

**REDEVELOPMENT PLAN  
FOR THE  
WATTS CORRIDORS RECOVERY REDEVELOPMENT PROJECT**

**ADOPTED: November 15, 1995  
ORDINANCE No. 170769**

**PREPARED BY THE**

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

TABLE OF CONTENTS

	<u>Page</u>
§ 100. INTRODUCTION .....	1
§ 101. Contents of the Plan .....	1
§ 102. Conformance with General Plan and Community Plan .....	1
§ 103. Preliminary Plan .....	1
§ 104. Agency Powers, Duties and Obligations for Implementation of Plan .....	1
§ 105. Project Objectives .....	2
§ 200. GENERAL DEFINITIONS .....	3
§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION .....	4
§ 400. PROPOSED REDEVELOPMENT ACTIVITIES .....	4
§ 401. General Redevelopment Actions .....	4
§ 402. Participation by Property Owners and Preferences for Business Occupants .....	5
§ 402.1. Opportunities for Property Owners and Preferences for Business Occupants .....	5
§ 402.2. Rules for Owner Participation and Preferences for Businesses to Re-enter .....	6
§ 402.3. Owner Participation Agreements .....	7
§ 403. Acquisition of Property .....	7
§ 403.1. Acquisition of Real Property .....	7
§ 403.2. Acquisition of Personal Property .....	8
§ 404. Property Owned and Managed by the Agency .....	8
§ 405. Relocation of Occupants Displaced by Agency Acquisition .....	8
§ 405.1. Eligibility and Assistance .....	8
§ 405.2. Relocation Payments .....	9
§ 405.3. Displacement of Persons or Families of Low and Moderate Income .....	9
§ 405.4. Priorities for Low and Moderate Income Displaces .....	9
§ 406. Rehabilitation and Moving of Structures .....	10
§ 407. Demolition, Clearance, Public Improvements, Building and Site Preparation .....	10
§ 407.1. Demolition and Clearance .....	10

§ 407.2.	Public Improvements, Public Facilities and Public Utilities . . . . .	10
§ 407.3.	Preparation of Building Sites . . . . .	10
§ 408.	Disposition and Development of Property . . . . .	11
§ 408.1.	Real Property Disposition and Development . . . . .	11
§ 408.2.	Disposition and Development Documents . . . . .	11
§ 408.3.	Development by Agency or Other Public Bodies or Entities . . . . .	12
§ 408.4.	Development Plans . . . . .	12
§ 408.5.	Disposal of Personal Property . . . . .	13
§ 409.	Provision for Low- and Moderate-Income Housing . . . . .	13
§ 409.1.	General Authority . . . . .	13
§ 409.2.	Increased and Improved Supply of Affordable Housing . . . . .	13
§ 409.3.	Replacement Housing . . . . .	13
§ 409.4.	New or Rehabilitated Dwelling Units Developed within the Project Area . . . . .	14
§ 410.	Cooperation with Public Bodies . . . . .	15
§ 500.	LAND USES PERMITTED IN THE PROJECT AREA . . . . .	15
§ 501.	General Controls and Limitations . . . . .	15
§ 502.	Redevelopment Plan Map . . . . .	16
§ 503.	Permitted Land Uses . . . . .	16
§ 503.1.	Commercial Uses . . . . .	16
§ 503.2.	Residential . . . . .	16
§ 503.3.	Residential Uses Within Commercial Areas . . . . .	16
§ 503.4.	Commercial Uses Within Residential Areas . . . . .	16
§ 503.5.	Light and Limited Industrial . . . . .	16
§ 503.6.	Commercial Uses Within Industrial Areas . . . . .	17
§ 503.7.	Restricted Commercial/Industrial Uses . . . . .	17
§ 503.8.	Alternate Uses . . . . .	18
§ 504.	Open Space and Other Public and Quasi-Public Uses . . . . .	18
§ 504.1.	Public Uses . . . . .	18
§ 504.2.	Public Street Layout, Rights-of-Way and Easements . . . . .	18

§ 504.3.	Other Open Space, Public and Quasi-Public Uses . . . . .	19
§ 505.	Interim Uses . . . . .	19
§ 506.	Nonconforming Uses . . . . .	19
§ 507.	New Construction and Rehabilitation of Properties . . . . .	19
§ 508.	Limitation on Type, Size and Height of Buildings . . . . .	20
§ 509.	Limitation on Number of Buildings . . . . .	20
§ 510.	Number of Dwelling Units . . . . .	20
§ 511.	Open Space, Landscaping, Light, Air and Privacy . . . . .	20
§ 512.	Signs and Billboards . . . . .	20
§ 513.	Utilities . . . . .	20
§ 514.	Parking and Loading Facilities . . . . .	20
§ 515.	Setbacks . . . . .	21
§ 516.	Incompatible Uses . . . . .	21
§ 517.	Resubdivision of Parcels . . . . .	21
§ 518.	Minor Variations . . . . .	21
§ 519.	Nondiscrimination and Nonsegregation . . . . .	22
§ 520.	Design Guidelines . . . . .	22
§ 521.	Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements . . . . .	22
§ 522.	Buildings of Architectural and Historic Significance . . . . .	23
§ 600.	METHODS FOR FINANCING THE PROJECT . . . . .	23
§ 601.	General Description of the Proposed Financing Methods . . . . .	23
§ 602.	Tax Increment . . . . .	23
§ 602.1.	Allocation of Tax Increments . . . . .	23
§ 602.2.	Distribution to Affected Taxing Entities . . . . .	25
§ 602.3.	Agency Pledge of Tax Increments . . . . .	26
§ 603.	Bonds, Advances and Indebtedness . . . . .	26
§ 604.	Time Limit on Establishment of Indebtedness . . . . .	26
§ 605.	Limitation on Amount of Bonded Indebtedness . . . . .	27
§ 606.	Other Loans and Grants . . . . .	27
§ 700.	ACTIONS BY THE CITY . . . . .	27
§ 800.	ADMINISTRATION AND ENFORCEMENT OF THE PLAN . . . . .	28
§ 900.	DURATION OF PLAN'S CONTROLS . . . . .	28
§ 1000.	PROCEDURE FOR AMENDMENT . . . . .	29

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

**REDEVELOPMENT PLAN  
FOR THE  
WATTS CORRIDORS RECOVERY REDEVELOPMENT PROJECT**

**§ 100. INTRODUCTION**

**§ 101. Contents of the Plan**

This is the Redevelopment Plan (the "Plan") for the Watts Corridors 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 (attached as Exhibit No. 2). 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 Watts Corridors Recovery Redevelopment Project Area or the "Project Area." The Project Area includes all properties within the Project boundary shown on the Redevelopment Plan Map.

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

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan of the City, including the Community Plan for the Southeast District of the General Plan for the City (the "Community Plan") approved by the City Council on March 21, 1974 and most recently amended on March 27, 1991, 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 May 4, 1995, under Case No. C.P.C. 95-0097 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. Provide for jobs and training.
  - a. Hire and train local residents.
  - b. New construction or rehabilitation work must provide jobs for local residents.
  - c. Training and apprenticeship opportunities, with an emphasis on youth, on all development projects to the greatest extent feasible.
  - d. Capitalize on special districts such as the enterprise zone, enterprise community incentives.
  - e. Retraining and cross training for unemployed adults.
  - f. Jobs and training for new technology occupations.
  - g. Identify and utilize Americorp resources and new grant funds.
  
2. Attract and improve commercial and industrial development.
  - a. New development on vacant and/or underutilized properties.
  - b. No displacement before development.
  - c. Provide jobs for local residents. The Agency shall use its best efforts to provide a minimum of 70% of all project jobs to local residents to the greatest extent feasible.
  - d. Use local contractors on a preferential basis.
  - e. Establish joint ventures between corporations and local enterprise.
  - f. Develop business and industrial incubators. Create small business incubators to increase and promote local entrepreneurial opportunities.
  - g. Fair access to business opportunities for members of the community.
  - h. Emphasis shall be the on retention and expansion of commercial and industrial uses.
  
3. Revitalization.
  - a. Encourage the improvement of existing retail, commercial and industrial properties.
  - b. Include resources from all available City, public and private sources.
  - c. Promote stricter enforcement of codes and regulations regarding dumping, abandoned vehicles, drug houses, fire safety, and vehicle registrations.
  - d. Enhance design and development standards, particularly for building signage. Improve public image through signage and logo creation.

- e. Promote stricter controls on local business and industrial practices, including frontage, clean-up, and trash collection removal.
  - f. Develop design themes for commercial corridors and neighborhoods.
4. Obtain business and development financing.
- a. Promote establishment of low interest and flexible loans and business development financing to encourage new business growth and expand existing businesses.
  - b. Promote assistance programs to encourage local business involvement.
  - c. Locate, define and make available grant monies to support local business development.
  - d. Secure Senate Bill 268 technology reinvestment.
  - e. Promote the provision of technical assistance for businesses.
  - f. Structure and establish programs to attract venture capital.
  - g. Establish programs to encourage mentoring relationships to assist novice businesses.
  - h. Identify and secure Americorp resources to support local businesses.
  - i. Utilize the inherent potential of the enterprise zone and enterprise community opportunities.
5. Residential development.
- a. Encourage moderate income housing in the area.
  - b. Encourage the rehabilitation of housing in residential areas.
  - c. Encourage home ownership in residential areas.

**§ 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 1995-96 assessment roll as last equalized on August 20, 1995.
- 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 Watts Corridors Recovery Redevelopment Project.
8. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
9. "Project" means the Watts Corridors Recovery Redevelopment Project.
10. "Project Area" means the area included within the boundaries of the Watts Corridors 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 the Plan as set forth in Section 105, the Agency proposes to implement the 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 the 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 reenter 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 Reenter**

The Agency shall promulgate and, as appropriate, amend rules for owner participation and preferences for businesses to reenter 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 the Plan and applicable rules, regulations, and ordinances of the City of Los Angeles.
12. Any design guidelines adopted by the Agency pursuant to the 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;

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.

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 the Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the 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 in any residential area or property on which any persons reside.

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute the 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 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 the Plan and the owner fails or refuses to agree to participate in the 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, if any, displaced 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 the 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 the Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns property in the Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. Public bodies will also be given a reasonable preference to reenter 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 Plan, as it now reads or as it may be amended from time to time in the future.

**§ 503.2. Residential**

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 Plan, as it now reads or as it may be amended from time to time in the future.

**§ 503.3 Residential Uses Within Commercial Areas**

The Agency may in its discretion permit the development of new appropriately designed and located residential uses within commercial areas for the purpose of providing mixed use development. Commercial uses are expected to be the primary use within Commercial areas. Such use shall be consistent with the Community Plan.

**§ 503.4 Commercial Uses Within Residential Areas**

The Agency may in its discretion, permit the development of appropriately designed and properly located commercial facilities providing neighborhood services in residential areas. Such uses shall be consistent with the Community Plan.

**§ 503.5. Light and Limited Industrial**

Areas shown on the Map as Light and Limited Industrial shall be maintained, developed and used for industrial uses consistent with the Community Plan, as it now reads or as it may be amended from time to time in the future.

Light Industrial uses include, but are not limited to uses such as automobile dismantling yard, textile manufacturing, planing mill, storage and salvage facilities, and other related and compatible uses.

Limited Industrial uses include, but are not limited to uses such as machine and woodworking shops, electronic instrument and electrical appliance manufacturing, pharmaceutical manufacturing, and other related and compatible uses.

**§ 503.6. Commercial Uses Within Industrial Areas**

Subject to Agency approval of a development or participation agreement the Agency, consistent with the Community Plan, may, but is not required to, permit the development of commercial uses within Light and Limited Industrial Areas. The commercial uses shall conform to the following criteria as determined by the Agency:

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

**§ 503.7. Restricted Commercial/Industrial Uses**

The following uses shall not be permitted within the Project Area within 1000 feet of another such use or within 500 feet of any residentially designated lot, religious institution, school or public park: adult entertainment uses such as 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); 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 or industrial environment; and

5. Meets design and location criteria required by the Agency.

**§ 503.8. 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 Plan, as it now reads or as it may be amended from time to time in the future.

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

**§ 504.1. Public Uses**

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

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

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

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

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

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



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

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

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

**§ 505. Interim Uses**

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

**§ 506. Nonconforming Uses**

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

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

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

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

Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated

in such a manner that it will be safe and sound in all physical respects, and be attractive in appearance and not detrimental to the surrounding uses. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established by the Agency.

**§ 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 seven hundred fifty (750).

**§ 510. Number of Dwelling Units**

The approximate number of dwelling units in the Project Area shall be five hundred (500).

