

**REDEVELOPMENT PLAN
FOR THE
WILSHIRE CENTER/KOREATOWN
RECOVERY REDEVELOPMENT PROJECT**

**ADOPTED: DECEMBER 13, 1995
ORDINANCE NO. 170806**

**The Community Redevelopment Agency of the
City of Los Angeles**

TABLE OF CONTENTS

	<u>Page</u>
§ 100. INTRODUCTION	1
§ 101. Contents of the Plan	1
§ 102. Conformance With General Plan and Community Plan	1
§ 103. Preliminary Plan	1
§ 104. Agency Powers, Duties and Obligations for Implementation of Plan	2
§ 105. Project Goals	2
§ 200. GENERAL DEFINITIONS	4
§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION	5
§ 400. PROPOSED REDEVELOPMENT ACTIVITIES	5
§ 401. General Redevelopment Actions	5
§ 402. Participation by Property Owners and Preferences for Business Occupants	6
§ 402.1. Opportunities for Property Owner Participation and Preferences for Business Occupants	6
§ 402.2. Rules for Owner Participation and Preferences for Businesses to Reenter	6
§ 402.3. Owner Participation Agreements	8
§ 403. Acquisition of Property	8
§ 403.1. Acquisition of Real Property	8
§ 403.2. Acquisition of Personal Property	9
§ 404. Property Owned and Managed by the Agency	9
§ 405. Relocation of Occupants Displaced by Agency Acquisition	10
§ 405.1. Eligibility and Assistance	10
§ 405.2. Relocation Payments	10

	§ 405.3.	Displacement of Persons or Families of Low- and Moderate-Income	10
	§ 405.4.	Priorities for Low- and Moderate-Income Displacees	11
§ 406.		Rehabilitation and Moving of Structures	11
§ 407.		Demolition, Clearance, Public Improvements, Building and Site Preparation	12
	§ 407.1.	Demolition and Clearance	12
	§ 407.2.	Public Improvements, Public Facilities and Public Utilities	12
	§ 407.3.	Preparation of Building Sites	12
§ 408.		Disposition and Development of Property	12
	§ 408.1.	Real Property Disposition and Development	12
	§ 408.2.	Disposition and Development Documents	13
	§ 408.3.	Development by Agency or Other Public Bodies or Entities	14
	§ 408.4.	Development Plans	14
	§ 408.5.	Disposal of Personal Property	15
§ 409.		Provision for Low- and Moderate-Income Housing	15
	§ 409.1.	General Authority	15
	§ 409.2.	Increased and Improved Supply of Affordable Housing	15
	§ 409.3.	Replacement Housing	16
	§ 409.4.	New or Rehabilitated Dwelling Units Developed Within the Project Area	16
§ 410.		Cooperation With Public Bodies	17
§ 411.		Social Needs	18
§ 500.		LAND USES PERMITTED IN THE PROJECT AREA	19
	§ 501.	General Controls and Limitations	19
	§ 502.	Redevelopment Plan Map	19
	§ 503.	Permitted Land Uses	19
	§ 504.	Open Space and Other Public and Quasi-Public Uses	20

§ 504.1.	Public Uses	20
§ 504.2.	Public Street Layout, Rights-of-Way and Easements	20
§ 504.3.	Other Open Space, Public and Quasi-Public Uses	21
§ 505.	Interim Uses	21
§ 506.	Nonconforming Uses	21
§ 507.	New Construction and Rehabilitation of Properties	21
§ 508.	Limitation on Type, Size and Height of Buildings .	22
§ 509.	Limitation on Number of Buildings	22
§ 510.	Number of Dwelling Units	22
§ 511.	Open Space, Landscaping, Light, Air and Privacy .	22
§ 512.	Signs and Billboards	22
§ 513.	Utilities	23
§ 514.	Parking and Loading Facilities	23
§ 515.	Setbacks	23
§ 516.	Incompatible Uses	23
§ 517.	Resubdivision of Parcels	23
§ 518.	Minor Variations	24
§ 519.	Nondiscrimination and Nonsegregation	24
§ 520.	Design Guidelines	24
§ 521.	Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements	25
§ 522.	Buildings of Architectural and Historic Significance	25
§ 600.	METHODS FOR FINANCING THE PROJECT	26
§ 601.	General Description of the Proposed Financing Methods	26
§ 602.	Tax Increment	26
	§ 602.1. Allocation of Tax Increments	26
	§ 602.2. Distribution to Affected Taxing Entities .	27
	§ 602.3. Agency Pledge of Tax Increments	29
§ 603.	Bonds, Advances and Indebtedness	29
§ 604.	Time Limit on Establishment of Indebtedness	30
§ 605.	Limitation on Amount of Bonded Indebtedness . .	30
§ 606.	Other Loans and Grants	30
§ 700.	ACTIONS BY THE CITY	30

§ 800.	ADMINISTRATION AND ENFORCEMENT OF THE PLAN	31
§ 900.	DURATION OF PLAN'S CONTROLS	32
§ 1000.	PROCEDURE FOR AMENDMENT	32
§ 1100.	GENERAL PLAN CHANGES	32
EXHIBIT 1	- REDEVELOPMENT PLAN MAP	
EXHIBIT 2	- LEGAL DESCRIPTION OF PROJECT AREA BOUNDARIES	
EXHIBIT 3	- PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS	
EXHIBIT 4	- DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE AND HEIGHT OF BUILDINGS	
EXHIBIT 5	- DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE	

REDEVELOPMENT PLAN
FOR THE
WILSHIRE CENTER/KOREATOWN
RECOVERY REDEVELOPMENT PROJECT

§ 100. INTRODUCTION

§ 101. Contents of the Plan

This is the Redevelopment Plan (the "Plan") for the Wilshire Center/Koreatown Recovery Redevelopment Project ("the Project") in the City of Los Angeles (the "City"), County of Los Angeles. This Plan consists of text (§§ 100-1100), the "Redevelopment Plan Map" (attached as Exhibit 1) and the "Legal Description of the Project Area Boundaries" (attached as Exhibit 2), the "Proposed Public Improvements and Facilities Projects" (attached as Exhibit 3), a "Diagram Illustrating Limitations on Type, Size and Height of Buildings" (attached as Exhibit 4) and a "Diagram Illustrating Approximate Amount of Open Space" (attached as Exhibit 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 area covered by this Plan is referred to as the Wilshire Center/Koreatown 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 Wilshire District Plan of the General Plan for the City adopted by the City Council on May 17, 1976 as subsequently amended, and 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 February 17, 1994.

§ 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 Agency will cooperate and consult with, and obtain the advice of, the Community Advisory Committee with respect to all specific redevelopment proposals, activities and priorities. 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.

In addition, the Agency shall prepare an Implementation Plan pursuant to Health and Safety Code Section 33352, as amended. This Plan shall specify goals and objectives of the Agency, projects proposed by the Agency at the time of Plan adoption, including an action program and expenditures proposed for the first five years of plan implementation and a description of how these projects will ease the documented blight conditions in the Project Area.

§ 105. Project Goals

The goals of this Project with respect to the Project Area are as follows, consistent with all City Council recovery actions:

1. Eliminate and prevent the spread of blight and deterioration in accordance with the Redevelopment Plan, the City of Los Angeles Wilshire District Plan and the Agency's Annual Work Program.
2. Encourage the involvement and participation of property owners, residents, business persons, religious and community organizations to meet the diverse needs.
3. Promote the economic, social, educational and cultural and physical well-being through the revitalization of the residential, commercial and industrial areas.
4. Promote the livability of the Project Area as a cohesive and sustainable neighborhood.

5. Encourage the development of housing in a wide range of types, prices, rent levels and ownership options.
6. Enhance the safety and security of residents, businesses, employees and visitors.
7. Encourage the employment of Project Area residents.
8. Promote educational and job training opportunities for Project Area residents by working with the Los Angeles Unified School District, public and private employers and institutions.
9. Provide for an efficient circulation system coordinated with land uses and densities and adequate to accommodate traffic. Also, encourage improvement of public transit services in coordination with other public improvements.
10. Promote programs that recognize and support the diverse cultures.
11. Provide additional open space and recreational activities and facilities.
12. Enhance and beautify the major thoroughfares, particularly the north/south streets that link the freeways.
13. Promote and encourage artists, crafts people and entertainers to live and work within the Project Area.
14. Develop a cultural and entertainment district to establish a regional identity for a significant commercial, retail, and residential center.
15. Preserve historical buildings and monuments, where feasible.
16. Establish sign standards and controls to avoid clutter and communicate a sense of hospitality.
17. Coordinate the revitalization efforts and take advantage of other programs in the City of Los Angeles and other local, state and federal agencies.
18. Promote and encourage the development of bicycle-friendly streets and a full range of amenities, where feasible.

