

REDEVELOPMENT PLAN  
FOR THE  
MID-CITY RECOVERY REDEVELOPMENT PROJECT

ADOPTED: 5/10/96  
ORDINANCE NO. 171064

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

03-27-96

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**REDEVELOPMENT PLAN  
FOR THE  
MID-CITY RECOVERY REDEVELOPMENT PROJECT**

**§ 100. INTRODUCTION**

**§ 101. Contents of the Plan**

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

**§ 102. Conformance with General Plan and Community Plan**

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan of the City, including the Community Plan for the West Adams-Baldwin Hills-Leimert District which was approved by the City Council on January 7, 1980, the Community Plan for the South Central Los Angeles District which was approved by the City Council on October 26, 1979, and the Community Plan for the Wilshire District which was approved by the City Council on May 17, 1976, as applied to the Project Area in accord with local codes and ordinances.

**§ 103. Preliminary Plan**

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City (the "Planning Commission") on April 13, 1995, and revised on February 22, 1996 under Case No. C.P.C. 95-0081 (CRA).

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

This Plan provides the Agency 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. The Plan presents a process and basic framework within which specific redevelopment activities will be presented and priorities established. The Plan contains some provisions that are based upon the Redevelopment Law in effect on the adoption date of the Plan. This shall not be construed to limit the powers or duties of the Agency under the Redevelopment Law, which powers and duties shall be governed by the Redevelopment Law in effect at the applicable time, for the action taken, obligation incurred and/or requirement imposed.

**§ 105. Project Objectives**

The objectives of this Project with respect to the Project Area are as follows:

1. Promote the elimination and prevention of blight and deterioration, and promote the conservation, rehabilitation, renewal and redevelopment of the Project Area to the extent permitted by law and specified in this Plan.
2. Encourage the involvement and participation of residents, business persons, property owners, public agencies, and community organizations in the redevelopment and revitalization of the community.
3. Preserve and increase employment, business, and investment opportunities through redevelopment programs, and to the greatest extent feasible, promote these opportunities for all residents.
4. Support and encourage the development of social service facilities and programs, with special consideration given to projects involving community based organizations that serve the homeless and senior citizens, and that provide child care services and other social services, such as gang prevention and intervention, counseling and programs for teenagers, to enable the development of a community with a variety of lifestyles.
5. Improve the quality of the environment, promote a positive image for the Project Area, and provide a safe environment through mechanisms such as:
  - a. adopting land use standards;
  - b. promoting architectural and urban design standards including standards for: height; building setback; continuity of street facade; building materials; compatibility of new construction with existing structures; and concealment of mechanical appurtenances;
  - c. promoting landscape criteria and planting programs;
  - d. encouraging maintenance of the built environment;
  - e. promoting sign and billboard standards;
  - f. coordinating the provision of high quality public improvements;
  - g. promoting rehabilitation and restoration guidelines;
  - h. integrating public safety concerns into planning efforts, including standards for fences and barriers, and investigating alternative security measures;

- i. promoting libraries, museums, arts and crafts, and community facilities that reflect the various ethnicities and cultures of the community; and
  - j. promoting business activities that are desirable, but lacking in the community.
- 6. Promote the development of sound residential neighborhoods (with careful attention given to the problems of increased land use densities) through mechanisms such as: land use, density, design and property management standards; public improvements; property rehabilitation; sensitive in-fill housing; traffic and circulation programming; and development of open spaces and other services necessary to enable residents to live and work in the Project Area.
- 7. Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features, especially those having significant historic and/or architectural value, and ensure that new development is sensitive to these features through land use and development criteria.
- 8. Support and encourage a circulation system which will improve the quality of life in the Project Area, including pedestrian, automobile, parking and mass transit systems, with an emphasis on serving seniors and the disabled.
- 9. Promote the elimination of certain environmental deficiencies, including among others, substandard alleys, and inadequate public and recreational facilities.
- 10. Promote, to the extent feasible, the removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities, and through the remediation of toxic waste contamination.
- 11. Encourage the development of an industrial environment which is compatible to adjacent land uses.
- 12. Promote the development of safeguards against noise and pollution to enhance the quality of the residential/commercial community.
- 13. Coordinate the revitalization effort in the Project Area with other public programs of the City of Los Angeles and the metropolitan area through linkages and leveraging of funding sources.
- 14. Promote the provision of well-planned community uses and facilities, pedestrian and vehicular circulation, and adequate parking.
- 15. Encourage private investment, consistent with the Plan's objectives in commerce and industry.

16. Promote a thriving commercial environment which will contribute to the economic well-being of the Project Area.

**§ 200. GENERAL DEFINITIONS**

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

1. "Agency" means The Community Redevelopment Agency of the City of Los Angeles, California.
2. "Base Year Assessment Roll" means the assessment roll as last equalized on August 20 of any given year which describes the aggregate level of property taxes paid within the Project Area, and which will become the base for the future flow of tax increment.
3. "City" means the City of Los Angeles, California.
4. "City Council" means the City Council of the City of Los Angeles, California.
5. "County" means the County of Los Angeles, California.
6. "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.
7. "Plan" means the Redevelopment Plan for the Mid-City Recovery Redevelopment Project.
8. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
9. "Project" means the Mid-City Recovery Redevelopment Project.
10. "Project Area" means the area included within the boundaries of the Mid-City Recovery Redevelopment Project.
11. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health & Safety Code, § 33000, *et seq.*).
12. "State" means the State of California.

**§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION**

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



**400. PROPOSED REDEVELOPMENT ACTIVITIES**

**§ 401. General Redevelopment Actions**

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

1. Providing for participation in the redevelopment process by owners and tenants located in the Project Area, subject to the limitations and requirements provided by law and established rules governing owner and tenant participation adopted by the Agency;
2. Acquisition of property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of acquired property;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, or reconstruction of streets, utilities and other public facilities and improvements;
7. Rehabilitation, development or construction of commercial, residential, or other uses in accordance with this Plan;
8. Disposition of property for uses in accordance with this Plan;
9. Provision for low- and moderate-income housing;
10. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
11. Other actions as appropriate.

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

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

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

In accordance with this Plan and the rules for owner participation adopted by the Agency pursuant to this Plan and the 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 Agency and purchasing and developing other properties in the Project Area.

In accordance with this Plan and the rules for preferences for business occupants to re-enter the Project Area adopted by the Agency pursuant to this Plan and the Redevelopment Law, the Agency 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.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

In addition to opportunities for participation by individual persons and firms, 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 ventures as described in the owner participation rules adopted by the Agency.

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

The Agency shall promulgate and, as appropriate, amend rules for owner participation and preferences for businesses to re-enter within the redeveloped Project Area.

Participation opportunities are necessarily subject to and limited by factors such as the following:

1. The elimination and/or modification of some land uses;
2. The construction, realignment, widening or abandonment of streets and public rights-of-way;
3. The removal, relocation, or installation of public utilities and public facilities;
4. The ability of potential participants to finance the proposed acquisition, development or rehabilitation in accordance with this Plan;
5. The ability and experience of potential participants to undertake and complete the proposed rehabilitation or development;
6. Any reduction in the total number of individual parcels in the Project Area;
7. Any change in the size of individual parcels in the Project Area to accommodate development contemplated by this Plan;
8. The construction or expansion of public improvements and facilities; and the necessity to assemble areas for such;
9. Any change in the orientation and character of the Project Area;
10. The necessity to assemble areas for public and/or private development;
11. The requirements of this Plan and applicable rules, regulations, and ordinances of the City of Los Angeles;

12. Any design guidelines adopted by the Agency pursuant to this Plan;
13. The feasibility of the potential participant's proposal;
14. Appropriateness of the type of business or activity within the proposed premises or at the proposed location;
15. The extent to which suitable relocation or re-entry accommodations exist or are rehabilitated or developed within the Project Area; and
16. The preservation and/or rehabilitation of existing buildings which have historical and/or architectural qualities that will enhance the Project.

### **§ 402.3. Owner Participation Agreements**

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

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

In the event a participant fails or refuses to maintain, or rehabilitate or newly develop their real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency.

### **§ 403. Acquisition of Property**

#### **§ 403.1. Acquisition of Real Property**

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area, by gift, devise, exchange, purchase, eminent domain or any other means authorized by law.

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

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

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

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

Without the consent of an owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to agree to participate in this Plan by executing a participation agreement.

#### **§ 403.2. Acquisition of Personal Property**

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

#### **§ 404. Property Owned and Managed by the Agency**

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

In any year during which it owns property in the Project Area, the Agency 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. Relocation of Occupants Displaced by Agency Acquisition**

##### **§ 405.1. Eligibility and Assistance**

The Agency shall assist all persons (including individuals and families), business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns and others displaced, if any, from their respective places of residence or business by the Project, the Agency shall assist such persons and business concerns in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. Project displacees shall be provided a priority for occupancy in housing which the Agency has facilitated.

As established by state statute there is a Relocation Appeals Board relating to the relocation activities of the Agency. The Board shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine if the Agency has complied with state statutes pertaining to relocation, where applicable, federal regulations and

the requirements and intent of this Plan as it relates to relocation. The Board shall, after public hearing, transmit its findings and recommendations to the Agency.

**§ 405.2. Relocation Payments**

The Agency shall make relocation payments to persons (including individuals and families), business concerns and others displaced by the Project, for moving expenses and direct losses of personal property, for which reimbursement or compensation is not otherwise made, and shall make such additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Sections 7260, *et seq.*), the guidelines of the California Department of Housing and Community Development promulgated pursuant thereto, and the Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

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

No persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacement. The housing units shall be suitable to the needs of the displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. If insufficient suitable housing units are available in the City for low- and moderate-income persons and families to be displaced from the Project Area, the City Council shall assure that sufficient land be made available for suitable housing for rental or purchase by low- and moderate-income persons and families. The Agency shall not displace such person or family until such housing units are available and ready for occupancy, nor prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the Redevelopment Law. If insufficient suitable housing units are available in the City for use by the persons and families of low- and moderate-income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside the Project Area. Permanent housing facilities shall be made available within three (3) years from the time occupants are displaced and pending the development of permanent housing facilities there shall be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

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

Whenever all or any portion of the Project Area is developed with low- or moderate-income dwelling units, the Agency shall require by contract, or other appropriate means, that such dwelling units shall be made available for rent or purchase to the persons and families of low- or moderate-income displaced by the Project. Such persons and families shall be given priority in renting or purchasing such dwelling units; provided, however, failure to give such priority shall not affect the validity of title to the real property upon which such dwelling units have been developed.

**§ 406. Rehabilitation and Moving of Structures**

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation of property in the Project Area not owned or acquired

by the Agency. To the extent funds are available, the Agency shall establish a program under which it loans funds at low interest or market rate to owners or tenants for the purpose of rehabilitating commercial and residential buildings and structures within the Project Area.

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any structure or building.

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

**§ 407.1. Demolition and Clearance**

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purposes and objectives of this Plan. Dwelling units housing persons and families of low- or moderate-income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Sections 33334.5, 33413 and 33413.5 of the Redevelopment Law.

**§ 407.2. Public Improvements, Public Facilities and Public Utilities**

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

**§ 407.3. Preparation of Building Sites**

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

**§ 408. Disposition and Development of Property**

**§ 408.1. Real Property Disposition and Development**

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

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

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

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

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

#### **§ 408.2.           Disposition and Development Documents**

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

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

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by appropriate documentation. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the 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, 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 Redevelopment Law.

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

To the extent and in the manner now or hereafter permitted by law, the Agency is authorized to pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the Project Area, if the City Council determines that the buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, and that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community, and that the payment of funds involved will assist in the elimination of one or more blighting conditions inside the Project Area. The Agency 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 Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the 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.

**§ 408.4.        Development Plans**

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

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

**§ 408.5.        Disposal of Personal Property**

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

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

**§ 409.1.        General Authority**

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



**§ 409.2. Increased and Improved Supply of Affordable Housing**

Subject to any limitations and exceptions authorized by law and exercised by the Agency, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 of the Redevelopment Law for the Project shall be used by the Agency for the purposes of increasing, improving and preserving the community's supply of low- and moderate-income housing available at affordable housing cost, as defined by Health & Safety Code 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. These funds shall be deposited by the Agency into a Low- and Moderate-Income Housing Fund established pursuant to Section 33334.3 of the Redevelopment Law, and held in such Fund until used. The Agency shall use the moneys in the fund as required and authorized by the Redevelopment Law.

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

**§ 409.3. Replacement Housing**

Whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as a part of the Project, the Agency shall, within four (4) years of the destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units at affordable housing costs, as defined by Health & Safety Code Section 50052.5, within the Project Area and/or the City, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Redevelopment Law.

**§ 409.4. New or Rehabilitated Dwelling Units Developed Within the Project Area**

To the extent and in the manner provided by the Redevelopment Law: (1) at least thirty percent (30%) of all new and rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low- or moderate-income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be available at affordable housing cost to, and occupied by, very low-income households; and (2) 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 Agency 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 requirements set forth in this Section shall apply independently of the requirements of Section 409.3 and in the aggregate to housing made available pursuant to clauses (1) and (2), respectively, of the first sentence hereof, and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 409.3 and 409.4 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 Agency, but for not less than the period of the land use controls established in Section 900 of this Plan, except to the extent a longer period of time may be required by other provisions of law.

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

1. The requirements of subdivision (1) of the first paragraph of this Section 409.4 shall not apply to rehabilitated dwelling units developed by the Agency unless such dwelling units are substantially rehabilitated.
2. To satisfy the provisions of subdivisions (1) and (2) of the first paragraph of this Section 409.4, the Agency may utilize the provisions of Sections 33413(b)(2) (A)(ii) to (v), inclusive, and Sections 33413(b)(2) (B) and (C), as applicable, of the Redevelopment Law.
3. To satisfy the provisions of Sections 409.3 and 409.4, the Agency may utilize the provisions of Section 33413(c)(2)(A) of the Redevelopment Law.
4. The requirements of subdivision (2) of the first paragraph of this Section 409.4 shall only apply to dwelling units under the jurisdiction of the Agency.

#### **§ 410. Cooperation with Public Bodies**

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns property in the Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. Public bodies will also be given a reasonable preference to re-enter into the redeveloped Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval. The Agency is authorized to assist in the development of publicly owned buildings, facilities, structures or other improvements as provided in Section 504 of this Plan.

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

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

## **§ 500. LAND USES PERMITTED IN THE PROJECT AREA**

### **§ 501. General Controls and Limitations**

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

### **§ 502. Redevelopment Plan Map**

The Redevelopment Plan Map attached hereto and incorporated herein illustrates the location of the Project boundaries, the immediately adjacent streets, the proposed public rights-of-way and public easements, and the land uses to be permitted in the Project Area for all public, semi-public and private land.

### **§ 503. Permitted Land Uses**

#### **§ 503.1. Commercial**

Areas shown on the Map as Commercial shall be developed, maintained and used for Commercial uses consistent with the applicable Community Plans, as they now read or as they may be amended from time to time in the future.

#### **§ 503.2. Residential**

Areas shown on the Map as Residential shall be developed, maintained, and used for single or multiple family housing. New housing developed within the Residential areas shall be consistent with the applicable Community Plans, as they now read or as they may be amended from time to time in the future.

Appropriately designed and properly located Commercial facilities may also be permitted in Residential areas consistent with the applicable Community Plans, as they now read or as they may be amended from time to time in the future.

#### **§ 503.3 Commercial Manufacturing**

Areas shown on the map as Commercial Manufacturing shall be developed, maintained and used for Commercial Manufacturing uses consistent with the applicable Community Plans, as they now read or as they may be amended from time to time in the future.

Appropriately designed and properly located Commercial facilities may also be permitted in Commercial Manufacturing areas consistent with the applicable Community Plans, as they now read or as they may be amended from time to time in the future,

Appropriately designed and properly located Limited Industrial facilities may also be permitted in Commercial Manufacturing areas consistent with the applicable Community Plans, as they now read or as they may be amended from time to time in the future.

§ 503.4      Limited Industrial

Areas shown on the map as Limited Industrial shall be developed, maintained and used for Limited Industrial uses consistent with the applicable Community Plans, as they now read or as they may be amended from time to time in the future.

Appropriately designed and properly located Commercial facilities may also be permitted in Limited Industrial areas consistent with the applicable Community Plans, as they now read or as they may be amended from time to time in the future.

Appropriately designed and properly located Commercial Manufacturing facilities may also be permitted in Limited Industrial areas consistent with the applicable Community Plans, as they now read or as they may be amended from time to time in the future.

§ 503.5      Residential Uses within Commercial, Commercial Manufacturing, and Limited Industrial

The Agency may permit appropriately designed and properly located Residential and mixed use development within Commercial, Commercial Manufacturing and Limited Industrial areas consistent with the applicable Community Plans, as they now read or as they may be amended from time to time in the future.

§ 503.6.      Alternate Uses

The Agency is authorized to permit the Alternate Uses shown on the Map, provided that each such permitted alternate use shall conform to the applicable Community Plans as they now read or as they may be amended from time to time in the future.

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

§ 504.1.      Public Uses

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

The Agency may, at the request of the public body owning a site, and after public hearing, redesignate the site for a use other than Public provided that:

1. After a review of the environmental effects of the proposed use and the proposed development concept, the Agency finds that the change in use is consistent with the goals of the Redevelopment Plan; and
2. The change in use is compatible with the land use designations for the adjacent areas; and

3. In a situation where open space and/or recreation areas are the current use, the open space and/or recreation areas use will be replaced within a reasonable time period.
4. The change in use shall be subject to all required City approvals and shall conform to the Community Plan as it may be amended from time-to-time.

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

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

The air rights over public rights-of-way may be used for private uses, buildings, platforms, decks and other uses subject to Agency approval. The public rights-of-way may further be used for transportation systems, vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

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

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

**§ 505. Interim Uses**

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

**§ 506. Nonconforming Uses**

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to this Plan, provided that such use is generally compatible with the developments and uses in the Project. The owner of such property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and uses of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements or changes in use of land or buildings in the Project Area for uses which do not conform to the

provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency such improvements would be compatible with surrounding and Project uses and development.

**§ 507. New Construction and Rehabilitation of Properties**

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

Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects, and be attractive in appearance and not detrimental to the surrounding uses. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established by the Agency.

**§ 508. Limitation on Type, Size and Height of Buildings**

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

**§ 509. Limitation on Number of Buildings**

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

**§ 510. Number of Dwelling Units**

The approximate number of dwelling units in the Project Area shall be Three Thousand (3,000).

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

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

**§ 512. Signs and Billboards**

All signs shall conform to City sign and billboard standards as they now exist or are hereafter amended. Design of all signing is subject to Agency approval prior to installation.

**§ 513. Utilities**

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

**§ 514. Parking and Loading Facilities**

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

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

**§ 515. Setbacks**

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

**§ 516. Incompatible Uses**

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

**§ 517. Resubdivision of Parcels**

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

**§ 518. Minor Variations**

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

1. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships which would make development inconsistent with the general purpose and intent of this Plan; or

2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls; and
3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area or contrary to the objectives of this Plan or the applicable Community Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety or welfare, and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

**§ 519. Nondiscrimination and Nonsegregation**

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

**§ 520. Design Guidelines**

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for the proper development of both private and public areas within the Project Area.

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

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

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

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



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

**§ 522. Buildings of Architectural and Historic Significance**

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

**§ 600. METHODS FOR FINANCING THE PROJECT**

**§ 601. General Description of the Proposed Financing Methods**

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

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

It is estimated that the total Project cost to the Agency will not exceed revenues derived from the Project or obtained by the Agency 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 Agency-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 Agency.

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

**§ 602. Tax Increment**

**§ 602.1. Allocation of Tax Increments**

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

- (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of that property by the taxing agency, last equalized prior to the effective date

of the ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Project on the effective date of the ordinance but to which that territory has been annexed or otherwise included after that effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date); and

- (2) Except as provided in paragraph (3) below, that portion of the levied taxes each year in excess of that amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid to the respective taxing agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid to the respective taxing agencies as taxes on all other property are paid.
- (3) That portion of the taxes in excess of the amount identified in paragraph (1) above which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid to that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

#### § 602.2. Distribution to Affected Taxing Entities

To the extent required by applicable law, the Agency shall make payments to affected taxing entities calculated pursuant to 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 Agency in the applicable fiscal year. The payments made pursuant to this Section to the affected taxing entities, including the City, shall be allocated among such entities, including the City if it elects to receive payments, in proportion to the percentage share of property taxes each affected taxing entity receives during the fiscal year the funds are allocated. Agency payments to the affected taxing entities shall be reduced in accordance with the provisions of Section 33607.5 of the Redevelopment Law or any other applicable provisions of law.

- (1) Commencing with the first fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing

entities, including the City if it elects to receive a payment, an amount equal to twenty-five percent (25%) of the tax increments received by the Agency 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 Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency 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 of the portion of tax increments received by the Agency, 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 Agency receives tax increment.
- (3) Commencing with the 31st fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency 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 of the portion of tax increments received by the Agency, 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 Agency receives tax increments.

The payments made pursuant to this Section are the exclusive payments that are required to be made by the Agency 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 Agency may subordinate to the loans, bonds or other indebtedness the amount required to be paid to an affected taxing entity by this Section, pursuant to the provisions of Section 33607.5 of the Redevelopment Law or any other applicable provisions of law.

In any fiscal year, the City may elect to receive, and the Agency shall pay to it, an amount proportional to the amount each affected taxing entity receives pursuant to subdivision (1) of this Section 602.2.

### **§ 602.3. Agency Pledge of Tax Increments**

The portion of taxes allocated to the Agency 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 Agency to finance or refinance the Project in whole or in part.

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

**§ 603. Bonds, Advances and Indebtedness**

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

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

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

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

**§ 604. Time Limit on Establishment of Indebtedness**

No loan, advance or other indebtedness to finance, in whole or in part, the Project and to be repaid from the division and allocation of taxes to the Agency shall be established or incurred by the Agency after a period of 20 years from the date of the adoption of this Plan, except by amendment of this Plan as authorized by applicable law. This limit shall not prevent the Agency from refinancing, refunding or reconstructing indebtedness after the time limit if no increase in indebtedness is involved and the time to repay is not increased. This limit shall not prevent the Agency from incurring debt to be paid from the Agency's Low- and Moderate-Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Redevelopment Law. The loans, advances or indebtedness may be repaid over a period of time longer than this time limit as provided in this Section. 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 Agency shall be repaid with such taxes beyond a period of 45 years from the date of adoption of this Plan.

**§ 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 Twenty-Three Million Dollars (\$ 23,000,000) in principal amount, except by amendment of this Plan. Such limitation is exclusive of: (1) any payments made from such principal amount by the Agency to any taxing agency pursuant to Sections 33401 and 33676 of the Community Redevelopment Law to alleviate financial burden; and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 409.2 of this Plan to be deposited by the Agency in a low- and moderate-income housing fund as a result of such payments to taxing agencies.

**§ 606. Other Loans and Grants**

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

**§ 700. ACTIONS BY THE CITY**

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

1. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way, and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project. Such action by the City shall include causing the abandonment and relocation by public utility companies of their operations in the public rights-of-way as appropriate to carry out this Plan and as required by law.
2. Institution and completion of proceedings necessary for changes and improvements in private and public-owned public utilities within or affecting the Project.
3. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
4. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project throughout the duration of this Plan.
5. Encourage the provision of a variety of housing types, both in terms of income and construction, using federal and State assistance as appropriate.
6. Encourage historic preservation, including the use of federal and State assistance.
7. Performance of the above, and of all other functions and services relating to public health, safety and physical development which will permit the redevelopment of the Project to be commenced and carried to completion without unnecessary delays.
8. The undertaking and completing of any other proceedings necessary to carry out the Project.

**§ 800. ADMINISTRATION AND ENFORCEMENT OF THE PLAN**

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

The provisions of this Plan or other documents formulated pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions or any other remedies appropriate to the purposes of this Plan.

**§ 900. DURATION OF PLAN'S CONTROLS**

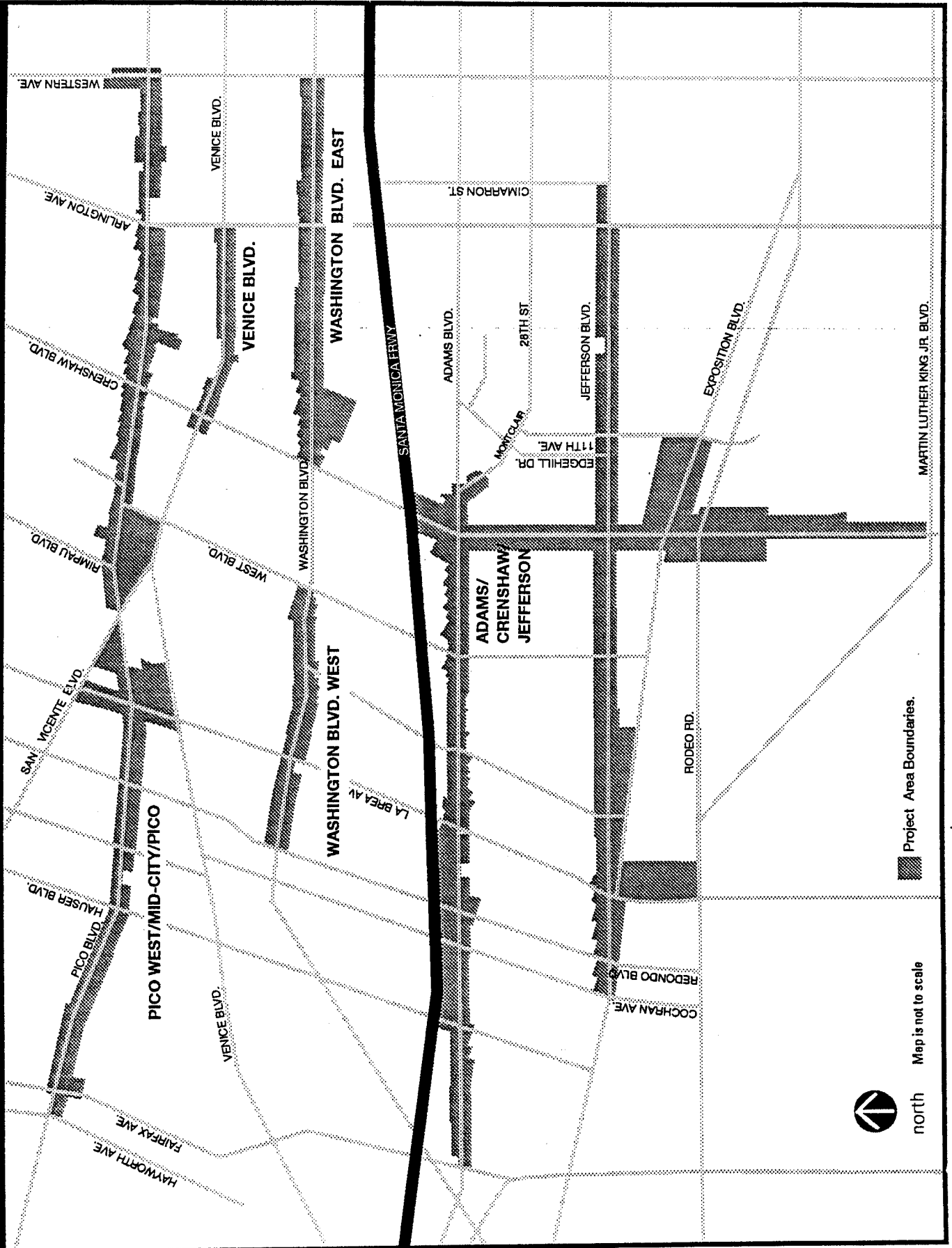
Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for the period ending 30 years from the date of adoption of this Plan. After the time limit on the effectiveness of the Redevelopment Plan, the Agency shall have no authority to act pursuant to the Redevelopment Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the Agency has not completed its housing obligations pursuant to Section 33413 of the Redevelopment Law, in which case the Agency 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.