**§ 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 approval of the Agency. Parking spaces shall be paved and designed so that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces visible from streets shall be landscaped in accordance with the City's zoning ordinance to prevent unsightly or barren appearance. Lighting for parking spaces shall be shielded from adjacent properties and adjoining streets.

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

**§ 515. Setbacks**

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

**§ 516. Incompatible Uses**

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

**§ 517. Resubdivision of Parcels**

After rehabilitation and/or development pursuant to the 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 the Plan. In order to permit such variation, the Agency must determine that:

1. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships which would make development inconsistent with the general purpose and intent of the 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 the 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 the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinance.

**§ 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 the 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 the 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 into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

**§ 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 shall be allocated among such entities in proportion to the percentage share of property taxes each affected taxing entity receives during the fiscal year the funds are allocated. 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, other than the City, an amount equal to twenty-five percent (25%) of the tax increments received by the Agency after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted.
- (2) Commencing with the 11th fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid under (1), and after deducting the amount allocated to the Low and Moderate Income Housing Fund, an amount equal to 21 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the first adjusted base year assessed value. The first adjusted base year assessed value is the assessed value of the Project Area in the 10th fiscal year in which the Agency receives tax increment.
- (3) Commencing with the 31st fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid pursuant to (1) and (2), and after deducting the amount allocated to the Low and Moderate Income Housing Fund an amount equal to 14 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the second adjusted base year assessed value. The second adjusted base year assessed value is the assessed value of the Project Area in the 30th fiscal year in which the Agency receives tax increments.

The payments made pursuant to this Section are the exclusive payments that are required to be made by the Agency to affected taxing entities during the term of this Plan.

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

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

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

The portion of taxes allocated to the Agency in paragraph (2) of Section 602.1 above, are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project in whole or in part.

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

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

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

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

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

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

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

No loan, advance or other indebtedness to finance, in whole or in part, the Project and to be repaid from the division and allocation of taxes to the Agency shall be



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

**§ 605. Limitation on Amount of Bonded Indebtedness**

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in paragraph 2 of Section 602.1 above which can be outstanding at any one time shall not exceed Fourteen Million Dollars (\$14,000,000) 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, reentry, 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.

Proposed  
Redevelopment  
Project

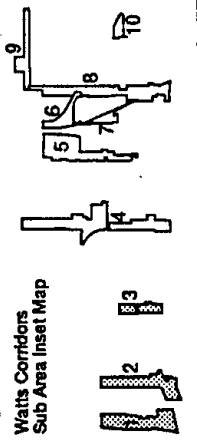
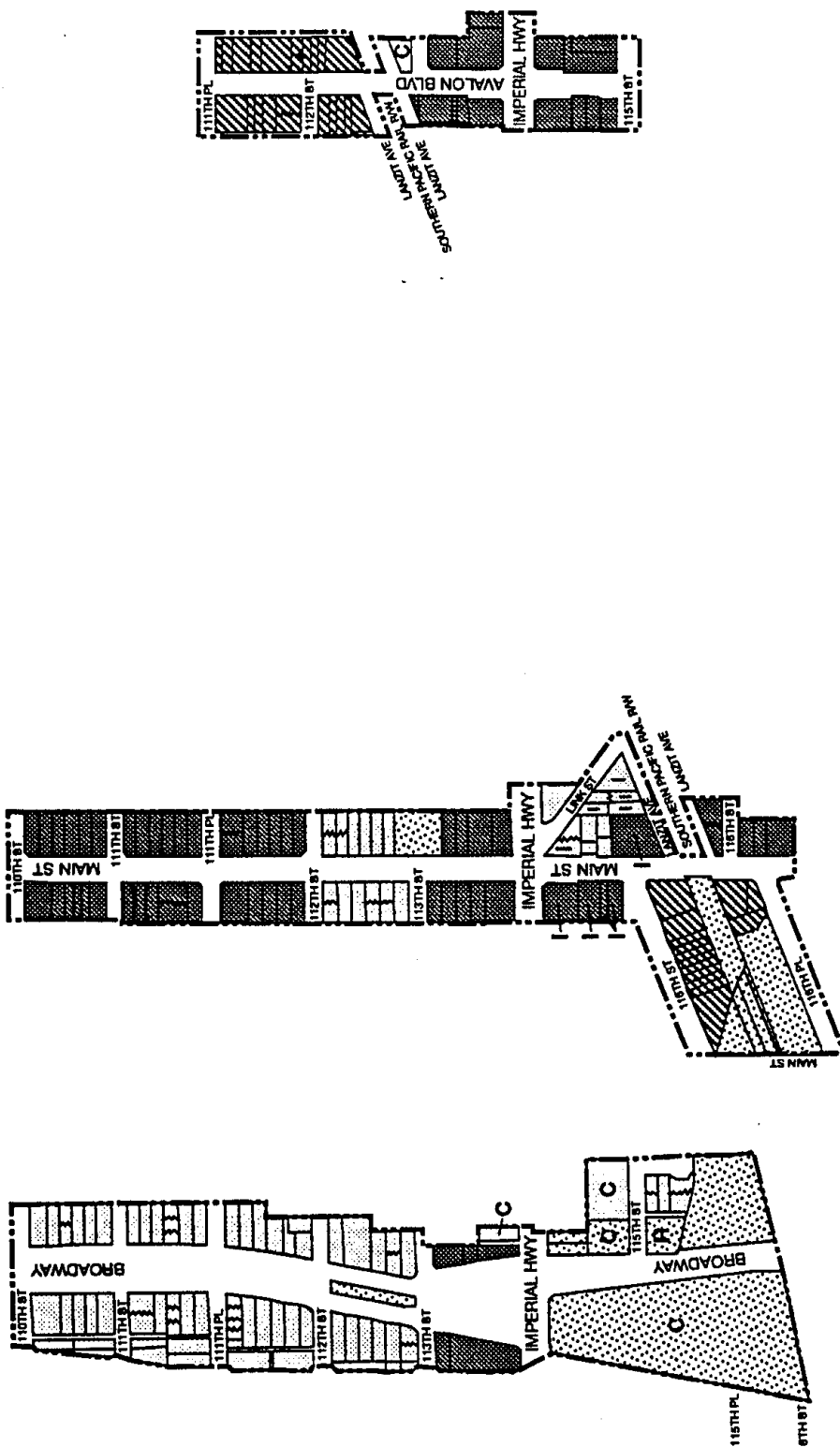
Exhibit No.1

Redevelopment Plan Map

September 1995

Community  
Redevelopment  
Agency

City  
of  
Los Angeles



Alternate Uses

- R Residential
- C Commercial
- I Industrial

Open Space,  
Public/Quasi-Public

Industrial

Sub Area Boundary

Land Use Designations

- Residential
- Commercial
- Industrial

WATTS CORRIDORS RECOVERY REDEVELOPMENT PROJECT  
(CONSISTING OF 10 AREAS)LEGAL DESCRIPTION FOR AREA 1

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

beginning at the southwesterly corner of Lot 171 of Tract No. 4741, in said City, County and State, as per map filed in book 56, page 42, of maps, in the Office of the Recorder of said County, said corner being also on the easterly line of a 15.00 foot wide alley, as shown on said Tract and on the northerly line of 110th Street, 50.00 feet wide, as shown on said Tract; thence southerly 50.00 feet to the northwesterly corner of Lot 217 of said Tract, said corner being also on the southerly line of said 110th Street; thence south 266.00 feet along the westerly line of Lot 217 and Lot 226 of said Tract to the southwesterly corner of said Lot 226, said corner being also on the northerly line of said 111th Street; thence southerly 50.00 feet to the northwesterly corner of Lot 257 of said Tract, said point being also on the southerly line of said 111th Street; thence southerly 119.53 feet along the westerly line of said Lot 257 to the southwesterly corner thereof, said corner being also on the northerly line of Lot 159 of the Bowens, Main, Moneta and Figueroa Tract, in said City, as per map filed in book 11, page 85, of said maps; thence easterly 1.70 feet, more or less, along said northerly line to the northwesterly corner of said Lot 159; thence south 140.00 feet along the westerly line of said Lot to the southwesterly corner thereof, said corner being also on the northerly line of 111th Place (formerly Paloma Avenue), 60.00 feet wide, as shown on said Tract; thence southerly 60.03 feet to the northwesterly corner of Lot 200 of said Tract, said corner being also on the southerly line of said 111th Place; thence southerly 138.00 feet along the westerly line of said Lot to the southwesterly corner thereof, said corner being also on the northerly line of an alley lying between said 111th Place and 112th Street (formerly Homeward Avenue), 60.00 feet wide, as shown on said Tract; thence southerly 12.00 feet to the northeasterly corner of Lot 207 of said Tract, said corner being also on the southerly line of said alley; thence westerly 50.00 feet along the northerly line of said Lot to the northwesterly corner thereof; thence southerly 138.00 feet along the westerly line of said Lot to the southwesterly corner thereof, said corner being also on the northerly line of said 112th Street; thence southerly 60.00 feet to the northwesterly corner of Lot 250 of said Tract, said corner being also on the southerly line of said 112th Street; thence southerly 138.00 feet along the westerly line of said Lot to the southwesterly corner thereof, said corner being also on the northerly line of an alley lying between said 112th Street and of 113th Street (formerly Goas Avenue), 60.00 feet wide, as shown on said Tract; thence southerly 12.00 feet to the northeasterly corner of Lot 257 of said Tract, said corner being also on the southerly line of said alley; thence southerly 40.00 feet along the northerly line of said Lot, to a point distant easterly 10.00 feet from the northwesterly corner of said Lot 257; thence southwesterly 14.14 feet to a point in the westerly line of said Lot 257; thence southerly 10.00 feet from the northwesterly corner of said Lot 257; thence southerly 128.00 feet along the westerly line of said Lot to the southwesterly corner thereof, said corner being also on the northerly line of said 113th Street; thence southerly 60.00 feet to the northeasterly corner of Lot 303 of said Tract, said corner being also on the southerly line of said 113th Street; thence westerly 50.00 feet along the northerly line of said Lot to the northwesterly corner thereof; thence southerly 138.00 feet along the westerly line of said Lot to the southwesterly corner thereof, said corner being also on the northerly line of a 12.00 foot wide alley lying between said 113th Street and Imperial Highway (formerly Monte Avenue), 100.00 feet wide, as shown on said Tract; thence southerly 12.00 feet to the northwesterly corner of Lot 310 of said Tract, said point being also on the southerly line of said alley; thence easterly 50.00 feet along the northerly line of said Lot to the northeasterly corner thereof; thence southerly 128.78 feet along the easterly line of said Lot to the northerly line of said Imperial Highway; thence southerly 50.00 feet along the prolongation of the easterly line of said Lot 310 to the centerline of said Imperial Highway; thence westerly 128.78 feet, more or less, along said centerline to the intersection with the northerly prolongation of the easterly line of Lot 2, Block 2 of Tract No. 3039, in said City, as per map filed in book 31, pages 20 through 22, of said maps; thence southerly along said prolongation to the southerly line of said Imperial Highway; thence southerly 127.02 feet along said easterly line to the centerline of a 20.00 foot wide alley lying within Block 20 of said Tract; thence easterly along said centerline, 240.00 feet to the intersection with the northerly prolongation of the westerly line of Lot 22 of said Tract; thence southerly 135.00 feet along said prolongation and said westerly line to the southwesterly corner thereof, said point being also on the northerly line of 115th Street, 58.00 feet wide, as shown on said Tract; thence southerly 58.83 feet, more or less, to the northwesterly corner of Lot 1, Block 18 of said Tract, said corner being also on the southerly line of said 115th Street; thence southerly 287.05 feet along the westerly line of Lots 1 through 7 of said Block to the southwesterly corner of said Block; said corner being also on the northwesterly line of 116th Street, 70.00 feet wide, as shown on said Tract; thence southerly 70.70 feet, more or less, to the northeasterly corner of Lot 17 of said Tract, said corner being also on the southeasterly line of said 116th Street; thence southwesterly 344.91 feet along the northwesterly line of Lots 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1 to the northwesterly corner of said Lot 1, said corner being also on the easterly line of Broadway, 60.00 feet wide, as shown on said Tract; thence westerly 61.48 feet, more or less, to the northeasterly corner of Lot 1 of Tract No. 3777, in said City, as per map filed in book 58, page 40, of said maps, said corner being the beginning of a curve, concave to the north and having a radius of 5564.65 feet, thence southwesterly 312.27 feet along said curve and the northerly line of Lots 1 through 6, inclusive, of said Tract to the northwesterly corner of said Lot 6, said corner being also on the easterly line of Athens Way, (formerly Moneta Avenue), 160.00 feet wide, as shown on said Tract; thence westerly 127.50 feet, more or less, to a point on the northerly line of Lot 7 of said Tract, said point being distant easterly 57.80 feet from the northwesterly corner of said Lot; thence northerly 73.99 feet to the southerly corner of Lot 31, Block 36, of Tract No. 3212, in said City, as per map filed in book 33, pages 78 and 79, inclusive, of said maps, said corner being also on the westerly line of said Athens Way; thence northerly 123.96 feet along the easterly line of Lots 31, 30, 29 and 28 to the northwesterly corner of said Lot 28, said corner being also on the southerly line of 115th Place, 58.00 feet wide, as shown on said Tract; thence northerly 59.17 feet to the southeasterly corner of Lot 31, Block 37, of said Tract, said corner being also on the northerly line of said 115th Place; thence northerly 275.43 feet along the easterly line of Lots 31, 30, 29, 28, 27, 26, 25, 24 and 23 to the northeasterly corner of said Lot 23; thence northerly along the southerly line of said 115th Street; thence northerly 59.17 feet to the southeasterly corner of Lot 32, Block 38 of said Tract, said corner being also on the northerly line of said 115th Street; thence northerly 266.77 feet, more or less, along the Lot line of Lots 32, 31, 30, 29, 28, 27, 26, 25 and 24 of said Tract to the intersection with the northerly line parallel with and distant southerly 10.00 feet from the northerly line of Lot 24 of said Tract, said line being also on the southerly line of said Imperial Highway; thence northwesterly 110.97 feet, more or less, to a point on the northerly line of said Imperial Highway, said point being distant westerly 68.46 feet from the easterly line of Lot 155 of said Tract; thence northwesterly 20.97 feet to the intersection with the easterly line of Olive Street, 50.00 feet wide, as it now exists and as shown on right-of-way map No. F1351-5, prepared by the Department of Transportation of the State of California; thence northerly 248.72 feet along said easterly line; thence northerly 21.41 feet to southerly line of said 113th Street, said point being distant westerly 118.82 feet from the northeasterly corner thereof; thence northerly 60.00 feet to a point on the northerly line of said 113th Street, said point being distant westerly 129.56 feet from the southeasterly corner of Lot 115 of said Tract; thence northwesterly 20.94 feet to the intersection with the easterly line of said Olive Street; thence northerly 181.47 feet from the northeasterly corner of Lot 71 of said Tract; thence northerly 60.00 feet to the northerly line of said 112th Street; said point being distant 51.05 feet from the southeasterly corner of Lot 67 of said Tract; thence northwesterly 20.94 feet to the intersection with the easterly line of said Olive Street; thence northerly 123.14 feet to a point on the southerly line of a 12.00 foot wide alley, as shown on said Tract, said point being distant westerly 13.42 feet from the northeasterly corner of Lot 67 of said Tract; thence continuing northerly 12.00 feet along said easterly line to a point on the northerly line of said alley, thence continuing northerly 123.14 feet along said easterly line; thence northerly 15.25 feet to the westerly line of Lot 28 of said Tract; thence northerly along said westerly line, 4.35 feet to the northwesterly corner of said Lot 28; thence northerly 60.25 feet to the northerly line of said 111th Place, said point being distant westerly 42.96 feet from the northwesterly corner of Lot 20 of said Tract; thence northwesterly 10.14 feet to a point on the westerly line of said Lot 20; thence northerly 56.29 feet along said westerly line to the southeasterly corner of Lot 20 of said Tract; thence northwesterly 10.14 feet to a point on the westerly line of said Lot 20; thence northerly 162.67 feet along said curve; thence tangent to said curve northerly 11.03 feet; thence northeasterly 11.03 feet to the northwesterly corner of Lot 481, of said Tract No. 4741, said point being also on the southerly line of said 111th Street; thence southerly 52.26 feet to the southerly line of said 111th Street, said point being distant westerly 25.02 feet from the southeasterly corner of Lot 441 of said Tract; thence northwesterly 11.03 feet to the intersection with the easterly line of Olive Street, 47.00 feet wide, as it now exists and as shown on right-of-way map No. F1351-7, prepared by the Department of Transportation of the State of California; thence northeasterly along said easterly line, 120.92 feet to the beginning of a tangent curve concave to the west and having a radius of 1026.00 feet; thence northerly 127.76 feet along said curve; thence northeasterly 14.41 feet to the southerly line of said 110th Street, said point being distant westerly 23.25 feet from the northeasterly corner of Lot 429 of said Tract; thence northerly 50.00 feet to a point on the northerly line of said 110th Street, said point being distant westerly 22.80 feet from the southeasterly corner of Lot 399 of said Tract; thence easterly 22.80 feet along the southerly line of said Lot 399 to the southeasterly corner thereof said corner being also on the westerly line of a 15.00 foot wide alley, as shown on said Tract; thence easterly 15.00 feet to the southwesterly corner of Lot 398 of said Tract, said corner being also on the westerly line of said alley; thence easterly 137.20 feet along the southerly line of said Lot to the southeasterly corner thereof, said point being also on the westerly line of said 110th Street; thence easterly 160.00 feet to the southwesterly corner of Lot 172, said point being also on the easterly line of Broadway; thence easterly 137.00 feet along the southerly line of said Lot to the southeasterly corner thereof, said point being also on the westerly line of a 15.00 foot wide alley, as shown on said Tract; thence easterly 15.00 feet to the southwesterly corner of Lot 171 of said Tract No. 4741, the point of beginning.

