

**REDEVELOPMENT PLAN
FOR THE
WESTERN/SLAUSON RECOVERY REDEVELOPMENT PROJECT**

**ADOPTED : MAY 14, 1996
ORDINANCE No. 171063**

PREPARED BY THE

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

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**REDEVELOPMENT PLAN
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§ 100. INTRODUCTION

§ 101. Contents of the Plan

This is the Redevelopment Plan (the "Plan") for the Western/Slauson Recovery Redevelopment Project (the "Project") in the City of Los Angeles (the "City"), County of Los Angeles. This Plan consists of text (§§ 100-1000), the Redevelopment Plan Map (attached as Exhibit No. 1) and the Legal Description of the Project Area Boundaries (attached as Exhibit No. 2) the Proposed Public Improvements and Facilities Projects (attached as Exhibit No. 3), the Diagram Illustrating Limitations on Type, Size and Height of Buildings (attached as Exhibit No. 4) and the Diagram Illustrating Approximate Amount of Open Space (Exhibit No. 5). This Plan was prepared by The Community Redevelopment Agency of the City of Los Angeles (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code Sections 33000, *et seq.*), the California Constitution, and all applicable local codes and ordinances. The area covered by this Plan is referred to as the Western/Slauson 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 South Central District of the General Plan for the City (the "Community Plan") approved by the City Council on October 26, 1979, as applied to the Project Area in accord with local codes and ordinances.

§ 103. Preliminary Plan

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City (the "Planning Commission") on April 14, 1995, under Case No. C.P.C. 95-0082 (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. Encourage the involvement and participation of residents, business persons, property owners, and community organizations in the redevelopment of the community.
2. Preserve and increase employment, and business and investment opportunities through redevelopment programs and, to the greatest extent feasible, promote these opportunities for minorities and women.
3. Support and encourage the development of social services with special consideration given to participating in projects involving community based organizations that serve the homeless, senior citizens and provide child care services and other social services, such as gang prevention and intervention, counseling and programs for teenagers.
4. Improve the quality of the environment, promote a positive image for the Project Area and provide a safe environment through mechanisms such as:
 - a. adopting land use standards;
 - b. promoting architectural and urban design standards including: standards for height; building setback; continuity of street facade; building materials; and compatibility of new construction with existing structures and concealment of mechanical appurtenances;
 - c. promoting landscape criteria and planting programs to ensure additional green space;
 - d. encouraging maintenance of the built environment;
 - e. promoting sign and billboard standards;
 - f. coordinating the provision of high quality public improvements;
 - g. promoting rehabilitation and restoration guidelines;
 - h. integrating public safety concerns into planning efforts including standards for fences and barriers, and investigating alternative security measures;

- i. promoting libraries, museums, arts and crafts, network, and community facilities that reflect the ethnicity of the community; and
 - j. promoting business activities that are desirable, but lacking, in the community, such as quality restaurants, and appropriate entertainment and recreation areas and facilities.
- 5. Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, sensitive in-fill housing, traffic and circulation programming, development of open spaces and other services necessary to enable residents to live and work in the Project Area.
- 6. Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria.
- 7. Support and encourage a circulation system which will improve the quality of life in the Project Area, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving seniors and the handicapped.
- 8. Promote and encourage the development of health, education, child and youth care, and senior citizen facilities and programs to enable the development of a community with a variety of lifestyles.
- 9. Promote the elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation, renewal and redevelopment of the Project Area to the extent permitted by law and specified in this Plan.
- 10. Promote the elimination of certain environmental deficiencies, including among others, substandard alleys, and inadequate public and recreational facilities.
- 11. Promote the removal of impediments to land disposition and development through assembly of land for reasonably sized and shaped parcels served by an improved street system and improved public facilities.
- 12. Promote the economic well being of the Project Area through the encouragement of the revitalization of viable commercial areas, and the retention and/or relocation of financial institutions, in or into the Project Area.

13. Encourage the development of an industrial environment which positively relates to adjacent land uses.
14. Promote the development of safeguards against noise and pollution to enhance the quality of the residential/commercial community.
15. Coordinate the revitalization effort in the Project Area with other public programs of the City of Los Angeles and the metropolitan area.
16. Encourage the cooperation and participation of residents, property owners, business persons, public agencies and community organizations in the revitalization of the area.
17. Promote the provision of well-planned community uses, facilities, pedestrian and vehicular circulation, and adequate parking.
18. Promote the establishment of "opportunity areas" to specifically encourage private investment, consistent with the Plan's objectives in commerce and industry.
19. Encourage a thriving commercial environment which will contribute to neighborhood improvement.

§ 200. GENERAL DEFINITIONS

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

1. "Agency" means The Community Redevelopment Agency of the City of Los Angeles, California.
2. "Base Year Assessment Roll" means the assessment roll as last equalized on August 20 of any given year which describes the aggregate level of property taxes paid within the Project Area, and which will become the base for the future flow of tax increment.
3. "City" means the City of Los Angeles, California.
4. "City Council" means the City Council of the City of Los Angeles, California.
5. "County" means the County of Los Angeles, California.
6. "Affected Taxing Entities" means any taxing entity (sometimes referred to as "taxing agency") that levied property taxes within the Project Area in the fiscal year prior to the adoption of the Plan.
7. "Plan" means the Redevelopment Plan for the Western/Slauson Recovery Redevelopment Project.

8. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
9. "Project" means the Western/Slauson Recovery Redevelopment Project.
10. "Project Area" means the area included within the boundaries of the Western/Slauson Recovery Redevelopment Project.
11. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health & Safety Code, § 33000, *et seq.*).
12. "State" means the State of California.

§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

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

§ 400. PROPOSED REDEVELOPMENT ACTIVITIES

§ 401. General Redevelopment Actions

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

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

10. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
11. Other actions as appropriate.

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

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

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

In accordance with this Plan and the rules for owner participation adopted by the Agency pursuant to this Plan and the Redevelopment Law, persons who are owners of residential, business and other types of real property in the Project Area shall be given the opportunity to participate in redevelopment by rehabilitation, retention of improvements, or new development, by retaining all or a portion of their properties, acquiring and developing adjacent or other properties in the Project Area, or selling their properties to the Agency and purchasing and developing other properties in the Project Area.

In accordance with this Plan and the rules for preferences for business occupants to re-enter the Project Area adopted by the Agency pursuant to this Plan and the Redevelopment Law, the Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan.

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

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

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

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

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

1. The elimination and/or modification of some land uses;

2. The construction, realignment, widening or abandonment of streets and public rights-of-way;
3. The removal, relocation, or installation of public utilities and public facilities;
4. The ability of potential participants to finance the proposed acquisition, development or rehabilitation in accordance with this Plan;
5. The ability and experience of potential participants to undertake and complete the proposed rehabilitation or development;
6. Any reduction in the total number of individual parcels in the Project Area;
7. Any change in the size of individual parcels in the Project Area to accommodate development contemplated by this Plan;
8. The construction or expansion of public improvements and facilities; and the necessity to assemble areas for such;
9. Any change in the orientation and character of the Project Area;
10. The necessity to assemble areas for public and/or private development;
11. The requirements of this Plan and applicable rules, regulations, and ordinances of the City of Los Angeles;
12. Any design guidelines adopted by the Agency pursuant to this Plan;
13. The feasibility of the potential participant's proposal;
14. Appropriateness of the type of business or activity within the proposed premises or at the proposed location;
15. The extent to which suitable relocation or re-entry accommodations exist or are rehabilitated or developed within the Project Area; and
16. The preservation and/or rehabilitation of existing buildings which have historical and/or architectural qualities that will enhance the Project.

§ 402.3. Owner Participation Agreements

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

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

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

§ 403. Acquisition of Property

§ 403.1. Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area, by gift, devise, exchange, purchase, eminent domain or any other means authorized by law; provided, however, that the Agency shall have no authority to acquire, by eminent domain, property on which any persons reside.

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

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

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

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

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

§ 403.2. Acquisition of Personal Property

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

§ 404. Property Owned and Managed by the Agency

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

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

§ 405. Relocation of Occupants Displaced by Agency Acquisition

§ 405.1. Eligibility and Assistance

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

As established by state statute there is a Relocation Appeals Board (the "Board") relating to the relocation activities of the Agency. The Board shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine if the Agency has complied with state statutes pertaining to relocation, where applicable, federal regulations and the requirements and intent of this Plan as it relates to relocation. The Board shall, after public hearing, transmit its findings and recommendations to the Agency.

§ 405.2. Relocation Payments

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

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

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

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

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

§ 406. Rehabilitation and Moving of Structures

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

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

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

§ 407.1. Demolition and Clearance

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

§ 407.2. Public Improvements, Public Facilities and Public Utilities

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

§ 407.3. Preparation of Building Sites

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

§ 408. Disposition and Development of Property

§ 408.1. Real Property Disposition and Development

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

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

All real property acquired, in whole or in part, directly or indirectly, by the Agency in the Project Area with tax increment monies, shall be sold or leased for development for consideration which shall not be less than fair market value for the highest and best use in accordance with this Plan; or for consideration not less than the

fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale or lease. Real property acquired by the Agency may be conveyed by the Agency without charge to the City; and where beneficial to the Project, without charge to any other public body. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

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

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

§ 408.2. Disposition and Development Documents

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

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

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

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

All property in the Project is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, disability, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased,

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

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

To the extent and in the manner now or hereafter permitted by law, the Agency is authorized to pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the Project Area, if the City Council determines that the buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, and that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community, and that the payment of funds involved will assist in the elimination of one or more blighting conditions inside the Project Area. The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Redevelopment Law and under Section 602 of this Plan, or out of any other available funds. The acquisition of property and installation or construction of each facility referred to in the "Proposed Public Improvements and Facilities Projects," attached hereto as Exhibit No. 3 and incorporated herein by reference, is provided for in this Plan.