**§ 1000. 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.

CRA/LA

Mid-City Recovery Redevelopment Project



## EXHIBIT NO. 2

### LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES REVISED: APRIL 11, 1996

Five parcels of land in the City of Los Angeles, State of California, described as follows:

#### Pico West / Mid - City / Pico East

A parcel of land in the City of Los Angeles, County of Los Angeles, State of California, described as follows: Beginning at the centerline intersection of Pico Boulevard, 100 Feet Wide, and Fairfax Avenue (formerly Rodeo Way), 70 Feet Wide, as shown on Tract No. 4362, in said city, as per map filed in Book 48, Pages 53 and 54, of Maps, in the Office of the County Recorder of said county; thence northerly 182.39 Feet along the centerline of said Fairfax Avenue, to the westerly prolongation of the southerly line of Lot 23, Block I, of said tract; thence easterly 30.31 Feet along said prolongation to the southwesterly corner of said Lot 23, said corner also being the point of intersection of the easterly line of said Fairfax Avenue and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 310.86 Feet along the southerly line of Lot 23 and Lot 4, Block I, of said tract, to the southeasterly corner thereof, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Orange Grove Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.52 Feet to the southwesterly corner of Lot 23, Block G, of said tract, said corner also being the point of intersection of the easterly line of said Orange Grove Avenue and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 298.26 Feet along the southerly line of Lot 23 and Lot 4, Block G, of said tract, to the southeasterly corner thereof, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Ogden Drive, 60 Feet Wide, as shown on said tract; thence easterly 60.28 Feet to the southwesterly corner of Lot 23, Block E, of said tract, said corner also being the point of intersection of the easterly line of said Ogden Drive and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 298.26 Feet along the southerly line of Lot 23 and Lot 4, Block E, of said tract, to the southeasterly corner of said Lot 4, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Genesee Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.34 Feet to the northwesterly corner of the southerly 10.00 Feet of Lot 5, of Tract No. 26319, in said city, as per map filed in Book 792, Pages 29 through 31, of said maps, said corner also being on the easterly line of said Genesee Avenue; thence easterly 298.68 Feet along the northerly line of the southerly 10.00 Feet of said Lot 5 and Lot 8, of said Tract No. 26319, to the northeasterly corner of the southerly 10.00 Feet of said Lot 8, said corner also being on the westerly line of Spaulding Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.40 Feet to the southwesterly corner of Lot 4, Block A, of Tract No. 4362, in said city, as per map filed in Book 48, Pages 53 and 54, of said maps, said corner also being the point of intersection of the easterly line of said Spaulding Avenue and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 164.12 Feet along the southerly line of said Lot 4 and the southerly line of Lot 84, of Tract No. 5921, in said city, as per map filed in Book 66, Page 89, of said maps, to a point on the southerly line of said Lot 84, said point also being the northwesterly corner of Lot 85, of said Tract No. 5921, said point also being the point of intersection of the northerly line of said alley and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 34.51 Feet along the westerly line of said Lot 85 to the southwesterly corner of said Lot 85, said corner also being the northwesterly corner of Lot 86, of said tract, said corner also being the beginning of a curve concave northeasterly and having a radius of 37.98 Feet; thence southerly and southeasterly 56.04 Feet along said curve, to the southwesterly line of said Lot 86, said line being also the northeasterly line of an alley, 15 Feet Wide, as shown on said tract; thence southeasterly 107.26 Feet along the southwesterly line of said Lot 86 to the most southerly corner therein, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Stanley Avenue, 80 Feet Wide, as shown on said tract; thence southeasterly 80.43 Feet to the most westerly corner of Lot 13, of said tract, said corner also being the point of intersection of the southeasterly line of said Stanley Avenue and the northeasterly line of an alley, 15 Feet Wide, as shown on said tract; thence southeasterly 277.96 Feet along the southwesterly line of said Lot 13 and the southwesterly line of Lot 35, of Tract No. 5674, in said city, as per map filed in Book 61, Pages 16 and 17, of said maps, to the most southerly corner of said Lot 35, said corner also being the point of intersection with the northeasterly line of said alley and the northwesterly line of Curson Avenue, 50 Feet Wide, as shown on said tract; thence southeasterly 50.19 Feet to the most westerly corner of Lot 84, of said tract, said corner also being the point of intersection of the southeasterly line of said Curson Avenue and the northeasterly line of an alley, 15 Feet Wide, as shown on said tract; thence southeasterly 229.65 Feet along the southwesterly line of Lot 84 and Lot 122, of said tract, to the southeasterly corner of said Lot 122, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Sierra Bonita Avenue, 50 Feet Wide, as shown on said tract; thence southeasterly 50.42 Feet to the most westerly corner of Lot 170 of said tract, said corner also being the point of intersection of the southeasterly line of said Sierra Bonita Avenue and the northeasterly line of an alley, 15 Feet Wide, as shown on said tract; thence southeasterly 228.60 Feet along the southwesterly line of Lot 170 and Lot 210, of said tract, to the most southerly corner of said Lot 210, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Masselin Avenue, 50 Feet Wide, as shown on said tract; thence southeasterly 50.19 Feet to the most westerly corner of Lot 10, of Tract No. 5767, in said city, as per map filed in Book 63, Page 4, of said maps, said corner also being the point of intersection of the southeasterly line of said Masselin Avenue and the northeasterly line of an alley, 15 Feet Wide, as shown on said tract; thence southeasterly 228.17 Feet along the southwesterly line of Lot 10, of said tract, and the southwesterly line of Lot 3, of Tract No. 7258, in said city, as per map filed in Book 82, Page 88, of said maps, to the most southerly corner of said Lot 3, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Carmona Avenue, 50 Feet Wide, as shown on said tract; thence southeasterly 50.00 Feet, more or less, to the most westerly corner of Lot 29, of Tract No. 8818, in said city as per map filed in Book 114, Pages 94 and 95, of said maps, said corner also being the point of intersection of the southeasterly line of said Carmona Avenue and the northeasterly line of an alley, 20 Feet Wide, as shown on said tract; thence southeasterly 180.92 Feet along the southwesterly line of Lot 29 and Lot 25, of said tract, to the most southerly corner of said Lot 25, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Hauser Boulevard, 50 Feet Wide, as shown on said tract; thence southeasterly 50.19 Feet to the most westerly corner of Lot 4, of said tract, said corner also being the point of intersection of the southeasterly line of said Hauser Boulevard and the northeasterly line of an alley, 20 Feet Wide, as shown on said tract; thence southeasterly 124.27 Feet to the most southerly corner thereof; thence easterly 139.04 Feet along the southerly line of Lot 4, of Tract No. 4588, in said city, as per map filed in Book 56, Pages 36 and 37, of said maps, to the southeasterly corner thereof, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Ridgeley Drive, 50 Feet Wide, as shown on said tract; thence easterly 51.20 Feet to the southwesterly corner of Lot 159, of said tract, said corner also being the point of intersection of the easterly line of said Ridgeley Drive, and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 241.20 Feet along the southerly line of Lot 159 and Lot 192, of said tract, to the southeasterly corner of said Lot 192, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Burnside Avenue, 60 Feet Wide, as shown on said tract; thence easterly 61.99 Feet to the southwesterly corner of Lot 199, of said tract, said corner also being the point of intersection of the easterly line of said Burnside Avenue and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 244.00 Feet along the southerly line of Lot 199 and Lot 209, of said tract, to the southeasterly corner of said Lot 209, said corner also being the point of intersection of the northerly line of said alley, and the westerly line of Dunsmuir Avenue, 50 Feet Wide, as shown on said tract; thence easterly 50.97 Feet to the southwesterly corner of Lot 235, of said tract, said corner also being the point of intersection of the easterly line of said Dunsmuir Avenue and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 155.84 Feet to the southeasterly corner thereof, said corner also being the point of intersection of the northerly line of said alley and the westerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 15.32 Feet to the southwesterly corner of Lot 239, of said tract, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 118.14 Feet to the southeasterly corner thereof, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Cochran Avenue, 60 Feet Wide, (formerly Cahuenga Valley and Ballona Road), as shown on said tract; thence northerly 16.47 Feet along the easterly line of said lot to the westerly prolongation of the southerly line of Lot 602, of Tract No. 5069, in said city, as per map filed in Book 56, Pages 82 through 85, of said maps; thence easterly 63.58 Feet along said prolongation to the southeasterly corner of the westerly 2.00 Feet of Lot 602, of said Tract No. 5069, said corner also being the point of intersection of the easterly line of said Cochran Avenue and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 281.86 Feet along the southerly line of Lot 602 and Lot 568, of said tract, to the southeasterly corner of said Lot 568, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Cloverdale Avenue, 60 Feet Wide, as shown on said tract; thence easterly 61.50 Feet to the southwesterly corner of Lot 534, of said tract, said corner also being the point of intersection of the easterly line of said Cloverdale Avenue and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 283.85 Feet along the southerly line of Lot 534 and Lot 499, of said tract, to the southeasterly corner of said Lot 499, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Meadowbrook Avenue, 60 Feet wide, as shown on said tract; thence easterly 61.75 Feet to the southwesterly corner of Lot 465, of said tract, said corner also being the point of intersection of the easterly line of said Meadowbrook Avenue and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 263.13 Feet along the southerly line of Lot 465 and Lot 431, of said tract, to the southeasterly corner of said Lot 431, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Redondo Boulevard, 100 Feet Wide, as shown on said tract; thence easterly 102.65 Feet to the southwesterly corner of Lot 396, of said tract, said corner also being the point of intersection of the easterly line of said Redondo Boulevard and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 263.30 Feet along the southerly line of Lot 396 and Lot 359, of said tract, to the southeasterly corner of said Lot 359, said



corner also being the point of intersection of the northerly line of said alley and the westerly line of Sycamore Avenue (formerly Verdun Avenue), 60 Feet Wide, as shown on said tract; thence easterly 61.75 Feet to the southwesterly corner of Lot 322, of said tract, said corner also being the point of intersection of the easterly line of said Sycamore Avenue, and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 283.89 Feet along the southerly line of Lot 322 and Lot 285, of said tract, to the southeasterly corner of said Lot 285, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Orange Drive (formerly Avenue), 60 Feet Wide, as shown on said tract; thence easterly 61.75 Feet to the southwesterly corner of Lot 247, of said tract, said corner also being the point of intersection of the easterly line of said Orange Drive and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 283.71 Feet along the southerly line of Lot 209, of said tract, to the southeasterly corner of said Lot 209, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Mansfield Avenue (formerly Calais Avenue), 60 Feet Wide, as shown on said tract; thence easterly 68.65 Feet to the southwesterly corner of Lot 172, of said tract, said corner also being the point of intersection of the easterly line of said Mansfield Avenue and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 139.21 Feet to the southeasterly corner thereof, said corner being also on the northerly line of said alley; thence northerly 351.24 Feet along the easterly line of Lots 165 through 172, inclusive, of said tract, to the northeasterly corner of said Lot 165; thence northerly 209.80 Feet along the easterly line of Lots 160 through 164, inclusive, of said tract, to an angle point in the easterly line of said Lot 160; thence northerly 114.00 Feet along the easterly line of Lots 159 and 160, of said tract, to the northeasterly of said Lot 159, said corner also being on the southerly line of San Vicente Boulevard, 150 Feet Wide, as shown on said tract; thence northerly 154.20 Feet along the northerly prolongation of said easterly line to the northeasterly line of said San Vicente Boulevard; thence southeasterly 426.16 Feet along said northeasterly line to the northeasterly prolongation of the westerly line of Lot 57, of said Tract No. 5069; thence southerly 150.00 Feet along said northeasterly prolongation to the northwesterly corner of said Lot 57, said corner also being on the southerly line of said San Vicente Boulevard; thence southerly 62.01 Feet to the southwesterly corner thereof, said corner also being the northwesterly corner of Lot 58, of said tract; thence southerly 403.43 Feet along the westerly line of Lots 58 through 64, inclusive, of said tract, to the southwesterly corner of said Lot 64, said corner also being on the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 132.86 Feet to the southeasterly corner of said Lot 64, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Highland Avenue, 60 Feet Wide, as shown on said tract; thence easterly 66.36 Feet to the southwesterly corner of Lot 30, of said tract, said corner also being the point of intersection of the easterly line of said Highland Avenue and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 132.86 Feet to the southeasterly corner of said Lot 30, said corner also being the point of intersection of the northerly line of said alley and the westerly line of an alley, 25 Feet Wide, as shown on said tract; thence northerly 292.35 Feet along the easterly line of Lots 25 through 30, inclusive, of said tract, to the northeasterly corner of said Lot 25, said corner also being the point of intersection of the westerly line of said alley and the southerly line of said San Vicente Boulevard; thence northerly 150.85 Feet to the most southerly corner of Lot 24, of said tract, said corner also being the point of intersection of the northeasterly line of said San Vicente Boulevard and the westerly line of an alley, 25 Feet Wide, as shown on said tract; thence southeasterly 25.08 Feet to the most northerly corner of the southwesterly 10.00 Feet of Lots 648 through 653, of Tract No. 4604, in said city, as per map filed in Book 4604, Pages 34 through 38, inclusive, of said maps, said corner also being the point of intersection of the southeasterly line of said alley and the northeasterly line of said San Vicente Boulevard; thence southeasterly 135.56 Feet along the northeasterly line of the southwesterly 10.00 Feet thereof to the most northerly corner of the southwesterly 10.00 Feet of the southeasterly 10.00 Feet of said Lot 648, said corner also being on the northeasterly line of said San Vicente Boulevard; thence southeasterly 80.16 Feet to the most easterly corner of the northwesterly 10.00 Feet of the southwesterly 10.00 Feet of Lot 647, of said tract, said corner also being on the northeasterly line of said San Vicente Boulevard; thence southeasterly 277.24 Feet along the northeasterly line of the southwesterly 10.00 Feet of Lots 636 through 647, of said tract, to the most westerly corner of the southeasterly 10.00 Feet of the southwesterly 10.00 Feet of said Lot 636, said corner also being on the northeasterly line of said San Vicente Boulevard; thence southeasterly 80.39 Feet to the most easterly corner of the northwesterly 10.00 Feet of the southwesterly 10.00 Feet of Lot 635, of said tract, said corner also being on the northeasterly line of said San Vicente Boulevard; thence southeasterly 277.24 Feet along the northeasterly line of the southwesterly 10.00 Feet of Lots 624 through 635, of said tract, to the most westerly corner of the southeasterly 10.00 Feet of the southwesterly 10.00 Feet of said Lot 624, said corner also being on the northeasterly line of said San Vicente Boulevard; thence southeasterly 80.16 Feet to the most easterly corner of the northwesterly 10.00 Feet of the southwesterly 10.00 Feet of Lot 623, of said tract, said corner also being on the northeasterly line of said San Vicente Boulevard; thence southeasterly 67.55 Feet along the northeasterly line of the southwesterly 10.00 Feet of Lots 620 through 623, of said tract, to a point of intersection with the northerly line of the southerly 10.00 Feet of said Lot 620, said intersection also being the point of intersection of the northeasterly line of said San Vicente Boulevard and the northerly line of Pico Boulevard, 100 Feet Wide (formerly 80 Feet Wide), as shown on said tract; thence easterly 23.87 Feet along said northerly line to the easterly line of said Lot 620; thence northerly 166.50 Feet along said easterly line and its northerly prolongation to a point on the southerly line of Lot 281, of said tract, said point also being on the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 214.92 Feet along the southerly line of Lot 281 and Lot 219, of said tract to the southeasterly corner of said Lot 219, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Hudson Avenue (formerly Harcourt Avenue), 60 Feet Wide, as shown on said tract; thence easterly 65.93 Feet to the southwesterly corner of Lot 158, of said tract, said corner also being the point of intersection of the easterly line of said Hudson Avenue and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 329.47 Feet along the southerly line of Lot 158 and Lot 98, of said tract, to the southeasterly corner of said Lot 98, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Rimpau Boulevard, 100 Feet Wide, as shown on said tract; thence easterly 110.89 Feet to the southwesterly corner of Lot 39, of said tract, said corner also being the point of intersection of the easterly line of said Rimpau Boulevard and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 156.96 Feet to the southeasterly corner thereof, said corner also being on the easterly terminus of said alley, said corner also being on the westerly line of Lot 13, Block 3, of Tract No. 4139, in said city, as per map filed in Book 48, Page 88, of said maps; thence southerly 30.28 Feet along the westerly line of said Lot 13 to the southwesterly corner thereof; thence easterly 125.99 Feet to the southeasterly corner thereof, said corner also being on the westerly line of Mullen Avenue, 50 Feet Wide, as shown on said tract; thence easterly 50.77 Feet to the southwesterly corner of Lot 23, Block 2, of said tract, said corner also being on the easterly line of said Mullen Avenue; thence easterly 125.99 Feet to the southeasterly corner thereof; thence northerly 213.74 Feet along the easterly line of Lots 23 through 28, Block 2, of said tract, to the southwesterly corner of Lot 8, Block 2, of said tract; thence easterly 124.00 Feet to the southeasterly corner of said Lot 8, said corner also being on the westerly line of Muirfield Road (formerly Deane Avenue), 50 Feet Wide, as shown on said tract; thence easterly 50.00 Feet along the easterly prolongation of the southerly line of said Lot 8, to a point on the westerly line of Lot 16, Block 1, of said tract, said point being on the easterly line of said Muirfield Road; thence southerly 181.44 Feet along the westerly line of Lots 13 through 16, Block 1, of said tract, to the southwesterly corner of said Lot 13; thence easterly 246.05 Feet along the southerly line of Lot 13 and Lot 4, Block 1, of said tract, to the southeasterly corner of said Lot 4, said corner also being on the westerly line of West Boulevard (formerly Walbridge Avenue), 60 Feet Wide, as shown on said tract; thence northerly 20.55 Feet along the easterly line of said lot to the westerly prolongation of the Lot 7, of Tract No. 3788, in said city, as per map filed in Book 41, Page 34, of said maps; thence easterly 60.00 Feet along said prolongation to the southwesterly corner of Lot 7, of said Tract No. 3788, said corner also being on the easterly line of said West Boulevard; thence easterly 280.38 Feet along the southerly line of Lot 7 and Lot 13, of said tract, to the southeasterly corner of said Lot 13, said corner also being on the westerly line of Queen Anne Place, 60 Feet Wide, as shown on said tract; thence northerly 26.93 Feet along the easterly line of Lot 13, of said tract, to the westerly prolongation of the southerly line of the northerly 23.00 Feet of Lot 38, of the Subdivision of the Brooke-Dale Tract, in said city, as per map filed in Book 31, Page 10, of Miscellaneous Records, in the Office of said County Recorder; thence easterly 60.00 Feet along said prolongation to the southwesterly corner of the northerly 23.00 Feet of said Lot 38, said corner also being on the easterly line of said Queen Anne Place; thence easterly 100.56 Feet along said southerly line to a point on the easterly line of said Lot 38; thence northerly 23.14 Feet along said easterly line to the northeasterly corner of said Lot 38, said corner also being the southwesterly corner of Lot 3, of Tract No. 2293, in said city, as per map filed in Book 22, Page 109, of said maps; thence easterly 122.82 Feet along the southerly line of said Lot 3 to the southeasterly corner thereof; thence northerly 50.00 Feet to the northeasterly corner of said Lot 3, said corner also being the southwesterly corner of Lot 31, of said tract; thence easterly 122.82 Feet along the southerly line of said Lot 31 to the southeasterly corner thereof, said corner also being on the westerly line of Lot 1, of Tract No. 4626, in said city, as per map filed in Book 53, Page 1, of said maps; thence northerly 42.74 Feet along the easterly line of said Lot 31, to the southwesterly corner of the northerly 10.00 Feet of Lot 1, of said Tract No. 4626; thence easterly 142.32 Feet along the southerly line of said northerly 10.00 Feet and the southerly line of the northerly 40.00 Feet of Lots 2 and 3, of said tract, to the easterly line of said Lot 3, said line being also the westerly line of Plymouth Boulevard, 60 Feet Wide, as shown on said tract; thence northerly 159.36 Feet along the easterly line of Lots 3, 40 and 39, of said tract, to the westerly prolongation of the southerly line of Lot 8, of said tract; thence easterly 60.00 Feet along said prolongation to the southwesterly corner of said Lot 8, said corner also being on the easterly line of said Plymouth Boulevard; thence easterly 142.32 Feet to the southeasterly corner of said Lot 8, said corner also being on the westerly line of Lot 274, of Oxford Square, in said city, as per map filed in Book 12, Page 141, of said maps; thence southerly 7.58 Feet along the westerly line of said Lot 274, to the southwesterly corner thereof; thence easterly 172.85 Feet to the southeasterly corner thereof, said corner also being the point of intersection of the northerly line of an alley, 12 Feet Wide, and the westerly line of Windsor Boulevard, 70 Feet Wide, as shown on said tract; thence northerly 50.52 Feet along the easterly line of Lots 274 and 273, of said tract, to the westerly prolongation of the southerly line of Lot 149, of said tract; thence easterly 70.37 Feet along said prolongation to the southwesterly corner of said Lot 149, said corner also being the point of intersection of the easterly line of said Windsor Boulevard and the northerly line of an alley, 12 Feet Wide, as shown on said tract; thence easterly 172.85 Feet to the southeasterly

corner thereof; thence northerly 58.99 Feet along the easterly line of Lots 149 and Lot 43, of Western Addition Tract, in said city, as per map filed in Book 16, Pages 33 and 34, of said Miscellaneous Records, to the southwesterly corner of Lot 148, of said Oxford Square; thence easterly 171.70 Feet to the southeasterly corner of said Lot 148, said corner also being the point of intersection of the northerly line of an alley, 12 Feet Wide, and the westerly line of Victoria Avenue, 70 Feet Wide, as shown on said tract; thence northerly 39.55 Feet along the easterly line of said Lot 148 to the westerly prolongation of the southerly line of Lot 14, of said tract; thence easterly 71.56 Feet along said prolongation to the southwesterly corner of said Lot 14, said corner also being on the easterly line of said Victoria Avenue; thence easterly 175.90 Feet to the southeasterly corner thereof; thence northerly 44.36 Feet along the easterly line of Lot 14 and Lot 15, of said tract, to the southwesterly corner of Lot 4, of Benton Terrace Tract, in said city, as per map filed in Book 10, Page 164, of said maps, said corner also being the westerly terminus of an alley, 12 Feet Wide, as shown on said tract; thence easterly 142.77 Feet to the southeasterly corner of said Lot 4, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Crenshaw Boulevard, 90 Feet Wide, as shown on said tract; thence northerly 48.40 Feet along the easterly line of Lot 4 and Lot 5, of said tract, to the westerly prolongation of the centerline of an alley, 12 Feet Wide, as shown on said tract; thence easterly 90.00 Feet along said prolongation to the westerly terminus of said alley, said terminus also being on the easterly line of said Crenshaw Boulevard; thence easterly 96.07 Feet along said centerline to the easterly terminus thereof, said terminus also being on the westerly line of Lot 56, of said tract; thence northerly 6.00 Feet along said westerly line to the southerly line of Lot 53, of said tract; thence easterly 49.38 Feet along said southerly line to the southeasterly corner thereof, said corner also being on the westerly line of an alley, 15 Feet Wide, as shown on said tract; thence northerly 68.00 Feet along the easterly line of Lot 53 and Lot 52, of said tract to the westerly prolongation of the southerly line of Lot 4, Block 18, of Boulevard Heights, in said city, as per map filed in Book 8, Page 97, of said maps; thence easterly 15.00 Feet along said prolongation to the southwesterly corner of said Lot 4, said corner also being on the easterly line of said alley; thence easterly 149.50 Feet along said southerly line to the southeasterly corner thereof, said corner also being on the westerly line of Bronson Avenue, 70 Feet Wide, as shown on said tract; thence northerly 67.75 Feet along the easterly line of Lot 4 to the westerly prolongation of the southerly line of Lot 8, Block 17, of said tract; thence easterly 70.00 Feet along said prolongation to the southwesterly corner of said Lot 8, said corner also being on the easterly line of Bronson Avenue; thence easterly 150.30 Feet along the southerly line of said Lot 8 to the southeasterly corner thereof; thence northerly 85.00 Feet to the northeasterly corner thereof, said corner also being on the southerly line of Lot 9, Block 17, of said tract; thence easterly 29.70 Feet along the southerly line of said Lot 9 to the southeasterly corner thereof; thence northerly 60.00 Feet to the northeasterly corner thereof, said corner also being the southwesterly corner of Lot 50, Block 17, of said tract; thence easterly 175.28 Feet to the southeasterly corner of said Lot 50, said corner also being on the westerly line of Norton Avenue, 70 Feet Wide, as shown on said tract; thence easterly 70.00 Feet along the prolongation of the southerly line of said Lot 50, to the westerly line of Lot 5, Block 16, of said tract, said line also being on the easterly line of said Norton Avenue; thence southerly 12.79 Feet along the westerly line of said Lot 5 to the southwesterly corner thereof; thence easterly 67.74 Feet along the southerly line of said Lot to an angle point therein; thence northerly 20.00 Feet to an angle point therein; thence easterly 280.00 Feet along the southerly line of said Lot 5 and the southerly line of Lot 124, of Robert Marsh & Company's Country Club Terrace Tract, to the southeasterly corner of said Lot 124, said corner also being on the westerly line of 5th Avenue, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet along the easterly line of said Lot 124 to the westerly prolongation of the southerly line of Lot 85, of said tract; thence easterly 60.00 Feet along said prolongation to the southwesterly corner of said Lot 85, said corner also being on the easterly line of said 5th Avenue; thence easterly 135.00 Feet to the southeasterly corner thereof, said corner also being the northwesterly corner of Lot 82, of said tract; thence southerly 28.44 Feet along the westerly line of said Lot 82 to a point on said westerly line; thence easterly 140.33 Feet to a point on the easterly line of Lot 81, of said tract, distant northerly 8.92 feet from the southeasterly corner thereof, said point being on the westerly line of 4th Avenue, 60 Feet Wide, as shown on said tract; thence northerly 111.08 Feet along the easterly line of Lot 81 and Lot 80, of said tract, to the westerly prolongation of the southerly line of Lot 43, of said tract; thence easterly 60.00 Feet along said prolongation to the southwesterly corner thereof, said corner also being on the easterly line of said 4th Avenue; thence easterly 149.57 Feet to the southeasterly corner thereof; thence northerly 60.02 Feet to the northeasterly corner thereof, said corner also being the southwesterly corner of Lot 38, of said tract; thence easterly 149.62 Feet to the southeasterly corner thereof, said corner also being on the westerly line of 3rd Avenue, 60 Feet Wide, as shown on said tract; thence northerly 9.88 Feet along the easterly line of said lot, to the westerly prolongation of the southerly line of Lot 3, of said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 3, of said tract, said corner also being on the easterly line of said 3rd Avenue; thence easterly 130.00 Feet to the southeasterly corner thereof; thence northerly 45.00 Feet along the easterly line thereof to the southwesterly corner of the northerly 15.00 Feet of Lot 19, of Robert Marsh & Company's Westchester Place, in said city, as per map filed in Book 6, Page 49, of said maps; thence easterly 150.00 Feet along the southerly line of the northerly 10.00 Feet of said Lot 19, to the southeasterly corner of said northerly 10.00 Feet, said corner also being on the westerly line of Westchester Place, 70 Feet Wide, as shown on said tract; thence northerly 135.00 Feet along the easterly line of Lots 19, 18 and 17, of said tract, to the westerly prolongation of the southerly line of Lot 24, of said tract; thence easterly 70.00 Feet along said prolongation to the southwesterly corner of said Lot 24, said corner also being on the easterly line of said Westchester Place; thence easterly 150.00 Feet to the southeasterly corner thereof; thence northerly 60.00 Feet to the northeasterly corner thereof, said corner also being the southwesterly corner of Lot 54, of said tract; thence easterly 150.00 Feet to the southeasterly corner of said Lot 54, said corner also being on the westerly line of Arlington Avenue, 70 Feet Wide, as shown on said tract; thence northerly 8.00 Feet along the easterly line thereof to the westerly prolongation of the northerly line of the southerly 8.00 Feet of Lot 60, of said tract; thence easterly 70.00 Feet along said prolongation to the northwesterly corner of the southerly 8.00 Feet of said Lot 60, said corner also being on the easterly line of said Arlington Avenue; thence easterly 150.00 Feet along said northerly line, to the easterly line thereof; thence northerly 112.00 Feet along the easterly line of Lots 60 and 61, of said tract, to the northeasterly corner of said Lot 61, said corner also being on the southerly line of Lot 62, of said tract; thence easterly 53.22 Feet to the southeasterly corner of said Lot 62, said corner also being on the westerly line of Lot 3, of Country Club Park Subdivision No. 2, in said city, as per map filed in Book 10, Page 71, of said maps; thence southerly 29.00 Feet along said westerly line to the southwesterly corner thereof; thence easterly 194.70 Feet to the southeasterly corner thereof, said corner also being on the westerly line of Van Ness Avenue, 80 Feet Wide, as shown on said tract; thence westerly 80.00 Feet to the southwesterly corner of Lot 10, of Country Club Park Subdivision No. 2, in said city, as per map filed in Book 10, Page 71, of said maps, said corner also being on the easterly line of said Van Ness Avenue; thence easterly 299.69 Feet along the southerly line of said Lot 10 of said Country Club Park Subdivision No. 2 and the southerly line of Lot 16, of said Tract No. 1600, to the southeasterly corner of said Lot 16, said corner also being the westerly line of Wilton Place, 80 Feet Wide, as shown on said tract; thence easterly 80.00 Feet to the northwesterly corner of Lot 23, of said Country Club Park Subdivision No. 2, said corner also being on the easterly line of said Wilton Avenue; thence southerly 70.00 Feet to the southwesterly corner thereof; thence easterly 178.29 Feet to the southeasterly corner thereof; thence northerly 145.00 Feet along the easterly line of Lots 23 and 22, of said tract and the easterly line of Lot 30, of Tract No. 1600, in said city, as per map filed in Book 20, Pages 102 and 103, of said maps, to the northwesterly corner of the southerly 5.00 Feet of Lot 28, of said Country Club Park Subdivision No. 2; thence easterly 178.29 Feet along the northerly line of said southerly 5.00 Feet to the northeasterly corner of said southerly 5.00 Feet, said corner also being on the westerly line of Gramercy Place, 80 Feet Wide, as shown on said tract; thence easterly 80.00 Feet, more or less, to the southwesterly corner of Lot 97, of said Tract No. 1600, said corner also being on the easterly line of said Gramercy Place; thence easterly 178.18 Feet to the southeasterly corner thereof, said corner also being the northwesterly corner of Lot 39, of said Country Club Park Subdivision No. 2; thence southerly 70.00 Feet to the southwesterly corner of said Lot 39; thence easterly 178.19 Feet to the southeasterly corner thereof, said corner also being on the westerly line of St. Andrews Place, 80 Feet Wide, as shown on said tract; thence northerly 20.00 Feet along the easterly line thereof to the westerly prolongation of the southerly line of Lot 1, of Tract No. 4640, in said city, as per map filed in Book 49, Page 73, of said maps; thence easterly 80.00 Feet along said prolongation to the southwesterly corner of said Lot 1, said corner also being on the easterly line of said St. Andrews Place; thence easterly 164.69 Feet to the southeasterly corner thereof, said corner also being on the westerly line of Lot 114, of Tract No. 647, in said city, as per map filed in Book 17, Page 88, of said maps; thence southerly 40.00 Feet along said westerly line to the northwesterly corner of the southerly 20.00 Feet of said Lot 114; thence easterly 192.00 Feet along the northerly line of said southerly 20.00 Feet to the northeasterly corner of said southerly 20.00 Feet, said corner also being on the westerly line of Manhattan Place, 80 Feet Wide, as shown on said tract; thence northerly 15.00 Feet along the easterly line thereof to the westerly prolongation of the southerly line of Lot 142, of said Tract No. 1600; thence easterly 80.00 Feet along said prolongation to the southwesterly corner of said Lot 142, said corner also being on the easterly line of said Manhattan Place; thence easterly 129.91 Feet to the southeasterly corner thereof; thence northerly 589.59 Feet along the easterly line of Lots 134 through 142, of said tract, to the northeasterly corner of said Lot 134, said corner also being on the southerly line of Country Club Drive, 80 Feet Wide, as shown on said tract; thence northerly 40.00 Feet along the northerly prolongation of said easterly line to the centerline of said Country Club Drive; thence easterly 169.92 Feet along said centerline to the centerline of Western Avenue, 90 Feet Wide, as shown on said tract; thence southerly 139.75 Feet along said centerline to the centerline of 12th Street, 60 Feet Wide, as shown on Country Club Boulevard Tract, in said city, as per map filed in Book 8, Page 111, in said maps; thence easterly 181.88 Feet along said centerline to the northerly prolongation of the westerly line of Lot 5, of said tract; thence southerly 30.00 Feet along said prolongation to the northwesterly corner of said Lot 5, said corner also being on the southerly line of said 12th Street; thence southerly 272.39 Feet along the westerly line of Lot 5 and Lot 15, of said tract, to the southwesterly corner of said Lot 15, said corner also being on the northerly line of 12th Place, 32 Feet Wide, as shown on said tract; thence southerly 32.00 Feet to the northeasterly corner of the westerly 180 Feet of the southerly 330 Feet of the Southwest 1/4 of Section 25, Township 1 South, Range 14 West, of the San Bernardino Meridian, said corner also being on the southerly line of said 12th Place; thence southerly 290.00 Feet along the easterly line of said westerly 180 Feet to the northeasterly corner of the westerly 180 Feet of the southerly 40 Feet of said Southwest 1/4, said corner also being on the northerly line of Pico Boulevard, 80 Feet Wide, as shown on Tract No. 2204, in

