

REDEVELOPMENT PLAN
FOR THE
VERMONT/MANCHESTER RECOVERY REDEVELOPMENT PROJECT

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ORDINANCE No. 171065

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

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**REDEVELOPMENT PLAN
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§ 100. INTRODUCTION

§ 101. Contents of the Plan

This is the Redevelopment Plan (the "Plan") for the Vermont/Manchester 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) and 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), a "Diagram Illustrating Limitations on Type, Size and Height of Buildings" (attached as Exhibit No. 4) and a "Diagram Illustrating Approximate Amount of Open Space" (attached as Exhibit No. 5). This Plan was prepared by the Community Redevelopment Agency of the City of Los Angeles (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code 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 Vermont/Manchester 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 Plans for the South Central and Southeast Districts of the General Plan for the City (the "Community Plans") approved by the City Council on October 26, 1979 and most recently amended March 27, 1991, and on March 21, 1974 and most recently amended March 27, 1991, respectively, 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 September 21, 1995, under Case No. C.P.C. 95-0245 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 and develop employment opportunities for the community by supporting existing employers and attracting new employers.
2. Create an atmosphere for economic opportunity and community prosperity through public funding, business development activities, and appropriate development incentives.
3. Promote and develop an informed community and community involvement in the redevelopment of the Project Area through public outreach efforts and communication.
4. Promote the reduction of crime and illegal drug activity in the community through planning and implementation, including police protection and community relations along with public safety.
5. Create a community image that expresses an aesthetically pleasing and clean community through planning and implementation programs, including development and enforcement of urban design standards.
6. Promote the preservation and establishment of a cultural, historical, and arts district through marketing efforts, planning and implementation.
7. Promote the establishment of a full service shopping area and discourage a proliferation of uses which have a detrimental effect on the community (such as liquor stores, sidewalk vendors, swap meets, and other similar uses) through comprehensive planning and development activities, appropriate development incentives, and site preparation facilitation.
8. Promote partnerships among business, financial, and neighborhood communities to provide the impetus for new developments and services.
9. Promote the provision of a high level of public services and facilities to community residents and businesses through planning and implementation.
10. Enhance the attractiveness, desirability, and marketability of the Project Area; and create an atmosphere of opportunity and good will through marketing and promotion programs.

§ 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 Vermont/Manchester Recovery Redevelopment Project.
8. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
9. "Project" means the Vermont/Manchester Recovery Redevelopment Project.
10. "Project Area" means the area included within the boundaries of the Vermont/Manchester 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; provided, however, that the Agency shall have no authority to acquire, by eminent domain, property on which any persons legally reside or residential property in any residentially

designated area as shown on the Redevelopment Plan Map attached hereto as Exhibit No. 1.

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 Uses

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

The Agency may permit appropriately designed and properly located Manufacturing and Light Industrial facilities in Commercial areas.

§ 503.2. Residential Uses

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

§ 503.3. Commercial Uses Within Residential Areas

The Agency may permit appropriately designed and properly located commercial facilities providing neighborhood services in residential areas.

§ 503.4. Residential Uses Within Commercial Areas

The Agency may permit the development of new residential uses within commercial areas.

§ 503.5. Restricted Commercial Uses

The following restricted commercial uses shall not be permitted within the Project Area within 1,000 feet of another restricted commercial use or within 500 feet

of any residence, religious institution, school or public park: liquor store; and adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater, massage parlor or sexual encounter establishment, as defined in Section 12.70.B of the Municipal Code of the City of Los Angeles.

The following uses shall not be permitted within the Project Area unless the Agency makes the findings set forth below following a duly noticed public hearing: massage parlor or sexual encounter establishment, as defined in Section 12.70.B of the Municipal Code of the City of Los Angeles; penny arcades as defined by the Los Angeles Planning and Zoning Code Section 12.24.C, 1.1(n); liquor stores; indoor and outdoor swap meets; and recycling centers, junk yards and scrap metal processing yards. The Agency may impose reasonable restrictions to issue these findings.

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

1. Conforms with the goals and objectives of the Plan; and
2. Promotes community revitalization, economic, aesthetic, and environmental improvement; and
3. Is compatible with adjacent uses and the surrounding neighborhood; and
4. Promotes a secure and safe commercial environment; and
5. Meets design and location criteria required by the Agency.

§ 503.6. Alternate Uses

The Agency is authorized to permit the alternate uses shown on the Redevelopment Plan Map (Exhibit No. 1), provided that each such permitted alternate use shall conform to the 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 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.

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

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

§ 505. Interim Uses

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

§ 506. Nonconforming Uses

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

The Agency may authorize additions, alterations, repairs, or other improvements or changes in use of land or buildings in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency such improvements would be compatible with surrounding and Project uses and development.

§ 507. New Construction and Rehabilitation of Properties

All new construction and/or rehabilitation of existing structures within the Project Area shall comply with all applicable state and local laws in effect at the applicable 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 Six Hundred (600), or as permitted under the Community Plans as they now read or as they may be amended from time to time in the future.

§ 510. Number of Dwelling Units

The approximate number of dwelling units in the Project Area shall not exceed Six Hundred Fifty (650), or as permitted under the Community Plans as they now read or as they may be amended from time to time in the future.

§ 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 signage 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

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 or vehicle maneuvering in public streets and in conformance with the Los Angeles Municipal Code. Off-street loading facilities must also be screened by landscaping or other decorative elements 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 transient 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. In the event the Agency proposes to issue bonds through a public sale, the Agency shall provide for the marketing of the bonds within the Project Area subject to applicable law and bond sale procedures.

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 Twelve Million Dollars (\$ 12,000,000) 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.