§ 408.4. Development Plans

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

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

§ 408.5. Disposal of Personal Property

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

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

§ 409.1. General Authority

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

§ 409.2. Increased and Improved Supply of Affordable Housing

Subject to any limitations and exceptions authorized by law and exercised by the Agency, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 of the Redevelopment Law for the Project shall be used by the Agency for the purposes of increasing, improving and preserving the community's supply of low- and moderate-income housing available at affordable housing cost, as defined by Health & Safety Code Section 50052.5, to persons and families of low- or moderate-income, as defined in Health & Safety Code Section 50093, and very low-income households, as defined in Health & Safety Code Section 50105. These funds shall be deposited by the Agency into a Low- and Moderate-Income Housing Fund established pursuant to Section 33334.3 of the Redevelopment Law, and held in such Fund until used. The Agency shall use the moneys in the fund as required and authorized by the Redevelopment Law.

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

§ 409.3. Replacement Housing

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

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

To the extent and in the manner provided by the Redevelopment Law: (1) at least thirty percent (30%) of all new and rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low- or moderate-income; and of such thirty percent (30%), not less than fifty percent (50%)

thereof shall be available at affordable housing cost to, and occupied by, very low-income households; and (2) at least fifteen percent (15%) of all new and rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low- or moderate-income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be available at affordable housing cost to very low-income households. The requirements set forth in this Section shall apply independently of the requirements of Section 409.3 and in the aggregate to housing made available pursuant to clauses (1) and (2), respectively, of the first sentence hereof, and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 409.3 and 409.4 remain available at affordable housing cost to persons and families of low-income, moderate-income and very low-income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the period of the land use controls established in Section 900 of this Plan, except to the extent a longer period of time may be required by other provisions of law.

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

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

§ 410. Cooperation with Public Bodies

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

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek

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

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

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

§ 500. LAND USES PERMITTED IN THE PROJECT AREA

§ 501. General Controls and Limitations

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

§ 502. Redevelopment Plan Map

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

§ 503. Permitted Land Uses

§ 503.1. Commercial

Areas shown on the Map as Commercial shall be maintained, developed, or used for Neighborhood Commercial, Highway Oriented and Limited Commercial uses

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

The Agency may permit appropriately designed and properly located Industrial facilities in Commercial areas consistent with the applicable 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 in accordance with the applicable Community Plan, as it now reads or as it may be amended from time to time in the future.

Appropriately designed and properly located Commercial facilities providing neighborhood services may also be permitted in Residential areas consistent with the applicable Community Plan, as it now reads or as it may be amended from time to time in the future.

§ 503.3. Industrial

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

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

§ 503.4. Residential Uses within Commercial, Commercial Manufacturing, and Limited Industrial Areas

The Agency may permit appropriately designed and properly located Residential development within Commercial, Commercial Manufacturing, and Limited Industrial areas consistent with the applicable 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 recreation areas use will be replaced within a reasonable time period.
4. The change in use shall be subject to all required City approvals and shall conform to the Community Plan as it may be amended from time-to-time.

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

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

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

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

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

§ 505. Interim Uses

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

§ 506. Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to this Plan, provided that such use is generally compatible with the developments and uses in the Project. The owner of such property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and 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 diagramed 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 One Thousand Five Hundred (1,500).

§ 510. Number of Dwelling Units

The approximate number of dwelling units in the Project Area shall be One Thousand Five Hundred (1,500).

§ 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 diagramed in Exhibit No. 5 of this Plan attached hereto and incorporated herein by this reference. In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

§ 512. Signs and Billboards

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

§ 513. Utilities

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

§ 514. Parking and Loading Facilities

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

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

§ 515. Setbacks

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

§ 516. Incompatible Uses

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

§ 517. Resubdivision of Parcels

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

§ 518. Minor Variations

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

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

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

§ 519. Nondiscrimination and Nonsegregation

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

§ 520. Design Guidelines

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

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

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

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

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

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

§ 522. Buildings of Architectural and Historic Significance

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

§ 600. METHODS FOR FINANCING THE PROJECT

§ 601. General Description of the Proposed Financing Methods

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

lease of Agency-owned property, the sale of Agency-owned property and/or any other available source.

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

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

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

§ 602. Tax Increment

§ 602.1. Allocation of Tax Increments

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

- (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of that property by the taxing agency, last equalized prior to the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Project on the effective date of the ordinance but to which that territory has been annexed or otherwise included after that effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date); and
- (2) Except as provided in paragraph (3) below, that portion of the levied taxes each year in excess of that amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay

the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid to the respective taxing agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid to the respective taxing agencies as taxes on all other property are paid.

- (3) That portion of the taxes in excess of the amount identified in paragraph (1) above which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid to that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

§ 602.2. Distribution to Affected Taxing Entities

To the extent required by applicable law, the Agency shall make payments to affected taxing entities calculated pursuant to this Section 602.2. All amounts calculated pursuant to this Section shall be calculated after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted from the total amount of tax increment funds received by the Agency in the applicable fiscal year. The payments made pursuant to this Section to the affected taxing entities shall be allocated among such entities, including the City if it elects to receive such payments, in proportion to the percentage share of property taxes each affected taxing entity receives during the fiscal year the funds are allocated. Agency payments to the affected taxing entities shall be reduced in accordance with the provisions of Section 33607.5 of the Redevelopment Law or any other applicable provisions of law.

- (1) Commencing with the first fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, including the City if it elects to receive a payment, an amount equal to twenty-five percent (25%) of the tax increments received by the Agency after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted.
- (2) Commencing with the 11th fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid under (1), and after deducting the amount allocated to the Low and

Moderate Income Housing Fund, an amount equal to 21 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the first adjusted base year assessed value. The first adjusted base year assessed value is the assessed value of the Project Area in the 10th fiscal year in which the Agency receives tax increment.

- (3) Commencing with the 31st fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid pursuant to (1) and (2), and after deducting the amount allocated to the Low and Moderate Income Housing Fund an amount equal to 14 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the second adjusted base year assessed value. The second adjusted base year assessed value is the assessed value of the Project Area in the 30th fiscal year in which the Agency receives tax increments.

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

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

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

§ 602.3. Agency Pledge of Tax Increments

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

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

§ 603. Bonds, Advances and Indebtedness

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

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

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

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

§ 604. Time Limit on Establishment of Indebtedness

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

§ 605. Limitation on Amount of Bonded Indebtedness

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in paragraph (2) of Section 602.1 above, which can be outstanding at any one time shall not exceed Twelve Million Dollars (\$12,000,000) in principal amount, except by amendment of this Plan. Such limitation is exclusive of: (1) any payments made from such principal amount by the Agency to any taxing agency pursuant to Sections 33401 and 33676 of the Community Redevelopment Law to alleviate financial burden; and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 409.2 of this Plan to be deposited by the Agency in a low and moderate income housing fund as a result of such payments to taxing agencies.

§ 606. Other Loans and Grants

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

§ 700. ACTIONS BY THE CITY

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

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

§ 800. ADMINISTRATION AND ENFORCEMENT OF THE PLAN

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

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

§ 900. DURATION OF PLAN'S CONTROLS

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

§ 1000. PROCEDURE FOR AMENDMENT

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

EXHIBIT NO. 1

REDEVELOPMENT PLAN MAP

(ATTACHED AT THE END OF THIS DOCUMENT)

