly line to the southwesterly corner of said Lot 35; thence easterly 482.28 feet along the southerly lines of Lots 35, 20, and 19 of said Tract No. 12855 and their prolongations to the centerline of Ben Avenue, 60 feet wide, as shown on the map of said Tract No. 12855; thence southerly 87.2 feet along the centerline of said Ben Avenue to the westerly prolongation of the northerly line of Lot 1 of said Tract No. 12855; thence easterly 164.52 feet along said prolongation and said northerly line to the northeasterly corner of said Lot 1; thence northerly 0.17 foot along the easterly line of Lot 2 of said Tract No. 12855 to the northwesterly corner of Lot 11 of Tract No. 12627, as per map recorded in Book 249, Page 46 of said Maps; thence easterly 329.56 feet along the northerly line of Lots 11 and 22 of said Tract No. 12627 and their prolongations to the northeasterly corner of said Lot 22; thence northerly 10.13 feet along the easterly line of Lot 21 of said Tract No. 12627 to the northwesterly corner of Lot 41 of Tract No. 12186, as per map recorded in Book 229, Page 38 of said Maps; thence easterly 165.00 feet along the northerly line of said Lot 41 and its easterly prolongation to the centerline of Radford Avenue, 60 feet wide, as shown on the map of said Tract No. 12186; thence northerly 1208.14 feet along the centerline of said Radford Avenue to the centerline of Kittridge Street, 60 feet wide, as shown on the map of said Tract No. 12186; thence easterly 1145.70 feet along the centerline of said Kittridge Street to the northerly prolongation of easterly line of an Alley, 20 feet wide, being the most easterly line of Tract No. 24123, recorded in Book 650, Pages 48 and 49 of said Maps; thence southerly 230.00 feet along said prolongation and said easterly line to the southeasterly corner of said Alley; thence westerly 145.15 along the southerly line of said Alley and along the southerly line of Lot 31 of said Tract No. 24123 to the easterly line of Simpson Avenue, of variable width, as shown on the

map of said Tract No. 24123; thence southerly 148.00 feet to the southeasterly corner of Lot 30 of said Tract No. 24123, being a point in the northerly line of Lot 3 of Tract No. 6009, as per map recorded in Book 65, Page 17 of said Maps; thence easterly 114.9 feet along the northerly line of Lots 3 and 1 of said Tract No. 6009 to the easterly line of the westerly 50.0 feet of said Lot 1; thence southerly 163.57 feet along said easterly line to the northerly line of Hamlin Street, 50 feet wide, formerly Evans Avenue as shown on the map of said last mentioned tract; thence southerly 50 feet in a direct line to the northwesterly corner of Lot 22 of said Tract No. 6009, said northwesterly corner being a point in the southerly line of said Hamlin Street; thence southerly 163.57 feet along the westerly line of Lots 22 and 23 of said Tract No. 6009 to the southwest corner of said Lot 23, being a point in the northerly line of Tract No. 6843, recorded in Book 80, Pages 79 and 80 of said Maps; thence easterly 10.2 feet along said northerly line of Tract No. 6843 to the westerly line of the easterly 150 feet of Lots 1 and 2 of said Tract No. 6843; thence southerly 111.35 feet along said westerly line to the southerly line of the northerly 59 feet of said Lot 2; thence easterly 65 feet along said southerly line to the westerly line of the easterly 85.00 feet of Lots 2, 3 and 4 of said Tract No. 6843; thence southerly 122 feet along said last mentioned westerly line to the northerly line of Gilmore Street, of variable width, formerly Patton Avenue, 50 feet wide as shown on the map of said Tract No. 6823; thence southerly 30 feet along the southerly prolongation of said last mentioned westerly line to the centerline of said Gilmore Street, being a line parallel with and distant 25 feet northerly, measured at right angles, from the northerly line of Lot 36 of said Tract No. 6843; thence westerly 50 feet along the centerline of said Gilmore Street to the northerly prolongation of the westerly line of the easterly 135 feet of said Lot 36; thence southerly 71 feet along said prolongation and said westerly line to the northerly line of Lot 37 of said Tract No. 6843; thence westerly 75.37 feet along said northerly line to the easterly line of Lot 35 of said Tract No. 6843; thence southerly 91 feet along said easterly line and its southerly prolongation to the southerly line of the northerly 24 feet of Lot 38 of said Tract No. 6843; thence easterly 55.36 feet along said southerly line to the easterly line of the westerly 55.36 feet of Lots 38 and 39 of said Tract No. 6843; thence southerly 90 feet along said easterly line to the northerly line of Victory Boulevard, 100 feet wide, formerly 75 feet wide as shown on the map of Tract No. 10096, recorded in Book 147, Pages 61 and 62 of said Maps; thence southerly 50 feet along the southerly prolongation of said last mentioned easterly line to the centerline of said Victory Boulevard; thence easterly 160 feet along the centerline of said Victory Boulevard to the northerly prolongation of the easterly line of Lot 10 of said Tract No. 10096; thence southerly 160 feet along said prolongation and said easterly line to the southeasterly corner of said Lot 10; thence westerly 590.18 feet along the southerly line and its prolongation of Lots 10 through 1, inclusive, of said Tract No. 10096 to the