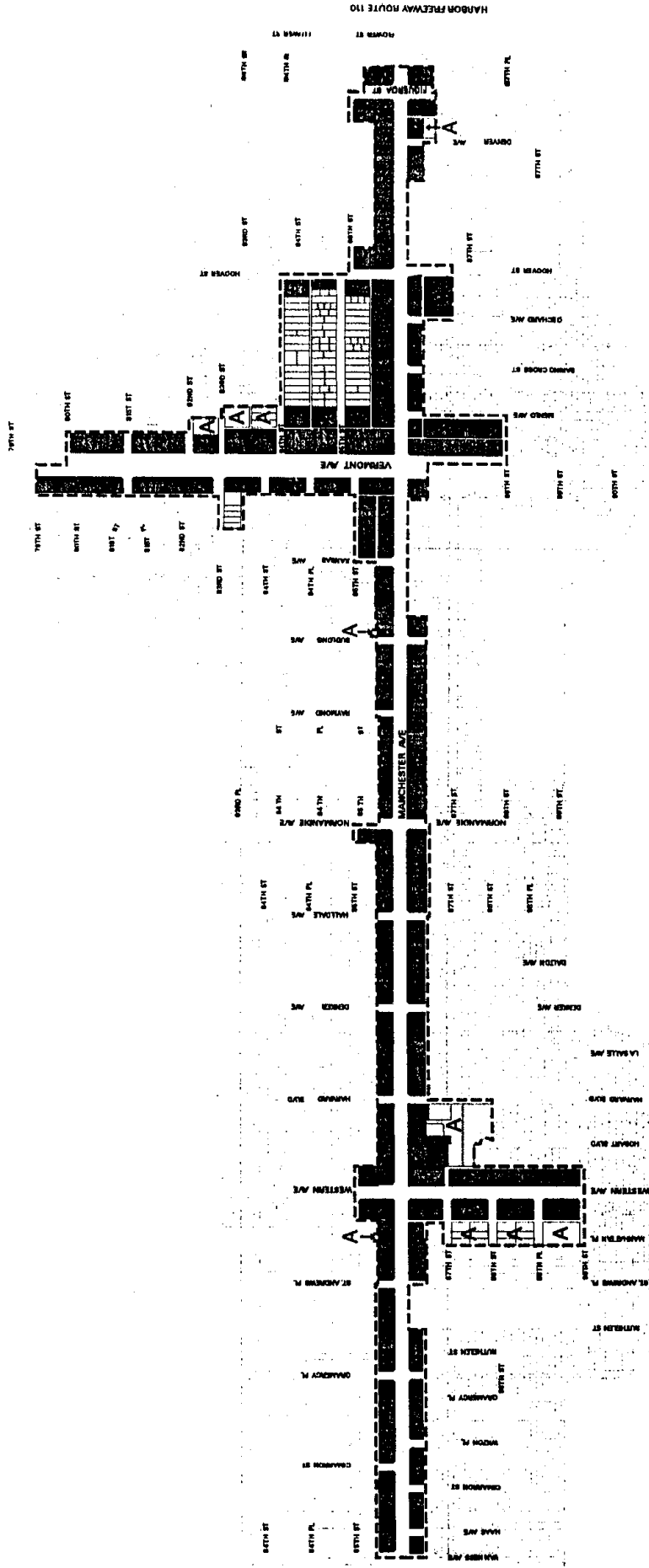
The provisions of this Plan or other documents formulated pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions or any other remedies appropriate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



Land Use Designations

-  Commercial
-  Residential
-  Alternate Land Use is Commercial

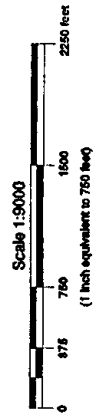


EXHIBIT NO. 2

Legal Description of Project Area Boundaries Vermont/Manchester Redevelopment Project October 1995