said city, as per map filed in Book 22, Page 13, of said maps; thence southerly 80.00 Feet to the northwesterly corner of Lot 4, of Culver's Roxbury Park, in said city, as per map filed in Book 3, Page 30, of said maps, said corner also being on the southerly line of said Pico Boulevard; thence southerly 126.62 Feet along the westerly line thereof to the northeasterly corner of Lot 22, of said tract; thence westerly 137.00 Feet along the northerly line of Lots 22 through 24, of said tract, to the northeasterly corner of the westerly 10.00 Feet of said Lot 24, said corner also being on the easterly line of Western Avenue, 80 Feet Wide, as shown on said tract; thence southerly 13.48 Feet along the easterly line of said westerly 10.00 Feet to the easterly prolongation of the northerly line of Lot 4, Block 1, of The W.G. Nevin Tract, in said city, as per map filed in Book 1, Pages 53 and 54 of said maps; thence westerly 80.00 Feet along said prolongation to the northwesterly corner of the easterly 10.00 Feet of Lot 4, Block 1, of said tract, said corner also being on the westerly line of said Western Avenue; thence westerly 259.90 Feet along the northerly line of Lots 4 and 21, Block 1, of said tract, to the northwesterly corner of said Lot 4, said corner also being on the easterly line of Manhattan Place, 80 Feet Wide, as shown on said tract; thence westerly 80.37 Feet to the northeasterly corner of Lot 3, Block 4, of said tract, said corner also being on the westerly line of said Manhattan Place; thence westerly 356.50 Feet along the northerly line of Lots 3 and 14, Block 4, of said tract, to the northwesterly corner of said Lot 14, said corner also being on the easterly line of St. Andrews Place, 80 Feet Wide, as shown on said tract; thence westerly 80.00 Feet to the northeasterly corner of Lot 3, Block 5, of said tract, said corner also being on the westerly line of said St. Andrews Place; thence westerly 356.50 Feet along the northerly line of Lots 3 and 14, Block 5, of said tract, to the northwesterly corner of said Lot 14, said corner also being on the easterly line of Gramercy Place, 80 Feet Wide, as shown on said tract; thence southerly 73.75 Feet to the southwesterly corner thereof; thence westerly 80.00 Feet to the northeasterly corner of Lot 4, Block 8, of said tract, said corner also being on the westerly line of said Gramercy Place; thence westerly 178.25 Feet along the northerly line thereof to the southeasterly corner of Lot 14, Block 8, of said tract; thence northerly 73.75 Feet to the northeasterly corner of Lot 14, Block 8, of said tract; thence westerly 178.45 Feet to the northwesterly corner thereof, said corner also being on the easterly line of Wilton Place, 80 Feet Wide, as shown on said tract; thence westerly 80.00 Feet along the westerly prolongation of the northerly line of said Lot 14, to a point on the easterly line of Lot 3, of Crenshaw Heights Tract, in said city, as per map filed in Book 5, Page 117, of said maps, said point also being on the westerly line of said Wilton Place; thence northerly 17.50 Feet along the westerly line of said Lot 3, to the northeasterly corner thereof; thence westerly 300.00 Feet along the northerly line of Lot 3 and 37, of said tract, to the northwesterly corner of said Lot 37, said corner also being on the easterly line of Van Ness Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the southeasterly corner of Lot 41, of said tract, said corner also being on the westerly line of said Van Ness Avenue; thence northerly 130.10 Feet along the easterly line of Lots 41 and 40, of said tract, to the northeasterly corner of said Lot 40, said corner also being the point of intersection of the westerly line of said Van Ness Avenue and the southerly line of Pico Boulevard, 80 Feet Wide, as shown on said tract; thence westerly 490.48 Feet along the northerly line of said Lot 40 and the northerly line of Lot A, of Property of the Good Shepherd Home, in said city, as per map filed in Book 21, Page 83, of said maps, to a point distant thereon 62.44 Feet from the northwesterly corner of said Lot A, said point also being the point of intersection of the southerly line of said Pico Boulevard and the easterly line of Arlington Avenue, variable in width (formerly 60 Feet Wide), as shown on said tract; thence southerly 3.00 Feet along the easterly line of the westerly 62.44 Feet of said lot Athene S51°33'20"W, 23.50 Feet along said easterly line of said Arlington Avenue to the beginning of a non-tangent curve concave easterly and having a radius of 1098.00 Feet; thence southerly 138.73 Feet along said curved easterly line to an angle point therein; thence N84°07'14"W, 16.15 Feet to the beginning of a non-tangent curve concave easterly and having a radius of 150.00 Feet; thence southerly 37.91 Feet along said curved easterly line; thence southerly 16.00 Feet to the easterly prolongation of the northerly line of Lot 20, Block 46, of Central Arlington Heights, in said city, as per map filed in Book 30, Page 51, of said Miscellaneous Records; thence westerly 60.00 Feet along said prolongation to the northeasterly corner of Lot 20, Block 46, of said tract, said corner also being the point of intersection of the westerly line of said Arlington Avenue and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 300.00 Feet along the northerly line of Lots 20 and 7, Block 46, of said tract, to the northwesterly corner of said Lot 7, said corner also being the point of intersection of the southerly line of said alley and the easterly line of 2nd Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 20, Block 47, of said tract, said corner also being the point of intersection of the westerly line of said 2nd Avenue and southerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 164.25 Feet along the northerly line of Lots 20 and 7, Block 47, of said tract, to an angle point therein; thence westerly 136.82 Feet to the northwesterly corner of said Lot 7, said corner also being the point of intersection of the southerly line of said alley and the easterly line of 3rd Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.35 Feet to the northeasterly corner of Lot 21, Block 48, of said tract, said corner also being the point of intersection of the westerly line of said 3rd Avenue and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 281.90 Feet along the northerly line of Lots 21 and 7, Block 48, of said tract, to the northwesterly corner of said Lot 7, said corner also being the point of intersection of the southerly line of said alley and the easterly line of 4th Avenue, 100 Feet Wide, as shown on said tract; thence westerly 100.85 Feet to the northeasterly corner of Lot 22, Block 49, of said tract, said corner also being the point of intersection of the westerly line of said 4th Avenue and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 281.66 Feet along the northerly line of Lots 22 and 7, Block 49, of said tract, to the northwesterly corner of said Lot 7, said corner also being the point of intersection of the southerly line of said alley and the easterly line of 5th Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.38 Feet along the westerly prolongation of the northerly line of said Lot 7 to the easterly line of Lot 1, of Tract No. 4543, in said city, as per map filed in Book 48, Page 71, of said maps, said line also being the westerly line of said 5th Avenue; thence northerly 99.21 Feet along the easterly line of Lots 1 and 2, of said tract, to the northeasterly corner of said Lot 2; thence westerly 105.00 feet to the northwesterly corner thereof; thence southerly 104.00 feet along the westerly line of Lots 2 and 1, of said tract, to the southwesterly corner of said Lot 1, said corner also being on the northerly line of Lot 5, Block 50, of said Central Arlington Heights; thence westerly 103.02 Feet along the northerly line of Lots 5 and 21, Block 50, of said tract, to the southeasterly line of 6th Avenue, 35 Feet Wide, as it now exists; thence southwesterly 345.69 Feet along said southeasterly line to an angle point therein; thence northwesterly 61.24 Feet to the most easterly corner of Lot 11, Block 3, of Woolsey Tract, in said City, as per map filed in Book 12 pages 142 and 143, of said maps, said corner also being on the northwesterly line of said 6th Avenue; thence southwesterly 100.00 Feet along the southeasterly line of Lot 11 and 12, Block 3, of said tract, to the most southerly corner of said Lot 12; thence northwesterly 120.62 Feet to the most westerly corner of Lot 12, Block 3, of said tract, said corner also being on the southeasterly line of Norton Avenue, 60 Feet Wide, as shown on said tract; thence northwesterly 60.00 Feet to the most southerly corner of Lot 32, Block 2, of said tract, said corner also being on the northwesterly corner of said Norton Avenue; thence northeasterly 390.00 Feet along the southeasterly line of Lots 32 through 39, Block 2, of said tract, to the most southerly corner of the northeasterly 10.00 Feet of said Lot 39; thence northwesterly 120.42 Feet along the southwesterly line of the northeasterly 10.00 Feet of said Lot 39, to the most westerly corner of said northeasterly 10.00 Feet; thence southwesterly 30.00 Feet along the northwesterly line thereof to the most easterly corner of the southwesterly 10.00 Feet of Lot 2, Block 2, of said tract; thence northwesterly 123.49 Feet along the northeasterly line of said southwesterly 10.00 Feet, to the northwesterly line thereof, said line also being the southeasterly line of 12th Avenue, 60 Feet Wide, as shown on said tract; thence southwesterly 10.00 Feet along the northwesterly line thereof to the most westerly corner thereof; thence northwesterly 60.00 Feet to the most easterly corner of Lot 4, Block 1, of said tract, said corner also being on the northwesterly line of said 12th Avenue; thence northwesterly 234.94 Feet along the northeasterly line thereof and the northeasterly line of Lot 4, of Tract No. 4465, in said city, as per map filed in Book 49, Page 95, to the most northerly corner of said Lot 4, said corner also being on the southeasterly line of Bronson Avenue, 60 Feet Wide, as shown on said tract; thence southwesterly 89.35 Feet along the northwesterly line of Lots 4 and 5, of said Tract 4465, to the southeasterly prolongation of the northeasterly line of Lot 42, of said tract; thence northwesterly 60.00 Feet along said prolongation to the most easterly corner of said Lot 42, said corner also being the point of intersection of the northwesterly line of said Bronson Avenue and the southwesterly line of an alley, 15 Feet Wide, as shown on said tract; thence northwesterly 268.47 Feet along the northeasterly line thereof and the northeasterly line of Lot 74, of Crenshaw Boulevard Tract, in said city, as per map filed in Book 8, Page 68, of said maps, to the most northerly corner of said Lot 74, said corner also being the point of intersection of the southwesterly line of said alley and the southeasterly line of Crenshaw Boulevard, 90 Feet Wide, as shown on said tract; thence southwesterly 50.16 Feet along the northwesterly line thereof, to the southeasterly prolongation of the northeasterly line of Lot 4, of said tract; thence northwesterly 90.00 Feet along said prolongation, to the most easterly corner of said Lot 4, said corner also being the point of intersection of the northwesterly line of said Crenshaw Boulevard, and the southwesterly line of an alley, 15 Feet Wide, as shown on said tract; thence northwesterly 144.56 Feet to the most northerly corner thereof, said corner also being the northwesterly terminus of said alley; thence southwesterly 42.85 Feet along the northwesterly line thereof to the most easterly corner of Lot 52, of Victoria Park, in said city, as per map filed in Book 12, Page 2, of said maps; thence northwesterly 140.00 Feet to the most northerly corner thereof, said corner also being on the southeasterly line of Victoria Avenue (formerly Alta Drive), 100 Feet Wide, as shown on said tract; thence southwesterly 31.04 Feet along the northwesterly line thereof to the easterly prolongation of the northerly line of Lot 55, of said tract; thence westerly 105.68 Feet along said prolongation to the northeasterly corner of said Lot 55, said corner also being on the northwesterly line of said Victoria Avenue; thence westerly 525.38 Feet along the northerly line of Lots 55, 89, 91, 93 and 95, of said tract, to the northwesterly corner of said Lot 95, said corner also being on the westerly line of Windsor Boulevard (formerly Delaware Drive), 100 Feet Wide, as shown on said tract; thence westerly 100.25 Feet to the northeasterly corner of Lot 97, of said tract, said corner also being on the westerly line of said Windsor Boulevard; thence westerly 233.72 Feet along the northerly line of Lots 97, 99 and 101, of said tract, to an angle point therein; thence westerly 300.59 Feet along the northerly line of Lots 103, 105, 107, 109, 137 and 139, of said tract, to an angle point therein; thence westerly 244.50 Feet along the northerly line of Lots 141, 149, 151 and 153, of said tract, to an angle point therein; thence westerly 102.41 Feet along the northerly line of Lots 155 and 157, of said tract, to the most northerly corner of said Lot 157, said corner also being on the southeasterly line of West Boulevard (formerly Sherman Drive), 100 Feet Wide, as shown on said tract; thence southwesterly 100.31 Feet along the northwesterly line of said Lot 157; thence southwesterly 160.29 Feet to the

northwesterly line of Lot 158, of said tract; thence southwesterly 276.59 Feet along the northwesterly line of Lots 158, 178, 180, 182 and 184, of said tract, to a point on the northwesterly line of said Lot 184, said point also being on the northerly line of Venice Boulevard, variable in width, (formerly the Los Angeles Pacific Railroad Right-of-Way, 36 Feet Wide), as shown on said tract; thence southwesterly 129.63 Feet to a point on the northwesterly line of Lot 1, Block K, of Tract No. 666, in said city, as per map filed in Book 15, Page 120, of said maps, said point being distant northeasterly 65.66 Feet from the most westerly corner of said lot, said point also being the point of intersection of the southwesterly line of said Venice Boulevard and the southeasterly line of West Boulevard (formerly Rosemary Avenue), 60 Feet Wide, as shown on said tract; thence northwesterly 60.40 Feet to a point on the southeasterly line of Lot 3, of Tract No. 2168, in said city, as per map filed in Book 22, Page 20, of said maps, said point being distant northeasterly 7.68 Feet from the southeasterly corner of said lot, said point also being the point of intersection of the northwesterly line of said West Boulevard and the curved southerly line of said Venice Boulevard, said curve being concave southerly and having a radius of 1200 Feet; thence northwesterly 275.10 Feet along the curved northeasterly line of Lots 1 and 2, of said Tract No. 2168 and Lots 9 through 11, of said Tract No. 666, to the northwesterly corner of said Lot 9; thence northwesterly 447.13 Feet along the northeasterly line of Lots 1 through 8, Block J, of said Tract No. 666, to the northwesterly corner of said Lot 1, said corner also being the point of intersection of the southerly line of said Venice Boulevard and the easterly line of Vineyard Avenue (formerly Francisquito Avenue), 50 Feet Wide, as shown on said tract; thence westerly 51.10 Feet to a point on the southeasterly line of Lot 21, Block 17, of Arlington Heights Terrace Subdivision No. 1, in said city, as per map filed in Book 9, Page 166, of said maps, said point being distant northeasterly 60.95 Feet from the most southerly corner of said lot, said point also being the point of intersection of the northwesterly line of said Vineyard Avenue and the curved southerly line of said Venice Boulevard, said curve being concave southerly and having a radius of 952.43 Feet; thence westerly 251.43 Feet along the southerly line of said Venice Boulevard; thence westerly 545.71 Feet along the southerly line of said Venice Boulevard to the point of intersection of the southerly line of said Venice Boulevard and the northeasterly line of Lomita Street, 60 Feet Wide, as shown on said tract; thence westerly 150.02 Feet to a point on the northeasterly line of Lot 109, of said Tract No. 569, said point being distant southeasterly 4.81 Feet from the most northerly corner of said lot, said point also being the point of intersection of the southwesterly line of said Lomita Street, and the southerly line of said Venice Boulevard; thence westerly 62.39 Feet to a point on the northwesterly line of Lot 108, of said tract, said point being distant northeasterly 110.00 Feet from the most westerly corner of said lot, said point also being the point of intersection of the southerly line of said Venice Boulevard and the southeasterly line of Rimpau Boulevard (formerly Rimpau Avenue), 60 Feet Wide, as shown on said tract; thence westerly 68.11 Feet to point on the southeasterly line of Lot 6, of Tract No. 4229, in said city, as per map filed in Book 46, Page 37, of said maps, said point being distant northeasterly 53.22 Feet from the most southerly corner of said lot, said point also being the point of intersection of the northwesterly line of said Rimpau Boulevard and the southerly line of said Venice Boulevard; thence westerly 440.52 Feet along the southerly line of said Venice Boulevard to the point of intersection of said southerly line and the northerly line of St. Charles Place, 60 Feet Wide, as shown on said tract; thence westerly 152.48 Feet to a point on the northeasterly line of Lot 1, of Tract No. 5913, in said city, as per map filed in Book 55, Page 63, of said maps, said point being distant northwesterly 5.00 Feet from the most easterly corner of said lot, said point also being the point of intersection of the southerly line of said St. Charles Place, and the southerly line of said Venice Boulevard; thence westerly 106.22 Feet to a point on the northwesterly line of Lot 2, of said tract, said point being distant northeasterly 39.28 Feet from the most westerly corner of said lot, said point also being the point of intersection of the southerly line of said Venice Boulevard and the southeasterly line of Longwood Avenue (formerly Mineral Avenue), 60 Feet Wide, as shown on said tract; thence westerly 67.82 Feet to a point on the southeasterly line of Lot 22, of said Tract No. 569, said point being distant northeasterly 36.40 Feet from the most southerly corner of said lot, said point also being the point of intersection of the northwesterly line of said Longwood Avenue and the southerly line of said Venice Boulevard; thence westerly 160.01 Feet to a point on the northwesterly line of Lot 21, of said tract, said point also being distant northeasterly 1.68 Feet from the most westerly of said lot, said point also being an angle point in the southerly line of said Venice Boulevard; thence southerly 34.36 Feet along the northwesterly line of Lots 20 and 21, of said tract, to the northeasterly corner of Lot 4, Block 4, of Tract No. 5870, in said city, as per map filed in Book 61, Page 35, of said maps; thence westerly 141.38 Feet along the northerly line of Lots 1 through 4, Block 4, of said tract, to the northwesterly corner of said lot 1, said corner also being the point of intersection of the southerly line of said Venice Boulevard and the easterly line of Highland Avenue, 50 Feet Wide, as shown on said tract; thence westerly 56.64 Feet to the northeasterly corner of Lot 10, Block 5, of said tract, said corner also being the point of intersection of the westerly line of said Highland Avenue and the southerly line of said Venice Boulevard; thence westerly 305.38 Feet along the northerly line of Lots 1 through 10, Block 5, of said tract, to the northwesterly corner of said Lot 1, said corner also being the point of intersection of the southerly line of said Venice Boulevard and the easterly line of La Brea Avenue, 100 Feet Wide, as shown on said tract; thence westerly 121.91 Feet to the northeasterly corner of Lot 5, Block 10, of said tract, said corner also being the point of intersection of the westerly line of said La Brea Avenue and the southerly line of said Venice Boulevard; thence westerly 158.34 Feet along the northerly line of Lots 1 through 5, Block 10, of said tract, to the northwesterly corner of said Lot 1; thence northerly 238.60 Feet to the southeasterly corner of Lot 15, Block 7, of Tract No. 1740, in said city, as per map filed in Book 21, Pages 146 and 147, of said maps, said corner also being the point of intersection of the northerly line of said Venice Boulevard and the westerly line of an alley, 12 Feet Wide, as shown on said tract; thence northerly 437.60 Feet along the easterly line of Lots 15, 14, 13, 12, 11, 10, 9 and 8, Block 7, of said tract, to the northeasterly corner of said Lot 7, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 147.36 along the northerly line of said Lot 7 to the northeasterly corner of the westerly 5.00 Feet of said Lot 7, said corner also being the point of intersection of the southerly line of said alley and the easterly line of said Mansfield Avenue, 55 Feet Wide (formerly Oak Avenue, 50 Feet Wide), as shown on said tract; thence westerly 57.76 Feet to the northeasterly corner of Lot 27, Block 6, of said tract, said corner also being the point of intersection of the westerly line of said Mansfield Avenue and the southerly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 130.84 Feet along the northerly line thereof to a point distant easterly 10.00 Feet from the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 32.12 Feet to a point on the northerly line of Lot 7, Block 6, of said tract, said point being distant westerly 10.00 Feet from the northeasterly corner thereof, said point also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 130.85 Feet along the northerly line thereof to the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Orange Drive (formerly Palm Avenue), 50 Feet Wide, as shown on said tract; thence westerly 51.45 Feet to the northeasterly corner of Lot 32, Block 5, of said tract, said corner also being the point of intersection of the westerly line of said Orange Drive, and the southerly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 140.84 Feet to the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 12.04 Feet to the northeasterly corner of Lot 7, Block 5, of said tract, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 140.85 Feet to the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Sycamore Avenue (formerly Bonita Meadows Avenue), 50 Feet Wide, as shown on said tract; thence westerly 51.20 Feet to the northeasterly corner of Lot 37, Block 4, of said tract, said corner also being the point of intersection of the westerly line of said Sycamore Avenue and the southerly line of an alley, 15 Feet Wide (formerly 12 Feet Wide), as shown on said tract; thence westerly 130.84 Feet along the northerly line thereof to a point distant easterly 10.00 Feet from the northwesterly corner thereof, said point also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 32.37 Feet to a point on the northerly line of Lot 7, Block 4, of said tract, said point being distant westerly 10.00 Feet from the northeasterly corner thereof, said point also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 15 Feet Wide (formerly 12 Feet Wide), as shown on said tract; thence westerly 120.57 Feet along the northerly line thereof, to the northeasterly corner of the westerly 10.00 Feet thereof, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Redondo Boulevard, 70 Feet Wide (formerly Maple Avenue, 50 Feet Wide), as shown on said tract; thence westerly 72.02 Feet to the northwesterly corner of the easterly 10.00 Feet of Lot 42, Block 3, of said tract, said corner also being the point of intersection of the westerly line of said Redondo Boulevard and the southerly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 130.51 Feet along the northerly line thereof to the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 12.31 Feet to the northeasterly corner of Lot 7, Block 3, of said tract, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 140.85 Feet to the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Meadowbrook Avenue (formerly Walnut Avenue), 50 Feet Wide, as shown on said tract; thence westerly 51.47 Feet to the northeasterly corner of Lot 47, Block 2, of said tract, said corner also being the point of intersection of the westerly line of said Meadowbrook Avenue and the southerly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 130.84 Feet along the northerly line thereof to a point distant easterly 10.00 Feet from the northwesterly corner thereof, said point also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 29.36 Feet to a point on the northerly line of Lot 7, Block 2, of said tract, said point being distant westerly 7.00 Feet from the northeasterly corner thereof, said point also being the point of intersection of the westerly line of said alley, and the southerly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 133.85 Feet along the northerly line thereof to the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said alley and the easterly line of said Cloverdale Avenue (formerly Cypress Avenue); thence westerly 51.45 Feet to the northeasterly corner of Lot 51, Block 1, of said tract, said corner also being the point of intersection of the westerly line of said Cloverdale Avenue and the southerly line of an alley, 12 Feet Wide, as