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southwesterly corner of said Lot 1, being the intersection of the northerly line of an Alley, 20 feet wide, with the easterly line of Morella Avenue, 60 feet wide, as said Street and Alley are shown on the map of said Tract No. 10096; thence westerly 60 feet in a direct line to the southeasterly corner of Lot 7 of Tract No. 9283, as per map recorded in Book 149, Pages 76 and 77 of said Maps, being a point in the northerly line of the westerly continuation of said last mentioned Alley; thence westerly 270 feet along the southerly line of Lots 7 through 3, inclusive, of said Tract No. 9283, to the southwesterly corner of said Lot 3, being the intersection of the northerly line of an Alley, 20 feet wide, with the easterly line of Carpenter Avenue, 60 feet wide, as said Street and Alley are shown on the map of said Tract No. 9283; thence westerly in a direct line to the southeasterly corner of Lot 2 of said Tract No. 9283, being a point in the northerly line of the westerly continuation of said last mentioned Alley; thence westerly 135.74 feet along the southerly line of Lots 2 and 1 of said Tract No. 9283 to the southwesterly corner of said Lot 1, being also the southeasterly corner of Lot 6 of Tract No. 8712, as per map recorded in Book 108, Pages 56 and 57 of said Maps, being a point in the northerly line of the westerly continuation of said last mentioned Alley; thence westerly 135 feet along the southerly line of Lots 6, 5 and 4 of said Tract No. 8712 to the southwesterly corner of said Lot 4, being the intersection of the northerly line of an Alley, 20 feet wide, with the easterly line of Radford Avenue, 60 feet wide, as said Street and Alley are shown on the map of said Tract No. 8712; thence westerly 60 feet along the westerly prolongation of the southerly line of said Lot 4 to the westerly line of said Radford Avenue, said point being in the easterly line of Lot 1 of Tract No. 11616, as per map recorded in Book 225, Pages 36 and 37 of said Maps; thence southerly, westerly and northerly along the easterly, southerly and westerly lines of said Lot 1 (said easterly, southerly and westerly lines being respectively the westerly line of said Radford Avenue, the northerly line of Sylvan Street, 60 feet wide, and the easterly line of Gentry Avenue, 60 feet wide, all as shown on the map of said last mentioned tract), to the easterly prolongation of the northerly line of Lots 103 and 142 of Tract No. 10299, as per map recorded in Book 147, Pages 81 and 82 of said Maps; thence westerly 360.04 feet along said prolongation and along said northerly line of Lots 103 and 142 and their westerly prolongation to the centerline of Ben Avenue, 60 feet wide, as shown on the map of said Tract No. 10299; thence northerly 70 feet along the centerline of said Ben Avenue to the easterly prolongation of the southerly line of Lots 9 through 16, inclusive, of said Tract No. 10299; thence westerly 500.37 feet along said prolongation and along the southerly line of said Lots 9 through 16, and their westerly prolongation, to the southwesterly corner of said Lot 16, being the intersection of the northerly line of an East-West Alley, 20 feet wide, with the westerly line of a North-South Alley, also 20 feet wide, as said Alleys are shown on the map of said Tract No. 10299; thence southerly 1162.92 feet along the easterly line of Lots 17 through

38, inclusive, of said Tract No. 10299 and their southerly prolongation to the centerline of Erwin Street, 83 feet wide, said centerline of Erwin Street being a line parallel with and distant 30 feet southerly, measured at right angles, from the southerly lines of Lots 38, 39, 80, 81, 122, 123 and 156, of said Tract No. 10299; thence easterly 1160.45 feet along the centerline of said Erwin Street as shown on the map of Parcel Map LA No. 5304, filed in Book 145, Pages 30 and 31 of said Parcel Maps, to the centerline of Radford Avenue, 60 feet wide, as shown on the map of said parcel map; thence southerly 1322.49 feet along the centerline of said Radford Avenue to the centerline of Oxnard Street, of variable width, formerly 84 feet wide as shown on the map of Tract No. 20296, recorded in Book 517, Pages 4 and 5 of said Maps; thence westerly 1090.55 feet along the centerline of said Oxnard Street to the northerly prolongation of the easterly line of Lot 1 of Tract No. 26032, as per map recorded in Book 663, Page 50 of said Maps; thence southerly 384.00 feet along said prolongation and said easterly line of Lot 1 and along the easterly line of Lot 13 of Tract No. 11168, as per map recorded in Book 204, Pages 21 and 22 of said Maps, and its southerly prolongation to the centerline of Tiara Street, 60 feet wide, as shown on the map of said Tract No. 26032; thence westerly 55 feet along the centerline of said Tiara Street, as shown on the map of Tract No. 12808, recorded in Book 245, Page 1 of said Maps, to the northerly prolongation of the easterly line of Lot 14 of said Tract No. 12808; thence southerly 187.00 feet along said prolongation and along said easterly line to the southeasterly corner of said Lot 14; thence westerly 60.00 feet along the southerly line of said Lot 14 to the southwesterly corner of said Lot; thence southerly 750.55 feet along the easterly lines and their southerly prolongation of Lots 12, 7, 6 and 1 of said Tract No. 12808, to the southeasterly corner of said Lot 1, being a point in the northerly line of Lot 1 in the hereinabove described Tract No. 5708; thence easterly 185.4 feet along the northerly line of said Lot 1 of Tract No. 5708 to an intersection with the westerly line of the easterly 30.00 feet of said Lot 1, said westerly line being the westerly line of Agnes Avenue, 60 feet wide; thence southerly along the westerly line of said Agnes Avenue to the northeasterly corner of Parcel A of Parcel Map LA No. 3096, as per map filed in Book 68, Pages 73 and 74 of said Parcel Maps; thence westerly 136.00 feet along the northerly line of said Parcel A, to the northeasterly corner of Parcel C of said Parcel Map LA No. 3096; thence southerly 100.00 feet along the westerly line of said Parcel C, to the southeasterly corner of said Parcel, being a point in the northerly line of Tract No. 25441, as per map recorded in Book 657, Page 1 of said Maps; thence easterly 15.7 feet along the northerly line of said Tract No. 25441, to the northeasterly corner of Lot 3 of said Tract; thence southerly 100.32 feet along the various courses, including curves in the general easterly boundary of said Lot 3, to the southeasterly corner of said Lot, being a point in the northerly line of Tract No. 24133, as per map recorded in Book 632, Pages 35 to 37 of said Maps; thence westerly 0.16 foot along said northerly line of Tract No. 24133, to the