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

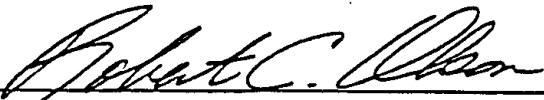
Beginning at the intersection of the centerline of Manchester Avenue, 100 Feet Wide (formerly 75 Feet Wide), and the westerly boundary line of the City of Los Angeles, established June 17, 1931, as Ordinance No. 69455, in the Office of the County Recorder of said County; thence northerly 190.00 Feet along said city boundary line to the westerly prolongation of the southerly line of Lot 1, Block 22, of said tract; thence easterly 40.00 Feet along said prolongation to the southwesterly corner of said lot, said corner also being the point of intersection of the easterly line of Van Ness Avenue, 90 Feet Wide, and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 590.00 Feet along the southerly line of Lots 1 through 14, Block 22, of said tract, to the southeasterly corner of said Lot 14, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Cimarron Street, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 1, Block 23, of said tract, said corner also being the point of intersection of the easterly line of said Cimarron Street and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 603.87 Feet along the southerly line of Lots 1 through 14, Block 23, of said tract, to the southeasterly corner of said Lot 14, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Gramercy Place, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 1, Block 24, of said tract, said corner also being the point of intersection of the easterly line of said Gramercy Place and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 607.15 Feet along the southerly line of Lots 1 through 7, Block 24, of said tract, and the southerly line of Lots 15 through 21, of Tract No. 8116, in said city, as per map filed in Book 92, Pages 96 and 97, of said maps, 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 westerly line of St. Andrews Place, 60 Feet Wide, as shown on said tract; thence easterly 30.00 Feet along the easterly prolongation of the southerly line of said Lot 21 to the centerline of said St. Andrews Place; thence southerly 15.00 Feet along said centerline to the westerly prolongation of the southerly line of Lot 29, Block 1, of Tract No. 4552, in said city, as per map filed in Book 49, Pages 68 and 69, of said maps; thence easterly 30.00 Feet along said prolongation to the southwesterly corner of Lot 29, Block 1, of said tract, said corner also being on the easterly line of St. Andrews Place; thence easterly 280.00 Feet along the southerly line of Lots 29 through 36, Block 1, of said tract, to the southeasterly corner of said Lot 36; thence northerly 23.00 Feet along the easterly line of said Lot 36 to the northwesterly corner of the southerly 23.00 Feet of Lot 37, Block 1, of said tract; thence easterly 50.00 Feet to the northeasterly corner of said southerly 23.00 Feet, said corner also being on the westerly line of Lot 38, Block 1, of said tract; thence southerly 23.00 Feet along the westerly line of said Lot 38 to the southwesterly corner thereof; thence easterly 100.00 Feet along the southerly line of Lots 38 and 39, Block 1, of said tract, to the southeasterly corner of said Lot 39; thence northerly 134.48 Feet to the northeasterly corner of thereof, said corner also being on the southerly line of 85th Street, 60 Feet Wide, as shown on said tract; thence northerly 30.00 Feet along the northerly prolongation of the easterly line of said Lot 39, to the centerline of said 85th Street; thence easterly 380.21 Feet along said centerline to the northerly prolongation of the westerly line of Lot 679, of Tract No. 4511, in said city, as per map filed in Book 49, Pages 4 through 7, of said maps; thence southerly 30.00 Feet along said prolongation to the northwesterly corner of said lot, said corner also being on the southerly line of said 85th Street; thence southerly 139.50 Feet to the southwesterly corner thereof; thence easterly 450.00 Feet along the southerly line of Lots 679 through 687, of said tract, to the southeasterly corner of said Lot 687, said corner also being on the westerly line of Harvard Boulevard, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 688, of said tract, said corner also being on the easterly line of said Harvard Boulevard; thence easterly 600.14 Feet along the southerly line of Lots 688 through 699, of said tract, to the southeasterly corner of said Lot 699, said corner also being on the westerly line of Denker Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 700, of said tract, said corner also being on the easterly line of said Denker Avenue; thence easterly 600.14 Feet along the southerly line of Lots 700 through 711, of said tract, to the southeasterly corner of said Lot 711, said corner also being on the westerly line of Halldale Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 712, of said tract, said corner also being on the easterly line of said Halldale Avenue; thence easterly 500.00 Feet along the southerly line of Lots 712 through 721, of said tract, to the southeasterly corner of said Lot 721; thence northerly 139.50 Feet along the easterly line of said Lot 721 to the northeasterly corner thereof, said corner also being on the southerly line of said 85th Street; thence northerly 30.00 Feet along the northerly prolongation of the easterly line of said lot to the centerline of said 85th Street; thence easterly 130.23 Feet along said centerline to the centerline of Normandie Avenue, 80 Feet Wide (formerly 60 Feet Wide), as shown on said tract; thence southerly 187.09 Feet along said centerline to the westerly prolongation of the southerly line of Lot 113, of Holson Heights, in said city, as per map filed in Book 17, Page 160, of said maps; thence easterly 30.00 Feet along said prolongation and the southerly line of said lot to the southwesterly corner of the easterly 30.00 Feet of said lot, said corner also being on the easterly line of said Normandie Avenue, 80 Feet Wide (formerly 60 Feet Wide), as shown on said tract; thence easterly 758.31 Feet along the southerly line of Lots 113 through 128, of said tract, to the southeasterly corner of the westerly 30.00 Feet of said Lot 128, said corner also being on the westerly line of Raymond Avenue, 50 Feet Wide, as it now exists; thence northerly 22.50 Feet along the easterly line of the westerly 30.00 Feet of said lot to the westerly prolongation of the southerly line of Lot 85, of Tract No. 4512, in said city, as per map filed in Book 49, Page 3, of said maps; thence easterly 50.00 Feet along said prolongation to the southwesterly corner of said Lot 85, said corner also being on the easterly line of said Raymond Avenue; thence easterly 473.68 Feet along the southerly line of Lots 85 through 95, of said tract, to the southeasterly corner of said Lot 95, said corner also being on the westerly line of Budlong Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 96, of said tract, said corner also being on the easterly line of said Budlong Avenue; thence northerly 37.90 Feet along the westerly line of said lot to the southwesterly corner of the northerly 95.00 Feet of said lot; thence easterly 48.96 Feet to the southeasterly corner of said northerly 95.00 Feet of said lot; thence southerly 37.90 Feet along the westerly line of Lot 97 of said tract to the southwesterly corner thereof; thence easterly 84.00 Feet along the southerly line of Lots 97 and 98, of said tract, to the southeasterly corner of said Lot 98, said corner also being on the westerly line of Lot E, of Tract No. 2439, in said city, as per map filed in book 23, page 52, of said maps; thence northerly 4.40 Feet along the westerly line of said Lot E to the southwesterly corner of the northerly 128.48 Feet of said Lot E; thence easterly 60.00 Feet to the southeasterly corner of the northerly 124.48 Feet of the westerly 60.00 Feet of said lot; thence northerly 5.77 Feet along the easterly line of said westerly 60.00 Feet; thence easterly 320.68 Feet to a point on the easterly line of said Lot E, distant southerly 122.66 Feet from the northeasterly corner of said lot, said point also being on the westerly line of Kansas Avenue, 60 Feet Wide, as shown on said tract; thence continuing easterly 30.00 Feet to the centerline of said Kansas Avenue; thence northerly 152.66 Feet along said centerline, to the centerline of 85th Street, 60 Feet Wide, as shown on said tract; thence easterly 491.00 Feet along said centerline to the southerly prolongation of the easterly line of Lot 119, of Tract No. 4438, in said city, as per map filed in Book 48, Page 77, of said maps; thence northerly 30.00 Feet along said prolongation to the southeasterly corner of said Lot 119, said corner also being the point of intersection of the northerly line of said 85th Street and the westerly line of an alley, 15 Feet Wide, as shown on said tract; thence northerly 125.00 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence northerly 15.00 Feet to the southeasterly corner of Lot 112, of said tract, 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 northerly 125.09 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 84th Place, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 73, of said tract, said corner also being the point of intersection of the northerly line of said 84th Place and the westerly line of an alley, 15 Feet Wide, as shown on said tract; thence northerly 125.00 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence northerly 15.00 Feet to the southeasterly corner of Lot 66, of said tract, said corner also being the point of intersection of the southerly line of said alley and the westerly line of an alley, 15 Feet Wide, as shown on said tract; thence northerly 125.09 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 84th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 27, of said tract, said corner also being the point of intersection of the northerly line of said 84th Street and the westerly line of an alley, 15 Feet Wide, as shown on said tract; thence northerly 125.00 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence westerly 251.00 Feet along the northerly line of Lots 27 through 32, of said tract, to the northwesterly corner of said Lot 32; thence northerly 15.00 Feet to the southeasterly corner of Lot 14, of said tract, said corner also being on the northerly line of said alley;