shown on said tract; thence westerly 140.84 Feet to the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 12.00 Feet Wide, as shown on said tract; thence westerly 12.31 Feet to the northeasterly corner of Lot 7, Block 1, of said tract, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 140.85 Feet to the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Cochran Avenue (formerly Beechwood Avenue), 55 Feet Wide, as shown on said tract; thence westerly 56.65 Feet along the westerly prolongation of said northerly line, to the easterly line of Lot 22, Block 1, of Tract No. 4889, in said city, as per map filed in Book 53, Page 15, of said maps, said line also being the westerly line of said Cochran Avenue; thence northerly 22.74 Feet along the easterly line of Lot 22, Block 1, of said tract, to the northeasterly corner thereof; thence westerly 267.28 Feet along the northerly line of Lots 22 and 11, Block 1, of said tract, to the northwesterly corner of said Lot 11, said corner also being on the easterly line of Dunsmuir Avenue, 50 Feet Wide, as shown on said tract; thence westerly 51.20 Feet to the southeasterly corner of Lot 20, Block 2, of said tract, said corner also being on the westerly line of said Dunsmuir Avenue; thence northerly 104.72 Feet along the easterly line thereof, to a point distant southerly 25.28 Feet from the northeasterly corner thereof; thence northwesterly 18.45 Feet to a point on a line parallel with and distant southerly 10.00 Feet, measured at right angles, from the northerly line of Lots 11 through 20, Block 2, of said tract, said point being distant easterly 5.57 Feet along said parallel line from the westerly line thereof, said point also being on the southerly line of Pico Boulevard, 100 Feet Wide (formerly 70 Feet Wide), as shown on said tract; thence westerly 221.87 Feet along said parallel line to a point distant easterly 10.70 Feet measured along said line from the easterly line of said Lot 11; thence southwesterly 23.64 Feet to a point of the westerly line of said Lot 11, said point being distant southerly 25.28 Feet from the northwesterly corner thereof, said point also being on the easterly line of Burnside Avenue, 50 Feet Wide, as shown on said tract; thence southerly 95.16 Feet along the westerly line thereof, to the easterly prolongation of the northerly line of Lots 16 and 26, of Tract No. 6621, in said city, as per map filed in Book 75, Pages 68 and 69, of said maps; thence westerly 51.43 Feet along said prolongation to the northeasterly corner of said Lot 16, said corner also being the point of intersection of the westerly line of said Burnside Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 257.01 Feet along the northerly line of Lots 16 and 26, to the northwesterly corner of said Lot 26, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Ridgeley Drive, 50 Feet Wide, as shown on said tract; thence westerly 51.45 Feet to the northeasterly corner of Lot 35, of said tract, said corner also being the point of intersection of the westerly line of said Ridgeley Drive and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 137.88 Feet to the northwesterly corner thereof, said corner also being the westerly terminus of said alley, said corner also being the most easterly corner of Lot 8, Block 1, of Tract No. 5091, in said city, as per map filed in Book 53, Page 88, of said maps; thence northwesterly 135.76 Feet to the most northerly corner of said Lot 8, said corner also being on the southeasterly line of Hauser Boulevard, 100 Feet Wide, as shown on said tract; thence northwesterly 100.48 Feet to the most easterly corner of Lot 20, Block 2, of said tract, said corner also being on the northwesterly line of said Hauser Boulevard; thence northwesterly 263.47 Feet along the northeasterly line of Lots 20 and 9, Block 2, of said tract, to the most northerly corner of said Lot 9, said corner also being on the southeasterly line of Carmona Avenue, 60 Feet Wide, as shown on said tract; thence northwesterly 60.27 Feet to the most easterly corner of Lot 10, Block 3, of said tract, said corner also being on the northwesterly line of said Carmona Avenue; thence northwesterly 128.60 Feet to the most northerly corner thereof; thence southwesterly 30.60 Feet along the northwesterly line thereof to the most easterly corner of Lot 159, of Tract No. 9711, in said city, as per map filed in Book 134, Pages 97 through 99, of said maps, said corner also being the easterly terminus of an alley, 20 Feet Wide, as shown on said tract; thence northwesterly 121.70 Feet to the most northerly corner of said Lot 159, said corner also being the point of intersection of the southwesterly line of said alley and the southeasterly line of Sierra Bonita Avenue, 60 Feet Wide, as shown on said tract; thence northwesterly 60.37 Feet to the most easterly corner of Lot 92, of said tract, said corner also being the point of intersection of the northwesterly line of said Sierra Bonita Avenue and the southwesterly line of an alley, 20 Feet Wide, as shown on said tract; thence northwesterly 241.49 Feet along the northeasterly line of Lots 92 and 82, of said tract, to the most northerly corner of said Lot 82, said corner also being the point of intersection of the southwesterly line of said alley and the southeasterly line of Curson Avenue, 60 Feet Wide, as shown on said tract; thence northwesterly 60.37 Feet to the most easterly corner of Lot 7, of said tract, said corner also being the point of intersection of the northwesterly line of said Curson Avenue and the southwesterly line of an alley, 20 Feet Wide, as shown on said tract; thence northwesterly 150.53 Feet to the most northerly corner thereof, said corner also being the point of intersection of the southwesterly line of said alley and the southeasterly line of Ellsmere Avenue, 55 Feet Wide, as shown on said tract; thence northwesterly 55.44 Feet to the most easterly corner of Lot 22, Block 2, of Tract No. 3983, in said city, as per map filed in Book 70, Page 7, of said maps, said corner also being the point of intersection of the northwesterly line of said Ellsmere Avenue and the southwesterly line of an alley, 20 Feet wide, as shown on said tract; thence northwesterly 213.92 Feet along the northeasterly line of Lots 22 and 9, Block 2, of said tract, to the most northerly corner of said Lot 9, said corner also being the point of intersection of the southwesterly line of said alley and the southeasterly line of Stanley Avenue, 50 Feet Wide, as shown on said tract; thence northwesterly 50.29 Feet to the most easterly corner of Lot 5, Block 1, of said tract, said corner also being the point of intersection of the northwesterly line of said Stanley Avenue and the southwesterly line of said alley, 20 Feet Wide, as shown on said tract; thence northwesterly 351.29 Feet along the northeasterly line of Lot 5, Block 1, of said tract, and the northeasterly line of Lot 11, of Tract No. 4448, in said city, as per map filed in Book 49, Page 34, of said maps, to the most northerly corner of said Lot 118, said corner also being the point of intersection of the southwesterly line of said alley and the southeasterly line of Spaulding Avenue, 60 Feet Wide, as shown on said tract; thence northwesterly 60.54 Feet to the northeasterly corner of Lot 117, of said tract, said corner also being the point of intersection of the northwesterly line of said Spaulding Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 250.00 Feet along the northerly line of Lots 117 and 102, of said tract, to the northwesterly corner of said Lot 102, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Genesee Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 101, of said tract, said corner also being the point of intersection of the westerly line of said Genesee Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 250.00 Feet along the northerly line of Lots 101 and 86, of said tract, to the northwesterly corner of said Lot 86, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Ogden Drive, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 85, of said tract, said corner also being the point of intersection of the westerly line of said Ogden Drive and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 249.37 Feet along the northerly line of Lot 85 of said tract and the northerly line of Lot 4, of Tract No. 9460, in said city, as per map filed in Book 178, Pages 27 and 28, of said maps, to the northwesterly corner of said Lot 4, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Orange Grove Avenue, 60 Feet Wide, as shown on said tract; thence southerly 227.98 Feet along the westerly line of Lots 4 through 8, of said Tract No. 9460 to the easterly prolongation of the northerly line of Lot 70, of said Tract No. 4448; thence westerly 60.00 Feet along said prolongation to the northeasterly corner of said Lot 70, said corner also being on the westerly line of said Orange Grove Avenue; thence westerly 250.00 Feet along the northerly line of Lots 70 and 63, of said Tract No. 4448 to the northwesterly corner of said Lot 63, said corner also being on the easterly line of Fairfax Avenue (formerly Rodeo Way), 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the southeasterly corner of Lot 55, of said tract, said corner also being on the westerly line of said Fairfax Avenue; thence northerly 77.93 Feet along the easterly line of Lots 55 and 56, of said tract, to an angle point in the westerly line of said Fairfax Avenue, as described in Document No. 2660 recorded 7/13/72; thence northerly 94.26 Feet along said westerly line to a point on the northerly line of Lot 57, of said tract; thence westerly 1.41 Feet along the northerly line of said lot to an angle point in the westerly line of said Fairfax Avenue, as described in Document No. 2660 recorded 7/13/72; thence northerly 32.36 Feet along the westerly line of said Fairfax Avenue, as described in Document No. 2660 recorded 7/13/72, to an angle point thereon; thence northerly 16.75 Feet along the westerly line of said Fairfax Avenue, as described in Document No. 2660 recorded 7/13/72, to the beginning of a tangent curve concave westerly and having a radius of 960.00 Feet; thence northerly 8.56 Feet along said curve to the northerly line of Lot 58, of said tract, said point also being the point of intersection of the westerly line of said Fairfax Avenue, as described in Document No. 2660 recorded 7/13/72, and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 227.35 Feet, more or less, along the northerly line of Lots 58 and 43, of said tract, to the northwesterly corner of said Lot 43, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Hayworth Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 35, of said tract, said corner also being the point of intersection of the easterly line of said Hayworth Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 20.00 Feet to the southeasterly corner of Lot 32, of said tract, said corner also being the point of intersection of the northerly line of said alley and the easterly line of said Hayworth Avenue; thence northerly 105.00 Feet along the easterly line thereof to a point being distant southerly 25.00 Feet from the northeasterly corner thereof; thence continuing northerly 65.00 Feet to the centerline of said Pico Boulevard; thence easterly 218.98 Feet along said centerline to the centerline of said Fairfax Avenue and point of beginning.

Excepting therefrom that portion described as follows:

Beginning at the northeasterly corner of Lot 1, as shown on Tract No. 21401, in said city, as per map filed in Book 606, Pages 21 and 22, of said maps, said corner also being on the southerly line of Pico Boulevard, 100 Feet Wide, as shown on said tract; thence easterly 925.76 Feet along said southerly line, to the southwesterly line of San Vicente Boulevard, 59.50 Feet Wide, as it now exists; thence southeasterly 357.62 Feet along said southwesterly line, to a tangent curve concave southwesterly and having a radius of 934.89 Feet; thence southeasterly 376.40 Feet along said curved southwesterly line, to a compound curve concave northwesterly and having a radius of 25.82 Feet; thence southeasterly, southerly, southwesterly and westerly 60.99 Feet along said curve, to a reverse curve concave southerly and having a radius of 1015.50 Feet, said curve being on the northerly line of Venice Boulevard, 130.50 Feet Wide; thence westerly 214.28 Feet along the northerly line of Venice Boulevard; thence S79°54'30"W, 369.17 Feet along the

northerly line of Venice Boulevard to an angle point therein; thence S10°06'30"E, 1.50 Feet along the northerly line of Venice Boulevard to an angle point therein; thence S79°53'30"W, 915.12 Feet; thence leaving said northerly line North 10° 05' 30" W 105.12 Feet; thence North 13° 45' 32" East 256.01 Feet; thence South 82° 18' 45" West 157.71 Feet to a point on the easterly line of Lot 1, of said Tract No. 21401; thence N17°42'30"E, 216.79 Feet to the northeasterly corner of said lot and point of beginning. Containing 201.18 Acres.

#### Venice Boulevard

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

Beginning at the most westerly corner of Lot 20, of Crenshaw Boulevard Tract, in said city, as per map filed in Book 8, Page 68, of Maps, in the Office of the County Recorder of said county, said corner being distant northeasterly 137.48 Feet from the northeasterly line of Venice Boulevard and distant northwesterly 147.01 Feet from the northwesterly line of Crenshaw Boulevard, as shown on said tract; thence southeasterly 147.01 Feet to the most southerly corner of said lot, said corner also being on the northwesterly line of Crenshaw Boulevard, 90 Feet Wide, as shown on said tract; thence southeasterly 90.00 Feet to the most northerly corner of Lot 56, of said tract, said corner also being on the southeasterly line of said Crenshaw Boulevard; thence southwesterly 50.00 Feet to the most westerly corner of said lot; thence southeasterly 266.48 Feet along the southwesterly line of said Lot 56 and Lot 24, of Tract No. 4465, in said city, as per map filed in Book 49, Page 95, of said maps, to the most southerly corner of said Lot 24, said corner also being on the northwesterly line of Bronson Avenue, 60 Feet Wide, as shown on said tract; thence southeasterly 60.00 Feet to the most westerly corner of Lot 23, of said tract, said corner also being on the southeasterly line of said Bronson Avenue; thence southeasterly 118.15 Feet to the most southerly corner of said lot; thence northeasterly 27.51 Feet along the southeasterly line of said lot, to a point distant southwesterly 222.95 Feet from the most northerly corner of Lot A, of Tract No. 761, in said city, as per map filed in Book 16, Page 198, of said tract; thence southeasterly 162.07 Feet through a point on the southeasterly line of lot A of Rancho La Cienega, D.C.C. 1161, C.F. 18, distant southwesterly 222.85 Feet from the most easterly corner of said lot, to the northwesterly line of 12th Avenue, 60 Feet Wide, as it now exists; thence continuing southeasterly 60.00 Feet along the southeasterly prolongation of the above mentioned line, to the southeasterly line of said 12th Avenue; thence southwesterly 116.46 Feet to the point of intersection of the southeasterly line of said 12th Avenue and the northeasterly line of Venice Boulevard, 95 Feet Wide; thence southeasterly 341.56 Feet along the northeasterly line of said Venice Boulevard, to a curve concave northeasterly and having a radius of 1045 Feet; thence southeasterly and easterly 82.74 Feet along said curved northeasterly and northerly line of said Venice Boulevard; thence easterly 300.00 Feet along the northeasterly line of said Venice Boulevard and the southerly line of Lots 12 and 11, Block 40, of Central Arlington Heights, in said city, as per map filed in Book 30, Page 51, of Miscellaneous Records, in the Office of the County Recorder of said county, to the southeasterly corner of said Lot 11, said corner also being the point of intersection of the northerly line of said Venice Boulevard and the westerly line of 6th Avenue, 60 Feet Wide, as shown on said tract; thence northerly 100.00 Feet along the easterly line of Lots 11 and 10, Block 40, of said tract, to the northeasterly corner of said Lot 10; thence easterly 60.00 Feet to the southwesterly corner of Lot 15, Block 41, of said tract, said corner also being on the easterly line of said 6th Avenue; thence easterly 300.00 Feet along the southerly line of Lots 15 and 10, Block 41, of said tract, to the southeasterly corner of said Lot 10, said corner also being on the westerly line of 5th Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 15, Block 42, of said tract, said corner also being on the easterly line of said 5th Avenue; thence easterly 280.00 Feet along the southerly line of Lots 15 and 10, Block 42, of said tract, to the southeasterly corner of said Lot 10, said corner also being on the westerly line of 4th Avenue, 100 Feet Wide, as shown on said tract; thence easterly 100.00 Feet to the southwesterly corner of Lot 15, Block 43, of said tract, said corner also being on the easterly line of said 4th Avenue; thence easterly 280.00 Feet along the southerly line of Lots 15 and 10, Block 43, of said tract, to the southeasterly corner of said Lot 10, said corner also being on the westerly line of 3rd Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 15, Block 44, of said tract, said corner also being on the easterly line of said 3rd Avenue; thence easterly 300.00 Feet along the southerly line of Lots 15 and 10, Block 44, of said tract, to the southeasterly corner of said Lot 10, said corner also being on the westerly line of 2nd Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 15, Block 45, of said tract, said corner also being on the easterly line of said 2nd Avenue; thence easterly 150.00 Feet to the southeasterly corner of said lot; thence northerly 50.00 Feet to the northeasterly corner of said lot, said corner also being the southwesterly corner of Lot 9, Block 45, of said tract; thence easterly 150.00 Feet to the southeasterly corner of said Lot 9, said corner also being on the westerly line of Arlington Avenue, 75 Feet Wide (formerly 60 Feet Wide), as shown on said tract; thence easterly 75.00 Feet to the easterly line of the westerly 15.00 Feet of Lot A, of the Property of the Good Shepard Home, in said city, as per map filed in Book 21, Page 83, of said tract, said line also being the easterly line of said Arlington Avenue; thence southerly 150.53 Feet along said easterly line to the southerly terminus thereof; thence southerly 123.01 Feet to a point on the easterly line of the westerly 8 Feet of lot 24 of Angelus Tract in said City, as per map filed in Book 6 page 125, of said Maps, said point being distant southerly 18.00 Feet from the northerly line of said lot; thence southerly 83.00 Feet along said easterly line to the northerly line of lot 22 of said tract; thence westerly 8.00 Feet along said northerly line of said lot to the northwesterly corner thereof, said corner being also on the easterly right-of-way line of said Arlington Avenue; thence southerly 3.48 Feet along the westerly line of said lot to the easterly prolongation of the northerly line of Lot 4, Block 33, of said Central Arlington Heights; thence westerly 78.00 Feet along said prolongation to the northwesterly corner of the easterly 13.00 Feet of Lot 4, Block 33, of said tract, said corner also being on the westerly line of said Arlington Avenue; thence westerly 287.00 Feet along the northerly line of Lots 4 and 21, Block 33, of said tract, to the northwesterly corner of said Lot 21, said corner also being on the easterly line of said 2nd Street; thence westerly 60.00 Feet to the northeasterly corner of Lot 4, Block 34, of said tract, said corner also being on the westerly line of said 2nd Avenue; thence westerly 300.00 Feet along the northerly line of Lots 4 and 21, Block 34, of said tract, to the northwesterly corner of said Lot 21, said corner also being on the easterly line of said 3rd Avenue; thence westerly 60.00 Feet to the northeasterly corner of Lot 4, Block 35, of said tract, said corner also being on the westerly line of said 3rd Avenue; thence westerly 280.00 along the northerly line of Lots 4 and 21, Block 35, of said tract, to the northwesterly corner of said Lot 21, said corner also being on the easterly line of said 4th Avenue; thence westerly 100.00 Feet to the northeasterly corner of Lot 4, Block 36, of said tract, said corner also being on the westerly line of said 4th Avenue; thence westerly 280.00 Feet along the northerly line of Lots 4 and 21, Block 36, of said tract, to the northwesterly corner of said Lot 21, said corner also being on the easterly line of said 5th Avenue; thence westerly 60.00 Feet to the northeasterly corner of Lot 4, Block 37, of said tract, said corner also being on the westerly line of said 5th Avenue; thence westerly 300.00 Feet along the northerly line of Lots 4 and 21, of said Block 37, to the northwesterly corner of said Lot 21, said corner also being on the easterly line of said 6th Avenue; thence westerly 60.00 Feet along the westerly prolongation of the northerly line of said Lot 21 to the easterly line of Lot 1, of Tract No. 2325, in said city, as per map filed in Book 22, Page 80, of said maps, said line also being on the westerly line of said 6th Avenue; thence northerly 22.00 Feet along the easterly line of said Lot 1, to the northeasterly corner of said lot; thence westerly 140.57 Feet to the northwesterly corner of said lot, said corner also being on the easterly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 20.00 Feet to the northeasterly corner of Lot 17, Block 38, of Tract No. 381, in said city, as per map filed in Book 14, Page 125, of said maps, said corner also being on the westerly line of said alley; thence westerly 140.00 Feet to the northwesterly corner of said lot, said corner also being on the easterly line of 7th Avenue, 60 Feet Wide, as shown on said tract; thence southerly 67.00 Feet along the westerly line of Lots 17 and 18, Block 38, of said tract, to the easterly prolongation of the northerly line of Lot 2, Block 39, of said tract; thence westerly 60.00 Feet along said prolongation to the northeasterly corner of said Lot 2, said corner also being on the westerly line of said 7th Avenue; thence westerly 60.30 Feet to the northwesterly corner of said lot, said corner also being on the southeasterly line of Lot 32, Block B, of Arlington Heights Extension, in said city, as per map filed in Book 11, Page 16, of said maps; thence northeasterly 74.59 Feet along the southeasterly line of Lots 32 and 33, Block B, of said tract, to the most easterly corner of said Lot 33; thence northwesterly 137.60 Feet to the most northerly corner of said lot, said corner also being on the southeasterly line of Norton Avenue, 60 Feet Wide, as shown on said tract; thence northwesterly 60.00 Feet to the most easterly corner of Lot 22, Block B, of said tract, said corner also being on the northwesterly line of said Norton Avenue; thence northwesterly 270.93 Feet along the northeasterly line of Lots 22 and 15, Block B, of said tract, to the most northerly corner of said Lot 15, said corner also being on the southeasterly line of 12th Avenue, 60 Feet Wide, as shown on said tract; thence northwesterly 60.00 Feet to the most easterly corner of Lot 4, Block B, of said tract, said corner also being on the northwesterly line of said 12th Avenue; thence northwesterly 132.98 Feet to the most northerly corner of said lot, said corner also being on the southeasterly line of Lot 12, Block D, of said tract; thence southwesterly 22.07 Feet along the northwesterly line of said Lot 4, Block B, to the most easterly corner of the southwesterly 16.00 Feet of said Lot 12, Block D; thence northwesterly 119.81 Feet along the northeasterly line of said southwesterly 16.00 Feet to the most northerly corner of said southwesterly 16.00 Feet, said corner also being on the southeasterly line of Bronson Avenue, 60 Feet Wide, as shown on said tract; thence southwesterly 16.12 Feet along the northwesterly line of Lots 12 and 11, Block D, of said tract to the southeasterly prolongation of the northeasterly line of Lot 4, Block D, of said tract; thence northwesterly 60.00 Feet along said prolongation to the most easterly corner of said Lot 4, said corner also being on the northwesterly line of said Bronson Avenue; thence northwesterly 127.67 Feet to the most northerly corner of said lot, said corner also being on the southeasterly line of Lot 50, of said Crenshaw Boulevard Tract; thence northeasterly 5.26 Feet along said southeasterly line to the most easterly corner of said Lot 50; thence northwesterly 140.98 Feet to the most northerly corner of said lot, said corner also being on the southeasterly line of Crenshaw Boulevard, 90 Feet Wide, as shown on said tract; thence northwesterly 90.00 Feet to the most easterly corner of Lot 27, of said tract, said corner also being on the northwesterly line of said Crenshaw Boulevard; thence northwesterly 148.01 Feet to the most northerly corner of said lot, said corner also being on the southeasterly line of Lot 2, Block 1, of La Fayette Square, in said city, as per map filed in Book 21, Pages 82 and 83, of said maps; thence northeasterly 112.72 Feet along the southeasterly line of Lots 2 and 1, of said Block 1, to the most easterly corner of said Lot 1, said

corner also being on the southerly line of Venice Boulevard, 97.50 Feet Wide, as shown on said tract; thence northeasterly 97.50 Feet to the most northerly corner of the southwesterly 12.50 Feet of Lot 23, of said Crenshaw Boulevard Tract, said corner also being on the northeasterly line of said Venice Boulevard; thence northeasterly 137.48 Feet along the northwesterly line of Lots 23, 22 and 21, of said tract, to the point of beginning.  
Containing 23.62 Acres