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northeasterly corner of Lot 1 of said Tract; thence southerly 100.00 feet along the easterly line of said Lot 1, to the southeasterly corner of said Lot; thence easterly 5 feet along the southerly line of Lot 2 of said Tract No. 24133, to the northwesterly corner of Lot 3 of said Tract No. 24133; thence southerly 150.00 feet along the westerly line of Lots 3 and 4 of said Tract No. 24133, to the southwesterly corner of said Lot 4; thence westerly 5 feet along the northerly line of Lot 5 of said Tract No. 24133, to the northwesterly corner thereof; thence southerly 150.00 feet along the easterly line of Lots 6 and 7 of said Tract No. 24133, to the southeasterly corner of said Lot 7, being a point in the northerly line of Lot 1 of Tract No. 19323, as per map recorded in Book 648, Page 53 of said Maps; thence easterly 10 feet along the northerly line of said Lot 1, to the northeasterly corner of said Lot; thence southerly 111.04 feet along various courses, including curves, in the general easterly boundary of said Lot 1, to the southeasterly corner of said Lot, being a point in the northerly line of Lot 9 of said Tract No. 5708; thence westerly 10 feet along the northerly line of said Lot 9, to the easterly line of the westerly 150 feet of Lots 9 through 12, inclusive, of said Tract No. 5708; thence southerly 360 feet along said easterly line, being also the westerly line of the 10 feet wide "Future Alley" lying easterly of and adjoining the westerly line of Lot 1 of Tract No. 16476, as shown on map recorded in Book 378, Page 50 of said Maps, and of Lots 1 through 4, inclusive, of Tract No. 15075, as shown on map recorded in Book 397, Page 26 of said Maps, and being also the westerly line of Lot 1 of Tract No. 20052, as per map recorded in Book 531, Page 6 of said Maps, to the southwesterly corner of said Lot 1 of Tract No. 20052; thence easterly 150.00 feet along the southerly line of said Lot 1 and its easterly prolongation to the northeasterly corner of Lot 2 of said Tract No. 20052, being a point in the centerline of Agnes Avenue, 60 feet wide, shown as variable width on the map of said Tract; thence southerly 10 feet along the centerline of said Agnes Avenue to the westerly prolongation of the northerly line of Lots 49 through 53, inclusive, of Tract No. 13023, as per map recorded in Book 247, Pages 45 and 46 of said Maps; thence easterly 660.67 feet along said prolongation and along the northerly line of said Lots 49 through 53 and along the northerly line of Lots 48 through 52, inclusive, of Tract No. 13024, as per map recorded in Book 251, Pages 38 and 39 of said Maps, and its easterly prolongation, to the centerline of Gentry Street, 60 feet wide, as shown on the map of said Tract No. 13024, said northerly line of Lots 49 through 53 of Tract No. 13023, and of Lots 48 through 52 of Tract No. 13024 being also the southerly line of an Alley, 20 feet wide, as shown on the maps of said Tracts; thence northerly 10 feet along the centerline of said Gentry Street to the westerly prolongation of the northerly line of Parcel 28 of a Record of Survey, recorded in Book 18, Page 2 of Licensed Surveys (also known as Records of Surveys), in said office of the County Recorder; thence westerly 90 feet along said prolongation and said northerly line to the westerly terminus of that certain course having a