thence northerly 125.15 Feet to the northeasterly corner thereof, said corner also being on the southerly line of 83rd Street, 80 Feet Wide, as shown on said tract; thence northerly 40.00 Feet along the northerly prolongation of the easterly line of said lot to the centerline of said 83rd Street; thence easterly 236.00 Feet along said centerline to the southerly prolongation of the easterly line of Lot 23, of Tract No. 8933, in said city, as per map filed in Book 147, Pages 63 to 65, of said maps; thence northerly 40.00 Feet along said prolongation to the southeasterly corner of said Lot 23, said corner also being the point of intersection of the northerly line of said 83rd Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 589.63 Feet along the easterly line of Lots 23 through 32, of said tract, to the northeasterly corner of said lot 32, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 31st Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 33, of said tract, said corner also being the point of intersection of the northerly line of said 81st Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 631.39 Feet along the easterly line of Lots 33 through 41, and Lot A, of said tract, to the northeasterly corner of said Lot A, said corner also being on the northerly terminus of said alley; thence easterly 20.00 Feet to the northwesterly corner of Lot B, of said tract; thence easterly 120.00 Feet to the northeasterly corner thereof, said corner also being on the westerly line of Vermont Avenue, 170 Feet Wide, as shown on said tract; thence easterly 85.00 Feet along the easterly prolongation of the northerly line of said Lot B, to the centerline of said Vermont Avenue; thence southerly 216.03 Feet along said centerline to the centerline of 80th Street (formerly Park Avenue), 60 Feet Wide, as shown on Sunny Side Park Addition, in said city, as per map filed in Book 6, Page 198, of said maps; thence easterly 247.00 Feet along said centerline to the northerly prolongation of the westerly line of Lot 113, of said tract; thence southerly 30.00 Feet along said prolongation to the northwesterly corner of said Lot 113, said corner also being the point of intersection of the southerly line of said 80th Street and the easterly line of an alley, 12 Feet Wide, as shown on said tract; thence southerly 186.03 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 12 Feet Wide, as shown on said tract; thence southerly 12.00 Feet to the northwesterly corner of Lot 121, of said tract, 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 southerly 186.03 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 81st Street, (formerly Palm Avenue), 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 217, of said tract, said corner also being the point of intersection of the southerly line of said 81st Street and the easterly line of an alley, 12 Feet Wide, as shown on said tract; thence southerly 186.03 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 12 Feet Wide, as shown on said tract; thence southerly 12.00 Feet to the northwesterly corner of Lot 225, of said tract, 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 southerly 186.03 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 82nd Street (formerly Pacific Avenue), 60 Feet Wide, as shown on said tract; thence southerly 30.00 Feet along the southerly prolongation of the westerly line of said Lot 225 to the centerline of said 82nd Street; thence easterly 103.61 Feet along said centerline to the northerly prolongation of the westerly line of Lot 292, of said tract; thence southerly 30.00 Feet along said prolongation to the northwesterly corner of said Lot 292, said corner also being on the southerly line of said 82nd Street; thence southerly 186.03 Feet to the southwest corner thereof, said corner also being on the northerly line of 83rd Street (formerly Church Street), 60 Feet Wide, as shown on said tract; thence southerly 20.00 Feet along the southerly prolongation of the westerly line of said lot to the centerline of said 83rd Street; thence easterly 82.24 Feet along said centerline to the northerly prolongation of the westerly line of the easterly 50.00 Feet of Lot 9, of Sunny Side Park, in said city, as per map filed in Book 6, Page 8, of said maps; thence southerly 20.00 Feet along said prolongation to the northwesterly corner of said easterly 50.00 Feet of Lot 9, said corner also being on the southerly line of said 83rd Street; thence southerly 181.98 Feet to the southwest corner of said easterly 50.00 Feet of Lot 9, said corner also being on the northerly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 14.00 Feet to the northwesterly corner of the easterly 50.00 Feet of Lot 28, of said tract, said corner also being on the southerly line of said alley; thence southerly 181.00 Feet to the southwest corner of said 50.00 Feet of Lot 28, said corner also being on the northerly line of 84th Street (formerly School Street), 60 Feet Wide, as shown on said tract; thence southerly 30.00 Feet along the southerly prolongation of said westerly line to the centerline of said 84th Street; thence easterly 960.00 Feet along said centerline to the centerline of Hoover Street, 80 Feet Wide, as shown on said tract; thence southerly 497.58 Feet along said centerline to the centerline of 85th Street (formerly Raynal Place), 70 Feet Wide, as shown on said tract; thence easterly 190.00 Feet along said centerline to the northerly prolongation of the westerly line of Lot 171, of Wood and Scheieler's Figueroa Park Square, in said city, as per map filed in Book 11, Page 102, of said maps; thence southerly 35.00 Feet along said prolongation to the northwesterly corner of said Lot 171, said corner also being the point of intersection of the southerly line of said 85th Street and the easterly line of an alley, 10 Feet Wide, as shown on said tract; thence southerly 150.00 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 10 Feet Wide, as shown on said tract; thence easterly 21.00 Feet along the southerly line of said lot; thence southerly 5.00 Feet, measured at right angles to said southerly line, to