§ 200. GENERAL DEFINITIONS

The following definitions are used in the 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 immediately preceding the adoption of the Plan 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. "CAC" - Community Advisory Committee means that group of individuals appointed by the Council member in whose district the Project Area is situated to work with and advise the Agency on implementation of this Plan.
4. "City" means the City of Los Angeles, California.
5. "City Council" means the City Council of Los Angeles, California.
6. "County" means the County of Los Angeles, California.
7. "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.
8. "Plan" means the Redevelopment Plan for the Wilshire Center/Koreatown Recovery Redevelopment Project.
9. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
10. "Project" means the Wilshire Center/Koreatown Recovery Redevelopment Project.
11. "Project Area" means the area included within the boundaries of the Wilshire Center/Koreatown Recovery Redevelopment Project.
12. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, § 33000, et seq).

13. "State" means the State of California.

§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

The boundaries of the Project Area are generally shown on the "Redevelopment Plan Map," attached as Exhibit 1, and described in the "Legal Description of the Project Area Boundaries," attached hereto as Exhibit 2.

§ 400. PROPOSED REDEVELOPMENT ACTIVITIES

§ 401. General Redevelopment Actions

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

1. Providing for participation in the redevelopment process by owners and tenants located in the Project Area, subject to the limitations and requirements provided by law and established rules governing owner and tenant participation adopted by the Agency;
2. Acquisition of property subject to the provisions of Section 403 of this Plan;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of acquired property;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, or reconstruction of streets, utilities and other public facilities and improvements;
7. Rehabilitation, development or construction of commercial, residential, or other uses in accordance with the Plan;
8. Disposition of property for uses in accordance with this Plan;
9. Provision for low- and moderate-income housing;
10. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
11. Other actions as appropriate consistent with this Plan.

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 subject to the limitations set forth in Section 104 of this Plan.

§ 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 cooperation and consultation with the CAC.

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

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

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

§ 403. Acquisition of Property

§ 403.1. Acquisition of Real Property

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

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area. The Agency shall make every reasonable effort to acquire 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. Furthermore, the Agency shall not acquire any property by eminent domain upon which any persons legally reside.

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 real property less than a fee.

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

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

§ 403.2. Acquisition of Personal Property

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

§ 404. Property Owned and Managed by the Agency

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

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

§ 405. Relocation of Occupants Displaced by Agency Acquisition

§ 405.1. Eligibility and Assistance

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

As established by state statute there is a Relocation Appeals Board relating to the relocation activities of the Agency. The Board shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine if the Agency has complied with state statutes pertaining to relocation, where applicable, federal regulation 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 persons or families 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. The Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating buildings and structures within the Project Area.

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

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

§ 407.1. Demolition and Clearance

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

§ 407.2. Public Improvements, Public Facilities and Public Utilities

To the extent and in the manner permitted by law, the Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and facilities and public utilities (within or outside the Project Area) necessary to carry out the Plan. Such public improvements and facilities include, but are not limited to, over- or underpasses, bridges, streets, curbs, gutters, sidewalks, streetlights, water distribution systems, sewers, storm drains, traffic signals, electrical distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, landscaped areas, street furnishings and transportation facilities, as set forth in attached Exhibit 3, Proposed Public Improvements and Facilities Projects.

§ 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, 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 ensure that developments are carried out pursuant to this Plan.

All persons acquiring or leasing property 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 running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary or appropriate to carry out the Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, 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 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 timely and expeditious 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 Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with disposition and development documents and time schedules.

§ 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 acquired by the Agency.

§ 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 low 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 or 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:

- a. 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.
- b. 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.
- c. 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.

§ 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, consistent with the goals of this Plan.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns property in the Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. Public bodies will also be given a reasonable preference to 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.

§ 411. Social Needs

The realization of the goals established in this Plan are dependent upon providing for the social as well as the physical and economic needs of the residential and business communities of Wilshire Center and Koreatown. A balanced approach to the redevelopment of the Project Area requires a programmatic approach that includes the allocation of resources to achieve the goals of the Plan.

The social needs of the community include but are not limited to the need for day care facilities, housing for very low- and low-income persons including the elderly and the homeless, English as a second language and literacy programs, educational and job training facilities, counseling and youth-at-risk programs and facilities.

Therefore, during the implementation of this Plan the Agency shall expend or cause to be expended an amount equal to ten percent (10%) of the tax increment available to the Agency pursuant to Section 601 of this Plan to address the social needs of the community.

Projects funded pursuant to this Section must address the goals of the Plan and not substitute for existing public or private resources allocated to the Project. The organization requesting the funds must show evidence of soliciting funds in good faith from other public or private sources.

This Plan authorizes and enables the Agency to provide assistance to address social needs through various mechanisms such as:

1. Direct funding assistance.
2. Providing assistance to non-profit corporations providing social services to Wilshire Center and Koreatown.

3. Assisting in the rehabilitation or construction of new public and private facilities.
4. Negotiating with developers to provide assistance to community service organizations.

Every work program and budget for the Wilshire Center/Koreatown Recovery Redevelopment Project shall include a component which specifically identifies how the social needs of the community are to be addressed.

Such expenditures shall be made from any and all funds lawfully available for such purposes. "Tax increment available to the Agency pursuant to Section 601" shall mean, for purposes of this section, tax increments allocated to the Agency (which are not pledged to pay tax allocation bonds) after deduction for amounts paid to taxing entities by operation of law and/or pursuant to reimbursement agreements between the Agency and such taxing entities, plus net usable tax allocation bond proceeds received by the Agency less amounts paid to such taxing entities by operation of law and/or pursuant to reimbursement agreements. The requirements of this Section are intended to be and shall be in addition to the low- and moderate-income housing expenditure requirements of Section 409 of this Plan.

§ 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, Exhibit 1 attached hereto and incorporated herein, illustrates the location of the Project boundaries, the immediately adjacent streets, the proposed public rights-of-way and public easements and the land uses to be permitted in the Project Area for all public, semi-public and private land.

§ 503. Permitted Land Uses

All land uses in the Project Area shall conform to the land use provisions of the Wilshire District Plan, as it may be amended from time to time.

§ 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, after consultation and cooperation with the CAC, 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 Plan; and
2. The change in use is compatible with the land use designations for the adjacent areas; and
3. In a situation where open space and/or recreation areas are the current use, the open space and/or recreational areas use will be replaced within a reasonable time period; and
4. The change in use shall be subject to all required City approvals and shall conform to the Wilshire District 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 1) and shall remain substantially in its existing configuration. Streets and alleys may be widened, narrowed, 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 Wilshire District 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 use or permit the 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 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 Area, where in the determination of the Agency, such improvements would be compatible with surrounding and Project uses and development.

The Agency may require the owner of such property to enter into a Participation Agreement and agree to the imposition of such reasonable restrictions as are necessary to meet the objectives of the Plan.

§ 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, in cooperation with the CAC, 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 in cooperation with the CAC.

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

Except as set forth in this Plan or as described in design guidelines adopted pursuant to Section 520 of this Plan, the type, size and height of buildings shall be limited by applicable Federal, State and local statutes, codes, ordinances and regulations and as generally diagrammed in Exhibit 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 6,000 or as permitted under the Wilshire District Plan, as amended.

§ 510. Number of Dwelling Units

The approximate number of dwelling units in the Project Area shall not exceed 40,000 or as permitted under the Wilshire District Plan, as amended.

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

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings as generally diagrammed in Exhibit 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. Parking spaces shall be paved and drained so that storm and surface water's draining from parcels will not cross public sidewalks. Parking spaces visible from streets shall be landscaped in accordance with the City's zoning ordinance to prevent unsightly or barren appearance. Lighting for parking spaces shall be shielded from adjacent properties and adjoining streets.

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

§ 515. Setbacks

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 Use

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

§ 517. Resubdivision of Parcels

After rehabilitation and/or development pursuant to the Plan, no parcel, including any parcel that conforms with this Plan, shall be resubdivided without Agency approval.

§ 518. Minor Variations

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

1. Either:
 - a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships which would make development inconsistent with the objectives and intent of the Plan; or
 - b. 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
2. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the Project Area or contrary to the objectives of the Plan or the Wilshire District 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 objectives of the 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, sexual orientation, marital status, 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, after consultation and cooperation with the CAC, 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 (each, a "permit" and collectively, "permits") shall be issued in the Project Area from the date of adoption of this Plan unless and until the application therefor has been reviewed by the Agency and determined to be in conformance with the Plan and any applicable design guidelines.