#### Washington Boulevard East

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

Beginning at the southeasterly corner of Lot 23, of Jackins Arlington Heights Tract, in said city, as per map filed in Book 8, Page 22, in the Office of the County Recorder of said County, said corner also being the point of intersection of the northerly line of Washington Boulevard and the northwesterly line of Crenshaw Boulevard, 95 Feet (formerly 90 Feet Wide) as shown on said tract; thence northeasterly 210.21 Feet along the southeasterly line of Lots 23 and 20, of said tract, to the northwesterly prolongation of the southwesterly line of Lot 27 of said tract; thence southeasterly 90.00 Feet to the most westerly corner of said Lot 27, said corner also being on the southeasterly line of said Crenshaw Boulevard; thence southeasterly 151.93 Feet to the most southerly corner of said lot; thence northeasterly 57.64 Feet along the southeasterly line of Lots 27 and 28, of said tract, to the most westerly corner of Lot 7, Block C, of Arlington Heights Extension, in said city, as per map filed in Book 11, Page 16, of said maps; thence southeasterly 133.47 Feet to the most southerly corner of said lot, said corner also being on the northwesterly line of Bronson Avenue (formerly 11th Avenue), 60 Feet Wide, as shown on said tract; thence northerly 77.34 Feet along the southeasterly line of Lots 7 and 8, Block C, of said tract, to the northwesterly prolongation of the southwesterly line of Lot 52, Block C, of said tract; thence southeasterly 60.00 Feet along said prolongation to the most westerly corner of Lot 52, Block C, of said tract, said corner also being on the southeasterly line of said Bronson Avenue; thence southeasterly 120.07 Feet to the most southerly corner of said lot; thence northeasterly 50.03 Feet to the most easterly corner of said lot, said corner also being the most westerly corner of Lot 13, Block A, of said tract; thence southeasterly 151.83 Feet to the most southerly corner of Lot 13, Block A, of said tract, said corner also being on the northwesterly line of 12th Avenue (formerly 10th Avenue), 60 Feet Wide, as shown on said tract; thence northeasterly 150.00 Feet along the southeasterly line of Lots 13 through 15, Block A, of said tract, to the most easterly corner of said Lot 15; thence southeasterly 60.00 Feet to the most westerly corner of Lot 23, Block A, of said tract, said corner also being on the southeasterly line of said 12th Avenue; thence southeasterly 300.00 Feet along the southwesterly line of Lots 23 and 25, Block A, of said tract, to the most southerly corner of said Lot 25, said corner also being on the northwesterly line of Norton Avenue (formerly 9th Avenue), 60 Feet Wide, as shown on said tract; thence northeasterly 100.00 Feet along the southeasterly line of Lots 25 and 26, Block A, of said tract, to the most easterly corner of said Lot 26; thence southeasterly 60.00 Feet to the most westerly corner of Lot 30, Block A, of said tract, said corner also being on the southeasterly line of said Norton Avenue; thence southeasterly 139.58 Feet to the most southerly corner of said lot; thence northeasterly 50.00 Feet to the most southerly corner of Lot 29, Block A, of said tract; thence northwesterly 9.49 Feet along the southwesterly line of said lot to the most southerly corner of the northwesterly 130.00 Feet of said lot; thence northeasterly 50.00 Feet to the most easterly corner of the northwesterly 130.00 Feet of said lot, said corner also being on the southwesterly line of 18th Street (formerly Powell Street), 60 Feet Wide, as shown on said tract; thence northeasterly 60.00 Feet along the northeasterly prolongation of the southeasterly line of the northwesterly 130.00 Feet of said lot to the southwesterly line of Lot 31, Block A, of said tract, said corner also being on the northeasterly line of said 18th Street; thence southeasterly 9.44 Feet along the southwesterly line of Lot 31, Block A, of said tract to the most southerly corner of said lot; thence easterly 91.07 Feet along the generally southerly line of Lot 1, of Tract No. 22081, in said city, as per map filed in Book 714, Page 82, of said maps, to an angle point therein, said point also being the point of intersection of the northerly line of said 18th Street and the easterly line of 8th Avenue, 60 Feet Wide, as shown on said tract; thence southerly 44.66 Feet to an angle point therein, said point also being the point of intersection of the easterly line of said 8th Avenue and the northerly line of an alley, 18 Feet Wide, as shown on said tract; thence easterly 299.99 Feet to the southeasterly corner of said lot, said corner also being the point of intersection of the northerly line of said alley and the westerly line of 7th Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 15, Block 27, of Central Arlington Heights, in said city, as per map filed in Book 30, Page 51, of said maps, said corner also being the point of intersection of the easterly line of said 7th Avenue and the northerly line of an alley, 16 Feet Wide, as shown on said tract; thence easterly 300.00 Feet along the southerly line of Lots 15 and 8, Block 27, of said tract, to the southeasterly corner of said Lot 8, said corner also being the point of intersection of the northerly line of said alley and the westerly line of 6th Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 15, Block 28, of said tract, said corner also being the point of intersection of the easterly line of said 6th Avenue and the northerly line of an alley, 16 Feet Wide, as shown on said tract; thence easterly 300.00 Feet along the southerly line of Lots 15 and 8, Block 28, of said tract, to the southeasterly corner of said Lot 8, corner also being the point of intersection of the northerly line of said alley and the westerly line of 5th Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.50 Feet to the intersection of the easterly line of said 5th Avenue and the centerline of an alley, 16 Feet Wide, as shown on said tract; thence easterly 280.00 Feet along said centerline westerly line of 4th Avenue, 100 Feet Wide, as shown on said tract; thence easterly 100.00 Feet to the intersection of the easterly line of said 4th Avenue and the centerline of an alley, 16 Feet Wide, as shown on said tract; thence southerly 58.00 Feet along the westerly line of said alley and the westerly line of Lot 14, Block 30, of said tract, to the southwesterly corner of the northerly 50.00 Feet of lot 14, Block 30, of said tract; thence easterly 80.00 Feet along the southerly line of said northerly 50.00 Feet and its easterly prolongation to the northerly prolongation of the westerly line of Lot 14, Block E, of M. Salomon's Washington Street and First Avenue Tract, in said city, as per map filed in Book 59, Page 33, of Miscellaneous Records, in the Office of the County Recorder of said County; thence southerly 19.00 Feet along said prolongation to the southerly line of Lot 17, Block E, of said tract; thence easterly 200.00 Feet along the southerly line of Lots 17 and 18, Block E, of said tract, and the southerly line of Lots 8 of Tract No. 1991, in said City, as per map filed in Book 22 page 142 and the southerly line of lot 3, Block D, of West 16th Street Tract, in said city, as per map filed in Book 5, Page 98, of said maps, to the southeasterly corner of said Lot 3, said corner also being on the westerly line of 3rd Avenue, 60 Feet Wide, as shown on said tract; thence northerly 17.50 Feet along the easterly line of Lot 3, Block D, of said tract, to the westerly prolongation of the southerly line of Lot 10, Block A, of said tract; thence easterly 60.00 Feet along said prolongation to the southwesterly corner of Lot 10, Block A, of said tract, said corner also being on the easterly line of said 3rd Avenue; thence easterly 660.00 Feet along the southerly line of Lots 10, 13 through 20 and 23, Block A, of said tract, to the southeasterly corner of said Lot 23, said corner also being the point of intersection of the northerly line of an alley, 7.54 Feet Wide, and the westerly line of Arlington Avenue, 65 Feet Wide, as shown on said tract; thence easterly 65.00 Feet along the prolongation of the southerly line of said Lot 23 to the westerly line of Lot 4, of the Angelus Tract, in said city, as per map filed in Book 6, Page 125, of said maps said line also being on the easterly line of said Arlington Avenue; thence southerly 9.32 Feet along the westerly line of said Lot 4 to the southwesterly corner thereof; thence easterly 171.16 Feet to the southeasterly corner of said lot; thence northerly 20.00 Feet along the easterly line of said lot to the southwesterly corner of Lot 8, of West End Heights, in said city, as per map filed in Book 1709, Page 44, of said Miscellaneous Records; thence easterly 161.25 Feet to the southeasterly corner of said lot, said corner also being on the westerly line of Van Ness Avenue, 70 Feet Wide, as shown on said tract; thence easterly 70.00 Feet to the southwesterly corner of Lot 7, of said tract, said corner also being on the easterly line of said Van Ness Avenue; thence easterly 140.00 Feet to the southeasterly corner of said lot; thence northerly 20.00 Feet along the easterly line of said lot to a line parallel with and distant northerly 20.00 Feet, measured at right angles, from the southerly line of said lot; thence easterly 77.25 Feet along said parallel line to the westerly line of Cimarron Street, 60 Feet Wide, as shown on said tract; thence continuing easterly 60.00 Feet along said parallel line to the easterly line of said Cimarron Street; thence continuing easterly 89.66 Feet along said parallel line to the westerly line of Lot 4, of Angelus Vista No. 2, in said city, as per map filed in Book 8, Page 14, of said maps; thence southerly 82.00 Feet along the westerly line of Lots 4 and 3, of said tract to the southwesterly corner of said Lot 3; thence easterly 140.00 Feet to the southeasterly corner of said lot, said corner also being on the westerly line of Wilton Place, 80 Feet Wide, as shown on said tract; thence northerly 17.10 Feet along the easterly line of said lot to the westerly prolongation of the southerly line of Lot 31, of Angelus Vista, in said City, as per map filed in Book 2 page 73 of said Maps; thence easterly 80.00 Feet along said prolongation to the southwesterly corner of said Lot 31, said corner also being on the easterly line of said Wilton Place; thence easterly 356.50 Feet along the southerly line of Lots 31 and 36, of said tract, to the southeasterly corner of said Lot 36, said corner also being on the westerly line of Gramercy Place, 80 Feet Wide, as shown on said tract; thence easterly 80.00 feet to the southwesterly corner of Lot 75, of said tract, said corner also being on the easterly line of said Gramercy Place; thence easterly 356.50 Feet along the southerly line of Lots 75 and 80, of said tract, to the southeasterly corner of said Lot 80, said corner also being on the westerly line of St. Andrews Place, 80 Feet Wide, as shown on said tract; thence easterly 80.00 feet to the southwesterly corner of Lot 119, of said tract, said corner also being on the easterly line of said St. Andrews Place; thence easterly 356.50 Feet along the southerly line of Lots 119 and 124, of said tract, to the southeasterly corner of said Lot 124, said corner also being on the westerly line of Manhattan Place, 80 feet Wide, as shown on said tract; thence northerly 24.90 Feet along the easterly line of said lot to the westerly prolongation of the southerly line of Lot 23, of Strong and Dickinson's West Washington Street Tract, in said city, as per map filed in Book 6, Page 74, of said maps; thence easterly 80.00 Feet along said prolongation to the southwesterly corner of said Lot 23, said corner also being on the easterly line of said Manhattan Place; thence easterly 260.10 Feet along the southerly line of Lots 23 and 6, of said tract, to the southwesterly corner of the easterly 100.00 Feet of said Lot 6, said corner also being on the westerly line of Western Avenue, 100 Feet Wide (formerly 60 Feet Wide), as shown on said tract; thence easterly 100.00 Feet along the easterly prolongation of the southerly line of said Lot 6 to the easterly line of the westerly 20.00 Feet of Lot 4, of the Stuart Tract, in said city, as per map filed in Book 7, Page 107, of said maps, said line also being the easterly line of said Western Avenue; thence southerly 125.00 Feet along said easterly line to the northeasterly corner of the westerly 20

Feet of the southerly 15 Feet of said lot southerly line of said lot; thence southerly 115.39 Feet to the northwesterly corner of Lot 1, Block 6, of West Adams Heights, in said city, as per map filed in Book 2, Pages 53 and 54, of said maps, said corner also being the point of intersection of the southerly line of Washington Boulevard, 100 Feet Wide, as shown on said tract, and the easterly line of said Western Avenue; thence southerly 156.00 Feet along the westerly line of Lots 1 through 3, Block 6, of said tract to the easterly prolongation of the northerly line of Lot 12, of Robert Marsh and Company's Western Heights, in said city, as per map filed in Book 5, Page 155, of said maps; thence westerly 80.00 Feet along said prolongation to the northeasterly corner of said lot 12, said corner also being the point of intersection of the westerly line of said Western Avenue and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 461.00 Feet along the northerly line of Lots 12 and 14 through 17, of said tract, to the northwesterly corner of said Lot 17, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 8 Feet Wide, as shown on said tract; thence westerly 8.00 Feet to the northeasterly corner of Lot 18, of said tract, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 773.69 Feet along the northerly line of Lots 18 through 22, of said tract, and the northerly line of Lots 9 through 16, of Belvedere Heights Tract, in said city, as per map filed in Book 5, Page 48, of said maps, to the northwesterly corner of said Lot 16, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Gramercy Place (formerly Hermosa Place), 70 Feet Wide; thence westerly 70.00 Feet along the westerly prolongation of the northerly line of said Lot 16, to the easterly line of Lot 24, of Cribb and Sinclair's Garfield Heights Tract, in said city, as per map filed in Book 5, Page 20, of said maps, said line also being the westerly line of said Gramercy Place; thence northerly 22.00 Feet along the easterly line of said Lot 24 and the easterly line of Lot 1, of said tract to the northeasterly corner of the southerly 16.00 Feet of said Lot 1; thence easterly 100.00 Feet along the northerly line of the southerly 16.00 Feet of Lots 1 and 2, of said tract, to the northwesterly corner of the southerly 16.00 Feet of said Lot 2; thence southerly 16.00 Feet along the westerly line of said Lot 2 to the northeasterly corner of Lot 22, of said tract; thence westerly 488.84 Feet along the northerly line of Lots 22, 21, 20, 19, 18, 17, 16, 15, 14 and 13, of said tract, to the northwesterly corner of said Lot 13, said corner also being on the easterly line of Cimarron Street, 70 Feet Wide, as shown on said tract; thence westerly 70.92 Feet, more or less, to the northeasterly corner of Lot 12, of said tract, said corner also being on the westerly line of said Cimarron Street; thence westerly 585.50 Feet along the northerly line of Lots 12, 11, 10, 9, 8 and 7, of said tract, and the northerly line of Lots 7 through 12, of Orange Crest Tract, in said city, as per map filed in Book 5, Page 169, of said maps, to the northeasterly corner of the westerly 8.00 Feet of Lot 12 of said Orange Crest Tract, said corner also being on the easterly line of Arlington Avenue, 68 Feet Wide (formerly 60 Feet Wide), as shown on said tract; thence southerly 70.00 Feet along the easterly line of the westerly 8.00 Feet of said Lot 12 to the easterly prolongation of the northerly line of Lot 22, Block 20, of A Portion of the Arlington Heights Tract, in said city as per map filed in Book 17, Page 23, of said Miscellaneous Records; thence westerly 68.00 Feet along said prolongation to the northeasterly corner of Lot 22, Block 20, of said tract, said corner also being the point of intersection of the westerly line of said Arlington Avenue and the southerly line of an alley, 10 Feet Wide, as shown on said tract; thence westerly 142.00 Feet to the northwesterly corner of said lot, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 16.00 Feet to the northeasterly corner of Lot 7, Block 20, of said tract, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 10 Feet Wide, as shown on said tract; thence westerly 142.00 Feet to the northwesterly corner of said lot, said corner also being the point of intersection of the southerly line of said alley and the easterly line of 2nd Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 22, Block 21, of said tract, said corner also being the point of intersection of the westerly line of said 2nd Avenue and the southerly line of an alley, 10 Feet Wide, as shown on said tract; thence westerly 142.00 Feet to the northwesterly corner of said lot, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 16.00 Feet to the northeasterly corner of Lot 7, Block 21, of said tract, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 10 Feet Wide, as shown on said tract; thence westerly 142.00 Feet to the northwesterly corner of said lot, said corner also being the point of intersection of the southerly line of said alley and the easterly line of 3rd Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 22, Block 22, of said tract, said corner also being the point of intersection of the westerly line of said 3rd Avenue and the southerly line of an alley, 10 Feet Wide, as shown on said tract; thence westerly 280.00 Feet along the northerly line of Lots 22 and 7, Block 22, of said tract, to the northwesterly corner of said Lot 7, said corner also being the point of intersection of the southerly line of said alley and the easterly line of 4th Avenue, 100 Feet Wide, as shown on said tract; thence westerly 100.00 Feet along the westerly prolongation of the northerly line of said lot to the easterly line of Lot 24, Block 23, of West Arlington Heights Tract, in said city, as per map filed in Book 3, Page 98, of said maps, said line also being the westerly line of said 4th Avenue; thence northerly 44.00 Feet along said easterly line to the northeasterly corner of said lot, said corner also being the point of intersection of the westerly line of said 4th Avenue and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 280.00 Feet along the northerly line of Lots 24 and 7, Block 23, of said tract, to the northwesterly corner of said Lot 7, said corner also being the point of intersection of the southerly line of said alley and the easterly line of 5th Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northwesterly corner of Lot 24, Block 24, of said tract, said corner also being the point of intersection of the westerly line of said 5th Avenue and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 300.00 Feet along the northerly line of Lots 24 and 7, Block 24, of said tract, to the northwesterly corner of said Lot 7, said corner also being the point of intersection of the southerly line of said alley and the easterly line of 6th Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 24, Block 25, of said tract, said corner also being the point of intersection of the westerly line of said 6th Avenue and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 300.00 Feet along the northerly line of Lots 24 and 7, Block 25, of said tract, to the northwesterly corner of said Lot 7, said corner also being the point of intersection of the southerly line of said alley and the easterly line of 7th Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northwesterly corner of Lot 24, Block 25, of said tract, said corner also being the point of intersection of the westerly line of said 7th Avenue and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 300.00 Feet along the northerly line of Lots 24 and 7, Block 25, of said tract, to the northwesterly corner of said Lot 7, said corner also being the point of intersection of the southerly line of said alley and the easterly line of 8th Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northwesterly corner of Lot 4, Block 36, of said tract, said corner also being the point of intersection of the westerly line of said 8th Avenue and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 213.42 Feet along the northerly line of Lots 4 and 5, Block 36, of said tract, to the northwesterly corner of said Lot 5, said corner also being the point of intersection of the southerly line of said alley and the southeasterly line said 10th Avenue, 60 Feet Wide, as shown on said tract; thence southwesterly 307.49 Feet along the northwesterly line of Lots 5, 6, 9, 10 and 13, Block 36, of said tract, to the southwesterly corner of said Lot 13, said corner also being the point of intersection of the southeasterly line of said 10th Avenue and the northerly line of an alley, 16 Feet Wide, as shown on said tract; thence southwesterly 17.27 Feet to the northwesterly corner of Lot 14, Block 36, of said tract, said corner also being the point of intersection of the southerly line of said alley and the southeasterly line of said 10th Avenue; thence southwesterly 162.13 Feet to the southwesterly corner of said lot, said corner also being the point of intersection of the southeasterly line of said 10th Avenue and the northerly line of 21st Street, 60 Feet Wide, as shown on said tract; thence southwesterly 64.81 Feet to the northwesterly corner of Lot 1, Block 33, of said tract, said corner also being the point of intersection of the southerly line of said 21st Street and the southeasterly line of said 10th Avenue; thence southwesterly 69.87 Feet along the northwesterly line of Lots 1 and 2, Block 33, of said tract, to the southeasterly prolongation of the northeasterly line of Lot 14, of Tract No. 5520, in said city, as per map filed in Book 58, Page 92, of said maps; thence northwesterly 60.00 Feet along said prolongation to the most easterly corner of said Lot 14, said corner also being on the northwesterly line of said 10th Avenue; thence northwesterly 701.58 Feet along the northeasterly line of Lots 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2 and 1, of said tract, to the most northerly corner of said Lot 1, said corner also being on the southeasterly line of Lot 98, of Chiswick Tract, in said city, as per map filed in Book 22, Pages 98 and 99, of said maps; thence northeasterly 149.36 Feet along the southeasterly line of Lots 98 through 100, of said tract, to the most easterly corner of said Lot 100; thence northwesterly 128.27 Feet to the most northerly corner of said lot, said corner also being on the southeasterly line of Bronson Avenue, 60 Feet Wide, as shown on said tract; thence northwesterly 60.00 Feet to the most southerly corner of Lot 4, of said tract, said corner also being on the northwesterly line of said Bronson Avenue; thence northeasterly 100.00 Feet along the southeasterly line of Lots 4 and 3, of said tract, to the most easterly corner of said Lot 3; thence northwesterly 130.00 Feet to the most northerly corner of said lot; thence southwesterly 98.73 Feet along the northwesterly line of said Lots 3 and 4, to the most easterly corner of Lot 109, of the Amended Map of Harry Jackin's Arlington Heights Tract No. 2, in said city, as per map filed in Book 9, Page 133, of said maps; thence northwesterly 151.32 Feet along the northeasterly line of said Lot 109 to the most easterly corner of the northwesterly 5.00 Feet of said Lot 109, said corner also being on the southeasterly line of Crenshaw Boulevard, 100 Feet Wide (formerly 90 Feet Wide), as shown on said tract; thence northwesterly 100.00 along the northwesterly prolongation of the northerly line of said lot to the northwesterly line of the southeasterly 5.00 Feet of Lot 3, of said tract, said line also being the northwesterly line of said Crenshaw Boulevard; thence northeasterly 60.64 Feet along the northeasterly line of said southeasterly 5.00 Feet, to the northerly line of said lot, said line also being on the southerly line of said Washington Boulevard; thence northeasterly 151.77 Feet to the southeasterly corner of Lot 23, of said Jackin's Arlington Heights Tract, and point of beginning.

Containing 74.65 Acres

#### Washington Boulevard West

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



Beginning at the southeasterly corner of Lot 37, Block 7, of Tract No. 6035, in said city, as per map filed in Book 63, Page 28, of Maps, in the Office of the County Recorder of said county, said corner also being the point of intersection of the northerly line of an alley, 20 Feet Wide, and the westerly line of Redondo Boulevard, 100 Feet Wide, as shown on said tract; thence easterly 101.16 Feet to the southwesterly corner of Lot 14, Block 8, of said tract, said corner also being the point of intersection of the easterly line of said Redondo Boulevard and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 259.44 Feet along the southerly line of Lots 14 and 22, Block 8, of said tract, to the southeasterly corner of said Lot 22, said corner also being the point of intersection of the northerly line of said alley, and the westerly line of Alsace Avenue, 60 Feet Wide, as shown on said tract; thence easterly 50.56 Feet to the southwesterly corner of Lot 15, Block 9, of said tract, said corner also being the point of intersection of the easterly line of said Alsace Avenue and the northerly line of an alley, 20 Feet wide, as shown on said tract; thence easterly 250.61 Feet along the southerly line of Lot 15, Block 9, of said tract and the southerly line of Lot 14, Block 9, of Tract No. 5955, in said city, as per map filed in Book 62, Page 42, of said maps, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Sycamore Avenue (formerly Verdun Avenue), 50 Feet Wide, as shown on said tract; thence easterly 50.56 Feet to the southwesterly corner of Lot 24, Block 6, of said Tract No. 5955, said corner also being the point of intersection of the easterly line of said Sycamore Avenue and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 268.32 Feet along the southerly line of Lots 24 and 13, Block 6, of said tract, to the southeasterly corner of said Lot 13, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Orange Drive (formerly Marne Avenue), 80 Feet Wide, as shown on said tract; thence southeasterly 80.22 Feet to the most westerly corner of Lot 24, Block 5, of said tract, said corner also being the point of intersection of the easterly line of said Orange Drive and the northeasterly line of an alley, 20 Feet Wide, as shown on said tract; thence southeasterly 265.69 Feet along the southwesterly line of Lots 24 and 13, Block 5, of said tract, to the most southerly corner of said Lot 13, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Mansfield Avenue, 50 Feet Wide, as shown on said tract; thence southeasterly 50.00 Feet to the most westerly corner of Lot 13, Block 1, of said tract, said corner also being the point of intersection of the southeasterly line of said Mansfield Avenue and the northeasterly line of an alley, 20 Feet Wide, as shown on said tract; thence southeasterly 265.70 Feet along the southwesterly line of Lot 13, Block 1, of said tract and the southwesterly line of Lot 12, Block 8, of Tract No. 5870, in said city, as per map filed in Book 61, Page 35, of said maps, to the most southerly corner of said Lot 12, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of La Brea Avenue, 100 Feet Wide, as shown on said tract; thence southeasterly 100.23 Feet to the most westerly corner of Lot 23, Block 7, of said tract, said corner also being the point of intersection of the southeasterly line of said La Brea Avenue and the northeasterly line of an alley, 20 Feet Wide, as shown on said tract; thence southeasterly 270.71 Feet along the southwesterly line of Lots 23 and 12, Block 7, of said tract, to the most southerly corner of said Lot 12, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Highland Avenue, 50 Feet Wide, as shown on said tract; thence northeasterly 20.44 Feet along the southeasterly line of said lot to the northwesterly prolongation of the southwesterly line of Lot 3, Block 1, of said tract; thence southeasterly 50.20 Feet along said prolongation to the most westerly corner of said Lot 3, said corner also being the point of intersection of the southeasterly line of said Highland Avenue and the northeasterly line of an alley, 20 Feet Wide, as shown on said tract; thence southeasterly 457.25 Feet along the southwesterly line of Lot 3, Block 1 of said Tract, Lots 2, 4, 6, 8 and 10, Block 2, of Arlington Heights Terrace Subdivision No. 1, in said City, as per map filed in Book 9, page 166, of said maps, and Lots 37 and 36, of Tract No. 633, in said city, as per map filed in Book 15, Page 100, of said maps, to the southeasterly corner of said Lot 36; thence easterly 277.05 Feet along the southerly line of Lots 35 through 31, and Lot A, of said Tract No. 633, to the southeasterly corner of said Lot A, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Rimpau Boulevard, 60 Feet Wide, as shown on said tract; thence easterly 60.49 Feet along the easterly prolongation of the southerly line of said Lot A, of said tract, to the westerly line of Lot 2, Block 1, of Arlington Heights Terrace Subdivision No. 1, in said city, as per map filed in Book 9, Page 166, of said maps, said line also being the easterly line of said Rimpau Boulevard; thence southerly 18.18 Feet to the southwesterly corner of Lot 2, Block 1, of said tract; thence easterly 1153.38 Feet along the southerly line of Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 and 44, Block 1, of said tract, to the southeasterly corner of said Lot 44, said corner also being on the northwesterly line of Vineyard Avenue (formerly Francisquito Avenue), 50 Feet Wide, as shown on said tract; thence northeasterly 33.88 Feet to the most easterly corner of Lot 44, Block 1, of said tract, said corner also being the point of intersection of the northwesterly line of said Vineyard Avenue and the southwesterly line of Pickford Street (formerly Mesa Street), 60 Feet Wide, as shown on said tract; thence northeasterly 60.00 Feet to the most southerly corner of Lot 42, Block 5, of said tract, said corner also being the point of intersection of the northerly line of said Pickford Street and the northwesterly line of said Vineyard Avenue; thence southeasterly 50.00 Feet to the most westerly corner of Lot 28, Block B, of Tract no. 666, in said city, as per map filed in book 15, Page 120, of said maps, said corner also being the point of intersection of the southeasterly line of said vineyard Avenue and the northeasterly line of said Pickford Street; thence southerly 633.64 Feet along the southwesterly line of Lots 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17 and 16, Block B, of said tract, to the northwesterly line of West Avenue, variable in width (formerly Rosemary Avenue, 60 Feet Wide); thence easterly 119.11 Feet to the southwesterly corner of Lot 1, Block K, of said tract, said corner also being the point of intersection of the southeasterly line of said West Avenue and the northerly line of Washington Boulevard (formerly Washington Street), 100.00 Feet Wide; thence southwesterly 137.67 Feet to a point on the southeasterly line of West Street, variable in width (formerly 60 Feet Wide), as shown on Tract No. 869, in said city, as per map filed in Book 16, Pages 130 and 131, of said maps; thence southwesterly 179.17 Feet along the southeasterly line of said West Street to the southeasterly prolongation of the northeasterly line of Lot 6, Block B, of said Tract No. 869; thence northwesterly 104.04 Feet along said prolongation to the most easterly corner of Lot 6, Block B, of said tract, said corner also being on the northwesterly line of said West Avenue; thence northwesterly 144.00 Feet to the most northerly corner of said lot; thence southwesterly 55.00 Feet to the most westerly corner of said lot, said corner also being on the northeasterly line of Lot 49, Block B, of said tract; thence northwesterly 96.00 Feet along said northeasterly line to the most northerly corner of said lot, said corner also being on the southeasterly line of Hillcrest Drive, 60 Feet Wide, as shown on said tract; thence southwesterly 55.00 Feet to the most westerly corner of said lot; thence northwesterly 60.00 Feet to the most easterly corner of Lot 6, Block C, of said tract, said corner also being on the northwesterly line of said Hillcrest Drive; thence northwesterly 149.10 Feet to the most northerly corner of said lot; thence southwesterly 55.00 Feet to the most westerly corner of said lot, said corner also being on the northeasterly line of Lot 142, of Tract No. 1675, in said city, as per map filed in Book 21, Pages 30 and 31, of said maps; thence northwesterly 99.50 Feet to along the northeasterly line of said Lot 142, to the most northerly corner of said lot, said corner also being on the southeasterly line of Vineyard Avenue (formerly Sprague Avenue), 60 Feet Wide, as shown on said tract; thence westerly 62.76 Feet to the northeasterly corner of Lot C, of Tract No. 4416, in said city, as per map filed in Book 48, pages 81 through 83, of said maps, said corner also being the point of intersection of the northwesterly line of said Vineyard Avenue and the southerly line of an alley, 14 Feet Wide, as shown on said tract; thence westerly 123.40 Feet to the northwesterly of said lot, said corner also being the point of intersection of the southerly line of said alley and the southeasterly line of Claudina Avenue, 50 Feet Wide, as shown on said tract; thence westerly 52.75 Feet to the northeasterly corner of Lot 13, of said tract, said corner also being the point of intersection of the northwesterly line of said Claudina Avenue and the southerly line of an alley, 14 Feet Wide, as shown on said tract; thence westerly 244.70 Feet along the northerly line of Lots 13 and 44, of said tract, to the northwesterly corner of said Lot 44, said corner also being the point of intersection of the southerly line of said alley and the southeasterly line of Palm Grove Avenue (formerly 23rd Avenue), 50 Feet Wide, as shown on said tract; thence westerly 52.75 Feet to the northeasterly corner of Lot 45, of said tract, said corner also being the point of intersection of the northwesterly line of said Palm Grove Avenue and the southerly line of an alley, 14 Feet Wide, as shown on said tract; thence westerly 122.45 Feet to the northwesterly corner thereof; thence southwesterly 68.44 Feet along the westerly line of Lots 45 and 46, of said tract, to the northeasterly corner of Lot 79, of said tract; thence 169.86 Feet along the northerly line of said lot and its westerly prolongation to the easterly line of Lot 82 of said tract, said line also being the northwesterly line of Harcourt Avenue (formerly 24th Avenue), 50 Feet Wide, as shown on said tract; thence northeasterly along the easterly line of Lots 81 and 82, of said tract, to the northeasterly corner of said Lot 81, said corner also being the point of intersection of the northwesterly line of said Harcourt Avenue and the southerly line of an alley, 5 Feet Wide, as shown on said tract; thence westerly 124.66 Feet to the northwesterly corner of said lot, said corner also being the westerly terminus of said alley; thence southwesterly 79.85 Feet along the westerly line of Lots 81 and 82, of said tract to the most easterly corner of Lot 3, of West View Heights, in said city, as per map filed in Book 21, Page 42, of said tract; thence northwesterly 119.51 Feet to the most northerly corner of said lot, said corner also being on the southeasterly line of Rimpau Boulevard, 60 Feet Wide, as shown on said tract; thence southwesterly 54.87 Feet along the northwesterly line of said lot to the southeasterly prolongation of the northeasterly line of Lot 30, of said tract; thence northwesterly 60.00 Feet along said prolongation to the most easterly corner of said lot, said corner also being on the northwesterly line of said Rimpau Boulevard; thence northwesterly 120.00 Feet to the most northerly corner of said lot; thence southwesterly 40.70 Feet along the northwesterly line of said lot, to the most easterly corner of Lot 77, of said tract; thence northwesterly 120.00 Feet to the most northerly corner of said lot, said corner also being on the southeasterly line of West View Street, 60 Feet Wide, as shown on said tract; thence southwesterly 35.18 Feet along the northwesterly line of said lot, to the southeasterly prolongation of the northeasterly line of the southwesterly 5.00 Feet of Lot 81, of said tract; thence northwesterly 60.00 Feet along said prolongation to the most easterly corner of the southwesterly 5.00 Feet of said Lot 81, said corner also being on the northwesterly line of said West View Street; thence northwesterly 120.00 Feet along said northeasterly line to the most northerly corner of the southwesterly 5.00 of said lot; thence southwesterly 20.68 Feet along the northwesterly line of Lots 81 and 82 of said tract, to the easterly corner of Lot 127, of said tract; thence northwesterly 120.00 Feet to the most northerly corner of said lot, said corner also being on the southeasterly line of Longwood Avenue (formerly Mineral Avenue), 60 Feet Wide, as shown on said tract; thence northwesterly 60.00 Feet to the most easterly corner of Lot 132, of said tract, said corner also being on the northwesterly line of said Longwood Avenue; thence northwesterly 120.00 Feet to the most northerly corner of said lot, said corner also being on the southeasterly

line of Highland Drive, 30 Feet Wide, as it now exists; thence southwesterly 31.89 Feet along the northwesterly line of said lot to the southeasterly prolongation of the northeasterly line of Lot 1011, of Tract No. 2756, in said city, as per map filed in Book 30, Page 36, of said maps; thence northwesterly 30.09 Feet along said prolongation to the most easterly corner of said Lot 1011, said corner also being on the northwesterly line of said Highland Drive; thence northwesterly 433.88 Feet along the northeasterly line of Lots 1011 through 1017, of said tract No. 2756, to a point distant southeasterly 18.79 Feet from the most northerly corner of said Lot 1017, said point also being on the southeasterly line of La Brea Avenue, as it now exists; thence northwesterly 101.32 Feet along the prolongation of the northeasterly line of said Lot 1017 to the northwesterly line of La Brea Avenue, 100 Feet Wide, as it now exists; thence northeasterly 147.81 Feet along said northwesterly line to an angle point therein; thence northwesterly 13.19 Feet to a point on the northeasterly line of Lot 1095, of tract No. 1566, in said City, as per map filed in Book 20 pages 106 and 107, said point being distant southeasterly 30.06 Feet from the most northerly corner of said lot, said point also being on the southwesterly line of said Washington Boulevard; thence northwesterly 212.56 Feet along the northeasterly line of Lots 1095, 1094 of said tract No. 1566, and lots 1093 and 1092 of said tract No. 2756, to the most northerly corner of said Lot 1092 of said tract; thence southwesterly 155.50 Feet to the most westerly corner of said lot, said corner also being on the northeasterly line of Lot 1022, of said tract; thence northwesterly 383.71 Feet along the northeasterly line of lots 1022 through 1028, of said tract, to the most northerly corner of said Lot 1028, said corner also being on the southeasterly line of Orange Drive (formerly 30th Avenue), 70 Feet Wide, as shown on said tract; thence westerly 70.51 Feet to the northeasterly corner of Lot 1029, of Tract No. 1566, in said city, as per map filed in Book 20, pages 106 and 107, of said maps, said corner also being the point of intersection of the northwesterly line of said Orange Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 888.48 Feet along the northerly line of Lots 1029 through 1042, of said tract, to the northwesterly corner of said Lot 1042, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Redondo Boulevard (formerly 33rd Avenue), 60 Feet Wide, as shown on said tract; thence westerly 73.66 Feet to the southwesterly corner of the easterly 13.00 Feet of Lot 1071, of said tract, said corner also being on the westerly line of said Redondo Boulevard; thence northerly 129.50 Feet along the westerly line of the easterly 13.00 Feet of said Lot 1071 Feet; thence northerly 122.72 Feet to the southeasterly corner of Lot 46, Block 7, of said Tract No. 6035, said corner also being the point of intersection of the northerly line of said Washington Boulevard and the westerly line of said Redondo Boulevard; thence northerly 121.50 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said Redondo Boulevard and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 20.00 Feet to the southeasterly corner of Lot 37, Block 7, of said tract and point of beginning.