## LEGAL DESCRIPTION FOR AREA 2

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

Beginning at the northeasterly corner of Lot 185 of Tract No. 4741, in said City, County and State as per map filed in book 56, page 42, of maps, in the Office of the County Recorder and County, said corner being also on the southerly line of 110th Street, 50.00 feet wide, as shown on said Tract; thence northerly 50.00 feet to the southeasterly corner of said Tract, said corner being also on the northerly line of said 110th Street and on the westerly line of a 15.00 foot wide alley, as shown on said Tract; thence easterly 125.00 feet to the southwesterly corner of Lot 150 of said Tract, said corner being also on the easterly line of said alley; thence easterly 125.00 feet along the southerly line of said Lot to the southeasterly corner thereof, said corner being also on the westerly line of Main Street, 80.00 feet wide, as shown on said Tract; thence easterly 80.00 feet to the southwesterly corner of Lot 126 of Tract No. 4449, in said City, as per map filed in book 48, page 44, of said maps; thence easterly 156.25 feet along the southerly line of said Lot to the southeasterly corner thereof, said corner being also the westerly line of a 15.00 foot wide alley, as shown on said Tract; thence easterly 15.00 feet to the southwesterly corner of Lot 127 of said Tract, said corner being also on the easterly line of said alley; thence southerly 50.00 feet to the northwesterly corner of Lot 168 of said Tract, said point being also on the southerly line of said 110th Street; thence southerly 266.00 feet along the westerly line of Lot 168 and Lot 175 of said Tract to the southwesterly corner of said Lot 175, said corner being also on the northerly line of 111th Street, 50.00 feet wide, as shown on said Tract; thence southerly 50.00 feet to the northwesterly corner of Lot 9 of Tract No. 4897, in said City, as per map filed in book 51, page 92, of said maps; thence southerly 261.00 feet along the westerly line of Lot 9 and Lot 16 of said Tract to the southwesterly corner of said Lot 16, said corner being also on the northerly line of 111th Place, (formerly Paloma Avenue), 60.00 feet wide as shown on said Tract; thence southerly 60.00 feet to the northwesterly corner of Lot 33 of said Tract, said corner being also on the southerly line of said 111th Place; thence southerly 288.00 feet along the westerly line of Lot 33 and Lot 41 of said Tract to the southwest corner of said Lot 41, said corner being also on the northerly line of 112th Street (formerly Homeward Avenue), 60.00 feet wide, as shown on said Tract; thence southerly 60.20 feet, more or less, to the northwesterly corner of Lot 58 of said Tract, said point being also on the southerly line of said 112th Street; thence southerly 628.54 feet along the westerly line of Lots 58, 66, 83 and 91 of said Tract to the northerly line of Imperial Highway (formerly Monte Vista Avenue), 100.00 feet wide, as shown on said Tract; thence easterly 65.65 feet, more or less, along said northerly line to the northerly prolongation of the westerly line of Lot 10, of Tract No. 3598, in said City, as per map filed in book 40, page 23, of said maps; thence southerly 100.00 feet to the southerly line of said Imperial Highway; thence southerly 126.89 feet along the westerly line of said Lot 10 to the southwesterly corner of said Lot; said point being also on the northeasterly line of Link Street (formerly Boulevard Place), 50.00 feet wide, as shown on said Tract; thence southeasterly 195.96 feet along the northeasterly line to the most southerly corner of Lot 11 of said Tract, said corner being also on the northwesterly line of Lanzit Avenue (formerly Victoria Street), 40.00 feet wide as shown on said Tract; thence southeasterly 40.00 feet perpendicular to the southeasterly line of said Lanzit Avenue to said southeasterly line; thence southwesterly 459.92 feet along said southeasterly line, more or less, to the easterly line of Main Street, 70.00 feet wide, as shown on said Tract; thence southerly 85.86 feet along said easterly line to the northwest corner of Lanzit Avenue, (formerly Victoria Street), 40.00 feet wide, as shown on said Tract; thence northeasterly 214.66 feet along said northeasterly line to the northerly prolongation of the easterly line of Lot 46 of said Tract; thence southerly 42.93 feet to the northeasterly corner of said Lot; thence southerly 96.75 feet along the easterly line of said Lot to the northerly line of 116th Street, 50.00 feet wide, as shown on said Tract; thence southerly 50.00 feet to the northerly line of Lot 102 of said Tract, said point being also on the southerly line of said 116th Street; thence westerly 50.06 feet, more or less, along said southerly line to the northwesterly corner of said Lot 102, said corner being also on the easterly line of said 15.00 foot wide alley, as shown on said Tract; thence westerly 15.00 feet to the northeasterly corner of Lot 103 of said Tract, said point being also on the westerly line of said alley; thence southerly 185.00 feet along the easterly line of Lot 103 through 106, inclusive, of said Tract to the southeasterly corner of said Lot 106; thence easterly 125.00 feet along the southerly line of said Lot 106 to the southwesterly corner thereof, said corner being also on the easterly line of said Main Street; thence westerly 80.07 feet, more or less, to the southeasterly corner of Lot 17, Block 5 of Tract No. 3039, in said City, as per map filed in book 31, pages 20 through 22, inclusive, of said maps, said corner being also on the westerly line of said Main Street; thence northerly 35.26 feet along the easterly line of said Lot 17 to the beginning of a tangent curve concave to the southwest and having a radius of 20.00 feet; thence northerly and westerly 38.85 feet along said curve to a point on the northwesterly line of said Lot 17, said point being also on the southeasterly line of said Lanzit Avenue; thence southwesterly 105.08 feet along said southeasterly line to the northwesterly corner thereof, said corner being also on the easterly line of a 15.00 foot wide alley as shown on said Tract; thence southwesterly 16.08 feet to the northeasterly corner of Lot 1 of said Block, said corner being also on the westerly line of said alley; thence southerly 34.03 feet along the northeasterly line of said Lot 1 to the northwesterly corner thereof, said corner being also on the easterly line of Blue Street (formerly Kentucky Street) 60.00 feet wide as shown on said Tract; thence southwesterly 64.33 feet to the northeasterly corner of Lot 12, Block 6 of said Tract, said corner being also on the westerly line of said Blue Street; thence southwesterly 134.03 feet along the northeasterly line of said Lot 12 to the northwesterly corner thereof, said corner being also on the easterly line of a 15.00 foot wide alley as shown on said Tract; thence southwesterly 16.08 feet to the northeasterly corner of Lot 1 of said Block, said corner being also on the westerly line of said alley; thence southwesterly 134.03 feet along the northwesterly line of said Lot to the northwesterly corner thereof, said corner being also on the easterly line of Spring Street, 60.00 feet wide as shown on said Tract; thence northerly 91.37 feet to a point on the westerly line of Lot 1, Block 4, of said Tract; thence northerly 110.21 feet along said westerly line to the northwesterly corner of said Lot 1, Block 4; thence northerly 85.79 feet, more or less, to the southwesterly corner of Lot 1, Block 3 of said Tract; thence northerly 139.48 feet along the westerly line of Lot 1, Block 3, said corner being also on the southerly line of 116th Street, 70.00 feet wide, as shown on said Tract; thence northerly 75.07 feet, more or less, to the southwesterly corner of Lot 1, Block 2, said corner being also on the northwesterly line of said 116th Street; thence northeasterly 473.17 feet, more or less, along said northwesterly line to the northeasterly prolongation to the intersection with the southerly prolongation of the easterly line of Lot 22, Block 1 of said Tract; thence northerly 49.78 feet, more or less, along the southerly prolongation to the southeasterly corner of said Lot 22, said corner being also on the northerly line of 115th Street, 58.00 feet wide, as shown on said Tract; thence northerly 125.00 feet along the easterly line of said Lot to the northeasterly corner thereof, said corner being also on the southerly line of a 20.00 foot wide alley, as shown on said Tract; thence northerly 20.00 feet to the southeasterly corner of Lot 11 of said Block, said corner being also on the northerly line of said alley; thence northerly 118.50 feet along the easterly line of said Lot to the southerly line of said Imperial Highway; thence northerly 100.00 feet to a point on the northerly line of said Imperial Highway, said point being also on the easterly line of Lot 330 of the Bowens, Main, Moneta and Figueroa Tract, in said City, as per map filed in book 11, page 85, of said maps; thence northerly 130.91 feet along said easterly line of said Lot to the northeasterly corner thereof, said corner being also on the southerly line of a 12.00 foot wide alley, as shown on said Tract; thence northerly 12.00 feet to the southeasterly corner of Lot 283 of said Tract, said corner being also on the northerly line of said alley; thence northerly 138.00 feet along the easterly line of said Lot to the northeasterly corner thereof, said corner being also on the southerly line of 113th Street, 60.00 feet wide, as shown on said Tract; thence northerly 60.00 feet to the southeasterly corner of Lot 276 of said Tract, said point being also on the northerly line of said 113th Street; thence northerly 138.00 feet along the easterly line of said Lot to the northeasterly corner thereof, said corner being also on the southerly line of a 12.00 foot wide alley, as shown on said Tract; thence northerly 12.00 feet to the southeasterly corner of Lot 232 of said Tract, said corner being also on the northerly line of said alley; thence northerly 138.00 feet along the easterly line of said Lot to the northeasterly corner thereof, said corner being also on the southerly line of said 112th Street; thence northerly 60.00 feet to the southeasterly corner of Lot 225 of said Tract, said corner being also on the northerly line of said 112th Street; thence northerly 138.00 feet along the easterly line of said Lot to the northeasterly corner thereof, said corner being also on the southerly line of a 12.00 foot wide alley, as shown on said Tract; thence northerly 12.00 feet to the southeasterly corner of Lot 183 of said Tract, said corner being also on the northerly line of said alley; thence northerly 138.00 feet along the easterly line of said Lot to the northeasterly corner thereof, said point being also on the southerly line of said 111th Place; thence northerly 60.00 feet to the southeasterly corner of Lot 176 of said Tract, said corner being also on the northerly line of said 111th Place; thence northerly 140.00 feet along the easterly line of said Lot to the northeasterly corner thereof, said corner being also the southeasterly corner of Lot 237 of said Tract 4741; thence northerly 119.50 feet along the easterly line of said Lot 237 to the northeasterly corner thereof, said corner being also on the southerly line of said 111th Street; thence northeasterly, 51.50 feet, more or less, to the southeasterly corner of Lot 197 of said Tract, said corner being also on the northerly line of said 111th Street; thence northerly 266.00 feet along the easterly line of Lot 197 and Lot 185 of said Tract to the northeasterly corner of Lot 185 of Tract 4741 and point of beginning