bearing and distance of "North 89° 55' 00" West 50.01 feet" in a northerly line of Lot 1 of Tract No. 24320, as shown on map recorded in Book 692, Pages 23 and 24 of said Maps; thence easterly 50.01 feet along said certain course to an angle point in said Lot 1; thence northerly 100.00 feet along a westerly line of said Lot 1 to the most northerly northwest corner of said Lot; thence easterly 100.03 feet along the most northerly line of said Lot 1 to the northeasterly corner of said Lot; thence southerly 126.5 feet along the easterly line of said Lot 1 of said Tract No. 24320, to the southerly line of the northerly 26.5 feet of Parcel 32, of said Record of Survey filed in Book 18, Page 2 of Licensed Surveys; thence easterly 90.19 feet along said southerly line to the westerly line of Radford Avenue, 30 feet wide, as shown on the map of Tract No. 9764, recorded in Book 136, Pages 92 and 93 of said Maps; thence northerly 26.5 feet along said westerly line to the westerly prolongation of the northerly lines of Lots 1 through 5, inclusive, of Block 1, and of Lots 1, 2, and 3 of Block 2 of said Tract No. 9764; thence easterly 516.75 feet along said prolongation and said northerly lines to a point in said northerly line of Lot 3 of Block 2, distant 3.25 feet westerly thereon from the northeasterly corner of said Lot 3, being a point in the southwesterly boundary of said Hollywood (Route 170) Freeway, as shown on D.O.T. Right of Way map no. F-1385; thence northeasterly 320 feet, more or less, to a point in the northeasterly boundary of said Route 170 Freeway at the most westerly corner of Lot 1 of Tract No. 39108, as per map filed in Book 1069, Pages 83 to 85 of said Maps; thence along the westerly, northerly and easterly boundaries of said Lot 1: North 17° 45' 13" East 51.97 feet; South 52° 04' 08" East 12.99 feet; South 89° 57' 17" East 614.84 feet to the westerly line of Colfax Avenue, of variable width, as shown on the map of said last mentioned tract; along said westerly line of Colfax Avenue, South 00° 02' 40" West 101.33 feet, South 00° 48' 30" West 150.01 feet and South 00° 02' 40" West 88.7 feet, more or less, to the westerly prolongation of the southerly line of Lot 92 of Tract No. 8067, as per map recorded in Book 89, Pages 56 and 57 of said Maps; thence easterly 221.4 feet along said prolongation and said southerly line to the southeasterly corner of said Lot 92; thence southerly 91.29 feet along the westerly line of Lots 50 and 49 of said Tract No. 8067, to the southwesterly corner of said Lot 49; thence easterly 165 feet along the southerly line of said Lot 49 and its easterly prolongation to the centerline of Troost Avenue, 60 feet wide, formerly Carver Avenue as shown on the map of said last mentioned tract, said centerline being parallel with and distant 30 feet easterly, measured at right angles, from the easterly line of Lots 49 through 59, inclusive, of said Tract No. 8067; thence northerly 91.27 feet along the centerline of said Troost Avenue to the westerly prolongation of the northerly lines of Lots 1 through 5, inclusive, of said Tract No. 8067; thence easterly 330 feet along said prolongation and along said northerly line and its easterly prolongation to the centerline of Irvine Avenue, 60 feet wide, formerly Sutter Drive as shown on the map of said Tract No. 8067; thence southerly 42 feet along the centerline

of said Irvine Avenue to the westerly prolongation of the southerly line of the northerly 42 feet, measured along the easterly and westerly lines, of Lot 192 of Tract No. 7637, as per map recorded in Book 80, Pages 24 and 25 of said Maps; thence easterly 87.66 feet along said prolongation and said southerly line to the westerly line of Lot 191 of said Tract No. 7637; thence northerly 42 feet along said westerly line of Lot 191 to the northwesterly corner of said Lot; thence easterly 1271.90 feet along the northerly line of Lots 191 through 188, 169 through 165, and 96 through 85, all inclusive, of said Tract No. 7637 and their easterly prolongations to the centerline of Farmdale Avenue, 60 feet wide, formerly Huntley Drive as shown on the map of said Tract No. 7637; thence southerly 10.8 feet along the centerline of said Farmdale Avenue to the westerly prolongation of the northerly line of Parcel A of Parcel Map LA No. 2100, as per map filed in Book 34, Page 21 of said Parcel Maps; thence easterly 336.79 feet along said prolongation and along the various courses in said northerly line of Parcel A to the most northerly corner of said Parcel, being a point in the southwesterly line of an Alley, 20 feet wide, as shown on the map of said last mentioned parcel map; thence southeasterly 205.0 feet along the southwesterly line of said Alley and its southeasterly prolongation, to the centerline of Burbank Boulevard, of variable width, as shown on the map of said last mentioned parcel map, said centerline being a line parallel with and distant 50 feet southerly, measured at right angles, from the southerly line of said Parcel A; thence westerly 420.95 feet along the centerline of said Burbank Boulevard to the centerline of said Farmdale Avenue; thence continuing westerly 360 feet along the centerline of said Burbank Boulevard, to the centerline of Camellia Avenue, 60 feet wide, as shown on the map of Tract No. 8332, recorded in Book 121, Pages 49 and 50 of said Maps; thence southerly 150 feet along the centerline of said Camellia Avenue, to the easterly prolongation of the northerly line of an Alley, 20 feet wide, as shown on the map of said Tract No. 8332, being the southerly line of Lots 1 through 11, inclusive, of said Tract; thence westerly 350 feet along said prolongation and along the northerly line of said Alley and its westerly prolongation, to the centerline of Beck Avenue, 60 feet wide, as shown on the map of Chisholm Park, recorded in Book 211, Pages 3 and 4 of said Maps; thence southerly 17.6 feet along the centerline of said Beck Avenue to the easterly prolongation of the southerly line of Lots 1 through 7, inclusive, of said Chisholm Park; thence westerly 485 feet along said prolongation and said southerly line, being also the southerly line of Lot 1 of Tract No. 40098, as per map filed in Book 973, Pages 80 and 81 of said Maps, to the southwesterly corner of said Lot 7 of Chisholm Park, being also a point in the northerly line of Lot 31 of Tract No. 11407 as per map recorded in Book 257, Pages 47 and 48 of said Maps; thence westerly 45 feet along said northerly line of Lot 31 to the northwesterly corner of said Lot 31; thence southerly 14.38 feet along the westerly line of said Lot 31 to the northeasterly corner of Lot 30 of said Tract No. 11407; thence westerly 94.65 feet along the northerly line of said