No permits shall be issued for the construction of any new building or any addition to or rehabilitation of an existing building in the Project Area until the application for such permit has been processed in the manner provided above. Any permit that is issued hereunder must be in conformance with the provisions and intent of this Plan. However, the Agency Administrator or designee will issue a letter to appropriate City departments obviating the need for Agency review and approval of certain permits for tenant or interior improvements for projects.

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

§ 522. Buildings of Architectural and Historic Significance

Prior to any development, redevelopment or rehabilitation of any parcel within the Project Area, the Agency Administrator or designee 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, 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 for other public entities to provide the facilities.

It is estimated that the total Project cost to the Agency will not exceed revenues derived from the Project or obtained by the Agency on behalf of the Project. Revenues will be received from the sale of land. The remaining balance will come from the following: tax increments, revenue from the lease of Agency-owned lands and buildings, participation agreements, repayments of loans and interest earned thereon, capital improvement funds from the City, sales and transient occupancy tax fund, 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 (hereafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan shall be divided as follows:

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

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

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

§ 602.2. Distribution to Affected Taxing Entities

To the extent required by applicable law, the Agency shall make payments to affected taxing entities calculated pursuant to this Section 602.2. All amounts calculated pursuant to this Section shall be calculated after the amount required to be deposited in the Low and Moderate Income Housing

Fund has been deducted from the total amount of tax increment funds received by the Agency in the applicable fiscal year. The payments made pursuant to this Section to the affected taxing entities shall be allocated among such entities in proportion to the percentage share of property taxes each affected taxing entity receives during the fiscal year 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 Agency receive tax increments, the Agency shall pay to the affected taxing entities, other than the City, an amount equal to twenty-five percent (25%) of the tax increments received by the Agency after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted.
- (2) Commencing with the 11th fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid under (1), and after deducting the amount allocated to the Low and Moderate Income Housing Fund, an amount equal to 21 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the first adjusted base year assessed value. The first adjusted base year assessed value is the assessed value of the Project Area in the 10th fiscal year in which the Agency receives tax increment.
- (3) Commencing with the 31st fiscal year in which the Agency receives tax increment 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, a proportional amount from the total amount payable to all taxing entities 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 Four Hundred Twenty-Seven Million Dollars (\$427,000,000) 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, narrowing, 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 in accordance with the Plan.
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 Area throughout the duration of this Plan.
5. Encourage the provision of a variety of housing types in income categories, design and ownership, using federal and state assistance as appropriate.
6. Encourage historic preservation, including the use of federal and state assistance.
7. Performance of the above, and of all other functions and services relating to public health, safety and physical development which will permit the redevelopment of the Project to be commenced and carried to completion without unnecessary delays.
8. The undertaking and completing of any other proceedings necessary to carry out the Project.

§ 800. ADMINISTRATION AND ENFORCEMENT OF THE PLAN

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

The provisions of this Plan, or other documents formulated pursuant to this Plan, may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project may be enforced by such owners.

§ 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 Redevelopment 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 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 Redevelopment Law or by any other procedure hereinafter established by law.

§ 1100. GENERAL PLAN CHANGES

The land uses designated on the attached Redevelopment Plan Map and authorized under the terms of this Plan are intended to be consistent with the City's General Plan as of the date of adoption of this Plan.

Notwithstanding any provision of this Plan to the contrary, if and when the City's General Plan is amended so as to change the land uses permitted within the Project Area, the land uses specified for the Project Area in the City's General Plan as so amended shall supersede the land use designations on the attached Redevelopment Plan Map and all of the other land use provisions of this Plan, to the extent that such Plan land use designations and provisions are inconsistent with the City's General Plan as so amended. Any action to amend the General Plan as it applies to the Project Area shall occur after consultation with the Agency, CAC, and the community.

Wilshire Center/Koreatown

CRA / LA

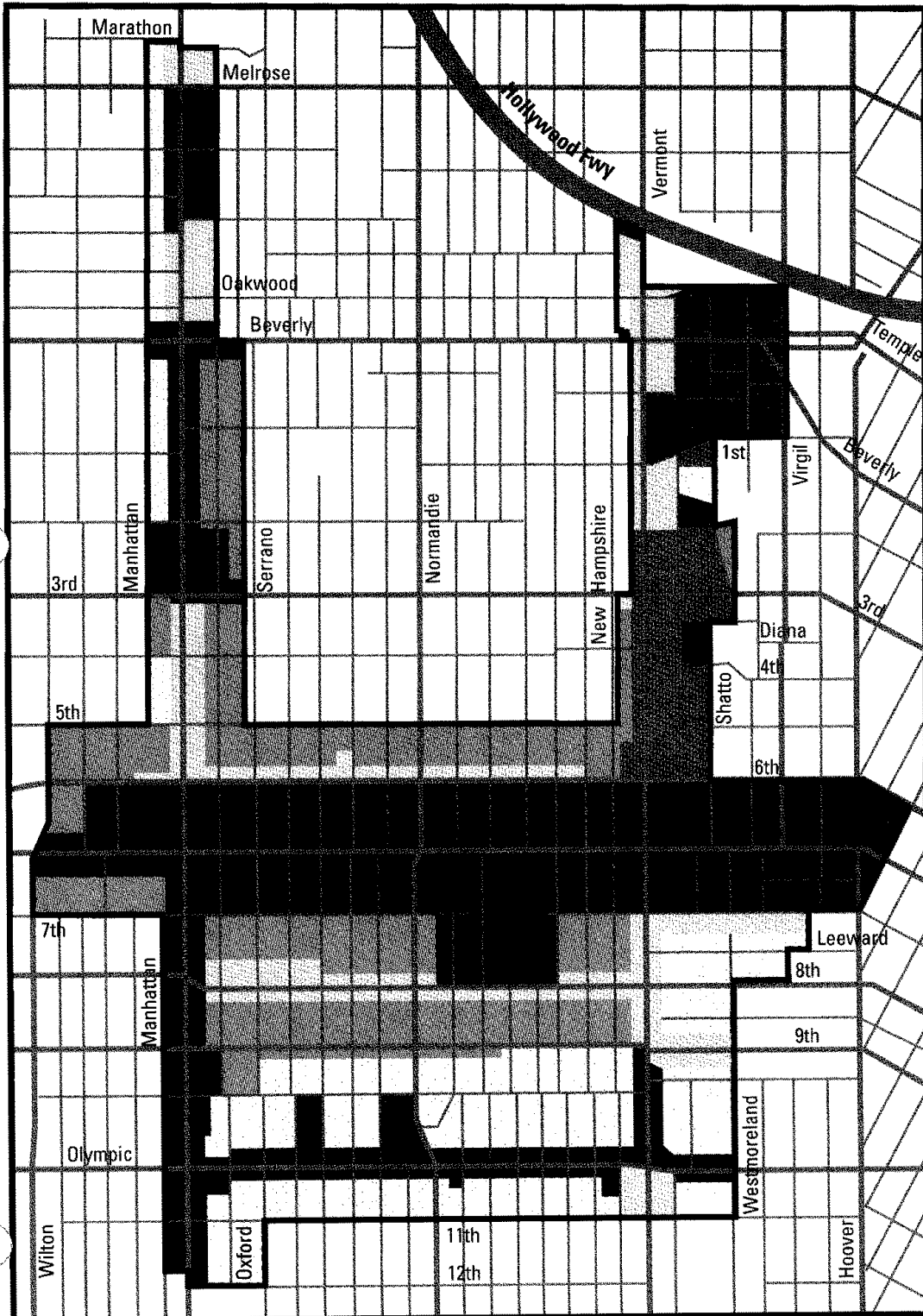
Proposed Recovery
Redevelopment Area

Redevelopment
Plan Map

Exhibit No. 1

Community
Redevelopment
Agency

City
of
Los Angeles



Residential

Medium

High Medium

Commercial

Neighborhood
and Office

Community

Regional Center

Industrial

Limited

Open Space

Open Space

Exhibit No.2
WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA BOUNDARY
Legal Description
Revised September 26, 1995