Containing 30± Acres

## LEGAL DESCRIPTION FOR AREA 3

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

Beginning at the northwesterly corner of Lot 65, Tract No. 3598, in said City, as per map recorded in Book 40, Page 23 of maps, in the Office of the County Recorder of said City, said corner being also on the southerly line of 115th Street, 50 feet wide, as shown on said Tract; thence northerly 50.00 feet to the southwesterly corner of Lot 64 of said Tract, said corner being also on the northerly line of said 115th Street; thence northerly 272.08 feet along the westerly lines of Lot 64 and Lot 27 to the southerly line of Imperial Highway, said corner being also on the northerly line of said 115th Street;

(formerly Monte Vista Avenue), 100 feet wide, as shown on said Tract; thence northerly 100.00 feet along the prolongation of the westerly lines of said Lots 64 and 27 to a point on the northerly line of said Imperial Highway; thence easterly 14.75 feet along said northerly line to the westerly line of Lot 24 of said Tract; thence northerly 270.83 feet along the westerly line of Lot 24 and Lot 23 of said Tract to the southeasterly line of Lanzit Avenue (formerly Victoria Street), 40.00 feet wide, as shown on said map; thence northerly 47 feet, more or less, to a point on the northwesterly line of said Lanzit Avenue, said point being distant southwesterly 107.14 feet from the westerly line of Avalon Boulevard (formerly South Park Avenue), 80 feet wide, as shown on said map; thence northeasterly 107.14 feet along said northwesterly line to the westerly line of said Avalon Boulevard; thence north 85.73 feet along said westerly line to the southeasterly line of Lanzit Avenue (formerly Victoria Street), 40 feet wide, as shown on said Tract; thence southwesterly 141.33 feet, more or less, along said southeasterly line to the southerly prolongation of the centerline of an alley, 20.00 feet wide as shown on Tract No. 4449, in said City, as per map filed in Book 44 of said maps, said alley lying easterly of Lot 319 of said Tract; thence northerly 230.91 feet along said prolongation and said centerline to a point on the easterly line of the northerly line of Lot 284 of said Tract, said point being distant 10.00 feet from the northeasterly corner of said Lot 284, said point being also on the southerly line of (formerly Homeward Avenue), 60 feet wide as shown on said Tract; thence westerly 10.00 feet along said southerly line to the northeasterly corner of said Lot 284, said point being also on the southerly line of said Lot 284; thence northerly 60.00 feet to the southeasterly corner of Lot 278 of said Tract; thence northerly 136.50 feet along the easterly line of said Lot to the northeasterly corner thereof, said corner being also on the southerly line of a 15.00 foot wide alley, as shown on said Tract; thence northerly 15.00 feet to the southeasterly corner of Lot 244 of said Tract, said corner being also on the northerly line of said alley; thence northerly 136.50 feet along the easterly line of said Lot to the northeasterly corner thereof, said corner being also on the southerly line of 111th Place (formerly Paloma Avenue), 60.00 feet wide as shown on said Tract; thence northerly 60.00 feet to the southeasterly corner of Lot 232 of said Tract, said point being also on the northerly line of said 111th Place and on the westerly line of a 20.00 foot wide alley, as shown on said Tract; thence easterly 20.00 feet to the southwesterly corner of Lot 202 of said Tract, said corner being also on the easterly line of said alley; thence easterly 121.65 feet along the southerly line of said Lot to the southeasterly corner thereof, said corner being also a point on the westerly line of said Avalon Boulevard; thence 80.00 feet to the southwesterly corner of Lot 1, Block 47, Tract No. 6478 in said City, as per map filed in Book 68, Pages 93 to 99, inclusive, of said maps; thence easterly 120.00 feet along the southerly line of said Lot to the southeasterly corner thereof, said point being also on the westerly line of a 20.00 foot wide alley, as shown on said Tract; thence northeasterly 16.08 feet to the southwesterly corner of Lot 27 of said Block 47, said corner being also on the easterly line of said alley and on the northerly line of said 111th Place; thence southerly 64.30 feet to the southwesterly corner of Lot B of said Tract, said corner being also on the southerly line of said 111th Place; thence southerly 456.03 feet along the westerly line of said Lot to the northwesterly line of Southern Pacific Railway Company right-of-way, as shown on said Tract; thence southwesterly 144.73 feet along said northwesterly line to the westerly line of said Avalon Boulevard; thence southerly 85.73 feet along said westerly line to the northwesterly line of said Lanzit Avenue; thence northeasterly 117.94 feet along said northwesterly line to the northwesterly corner of said Lot 108, Tract 3754, in said City, as per map recorded in Book 41, Page 7 of said maps; thence southerly 42.88 feet along said prolongation to the northeasterly corner of said Lot 108, said corner being also on the southerly line of said Lanzit Avenue; thence southerly 78.6 feet along the easterly line of said Lot to the southeasterly corner of said Lot, said corner being also on the northerly line of 113th Street (formerly Goss Avenue) 50.00 feet wide, as shown on said Tract; thence southerly 140.00 feet to the northwesterly corner of Lot 110 of said Tract, said corner being also on the southerly line of said 113th Street; thence southerly 140.00 feet along the westerly line of said Lot to the southwesterly corner thereof; thence easterly 78.00 feet along the southerly line of said Lot to a point distant easterly 42.00 feet from the northeasterly corner of Lot 1 of said Tract; thence southerly 115.00 feet parallel with the westerly line of said Lot to the northerly line of said Imperial Highway; thence southerly 100.03 feet to a point on the southerly line of said Imperial Highway, said point being distant easterly 80.00 feet from the northwesterly corner of lot 154 of said Tract; thence westerly 80.00 feet along the northerly line of said Lot to the westerly line of Lot 154 of said Tract; thence southerly 271.42 feet along the westerly line of Lot 154 and Lot 176 of said Tract to the southwesterly corner of said Lot 176, said corner being also on the northerly line of said 115th Street; thence southerly 50.00 feet to the northeasterly corner of Lot 178 of said Tract, said corner being also on the southerly line of said 115th Street; thence along the northerly line of said Lot, 120.00 feet to the northwesterly corner thereof, said corner being also on the easterly line of said Avalon Boulevard; thence 80.00 feet to the northeasterly corner of Lot 65 of said Tract 3598, said corner being also on the westerly line of said Avalon Boulevard; thence along the northerly line of said Lot, 115.00 feet to the northwesterly corner of Lot 65 of said Tract No. 3598 and point of beginning.

Containing 11 1/2 Acres.