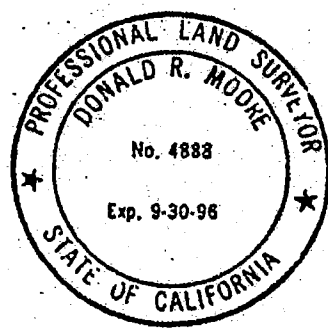
Lot 30, to the northwesterly corner of said Lot, being a point in the easterly boundary of Lot A of Tract No. 10157, as per map recorded in Book 180, Pages 41 to 45 of said Maps; thence southerly 147.99 feet along said easterly boundary of Lot A, to an angle point therein; thence continuing southerly 150.50 feet along said easterly boundary of Lot A, to an angle point therein, being also an angle point in the westerly line of Lot 25 of said Tract No. 11407; thence continuing easterly 117.13 feet along said easterly boundary of said Lot A to a point in the general northerly boundary of said Hollywood (Route 170) Freeway, as shown on D.O.T. Right of Way map no. F-1384; thence along said general northeasterly boundary the following courses:

- 1) northeasterly along the general northeasterly boundary of State Parcel A5739 as illustrated on said Right of Way map no. F-1384 and as described in the recorded document referenced thereon: North $37^{\circ} 13' 20''$ West 76.67 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1040 feet; northwesterly along said curve, through a central angle of $15^{\circ} 30' 09''$ an arc distance of 281.39 feet; and North $52^{\circ} 43' 29''$ West 43.04 feet; thence
- 2) westerly 185 feet, more or less, to the most southerly corner of Lot 2 of Tract No. 25710, as per map recorded in Book 814, Pages 9 and 10 of said Maps; thence
- 3) northwesterly 176.19 feet along the southwesterly line of said Lot 2 to the most westerly corner of said Lot; thence
- 4) westerly 70.00 feet along the southerly line of Lot 1 of said Tract No. 25710 to the southwesterly corner of said Lot, being a point in the westerly line of Colfax Avenue, 89 feet wide, as shown on the map of said last mentioned tract; thence

leaving said general northeasterly boundary of the Route 170 Freeway, westerly 555 feet, more or less, to a point in the southerly line of Lot 21 of Tract No. 11692, as per map recorded in Book 243, Page 1 of said Maps, distant 12 feet westerly thereon from the southeasterly corner of said Lot 21, being a point in the southwesterly boundary of said Route 170 Freeway, as shown on said Right of Way map no. F-1385; thence westerly 453.06 feet along the southerly lines of Lots 21, 11 and 1 of said Tract No. 11692, to the southwesterly corner of said Lot 1, being a point in the easterly line of Carpenter Avenue, 60 feet wide, as shown on the map of Tract No. 12724, recorded in Book 244, Pages 3 and 4 of said Maps; thence westerly 60 feet to a point in the westerly line of said Carpenter Avenue at the southeasterly corner of Lot 20 of said Tract No. 12724; thence westerly 270.05 feet along the southerly line of Lots 20 and 1 of said Tract No. 12724 and its westerly

prolongation, to the westerly line of Radford Avenue, 30 feet wide, as shown on the map of said Tract No. 12724, said westerly line now being the centerline of Radford Avenue, 60 feet wide; thence southerly 134.5 feet along said centerline of Radford Avenue, to the northerly line of the southerly 420 feet of the North Half of Lot 151 of the Lankershim Ranch Land and Water Company Subdivision of the East 12,000 Acres of the South Half of the Rancho Ex Mission de San Fernando, as per map recorded in Book 31, Pages 39, et seq. of said Miscellaneous Records; thence westerly 198 feet along said southerly line to the westerly line of the easterly 198 feet of said Lot 151; thence southerly 120 feet along said westerly line to the northeasterly corner of Lot 1 of Tract No. 36513, as per map recorded in Book 1003, Pages 74 and 75 of said Maps; thence westerly 95.25 feet along the northerly line of said Lot 1, to the northwesterly corner of said Lot; thence northerly 20 feet along the northerly prolongation of the westerly line of said Lot 1 of Tract No. 36513 to the northerly line of the southerly 320 feet of the North Half of said Lot 151 of the Property of the Lankershim Ranch Land and Water Company; thence westerly along said northerly line to the most easterly southeast corner of Lot 1 of Tract No. 27382, as per map recorded in Book 695, Pages 25 and 26, of said Maps; thence westerly 475.47 feet along the southerly line of said Lot 1, to an angle point in said Lot; thence southerly 120.00 feet along an easterly line of said Lot 1, to the most southerly southeast corner of said Lot; thence westerly 330.35 feet along the most southerly line of said Lot 1 and its westerly prolongation to the centerline of Laurel Canyon Boulevard, 100 feet wide, as shown on the map of said Tract No. 27382; thence northerly 460.94 feet along the centerline of said Laurel Canyon Boulevard, to the centerline of Burbank Boulevard; 100 feet wide, as shown on the map of said Tract No. 27382; thence westerly 2642.30 feet along the centerline of Burbank Boulevard, of variable width, as shown on the maps of said hereinbefore mentioned Tracts No. 12080, No. 12936, No. 23075, No. 16647 and No. 25705, to the point of beginning at the centerline of Whitsett Avenue.