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

Beginning at the intersection of the centerline of Marathon Street, 50 feet wide, with the centerline of Western Avenue, 90 feet wide, as said streets are shown on the map of Tract No. 3783, in said City, County and State, recorded in Book 41, Page 44 of Maps, in the office of the County Recorder of said County, said point of beginning being the intersection of a line parallel with and distant 25 feet northerly, measured at right angles, from the northerly line of Lot 1 of said Tract No. 3783, with a line parallel with and distant 40 feet easterly, measured at right angles, from the easterly line of said Lot 1; thence southerly 152.12 feet along said last mentioned parallel line to the centerline of Marathon Street, 70 feet wide, formerly College Drive as shown on the map of Melrose Hill, recorded in Book 10, Page 50 of said Maps, said centerline of Marathon Street being a line parallel with and distant 35 feet northerly, measured at right angles, from the northerly line of Lots 79 through 84, inclusive, of said Melrose Hill; thence easterly 419.83 feet along said centerline of Marathon Street to the centerline of Oxford Avenue, 60 feet wide, formerly Laurel Avenue as shown on the map of said last mentioned tract; thence southerly 355.15 feet along said centerline of Oxford Avenue to the centerline of Melrose Avenue, 60 feet wide, as shown on the map of said last mentioned tract; thence westerly 69.56 feet along said centerline of Melrose Avenue to the centerline of Oxford Avenue, of variable width, formerly Anna Street, 60 feet wide as shown on the Map of La Paloma Addition, recorded in Book 5, Page 163 of said Maps, said centerline of Oxford Avenue being a line parallel with and distant 30 feet easterly, measured at right angles, from the easterly lines of Blocks 1 and 10 of said La Paloma Addition; thence southerly 1321.46 feet along said centerline of Oxford Avenue to the centerline of Maplewood Avenue, 60 feet wide, formerly Torrence Avenue as shown on the map of Allan-Dale, recorded in Book 9, Page 177 of said Maps, said centerline of Maplewood Avenue being a line parallel with and distant 30 feet northerly, measured at right angles, from the northerly line of Lot 68 of said Allan-Dale; thence continuing southerly 1321.24 feet along the centerline of said Oxford Avenue, formerly Anna Street, 60 feet wide as shown on the map of said last mentioned tract (said last mentioned centerline of Oxford Avenue being a line parallel with and distant 30 feet easterly, measured at right angles, from the easterly line of Lots 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110 and 112 of said Allan-Dale), to the centerline of Beverly Boulevard, of variable width, formerly Temple Street, 60 feet wide as shown on the map of said last mentioned tract; thence easterly 373.15 feet along said centerline of Beverly Boulevard to the centerline of Serrano Avenue, of variable width, formerly Ray Avenue, 60 feet wide as shown on the map of Re-Plat of The Lattin Tract, recorded in Book 53, Page 45 of Miscellaneous Records, in said office of the County Recorder, said centerline of Serrano Avenue being a line parallel with and distant 30 feet easterly, measured at right angles, from the easterly line of Block 6 of said Re-Plat of The Lattin Tract; thence southerly 368.79 feet along said centerline of Serrano Avenue to the easterly prolongation of the northerly line of Lot 1 of Tract No. 616, as per map recorded in Book 15, Page 80 of said Maps; thence continuing southerly 561.02 feet along the centerline of said Serrano Avenue, formerly Cahuenga Street, 70 feet wide as shown on the map of said last mentioned tract (said last mentioned centerline of Serrano Avenue being a line parallel with and distant 35 feet easterly, measured at right angles, from the easterly line of Lots 1 through 11, inclusive, of said Tract No. 616), to the centerline of First Street, 60 feet wide, formerly Second Street as shown on the map of Holmes-Walton Co.'s Westminster Terrace, recorded in Book 9, Page 199 of said Maps; thence continuing southerly 927.98 feet along the centerline of said Serrano Avenue, formerly Ray Avenue, of variable width as shown on the map of said last mentioned tract, to the centerline of Second Street, 60 feet wide, formerly Third Street, as shown on the map of said last mentioned tract; thence continuing southerly 792.18 feet along the centerline of said Serrano Avenue, formerly Cahuenga Street, 75 feet wide as shown on the map of Acacia Tract, recorded in Book 14, Page 144 of said Maps, to the centerline of Third Street, of variable width, formerly Fourth Street, 80 feet wide as shown on the map of Tract No. 1624, recorded in Book 21, Pages 58 and 59 of said maps; thence easterly 22.25 feet along said centerline of Third Street to the centerline of Serrano Avenue, 77 feet wide, shown as Lot D on the map of said last mentioned tract, said last mentioned

centerline of Serrano Avenue being a line parallel with and distant 38.5 feet easterly, measured at right angles, from the easterly line of Lots 61 through 80, inclusive, and Lot C of said Tract No. 1624; thence southerly 1321.79 feet along said centerline of Serrano Avenue to the centerline of Fifth Street, 70 feet wide, as shown on the map of said last mentioned tract; thence easterly 568.01 feet along said centerline of Fifth Street to the southerly prolongation of the easterly line of Lot 121 of said Tract No. 1624; thence continuing easterly 1323.57 feet along the centerline of Fifth Street, 60 feet wide as shown on the map of Wellington Place, recorded in Book 9, Page 80 of said Maps (said last mentioned centerline of Fifth Street being a line parallel with and distant 30 feet southerly, measured at right angles, from the southerly line of Lots 93, 92, 83, 82, 73, 72 and 63 of said Wellington Place), to the centerline of Normandie Avenue, of variable width; formerly 70 feet wide, as shown on the map of said last mentioned tract; thence continuing easterly 1316.60 feet along the centerline of Fifth Street, 60 feet wide, formerly Del Mar Avenue as shown on the map of Chapman Park Tract, recorded in Book 8, Page 54 of said Maps (said last mentioned centerline of Fifth Street being a line parallel with and distant 30 feet southerly, measured at right angles, from the southerly line of Blocks 14 through 11, inclusive, of said Chapman Park Tract), to the southerly prolongation of the easterly line of said Block 11; thence continuing easterly 936.07 feet along the centerline of Fifth Street, 60 feet wide, as shown on the map of Schmidt Heights Tract, recorded in Book 9, Page 90 of said Maps, to the centerline of New Hampshire Avenue, 70 feet wide, as shown on the map of said last mentioned tract, said centerline of New Hampshire Avenue being a line parallel with and distant 35 feet easterly, measured at right angles, from the easterly line of Lots 80 through 97, inclusive, of said Schmidt Heights Tract; thence northerly 1320.91 feet along said centerline of New Hampshire Avenue to the centerline of Third Street, of variable width, formerly Fourth Street, 80 feet wide as shown on the map of said last mentioned tract; thence easterly 194.59 feet along said centerline of Third Street to the southerly prolongation of the westerly line of Lots 19 through 25, inclusive, the easterly line of Lots 26, 27 and 28 and the westerly line of Lots 1 through 16, inclusive, of Tract No. 3611, as per map recorded in Book 40, Page 15 of said Maps; thence northerly 1339 feet along said last mentioned prolongation and line and the northerly prolongation thereof to the centerline of First Street, 82.50 feet wide, as shown on the map of Tract No. 6535, recorded in Book 103, Page 92 of said maps; thence westerly 15 feet along said centerline of First Street to the southerly prolongation of the westerly line of an Alley, 20 feet wide, lying easterly of and adjoining the easterly line of Lot 4 of said Tract No. 6535; thence northerly 1122 feet along said prolongation and the westerly line of said Alley to the southeasterly corner of said Lot 4; thence westerly 95 feet along the southerly line of said Lot 4 to the southwest corner of said Lot; thence northerly 186.1 feet along the westerly line of said Lot 4 and the northerly prolongation thereof to the centerline of Beverly Boulevard, of variable width, formerly 80 feet wide, as shown on the map of said Tract No. 6535; thence westerly 40 feet along said centerline of Beverly Boulevard to the southerly prolongation of the westerly line of the easterly 90 feet of Lots 12 and 11 of Block A of Barrow's Addition to the City of Los Angeles, as per map recorded in Book 25, Page 13 of said Miscellaneous Records; thence northerly 140 feet along said prolongation and westerly line to the southerly line of the northerly 39 feet of said Lot 11; thence westerly 127.5 feet along said southerly line and the westerly prolongation thereof to the centerline of New Hampshire Avenue, 75 feet wide, formerly Arminta Street, as shown on the map of said Barrow's Addition, said centerline of New Hampshire Avenue being a line parallel with and distant 37.50 feet westerly, measured at right angles, from the westerly lines of Blocks A and B of said Barrow's Addition; thence northerly 356 feet along said centerline of New Hampshire Avenue to the centerline of Oakwood Avenue, 80 feet wide, formerly Barrow Street as shown on the map of said last mentioned tract, said centerline of Oakwood Avenue being a line parallel with and distant 40 northerly, measured at right angles, from the northerly line of said Block A; thence continuing northerly 496.17 feet along said centerline of New Hampshire Avenue to the centerline of Rosewood Avenue, of variable width, said centerline of Rosewood Avenue being the southerly line of Lot C of Terracina Heights, as per map recorded in Book 14, Page 182 of said Maps; thence easterly 109.11 feet along said centerline of Rosewood Avenue to the centerline of New Hampshire Avenue, 50 feet wide, formerly Allan Street as shown on the map of said last mentioned tract, said last mentioned centerline of New Hampshire Avenue being a line parallel with and distant 25 feet westerly, measured at right angles, from the westerly line of Lots 4 through 7, inclusive, of said Terracina Heights; thence northerly 166.03 feet along said centerline of New Hampshire Avenue to the westerly prolongation of the northerly line of Lot 6 of said Terracina Heights; thence easterly 25 feet along said prolongation to the northwesterly corner of said Lot 6; thence along the northerly line of Lots 6 and 2 of said