#### LEGAL DESCRIPTION FOR AREA 4

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

Beginning at the southeasterly corner of Lot 10, Block 3 of Tract No. 6478, in said City, as per map filed in book 68, pages 93 through 99, inclusive, of maps, in the Office of the County Recorder of said County, said point being also on the northerly line of 103rd Street (formerly 102nd Street), 80.00 feet wide, said corner being also on the westerly line of said 15.00 foot wide alley as shown on said Tract; thence easterly 15.00 feet to the southwesterly corner of Lot 9 of said Block, said corner being also on the easterly line of said alley; thence easterly 120.00 feet along the southerly line of said Lot 9 to the southeasterly corner thereof, said corner being also on the westerly line of Central Avenue, 100.00 feet wide (formerly 70.00 feet wide) as shown on said Tract; thence easterly 110.08 feet, more or less, to an angle point on the southerly line of Lot 54, Block F of Tract No. 2536, in said City, as per map filed in book 26, pages 13 and 14, inclusive, of said maps, said point being also on the northerly line of 103rd Street (formerly Main Street) 70.00 feet wide, as shown on said Tract; thence easterly 82.45 feet, more or less, along the southerly line of said Block F to the intersection with the easterly Boundary line of the City of Los Angeles as shown on said Tract No. 11947, in said City, as per map filed in book 261, pages 15 and 16, inclusive, of said maps; thence southerly 70.00 feet along said easterly line to a point on the southerly line of said 103rd Street, said line being also the northerly Boundary line of the City of Los Angeles, as shown on said Tract; thence easterly 43.55 feet along said northerly Boundary line to the northwesterly corner of Lot 29 of Tract No. 11743, in said City, as per map filed in book 257, pages 18 through 24, inclusive, of said maps, said corner being also on the westerly line of a 20.00 foot wide alley as shown on said Tract; thence easterly 20.00 feet to the northwesterly corner of Lot 30 of said Tract No. 11743; thence southerly 110.00 feet along the westerly line of said Lot 29 to an angle point in said westerly line; thence southerly 40.07, more or less, to an angle point on the westerly line of Lot 65 of said Tract; thence southerly 621.17 feet along the westerly line of Lots 65 through 74, inclusive, to the southwesterly corner of said Lot 74, said corner being also on the northerly line of 105th Street; thence southerly 60.00 feet to the northwesterly corner of Lot 75 of said Tract, said corner being also on the southerly line of said 105th Street; thence southerly 725.75 feet along the westerly line of Lots 75 through 84 and Lot 288 of said Tract to the southwesterly corner of said Lot 288, said point being also on the northerly line of 107th Street (formerly Morton Avenue), 60.00 feet wide, as shown on said Tract; thence southerly 60.00 feet to a point on the southerly line of said 107th Street; thence southerly 13.26 feet from the northeasterly corner of Lot 8 of the Amended Plat of a portion of Alton Tract, in said City, as per map filed in book 11, page 11 of said maps; thence easterly 150.47 feet along the northerly line of Lots 8, 9, 778, 779, 780 and 781 of said Tract to the northeasterly corner of said Lot 781; thence southerly 110.00 feet along the easterly line of Lot 781 and Lot 782 of said Tract to the southeasterly corner of said Lot 782, said corner being also on the northerly line of 108th Street (formerly Fountain Avenue), 60.00 feet wide, as shown on said Tract; thence southerly 60.00 feet to a point on the northerly line of Lot 20 of Tract No. 8685, in said City, as per map filed in book 107, pages 90 and 91, inclusive, of said maps, said point being distant westerly 11.62 feet from the easterly corner of said Lot 20, said point being also on the southerly line of said 108th Street; thence westerly 88.38 feet along the northerly line of Lots 20, 19, 18 and 17 to the northwesterly corner of said Lot 17; thence southerly 146.32 feet along the westerly line of said Lot 17 to the southwesterly corner thereof, said corner being also on the northerly line of a 15.00 foot wide alley as shown on said Tract; thence westerly 14.25 feet along the southerly line of Lots 16, 15, 14 and 13 of said Tract, to an angle point on the southerly line of said Lot 13, said point being also on the northerly line of said alley; thence southerly 15.00 feet to an angle point on the northerly line of Lot 37 of said Tract, said point being also on the southerly line of said alley; thence southwesterly 14.25 feet to a point on the westerly line of said Lot 37; thence southerly 136.32 feet along the westerly line of said Lot 37 to the southwesterly corner thereof, said corner being also on the northerly line of 109th Street (formerly Ramsaur Avenue), 60.00 feet wide, as shown on said Tract; thence easterly 529.99 feet, more or less, along the southerly line of Lots 37 through 44 of said Tract to the northerly prolongation of the westerly line of Lot 382 of said Amended Plat of a Portion of Alton Tract; thence southerly 60.00 feet to the northwesterly corner of said Lot 382, said point being also on the southerly line of said 109th Street and on the easterly line of Hooper Avenue (formerly Slater Street) 50.00 feet wide, as shown on said Amended Plat; thence southerly 307.63 feet along said westerly line of Lot 382 and the westerly line of Lot 544 of said Amended Plat to the southwesterly corner of said Lot 544, said point being also on the northerly line of 110th Street (formerly Jones Street), 60.00 feet wide, as shown on said Amended Plat; thence easterly 101.51 feet, more or less, along the westerly line of Lots 544, 543, 542 and 541 of said Amended Plat to the northerly prolongation of Lot 549 of said Amended Plat; thence southerly 60.00 feet along said prolongation to the northwesterly corner of said Lot 549, said corner being also on the southerly line of said 110th Street; thence southerly 113.82 feet along the westerly line of said Lot 549, said corner being also on the southerly line of said 109th Street, said corner being also on the easterly line of Slater Street, 50 feet wide as shown on Tract No. 9991, in said City, as per map filed in book 170, page 15, of said maps; thence westerly 50.00 feet along said parallel line to a point on the westerly line of said Slater Street; thence westerly 701.61 feet continuing along said parallel line to the easterly line of Central Avenue 100.00 feet wide (formerly 90.00 feet wide), as shown



Tract; thence southerly 776.79 feet along said easterly line to a point on the westerly line of Lot 1 of Tract No. 21813, in said City, as per map filed in book 659, pages 94 and 95, said maps, said point being also the beginning of a curve concave to the northeast and having a radius of 20.00 feet; thence southerly and easterly 31.80 feet along said curve to the southerly line of said Lot 1, said line being also on the northerly line of 112th Street (formerly Gardner Avenue) 54.00 feet wide (formerly 50.00 feet wide) as shown on said Tract; thence easterly 99.65 feet, more or less, along the southerly line of said Lot 1 to the northerly prolongation of the westerly line of Lot 21 of Tract No. 8686, in said City, as per map filed in book 106, pages 17 and 18, inclusive, of said maps; thence southerly 54.00 feet along said prolongation to the northwesterly corner of said Lot 21, said corner being also on the southerly line of said 112th Street and on the easterly line of a 15.00 foot wide alley as shown on said Tract; thence southerly 516.23 feet along the westerly line of Lots 21 through 24 of said Tract to a line parallel with and distant northerly 4.00 feet, measured at right angles, from the southerly line of said Lot 33; thence easterly 119.03 feet along said parallel line to the easterly line of said Lot 33, said line being also on the westerly line of Alvaro Street, 50.00 feet wide, as shown on said Tract; thence easterly 50.00 feet to a point on the westerly line of Lot 46 of said Tract, said point being distant northerly 4.00 feet from the southwest corner thereof; thence southerly 4.00 feet along the westerly line of said Lot 46 to the southwest corner thereof; thence easterly 5.00 feet along the southerly line of said Lot 46 to the northwesterly corner of Lot 9 of Tract No. 16519, in said City, as per map filed in book 537, pages 27 through 29, inclusive, of said maps; thence southerly 192.72 feet along the westerly line of said Lot 9 to the beginning of a curve concave to the northeast and having a radius of 15.00 feet; thence southerly and easterly 23.88 feet along said curve to the southerly line of said Lot 9, said line being also the northerly line of 114th Street, 60.00 feet wide as shown on said Tract; thence southerly 60.00 feet to the beginning of a non-tangent curve concave to the southeast and having a radius of 15.00 feet, said beginning being also on the southerly line of said 114th Street and said line being also the northerly line of Lot 1 of said Tract; thence westerly and southerly 21.41 feet along said curve to the westerly line of said Lot, said line being also the easterly line of said Alvaro Avenue; thence westerly 60.00 feet to the beginning of a non-tangent curve concave to the southwest and having a radius of 15.00 feet, said beginning being also the easterly line of Lot 2 of said Tract, said line being also on the westerly line of said Alvaro Avenue; thence northerly and westerly 23.72 feet along said curve to the northerly line of said Lot, said line being also on the southerly line of said 114th Street; thence westerly 95.17 feet along said northerly line to the northwesterly corner thereof, said corner being also on the easterly line of a 20.00 foot wide alley as shown on said Tract; thence southerly 468.82 feet along the westerly line of said Lot to the southwest corner thereof, said corner being also on the northerly line of Imperial Highway, 100.00 feet wide as shown on said Tract; thence southerly 75.00 feet to the Boundary line of the City of Los Angeles as shown on said Tract; thence easterly 157.08 feet along said line to an angle point thereon; thence southeasterly 30.41 feet along said line to the intersection with the southerly line of said Imperial Highway; thence westerly 267.12 feet, more or less, along said southerly line to the southerly prolongation of the easterly line of Lot 146 of Tract No. 12011, in said City, as per map filed in book 258, pages 23 through 26, inclusive, of said maps; thence northerly 100.00 feet along said prolongation to the southeasterly corner of said Lot, said corner being also on the northerly line of said Imperial Highway; thence northerly 321.20 feet along the easterly line of Lots 146, 8 and 7 of said Tract to a point on the southwest corner of that certain right-of-way of Los Angeles County Flood Control District, as per deed recorded as instrument No. 18674, page 65, O.R. 2, as shown on said Tract, said point being also on a non-tangent curve concave to the northeast and having a radius of 1045.00 feet; thence northwesterly 124.42 feet, more or less, along said curve to the easterly line of the westerly 20.00 feet of Lot 314 of Tract No. 7137, as per map filed in book 76, page 16, of said maps; thence northerly 8.31 feet along said easterly line to the northeasterly corner of the westerly 20.00 feet of said Lot 314, said corner being also on the southerly line of 114th Street, (formerly Monte Vista Avenue) 90.00 feet wide as shown on said Tract; thence easterly 20.00 feet along the northerly line of said Lot to the northeasterly corner thereof, said point being also on the westerly line of that certain 100 foot wide strip of land shown as "DRAIN", on said Tract; thence northerly 20.00 feet along said westerly line to the intersection with the westerly prolongation of the northerly line of Lot 167 of Tract No. 3754, in said City, as per map filed in book 41, page 7, of said maps; thence easterly 50.00 feet along said prolongation to the northwesterly corner of said Lot 167; thence northerly 50.00 feet to the southwest corner of a 15.00 foot wide alley, as shown on said Tract No. 7137; thence northerly 1080.00 feet along the westerly line of said alley to the southwest corner of Lot 3 of said Tract No. 3754; thence northerly 376.61 feet along the westerly lines of Lots 3, 2 and 1 of said Tract to the southerly line of Lanzit Avenue (formerly Victoria Avenue) 40.00 feet wide, as shown on said Tract; thence northerly 40.11 feet along the prolongation of said westerly lines to the northerly line of said Lanzit Avenue, said line being point being a non-tangent curve concave to the south and having a radius of 2824.93 feet, said line being also the southerly line of Southern Pacific Railroad right-of-way, 80.00 feet wide, as shown on said Tract; thence easterly 130.18 feet along said curve to the westerly line of said Central Avenue; thence northerly 80.83 feet along said westerly line to the curved northerly line of said Southern Pacific Railroad right-of-way line, said curve being a non-tangent curve concave to the south and having a radius of 2904 feet; thence westerly 130.18 feet along said curve to the westerly line of a 20.00 foot wide alley lying between said Central Avenue and that certain 50 foot wide strip of land shown as "STORM DRAIN" on said Tract No. 6478; thence northerly 173.00 feet, more or less, along the westerly line of said alley to the curved northeasterly right-of-way line of the Los Angeles Flood Control District right-of-way as described in deed recorded as instrument No. 18674, page 65, O.R., said curved right-of-way being a non-tangent curve concave to the southwest and having a radius of 895.00 feet; thence northwesterly 723.78 feet along said curve to a point on the southerly line of said "STORM DRAIN"; thence easterly 41.00 feet, more or less, along said southerly line to the southerly prolongation of the westerly line of Block 30 of said Tract No. 6478; thence northerly 50.00 feet along said prolongation to the southerly line of a 10.00 foot wide alley, as shown on said Tract, lying southerly from Block 30 of said Tract No. 6478; thence continuing northerly 10.00 feet along said prolongation to the southwest corner of Block 30, said corner being also on the northerly line of said alley; thence easterly 511.75 feet along the southerly line of said Block 30 to the southeasterly corner of Lot 40 of Block 30, said corner being also on the westerly line of a 20.00 foot wide alley lying westerly from Central Avenue, 100.00 feet wide, as shown on said Tract; thence northerly 110.00 feet along the easterly line of said Lot to the northeasterly corner thereof, said corner being also on the southerly line of said 108th Street; thence northerly 80.04 feet to the southeasterly corner of Lot 13, Block 9 of said Tract, said corner being also on the northerly line of said 108th Street; thence northerly 115.00 feet along the easterly line of said Lot 13 to the northeasterly corner thereof, said corner being also on the southerly line of a 15.00 foot wide alley as shown on said Tract; thence northerly 15.00 feet to the southeasterly corner of Lot 45, Block 9 of said Tract, said corner being also on the northerly line of said alley; thence northerly 160.00 feet along the easterly line of said Lot 45 to the northeasterly corner thereof, said corner being also on the southerly line of 107th Street 50.00 feet wide, as shown on said Tract; thence northerly 50.00 feet to the southeasterly corner of Lot 11, Block 8 of said Tract, said corner being also on the northerly line of said 107th Street; thence northerly 260.00 feet along the easterly line of said Lot 11 and Lot 12 of Block 8 of said Tract to the northeasterly corner of said Lot 36, said corner being also on the southerly line of 106th Street, 50.00 feet wide, as shown on said Tract; thence northerly 50.23 feet to the southeasterly corner of Lot 11 of Block 7 of said Tract, said corner being also on the northerly line of said 106th Street; thence northerly 270.00 feet along the easterly line of said Lot 11 and Lot 36 of Block 7, to the northeasterly corner of said Lot 36, said corner being also on the southerly line of said 105th Street; thence northerly 50.00 feet to the southeasterly corner of Lot 11 of Block 6, said corner being also on the northerly line of said 105th Street; thence northerly 270.00 feet along the easterly line of said Lot 11 and Lot 36 of Block 6 to the northeasterly corner of said Lot 36, said corner being also on the southerly line of 104th Street, 60.00 feet wide, as shown on said Tract; thence northerly 60.00 feet to the southeasterly corner of Lot 10, Block 5 of said Tract said corner being also on the northerly line of said 104th Street; thence northerly 240.00 feet along the easterly line of said Lot 10 and the easterly line of Lot 35 of Block 5 to the northeasterly corner thereof, said corner being also on the southerly line of said 103rd Place; thence northerly 50.00 feet to the southeasterly corner of Lot 7 of Block 4 of said Tract, said corner being also on the northerly line of said 103rd Place; thence northerly 151.34 feet along the easterly line of said Lot 7 and Lot 32 of Block 4 to the northeasterly corner of said Lot 32, said corner being also on the southerly line of said 103rd Street; thence northerly 80.00 feet to the southeast corner of Lot 10 of Block 3, and the point of beginning.