Donald R. Moore
 Donald R. Moore PLS 488E



94 2244492

THIS DESCRIPTION
 PREPARED BY R. Hawk
 CHECKED MR. J. PH
 TYPED llc
 COMPARED MR. J

Laurel Canyon Commercial Corridor (CD 2)

CRA/LA Earthquake Disaster Assistance Project

19

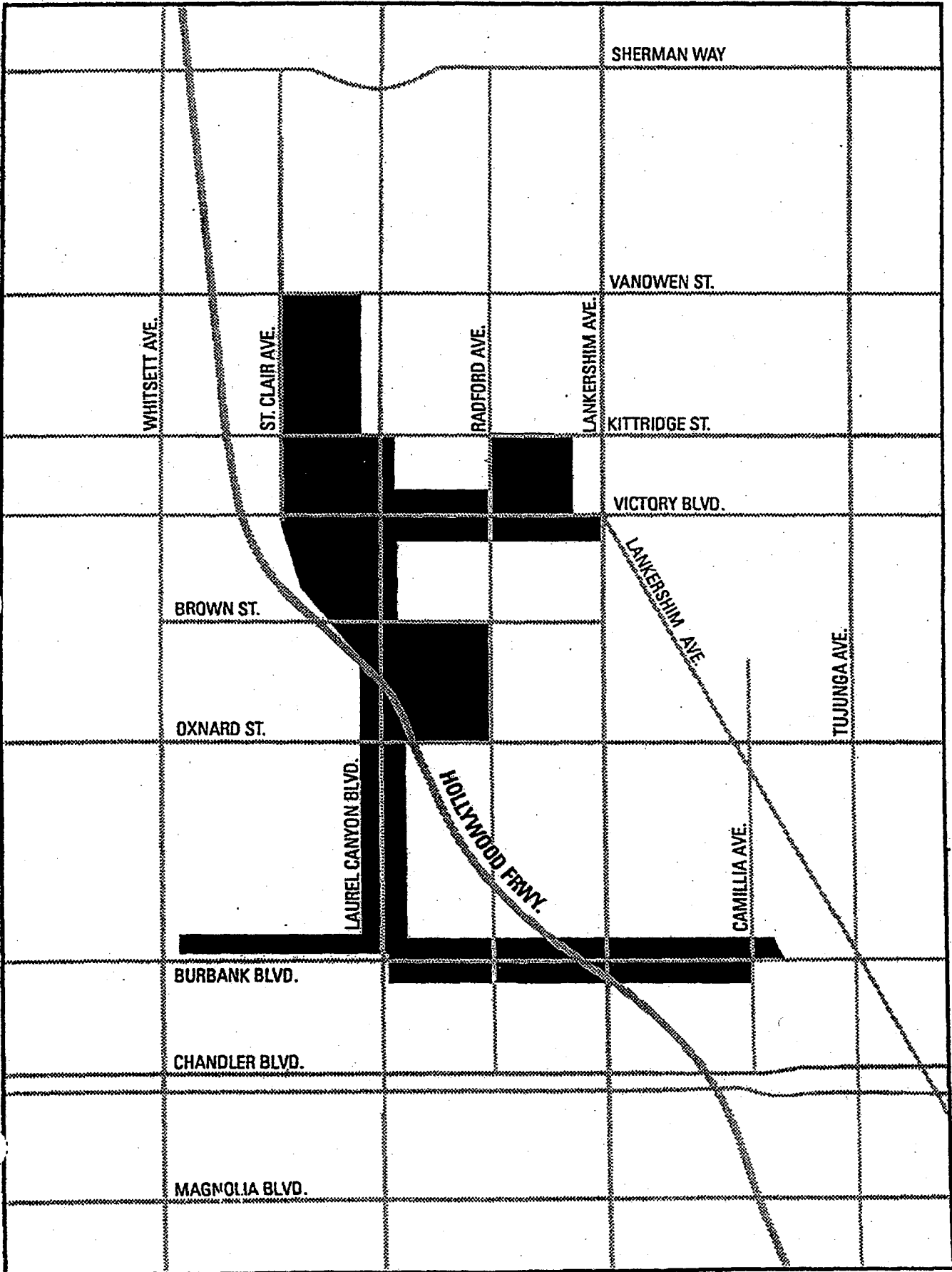
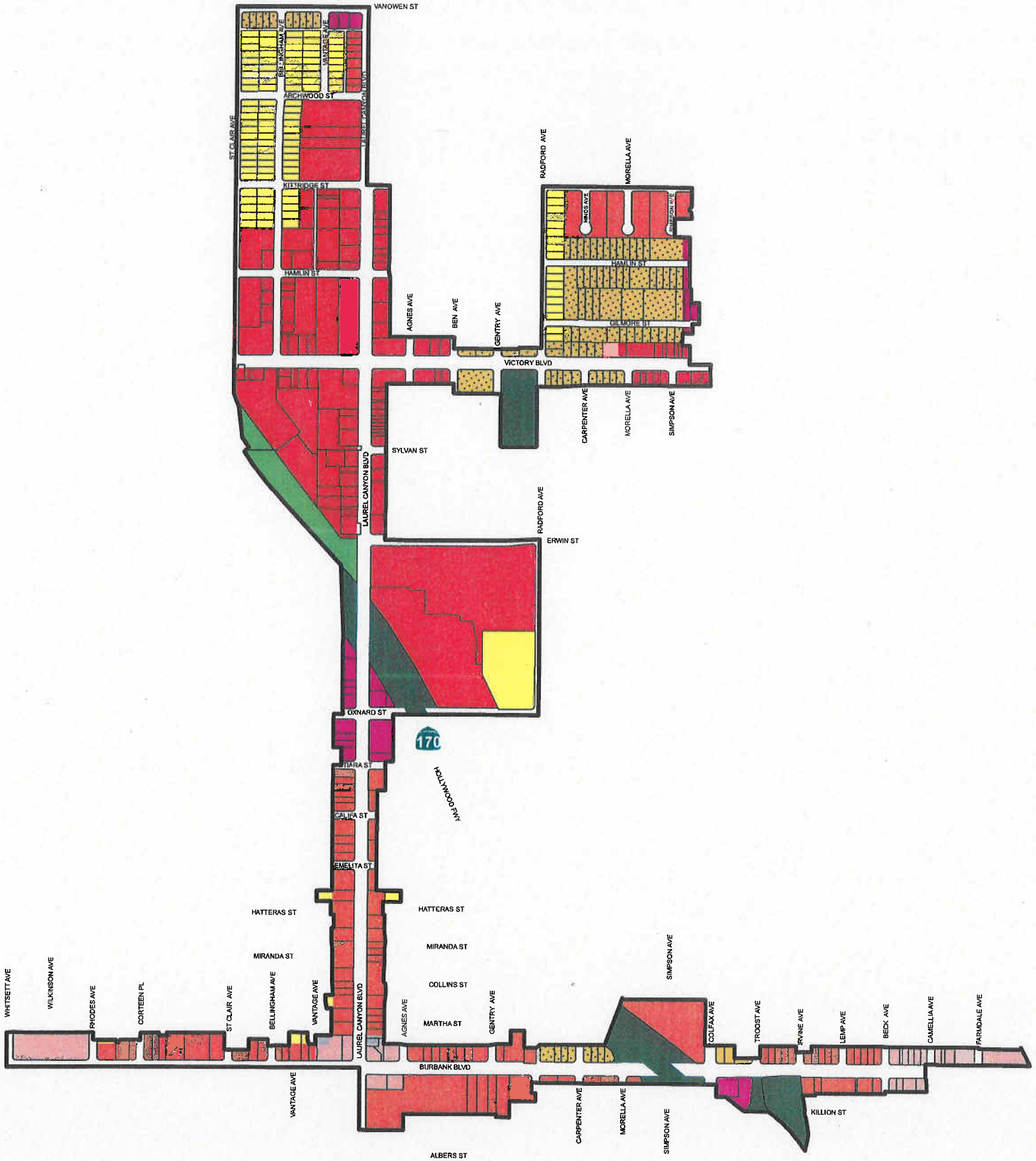