Terracina Heights North 89° 41' 09" East 152.38 feet; thence South 32° 31' 46" East 73.56 feet; thence South 20° 16' 49" East 58.43 feet; thence South 63° 03' 05" East 9.60 feet to a point in the southerly line and its easterly prolongation of the land described as State Parcel 20 in the deed recorded April 6, 1948, in Book 26872, Page 498 of Official Records of said County, distant thereon North 89° 39' 09" East 220.35 feet from the southwesterly corner of said State Parcel 20, said southerly line and prolongation being the northerly line of Rosewood Avenue, of variable width; thence easterly along said northerly line of Rosewood Avenue 71.6 feet, more or less, to the westerly line of Vermont Avenue, 100 feet wide, said westerly line being a line parallel with and distant 10 feet westerly, measured at right angles, from the easterly line of Lot 3 of said Terracina Heights; thence continuing easterly 50 feet along the easterly prolongation of said northerly line of Rosewood Avenue to the centerline of said Vermont Avenue; thence southerly 555.42 feet along the centerline of said Vermont Avenue as shown on said Map of the Barrow's Addition to the westerly prolongation of the northerly line of Lot 18 of Block T of Dayton Heights Tract, as per map recorded in Book 25, Page 35 of said Miscellaneous Records, said northerly line being the southerly line of Oakwood Avenue, 60 feet wide, formerly Barrow Street as shown on the map of said last mentioned tract; thence easterly 330.00 feet along said prolongation and along said southerly line of Oakwood Avenue to the northeasterly corner of Lot 1 of said Block T of Dayton Heights; thence southerly 13.7 feet along the easterly line of said Lot 1 to an intersection with the southwesterly prolongation of a line parallel with and distant 32 feet northerly, measured at right angles, from a line which terminates easterly in the northerly line of Lot 18 of Block V of said Dayton Heights, distant 80.87 feet easterly thereon, from the northwesterly corner of said Lot 18 and which terminates westerly in the westerly line of said Lot 18 distant 27.24 feet southerly thereon, from said northwesterly corner; thence easterly 230.8 feet along said parallel line to an intersection with the northerly line of said Oakwood Avenue, 60 feet wide; thence easterly along said northerly line of Oakwood Avenue to the southeasterly corner of Lot 14 of Block R of said Dayton Heights, being a point in the westerly line of Madison Avenue, 60 feet wide, as shown on the map of said last mentioned tract; thence easterly 60 feet to the easterly line of said Madison Avenue, at the southwesterly corner of Lot 15 of Block Q of said Dayton Heights, being a point in the northerly line of the easterly continuation of said Oakwood Avenue; thence easterly 650.00 feet along said northerly line of Oakwood Avenue to the westerly line of Virgil Avenue, 80 feet wide, said westerly line being a line parallel with and distant 10 feet westerly, measured at right angles, from the easterly line of Lot 14 of Block P of said Dayton Heights; thence easterly 40 feet along the easterly prolongation of the southerly line of said Lot 14 to the centerline of said Virgil Avenue, said centerline being a line parallel with and distant 30 feet easterly, measured at rights, from the easterly line of said Block P of Dayton Heights; thence southerly 30.00 feet along said centerline of Virgil Avenue to an intersection with the centerline of said Oakwood Avenue, said centerline of Oakwood Avenue being a line parallel with and distant 30 feet northerly, measured at right angles, from the northerly line of Block X of said Dayton Heights, said centerline intersection is shown on Los Angeles City Engineer's Field Book 17103, Page 12, on file in the office of the City Engineer of said City; thence southerly 370.11 feet along the centerline of said Virgil Avenue, of variable width as said centerline is shown on said Los Angeles City Engineer's Field Book 17103, Pages 12, 18 and 17 to an intersection with the centerline of Temple Street, of variable width, easterly of Virgil Avenue, said last mentioned centerline being a line parallel with and distant 40 feet southerly, measured at right angles, from the southerly line of Block B of Tract No. 395, as per map recorded in Book 14, Page 178 of said Maps; thence continuing southerly 140.50 feet along said centerline of Virgil Avenue as shown on said Field Book to an intersection with the centerline of Temple Street, of variable width, formerly 70 feet wide as shown on the map of Tract No. 6780, recorded in Book 107, Pages 58 to 60 of said Maps; thence continuing southerly 1032.27 feet along the centerline of Virgil Avenue as shown on the map of said last mentioned tract to the centerline of First Street, 82.50 feet wide, as shown on the map of said last mentioned tract; thence westerly 692.89 feet along said centerline of First Street to the northerly prolongation of the easterly line of Parcel A of Parcel Map L. A. No. 2650, as per map filed in Book 59, Page 13 of Parcel Maps, in said office of the County Recorder, said easterly line being the westerly line of Madison Avenue, 60 feet wide, as shown on the map of said Parcel Map; thence southerly 141.25 feet along said prolongation and along said westerly line of Madison Avenue to the southerly terminus of that certain course having a distance of 100.00 feet in the easterly line of said Parcel A; thence westerly 2.00 feet along the general easterly boundary of said Parcel A to the northerly terminus of that certain course having a distance of 20.00 feet in the easterly line of said Parcel A; thence southerly 20.00 feet along said last mentioned certain course

to the southerly terminus thereof; thence easterly 2.00 feet along said general easterly boundary to the westerly line of said Madison Avenue, 60 feet wide; thence southerly 51.98 feet along said westerly line of Madison Avenue to the southeasterly corner of said Parcel A, being also the northeasterly corner of Lot 52 of Tract No. 6116, as per map recorded in Book 110, Page 85 of said Maps; thence westerly 109.99 feet along the northerly line of said Lot 52 to the northwesterly corner of said Lot; thence southerly 210.90 feet along the westerly line of said Lot 52, along the southerly prolongation of said westerly line and along the westerly lines of Lots 54 and 55 of said Tract No. 6116 to an angle point in said westerly line of Lot 55, being the northeasterly terminus of that certain course having a distance of 27.58 feet as shown on the map of said last mentioned tract; thence southwestly 27.58 feet along said certain course to a point in the southerly line of White House Place, 50 feet wide, as shown on the map of said last mentioned tract; thence westerly 13.0 feet along said southerly line of White House Place to the easterly line of the land described in the deed to Thompson recorded in Book 16486, Page 143 of said Official Records; thence southerly 150.00 feet, more or less, along said easterly line to a point in the northerly line of Lot 57 of said Tract No. 6116; thence westerly 47.29 feet, more or less along said northerly line to the northwesterly corner of said Lot 57; thence southerly 104.66 feet along the westerly line of Lots 57 and 53 of said Tract No. 6116 to the southwestly corner of said Lot 53, being also the northeasterly corner of Parcel B of Parcel Map L. A. No. 859, as per map filed in Book 8, Page 3 of said Parcel Maps; thence southerly 222.46 feet along the easterly line of said Parcel B to the most easterly southeast corner of said parcel, being also the northeasterly corner of the land described in the deed to Warren Biggs Co. recorded June 15, 1960 as Instrument No. 1871 in Book D878, Page 952 of said Official Records; thence southerly 172.84 feet along the easterly line of said deed to Warren Biggs Co. to the easterly prolongation of the northerly line of Second Street, 60 feet wide, as shown on the map of said last mentioned Parcel Map; thence westerly 45.90 feet along said prolongation to the easterly line of Juanita Avenue, 60 feet wide, as shown on the map of said last mentioned Parcel Map; thence southerly 61.72 feet along said easterly line of Juanita Avenue to an intersection with a straight line extending from the northeasterly corner of Lot 9 of Maltman's First Addition, as per map recorded in Book 54, Page 74 of said Miscellaneous Records to the northwesterly corner of Lot 56 of Tract No. 722, as per map recorded in Book 16, Page 6 of said Maps; thence easterly 306.20 feet along said straight line to a line parallel with and distant 180 feet westerly, measured at right angles, from the westerly line of Westmoreland Avenue, 80 feet wide, formerly Miami Avenue as shown on the map of said Tract No. 722; thence southerly 432.75 feet along said parallel line to the northerly line of Third Street, 80 feet wide, as described in the Final Decree of Condemnation entered in Los Angeles County Superior Court Case No. 195,573, recorded February 13, 1931 in Book 10663, Page 125 of said Official Records; thence southerly in a direct line to the intersection of the easterly line of Lots 7 through 11, inclusive, of Block 35 of the South Half of The West End University Addition, recorded in Book 24, Pages 59 and 60 of said Miscellaneous Records, with the southerly line of Third Street, 80 feet wide, as described in said Final Decree of Condemnation; thence southerly along said easterly line to the southeasterly corner of said Lot 7, being a point in the northerly line of Diana Street, 50 feet wide, formerly Minerva Street as shown on the map of said last mentioned Tract; thence southwestly 55.90 feet to a point in the southerly line of said Diana Street, at the northeasterly corner of Lot 17, Block 24 of said South Half of The West End University Addition; thence southerly 150.00 feet along the easterly line of Lots 17, 16 and 15, of said Block 24 to the southeasterly corner of said Lot 15, being also the northwesterly corner of Lot 4, of said Block 24; thence easterly 25.00 feet along the northerly line of said Lot 4 to the easterly line of the westerly 25 feet of said Lot 4; thence southerly 50.00 feet along said easterly line to the northeasterly corner of Lot 10 of said Block 24; thence southerly along said easterly line 233.80 feet to the southeasterly corner of said Lot 10, being a point in the northerly line of Fourth Street, 80 feet wide, as shown on the map of said last mentioned tract and as shown on the map of Shatto Place, recorded in Book 6, Page 86 of said maps; thence southerly 45.92 feet along the southerly prolongation of said easterly line of Lot 10 to the centerline of said Fourth Street, said centerline being a line parallel with and distant 40 feet northeasterly, measured at right angles, from the northeasterly line of Lots 1 and 19 of Block 5 of said Shatto Place; thence northwesterly 179.54 feet along said centerline of Fourth Street to the beginning of a tangent curve, concave southerly and having a radius of 238.82 feet, said curve being tangent at its westerly terminus to a line parallel with and distant 40 feet northwesterly, measured at right angles, from the northwesterly line of said Lot 19; thence westerly along said curve, through a central angle of 43° 20' 50" an arc distance of 180.68 feet to said last mentioned parallel line; thence southwestly 111.98 feet along said last mentioned parallel