Containing 54± Acres.

#### LEGAL DESCRIPTION FOR AREA 5

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

Beginning at the westerly terminus of the curved northeasterly line of Lot 1 of Tract No. 21522, in said City, as per map filed in book 603, pages 53 and 54, inclusive, of maps, in the Office of the County Recorder of said County said curve being concave to the southwest and having a radius of 15.00 feet, said westerly terminus being also on the southerly line of 104th Street, 64.00 feet wide, as shown on said Tract, said westerly terminus being also on the southerly line of the Watts Redevelopment Project No. 1, as adopted on December 1968 by the City Council of the City of Los Angeles, California on passage of Ordinance No. 137918 and amended on February 8, 1978 on passage of Ordinance No. 150573; thence southerly and southerly 24.30 feet along said curve to the easterly line of said Lot, said line being also on the westerly line of Grandee Avenue, 50.00 feet wide, as shown on said Tract; thence southerly 864.71 feet along said westerly line to the beginning of a tangent curve concave to the northwest and having a radius of 200.00 feet; thence southerly 16.81 feet along said curve and said westerly line to a point of tangency; thence southerly 213.37 feet along said westerly line to the beginning of a curve concave to the northwest and having a radius of 1183.42 feet; thence southerly 129.75 feet along said curve and said westerly line to the beginning of a compound curve concave to the northwest and having a radius of 20.00 feet; thence southerly along said curve 26.33 feet to the northeasterly corner of Lot 4 of said Tract; thence southerly 12.00 feet to the southeasterly corner of said Lot, said corner being also on the northerly line of 108th Street (formerly Fountain Avenue), 60.00 feet wide, as shown on said Tract; thence westerly 518.38 feet along said northerly line to the northwesterly corner of Lot 64 of the F. E. Ramsaur Tract, in said City, as per map filed in book 5, page 61, of said maps; thence southerly 60.00 feet to the northwest





southerly line of Lot 1 of said Belieu Tract and the westerly line of Wilmington Avenue (formerly Compton Avenue) 60.00 feet wide; thence northerly 105.47 feet along said west line to the southerly line of Santa Ana Boulevard North (formerly Santa Ana Boulevard) 40.00 feet wide; thence northwesterly 70.55 feet to a point on the southerly line of Lot 37 said Farris Tract, said point being distant southeasterly 103.55 feet from the southwest corner of said Lot 376, said point being also on the northeasterly line of said Santa Ana Boulevard North; thence northwesterly 103.55 feet along said northeasterly line to the southeasterly corner of Lot 370 of said Tract; thence northerly 312.32 feet along the south line of Lots 370, 369, 368, 367, 366 and 365 of said Tract to the most westerly corner of said Lot 365, said corner being also on the southerly line of 107th Street (formerly 1 Street) 40.00 feet wide; thence northwesterly 89.90 feet to a point on the southerly line of Lot 361 of said Tract, said point being also on the northerly line of said 107th Street; thence northwesterly 51.63 feet along the southerly line of said Lot 361 and Lot 362 to an angle point on the southwest line of said Lot 362; thence northwesterly 115.30 feet along the southwest lines of said Lot 362 and Lots 363 and 364 of said Tract to an angle point on the southwest line of said Lot 364, said point being the beginning of a curve concave to the northeast, said curve being concentric with and distant northeasterly 90.00 feet from that certain 5 degree curve shown as the centerline of said Pacific Electric Railway on Farris Tract, the radius of said curve being calculated to be 1056.01 feet; thence northwesterly 91.10 feet along said concentric curve to the most westerly corner of said Lot 364, said corner being also on the southerly line of a 15.00 foot wide alley; thence northwesterly 26.66 feet along said concentric curve to a point on the southerly line of Lot 312 of said Tract, said point being also on the northerly line of said alley; thence northwesterly 191.01 feet along said concentric curve to the most westerly corner of Lot 310 of said Tract, said corner being also on the southerly line of 106th Street (formerly Edward Street) 40.00 feet wide; thence northerly 54.13 feet along said concentric curve to a point on the southerly line of 237 of said Tract, said corner being also on the northerly line of said 106th Street; thence northwesterly 255.20 feet along said concentric curve to a point on the westerly line of 232 of said Tract, said point being also on the easterly line of Graham Avenue (formerly Electric Boulevard) 60.00 feet wide; thence northerly 50.22 feet along said easterly line to the northwesterly corner of Lot 231 of said Tract, said corner being also on the southerly line of 105th Street (formerly Albert Street) 40.00 feet wide; thence northerly 40.02 feet, more or less, to the southwest corner of Lot 158 of said Tract, said corner being also on the northerly line of said 105th Street; thence northerly 232.60 feet to the southwest corner of Lot 149 of said Tract, said corner being also on the southerly line of the Watts Redevelopment Project Boundary, as adopted on December 19, 1968 by the City of Los Angeles Ordinance No. 137918 and amended on February 8, 1978 on passage of Ordinance No. 150573; thence westerly 215.63 feet along said southerly line to the westerly line of the Los Angeles County Transit Corridor right-of-way, as described in document recorded as Instrument No. 85-768276, O.R. and as shown on Record of Survey filed in book 115, page 25 through 33, inclusive, of Records of Survey; thence southerly 151.36, more or less, along the westerly line of said right-of-way to an angle point; thence southerly 404.03 feet along the westerly line of said right-of-way to an angle point; thence southerly 213.89 feet along the westerly line of said right-of-way to an angle point; thence southerly 112.07 feet along the westerly line of said right-of-way to an angle point; thence southerly 101.77 feet along the westerly line of said right-of-way to an angle point; thence southeasterly 107.21 feet along the westerly line of said right-of-way to an angle point; thence southeasterly 81.41 feet along the westerly line of said right-of-way to an angle point; thence southeasterly 12 feet, more or less, along the westerly line of said right-of-way to the northerly line of 108th Street (formerly Fountain Avenue) 60.00 feet wide; thence easterly 53.37 feet along the northerly line of said 108th Street to the westerly line of Willowbrook Avenue; thence northerly along the westerly line of said Willowbrook Avenue to the intersection with the westerly prolongation of the northerly line of Lot 422 of said Farris Tract, said northerly line being also the southerly line of said 107th Street; thence easterly 649.09 feet along the southerly line to the point of beginning.

Containing 11± Acres.

#### LEGAL DESCRIPTION FOR AREA 7

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

Beginning at the northeasterly corner of Lot 771 of the Amended Map of a portion of Alton Tract, in said City, County and State, as per map filed in book 11, page 181, of maps on file in the Office of the County Recorder of said County, said corner being also on the southerly line of 108th Street (formerly Fountain Avenue) 60.00 feet wide, as shown on said map; thence southerly 307.64 feet along the easterly line of said Lot 771 and Lot 772 of said Tract to the southeasterly corner of said Lot 772, said corner being also on the northerly line of 109th Street (formerly Ramsaur Avenue) 60.00 feet wide, as shown on said Tract; thence easterly 90.49 feet along said northerly line to the intersection with the westerly prolongation of the easterly line of Lot 460 of said Map; thence southerly 60.00 feet along said prolongation to the southerly line of said 109th Street; thence westerly 37.53 feet along the southerly line to a point in the northerly line of Lot 459, said point being distant easterly 16.50 feet from the northwesterly corner of said Lot 459; thence southerly 153.82 feet to the northerly line of Lot 462 of said Map; thence easterly 8.50 feet to the northeasterly corner of said Lot 462; thence southerly 153.82 feet to the southeasterly corner of said Lot 462, said corner being also on the northerly line of 110th Street (formerly Jones Street) 60.00 feet wide, as shown on said Tract; thence southwest 61.32 feet, more or less, to the northeasterly corner of Lot 653 of said Map, said corner being also on the southerly line of said 110th Street; thence southerly 153.83 feet to the southeasterly corner of said Lot 653, said corner being also on the southerly line of said 110th Street; thence southerly 153.83 feet to the southeasterly corner of said Lot 656 of said Map; thence southerly 153.82 feet to the southwest corner of said Lot, said corner being also on the northerly line of 111th Street (formerly Arland Avenue) 60.00 feet wide, as shown on said Tract; thence southeasterly 92.83 feet more or less, to the intersection of the southerly line of said 111th Street and the westerly line of Graham Avenue (formerly Howard Avenue) 40.00 feet wide, as shown on said Tract; thence southerly 135.04 feet along the easterly line of said Graham Avenue to the southeasterly corner of Lot 248 of the Hunter Tract, in said City, as per map filed in book 8, page 125, of said maps, said corner being also on the northerly line of a 15.00 foot wide alley, as shown on said Tract; thence southerly 15.00 feet to the northeasterly corner of Lot 185 of said Tract, said corner being also the intersection of the southerly line of said alley and the easterly line of said Graham Avenue; thence easterly 40.00 feet to the northwesterly corner of Lot 81 of said Tract, said corner being also on the southerly line of said last mentioned alley; thence easterly 236.91 feet along said southerly line, said southerly line being also on the northerly line of Lots 81 through 90, inclusive, of said Tract, to the northeasterly corner of said Lot, said corner being also on the westerly line of a 12.00 foot wide alley, as shown on said Tract; thence easterly 13.10 feet along the prolongation of said Lots 81 through 90 to the westerly line of Lot 69 of said Hunter Tract; thence northwesterly 159.15 feet along the easterly line of Lots 69 through 74 to the northwesterly corner of said Lot 74; thence easterly 130.00 feet along the northerly line of said Lot 74 to the northeasterly corner thereof; said corner being also on the southwest line of Monitor Avenue (formerly Villa Avenue) 40.00 feet wide, as shown on said Tract; thence southeasterly 301.00 feet along the southwest line of said Monitor Avenue to the southeasterly corner of Lot 64 of said Tract, said corner being also on the northerly line of 111th Place (formerly Liberty Street) 40.00 feet wide, as shown on said Tract; thence southeasterly 43.70 feet to the northeasterly corner of Lot 63 of said Tract, said corner being also on the southerly line of said 111th Place; thence continuing southeasterly 301.00 feet along the southwest line of said Monitor Avenue to the southeasterly corner of Lot 53 of said Tract, said corner being also on the northerly line of 112th Street (formerly Gardner Avenue) 50.00 feet wide, as shown on said Tract; thence southerly 51.17 feet, more or less, to the northeasterly corner of Lot 48 of Block B of the Henrique Villa Tract, in said City, as per map filed in book 5, page 36, of said maps, said corner being also on the southerly line of said 112th Street; thence southeasterly 149.58 feet along the northeasterly lines of Lot 48, 47 and 46 of Block B of said Tract to the southeasterly corner of said Lot 46, said corner being also on the northerly line of a 20.00 foot wide alley, as shown on said Tract; thence southeasterly 21.82, more or less, to the northeasterly corner of Lot 5 of said Block B, said corner being also on the southerly line of said alley, thence southeasterly 39.10 feet along the northeasterly line of said Lot 5 and Lot 4 of said Block B to an angle point on the northerly line of said 112th Street; thence southeasterly 50.92 feet to an angle point on the northeasterly line of said Monitor Avenue, said northeasterly line being also the southwest line of Southern Pacific Railroad right-of-way, 100.00 feet wide, as shown on said Tract; thence northwesterly 899.68 feet along said southeasterly line of Southern Pacific Railroad right-of-way to the intersection with the easterly prolongation of the northerly line of Lot 74 of said Hunter Tract; thence northwesterly 1208.62 feet continuing along said southwest line to the southerly line of said 108th Street; thence westerly 0.45 feet along said southerly line to the northeasterly corner of Lot 771 of said Amended Map and point of beginning.

Containing 7± Acres.