the centerline of said alley; thence easterly 904.16 Feet along said centerline to the centerline line of an alley, 10 Feet Wide, as shown on said tract; thence northerly 155.00 Feet along said centerline to the northerly terminus thereof, said terminus also being on the southerly line of said 85th Street; thence northerly 35.00 Feet along the northerly prolongation of said centerline to the centerline of said 85th Street; thence easterly 205.00 Feet along said centerline to the centerline of Figueroa Street, 100 Feet Wide (formerly 50 Feet Wide), as shown on said tract, said centerline also being the westerly line of Lot 3, of Brock's Subdivision of the Lawrence Fogal Tract, in said city, as per map filed in Book 25, Page 9, of Miscellaneous Records, in the Office of said County Recorder; thence southerly 110.50 Feet along said westerly line to the southwest corner of the northerly 92.50 Feet of Lot 2, of said tract, said corner being also on the centerline of Figueroa Street, as it now exists; thence easterly 50.00 Feet along the southerly line of said northerly 92.50 Feet to the southeasterly corner of the northerly 92.50 Feet of the westerly 50.00 Feet of said lot, said corner also being on the easterly line of said Figueroa Street, as it now exists; thence continuing easterly 112.45 Feet along said southerly line to the westerly line of Harbor Freeway; thence southerly 217.88 Feet along said westerly line to a point on the northerly line of the southerly 20.00 Feet of Lot 1, of Tract No. 4518, in said city, as per map filed in Book 49, Page 39, of said maps, said point also being on the northerly line of Manchester Avenue, 100 Feet Wide (formerly 60 Feet Wide), as shown on said tract; thence southerly 100.00 Feet to the southeasterly corner of the northerly 20.00 Feet of Lot 1, of H.M. Whitaker's Figueroa Street Tract, in said city, as per map filed in Book 10, Page 171, of said maps, said corner also being on the southerly line of said Manchester Avenue; thence southerly 180.00 Feet along the easterly line of Lots 1 through 4, of said tract, to the northeasterly corner of Lot 5, of said tract; thence westerly 140.00 Feet to the northwesterly corner thereof, said corner also being on the easterly line of Figueroa Street, 100 Feet Wide (formerly 60 Feet Wide), as shown on said tract; thence westerly 50.00 Feet along the westerly prolongation of the northerly line of said lot to the centerline of Figueroa Street, as it now exists; thence southerly 23.56 Feet along said centerline to the easterly prolongation of the northerly line of Lot 5, of Manchester Place, in said city, as per map filed in Book 11, Page 52, of said maps; thence westerly 50.00 Feet along said prolongation to the northwesterly corner of the easterly 40.00 Feet of said lot, said corner also being on the westerly line of said Figueroa Street; thence westerly 82.00 Feet along said northerly line to the northeasterly corner of the westerly 28.00 Feet thereof; thence southerly 1.33 Feet to the southeasterly corner of the northerly 1.33 Feet of the westerly 28.00 Feet thereof; thence westerly 20.00 Feet to the southeasterly corner of the northerly 1.33 Feet of the westerly 8.00 Feet thereof; thence northerly 1.33 Feet to the northeasterly corner of the westerly 8.00 Feet thereof; thence westerly 8.00 Feet to the northwesterly corner thereof, 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 12, of said tract, said corner also being on the westerly line of said alley; thence westerly 146.25 Feet to the northwesterly corner thereof, said corner also being on the easterly line of Denver Avenue (formerly Leah Street), 60 Feet Wide, as shown on said tract; thence westerly 30.00 Feet along the westerly prolongation of the northerly line of said lot, to the centerline of said Denver Avenue; thence northerly 88.56 Feet along said centerline to the easterly prolongation of the northerly line of Lot 21, of said tract; thence westerly 30.00 Feet along said prolongation to the northeasterly corner of said lot, said corner also being on the westerly line of said Denver Avenue; thence westerly 245.00 Feet to the northwesterly corner thereof, said corner also being on the easterly line of Lot 1, of Tract No. 24364, in said city, as per map filed in Book 762, Pages 41 and 42, of said maps; thence northerly 115.00 Feet along said easterly line to the northeasterly corner thereof, said corner also being on the southerly line of Manchester Avenue, 100 Feet Wide, as shown on said tract; thence westerly 621.31 Feet to the northwesterly corner of said lot, said corner also being the point of intersection of the southerly line of said Manchester Avenue and the easterly line of Hoover Street, 70 Feet Wide, as shown on said tract; thence southerly 323.00 Feet along the westerly line of said lot to the easterly prolongation of the northerly line of Lot 256, of Tract No. 3354, in said city, as per map filed in Book 36, Pages 99 to 100, of said maps; thence westerly 70.00 Feet along said prolongation to the northeasterly corner of said Lot 256, said corner also being on the westerly line of said Hoover Street; thence westerly 301.02 Feet along the northerly line of Lots 229 and 256, of said tract, to the northwesterly corner of said Lot 229, said corner also being on the easterly line of Orchard Avenue, 60 Feet Wide, as shown on said tract; thence westerly 30.00 Feet along the westerly prolongation of said northerly line to the centerline of said Orchard Avenue; thence northerly 203.00 Feet along said prolongation to the easterly prolongation of the northerly line of Lot 197, of said tract; thence westerly 30.00 Feet along said prolongation to the northeasterly corner of said Lot 197, said corner also being the point of intersection of the westerly line of said Orchard Avenue and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence westerly 300.10 Feet along the northerly line of Lots 170 and 197, of said tract, to the northwesterly corner of said Lot 170, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Daring Cross Street, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the