EXHIBIT 2

LEGAL DESCRIPTION OF WESTERN / SLAUSON RECOVERY REDEVELOPMENT PROJECT

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

Beginning at the point of intersection of the northerly prolongation of the easterly line of Lot 6, Block 1, of Western Avenue Square, in said city, as per map filed in Book 11, Page 40, of Maps, in the Office of the County Recorder of said county, and the southerly line of Lot 6, Block 74, of Vermont Avenue Square, in said city, as per map filed in Book 18, Pages 70 and 71, of said maps, said point also being on the northerly line of Vernon Avenue, 70 Feet Wide, as shown on said tract, said point also being distant westerly 156.25 Feet, more or less, from the intersection of the northerly line of said Vernon Avenue and the westerly line of Western Avenue, 80 Feet Wide, as shown on said tract; thence easterly 11.25 Feet along the southerly line of Lot 6, Block 74, of said Vermont Avenue Square, to the southeasterly corner thereof, said corner also being the point of intersection of the northerly line of said Vernon Avenue and the westerly line of an alley, 15 Feet wide, as shown on said tract; thence easterly 15.00 Feet to the southwesterly corner of Lot 5, Block 74, of said tract, said corner also being the point of intersection of the easterly line of said alley and the northerly line of said Vernon Avenue, as shown on said tract; thence easterly 130.00 Feet to the southeasterly corner of said lot, said corner also being the point of intersection of the northerly line of said Vernon Avenue and the westerly line of said Western Avenue, as shown on said tract; thence easterly 80.00 Feet to the southwesterly corner of Lot 6, Block 4, of Tract No. 836, in said city, as per map filed in Book 16, Page 105, of said maps, said corner also being the point of intersection of the easterly line of said Western Avenue and the northerly line of said Vernon Avenue, as shown on said tract; thence easterly 145.00 Feet along the southerly line of Lots 6, 5, 4 and 3, Block 4, of said tract to the northerly prolongation of the westerly line of Lot 26, Block 34, of said Vermont Avenue Square; thence southerly 70.00 Feet along said prolongation to the northwesterly corner of Lot 26, Block 34, of said Vermont Avenue Square, said corner also being the point of intersection of the southerly line of said Vernon Avenue, and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 127.59 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 12 Feet Wide, as shown on said tract; thence southerly 12.00 Feet to the northwesterly corner of Lot 7, Block 34, of said tract, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 127.58 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 45th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 26, Block 35, of said tract, said corner also being the point of intersection of the southerly line of said 45th Street and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 127.58 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 12 Feet Wide, as shown on said tract; thence southerly 12.00 Feet to the northwesterly corner of Lot 7, Block 35, of said tract, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 127.58 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 46th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 26, Block 42, of said tract, said corner also being the point of intersection of the southerly line of said 46th Street and the easterly line of an alley, 15 Feet wide, as shown on said tract; thence southerly 127.59 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 12 Feet Wide, as shown on said tract; thence southerly 12.00 Feet to the northwesterly corner of Lot 7, Block 42, of said tract, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 127.58 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 47th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 26, Block 43, of said tract, said corner also being the point of intersection of the southerly line of said 47th Street and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 127.58 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 48th Street, 80 Feet Wide, as shown on said tract; thence southerly 80.00 Feet to the northwesterly corner of Lot 21, of Derby Park Tract, in said city, as per map filed in Book 15, Page 48, of said maps, said corner also being the point of intersection of the southerly line of said 48th Street and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 127.72 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 12 Feet Wide, as shown on said tract; thence southerly 12.00 Feet to the northwesterly corner of Lot 28, of said tract, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 127.73 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 49th Street, 60 Feet Wide, as shown on said tract; thence easterly 95.00 Feet along the southerly line of Lots 28 and 29, of said tract, to the southeasterly corner of said Lot 29; thence southerly 60.00 Feet to the northwesterly corner of Lot 67, of said tract, said corner also being on the southerly line of said 49th Street; thence southerly 127.72 Feet to the southwesterly corner thereof, said corner also being on the northerly line of an alley, 12 Feet Wide, as shown on said tract; thence southerly 12.00 Feet along the southerly prolongation of the westerly line of said lot, to the northerly line of Lot 78, of said tract, said line also being on the southerly line of said alley; thence westerly 95.00 Feet along the northerly line of Lots 78, 77 and 76, of said tract, to the northwesterly corner of Lot 76, said corner also being the point of intersection of the southerly line of said alley, and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 127.73 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 50th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 125, of said tract, said corner also being the point of intersection of the southerly line of said 50th Street and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 133.94 Feet along the westerly line of said lot and its southerly prolongation to the intersection of the easterly line of said alley and the northerly line of an alley, 12 Feet Wide, as shown on Tract No. 971, in said city, as per map filed in Book 18, Page 160, of said maps; thence southerly 27.00 Feet to the southwesterly terminus of the northwesterly line of Lot 8, of said Tract No. 971, said terminus also being on the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 272.25 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley, and the northerly line of 51st Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 67, of said tract, said corner also being the point of intersection of the southerly line of said 51st Street, and the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence southerly 115.75 Feet to the northwesterly terminus of the southwesterly line thereof; thence southerly 25.00 feet along the southerly prolongation of the westerly line of said lot to the northerly line of Lot 4, of Tract No. 1571, in said city, as per map filed in Book 20, Page 48, of said maps, said line also being the southerly line of an alley, 10 Feet Wide, as shown on said tract; thence westerly 11.00 Feet along said northerly line to the northwesterly corner thereof; thence southerly 131.10 Feet to the southwesterly corner thereof, said corner also being on the northerly line of 51st Place, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 27, of said tract, said corner also being on the southerly line of said 51st Place; thence southerly 130.00 Feet to the southwesterly corner thereof, said corner also being on the northerly line of an alley, 11 Feet Wide, as shown on said tract; thence easterly 42.00 Feet to the southeasterly corner thereof; thence southerly 11.00 Feet to the northwesterly corner of Lot 35, of said tract, said corner also being on the southerly line of said alley; thence southerly 130.00 Feet to the southwesterly corner thereof, said corner also being on the northerly line of 52nd Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 56, of said tract, said corner also being on the southerly line of said 52nd Street; thence southerly 129.84 Feet to the southwesterly corner thereof, said corner also being on the northerly line of an alley, 12 Feet Wide, as shown on said tract; thence easterly 9.88 Feet along the southerly line of said lot, to the northerly prolongation of the westerly line of Lot 25, Block A, of Western Avenue Park, in said city, as per map filed in Book 11, Page 72, of said maps; thence southerly 12.00 Feet to the northwesterly corner of Lot 25, Block A, of said Western Avenue Park, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 20 Feet Wide, as shown on said tract; thence southerly 129.68 Feet to the southwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 53rd Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet along the southerly

prolongation of the westerly line of said lot to the northerly line of Lot 1, Tract No. 26581, in said city, as per map filed in Book 697, Pages 28 and 29, of said maps, said line also being the southerly line of said 53rd Street; thence westerly 181.82 along the northerly line of said lot and the northerly terminus of that certain future street, as shown on said tract, to the northeasterly corner of the westerly 4.00 Feet of said future street, said corner also being the point of intersection of the southerly line of said 53rd Street and the easterly line of said Western Avenue, 84 Feet Wide (formerly 80 Feet Wide), as shown on said tract; thence southerly 255.00 Feet along the easterly line of the westerly 4.00 Feet of said future street, to an angle point therein; thence southeasterly 21.39 Feet to a point on the southerly line of said future street, said point being distant easterly 9.00 Feet from the southwest corner thereof, said point also being on the northerly line of 54th Street, 60 Feet Wide, as shown on said tract; thence easterly 125.00 Feet along the southerly line of said future street to the northerly prolongation of the westerly line of Lot 26, Block C, of said Western Avenue Park; thence southerly 60.00 Feet along said prolongation to the northwesterly corner thereof, said corner also being the point of intersection of the southerly line of said 54th Street and the easterly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 128.00 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 14.43 Feet to the northwesterly corner of Lot 9, of Lawrence Burck's Cottage Home Tract, in said city, as per map filed in Book 12, Page 106, of said maps, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 14 Feet Wide as shown on said tract; thence southerly 124.00 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 55th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 16, of said tract, said corner also being the point of intersection of the southerly line of said 55th Street and the easterly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 124.00 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 14.00 Feet to the northwesterly corner of Lot 33, of said tract, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 124.00 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 56th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 40, of said tract, said corner also being the point of intersection of the southerly line of said 56th Street and the easterly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 124.78 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 14.00 Feet to the northwesterly corner of Lot 9, of Tract No. 4373, in said city, as per map filed in Book 47, Page 96, of said maps, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 14 Feet Wide, as shown on said tract, and the beginning of a curve concave northwesterly and having a radius of 92.98 Feet; thence southerly and southwest 44.54 Feet along the curved westerly line of said lot to the beginning of a reverse curve concave southeasterly and having a radius of 64.98 Feet; thence southwest and southerly 31.27 Feet along said curved westerly line; thence continuing along said westerly line, southerly 48.34 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 57th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 21, of said tract, said corner also being the point of intersection of the southerly line of said 57th Street and the easterly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 122.06 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 14.00 Feet to the northwesterly corner of Lot 28, of said tract, said corner also being the point of intersection of the southerly line of said alley and the easterly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 122.06 Feet to the southwest corner thereof, said corner also being the point of intersection of the easterly line of said alley and the northerly line of 58th Street, 60 Feet Wide, as shown on said tract; thence easterly 1007.31 Feet along the southerly line of Lots 28 through 36, of said tract, and the southerly line of Lots 97 through 112, of Burck - Gwynn Company's Normandie Avenue Tract, in said city, as per map filed in Book 12, Pages 82 to 83, of said maps, to the southwest corner of said Lot 112, said corner also being the point of intersection of the northerly line of said 58th Street and the westerly line of an alley, 14 Feet Wide, as shown on said tract; thence easterly 14.00 Feet to the southwest corner of Lot 115, of said tract, said corner also being the point of intersection of the easterly line of said alley and the northerly line of said 58th Street; thence easterly 133.17 Feet to the southeasterly corner thereof, said corner also being the point of intersection of the northerly line of said 58th Street and the westerly line of Denker Avenue, 80 Feet Wide, as shown on said tract; thence easterly 80.00 Feet to the southwest corner of Lot 116, of said tract, said corner also being the point of intersection of the easterly line of said Denker Avenue and the northerly line of said 58th Street; thence easterly 133.17 Feet to the southeasterly corner thereof, said corner also being the point of intersection of the northerly line of said 58th Street and the westerly line of an alley, 14 Feet Wide, as shown on said tract; thence easterly 14.00 Feet to the southwest corner of Lot 119, of said tract, said corner also being the point of intersection of the easterly line of said alley and the northerly line of said 58th Street; thence easterly 920.00 Feet along the southerly line of Lots 119 through 141, of said tract, to the southeasterly corner of said Lot 141, said corner also being the point of intersection of the northerly line of said 58th Street and the westerly line of an alley, 14 Feet Wide, as shown on said tract; thence northerly 122.00 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 14 Feet Wide, as shown on said tract; thence northerly 14.00 Feet to the southeasterly corner of Lot 52, of said tract, said corner also being the point of intersection of the northerly line of said alley and the westerly line of an alley, 14 Feet Wide, as shown on said tract; thence northerly 122.00 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 57th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 45, of said tract, said corner also being the point of intersection of the northerly line of said 57th Street and the westerly line of an alley, 14 Feet Wide, as shown on said tract; thence northerly 122.00 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 14 Feet Wide (formerly 7 Feet Wide), as shown on said tract; thence northerly 14.00 Feet to the northeasterly corner of the southerly 7.00 Feet of Lot 48, of Tract No. 772, in said city, as per map filed in Book 16, Pages 150 and 151, of said maps, said corner also being the point of intersection of the northerly line of said alley and the westerly line of an alley, 14 Feet Wide, as shown on said tract; thence northerly 124.78 Feet to the southeasterly corner of the northerly 30.00 Feet of said lot, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 56th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the northeasterly corner of the southerly 30.00 Feet of Lot 55, of said tract, said corner also being the point of intersection of the northerly line of said 56th Street and the westerly line of an alley, 14 Feet Wide, as shown on said tract; thence northerly 124.00 Feet to the southeasterly corner of the northerly 7.00 Feet of said lot, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 14 Feet Wide; thence northerly 14.00 Feet to the northeasterly corner of the southerly 7.00 Feet of Lot 108, of said tract, said corner also being the point of intersection of the northerly line of said alley and the westerly line of an alley, 14 Feet Wide, as shown on said tract; thence northerly 124.00 Feet to the southeasterly corner of the northerly 30.00 Feet of said lot, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 55th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the northeasterly corner of the southerly 30.00 Feet of Lot 115, of said tract, said corner also being the point of intersection of the northerly line of said 55th Street and the westerly line of an alley, 14 Feet Wide, as shown on said tract; thence northerly 124.00 Feet to the southeasterly corner of the northerly 7.00 Feet of said lot, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 14 Feet Wide; thence westerly 6.82 Feet along the southerly line of said northerly 7.00 Feet to the southerly prolongation of the easterly line of Lot 4, Block E, of Western Avenue Park, in said city, as per map filed in Book 11, Page 72, of said maps; thence northerly 14.00 Feet along said prolongation to the southeasterly corner of Lot 4, Block E, of said Western Avenue Park, said corner also being the point of intersection of the northerly line of said 14 Foot Wide alley (formerly 7 Feet Wide), as shown on said tract; thence northerly 128.00 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 54th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 4, Block D, of said tract, said corner also being the point of intersection of the northerly line of said 54th Street and the westerly line of an alley, 14 Feet Wide, as shown on said tract; thence northerly 128.99 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of an alley, 14 Feet Wide, as shown on said tract; thence northerly 14.00 Feet along the northerly prolongation of the westerly line of said lot, to the generally southerly line of Lot 32, of Tract No. 4194, in said city, as per map filed in Book 44, Page 96, of said maps, said line also being the northerly line of said alley; thence easterly 14.00 Feet to an angle point therein, said angle point also being the point of intersection of the northerly line of said alley and the easterly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 7.00 Feet to an angle point therein; thence easterly 21.96 Feet to the southeasterly corner of said Lot 32; thence northerly 133.98 Feet to the northeasterly corner thereof, said corner also being on the southerly line of 53rd Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 7, of said tract, said corner also being on the northerly line of said 53rd Street; thence northerly 136.70 Feet to the northeasterly corner thereof; thence westerly 8.14 Feet along the generally northerly line of said lot to an angle point therein, said angle point also being on the easterly line of an alley, 14 Feet Wide, as shown on said tract; thence southerly 6.00 Feet to an angle point therein, said angle point also being the point of intersection of the easterly line of said alley and the southerly line of an alley, 12 Feet Wide, as shown on said tract; thence westerly 14.00 Feet to the southerly prolongation of the westerly line of Lot 7, Block 8, of Tract No. 401, in said city, as per map filed in Book 15, Pages 106 and 107, of said maps; thence northerly 12.00 Feet to the southeasterly corner of Lot 7, Block 8, of said Tract No. 401, said corner also being the point