#### LEGAL DESCRIPTION FOR AREA 8

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

Beginning at a point on the westerly line of Lot 4 of the Forthmann Tract, in said City, County and State, as per map filed in book 7, pages 158 and 159, inclusive, of maps on file in the Office of the County Recorder of said County, distant thereon northerly 10.00 feet from the southwest corner of said Lot 4, said line being also the easterly line of Wiln



said 110th Street; thence northerly 306.00 feet along the easterly line of said Lot 8 and Lot 7 of said Tract to the northeasterly corner of said Lot 7, said corner being also on southerly line of 109th Place (formerly Victor Street) 60.00 feet wide, as shown on said Tract; thence northerly 60.00 feet to the southeasterly corner of Lot 4 of said Tract, said corner being also on the northerly line of said 109th Place; thence northerly 153.00 feet along the westerly line of said Lot 4 to the northeasterly corner thereof, said corner being also on the southerly line of Lot 130 of the Belieu Tract, in said City, as per map filed in book 8, page 89, of said maps; thence westerly 25.00 feet along said southerly line of Lot 130 to the southwesterly corner thereof; thence northerly 112.37 feet along said westerly line to the northwesterly corner thereof, said corner being also on the southerly line of said 109th Street; thence northerly 40.00 feet to a point on the southerly line of Lot 81 of said Belieu Tract, said point being distant westerly 10.00 feet from the southeasterly corner of said Lot 81, said point being also on the northerly line of said 109th Street; thence easterly 60.00 feet along the southerly line of Lot 81, 80 and 79 of said Tract to the southeasterly corner thereof, said corner being also on the northerly line of said 109th Street; thence northerly 245.00 feet along the easterly line of Lot 79 and Lot 68 of said Tract to a point on the easterly line of said Lot 68, said point being distant southerly 5.00 feet from the northwesterly corner of Lot 69 of said Tract; thence easterly 105.00 feet, parallel with the northerly line of said Lot 69; thence northeasterly 49.33 feet, more or less, to the intersection of the easterly prolongation of the southerly line of Lot 1 of said Belieu Tract with the westerly line of said Wilmington Avenue; thence northerly 105.47 feet along the westerly line to the southerly line of said Santa Ana Boulevard North; thence northwesterly 70.55 feet to an angle point on the southerly line of Lot 376 of the Farris Tract, in said City, as per map filed in book 6, page 132, of said maps, said point being distant southeasterly 103.55 feet from the southwesterly corner of said Lot 376, said point being also on the northeasterly line of said Santa Ana Boulevard North; thence northwesterly 103.35 feet along said northeasterly line to the southeasterly corner of Lot 370 of said Tract; thence northerly 139.01 feet along the easterly line of said Lot 370 to the northeasterly corner thereof, said corner being also on the southerly line of said 107th Street; thence northerly 4.00 feet to the southeasterly corner of Lot 347 of said Tract, said corner being also on the northerly line of said 107th Street; thence northerly 125.00 feet along the easterly line of said Lot 347 to the northeasterly corner thereof, said corner being also on the southerly line of a 15.00 foot wide alley, as shown on said Tract; thence northerly 15.00 feet to the southeasterly corner of Lot 336 of said Tract, said corner being also on the northerly line of said alley; thence northerly 125.00 feet along the easterly line of said Lot 336 to the northeasterly corner thereof, said corner being also on the southerly line of 106th Street (formerly Edward Street) 40.00 feet wide, as shown on said Tract; thence northerly 40.00 feet to the southeasterly corner of Lot 279 of said Tract, said corner being also on the northerly line of said 106th Street; thence northerly 125.00 feet along the easterly line of said Lot 249 to the northeasterly corner thereof, said corner being also on the southerly line of a 15.00 foot wide alley, as shown on said Tract; thence northerly 15.00 feet to the southeasterly corner of Lot 268 of said Tract, said corner being also on the northerly line of said alley; thence northerly 125.00 feet along the easterly line of said Lot 268 to the northeasterly corner thereof, said corner being also on the southerly line of said 105th Street; thence northerly 40.00 feet to the southeasterly corner of Lot 200 of said Tract, said corner being also on the southerly line of said 105th Street; thence northerly 125.00 feet along the easterly line of said Lot 200 to the northeasterly corner thereof, said corner being also on the southerly line of a 15.00 foot wide alley shown on said Tract; thence northerly 15.00 feet to the southeasterly corner of Lot 189 of said Tract, said corner being also on the northerly line of said alley; thence northerly 15.00 feet along the easterly line of said Lot 189 to the northeasterly corner thereof, said corner being also the northwesterly corner of Lot 190 of said Tract, said corner being also on the southerly line of 104th Street, 66 feet wide, as shown on said Tract and on the southerly line of said Watts Redevelopment Project; thence easterly 185.02 feet along said southerly line and said Watts Redevelopment Project Boundary to a point on the westerly line of Lot 24 of said Forthmann Tract, said point being also on the easterly line of said Wilmington Avenue; thence northerly 385.40 feet along the easterly line of said Wilmington Avenue and said Watts Redevelopment Project Boundary to the northwesterly corner of Lot 9 of said Tract; thence easterly 16.00 feet along the northerly line of said Lot 9, a line parallel with and distant easterly 16.00 feet from the easterly line of said Wilmington Avenue; thence northerly 50.00 feet along said parallel line to the southerly line of Lot 6 of said Tract; thence westerly 16.00 feet, measured at right angles, along the southerly line of said Lot 6 to the southwesterly corner thereof, said corner being also on the easterly line of said Wilmington Avenue; thence northerly 60.00 feet a point distant northerly 10.00 feet from the southwesterly corner of Lot 4 of said Forthmann Tract and the point of beginning.

Containing 40± Acres.

#### LEGAL DESCRIPTION FOR AREA 2

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

Beginning at the point on the westerly line of Lot 4 of the Forthmann Tract, in said City, County and State, as per map filed in book 7, pages 158 and 159, inclusive, of maps, Office of the County Recorder of said County, distant thereon northerly 10.00 feet from the southwesterly corner of said Lot 4, said line being also on the easterly line of Wilmington Avenue (formerly Wilmington Road), 60.00 feet wide, as shown on said Tract and said line being also the easterly line of the Watts Redevelopment Project Boundary, as adopted December 19, 1968 by the City of Los Angeles on passage of Ordinance No. 137918 and amended on February 8, 1978 on passage of Ordinance No. 150573; thence northerly 60.00 feet along said Watts Redevelopment Project Boundary to an angle point on the westerly line of said Lot; thence northerly 92.08 feet to an angle point on the easterly line of Wilmington Avenue; thence southeasterly 21.30 feet to the northerly line of 103rd Street (formerly Ajauta Road), 60.00 feet wide, as shown on said Tract, said northerly line being also the southerly line of the land of Alfredo Valenzuela, per the Subdivision of Tajauta Rancho, District Court Case No. 1200; thence easterly 604.54 feet along said northerly line to an angle point thereon, said point being also on the northerly line of said 103rd Street; thence northeasterly 14.00 feet to a point on the westerly line of Grape Street, 60.00 feet wide, as shown on Tract No. 16154, in said City, as per map filed in book 540, pages 48 through 50, inclusive, of said maps; thence northerly 283.09 feet to the westerly prolongation of the northerly line of Lot 7 of said Tract; thence easterly 74.73 feet to a point on the northerly line of said Lot, said point being also on the southerly line of 102nd Street, 60.00 feet wide, as shown on said map; thence easterly 445.36 feet along said northerly line to a line parallel with and distant easterly 460.00 feet, measured at right angles, from the westerly line of said Lot; thence southerly 60.00 feet along said parallel line to the northerly line of said Lot 7, said point being also on the southerly line of said 102nd Street; thence southerly 60.00 feet along said parallel line to the southerly line of said Lot 7, said line being also the northerly line of said 103rd Street; thence easterly 712.18 feet along the southerly line of said Lot 7, said point being also on the northerly line of said 103rd Street; thence easterly 90.00 feet to a point on the southerly line of Lot 8 of said Tract, said point being also on the northerly line of said 103rd Street; thence easterly 201.11 feet to the southeasterly corner of said Lot 8; thence northerly 10.00 feet to the southwesterly corner of Lot 1 of Tract No. 81 of said City, as per map filed in book 103, pages 49 and 50, inclusive, of said maps; thence easterly 502.77 feet along the southerly line of said Lot 1 to the westerly line of the land of Felipe Valenzuela per said Subdivision of Tajauta Rancho; thence southerly 10.00 feet along said westerly line to the northerly line of said 103rd Street; thence easterly 180.15 feet to the northerly prolongation of the westerly line of Lot 1 of Tract 9196, in said City, as per map filed in book 122, page 19, of said maps; thence southerly 60.00 feet to the northwesterly corner of said Lot 1, said corner being also on the southerly line of said 103rd Street; thence easterly 25.30 feet to the northeasterly corner of said Lot 1, said corner being also on the easterly line of the City of Watts, as shown on said Tract; thence southeasterly 126.93 feet along said easterly line to the southeasterly corner of said Lot 1; thence westerly 47.25 feet along the southerly line of said Lot 1 to the southwesterly corner thereof, said corner being also on the easterly line of Weigand Avenue (formerly Palm Avenue) 40.00 feet wide, as shown on said Tract; thence southerly 10.00 feet along said easterly line to the easterly prolongation of the northerly line of Lot 2 of Tract No. 23366, in said City, as per map filed in book 646, pages 99 and 100, inclusive, of said maps; thence westerly 40.00 feet along said prolongation to the northeasterly corner of said Lot 2, said corner being also on the southerly line of said 103rd Street; thence westerly 274.92 feet along the northerly line of said Lot 2 to the northwesterly corner thereof, said corner being also on the easterly line of Gorman Avenue (formerly Pine Avenue), 40.00 feet wide, as shown on said map; thence westerly 40.00 feet to the northeasterly corner of Lot 539 of said Forthmann Tract, said corner being also on the westerly line of said Gorman Avenue; thence westerly 130.00 feet along the northerly line of said Lot to the northwesterly corner thereof, said corner being also on the easterly line of a 15.00 foot wide alley, as shown on said Tract; thence westerly 15.00 feet to the northeasterly corner of Lot 482 of said Tract, said corner being also on the westerly line of said alley; thence westerly 130.00 feet along the northerly line of said Lot 482 to the northwesterly corner thereof, said corner being also on the easterly line of Kalmia Street (formerly Oak Avenue), 40.00 feet wide, as shown on said map; thence westerly 40.00 feet to the northeasterly corner of Lot 471 of said Forthmann Tract, said corner being also on the westerly line of said Kalmia Street; thence westerly 130.00 feet along the northerly line of said Lot to the northwesterly corner thereof, said corner being also on the easterly line of a 15.00 foot wide alley, as shown on said Tract; thence westerly 15.00 feet to the northeasterly corner of Lot 414 of said Tract, said corner being also on the westerly line of said alley; thence westerly 130.00 feet along the northerly line of said Lot 414 to the northwesterly corner thereof, said corner being also on the easterly line of Juniper Street (formerly Cypress Avenue) 40.00 feet wide, as shown on said Tract; thence westerly 40.00 feet to the northeasterly corner of Lot 403 of said Tract, said corner being also on the westerly line of said Juniper Street; thence westerly 130.00 feet along the northerly line of Lot 403 of said Tract to the northwesterly corner thereof, said corner being also on the easterly line of a 15.00 foot wide alley, as shown on said Tract; thence westerly 15.00 feet to the northeasterly corner of Lot 346 of said Tract, said corner being also on the westerly line of said alley; thence westerly 130.00 feet along the northerly line of said Lot 346 to the northwesterly corner thereof, said corner being also on the easterly line of Willow Avenue (formerly Willow Avenue), 40.00 feet wide, as shown on said Tract; thence westerly 40.00 feet to the northeasterly corner of Lot 335 of said Tract, said corner being also on the westerly line of said Croesus Avenue; thence westerly 130.00 feet along the northerly line of said Lot 335 to the northwesterly corner thereof, said corner being also on the

line of a 15.00 foot wide alley, as shown on said Tract; thence westerly 15.00 feet to the northeasterly corner of Lot 278 of said Tract, said corner being also on the westerly line of alley; thence westerly 130.00 feet along the northerly line of said Lot 278 to the northwesterly corner thereof, said corner being also on the easterly line of Lou Dillon Ave (formerly Myrtle Avenue), 40.00 feet wide, as shown on said Tract; thence westerly 40.00 feet to the northeasterly corner of Lot 267 of said Tract, said corner being also on westerly line of said Lou Dillon Avenue; thence westerly 130.00 feet along the northerly line of said Lot 267 to the northwesterly corner thereof, said corner being also on the east line of a 15.00 foot wide alley, as shown on said Tract; thence westerly 15.00 feet to the northeasterly corner of Lot 210 of said Tract, said corner being also on the westerly line of alley; thence westerly 130.00 feet along the northerly line of said Lot 210 to the northwesterly corner thereof, said corner being also on the easterly line of Hickory Avenue (formerly Rose Avenue), 40.00 feet wide, as shown on said Tract; thence westerly 40.00 feet to the northeasterly corner of Lot 199 of said Tract, said corner being also on the westerly line of said Hickory Avenue; thence westerly 130.00 feet along the northerly line of said Lot 199 to the northwesterly corner thereof, said corner being also on the easterly line of a 15.00 foot wide alley, as shown on said Tract; thence westerly 15.00 feet to the northeasterly corner of Lot 142 of said Tract, said corner being also on the westerly line of said alley; thence westerly 130.00 feet along the northerly line of said Lot 142 to the northwesterly corner thereof, said corner being also on the easterly line of Grape Avenue (formerly Hawthorne Ave) 40.00 feet wide, as shown on said Tract; thence westerly 40.00 feet to the northeasterly corner of Lot 131 of said Tract, said corner being also on the westerly line of said Grape Avenue; thence westerly 130.00 feet along the northerly line of said Lot 131 to the northwesterly corner thereof, said corner being also on the easterly line of a 15.00 foot wide alley as shown on said Tract; thence westerly 15.00 feet to the northeasterly corner of Lot 74 of said Tract, said corner being also on the westerly line of said alley; thence westerly 130.00 feet along the northerly line of said Lot 74 to the northwesterly corner thereof, said corner being also on the easterly line of Anzac Avenue (formerly Ivy Avenue), 40.00 feet wide as shown on said Tract; thence westerly 40.00 feet to the northeasterly corner of Lot 63 of said Tract, said corner being also on the westerly line of said Anzac Avenue; thence westerly 130.00 feet along the northerly line of said Lot 63 to the northwesterly corner thereof, said corner being also on the easterly line of a 15.00 foot wide alley, as shown on said Tract; thence westerly 15.00 feet to the southeasterly corner of Lot 6 of said Tract, said point being also on the westerly line of said alley; thence northerly 35.00 feet along the westerly line of Lots 5 and 4 to a line parallel with and distant northerly 10.00 feet, measured at right angles, from the southerly line of said Lot 4; thence westerly 130.00 feet along said parallel line to the easterly line of Lot 4 of said Forthmann Tract and point of beginning.