northeasterly corner of Lot 143, of said tract, said corner also being the point of intersection of the westerly line of said Baring Cross Street and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence westerly 270.04 Feet along the northerly line of Lots 116 and 143, of said tract, to the northwesterly corner of said Lot 116, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Menlo Avenue, 60 Feet Wide, as shown on said tract; thence westerly 10 Feet along the westerly prolongation of said northerly line to the centerline of said Menlo Avenue; thence southerly 598.00 Feet along said centerline to the centerline of said Street, 60 Feet Wide, as shown on said tract; thence westerly 356.97 Feet along said centerline to the boundary line of the City of Los Angeles as established per deed dated May 17, 1923 as Ordinance No. 45968, of Records of said County; thence northerly 569.68 Feet along said city boundary line to the boundary line of the City of Los Angeles as established per deed recorded September 8, 1924 as Ordinance No. 49303, of said records; thence westerly 119.00 Feet along said city boundary line to the northwesterly corner of the easterly 20.00 Feet of Lot 5, of Grider - Hamilton Oswald Company's Manchester Heights, in said city, as per map filed in Book 12, Page 89, of said maps, said corner also being on the westerly line of said Vermont Avenue; thence westerly 130.00 Feet to the northwesterly corner of said lot, said corner also being on the easterly line of an alley, 16 Feet Wide, as shown on said tract; thence northwesterly 17.78 Feet to the southeasterly corner of Lot 2, of Tract No. 9581, in said city, as per map filed in Book 174, Pages 3 and 4, of said maps, said corner being also on the westerly line of said alley; thence northerly 135.31 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of Manchester Avenue, 100 Feet Wide, as shown on said tract; thence westerly 860.00 Feet along the northerly line of said lot and the southerly line of the northerly 20.00 Feet of Lots 14 through 30, of said Grider - Hamilton Oswald Company's Manchester Heights, to the southwest corner of the northerly 20.00 Feet of the easterly 20.00 Feet, of said Lot 30; thence southerly 136.67 Feet along the westerly line of the easterly 20.00 Feet of said lot, to the southwest corner thereof, said corner also being on the northerly line of an alley, 16 Feet Wide, as shown on said tract, and on said city boundary line; thence westerly 143.61 Feet along the southerly line of lots 30 through 33, of said tract, to the southwest corner of said Lot 33, said corner also being the point of intersection of the northerly line of said alley and the easterly line of Budlong Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the southeasterly corner of Lot 34, of said tract, said corner also being the point of intersection of the westerly line of said Budlong Avenue and the northerly line of an alley, 16 Feet Wide, as shown on said tract; thence westerly 1252.76 Feet along the southerly line of Lots 34 through 64, of said tract, to the southeasterly corner of the westerly 10.00 Feet of said Lot 64, said corner also being the point of intersection of the northerly line of said alley and the easterly line of Normandie Avenue, 80 Feet Wide (formerly 60 Feet Wide), as shown on said tract, said corner being also on the said city boundary line; thence westerly 52.00 Feet along said city boundary line to an angle point therein; thence southerly 26.35 Feet along said boundary line to the easterly prolongation of the southerly line of the northerly 20.00 Feet of Lot 12, of Tract No. 6440, in said city, as per map filed in Book 67, Pages 69 and 70, of said maps; thence westerly 33.25 Feet along said prolongation to the intersection with the westerly line of said Normandie Avenue; thence westerly 597.52 Feet along the southerly line of the northerly 20.00 Feet of Lots 12 and 14 through 23, of said tract, to the southwest corner of the northerly 20.00 Feet of said Lot 23, said corner also being on the easterly line of Halldale Avenue, 60 Feet Wide, as shown on said tract; thence westerly 30.00 Feet along the westerly prolongation of said southerly line to the centerline of said Halldale Avenue; thence northerly 10.00 Feet along said centerline to the easterly prolongation of the northerly line of Lot 24, Block 2, of Tract No. 6220, in said city, as per map filed in Book 69, Pages 69 and 70, of said maps; thence westerly 30.00 Feet along said prolongation to the northeasterly corner of said Lot 24, said corner also being the point of intersection of the westerly line of said Halldale Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 601.48 Feet along the northerly line of Lots 13 through 24, Block 2, of said tract, to the northwesterly corner of said Lot 13, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Denker Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 24, Block 1, of said tract, said corner also being the point of intersection of the westerly line of said Denker Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 600.00 Feet along the northerly line of Lots 13 through 24, Block 1, of said tract, to the northwesterly corner of said Lot 13, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Harvard Boulevard, 60 Feet Wide, as shown on said tract; thence westerly 30.00 along the westerly prolongation of said northerly line to the centerline of said Harvard Boulevard; thence southerly 460.43 Feet along said centerline to the easterly prolongation of the northerly line of Lot 14, Block 4, of said tract; thence westerly 30.00 Feet along said prolongation to the northeasterly corner of said Lot 14, said corner also being on the westerly line of said Harvard Boulevard; thence westerly 260.00 Feet along the northerly line of Lots 13 and 14, Block 4, of said tract, to the northwesterly corner of said Lot 13, said corner also being on the easterly line of Hobart Boulevard, 60 Feet Wide, as shown on said tract, said corner also being the southwest corner of Lot 1, of Tract No. 23281, in said city, as per map filed in Book 612, Pages 69 and 70, of said maps, said corner also being the beginning of a non-tangent curve concave easterly and having a radius of 25.00 Feet; thence northerly and northeasterly 16.67 Feet along said curved westerly line to a reverse curve concave westerly and having a radius of 45.00 Feet; thence northeasterly northerly and northwesterly 100.70 Feet along said curved westerly line to an angle point therein; thence northerly 34.55 Feet along said westerly line to the southeasterly corner of the northerly 185.00 Feet of Lot 7, of said tract; thence westerly 160.03 Feet to the southwest corner of said northerly 185.00 Feet, said corner also being on the easterly line of an alley, 20 Feet Wide, as shown on said tract; thence southerly 765.31 Feet along the westerly line of said Lot 7 and the westerly line of Lots 14 through 26, block 3, of said Tract No. 6220, to the southwest corner of said Lot 26, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 89th Street, 60 Feet Wide, as shown on said tract; thence southerly 30.00 Feet along the southerly prolongation of said westerly line, to the centerline of said 89th Street; thence westerly 562.50 Feet along said centerline to the southerly prolongation of the easterly line of Lot 24, of Tract No. 11279, in said city, as per map filed in book 203, Pages 1 and 2, of said maps; thence northerly 30.00 Feet along said prolongation to the southeasterly corner of said Lot 24, said corner also being on the northerly line of said 89th Street; thence northerly 269.89 Feet along the easterly line of Lots 24 and 33, of said tract, to the northeasterly corner of said Lot 33, said corner also being on the southerly line of 88th Place, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 40, of said tract, said corner also being on the northerly line of said 88th Place; thence northerly 270.00 Feet along the easterly line of Lots 40 and 49, of said tract, to the northeasterly corner of said Lot 49, said corner also being on the southerly line of 88th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 56 of said tract, said corner also being on the northerly line of said 88th Street; thence northerly 270.00 Feet along the easterly line of Lots 56 and 65, of said tract, to the northeasterly corner of said Lot 65, said corner also being on the southerly line of 87th Street, 60 Feet Wide, of said tract; thence northerly 60.00 Feet along the northerly prolongation of said easterly line to the westerly prolongation of the southerly line of Lots 69 and 70, of said tract, said line also being the northerly line of said 87th Street; thence easterly 162.50 Feet along said prolongation to the southeasterly corner of Lot 69, of said tract, said corner also being the point of intersection of said northerly line and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 109.96 Feet to the southeasterly terminus of the northeasterly line of said lot; thence northwesterly 14.15 Feet to the northerly line of said lot, said line also being on the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 402.81 Feet along the northerly line of Lots 69 and 70, of said tract, and its westerly prolongation, to the easterly line of St. Andrews Place, 60 Feet Wide, as shown on said tract; thence continuing westerly 30.00 Feet to the centerline of said St. Andrews Place; thence northerly 130.00 Feet along said centerline to the southerly line of Manchester Avenue, 100 Feet Wide; thence westerly 331.40 Feet along said southerly line to the northeasterly corner of Lot 6, of Tract No. 11169, in said city, as per map filed in Book 213, Pages 32 through 34, of said maps; thence southerly 102.50 Feet to the southeasterly corner thereof, said corner also being the easterly terminus of an alley, 20 Feet Wide, as shown on said tract; thence southerly 20.00 Feet to the northeasterly corner of Lot 9, of said tract; thence westerly 297.96 Feet along the northerly line of Lots 7 through 9, 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 Gramercy Place, variable in width, as shown on said tract; thence westerly 67.00 Feet, more or less, to the northeasterly corner of Lot 92, of said tract, said corner also being the point of intersection of the westerly line of said Gramercy Place and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 297.97 Feet along the northerly line of Lots 90 through 92, of said tract to the northwesterly corner of said Lot 90, said corner also being the westerly terminus of said 20 foot wide alley, said corner also being on the easterly line of Lot 5, Block B, of Tract No. 6123, in said city, as per map filed in Book 69, Page 30, of said maps; thence northerly 2.50 Feet to the northeasterly corner of said Lot 5, said corner also being the easterly terminus of an alley, 15 Feet Wide, as shown on said tract; thence westerly 135.00 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 Wilton Place (formerly Hargrave Avenue), 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 5, Block A, of said tract, said corner also being the point of intersection of the westerly line of said Wilton Place and the southerly line of said alley, 15 Feet Wide, as shown on said tract; thence westerly 272.08 Feet along the northerly line of said lot and the northerly line of Lot 5, Block B, of Tract No. 6079, in said city, as per map filed in Book 66, Page 79, of said maps, 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 easterly line of Cimarron Street (formerly Simons Avenue), 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 5, Block A, of said tract, said corner also being the point of intersection of the westerly line of said Cimarron Street and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence westerly 257.08 Feet along the northerly line of said lot and the northerly line of Lot 9, of Tract No. 6579, in said city, as per map filed in Book 85, Page 28, of said maps, to the northwesterly corner of said Lot 9, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Haas Avenue (formerly Mertens Avenue), 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 31, of said tract, said corner