line, being also the centerline of said Fourth Street, to the centerline of Shatto Place, 100 feet wide, formerly Juanita Avenue as shown on the map of said last mentioned tract, said last mentioned centerline being a line parallel with and distant 50 feet westerly, measured at right angles, from the westerly line of Blocks 5 and 3 of said Shatto Place; thence southerly 1208.89 feet along said centerline of Shatto Place to the centerline of Sixth Street, 80 feet wide, as shown on the map of said last mentioned tract, said last mentioned centerline being a line parallel with and distant 40 feet southerly, measured at right angles, from the southerly lines of Blocks 32, 22, 23 and 24 of said South Half of The West End University Addition; thence easterly 1699.43 feet along said centerline of Sixth Street to the centerline of Hoover Street, 110 feet wide, formerly Milton Avenue, 40 feet wide as shown on the map of said last mentioned tract, said centerline of Hoover Street being the former Los Angeles City Boundary Line as established April 4, 1850, by Ordinance No. 94,499 of said City, on file in the office of the City Clerk of said City; thence continuing easterly 19.27 feet along said centerline of Sixth Street to an angle point therein at a line parallel with and distant 49.25 feet southwesterly, measured at right angles, from the southwesterly lines and their northwesterly and southeasterly prolongations, of Lots 1 and 60 of Rampart Heights, as per map recorded in Book 10, Page 74 of said Maps; thence southeasterly 664.90 feet along said parallel line to the centerline of Lafayette Park Place, 120 feet wide, formerly Benton Boulevard as shown on the map of Wilshire Boulevard Tract, recorded in Book 66, Page 5 of said Miscellaneous Records, said last mentioned centerline being a line parallel with and distant 60 feet northwesterly, measured at right angles, from the northwesterly line of Block 8 of said Wilshire Boulevard Tract; thence southwesterly 624.12 feet along said centerline of Lafayette Park Place to the centerline of Wilshire Boulevard, 120 feet wide, as shown on the map of said last mentioned tract, said last mentioned centerline being a line parallel with and distant 60 feet southwesterly, measured at right angles, from the southwesterly line of said Block 8; thence continuing southwesterly 638.02 feet along said centerline of Lafayette Park Place, being a line parallel with and distant 60 feet northwesterly, measured at right angles, from the northwesterly line of Block 7 of said Wilshire Boulevard Tract, to the centerline of Seventh Street, of variable width, formerly 80 feet wide as shown on the map of Fulmer Tract, recorded in Book 7, Page 97 of said Maps; thence westerly 577.02 feet along said centerline of Seventh Street to the centerline of Magnolia Avenue, 50 feet wide, said last mentioned centerline being a line parallel with and distant 25 feet easterly, measured at right angles from the easterly line of Lots 10 and 63 of said Fulmer Tract; thence southerly 389.69 feet along said centerline of Magnolia Avenue to the centerline of Leeward Avenue, 80 feet wide, as shown on the map of said last mentioned tract; thence westerly 208.91 feet along said centerline of Leeward Avenue to the centerline of Magnolia Avenue, 50 feet wide, said last mentioned centerline being a line parallel with and distant 25 feet easterly, measured at right angles, from the easterly line and its southerly prolongation of Lot 86 of said Fulmer Tract; thence southerly 361.72 feet along said last mentioned centerline of Magnolia Avenue to the centerline of Eighth Street, 80 feet wide, formerly 60 feet wide as shown on the map of Westmont, recorded in Book 6, Pages 158 and 159 of said Maps, said last mentioned centerline being a line parallel with and distant 40 feet southerly, measured at right angles, from the southerly line of Lots 54 through 43, inclusive, of said Westmont; thence westerly 669.71 feet along said centerline of Eighth Street to the centerline of Westmoreland Avenue, of variable width, shown as 60 feet wide on Los Angeles City Engineer's Field Book 18407, Pages 8, 10, 13, 15 and 18, on file in the office of said City Engineer; thence southerly 991.00 feet along said centerline of Westmoreland Avenue to the centerline of San Marino Street, 60 feet wide, as shown on the map of Harper's Magnolia Place recorded in Book 11, Page 23 of said Maps, and as shown on said Field Book 18407, Page 18; thence westerly 0.15 foot along said centerline of San Marino Street to the centerline of Westmoreland Avenue, 70 feet wide, as shown on the map of said last mentioned tract, said last mentioned centerline being also a line parallel with and distant 35 feet easterly, measured at right angles, from the easterly line of Lots 150 through 161, inclusive, of Clark and Bryan's Westmoreland Tract, as per map recorded in Book 5, Page 71 of said Maps; thence southerly 942.41 feet along said last mentioned centerline of Westmoreland Avenue to the new centerline of Olympic Boulevard, 100 feet wide, formerly Tenth Street, 65 feet wide, said new centerline being a line parallel with and distant 30 feet southerly, measured at right angles, from the southerly line of Lots 161 and 162 of said Clark and Bryan's Westmoreland Tract; thence westerly 9.00 feet along said new centerline of Olympic Boulevard to the centerline of Westmoreland Avenue, 88 feet wide, formerly Private Driveway as shown on the map of Clark and Bryan's Westmoreland Place, recorded in Book 6, Pages 110 and 111 of said Maps, said last mentioned centerline being a line parallel with and distant 44 feet easterly, measured at right angles, from the easterly