#### Adams / Crenshaw / Jefferson

A parcel of land in the City of Los Angeles, County of Los Angeles, State of California, described as follows:  
Beginning at the southeasterly corner of Lot 81, of Tract No. 5644, in said city, as per map filed in Book 67, Pages 18 and 19, of Maps, in the Office of the County Recorder of said county, said corner being the point of intersection of the northerly line of an alley, 15 Feet Wide, and the westerly line of Genesee Avenue (formerly Ruth Avenue), 50 Feet Wide, as shown on said tract; thence easterly 53.26 Feet to the southwesterly corner of Lot 98, of said tract, said corner also being the point of intersection of the southeasterly line of said Genesee Avenue and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 280.00 Feet along the southerly line of Lots 98 and 99, of said tract, to the southeasterly corner of said Lot 99, said corner also being the point of intersection of the northerly line of said alley and the northwesterly line of Spaulding Avenue (formerly Celia Avenue), 50 Feet Wide, as shown on said tract; thence easterly 53.50 Feet to the southwesterly corner of Lot 51, of said tract, said corner also being the point of intersection of the southeasterly line of said Spaulding Avenue and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 166.29 Feet to the southeasterly corner of said lot, said corner also being the easterly terminus of said alley; thence northeasterly 29.34 Feet along the southeasterly line of Lots 51 and 50, of said tract, to the southwesterly corner of Lot 21, Block 1, of Tract No. 6377, in said city, as per map filed in Book 66, Page 18, of said maps, said corner also being the westerly terminus of an alley, 20 Feet Wide, as shown on said tract; thence easterly 125.28 Feet to the southeasterly corner of Lot 21, Block 1, of said tract, said corner also being the point of intersection of the northerly line of said alley and the northwesterly line of Thurman Avenue, 50 Feet Wide, as shown on said tract; thence easterly 52.25 Feet to the southwesterly corner of Lot 11, Block 3, of said tract, said corner also being the point of intersection of the southeasterly line of said Thurman Avenue and the northerly line of an alley, 20 feet Wide, as shown on said tract; thence easterly 249.96 Feet along the southerly line of Lots 11 and 21, Block 3, of said tract, to the southeasterly corner of said Lot 21, said corner also being the point of intersection of the northerly line of said alley, and the northwesterly line of Clyde Avenue, 50 Feet Wide, as shown on said tract; thence easterly 52.00 Feet to the southwesterly corner of Lot 28, Block 4, of said tract, said corner also being the point of intersection of the southeasterly line of said Clyde Avenue and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 129.00 Feet to the southeasterly corner of said lot, said corner also being the easterly terminus of said alley, said corner also being on the northwesterly line of Lot 153, of Tract No. 5565, in said city, as per map filed in Book 68, Page 5, of said maps; thence southwesterly 13.29 Feet along the northwesterly line of said lot to the beginning of a non-tangent curve concave northeasterly and having a radius of 92.50 Feet, a radial to said beginning bears S29°16'12"W; thence southeasterly and easterly 49.17 Feet along said curve to a point on the southerly line of said Lot 153, said point also being the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 73.22 Feet along said southerly line to the southeasterly corner of said lot, said corner also being the point of intersection of the northerly line of said alley and the northwesterly line of Curson Avenue (formerly Clark Avenue), 50 Feet Wide, as shown on said tract; thence easterly 52.00 Feet, more or less, to the southwesterly corner of Lot 129, of said tract, said corner also being the point of intersection of the southeasterly line of said Curson Avenue and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 263.33 Feet along the southerly line of Lots 129 and 118, of said tract, to the southeasterly corner of said Lot 118, said corner also being the point of intersection of the northerly line of said alley and the northwesterly line of Marvin Avenue (formerly Mick Avenue), 50 Feet Wide, as shown on said tract; thence easterly 52.00 Feet, more or less, to the southwesterly corner of Lot 100, of said tract, said corner also being the point of intersection of the southeasterly line of said Marvin Avenue and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 277.58 Feet along the southerly line of Lots 100 and 88, of said tract, to the southeasterly corner of said Lot 88, said corner also being the point of intersection of the northerly line of said alley and the northwesterly line of Carmona Avenue (formerly Hurley Avenue), 50 Feet Wide, as shown on said tract; thence easterly 52.00 Feet, more or less, to the southwesterly corner of Lot 76, of said tract, said corner also being the point of intersection of the southeasterly line of said Carmona Avenue and the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 141.08 Feet to the southeasterly corner of said lot; thence northeasterly 249.33 Feet along the southeasterly line of Lots 76 through 81, of said tract, to a point distant southwesterly 6.06 Feet from the northeasterly corner of said Lot 81, said point also being the southerly line of the Santa Monica Freeway, as shown on Right-of-Way Map No. F 2073-2, prepared by the Department of Transportation of the State of California; thence easterly 136.48 Feet along the southerly line of said Santa Monica Freeway, to an angle point therein, said point also being distant northeasterly 20.00 Feet, as measured along the southeasterly line of Lot 59, of said tract, from the most southerly corner of said lot, said point also being on the northwesterly line of Hauser Boulevard (formerly Yukon Avenue), 50 Feet wide, as shown on said tract; thence easterly 50.61 Feet along said southerly line to an angle point therein, said point also being distant northeasterly 10.03 Feet, as measured along the northwesterly line of Lot 56, of said tract, from the most westerly corner of said lot, said point also being on the southeasterly line of said Hauser Boulevard; thence easterly 152.86 Feet along said southerly line to an angle point therein, said point also being distant northeasterly 44.04 Feet, as measured along the southeasterly line of said lot, from the most southerly corner thereof; thence easterly 154.03 Feet along said southerly line to an angle point therein, said point also being distant southwesterly 6.00 Feet, as measured along the southeasterly line of Lot 34, of tract No. 5565, in said City, as per map filed in Book 60 page 37, of said maps, from the most easterly corner thereof, said point also being on the northwesterly line of Ridgeley Drive (formerly Caudwell Avenue), 50 Feet Wide, as shown on said tract; thence N87°55'05"E, as shown on said Right-of-Way Map, 51.53 Feet along said southerly line to an angle point therein, said point also being distant southwesterly 0.23 Feet, measured along the northwesterly line of Lot 26, of said tract, from the most northerly corner thereof, said point also being on the southwesterly line of said Ridgeley Drive; thence N89°22'10"E, as shown on said Right-of-Way Map, 167.36 Feet along said southerly line to an angle point therein, said point also being distant northeasterly 8.09 Feet, measured along the southeasterly line of lot 28, of said tract, from the most southerly corner thereof; thence N85°14'58"E, as shown on said Right-of-Way Map, 147.47 Feet along said southerly line to an angle point therein; thence S12°23'37"E, as shown on said Right-of-Way Map, 1.01 Feet along said southerly line to an angle point therein; thence N78°44'43"E, as shown on said Right-of-Way Map, 60.12 Feet along said southerly line to an angle point therein, said point being on the northwesterly prolongation of the southwesterly line of Lot 10, Block 2, of Tract No. 5531, in said city, as per map filed in Book 59, Page 13, of said maps; thence S74°31'34"E, as shown on said Right-of-Way Map, 8.50 Feet along said prolongation to the most westerly corner of said lot, said corner also being on the southeasterly line of Burnside Avenue, 50 Feet Wide, as shown on said tract; thence southwesterly 5.00 Feet along the northwesterly line of Lot 9, Block 2, of said tract, to an angle point therein; thence northeasterly 11.18 Feet to a point on the southeasterly line of Lot 10, Block 2, of said tract, said point being distant southeasterly 10.00 Feet from the most westerly corner thereof; thence easterly 126.77 Feet along the southerly line of said Santa Monica Freeway, to a point on the southeasterly line of said lot, said point being distant northeasterly 40.00 Feet from the most southerly corner thereof, said point also being on the northwesterly line of Dunsmuir Avenue, 100 Feet Wide, as shown on said tract; thence N80°25'24"E, as shown on said Right-of-Way Map, 96.47 Feet along said southerly line to an angle point therein; thence N74°23'30"E, as shown on said Right-of-Way Map, 18.03 Feet to the most westerly corner of Lot 11, Block 3, of said tract, said corner also being on the southeasterly line of said Dunsmuir Avenue; thence S89°06'44"E, as shown on said Right-of-Way

Map, 136.17 Feet along said southerly line to the most westerly corner of Lot 468, of Tract No. 1566, in said city, as per map filed in Book 20, Pages 106 and 107, of said maps; thence N84°23'07"E, as shown on said Right-of-Way Map, 111.86 Feet along said southerly line to an angle point therein; thence N84°23'07"E, as shown on said Right-of-Way Map, 27.01 Feet; thence S71°46'29"E, as shown on said Right-of-Way Map, 27.74 Feet; thence N80°05'15"E, as shown on said Right-of-Way Map, 29.63 Feet to a point on northwesterly line of Lot 454, of said tract, said point also being on the southeasterly line of Cochran Avenue (formerly 35th Avenue), 60 Feet Wide, as shown on said; thence easterly 141.21 Feet along said southerly line to a point on the northwesterly line of Lot 390, of said tract, said point being distant southwesterly 10.00 Feet from the northerly corner thereof, said point also being on the southeasterly line of an alley, 12 Feet Wide, as shown on said tract; thence easterly 130.17 Feet along said southerly line; thence S87°29'41"E, as shown on said Right-of-Way Map, 58.91 Feet to a point on the northwesterly line of Lot 374, of said tract, said point being distant northeasterly 20.00 Feet from the most westerly corner of said lot, said point also being on the southeasterly line of Cloverdale Avenue (formerly 34th Avenue), 60 Feet Wide, as shown on said tract; thence easterly 139.51 Feet along said southerly line to a point on the northwesterly line of Lot 316, of said tract, said point being distant southwesterly 10.00 Feet from the northerly corner of said lot, said point also being on the southeasterly line of an alley, 12 Feet Wide, as shown on said tract; thence easterly 35.72 Feet to a point on the northwesterly line of said lot, said point being distant southeasterly 34.29 Feet from the most northerly corner of said lot; thence S88°01'50"E, as shown on said Right-of-Way Map, 89.28 Feet to a point on the southeasterly line of Lot 317, of said tract, said point being distant northeasterly 24.96 Feet from the most southerly corner thereof, said point also being on the northwesterly line of Redondo Boulevard (formerly 33rd Avenue), 60 Feet Wide, as shown on said tract; thence easterly 63.76 Feet to the most westerly corner of Lot 301, of said tract, said corner also being on the southeasterly line of said Redondo Boulevard; thence easterly 78.25 Feet along said southerly line to angle point therein; thence S00°12'14"E, as shown on said Right-of-Way Map, 1.19 Feet; thence N89°47'46"E, as shown on said Right-of-Way Map, 60.34 Feet to a point on the northwesterly line of Lot 250, of said tract, said point being distant southwesterly 5.00 Feet from the most northerly corner thereof, said point also being on the southeasterly line of an alley, 12 Feet Wide, as shown on said tract; thence easterly 15.81 Feet to a point on the northwesterly line of said lot, said point being distant southeasterly 15.00 Feet from the most northerly corner thereof; thence N86°25'33"E, as shown on said Right-of-Way Map, 98.73 Feet along said southerly line to an angle point therein; thence easterly 14.35 Feet to the most easterly corner of lot 251 of said tract, said corner also being the northwesterly line of Alsace Avenue (formerly 32nd Avenue), 60 Feet Wide; thence N64°51'37"E, as shown on said Right-of-Way Map, 8.00 Feet along said southerly line to an angle point therein; thence easterly 55.00 Feet to a point on the northwesterly line of Lot 235, of said tract, said point being distant northeasterly 15.00 Feet from the most westerly corner of said lot, said point also being the southeasterly line of said Alsace Avenue; thence S89°20'24"E, as shown on said Right-of-Way Map, 93.17 Feet along said southerly line to an angle point therein; thence S00°39'36"E, as shown on said Right-of-Way Map, 1.01 Feet; thence S89°20'24"E, as shown on said Right-of-Way Map, 44.96 Feet; thence N83°13'43"E, as shown on said Right-of-Way Map, 15.17 Feet; thence N00°39'36"E, as shown on said Right-of-Way Map, 1.15 Feet; thence N83°13'43"E, as shown on said Right-of-Way Map, 104.25 Feet; thence N49°54'10"E, as shown on said Right-of-Way Map, 11.62 Feet; thence S71°46'41"E, as shown on said Right-of-Way Map, 40.00 Feet; thence N85°42'08"E, as shown on said Right-of-Way Map, 28.15 Feet to a point on the northwesterly line of Lot 175, of said tract, said point being distant northeasterly 15.00 Feet from the most westerly corner of said lot, said point also being on the southeasterly line of Sycamore Avenue (formerly 31st Avenue), 60 Feet Wide; thence easterly 137.36 Feet to the most westerly corner of Lot 137, of said tract, said corner also being the southeasterly line of an alley, 12 Feet Wide, as shown on said tract; thence N87°23'23"E, as shown on said Right-of-Way Map, 124.74 Feet to a point on the northerly line of said lot; thence N74°39'26"E, as shown on said Right-of-Way Map, 26.10 Feet; thence N81°36'08"E, as shown on said Right-of-Way Map, 9.23 Feet; thence S71°46'41"E, as shown on said Right-of-Way Map, 26.00 Feet; thence S75°13'15"E, as shown on said Right-of-Way Map, 17.47 Feet to a point on the northwesterly line of Lot 120, of said tract, said point being distant northeasterly 19.80 Feet from the most westerly corner thereof, said point also being the southeasterly line of Orange Drive (formerly 30th Avenue), 70 Feet Wide; thence S79°19'51"E, as shown on said Right-of-Way Map, 105.44 Feet; thence S55°24'55"E, as shown on said Right-of-Way Map, 153.74 Feet to a point on the southeasterly line of Lot 84, of said tract, said point also being the northwesterly line of Mansfield Avenue (formerly 28th Avenue), 60 Feet Wide; thence S54°56'33"E, as shown on said Right-of-Way Map, 6.01 Feet to the beginning of a non-tangent curve concave southerly and having a radius of 41.00 Feet; thence northeasterly easterly and southeasterly 53.95 Feet along said curved southerly line; thence S54°48'35"E, as shown on said Right-of-Way Map, 5.36 Feet to the northwesterly corner of Lot 1, of Tract No. 28278, in said city, as per map filed in Book 726, Pages 86 and 87, of said maps, said corner also being on the southeasterly line of said Mansfield Avenue; thence southeasterly 71.27 Feet along the northerly line of said Lot 1 to an angle point therein; thence continuing easterly 53.72 Feet; thence easterly 12.45 Feet; thence easterly 64.17 Feet along the northerly line of said lot 1 to the beginning of a tangent curve concave southerly and having a radius of 30.00 Feet; thence S58°36'04"W, as shown on said Right-of-Way Map, 5.98 Feet; thence S31°23'56"E, as shown on said Right-of-Way Map, 1 Feet to the beginning of a tangent curve concave southwesterly and having a radius of 24.00 Feet; thence southeasterly southerly 22.04 Feet along said curve; thence N89°44'48"E, as shown on said Right-of-Way Map, 2.20 Feet; thence northeasterly 144.69 Feet to the most easterly corner of southwesterly 8.00 Feet of the northwesterly 20.00 Feet of Lot 27, of said tract No. 1566, said corner also being the southeasterly line of said La Brea Avenue; thence easterly 102.26 Feet to the most southerly corner of the northeasterly 21.00 Feet of said lot, said corner also being on the northwesterly line of an alley, 12 Feet Wide, as shown on said tract; thence easterly 51.66 Feet to the northwesterly corner of Lot 136, of Tract No. 4416, in said city, as per map filed in Book 48, Pages 81 through 83, of said maps, said corner also being on the southeasterly line of Highland Avenue, 40 Feet Wide, as shown on said tract; thence southwesterly 76.34 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the southeasterly line of said Highland Avenue and the northerly line of an alley, 14 Feet Wide, as shown on said tract; thence easterly 198.90 Feet to the southeasterly corner thereof, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Longwood Avenue (formerly Mineral Avenue), 55 Feet Wide, as shown on said tract; thence easterly 55.00 Feet to the southwesterly corner of Lot 147, of said tract, said corner also being the point of intersection of the easterly line of said Longwood Avenue and the northerly line of an alley, 14 Feet Wide, as shown on said tract; thence easterly 272.00 Feet along the southerly line of Lots 147 and 185, of said tract, to the southeasterly corner of said Lot 185, said corner also being the point of intersection of the northerly line of said alley, and the westerly line of West View Street, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 191, of said tract, said corner also being the point of intersection of the easterly line of said West View Street and the northerly line of an alley, 14 Feet Wide, as shown on said tract; thence easterly 280.00 Feet along the southerly line of Lots 191 and 227, of said tract, to the southeasterly corner of said Lot 227, said corner also being the point of intersection of the northerly line of said alley, and the westerly line of Rimpau Boulevard, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 233, of said tract, said corner also being the point of intersection of the easterly line of said Rimpau Boulevard and the northerly line of an alley, 14 Feet Wide, as shown on said tract; thence easterly 245.00 Feet along the southerly line of Lots 233 and 264, of said tract, to the southeasterly corner of said Lot 264, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Harcourt Avenue (formerly 24th Avenue), 50 Feet Wide, as shown on said tract; thence easterly 50.00 Feet to the southwesterly corner of Lot 270, of said tract, said corner also being the point of intersection of the easterly line of said Harcourt Avenue and the northerly line of an alley, 14 Feet Wide, as shown on said tract; thence easterly 245.00 Feet along the southerly line of Lots 270 and 322, of said tract, to the southeasterly corner of said Lot 322, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Palm Grove Avenue (formerly 23rd Avenue), 50 Feet Wide, as shown on said tract; thence easterly 50.00 Feet to the southwesterly corner of Lot 328, of said tract, said corner also being the point of intersection of the easterly line of said Palm Grove Avenue and the northerly line of an alley, 14 Feet Wide, as shown on said tract; thence easterly 227.94 Feet along the southerly line of Lots 328 and 385, of said tract, to the southeasterly corner of said Lot 385, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Lucerne Avenue (formerly Vineyard Avenue), 50 Feet Wide, as shown on said tract; thence easterly 50.00 Feet to the southwesterly corner of Lot 387, of said tract, said corner also being on the easterly line of said Lucerne Avenue; thence easterly 98.05 Feet along the southerly line of said Lot 387 and Lot 17, of Tract No. 4475, in said city, as per map filed in Book 48, Page 85, of said maps, to the southeasterly corner of said Lot 17, said corner also being on the northwesterly line of Lot 16, of Tract No. 4660, in said city, as per map filed in Book 50, Page 70, of said maps; thence northeasterly 25.21 Feet along the southeasterly line Lot 17, of said Tract No. 4475, to the most westerly corner of the northeasterly 60.00 Feet Lot 16, of said Tract No. 4660; thence southeasterly 36.69 Feet along the southwesterly line of the northeasterly 60.00 Feet of said Lot 16, to the most southerly corner of said northeasterly 60.00 Feet, said corner also being on the northwesterly line of Lot 17, of said tract; thence northeasterly 10.00 Feet along the northwesterly line of said Lot 17 to the most westerly corner of the northeasterly 50.00 Feet of said Lot 17; thence southeasterly 36.70 Feet along the southwesterly line of said northeasterly 50.00 Feet to the southeasterly line of said lot, said line also being on the northwesterly line of Vineyard Avenue (formerly Marzee Avenue), 40 Feet Wide, as shown on said tract; thence northeasterly 45.00 Feet along the southeasterly line of said lot to the northwesterly prolongation of the southwesterly line of the northeasterly 65.00 Feet of Lot 18, of said tract; thence southeasterly 40.00 Feet along said prolongation to the most westerly corner of said northeasterly 65.00 Feet of Lot 18, said corner also being on the southeasterly line of said Vineyard Avenue; thence southeasterly 36.69 Feet along the southwesterly line of said northeasterly 65.00 Feet to the most southerly corner thereof, said corner also being on the northwesterly line of Lot 19, of said tract; thence northeasterly 15.00 Feet along the southeasterly line of said Lot 18 to the most westerly corner of the northeasterly 50.00 Feet of said Lot 19; thence southeasterly 36.70 Feet along the southwesterly line of said northeasterly 50.00 Feet to the most southerly corner thereof; thence northeasterly 62.92 Feet along the southeasterly line of Lot 19 and 20, of said tract, to the most westerly corner of Lot 115, of Tract No. 1675, in said city, as per map filed in Book 21, Pages 30 and 31, of said maps; thence southeasterly 77.56 Feet to the most southerly corner thereof, said corner also being on the northwesterly line of Hillcrest Drive, 60 Feet Wide, as shown on said tract; thence northeasterly 136.78 Feet along