Tract No. 1356, in said city, as per map filed in Book 18, Pages 190 and 191, of said maps; thence westerly 20.20 Feet along the northerly line of Lot 54, of said Tract No. 1356, to the northwesterly corner of said lot; thence southerly 120.92 Feet to the southwest corner thereof, said corner also being on the northerly line of 68th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 59, of said tract, said corner also being on the southerly line of said 68th Street; thence southerly 234.00 Feet along the westerly line of Lots 59 and 167, of said tract, to the southwest corner of said Lot 167, said corner also being on the northerly line of 69th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 172, of said tract, said corner also being on the southerly line of said 69th Street; thence southerly 234.00 Feet along the westerly line of Lots 172 and 280, of said tract, to the southwest corner of said Lot 280, said corner also being on the northerly line of 70th Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 285, of said tract, said corner also being on the southerly line of said 70th Street; thence southerly 234.00 Feet along the westerly line of Lots 285 and 393, of said tract, to the southwest corner of said Lot 393, said corner also being on the northerly line of 71st Street, 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 398, of said tract, said corner also being on the southerly line of said 71st Street; thence southerly 117.00 Feet to the southwest corner thereof; thence easterly 520.00 Feet along the southerly line of Lots 398 through 410, of said tract, to the southeasterly corner of said Lot 410, said corner also being on the westerly line of Raymond Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwest corner of Lot 411, of said tract, said corner also being on the easterly line of said Raymond Avenue; thence easterly 607.00 Feet along the southerly line of Lots 411 through 425, of said tract, to the southeasterly corner of said Lot 425, said corner also being on the westerly line of Budlong Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwest corner of Lot 426, of said tract, said corner also being on the easterly line of said Budlong Avenue; thence easterly 602.00 Feet along the southerly line of Lots 426 through 440, of said tract, to the southeasterly corner of said Lot 440, said corner also being on the westerly line of Kansas Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwest corner of Lot 56, of Tract No. 1648, in said city, as per map filed in Book 20, Page 99, of said maps, said corner also being on the easterly line of said Kansas Avenue; thence easterly 360.70 Feet along the southerly line of Lots 56, 55, 54, 53, 52, 51 and 50, of said tract, to the southeasterly corner of said Lot 50, said corner also being on the westerly line of an alley, 12 Feet Wide, as shown on said tract; thence northerly 117.00 Feet to the northeasterly corner thereof, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 71st Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 49, of said tract, said corner also being the point of intersection of the northerly line of said 71st Street and the westerly line of an alley, 12 Feet Wide, as shown on said tract; thence northerly 234.00 Feet along the easterly line of Lots 49 and 36, of said tract, to the northeasterly corner of said Lot 36, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 70th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 35, of said tract, said corner also being the point of intersection of the northerly line of said 70th Street and the westerly line of an alley, 12 Feet Wide, as shown on said tract; thence northerly 234.00 Feet along the easterly line of Lots 35 and 22, of said tract, to the northeasterly corner of said Lot 22, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 69th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 21, of said tract, said corner also being the point of intersection of the northerly line of said 69th Street and the westerly line of an alley, 12 Feet Wide, as shown on said tract; thence northerly 234.00 Feet along the easterly line of Lots 21 and 8, of said tract, to the northeasterly corner of said Lot 8, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 68th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 7, of said tract, said corner also being the point of intersection of the northerly line of said 68th Street and the westerly line of an alley, 12 Feet Wide, as shown on said tract; thence northerly 115.54 Feet to the northeasterly corner thereof, said corner also being the northerly terminus of said alley, said corner also being on the southerly line of Lot 78, of Tract No. 3724, in said city, as per map filed in Book 48, Page 91, of said maps; thence easterly 6.00 Feet along the southerly line of said Lot 78, to the southwest corner of the easterly 30.00 Feet of said lot; thence northerly 75.36 Feet along the westerly line of the easterly 30.00 Feet of said lot to the northwesterly corner thereof, said corner also being on the southerly line of 67th Street, 50 Feet Wide, as shown on said tract; thence northerly 50.00 Feet to the southwest corner of Lot 30, of said tract, said corner also being on the northerly line of said 67th Street; thence easterly 30.00 Feet to the southeasterly corner thereof; thence northerly 82.00 Feet to the northeasterly corner thereof, said corner also being on the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence northerly 16.00 Feet to the southeasterly corner of Lot 25, of said tract, said corner also being on the northerly line of said alley; thence northerly 82.00 Feet to the northeasterly corner thereof, said corner also being on the southerly line of 66th Street, 50 Feet Wide, as shown on said tract; thence northerly 50.00 Feet to the southeasterly corner of Lot 51, of Tract No. 4388, in said city, as per map filed in Book 48, Page 40, of said maps, said corner also being on the northerly line of said 66th Street; thence northerly 200.00 Feet along the easterly line of Lots 51 and 31, of said tract, to the northeasterly corner of said Lot 31, said corner also being on the southerly line of 65th Place, 50 Feet Wide, as shown on said tract; thence northerly 50.00 Feet to the southeasterly corner of Lot 30, of said tract, said corner also being on the northerly line of said 65th Place; thence northerly 190.55 Feet along the easterly line of Lots 30 and 9, of said tract, to the northeasterly corner of said Lot 9, said corner also being on the southerly line of 65th Street, 60 Feet Wide, as shown on said tract; thence westerly 20.00 Feet along the northerly line of said lot to the southerly prolongation of the easterly line of Lot 59, of Tract No. 5694, in said city, as per map filed in Book 88, Page 45, of said maps; thence northerly 60.00 Feet along said prolongation to the southeasterly corner of said Lot 59, said corner also being the point of intersection of the northerly line of said 65th Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 272.19 Feet along the easterly line of Lots 59 and 48, of said tract, to the northeasterly corner of said Lot 48, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 64th Street (formerly 63rd Place), 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 6 of said tract, said corner also being on the point of intersection of the northerly line of said 64th Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 133.52 Feet to the northeasterly corner thereof, said corner also being the northerly terminus of said alley, said corner also being on the southerly line of Lot 164, of Three G Tract, in said city, as per map filed in Book 8, Page 135, of said maps; thence easterly 70.00 Feet along the southerly line of Lots 164 and 165, of said Three G Tract, to the southeasterly corner of said Lot 165, said corner also being the southerly terminus of an alley, 15 Feet Wide, as shown on said tract; thence northerly 123.35 Feet along the easterly line of said lot to a point on the southerly line of Gage Avenue (formerly 63rd Street), 85 Feet Wide, as shown on said tract; thence northerly 85.00 Feet to a point on the easterly line of Lot 140, of said tract, said point also being the beginning of the curved northerly line of said Gage Avenue, concave southerly and having a radius of 670.00 Feet; thence easterly and southeasterly 97.64 Feet along said curved northerly line to the southerly line of Lot 115, of said tract; thence easterly 93.59 Feet along the southerly line of said lot and its easterly prolongation to the centerline of Vermont Avenue, 90 Feet Wide (formerly 80 Feet Wide) as shown on said tract; thence southerly 3007.03 Feet along said centerline to the easterly prolongation of the northerly line of Lot 50, of Loretta Tract, in said city, as per map filed in Book 11, Page 48, of said maps; thence westerly 140.00 Feet along said prolongation to the northeasterly corner of said lot, said corner also being on the westerly line of said Vermont Avenue, 185 Feet Wide, as shown on said tract; thence westerly 1256.00 Feet along the northerly line of Lots 50 through 74, of said tract, to the northwesterly corner of said Lot 74, said corner also being on the easterly line of Budlong Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 14, of Tract No. 2427, in said city, as per map filed in Book 23, Page 13, of said maps, said corner also being on the westerly line of said Budlong Avenue; thence westerly 520.00 Feet along the northerly line of Lots 14 through 26, of said tract, to the northwesterly corner of said Lot 26, said corner also being on the easterly line of Raymond Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 56, of said tract, said corner also being on the westerly line of said Raymond Avenue; thence westerly 587.09 Feet along the northerly line of Lots 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43 and 42, of said tract, to the northeasterly corner of the westerly 5.00 Feet of said Lot 42, said corner also being on the easterly line of said Normandie Avenue, 85 Feet Wide (formerly 80 Feet Wide), as shown on said tract; thence southerly 18.75 Feet along the easterly line of the westerly 5.00 Feet of said Lot 42, to the easterly prolongation of the northerly line of Lot 22, Block 8, of Tract No. 6757, in said city, as per map filed in Book 76, Pages 35 through 38, of said maps; thence westerly 85.00 Feet along said prolongation to the northeasterly corner of Lot 22, Block 8, of said Tract No. 6757, said corner also being the point of intersection of the westerly line of said Normandie Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 260.00 Feet along the northerly line of Lots 22 and 11, Block 8, of said tract, to the northwesterly corner of said Lot 11, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Brighton Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 22, Block 7, of said tract, said corner also being the point of intersection of the westerly line of said Brighton Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 260.10 Feet along the northerly line of Lots 22 and 11, Block 7, of said tract, to the northwesterly corner of said Lot 11, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Halldale Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 22, Block 6, of said tract, said corner also being the point of intersection of the westerly line of said Halldale Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 265.00 Feet along the northerly line of Lots 22 and 11, Block 6, of said tract, to the northwesterly corner of said Lot 11, said corner also being the point of intersection of the southerly line of said alley and the easterly line of Dalton Avenue, 60 Feet Wide, as shown on said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 22, Block 5, of said tract, said corner also being the point of intersection of the westerly line of said Dalton Avenue and the southerly line of an alley, 20 Feet Wide, as shown on said tract; thence westerly 267.88 Feet along the northerly line of Lots 22