line of Lots 33, 37 and 41 of said Clark and Bryan's Westmoreland Place; thence southerly 590.00 feet along said last mentioned centerline of Westmoreland Avenue to the centerline of Eleventh Street, 80 feet wide, formerly Private Driveway as shown on the map of said last mentioned tract, said last mentioned centerline being a line parallel with and distant 40 feet southerly, measured at right angles, from the southerly line of Lots 41, 140 and 141 of said Clark and Bryan's Westmoreland Place; thence westerly 762.55 feet along said centerline of Eleventh Street to the centerline of Vermont Avenue, of variable width, formerly 60 feet wide as shown on the map of said last mentioned tract; thence northerly 49.67 feet along said centerline of Vermont Avenue to the centerline of Eleventh Street, 60 feet wide, as shown on the map of Electric Railway Homestead Association, recorded in Book 14, Pages 27 and 28 of said Miscellaneous Records, said last mentioned centerline being a line parallel with and distant 30 feet southerly, from the southerly lines of Blocks 26 through 14, inclusive, of said Electric Railway Homestead Association; thence westerly 3801.69 feet along said centerline of Eleventh Street to the centerline of Harvard Avenue, 60 feet wide, formerly L Avenue as shown on the map of said last mentioned tract, said last mentioned centerline being a line parallel with and distant 30 feet easterly, measured at right angles, from the easterly line of said Block 14; thence continuing westerly 653.29 feet along said centerline of Eleventh Street, being also a line parallel with and distant 30 feet northerly, measured at right angles, from the northerly line of Blocks G and H of the Pellissier Tract, as per map recorded in Book 15, Page 70 of said Miscellaneous Records, to the centerline of Serrano Avenue, 60 feet wide, formerly Cahunga Street as shown on the map of said last mentioned tract, said last mentioned centerline being a line parallel with and distant 30 feet westerly, measured at right angles, from the westerly line of said Block H; thence southerly 658.33 feet along said centerline of Serrano Avenue to the centerline of Twelfth Street, 60 feet wide, as shown on the map of said last mentioned tract, said last mentioned centerline being a line parallel with and distant 30 feet southerly, measured at right angles, from the southerly line of Block I of said Pellissier Tract; thence westerly 826.67 feet along said centerline of Twelfth Street and along the centerline of Twelfth Street, 60 feet wide, as shown on the map of Thorntown Tract, recorded in Book 5, Page 10 of said Maps, to the centerline of Western Avenue, of variable width, formerly 80 feet wide as shown on the map of said Thorntown Tract; thence northerly 139.96 feet along said centerline of Western Avenue to the centerline of Country Club Drive, 80 feet wide, as shown on the map of Tract No. 3418, recorded in Book 34, Page 70 of said Maps; thence westerly 329.90 feet along said centerline of Country Club Drive to the centerline of Manhattan Place, 60 feet wide, as shown on the map of said last mentioned tract; thence northerly 247.90 feet to an angle point therein; thence continuing northerly 928.72 feet along said centerline of Manhattan Place (said last mentioned centerline being a line parallel with and distant 30 feet westerly, measured at right angles, from the westerly line of Lots 29 through 44 of said Country Club Heights), to the centerline of Olympic Boulevard, 100 feet wide, formerly Tenth Street, 60 feet wide, as shown on the map of said last mentioned tract; thence continuing northerly 656.40 feet along said centerline of Manhattan Place to the centerline of San Marino Street, 60 feet wide, as shown on the map of Country Club Park, recorded in Book 9, Page 82 of said Maps; thence continuing northerly 1310.15 feet along the centerline of Manhattan Place, being a line parallel with and distant 30 feet westerly, measured at right angles, from the westerly lines of Blocks 2 and 1 of said Country Club Park, to the centerline of Eighth Street, 80 feet wide, formerly 60 feet wide as shown on the map of said last mentioned tract, said last mentioned centerline being a line parallel with and distant 30 feet southerly, measured at right angles, from the southerly line of Lots 104 and 105 of Western Wilshire Heights, as per map recorded in Book 11, Page 29 of said Maps; thence continuing northerly 594.76 feet along said centerline of Manhattan Place (said last mentioned centerline being a line parallel with and distant 30 feet westerly, measured at right angles, from the westerly line of Lots 105 through 112, inclusive, of said Western Wilshire Heights), to the centerline of Seventh Street 80 feet wide, being the northerly line of Lot J as shown on the map of said last mentioned tract, and being the southerly line of Lot D as shown on the map of Western Wilshire Heights, recorded in Book 10, Page 49 of said Maps; thence westerly 893.38 feet along said centerline of Seventh Street to an intersection with a line parallel with and distant 30 feet southwesterly, measured at right angles, from that certain course in the southwesterly line of Lot 92 of said Western Wilshire Heights shown as having a distance of 26.50 feet on the map of said last mentioned tract; thence northwesterly 146.37 feet along said parallel line to an intersection with a line parallel with and distant 30 feet southerly, measured at right angles, from the southerly line of Lots 94 through 96, inclusive, of said Western Wilshire Heights; thence westerly 248.17 feet along said last mentioned parallel line to the centerline of Wilton Place, of variable width, said last

mentioned centerline is shown as the westerly line of Lot F on the map of said last mentioned tract; thence northerly 659.91 feet along said centerline of Wilton Place to the centerline of Wilshire Boulevard, 100 feet wide, as shown on the map of said last mentioned tract; thence easterly 100.55 feet along said centerline of Wilshire Boulevard to the centerline of Wilton Place, of variable width, said last mentioned centerline being a line parallel with and distant 35 feet westerly, measured at right angles, from the westerly line of Lot 118 and Lots 120 through 137, inclusive, of Henry J. Brown's Wilshire Terrace, as per map recorded in Book 8, Page 76 of said Maps; thence northerly 1321.04 feet along said centerline of Wilton Place to the centerline of Fifth Street, 60 feet wide, said last mentioned centerline being the southerly line of an Alley, 30 feet wide, as shown on the map of Van Ness Avenue Square, recorded in Book 15, Pages 114 and 115 of said Maps; thence easterly 174.34 feet along said centerline of Fifth Street to a line parallel with and distant 18 feet easterly, measured at right angles, from the westerly line of the Los Angeles Railway Co. Right-of-Way, 40 feet wide, as shown on the map of said last mentioned tract; thence continuing easterly 944.81 feet along the centerline of said Fifth Street (said last mentioned centerline being a line parallel with and distant 30 feet southerly, measured at right angles, from the southerly line of Lots 148, 125, 124, 105 and 104 of Westminster Square, as per map recorded in Book 9, Page 49 of said Maps), to the centerline of Manhattan Place, 75 feet wide, as shown on the map of said last mentioned tract, said last mentioned centerline being a line parallel with and distant 37.5 feet westerly, measured at right angles, from the westerly line of Lots 85 through 94, inclusive, of said Westminster Square and being also a line parallel with and distant 37.5 feet westerly, measured at right angles, from the westerly line of Lots 11 through 20, inclusive, of Westminster Square, also recorded in Book 9, Page 49 of said Maps; thence northerly 1282.67 feet along said centerline of Manhattan Place to the centerline of Third Street, 80 feet wide, formerly Fourth Street as shown on the map of said last mentioned Westminster Square; thence continuing northerly 792.44 feet along the centerline of said Manhattan Place (said last mentioned centerline being a line parallel with and distant 37.5 feet westerly, measured at right angles, from the westerly line of Lots 13 through 24, inclusive, of Western Place, as per map recorded in Book 11, Pages 134 and 135 of said Maps), to the centerline of Second Street, 60 feet wide, formerly Third Street as shown on the map of said last mentioned tract; thence easterly 42.57 feet along said centerline of Second Street to the centerline of Manhattan Place, 60 feet wide, as shown on the map of Tract No. 775, recorded in Book 16, Page 173 of said Maps, said last mentioned centerline being a line parallel with and distant 30 feet westerly, measured at right angles, from the westerly line of Lots 4, 5 and 6 of said Tract No. 775; thence northerly 693.28 feet along said centerline of Wilton Place, being also a line parallel with and distant 30 feet westerly, measured at right angles, from the westerly line of Lots 19 through 27, inclusive, of Tract No. 851, as per map recorded in Book 17, Page 17 of said Maps, to the centerline of First Street, 60 feet wide, formerly Second Street as shown on the map of said last mentioned tract, said last mentioned centerline being a line parallel with and distant 30 feet northerly, measured at right angles, from the northerly line of Lots 27 and 28 of said Tract No. 851; thence westerly 4.85 feet along said centerline of Second Street to the centerline of Manhattan Place, 70 feet wide, as shown on the map of Tract No. One, recorded in Book 12, Page 187 of said Maps, said last mentioned centerline being a line parallel with and distant 35 feet westerly, measured at right angles, from the westerly line of Block C of said Tract No. One; thence northerly 1164.70 feet along said last mentioned centerline and along the centerline of Manhattan Place, 70 feet wide, as shown on the map of Westfields, recorded in Book 15, Pages 170 and 171 of said Maps (said last mentioned centerline being a line parallel with and distant 35 feet westerly, measured at right angles, from the westerly line of Lots 11 through 20, inclusive, of said Westfields), to the centerline of Beverly Boulevard, of variable width, formerly Temple Street, 75 feet wide as shown on the map of said last mentioned tract; thence westerly 50.0 feet along said centerline of Beverly Boulevard to the southerly prolongation of the westerly line of Lot 18 of Westboro, as per map recorded in Book 10, Page 100 of said Maps; thence northerly 190.00 feet along said southerly prolongation and said westerly line to the northwesterly corner of said Lot; thence easterly 50.00 feet along the northerly line of said Lot 18 to the northeasterly corner of said Lot; thence northerly 145.00 feet along the westerly line of Lot 30 of said Westboro to the northwesterly corner of said Lot being a point in the southerly line of Oakwood Avenue, 80 feet wide, as shown on the map of said last mentioned tract; thence northerly 80 feet to a point in the northerly line of said Oakwood Avenue at the southwesterly corner of Lot 67 of said Westboro; thence northerly 290.00 feet along the westerly line of Lots 67 and 78 of said Westboro to the southerly line of Elmwood Avenue, 80 feet wide, formerly Selma Street as shown on the map of said last mentioned tract; thence northerly 80 feet to a point in the northerly line of said Elmwood