EXHIBIT NO. 2

PROJECT AREA MAP



Legend

Residential	Commercial	Open Space/Public Facilities	Parking
Low; Low I	Neighborhood	Open Space	Parking
Low Medium; Low Medium I	General	Public Facilities	
Low Medium II	Community		
Medium			

Scale: 1:12000
0 125 250 500 750 1,000
Feet

1 Inch = 1000 Feet
PREPARED BY CRA GIS TEAM
Ken Pizarro, Principal Planner,
Tom Vissel, GIS Analyst,
Ron Wagner, GIS Analyst (D&W Consulting)



EXHIBIT NO. 3

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

1. Streets, alley, sidewalks, curbs and other public rights-of-ways that were or are damaged or in a state of disrepair as necessary to remediate blighting conditions.
2. Off-street parking facilities to assist in the economic recovery and revitalization of commercial and other are exhibiting blighting conditions.
3. Other similar public improvements, facilities, and utilities whose deficiencies adversely affect the remediation of blighting conditions.
4. Circulation and urban designed improvements, including undergrounding utilities, signal improvements, signage, restriping and or paving streets, street widening, other street improvements, parks and park facilities, pedestrian and bicycle facilities, medians, lighting, sidewalk repair, landscaping and transportation control measures.
5. Repair damaged and upgrade public buildings and essential public facilities.
6. Parking lot and alley improvements to assist in traffic circulation and business attraction.
7. Public art and cultural facilities.

EXHIBIT NO. 4

LIMITATION ON TYPE, SIZE AND HEIGHT OF BUILDINGS

The Agency is authorized to establish and enforce building standards with regard to the type, size and height of buildings. These standards are established as follows:

1. **Types of Buildings:**

The type of buildings permitted in the Project Area will be governed by the existing General Plan and the applicable Community/District Plans for the area and City Fire Codes. The Agency does not seek any change or modification to these existing Plans.

2. **Size of Buildings:**

The size of buildings permitted in the Project Area shall be governed by existing zoning regulations established by the City in its Planning and Zoning Code and as illustrated in the General Plan and applicable Community/District Plan for the area.

3. **Height of Buildings:**

The heights of buildings permitted in the Project Area will be governed by existing zoning regulations established by the City in its Planning and Zoning Code, F.A.A. Regulations and as illustrated in the General Plan and applicable Community/District Plan for the area.