thence northerly 335.91 Feet along said centerline to the westerly prolongation of the southerly line of Lot 9, Block 1, of Tract No. 6371, in said city, as per map filed in Book 55, Pages 93 and 94, of said maps; thence easterly 22.09 Feet along said prolongation to the southwesterly corner of Lot 9, block 1, of said tract, said corner also being the point of intersection of the easterly line of said Van Ness Avenue and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 220.00 Feet along the southerly line of Lots 9 and 28, Block 1, of said tract, to the southeasterly corner of said Lot 28, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Haas Avenue, 55 Feet Wide, as shown on said tract; thence easterly 55.00 Feet to the southwesterly corner of Lot 10, Block 2, of said tract, said corner also being the point of intersection of the easterly line of said Haas Avenue and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 236.41 Feet along the southerly line of Lots 10 and 31, Block 2, of said tract, to the southeasterly corner of said Lot 31, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Cimarron Street, 55 Feet Wide, as shown on said tract; thence easterly 55.00 Feet to the southwesterly corner of Lot 66, of Tract No. 6279, in said city, as per map filed in Book 106, Pages 65 through 67, of said maps, said corner also being the point of intersection of the easterly line of said Cimarron Street and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 704.83 Feet along the southerly line of Lots 66 through 78, of said tract, to the southeasterly corner of said Lot 78, said corner also being the point of intersection of the northerly line of said alley and the westerly line of Gramercy Place, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 79, of said tract, said corner also being the point of intersection of the easterly line of said Gramercy Place and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 604.04 Feet along the southerly line of Lots 79 through 89, of said tract, to the southeasterly corner of said Lot 89, said corner also being the point of intersection of the northerly line of said alley and the westerly line of St. Andrews Place, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 90, of said tract, said corner also being the point of intersection of the easterly line of said St. Andrews Place and the northerly line of an alley, 20 Feet Wide, as shown on said tract; thence easterly 335.04 Feet along the southerly line of Lots 90 through 95, of said tract, to the southwesterly corner of said Lot 95, said corner also being on the easterly terminus of said alley; thence northerly 95.00 Feet to the northeasterly corner thereof, said corner also being on the southerly line of 71st Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet along the northerly prolongation of the easterly line of said lot to the southerly line of Lot 107, of said tract, said line also being the northerly line of said 71st Street; thence easterly 142.50 Feet along the southerly line of Lots 107, 106 and 105, of said tract, to the southeasterly corner of said Lot 105, said corner also being the point of intersection of the northerly line of said 71st Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 232.97 Feet along the easterly line of Lots 105 and 156, of said tract, to the northeasterly corner of said Lot 156, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 70th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 166, of said tract, said corner also being the point of intersection of the northerly line of said 70th Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 234.20 Feet along the easterly line of Lot 166 and 215, of said tract, to the northeasterly corner of said Lot 215, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 69th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 225, of said tract, said corner also being the point of intersection of the northerly line of said 69th Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 234.13 Feet along the easterly line of Lot 225 and 300, of said tract, to the northeasterly corner of said Lot 300, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 68th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 308, of said tract, said corner also being the point of intersection of the northerly line of said 68th Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 197.79 Feet along the easterly line of Lot 308 and 373, of said tract, to the northeasterly corner of said Lot 373, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 67th Street, 50 Feet Wide, as shown on said tract; thence northerly 50.00 Feet to the southeasterly corner of Lot 377, of said tract, said corner also being the point of intersection of the northerly line of said 67th Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 178.89 Feet along the easterly line of said Lot 377 and the easterly line of Lot 312, of Tract No. 6596, in said city, as per map filed in Book 106, Pages 99 and 100, of said maps, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 66th Street, 50 Feet Wide, as shown on said tract; thence northerly 50.00 Feet to the southeasterly corner of Lot 250, of said Tract No. 6596, said corner also being the point of intersection of the northerly line of said 66th Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 199.90 Feet along the easterly line of Lots 250 and 242, of said tract, to the northeasterly corner of said Lot 242, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 65th Place, 50 Feet Wide, as shown on said tract; thence northerly 50.00 Feet to the southeasterly corner of Lot 172, of said tract, said corner also being the point of intersection of the northerly line of said 65th Place and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 238.19 Feet along the easterly line of Lots 172 and 162, of said tract, to the northeasterly corner of said Lot 162, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 65th Street, 50 Feet Wide, as shown on said tract; thence northerly 50.00 Feet to the southeasterly corner of Lot 87, of said tract, said corner also being the point of intersection of the northerly line of said 65th Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 238.59 Feet along the easterly line of Lots 87 and 77, of said tract, to the northeasterly corner of said Lot 77, said corner also being the point of intersection of the westerly line of said alley and the southerly line of 64th Street (formerly 64th Place), 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 4, of said tract, said corner also being the point of intersection of the northerly line of said 64th Street and the westerly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 106.19 Feet to the northeasterly corner of said lot, said corner also being the point of intersection of the westerly line of said alley and the southerly line of Gage Avenue (formerly 64th Street), 75 Feet Wide (formerly 60 Feet Wide), as shown on said tract; thence westerly 467.34 Feet along the northerly line of Lots 4 through 13, of said tract, to the northwesterly corner of said Lot 13; thence westerly 80.00 Feet to the northeasterly corner of Lot 14, of said tract; thence westerly 584.04 Feet along the northerly line of Lots 14 through 25, of said tract, to the northwesterly corner of said Lot 25; thence westerly 80.00 Feet to the northeasterly corner of Lot 26, of said tract; thence westerly 443.89 Feet along the northerly line of Lots 26 through 35, of said tract, to the southerly prolongation of the easterly line of Lot 24, Block 7, of Tract No. 6581, in said city, as per map filed in Book 78, page 1, of said maps; thence northerly 60.00 Feet along said prolongation to the southeasterly corner of said Lot 24, said corner also being the point of intersection of the northerly line of said Gage Avenue and the westerly line of Wilton Place, 55 Feet Wide, as shown on said tract; thence northerly 491.61 Feet along the easterly line of Lots 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14 and 13, Block 7, of said tract, to the northeasterly corner of said Lot 13, said corner also being the point of intersection of the westerly line of said Wilton Place and the southerly line of 62nd Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 26, Block 3, of said tract, said corner also being the point of intersection of the northerly line of 62nd Street and the westerly line of said Wilton Place; thence northerly 589.00 Feet along the easterly line of Lots 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14 and 13, Block 3, of said tract, to the most northerly corner of said Lot 13, said corner also being the point of intersection of the westerly line of said Wilton Place and the southeasterly line of an alley, 20 Feet Wide, as shown on said tract; thence northerly 57.62 Feet along the northerly prolongation of the easterly line of said lot to the southeasterly line of Lot 22, Block 10, of Tract No. 5556, in said city, as per map filed in Book 63, Page 16, of said maps; thence northeasterly 56.71 Feet along the southeasterly line of Lots 22 and 23, Block 10, of said tract, to the most easterly corner of said Lot 23, said corner also being on the southwesterly line of an alley, 20 Feet Wide, as shown on said tract; thence northwesterly 54.42 Feet to the northeasterly corner of said lot, said corner also being the point of intersection of the southwesterly line of said alley and the southerly line of 60th Street, variable in width; thence westerly 32.04 Feet along the northerly line of said lot to the southerly prolongation of the easterly line of Lot 25, Block I, of Tract No. 4893, in said city, as per map filed in Book 53, pages 33 and 34, of said maps; thence northerly 160.09 Feet along said prolongation to the southeasterly corner of Lot 25, Block I, of said Tract No. 4893, said corner also being on the westerly line of said Wilton Place; thence northerly 500.00 Feet along the easterly line of Lots 25, 24, 23, 22, 21, 20, 19, 18, 17 and 16, Block I, of said tract, to the northeasterly corner of said Lot 16, said corner also being the point of intersection of the westerly line of said Wilton Place and the southerly line of 59th Street, 55 Feet Wide, as shown on said tract; thence northerly 55.00 Feet to the southeasterly corner of Lot 29, Block D, of said tract, said corner also being the point of intersection of the northerly line of said 59th Street and the westerly line of said Wilton Place; thence northerly 480.00 Feet along the easterly line of Lots 29, 28, 27, 26, 25, 24, 23, 22, 21 and 20, Block D, of said tract, to the northeasterly corner of said Lot 20; thence westerly 205.00 Feet along the northerly line of Lots 20 and 8, Block D, of said tract, to the northwesterly corner of said Lot 8, said corner also being on the easterly line of Cimarron Street, 55 Feet Wide, as shown on said tract; thence westerly 55.00 Feet to the northeasterly corner of Lot 21, Block C, of said tract, said corner also being the westerly line of said Cimarron Street; thence westerly 240.00 Feet along the northerly line of Lots 21 and 9, Block C, of said tract, to the northwesterly corner of said Lot 9, said corner also being on the easterly line of Haas Avenue, 55 Feet Wide, as shown on said tract; thence westerly 55.00 Feet to the northwesterly corner of Lot 21, Block B, of said tract, said corner also being the westerly line of said Haas Avenue; thence westerly 110.12 Feet to the northwesterly corner thereof, said corner also being the easterly line of an alley, 15 Feet Wide, as shown on said tract; thence westerly 15.00 Feet to the northeasterly corner of Lot 9, Block B, of said tract, said corner also being the westerly line of said alley; thence westerly 116.88 Feet to the northwesterly corner thereof, said corner also being the easterly line of Van Ness Avenue, 60 Feet Wide, as shown on said tract; thence westerly 30.00 Feet along the westerly prolongation of the northerly line of Lot 9, Block B, of said tract, to the centerline of Van Ness Avenue; thence northerly 26.22 Feet along said centerline to the beginning of a curve concave easterly and having a radius of 600.00 Feet; thence