also being the point of intersection of the westerly line of said Haas Avenue and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence westerly 120.00 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 Van Ness Avenue (formerly Arlington Avenue), 70 Feet Wide, as shown on said tract; thence westerly 30.00 Feet along the westerly prolongation of said northerly line to said city boundary line; thence northerly 170.00 Feet along said boundary line to the point of beginning.

Containing 162.995 Acres



Robert C. Olson

P.L.S. 5490

Psomas and Associates

3/07/96
DATE

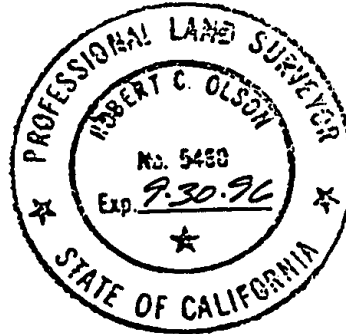


EXHIBIT NO. 3

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

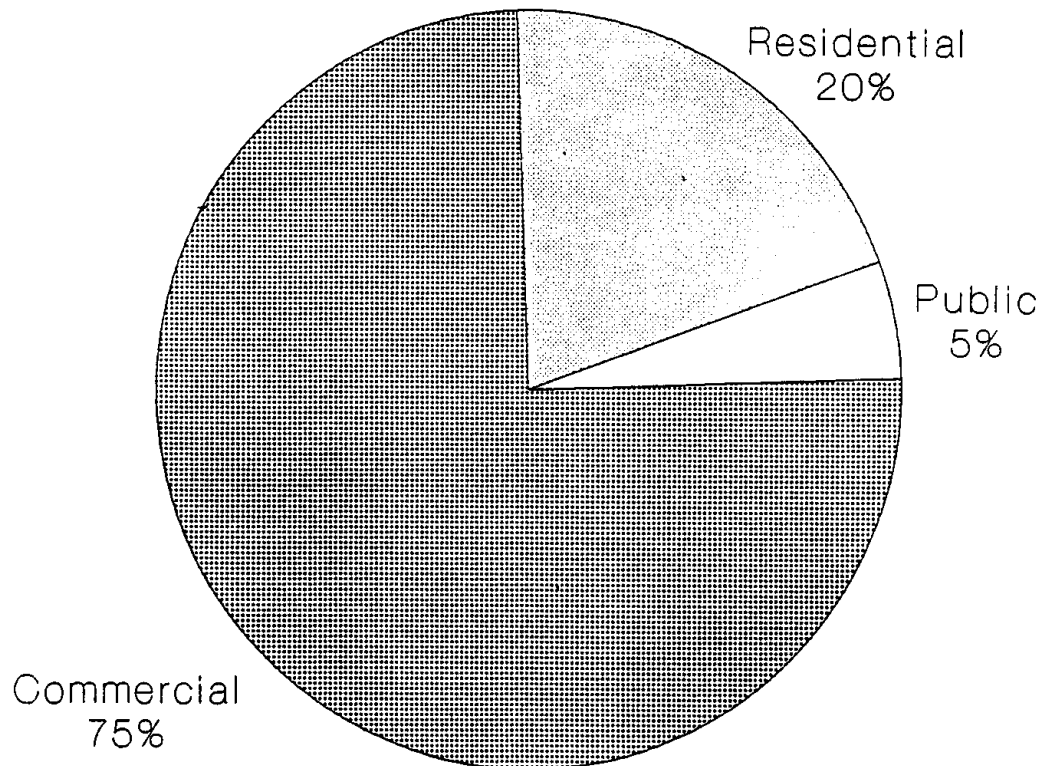
1. **Streetscape:** Signage, tree planting and landscape improvements, including but not limited to, pedestrian friendly amenities along Manchester Avenue and Western Avenue, and streetscape improvements along Vermont Avenue.
2. **Street Improvements:** Including but not limited to, new curbs and gutters, sidewalks and parkways, driveways and curb cuts, street widening, and public parking improvements along Manchester Avenue (between Van Ness Avenue and the Harbor Freeway), Western Avenue (between 85th Street and 89th Street), and Vermont Avenue (between 79th Street and 88th Street).
3. **Alley Improvements:** Upgrade of underutilized and inadequate sized parcels, including but not limited to, vacations, new fencing and landscaping, litter removal, and placing utilities underground.
4. **Community Identification:** Including but not limited to, entry statements, banners, street lighting, landscaping, and art projects that will create a unique identity for the area to foster private economic investments.
5. **Transportation Facilities:** Including but not limited to, transit/shuttle service, and public parking lots and facilities.
6. **Facilities Improvements:** Including but not limited to, facade treatments, grounds improvements, and public improvements.
7. **Community Facilities:** Including but not limited to a community/youth/resource center, and a police sub-station.

Note: This list of public improvements and facilities shall not be deemed as a limitation on the Agency's authority to implement this Plan over time.

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



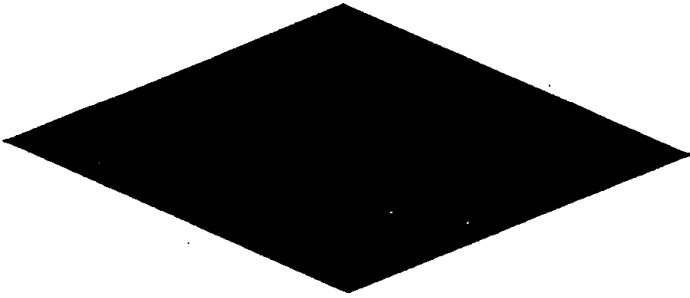
NOTES:

1. Percentages are approximate and the ultimate percentage 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 South Central and Southeast Los Angeles Community Plans.
4. Number of buildings is illustrated by the percent of the total number of buildings permitted by the South Central and Southeast Los Angeles Community Plans, and on projections based on the 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 is 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.