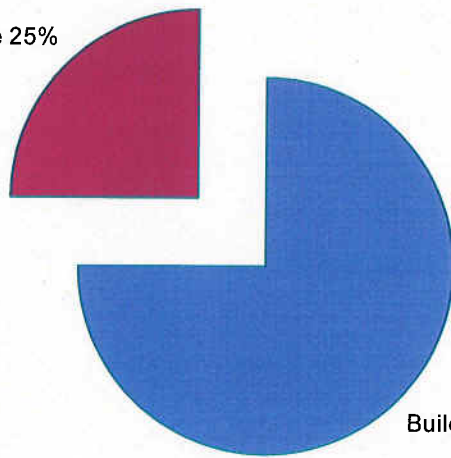
EXHIBIT NO. 5

DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE

Sum 3

DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE

Open Space 25%

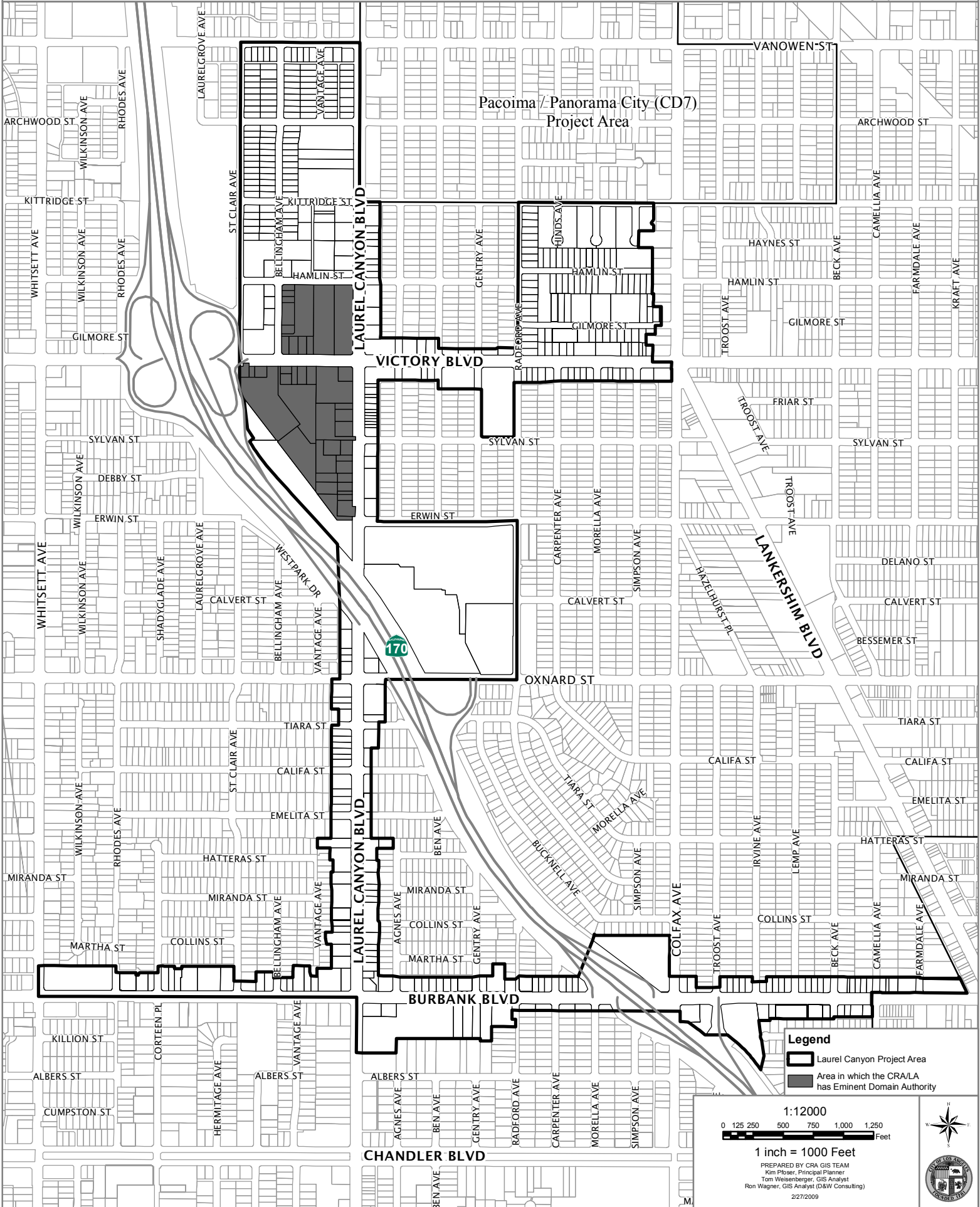


Building Area 75%

- Building Area
- Open Space

EXHIBIT NO. 6

AREA WHERE PROPERTY MAY BE ACQUIRED BY EMINENT DOMAIN



Pacoima / Panorama City (CD7)
Project Area

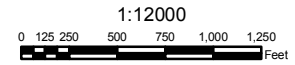
VICTORY BLVD

BURBANK BLVD

CHANDLER BLVD

Legend

- Laurel Canyon Project Area
- Area in which the CRA/LA has Eminent Domain Authority



1:12000
1 inch = 1000 Feet

PREPARED BY CRA GIS TEAM
 Kim Pfoser, Principal Planner
 Tom Weisenberger, GIS Analyst
 Ron Wagner, GIS Analyst (D&W Consulting)

2/27/2009