said corner also being the point of intersection of the easterly line of said alley and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence northerly 16.00 Feet to the southwesterly corner of Lot 28, of said tract, said corner also being the point of intersection of the northerly line of said alley and the easterly line of an alley, 16 Feet Wide, as shown on said tract; thence northerly 112.00 Feet to the northwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the southerly line of 59th Street, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southwesterly corner of Lot 11, of said tract, said corner also being the point of intersection of the northerly line of said 59th Street and the easterly line of an alley, 16 Feet Wide, as shown on said tract; thence northerly 112.00 Feet to the northwesterly corner thereof, said corner also being the point of intersection of the easterly line of said alley and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence easterly 454.00 Feet along the northerly line of Lots 11 through 17, of said tract, to the northeasterly corner of said Lot 17, said corner also being the point of intersection of the southerly line of said alley and the westerly line of Harvard Boulevard, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the northwesterly corner of Lot 18, of said tract, said corner also being the point of intersection of the easterly line of said Harvard Boulevard and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence easterly 599.38 Feet along the northerly line of Lots 18 through 27, of said tract, to the northeasterly corner of said Lot 27, said corner also being the point of intersection of the southerly line of said alley and the westerly line of Denker Avenue, 70 Feet Wide, as shown on said tract; thence easterly 70.00 Feet to the northwesterly corner of Lot 71, of said tract, said corner also being the point of intersection of the easterly line of said Denker Avenue and the southerly line of an alley, 16 Feet Wide, as shown on said tract; thence northerly 16.00 Feet to the southwesterly corner of Lot 81, of said tract, said corner also being the point of intersection of the northerly line of said alley and the easterly line of said Denker Avenue; thence northerly 112.00 Feet to the northwesterly corner thereof, said corner also being the point of intersection of the easterly line of said Denker Avenue and the southerly line of 58th Place, 60 Feet Wide, as shown on said tract; thence northerly 60.00 Feet to the southwesterly corner of Lot 91, of said tract, said corner also being the point of intersection of the northerly line of said 58th Place and the easterly line of said Denker Avenue; thence northerly 107.00 Feet to the northwesterly corner thereof and point of beginning.

Containing 376.5095 Acres



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

DATE 3/06/96

as revised on March 5, 1996.



EXHIBIT NO. 3

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

The following public improvements are currently proposed under the Western/Slauson Recovery Redevelopment Project:

1. Street, Signage and Landscaping improvements along the public right-of-way.
2. Street improvements along the following streets:

Western Avenue between Vermont Avenue and 80th Street;
Slauson Avenue between Van Ness Avenue and Normandie Avenue;
Gage Avenue between Wilton Place and Western Avenue;
Florence Avenue between Van Ness Avenue and Vermont Avenue;
Normandie Avenue between Vernon Avenue and Florence Avenue;
Vermont Avenue between Gage Avenue and Forence Avenue;
62nd Place between Wilton Place and Western Avenue
60th Street between Wilton Place and Western Avenue;
Wilton Place between Gage Avenue and Slauson Avenue;
St. Andrews Place between Gage Avenue and 59th Place;
Gramercy Place between Gage Avenue and 60th Street;
Manhattan Place between Gage Avenue and 60th Street;
Denker Avenue between 58th Street and 59th Street;
58th Street between Western Avenue and Normandie Avenue.
3. Various street improvements (new curbs and gutter, sidewalks and parkways, driveways and curb cuts, street widening, etc.) associated with individual projects.