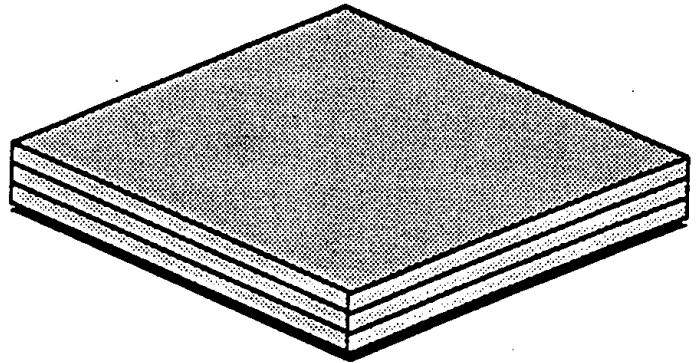
EXHIBIT NO. 4

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

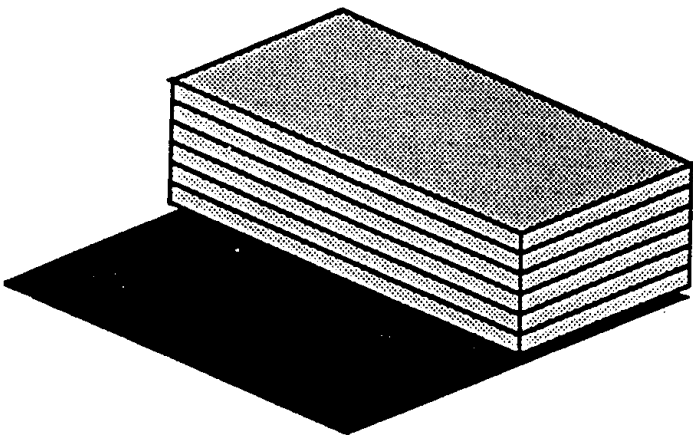
Part 2 of 2 Building Size and Height



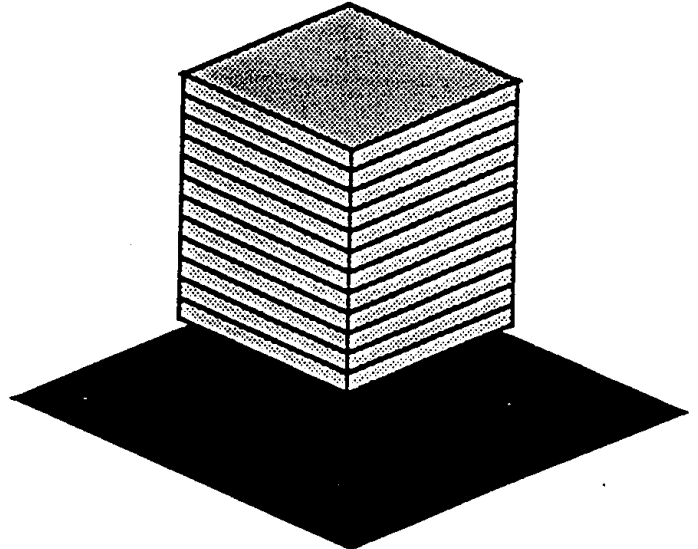
Buildable Area



3 Stories



6 Stories



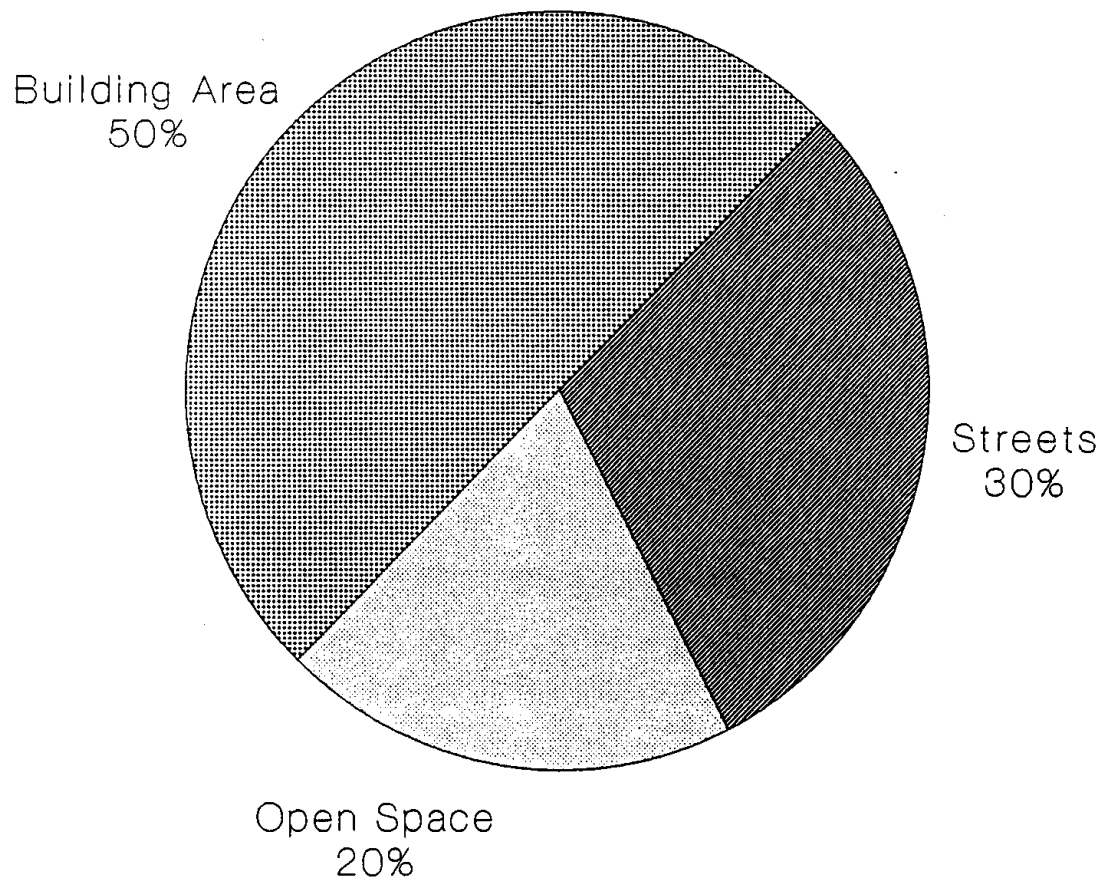
12 Stories

NOTES:

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

EXHIBIT NO. 5

DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE



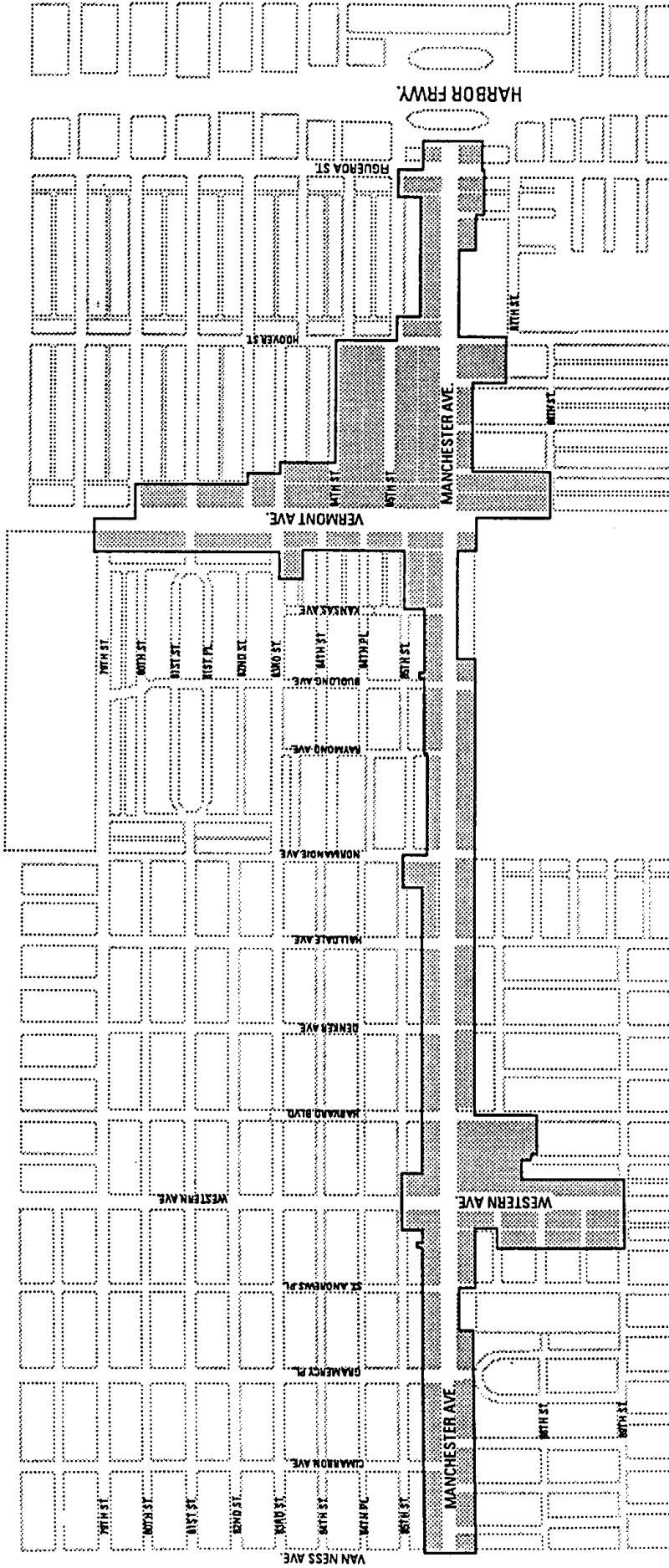
NOTES:

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 South Central and Southeast Los Angeles Community Plans and the Redevelopment Plan.

Vermont / Manchester Recovery Project

Project Area Map

CRA / LA



North

Map not to scale
February 1997



Project Boundary