the southeasterly lines of lots 115, 116 and 117 of said tract to the northwesterly prolongation of the southwesterly line of Lot 112, of said tract; thence southeasterly 60.00 Feet along said prolongation to the most westerly corner of said lot, said corner also being on the southeasterly line of said Hillcrest Drive; thence southeasterly 144.00 Feet to the most southerly corner thereof; thence northeasterly 45.00 Feet to the most easterly corner thereof, said corner also being on the southwesterly line of Lot 47, of said tract; thence southeasterly 96.00 Feet along said southwesterly line to the most southerly corner thereof, said corner also being on the northwesterly line of West Boulevard, 60 Feet Wide, as shown on said tract; thence northeasterly 41.83 Feet along the southeasterly line of said lot to the northwesterly prolongation to a line which bears at right angles to and passes through a point distant southwesterly 5.50 Feet from the northwesterly corner of Lot 41, of said tract, along the westerly line of said lot; thence southeasterly 60.00 Feet along said perpendicular line to a point on the westerly line of said Lot 41, said point also being on the southeasterly line of said West Boulevard; thence continuing southeasterly 40.00 Feet along said perpendicular line to the easterly line of said lot; thence northeasterly 30.50 Feet along said easterly line to the northeasterly corner of said lot, said corner also being on the southerly line of Lot 38, of said tract; thence easterly 72.00 Feet along the southerly line of said Lot 38, to a line parallel with, and distant southeasterly 100.63 Feet, measured at right angles, from the northwesterly line of said lot; thence northeasterly 12.40 Feet along said parallel line to the northeasterly line of said lot; thence southeasterly 19.37 Feet along said northeasterly line to the most easterly corner of said lot; thence northeasterly 157.03 Feet along the southeasterly line of Lots 37, 36, 35 and 34, of said tract, and their northeasterly prolongation, to the northwesterly prolongation of the southwesterly line of Lot 49, Block 7, of Tract No. 2072, in said city, as per map filed in Book 21, Page 120, of said maps; thence southeasterly 175.80 Feet along said prolongation to the most westerly corner of said Lot 49, said corner also being the southeasterly line of Buckingham Road, variable in width (formerly Lot D, 55 Feet Wide), as shown on said tract; thence southeasterly 121.46 Feet to the most southerly corner of said lot; thence northeasterly 87.90 Feet along the southeasterly line of Lots 49 and 48, Block 7, of said tract, to the most westerly corner of Lot 23, Block 7, of said tract; thence southeasterly 122.81 Feet to the most southerly corner of said Lot 23, said corner also being the northwesterly line of Virginia Road (formerly Lot C), 60 Feet Wide, as shown on said tract; thence northeasterly 122.52 Feet along the southeasterly line of lots 23, 22 and 21, Block 7, of said tract, to the northwesterly prolongation of the southwesterly line of Lot 43, Block 5, of said tract; thence southeasterly 60.00 Feet along said prolongation to the most westerly corner of said Lot 43, said corner also being the southeasterly line of said Virginia Road; thence southeasterly 137.36 Feet to the most southerly corner of said lot; thence northeasterly 95.71 Feet along the southeasterly line of Lots 43 and 42, Block 5, of said tract, to the most westerly corner of Lot 20, Block 5, of said tract; thence southeasterly 146.61 Feet to the most southerly corner of said Lot 20, said corner also being the northwesterly line of Wellington Road (formerly Lot B), 60 Feet Wide, as shown on said tract; thence northeasterly 113.92 Feet along the southeasterly line of Lots 20, 19 and 18, Block 5, of said tract, to the northwesterly prolongation of the southwesterly line of Lot 37, Block 3, of said tract; thence southeasterly 60.00 Feet along said prolongation to the most westerly corner of said Lot 37, said corner also being the southeasterly line of said Wellington Road; thence southeasterly 149.11 Feet to the most southerly corner of said lot; thence northeasterly 87.96 Feet along the southeasterly line of Lots 37 and 36, Block 3, of said tract, to the most westerly corner of Lot 17, Block 3, of said tract; thence southeasterly 147.69 Feet to the most southerly corner of said Lot 17, said corner also being the northwesterly line of Victoria Avenue (formerly Lot A), 60 Feet Wide, as shown on said tract; thence northeasterly 376.88 Feet along the southeasterly line of Lots 17, 16, 15, 14, 13, 12, 11 and 10, Block 3, of said tract, to the northwesterly prolongation of the southwesterly line of Lot 42, Block 1, of said tract; thence southeasterly 60.00 Feet along said prolongation to the most westerly corner of said Lot 42, said corner also being the southeasterly line of said Victoria Avenue; thence southeasterly 142.82 Feet to the most southerly corner of said lot; thence northeasterly 289.26 Feet along the southeasterly line of Lots 42, 41, 40, 39, 38 and 37, Block 1, of said tract, to an angle point therein; thence northeasterly 130.74 Feet along the southeasterly line of Lots 37, 36, 35 and 34, Block 1, of said tract, to a point distant northeasterly 9.45 Feet from the most southerly corner of said Lot 34, said point also being the southerly line of an alley, 8 Feet Wide, as shown on Right-of-Way Map No. F 2074-7, prepared by the Department of Transportation of the State of California; thence northerly 8.71 Feet along the northeasterly prolongation of said southeasterly line to the northerly line of said alley, said line also being the southerly line of said Santa Monica Freeway; thence N88°39'51"E, as shown on said Right-of-Way Map, 110.56 Feet along the southerly line of said Santa Monica Freeway to an angle point therein; thence S1°20'09"W, as shown on said Right-of-Way Map, 8.00 Feet measured at right angles to the beginning of a non-tangent curve concave westerly and having a radius of 40.00 Feet, a radial bearing to said beginning bears N44°34'10"W; thence southeasterly, southerly and southwesterly 49.04 Feet along said curved southerly line; thence S65°11'03"E, as shown on said Right-of-Way Map, 1.76 Feet to a point on the southeasterly line of Lot 42, of the Amended Map of Harry Jackins Arlington Heights Tract No. 2, in said city, as per map filed in Book 9, Page 133, of said maps, said point being distant northeasterly 10.98 Feet from the most southerly corner of said lot 4 and said point also being on the northwesterly line of Crenshaw Boulevard, 9 Feet Wide, as shown on said tract; thence northeasterly 137.80 Feet to the westerly terminus of the southerly line of said Santa Monica Freeway as shown on Right-of-Way Map No. F 2075-1, of said Department of Transportation, said line having a bearing of N 89°39'21" E and a distance of 180.00 Feet; thence N89°39'21"E, as shown on said Right-of-Way Map, 180.80 Feet to an angle point therein; thence N83°35'47"E, as shown on said Right-of-Way Map, 131.97 Feet to the beginning of a tangent curve concave southerly and having a radius of 17.00 Feet; thence easterly and southeasterly 15.63 Feet along said curved southerly line to a reverse curve concave northerly and having a radius of 9.00 Feet; thence southeasterly and easterly 13.82 Feet to a reverse curve concave southerly and having a radius of 56.00 Feet; thence easterly 17.80 Feet to a compound curve having a radius of 26.00 Feet; thence easterly 16.73 Feet along said curve; thence S65°35'04"E, as shown on said Right-of-Way Map, 8.00 Feet; thence N24°25'26"E, as shown on said Right-of-Way Map, 20.16 Feet; thence easterly 16.99 Feet to a point on the northwesterly line of Lot 67, of Chiswick Tract, in said city, as per map filed in Book 22, Pages 98 and 99, of said maps, said point being distant northeasterly 28.00 Feet from the most westerly corner thereof; thence southwesterly 28.00 Feet to the most westerly corner thereof, said corner also being the point of intersection of the northeasterly line of 25th Street, 60 Feet Wide, and the southeasterly line of Bronson Avenue, 60 Feet Wide, as shown on said tract; thence southwesterly 60.00 Feet to the most northerly corner of Lot 66, of said tract, said corner also being the point of intersection of the southwesterly line of said 25th Street and the southeasterly line of said Bronson Avenue; thence southwesterly 500.00 Feet along the northwesterly line of Lots 57 through 66, of said tract, to the most westerly corner of said Lot 57; thence southeasterly 137.22 Feet to the most southerly corner of said Lot 57; thence northeasterly 101.67 Feet along the southeasterly line of Lots 57 through 59, of said tract, to the southwesterly corner of Lot 6, Block 1, of West Adams Terrace, in said city, as per map filed in Book 7, Page 142, of said maps, said corner also being the westerly terminus of an alley, 12 Feet Wide, as shown on said tract; thence easterly 30.65 Feet along the southerly line of said Lot 6, to the northerly prolongation of the westerly line of Lot 3, Block 1, of said tract; thence southerly 12.00 Feet along said prolongation to the northwesterly corner of said Lot 3, said corner also being the southerly line of said alley; thence southerly 178.00 Feet to the southwesterly corner of said Lot 3, said corner also being the northerly line of Adams Boulevard (formerly Adams Street), 100 Feet Wide, as shown on said tract; thence easterly 172.27 Feet along the southerly line of Lots 3 through 5, Block 1, of said tract, to the northerly prolongation of the westerly line of Lot 3, of Tract no. 4830, in said city, as per map filed in Book 53, Page 63, of said maps; thence southerly 100.00 Feet to the northwesterly corner of Lot 3, of said tract, said corner also being the southerly line of said Adams Boulevard; thence southerly 150.00 Feet to the southwesterly corner of said lot, said corner also being the northerly line of an alley, 15 Feet Wide, as shown on said tract; thence easterly 123.78 Feet along the southerly line of Lots 3 through 5, of said tract, to the northwesterly prolongation of the generally westerly line of Lot 18, of said tract; thence southeasterly 31.37 Feet along said prolongation to an angle point in the westerly line of said Lot 18, said point also being the northeasterly line of an alley, 14 Feet Wide, as shown on said tract; thence southeasterly 135.88 Feet to an angle point therein; thence southerly 46.32 Feet to the southwesterly corner of said lot, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 28th Street, 70 Feet Wide, as shown on said tract; thence continuing southerly 70.00 Feet to the northerly line of Lot 22, of said tract, said line also being the southerly line of said 28th Street; thence westerly 7.43 Feet along said northerly line to an angle point therein; thence southwesterly 63.30 Feet to the most westerly corner of said lot, said corner also being the point of intersection of the southeasterly line of said 28th Street and the northeasterly line Mont Clair Street, 60 Feet Wide, as shown on said tract; thence southwesterly 60.00 Feet to the northeasterly corner of Lot 15, Block E, of Tract No. 4981, in said city, as per map filed in Book 56, Pages 61 to 62, of said maps, said corner also being the point of intersection of the southwesterly line of said Mont Clair Street and the southeasterly line of 28th Street, 60 Feet Wide, as shown on said tract; thence southwesterly 51.59 Feet along the generally northerly line of said lot, to an angle point therein; thence westerly 123.12 Feet along the northerly line of Lots 15, 13, 12 and 1, Block E, of said tract to the southeasterly prolongation of the easterly line of Lot 13, Block B, of said tract; thence northwesterly 75.02 Feet along said prolongation to the southeasterly corner of Lot 13, Block B, of said tract, said corner also being the point of intersection of the northerly line of said 28th Street and the southwesterly line of an alley, 15 Feet Wide, as shown on said tract; thence northwesterly 375.07 Feet along the generally easterly line of lots 13 and 12, Block B, of said tract, to the northeasterly corner of said Lot 12; thence westerly 180.45 Feet along the northerly line of Lots 12 and 6, Block B, of said tract, to the northwesterly corner of said Lot 6, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Bronson Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 4, Block A, of said tract, said corner also being the point of intersection of the westerly line of said Bronson Avenue and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence westerly 145.00 Feet to the northwesterly corner of said lot, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 20 Feet Wide, as shown on said tract; thence southerly 300.00 Feet along the westerly line of Lots 4 through 9, Block A, of said tract, to the southwesterly corner of said Lot 9, said corner also being the point of intersection of the easterly line of said alley, and the northerly line of 28th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 1, Block C, of said tract, said corner also being the point of intersection of the southerly line of said 28th Street and the easterly line of an alley, 20 Feet Wide, as shown on said tract; thence southerly 550.00 Feet along the westerly line of Lots 1 through 11, Block C, of said tract, to the southwesterly corner of said Lot 11, said corner also being the point of





along the southwesterly line of Lots 113 and 114, of said tract, to the southeasterly corner of said Lot 114, said corner also being the point of intersection of the northeasterly line of said 36th Street and the westerly line of said 12th Avenue; thence southeasterly 61.61 Feet to the southwesterly corner of Lot 86, of said tract, said corner also being the point of intersection of the easterly line of said 12th Avenue and the northeasterly line of 36th Street; thence southeasterly 303.01 Feet along the southwesterly line of Lots 86 and 87 said tract, to the southeasterly corner of said Lot 87, said corner also being the point of intersection of the northeasterly line of said 36th Street and the westerly line of Edgehill Drive; thence southeasterly 61.61 Feet to the southwesterly corner of Lot 55, of said tract, said corner also being the point of intersection of the easterly line of Edgehill Drive and the northeasterly line of said 36th Street; thence southeasterly 238.11 Feet along the southwesterly line of Lots 55 and 56, of said tract, to the southeasterly corner of said Lot 56, said corner also being the point of intersection of the northeasterly line of said 36th Street and the westerly line of said 11th Avenue; thence easterly 60.19 Feet to the southwesterly corner of Lot 21, of said tract, said corner also being the point of intersection of the easterly line of said 11th Avenue and the northerly line of said 36th Street; thence southerly 60.00 Feet to the northwesterly corner of Lot 23, Block K, of said West Jefferson and Seventh Avenue Tract, said corner also being the point of intersection of the southerly line of said 36th Street and the easterly line of said 11th Avenue; thence southerly 446.55 Feet along the westerly line of Lots 13 through 23, Block K, of said tract, to the southwesterly corner of said Lot 13, said corner also being the point of intersection of the easterly line of said 11th Avenue and the northerly line of Exposition Boulevard, variable in width, as it now exists; thence southerly 50.05 Feet to the intersection of the southerly line of said Exposition Boulevard and the easterly line of Exposition Boulevard, 56 Feet Wide; thence southerly 281.90 Feet along the easterly line of said Degnan Boulevard to the southeasterly prolongation of the northeasterly line of Lot 15, of Tract No. 12244, in said city, as per map filed in Book 259, Pages 27 and 28, of said maps; thence northwesterly 71.00 Feet along said prolongation to the northerly line of said Lot 15, said line also being the southwesterly line of Exposition Place, 50 Feet Wide, as shown on said tract; thence northwesterly 1179.87 Feet along the northeasterly line of Lots 15 through 37, of said tract, to the beginning of the tangent curved northerly line of said Lot 37, concave southeasterly and having a radius of 15.00 Feet; thence northwesterly, westerly and southwesterly 27.54 Feet along said curve to the westerly line of said lot, said line also being the easterly line of Bronson Avenue, 58 Feet Wide, as shown on said tract; thence southerly 91.74 Feet to the beginning of a tangent curve concave northeasterly and having a radius of 20.00 Feet; thence southwesterly, southerly and southeasterly 26.11 Feet along said curve; thence southeasterly 109.06 Feet along the southwesterly line of Lots 35 through 37, of said tract, to the northerly prolongation of the westerly line of Lot 70, of Tract No. 12291, in said city, as per map filed in Book 230, Pages 38 and 39, of said maps; thence southerly 82.92 Feet along said prolongation to the northwesterly corner of said Lot 70, said corner also being the southerly line of Rodeo Road, 80 Feet Wide, as shown on said tract; thence southerly 982.68 Feet along the westerly line of Lots 52 through 70, of said tract, to the southwesterly corner of said Lot 52, said corner also being the northerly line of Coliseum Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northeasterly corner of Lot 23, of Tract No. 21243, in said city, as per map filed in Book 642, Pages 42 and 43, of said maps, said corner also being the southerly line of said Coliseum Street; thence westerly 123.03 Feet along the northerly line of said lot to the beginning of a tangent curve concave southeasterly and having a radius of 15.00 Feet; thence westerly, southwesterly and southerly 23.50 Feet along said curve to the westerly line of said lot, said line also being the easterly line of Bronson Avenue, 60 Feet Wide, as shown on said tract; thence southerly 1031.08 Feet along the westerly line of Lots 23 through 38, of said tract, to the beginning of a tangent curve concave easterly and having a radius of 640.40 Feet; thence southerly and southeasterly 178.64 Feet along the curved westerly line of Lots 38 through 41, of said tract; thence southeasterly 99.70 Feet tangent to said curve along the southerly prolongation of the westerly line of Lot 41, of said tract, to the easterly prolongation of the northerly line of Lot 22, of Tract No. 11541, in said city, as per map filed in Book 216, Pages 19 and 20, of said maps; thence westerly 166.76 Feet along said prolongation and the northerly line of said lot, to the northwesterly corner of said lot, said corner also being the point of intersection of the southerly line of 39th Street, 60 Feet Wide, and the easterly line of an alley, 20 Feet Wide, as shown on said tract; thence southerly 1257.02 Feet along the westerly line of Lots 22 through 45 and Lot 63, of said tract, said corner also being the point of intersection of the easterly line of said alley and the northerly line of Martin Luther King Jr. Boulevard (formerly Santa Barbara Avenue), 100 Feet Wide, as shown on said tract; thence southerly 55.00 Feet to the centerline of said Martin Luther King Jr. Boulevard; thence westerly 266.00 Feet along said centerline to the centerline of Crenshaw Boulevard, 129 Feet Wide, as shown on said tract; thence northerly 2354.46 Feet along said centerline to the centerline of Coliseum Street, 60 Feet Wide, as shown on Tract No. 11100, in said city, as per map filed in Book 196, Pages 35 through 37, of said maps; thence westerly 400.00 Feet along said centerline to the southerly prolongation of the easterly line of Lot 76, of said tract; thence northerly 45.00 Feet along said prolongation to the easterly line of said Lot 76, said line also being the westerly line of Victoria Avenue, 60 Feet Wide, as shown on said tract; thence northerly 1069.92 Feet along the easterly line of Lots 57 through 76, of said tract, said point also being the point of intersection of the westerly line of said Victoria Avenue and the southerly line of Rodeo Road, 80 Feet Wide, as shown on said tract; thence northerly 120.00 Feet to the easterly line of Lot 56, of said tract, said point also being the point of intersection of the northerly line of said Rodeo Road and the westerly line of said Victoria Avenue; thence northwesterly 332.77 Feet along the easterly line of Lots 50 through 56, of said tract, said point also being the point of intersection of the westerly line of said Victoria Avenue and the southerly line of Exposition Boulevard, variable in width, as shown on said tract; thence northerly 160.58 Feet to the southeasterly corner of Lot 51, of Tract No. 7823, in said city, as per map filed in Book 84, Pages 79 through 81, of said maps, said corner also being the point of intersection of the northerly line of Exposition Boulevard and the westerly line of Victoria Avenue (formerly Victoria Drive), 60 Feet Wide, as shown on said tract; thence southeasterly 61.09 Feet to the southwesterly corner of Lot 20, of said tract, said corner also being the point of intersection of the easterly line of said Victoria Avenue and the northerly line of said Exposition Boulevard; thence southeasterly 137.72 Feet along the southerly line of Lots 18 through 20, of said tract, to the southeasterly corner of said Lot 18, said corner also being the point of intersection of the northerly line of said Exposition Boulevard and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 395.29 Feet along the easterly line of Lots 12 through 18, of said tract, to the northeasterly corner of said Lot 12, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 36th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 11, of said tract, said corner also being the point of intersection of the northerly line of said 36th Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 347.62 Feet along the easterly line of Lots 4 through 11, of said tract, to the northeasterly corner of said Lot 4, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 135.00 Feet to the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said alley and the easterly line of said Victoria Avenue; thence westerly 60.00 Feet to the northeasterly corner of Lot 27, of said tract, said corner also being the point of intersection of the westerly line of said Victoria Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 251.58 Feet along the northerly line of Lots 27 and 26, of said tract, to the northwesterly corner of said Lot 26, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Somerset Drive, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 57, of said tract, said corner also being the point of intersection of the westerly line of said Somerset Drive and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 251.58 Feet along the northerly line of Lots 57 and 58, of said tract, to the northwesterly corner of said Lot 58, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Wellington Road, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 86, of said tract, said corner also being the point of intersection of the westerly line of said Wellington Road and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 261.58 Feet along the northerly line of Lots 86 and 87, of said tract, to the northwesterly corner of said Lot 87, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Virginia Road, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 115, of said tract, said corner also being the point of intersection of the westerly line of said Virginia Road and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 261.58 Feet along the northerly line of Lots 115 and 116, of said tract, to the northwesterly corner of Lot 116, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Buckingham Road, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 142, of said tract, said corner also being the point of intersection of the westerly line of said Buckingham Road and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 295.11 Feet along the northerly line of Lots 142 and 143, of said tract, to the northwesterly corner of said Lot 143, said corner also being the point of intersection of the southerly line of said alley, and the easterly line of West Boulevard, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 168, of said tract, said corner also being the point of intersection of the westerly line of said West Boulevard and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 295.54 Feet along the northerly line of Lots 168 and 169, of said tract, to the northwesterly corner of said Lot 169, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Hillcrest Drive, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 190, of said tract, said corner also being the point of intersection of the westerly line of said Hillcrest Drive and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 260.00 Feet along the northerly line of Lots 190 and 191, of said tract, to the northwesterly corner of said Lot 191, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Potomac Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 209, of said tract, said corner also being the point of intersection of the westerly line of said Potomac Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 260.00 Feet along the northerly line of Lots 209 and 210, of said tract, to the northwesterly corner of said Lot 210, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Chesapeake Avenue (formerly Delaware Avenue), 60 Feet Wide, as shown on said tract; thence southerly 40.00 Feet to the southwesterly corner thereof; thence westerly 60.00 Feet to the northeasterly corner of Lot 229, of said tract, said corner also being the westerly line of said Chesapeake Avenue; thence westerly 260.00 Feet along the northerly line of Lots 228 and 229, of said tract,

to the northwesterly corner of said Lot 228, said corner also being the easterly line of Farmdale Avenue, 60 Feet Wide, as shown on said tract; thence southerly 275.02 Feet along the westerly line of Lots 228, 231, 232 and 240, of said tract, to the southwest corner of said Lot 240, said corner also being the point of intersection of the easterly line of said Farmdale Avenue and the northerly line of said Exposition Boulevard; thence southerly 100.54 Feet to the southerly line of the Southern Pacific Railroad Right-of-Way, 50 Feet Wide, as it exists now; thence westerly 2315.75 Feet along said southerly line to the northerly prolongation of the easterly line of Parcel C, of Parcel Map L.A. No. 5692, in said city, as per map filed in Book 197, Pages 55 and 56, of said Parcel Maps; thence southerly 40.00 Feet to the northeasterly corner of Parcel C, of said parcel map, said corner also being the easterly terminus of Exposition Boulevard, 40 Feet Wide, as shown on said parcel map; thence southerly 1028.58 Feet along the easterly line of Parcels B and C, of said parcel maps, to the southeasterly corner of said Parcel B, said corner also being the northerly line of Rodeo Road, 100 Feet Wide, as shown on said map; thence southerly 100.00 Feet to the northeasterly corner of Parcel B, of Parcel Map L.A. No. 5709, in said city, as per map filed in Book 216, Pages 71 and 72, of said Parcel Maps, said corner also being the southerly line said Rodeo Road; thence westerly 561.52 Feet along the northerly line of Parcels A and B, of said parcel map; thence westerly 120.44 Feet to the southerly prolongation of the easterly line of Parcel B, of Parcel Maps L.A. No. 5912, in said city, as per map filed in Book 218, Pages 87 and 88, of said Parcel Maps; thence northerly 121.31 Feet along said prolongation to the easterly line of said parcel B; thence northerly 317.70 Feet along the easterly line of said Parcel B and the easterly line of Parcel A, of Parcel Map L.A. No. 1841, in said city, as per map filed in Book 27, Page 53, of said Parcel Maps, and the easterly line of Lot 6, of Tract No. 15542, in said city, as per map filed in Book 345, Page 50, of said maps, to the beginning of a tangent curve concave easterly and having a radius of 2050.00 Feet; thence northerly and northeasterly 680.10 Feet along the curved easterly line of Lots 1 through 6, of said Tract No. 15542; thence northeasterly 42.59 Feet to the beginning of a tangent curve concave southwesterly and having a radius of 25.00 Feet; thence northeasterly, northerly and northwesterly 44.44 Feet along said curve, to the northerly line of said Lot 1, said line also being the southerly line of Exposition Boulevard, 50 Feet Wide, as shown on said tract; thence northwesterly 474.07 Feet along the northerly line of said Lot 1 and the northerly line of Lot 1, of Tract No. 11577, in said city, as per map filed in Book 211, Pages 31 and 32, of said maps, to the northwesterly corner of said Lot 1, said corner also being the southerly line of said Exposition Boulevard; thence northwesterly 103.14 Feet to the northeasterly corner of Lot 62, of said tract, said corner also being the southerly line of said Exposition Boulevard; thence northwesterly 205.35 Feet along the northerly line of Lots 62 and 63, of said tract, to the northwesterly corner of said Lot 63; thence northwesterly 101.62 Feet to the northeasterly corner of Lot 94, of said tract, said corner also being the southerly line of said Exposition Boulevard; thence northwesterly 212.22 Feet along the northerly line of Lots 94 and 95, of said tract, to the northwesterly corner of said Lot 95, said corner also being the southerly line of said Exposition Boulevard; thence northwesterly 119.98 Feet to the northeasterly corner of Lot 127, of said tract, said corner also being the southerly line of said Exposition Boulevard; thence northwesterly 207.94 Feet along the northerly line of said Lot 127 and the northerly line of Lot 1, of Tract No. 12586, in said city, as per map filed in Book 239, Page 7, of said maps, to the northwesterly corner of said Lot 1, said corner also being the southerly line of said Exposition Boulevard; thence northwesterly 102.37 Feet to the northeasterly corner of Lot 50, of said tract, said corner also being the southerly line of said Exposition Boulevard; thence northwesterly 204.07 Feet along the northerly line of said Lot 50 and the northerly line of Lot, of Tract No. 13344, in said city, as per map filed in Book 267, Page 35, of said maps, to the northwesterly corner of said Lot 1; thence northwesterly 77.06 Feet along the northwesterly prolongation of the northerly line of said lot to the southerly prolongation of the easterly line of Parcel B, of Parcel Map L.A. No. 3312, in said city, as per map filed in Book 87, Pages 51 and 52, of said Parcel Maps; thence northeasterly 199.87 Feet along said prolongation to the southeasterly corner of said Parcel B, said corner also being the northwesterly line of Cochran Avenue (formerly Edgemoor Avenue), 60 Feet Wide, as shown on said tract; thence northeasterly 179.50 Feet along the easterly line of said parcel to the northwesterly prolongation of the southwesterly line of Lot 24, of Tract No. 6710, in said city, as per map filed in Book 76, Page 29, of said maps; thence southeasterly 60.00 Feet along said prolongation to the most westerly corner of said Lot 24, said corner also being the point of intersection of the southeasterly line of said Cochran Avenue and the northeasterly line of an alley, 15 Feet Wide, as shown on said tract; thence southeasterly 240.00 Feet along the southwesterly line of Lots 24 and 55, of said tract, to the most southerly corner of said Lot 55, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Cloverdale Avenue, 60 Feet Wide, as shown on said tract; thence northeasterly 100.36 Feet along the southeasterly line of Lots 54 and 55, of said tract, to the northwesterly prolongation of the southwesterly line of Lot 61, of said tract; thence southeasterly 60.00 along said prolongation to the most westerly corner of said Lot 61, said corner also being the point of intersection of the southeasterly line of said Cloverdale Avenue and the northeasterly line of an alley, 15 Feet Wide, as shown on said tract; thence southeasterly 235.00 Feet along the southwesterly line of Lots 61 and 87, of said tract, to the most westerly corner of the southeasterly 5.00 Feet of said Lot 87, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Redondo Boulevard, 70 Feet Wide, (formerly Meadowbrook Avenue, 60 Feet Wide), as shown on said tract; thence northeasterly 100.07 Feet along the northwesterly line of the southeasterly 5.00 Feet of Lots 86 and 87, of said tract, to the northwesterly prolongation of the southerly line of Lot 93, of said tract; thence southeasterly 70.00 Feet along said prolongation to the most southerly corner of the northwesterly 5.00 Feet of said Lot 93, said corner also being the point of intersection of the southeasterly line of said Redondo Boulevard and the northeasterly line of an alley, 15 Feet Wide, as shown on said tract; thence southeasterly 235.00 Feet along the southwesterly line of Lots 93 and 118, of said tract, to the most southerly corner of said Lot 118, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Alsace Avenue, 60 Feet Wide, as shown on said tract; thence northeasterly 100.25 Feet along the southwesterly line of Lots 117 and 118, of said tract, to the northwesterly prolongation of the southwesterly line of Lot 124, of said tract; thence southeasterly 60.00 Feet to the most westerly corner of said Lot 124, said corner also being the point of intersection of the southeasterly line of said Alsace Avenue and the northeasterly line of an alley, 15 Feet Wide, as shown on said tract; thence southeasterly 240.00 Feet along the southwesterly line of Lots 124 and 145, of said tract, to the most southerly corner of said Lot 145, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Sycamore Avenue (formerly Verdun Avenue), 60 Feet Wide, as shown on said tract; thence northeasterly 100.56 Feet along the southeasterly line of Lots 144 and 145, of said tract, to the northwesterly prolongation of the southwesterly line of Lot 151, of said tract; thence southeasterly 60.00 Feet along said prolongation to the most westerly corner of said Lot 151, said corner also being the point of intersection of the southeasterly line of said Sycamore Avenue and the northeasterly line of an alley, 15 Feet Wide, as shown on said tract; thence southeasterly 240.00 Feet along the southwesterly line of Lots 151 and 168, of said tract, to the most southerly corner of said Lot 168, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Orange Avenue (formerly Marne Avenue), 60 Feet Wide, as shown on said tract; thence northeasterly 100.25 Feet along the southeasterly line of Lots 167 and 168, of said tract, to the northwesterly prolongation of the southwesterly line of Lot 174, of said tract; thence southeasterly 60.00 Feet to the most westerly corner of said Lot 174, said corner also being the point of intersection of the southeasterly line of said Orange Avenue and the northeasterly line of an alley, 15 Feet Wide, as shown on said tract; thence southeasterly 240.00 Feet along the southwesterly line of lots 174 and 191, of said tract, to the most southerly corner of said Lot 191, said corner also being the point of intersection of the northeasterly line of said alley and the northwesterly line of Mansfield Avenue (formerly Calais Avenue), 60 Feet Wide, as shown on said tract; thence northeasterly 122.09 Feet along the southeasterly line of Lots 189 through 191, of said tract, to the northwesterly prolongation of a line which bears at right angles to and passes through to the southwesterly terminus of the northwesterly line of Lot 36, of Tract No. 5893, in said city, as per map filed in Book 90, Pages 78 and 79, of said maps; thence southeasterly 146.59 Feet along said line to the most westerly corner of said Lot 36, said corner also being the point of intersection of the southeasterly line of La Brea Avenue (formerly Vancouver Avenue), 100 Feet Wide, and the northeasterly line of an alley, 20 Feet Wide, as shown on said tract; thence southeasterly 41.51 Feet to the southwesterly corner of said lot, said corner also being the point of intersection of the northeasterly line of said alley and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 266.65 Feet along the southerly line of Lots 35 and 36, of said tract, to the southeasterly corner of said Lot 35, said corner also being the point of intersection of the northerly line of said alley and the westerly line of West View Street (formerly 26th Avenue), 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 25, of said tract, said corner also being the point of intersection of the easterly line of said West View Street and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 324.89 Feet along the southerly line of Lots 24 and 25, of said tract, to the southeasterly corner of said Lot 24, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Rimpau Boulevard, 60 Feet Wide, as shown on said tract; thence northerly 25.00 Feet along the easterly line of said Lot 24, to the westerly prolongation of the southerly line of Lot 14, of said tract; thence easterly 60.00 Feet to the southwesterly corner of said Lot 14, said corner also being the point of intersection of the easterly line of said Rimpau Boulevard and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 324.89 Feet along the southerly line of Lots 13 and 14, of said tract, to the southeasterly corner of said Lot 13, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Harcourt Avenue (formerly 24th Avenue), 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 4, of said tract, said corner also being the point of intersection of the easterly line of said Harcourt Avenue and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 324.89 Feet along the southerly line of Lots 3 and 4, of said tract, to the southeasterly corner of said Lot 3, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Palm Grove Avenue (formerly 23rd Avenue), 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 1, of said tract, said corner also being the point of intersection of the easterly line of said Palm Grove Avenue and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 277.89 Feet along the southerly line of said Lot 1 and the southerly line of Lot 170, of Tract No. 7030, in said city, as per map filed in Book 80, pages 48 and 49, of said maps, to the southeasterly corner of said Lot 170, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Vineyard Avenue, 60 Feet Wide, as shown on said tract; thence easterly 65.75 Feet, more or less, to the southwesterly corner of Lot 139, of said tract, said corner also being the point of intersection of the easterly line