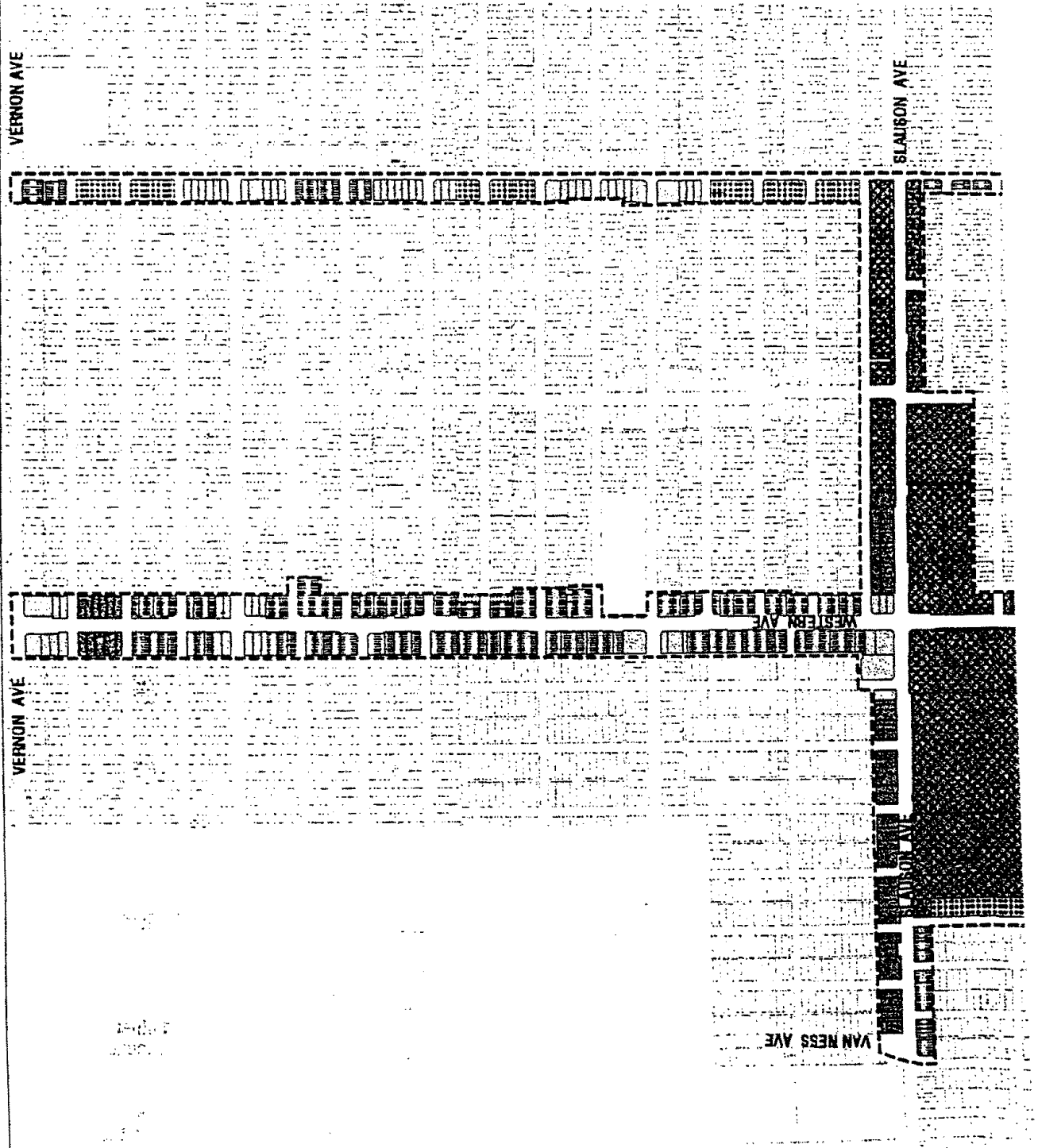
Proposed
Redevelopment
Project

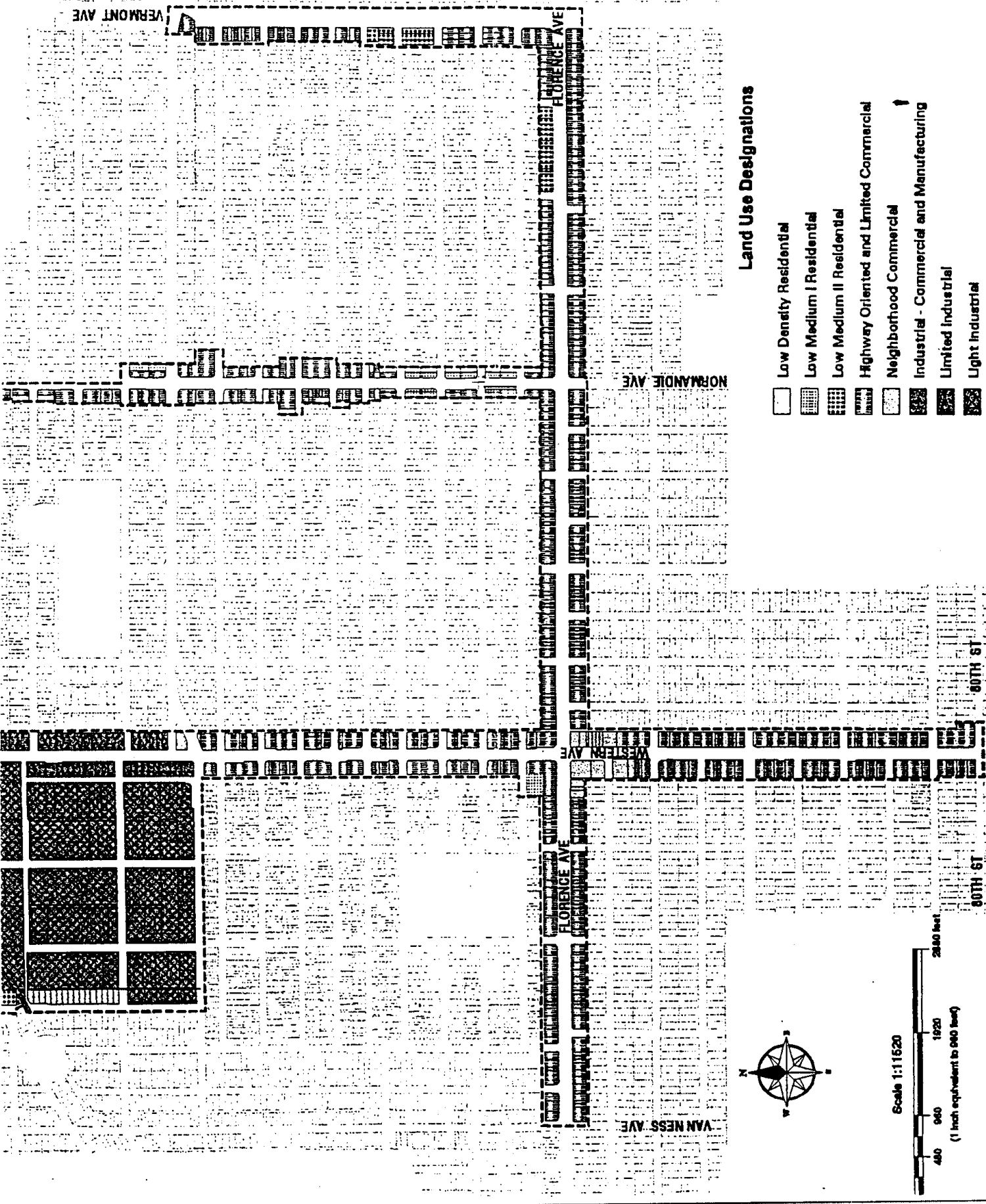
Redevelopment Plan Map

Exhibit I









February 1996

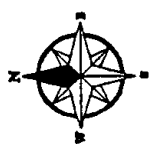
Community
Redevelopment
Agency
City
of
Los Angeles





Land Use Designations

-  Low Density Residential
-  Low Medium I Residential
-  Low Medium II Residential
-  Highway Oriented and Limited Commercial
-  Neighborhood Commercial
-  Industrial - Commercial and Manufacturing
-  Limited Industrial
-  Light Industrial



Scale 1:11620



80TH ST

80TH ST

VAN NESS AVE

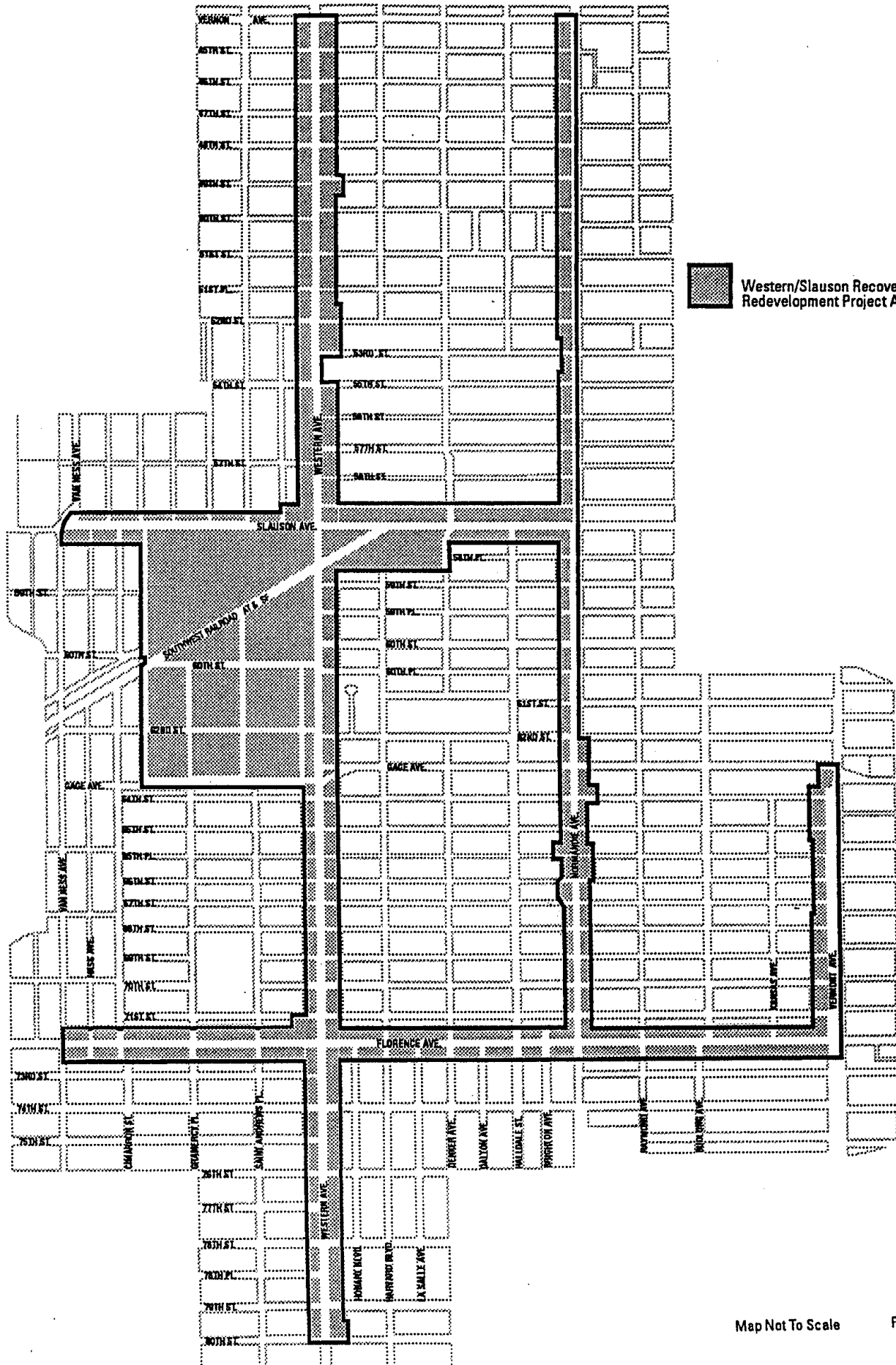
FLORENCE AVE

WESTERN AVE

NORMANDIE AVE

FLORENCE AVE

VERMONT AVE



Map Not To Scale

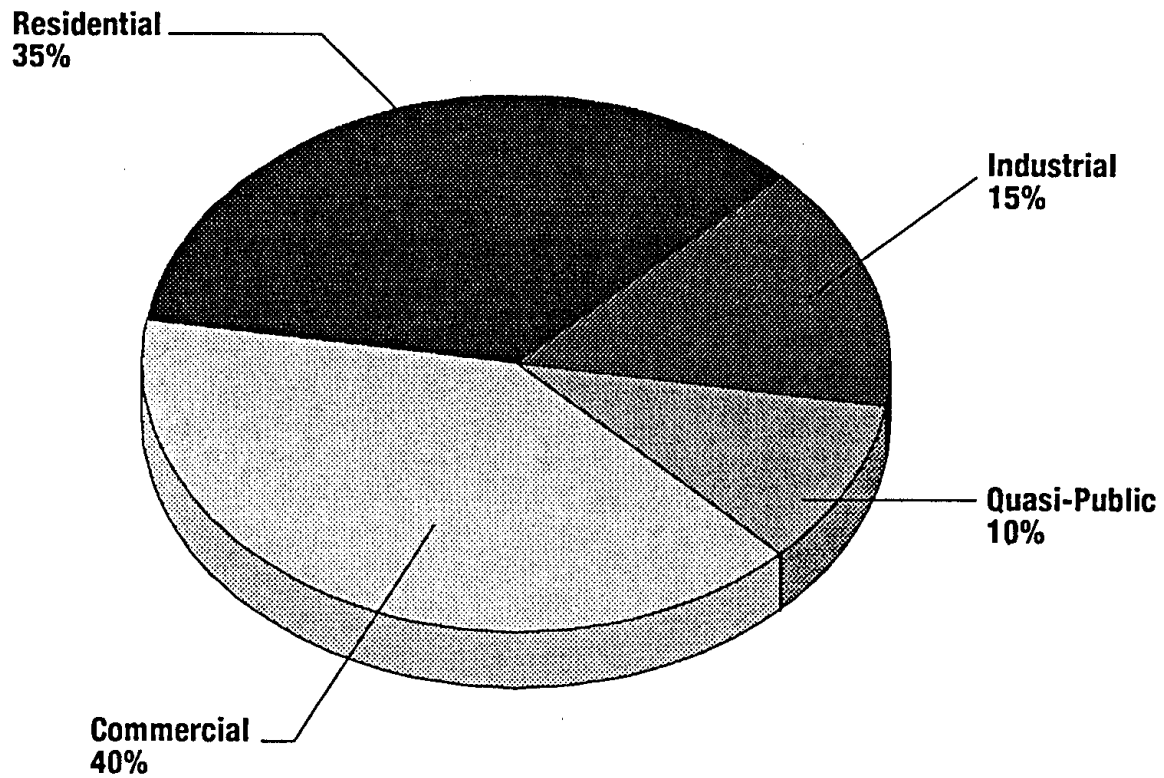


North
February 1997

EXHIBIT NO. 4

DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE AND HEIGHT OF BUILDINGS

**Part 1 of 2
Building Type**



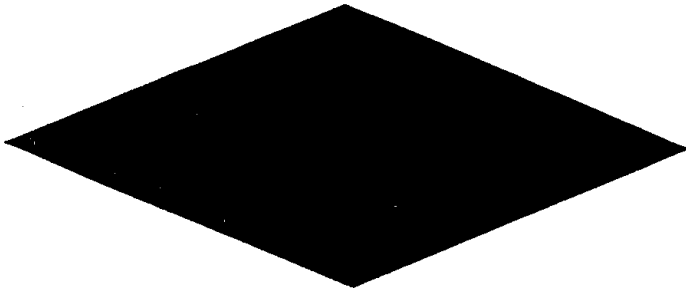
NOTES:

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

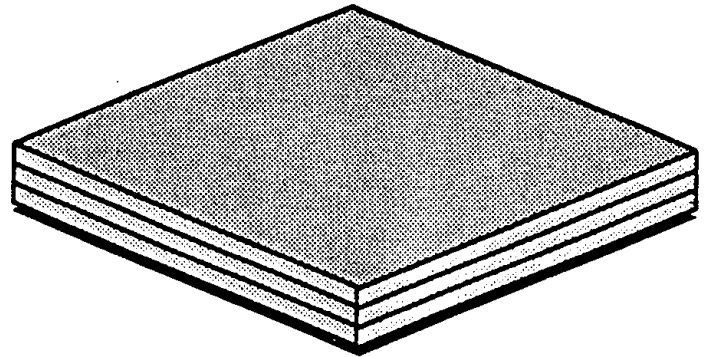
EXHIBIT NO. 4

DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE AND HEIGHT OF BUILDINGS

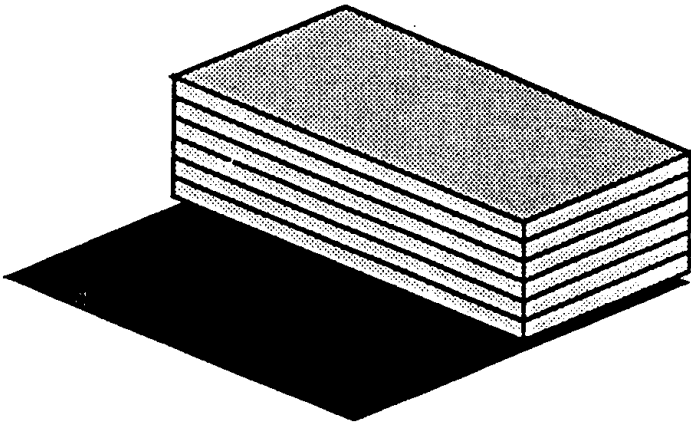
Part 2 Of 2
Building Size and Height



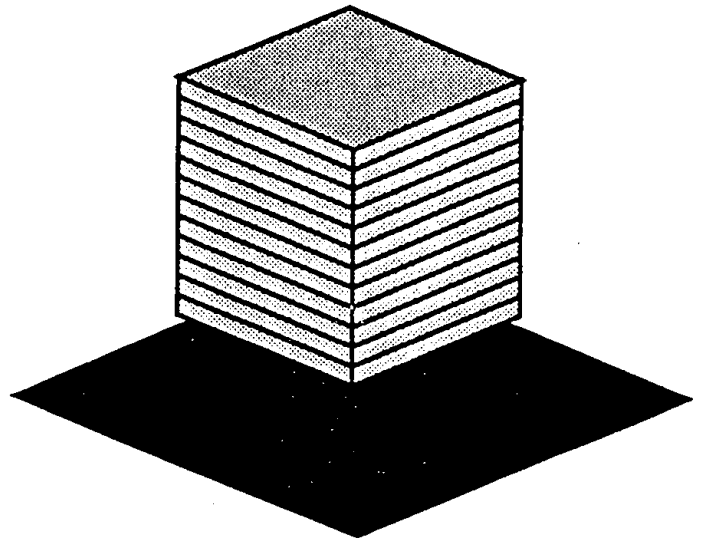
Buildable Area



3 Stories



6 Stories



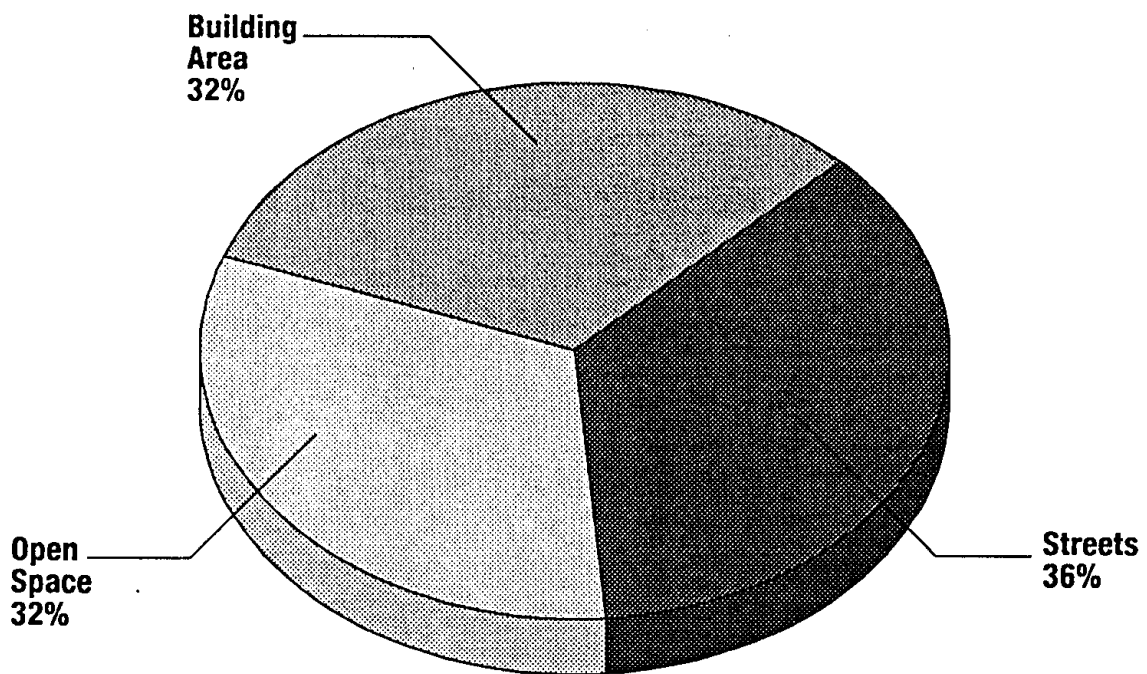
12 Stories

NOTES:

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

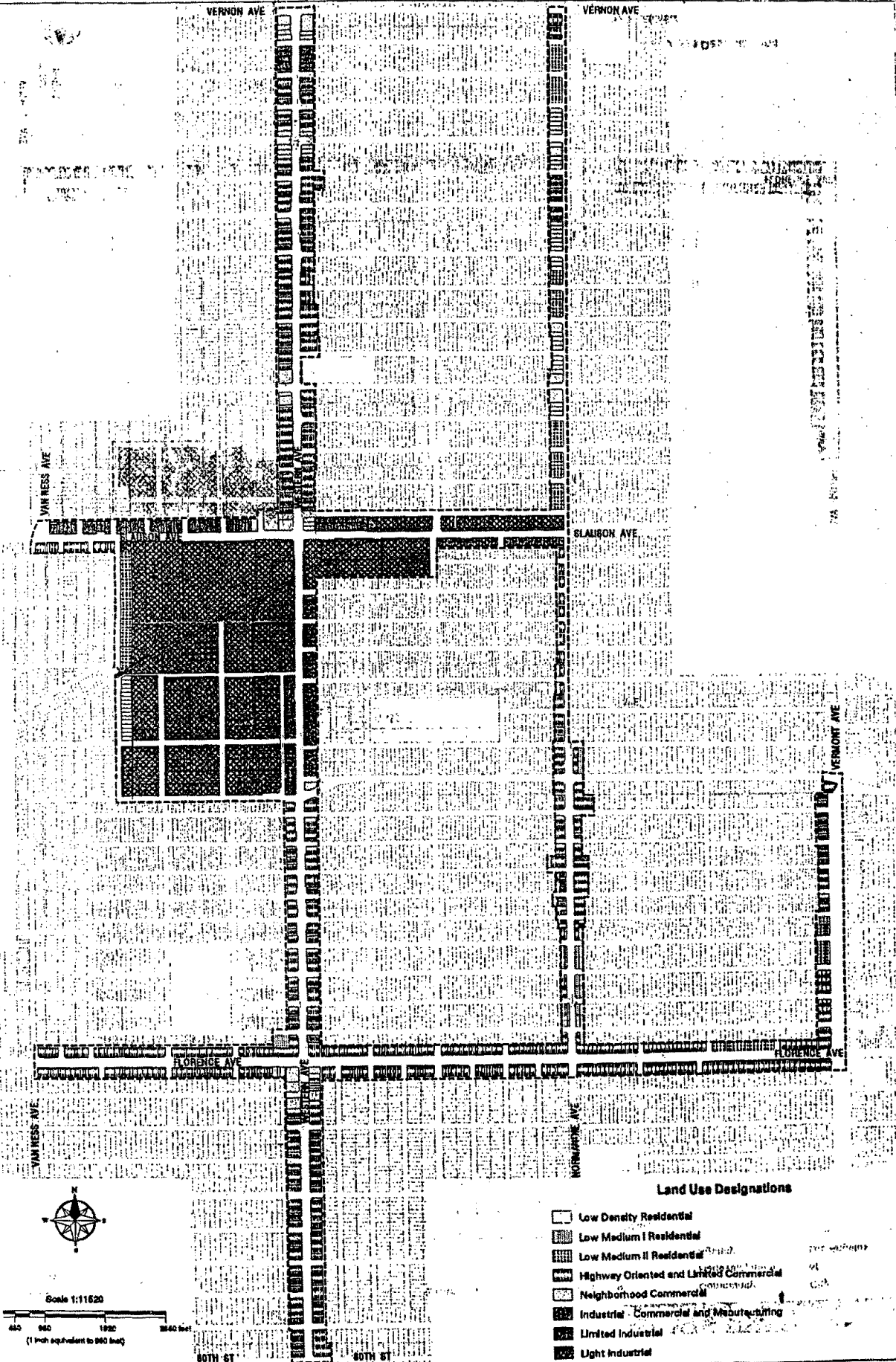
EXHIBIT NO. 5

DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE











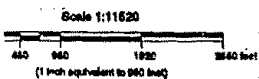
Notes:

1. Percentages are approximate.
2. "Open Space" is as defined in the Section 511 of the Redevelopment Plan.
3. "Building Area" means land area devoted to buildings.



Land Use Designations

-  Low Density Residential
-  Low Medium I Residential
-  Low Medium II Residential
-  Highway Oriented and Limited Commercial
-  Neighborhood Commercial
-  Industrial, Commercial and Medium-Density
-  Limited Industrial
-  Light Industrial



90TH ST 90TH ST