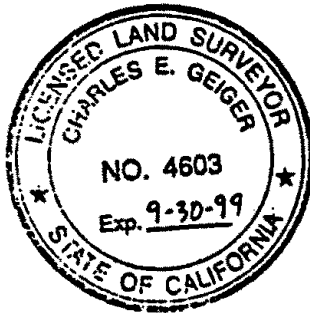
Containing 16± Acres.

**LEGAL DESCRIPTION FOR AREA 10**

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

Beginning at the southeasterly corner of Lot C of the Crystal Spring Tract, in said City, County and State, as per map filed in book 12, pages 70 and 71, inclusive, of maps, in the Office of the County Recorder of said County; thence westerly 736.67 feet along the southerly line of said Lot to the southwest corner thereof, said corner being also on the northwesterly corner of Lot 417 of said Tract; thence southerly 128.00 feet along the westerly line of said Lot 417 to the southwest corner thereof, said corner being also on the northerly line of 112th Street (formerly Eagle Street), 50.00 feet wide as shown on said Tract; thence westerly 10.00 feet along said northerly line to the southeasterly corner of Lot 416 of said Tract; thence northerly 128.00 feet along the easterly line of said Lot to the northeasterly corner thereof, said corner being also on the southerly line of a 20.00 foot wide alley as shown on said Tract; thence northerly 20.00 feet to the southeasterly corner of Lot 445 of said Tract, said corner being also on the northerly line of alley; thence northerly 128.00 feet along the easterly line of said Lot, to the northeasterly corner thereof, said point being also on the southerly line of 111th Street (formerly Lark Street), 50.00 feet wide as shown on said Tract; thence westerly 40.01 feet, more or less along the northerly line of Lot 445 and Lot 446 of said Tract to the southerly prolongation of the easterly line of Lot C of said Tract; thence northerly 50.00 feet along said southerly prolongation to the southwest corner of said Lot 531, said corner being also on the northerly line of said 111th Street; thence northerly 128.00 feet along the easterly line of said Lot to the northeasterly corner thereof, said corner being also an angle point in the northerly line of said 111th Street; thence easterly 371.17 feet, more or less along said northerly line and its easterly prolongation to the intersection with the northeasterly line of Santa Ana Boulevard South (formerly Santa Ana Boulevard), 40.00 feet wide as shown on said Tract; thence southeasterly 536.52 feet along said northeasterly line and its southeasterly prolongation to the westerly line of said alley; thence westerly 81.09 feet along said westerly line to the intersection with the easterly prolongation of the southerly line of Lot C of said Crystal Spring Tract; thence westerly 41.20 feet along said prolongation to the point of beginning.

Containing 5± Acres.



*Charles E. Geiger*  
 CHARLES E. GEIGER  
 P.L.S. 4603  
 Parsons and Associates

10-10-95  
 DATE

**EXHIBIT NO. 3**

**PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS**

The following public improvements are currently proposed under the Watts Corridors Recovery Redevelopment Project:

1. **Streetscape, signage and landscaping improvements:**
  - o Intersection of Broadway and Imperial Highway
  - o Intersection of Central Avenue and Imperial Highway
  - o Intersection of Central Avenue and 103rd Street
  - o Intersection of Wilmington Avenue and Imperial Highway
  
2. **Street improvements along the following streets and adjacent alleys:**
  - o Wilmington Avenue (between 103rd and Imperial Highway)
  - o 103rd Street (between Wilmington Avenue and Mona Boulevard)
  - o Graham Avenue (between 103rd Street and 108th Street)
  - o Santa Ana Boulevard (between Graham Avenue and Wilmington Avenue)
  - o 111th Street and Santa Ana Boulevard (between Croesus Avenue and Mona Boulevard)
  
3. **Various street and alley improvements (new curbs and gutters, sidewalks and parkways, driveways and curb cuts, street widening, public parking, etc.) associated with individual projects.**

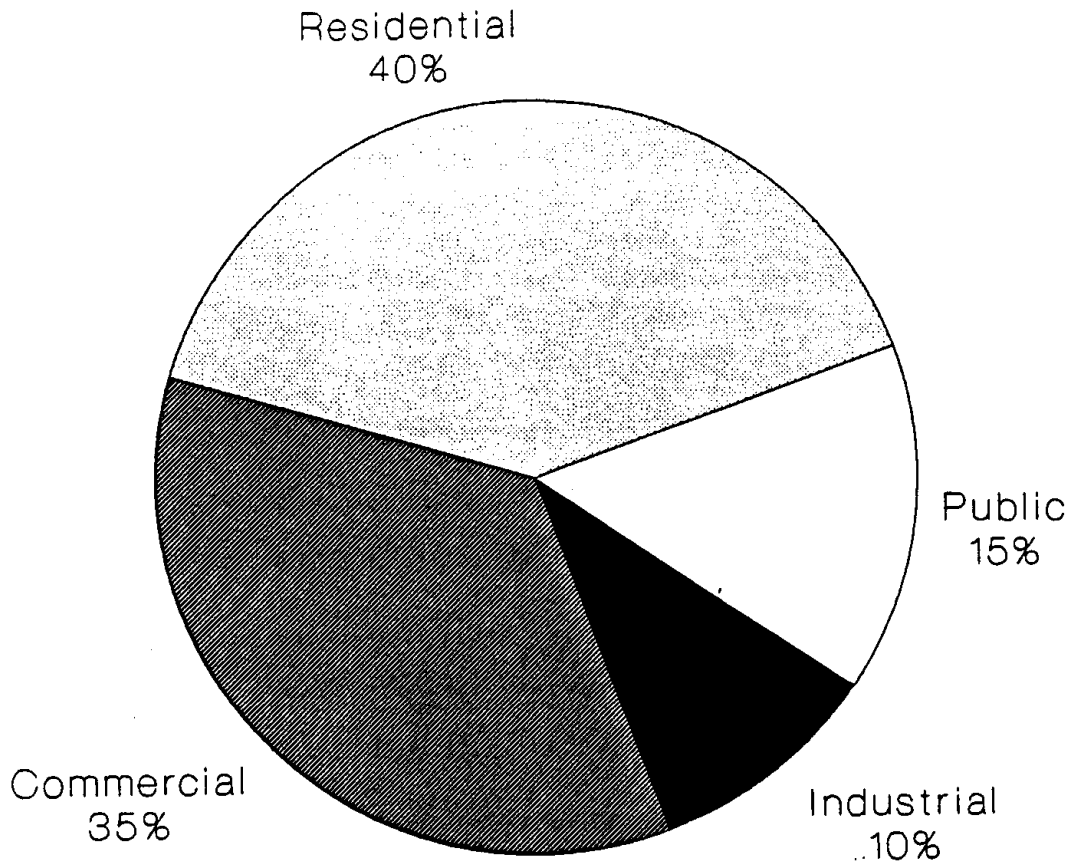
The following Facilities are currently proposed under the Watts Corridors Recovery Redevelopment Project and may be publicly owned:

1. **The Watts Cultural Crescent Arts Complex**
  
2. **Markham Middle School Cinema Center**

Listing of improvements and facilities, as set forth above, shall not be deemed limitations on the Agency to carry out and implement this Plan.



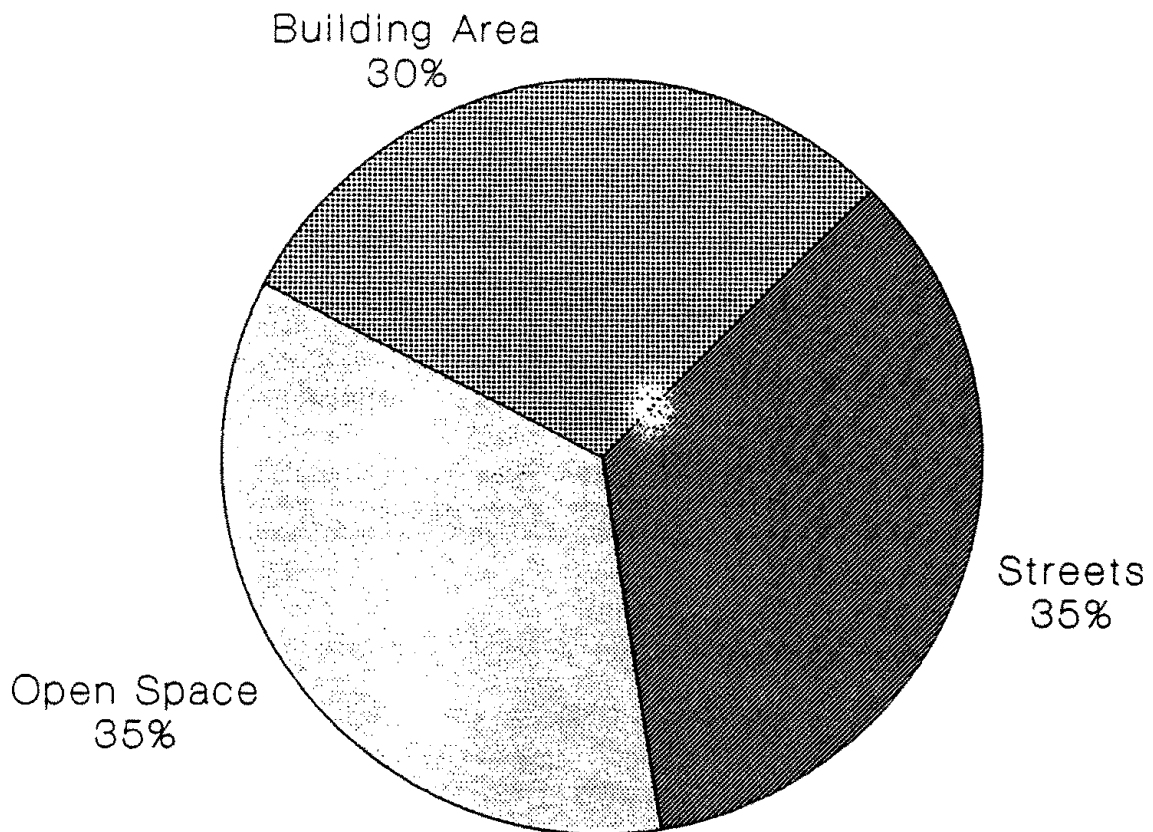
**EXHIBIT NO. 4  
DIAGRAM ILLUSTRATING LIMITATIONS ON  
TYPE, SIZE AND HEIGHT OF BUILDINGS**



**Notes:**

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

**EXHIBIT NO. 5  
DIAGRAM ILLUSTRATING APPROXIMATE  
AMOUNT OF BUILDING SPACE**



**Notes:**

1. Percentages are approximates
2. "Open Space" means generally all outdoor areas not permitted to be covered by all buildings, including public right-of-ways, public grounds, and spaces around buildings
3. "Building Area" means land area devoted to buildings