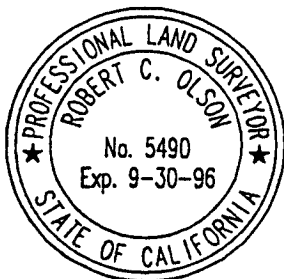
Lots 21 through 23, of said tract, to a line parallel with and distant northeasterly 60.00 Feet, measured at right angles, from the southwesterly line of Lot 26, of said tract; thence northwesterly 60.00 Feet along said parallel line to the most easterly corner of the southwesterly 60.00 Feet of said Lot 26, said corner also being the northwesterly line of said Harcourt Avenue; thence northwesterly 44.18 Feet along the northeasterly line of said southwesterly 60.00 Feet to the northerly line of said lot; thence westerly 185.25 Feet along the northerly line of Lots 26 and 37, of said tract, to an angle point in the northerly line of said Lot 37; thence northwesterly 59.87 Feet to the northwesterly corner of said Lot 37, said corner also being the southeasterly line of Rimpau Avenue, 60 Feet Wide, as shown on said tract; thence southwesterly 166.17 Feet along the northwesterly line of Lots 37 through 39, of said tract, and the northwesterly line of Lots 268 and 269, of Tract No. 1601, in said city, as per map filed in Book 21, Pages 6 and 7, of said maps, to a line parallel with and distant northeasterly 74.00 Feet, measured at right angles, from the southwesterly line of Lot 261, of said Tract No. 1601; thence northwesterly 60.00 Feet along said parallel line, to the most easterly corner of the southwesterly 74.00 Feet of said Lot 261, said corner also being the northwesterly line of said Rimpau Boulevard; thence northwesterly 104.92 Feet along the northeasterly line of said southwesterly 74.00 Feet to the southeasterly line of Lot 146, of said tract; thence southwesterly 36.83 Feet along the southeasterly line of said Lot 146, to the southeasterly corner thereof, said corner also being the northerly line of said Lot 261; thence westerly 82.80 Feet along the northerly line of Lots 261 and 149, of said tract, to the southeasterly corner of the westerly half of Lot 145, of said tract; thence southwesterly 25.46 Feet along the southwesterly prolongation of the easterly line of said westerly half, to a line parallel with and distant northeasterly 57.16 Feet, measured at right angles, from the southwesterly line of said Lot 149; thence northwesterly 80.00 Feet along said parallel line to the northwesterly line of Lot 144, of said tract, said line also being the southeasterly line of West View Street (formerly 26th Street), 60 Feet Wide, as shown on said tract; thence southwesterly 65.68 Feet along the northwesterly line of Lots 149 and 150, of said tract, to a line which bears at right angles to said northwesterly line and passes through the northeasterly corner of Lot 143, of said tract; thence northwesterly 60.00 Feet along said perpendicular line to the northeasterly corner of said Lot 143, said corner also being the northwesterly line of said West View Street; thence westerly 141.28 Feet to the northwesterly corner thereof; thence southwesterly 105.84 Feet along the northwesterly line of Lots 141 through 143, of said tract, to the most easterly corner of Lot 26, of said tract; thence northwesterly 125.00 Feet to the most northerly corner of said Lot 26, said corner also being the southeasterly line of Longwood Avenue (formerly 27th Avenue), 50 Feet Wide, as shown on said tract; thence southwesterly 120.00 Feet along the northwesterly line of lots 26 through 28, of said tract, to the most westerly corner of said Lot 28; thence northwesterly 50.00 Feet to the most easterly corner of Lot 5, of said tract, said corner also being the northwesterly line of said Longwood Avenue; thence northwesterly 133.89 Feet to the most northerly corner thereof, said corner also being the northeasterly corner of Lot 550, of Tract no. 1446, in said city, as per map filed in Book 20, Pages 34 and 35, of said maps; thence westerly 121.04 Feet along the northerly line of said Lot 550, to the easterly line of La Brea Avenue (formerly 28th Avenue), variable in width, as it now exists; thence westerly 118.25 Feet to the northeasterly corner of Lot 510, of said tract, said corner also being the westerly line of said La Brea Avenue; thence westerly 103.14 Feet along the northerly line of said lot, to the southeasterly corner of Lot 507, of said tract; thence northerly 150.00 Feet to the northeasterly corner thereof, said corner also being the southerly line of Adams Boulevard (formerly Adams Street), 90 Feet Wide, as shown on said tract; thence westerly 50.00 Feet to the northwesterly corner thereof; thence southerly 150.00 Feet to the southwesterly corner thereof, said corner also being the northerly line of Lot 504, of said tract; thence westerly 103.14 Feet to the northwesterly corner of said Lot 504, said corner also being the easterly line of Mansfield Avenue (formerly 29th Avenue), 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 422, of said tract, said corner also being the westerly line of said Mansfield Avenue; thence westerly 256.28 Feet along the northerly line of Lots 416 and 422, of said tract, to the northwesterly corner of said Lot 416, said corner also being the easterly line of Orange Drive (formerly 30th Avenue), 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet along the westerly prolongation of the northerly line of said Lot 416 to the easterly line of Lot 1, of Tract no. 27869, in said city, as per map filed in Book 725, Pages 99 and 100, of said maps, said line also being the westerly line of said Orange Drive; thence northerly 150.00 Feet to the northeasterly corner of said Lot 1, said corner also being the point of intersection of the westerly line of said Orange Avenue and the southerly line of Adams Boulevard, 90 Feet Wide, as shown on said tract; thence westerly 256.28 Feet to the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said Adams Boulevard and the easterly line of Sycamore Avenue (formerly 31st Avenue), 60 Feet Wide, as shown on said tract; thence southerly 150.00 Feet along the westerly line of said lot, to the easterly prolongation of the northerly line of Lot 266, of said Tract No. 1446; thence westerly 60.00 Feet along said prolongation to the northeasterly corner of said Lot 266, said corner also being the westerly line of said Sycamore Avenue; thence westerly 256.28 Feet along the northerly line of Lots 266 and 260, of said tract, to the northwesterly corner of said Lot 260, said corner also being the easterly line of Alsace Avenue (formerly 32nd Avenue), 60 Feet Wide, as shown on said tract; thence southerly 9.76 Feet along the westerly line of said Lot 260 to an angle point therein; thence southerly 124.69 Feet along the westerly line of Lots 258 through 260, of said tract, to the southwesterly corner of said Lot 258, said corner also being the point of intersection of the easterly line of said Alsace Avenue and the northerly line of Ferndale Street (formerly Spruce Street), 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 257, of said tract, said corner also being the point of intersection of the southerly line of said Ferndale Street and the easterly line of said Alsace Avenue; thence westerly 60.00 Feet, more or less, to the northeasterly corner of Lot 198, of said tract, said corner also being the westerly line of said Alsace Avenue; thence westerly 240.00 Feet along the northerly line of Lots 198 and 186, of said tract, to the northwesterly corner of said Lot 186, said corner also being the easterly line of Redondo Boulevard (formerly 33rd Avenue), 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 127, of said tract, said corner also being the westerly line of said Redondo Boulevard; thence westerly 120.00 Feet to the northwesterly corner thereof, said corner also being the easterly line of Lot 120, of said tract; thence northerly 34.70 Feet along the easterly line of said Lot 120 to the northeasterly corner thereof; thence westerly 129.77 Feet to the northwesterly corner thereof, said corner also being the easterly line of Cloverdale Avenue (formerly 34th Avenue), 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 62, of said tract, said corner also being the westerly line of said Cloverdale Avenue; thence westerly 256.28 Feet along the northerly line of Lots 62 and 56, of said tract, to the northwesterly corner of said Lot 56, said corner also being the easterly line of Cochran Avenue (formerly 35th Avenue), 60 Feet Wide, as shown on said tract; thence westerly 60.23 Feet to the northeasterly corner of Lot 3, of said tract, said corner also being the westerly line of said Cochran Avenue; thence westerly 118.14 Feet to the northwesterly corner thereof; thence southerly 3.15 Feet along the westerly line of said lot, to the centerline of an alley, 20 Feet Wide, as shown on Tract No. 5533, in said city, as per map filed in Book 69, Page 92, of said maps; thence westerly 130.53 Feet along said centerline to the westerly terminus thereof, said terminus also being the easterly line of Dunsmuir Avenue, 50 Feet Wide, as shown on said tract; thence southerly 10.53 Feet to the northwesterly corner of Lot 15, of said Tract no. 5533; thence westerly 52.75 Feet to the northeasterly corner of Lot 26, of said tract, said corner also being the point of intersection of the westerly line of said Dunsmuir Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 253.06 Feet along the northerly line of Lots 26 and 35, of said tract, to the northwesterly corner of said Lot 35, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Burnside Avenue, 50 Feet Wide, as shown on said tract; thence westerly 52.75 Feet to the northeasterly corner of Lot 21, of Tract No. 6606, in said city, as per map filed in Book 70, Page 49, of said maps, said corner also being the point of intersection of the westerly line of said Burnside Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 269.92 Feet along the northerly line of Lots 21 and 11, of said tract, to the northwesterly corner of said Lot 11, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Ridgeley Drive, 50 Feet Wide, as shown on said tract; thence westerly 52.75 Feet to the northeasterly corner of Lot 17, of said tract, said corner also being the point of intersection of the westerly line of said Ridgeley Drive and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 270.30 Feet along the northerly line of Lots 17 and 11, of said tract, to the northwesterly corner of said Lot 11, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Hauser Boulevard (formerly Yukon Street), 60 Feet Wide, as shown on said tract; thence southerly 81.03 Feet along the westerly line of lots 11, 12 and 13, of said tract, to the easterly prolongation of the northerly line of Lot 5, of Du Ray Place, in said city, as per map filed in book 21, Pages 50 and 51, of said maps; thence westerly 60.00 Feet to the northwesterly corner of said Lot 5, said corner also being the westerly line of said Hauser Boulevard; thence westerly 310.00 Feet along the northerly line of Lots 5 and 13, of said tract, to the northwesterly corner of said Lot 13, said corner also being the easterly line of Carmona Avenue (formerly Hurley Avenue), 50 Feet Wide, as shown on said tract; thence southerly 80.00 Feet along the westerly line of Lots 13 and 14, of said tract, to the southwesterly corner of said Lot 14; thence westerly 50.00 Feet to the northeasterly corner of Lot 20, of said tract, said corner also being the westerly line of said Carmona Avenue; thence westerly 160.00 Feet to the northwesterly corner thereof; thence southerly 120.00 Feet along the westerly line of Lots 18 through 20, of said tract, to the northeasterly corner of Lot 28, of said tract; thence westerly 84.40 Feet along the northerly line of Lots 27 and 28, of said tract, to the northwesterly corner of said Lot 27, said corner also being the easterly line of Lot 10, of Tract No. 4549, in said city, as per map filed in Book 51, page 25, of said maps; thence northerly 10.00 Feet along the easterly line of said Lot 10, to the northeasterly corner thereof; thence westerly 201.45 Feet along the northerly line of Lots 10 through 14, of said Tract No. 4549, to the northwesterly corner of said Lot 14, said corner also being the easterly line of Curson Avenue (formerly Eden Place), 50 Feet Wide, as shown on said tract; thence westerly 50.95 Feet to the northeasterly corner of Lot 15, of said tract, said corner also being the westerly line of said Curson Avenue; thence westerly 202.84 Feet along the northerly line of Lots 15 through 18, of said tract, and its westerly prolongation, to the easterly line of Lot 1, of Tract no. 1887, in said city, as per map filed in Book 22, page 58, of said maps; thence southerly 20.88 Feet to the northeasterly corner of Lot 92, of said Tract No. 1887; thence westerly 130.37 Feet to the northwesterly corner of said Lot 92, said corner also being the easterly line of Clyde Avenue (formerly Clayton Avenue), 50 Feet Wide, as shown on said tract; thence westerly 50.40 Feet to the northeasterly corner of Lot 63, of said tract, said corner also being the westerly line of said Clyde Avenue; thence westerly 130.37 Feet to the northwesterly corner thereof; thence southerly 10.00 Feet along the westerly line of Lots 63 and 64, of said tract, to the northeasterly corner of Lot 37, of said tract; thence westerly 130.37 Feet to the northwesterly

corner thereof, said corner also being the easterly line of Thurman Avenue (formerly Thomas Boulevard), 50 Feet Wide, as shown on said tract; thence westerly 50.11 Feet to the northeasterly corner of Lot 13, of said tract, said corner also being the westerly line of said Thurman Avenue; thence westerly 126.87 Feet to the northwesterly corner thereof; thence southerly 4.19 Feet along the westerly line of said lot 13, to the northeasterly corner of Lot 23, of Tract No. 5788, in said city, as per map filed in Book 67, Pages 5 and of said maps, said corner also being the easterly terminus of an alley, 20 Feet Wide, as shown on said tract; thence westerly 113.56 Feet to the northwesterly corner thereof corner also being the point of intersection the southerly line of said alley and the easterly line of Spaulding Avenue (formerly Margulis Street), 50 Feet Wide, as shown on tract; thence westerly 52.50 Feet to the northeasterly corner of Lot 59, of said tract, said corner also being the point of intersection of the westerly line of said Spaulding Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 231.26 Feet along the northerly line of Lots 59 and 60, of said tract, to the northwesterly corner of said Lot 60, said corner also being the point of intersection of the southerly line of said alley, and the easterly line of Genesee Avenue (formerly Leah Street), 50 Feet Wide, as shown on said tract; thence westerly 52.50 Feet to the northeasterly corner of Lot 92, of said tract, said corner also being the point of intersection of the westerly line of said Genesee Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 214.25 Feet along the northerly line of Lots 92 and 93, of said tract, to a point on the northerly line of said Lot 93, said line also being the point of intersection of the southerly line of said alley and the easterly line of Fairfax Avenue (formerly Moynier Lane), 73 Feet Wide, as show on said tract; thence westerly 46.31 Feet along the westerly prolongation of the northerly line of said Lot 93 to the centerline of said Fairfax Avenue; thence northerly 224.15 Feet along the centerline of said Fairfax Avenue to the southwest corner of Lot 80, of said Tract No. 5644; thence easterly 140.00 Feet along the southerly line of Lots 74 through 80, of said tract, to the southeasterly corner of said Lot 74, said corner also being the point of intersection of the northerly line of said Adams Boulevard, 95 Feet Wide (formerly 90 Feet Wide), as shown on said tract, and the westerly line of Genesee Avenue (formerly Ruth Avenue), 50 Feet Wide, as shown on said tract; thence northerly 105.35 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said Genesee Avenue and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence northerly 16.05 Feet to the southeasterly corner of Lot 81, of said tract, and point of beginning.  
Containing 384.89 Acres

*Robert C. Olson*

Robert C. Olson  
P.L.S. 5490  
Psomas and Associates

*4/12/96*  
Date



## **EXHIBIT NO. 3**

### **PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS**

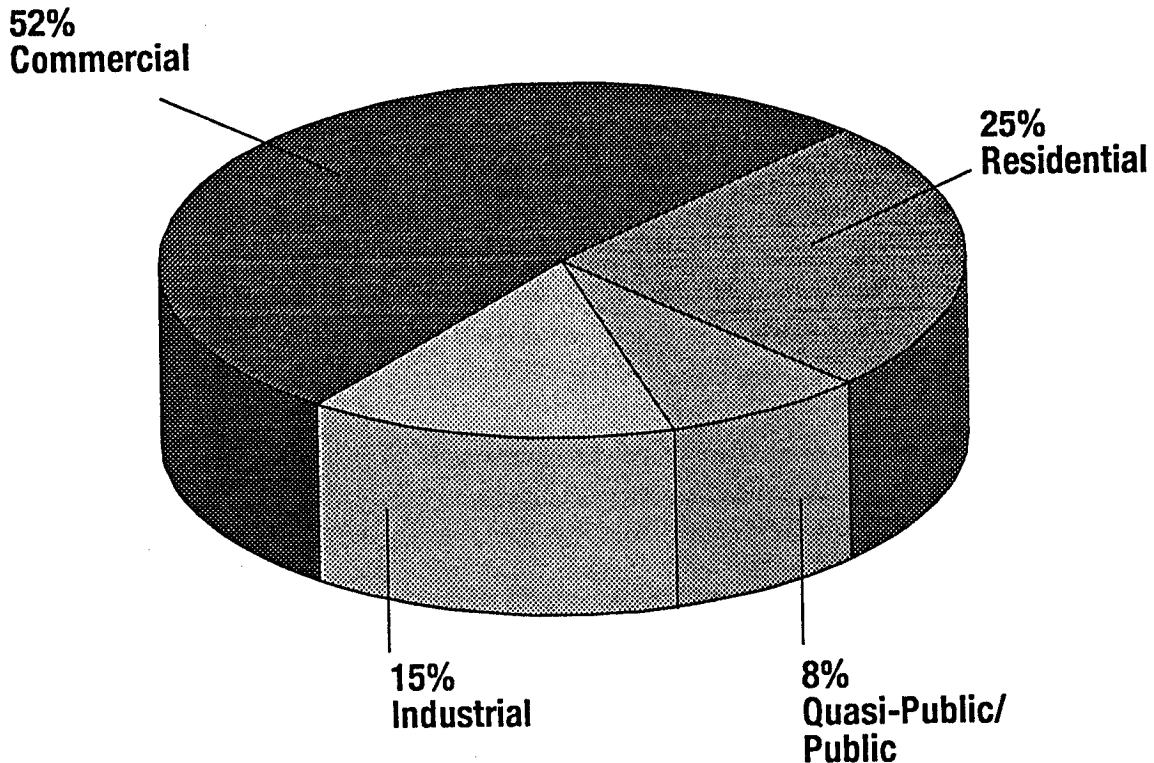
The following public improvements are currently proposed under the Mid-City Recovery Redevelopment Project:

1. Streetscape, Signage and Landscaping improvements along the public right of way.
2. Street improvements along and adjacent to the following streets:
  - Pico Boulevard between Hayworth Avenue and Western Avenue;
  - San Vicente Boulevard between La Brea Avenue and Venice Boulevard;
  - Venice Boulevard between La Brea Avenue and Arlington Avenue;
  - Washington Boulevard between Redondo Boulevard and Western Avenue;
  - Adams Boulevard between Fairfax Avenue and 13th Avenue;
  - Jefferson Boulevard between Cochran Avenue and Cimarron Street;
  - Exposition Boulevard between Cochran Avenue and 11th Avenue;
  - Crenshaw Boulevard between Pico Boulevard and Martin Luther King Jr. Boulevard;
  - La Brea Avenue between San Vicente Boulevard and Venice Boulevard;
  - La Brea Avenue between Jefferson Boulevard and Rodeo Road; and
  - Western Avenue between Country Club Drive and Pico Boulevard.
3. Various street improvements (new curbs and gutter, sidewalks and parkways, driveways and curb cuts, street widening, etc.) associated with individual projects.

**EXHIBIT NO. 4**

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

**Part 1 of 2  
Building Type, Number and Use**



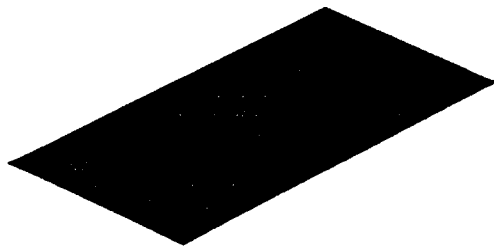
**NOTES:**

1. Percentages are approximate and the ultimate percentages may vary based on the fulfillment of plan objectives.
2. All development plans are subject to the review and approval of the Agency
3. Building type and use are governed by all applicable Federal, State and local ordinances and regulations including the West Adams-Baldwin Hills-Leimert District Plan, South Central Los Angeles District Plan and Wilshire District Plan.
4. Number of buildings is illustrated by the percent of the total number of buildings permitted by the West Adams-Baldwin Hills-Leimert District Plan, South Central Los Angeles District Plan and Wilshire District Plan, and by projections based on 1995 Field Survey data, which includes parcel specific information on building type, conditions and number. The number of buildings may not exceed the limitation in Section 509 of this Plan.
5. The property to be devoted to public purposes and the nature of such purposes are a function of the land use, public improvement and facility and other provisions of the Redevelopment Plan, and the redevelopment of the project area over time.

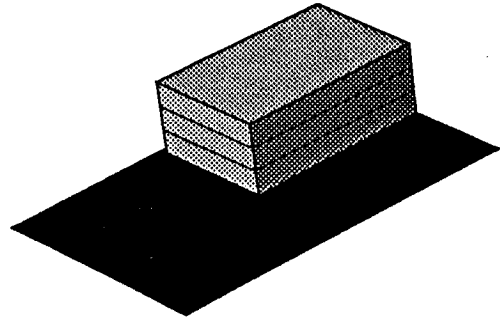
**EXHIBIT NO. 4**

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

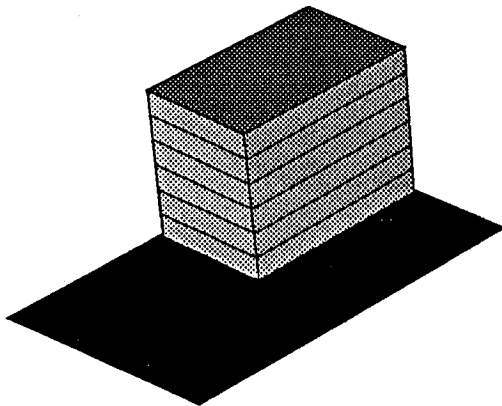
**Part 2 Of 2  
Building Size and Height**



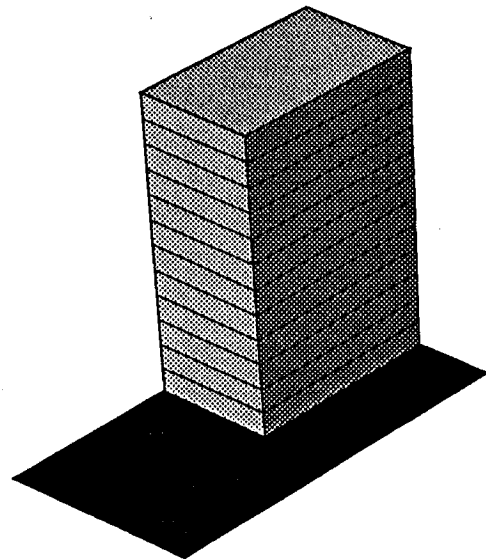
**Buildable Area**



**3 Stories**



**6 Stories**



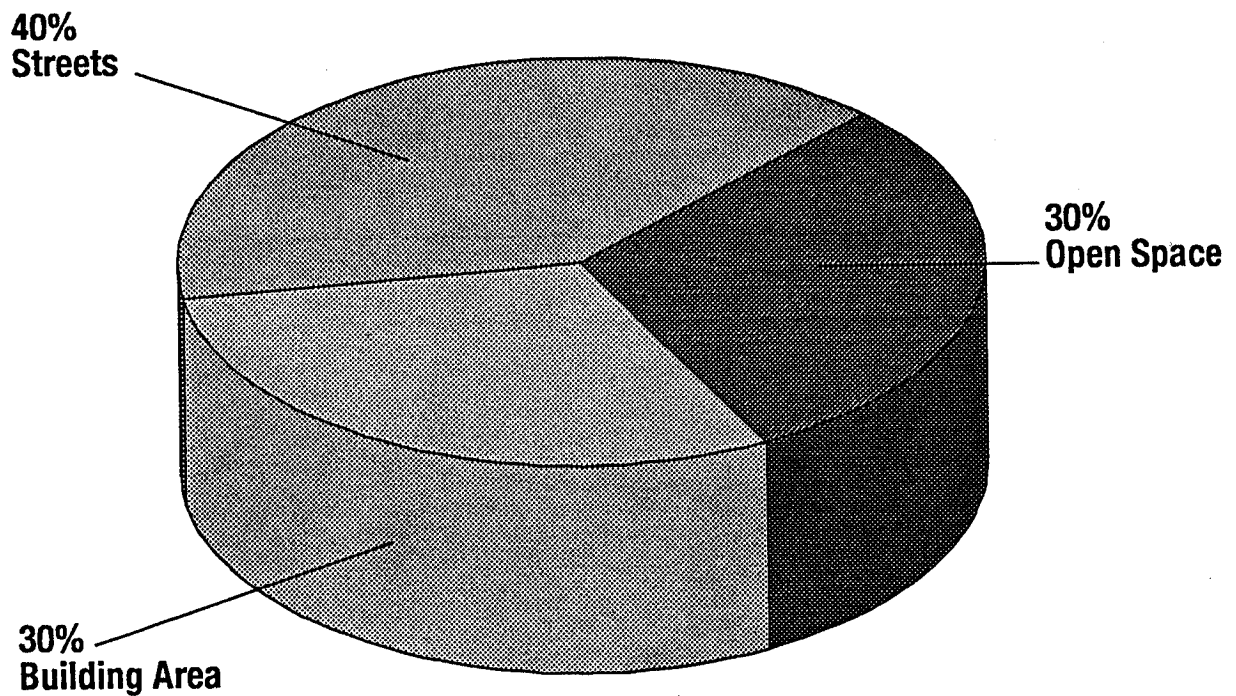
**12 Stories**

**NOTES:**

1. Building size and height are governed by the West Adams-Baldwin Hills-Leimert District Plan, South Central Los Angeles District Plan, and Wilshire District Plan; zoning; and other ordinances and regulations. Floor Area Ratio ("Far") varies within the Project Area, depending upon the particular location of the development site.
2. The example above of building size and height is illustrated by a Floor Area Ratio that applies to a hypothetical parcel of land ("buildable area") proposed for development at a maximum of 3:1 FAR. As illustrated, the size (total square feet) of the building is the same, whether the building is 3 or 12 stories in height.

**EXHIBIT NO. 5**

**DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE**



**NOTES:**

1. Percentages are approximate.
2. "Open Space" is defined by Section 511 of this Redevelopment Plan
3. "Building Area" means land area devoted to buildings.
4. Street layout is governed by the West Adams-Baldwin Hills-Leimert District Plan, the South Central Los Angeles District Plan, the Wilshire District Plan and the Redevelopment Plan.