Avenue at the southwesterly corner of Lot 115 of Section 2, Westboro, as per map recorded in Book 13, Page 52 of said Maps; thence northerly 290.00 feet along the westerly line of Lots 115 and 126 of said Section 2, Westboro to the northwesterly corner of said Lot 126, being a point in the southerly line of Rosewood Avenue, 75 feet wide, as shown on the map of said last mentioned tract; thence northerly 75 feet to a point in the northerly line of said Rosewood Avenue at the southwesterly corner of Lot 163 of said Section 2, Westboro; thence northerly 290.00 feet along the westerly line of Lots 163 and 174 of said Section 2, Westboro to the southerly line of Maplewood Avenue, 75 feet wide, as shown on the map of said last mentioned tract; thence northerly 75 feet to a point in the northerly line of said Maplewood Avenue at the southwesterly corner of Lot 211 of said Section 2, Westboro; thence northerly 151.86 feet along the westerly line of said Lot 211 to the northwesterly corner of said Lot being a point in the southerly line of Manhattan Place, 50 feet wide, shown as the southerly line of Lot A on the map of Vendome Park Tract, recorded in Book 8, Page 22 of said Maps; thence easterly 22.85 feet along said southerly line of Manhattan Place to the centerline of said Manhattan Place, said last mentioned centerline being a line parallel with and distant 25 feet easterly, measured at right angles, from the westerly line of said Lot A; thence northerly 303.25 feet along said centerline of Manhattan Place to the centerline of Clinton Street, 60 feet wide, formerly Santa Monica Street as shown on the map of said last mentioned tract; thence northerly 673.05 feet along the centerline of said Manhattan Place (said last mentioned centerline being a line parallel with and distant 25 feet easterly, measured at right angles, from the westerly line of Lot B of said Vendome Park Tract), to the centerline of Melrose Avenue, of variable width, formerly 80 feet wide as shown on the map of said last mentioned tract; thence westerly 19.78 feet along said centerline of Melrose Avenue to the centerline of Manhattan Place, 50 feet wide, as shown on the map of said hereinabove first described Tract No. 3783, said last mentioned centerline being a line parallel with and distant 25 feet westerly, measured at right angles, from the westerly line of Lots 11 through 16 of said Tract No. 3783; thence northerly 507.86 feet along said centerline of Manhattan Place to said hereinabove first described centerline of Marathon Street, 50 feet wide; thence easterly 399.06 feet to the point of beginning.

Containing 1,207 acres.


Robert L. Mollenhauer, PLS 2996

27 September 1995
Date

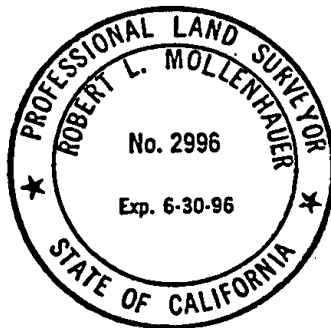


EXHIBIT NO. 3

Proposed Public Improvements and Facilities Projects

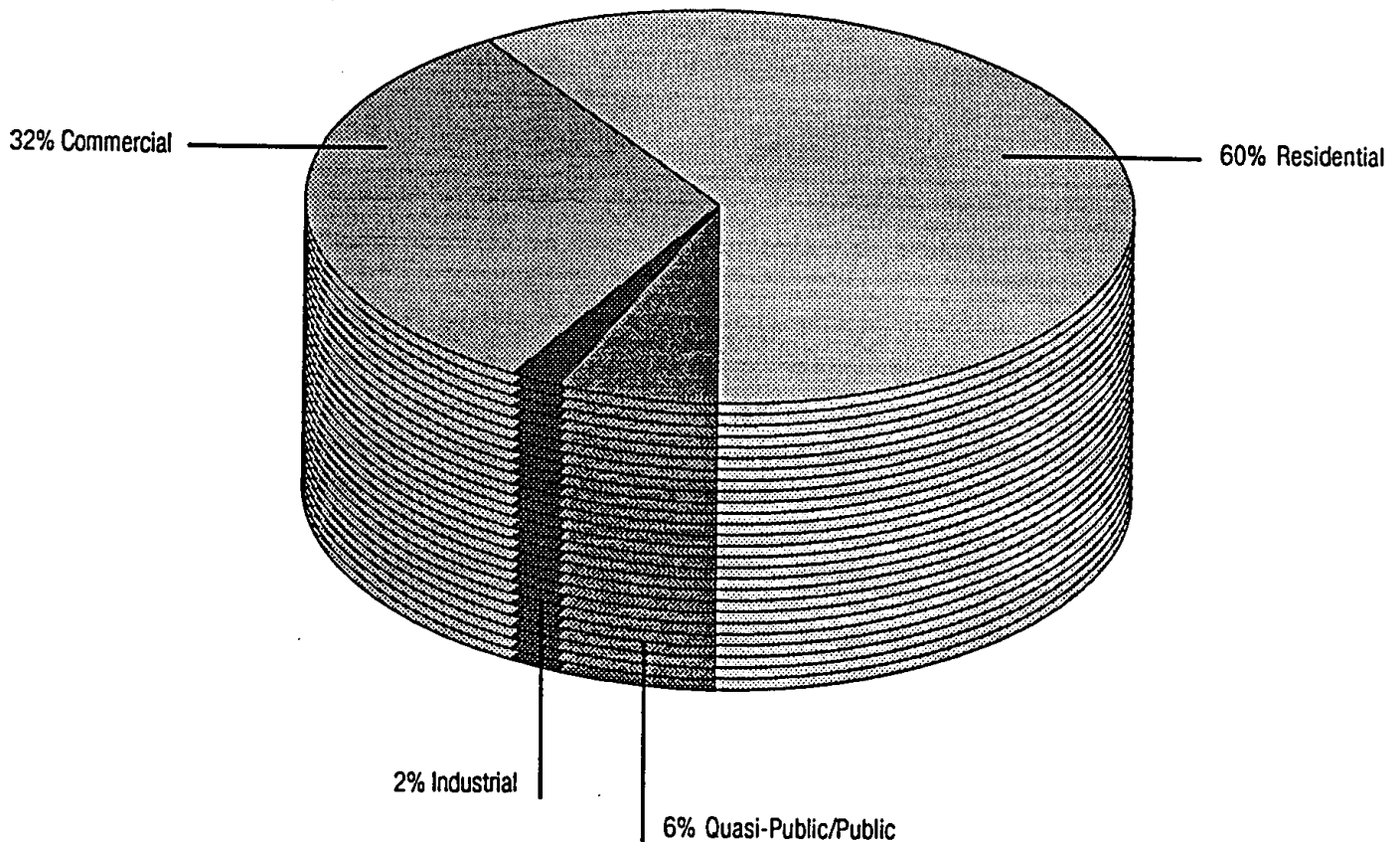
- 1. Wilshire Streetscape:** Including but not limited to Wilshire Boulevard between Hoover Street and Wilton Place, landscaped median street furnishings, crosswalk improvements, gateway monument signs, bus shelters, street trees, etc.
- 2. Community Identification:** Including but not limited to (Neighborhoods to be identified other than Wilshire Boulevard) distinctive streetscape, banners, specially designed street lighting, landscaping, etc., that will create a unique identity for the neighborhoods to foster private economic investments.
- 3. Improvement to north/south access to the Wilshire Center/Koreatown Area:** Including but not limited to (Vermont Avenue, Normandie and Western Avenues) an upgrade of street capacity by better traffic management possibly using parking restrictions, signalization, striping, contra-flow lanes, one way couplets, Automated Traffic Surveillance and Control, etc; and infrastructure modifications such as street widenings, (or narrowing), intersection improvements, bicycle amenities etc.
- 4. Wilshire Center/Koreatown Transit:** Including but not limited to: a closed loop shuttle system within the project area to encourage retail patronage by workers, residents and visitors, and to encourage MTA ridership and reduce traffic.
- 5. Facility Improvement,** Including but not limited to: (LaFayette Park and Felipe de Neve Branch Library) enhance park/library usage through public improvements such as facade and grounds improvement through landscaping, lighting, water works, artwork, etc.
- 6. Bicycle Encouragement:** Including but not limited to possible demonstration projects such as enhanced bike paths/lanes, bike racks/lockers etc. to encourage ridership and reduce automobile dependency and traffic.
- 7. Ardmore Park Monument:** Assist in the development of a Koreatown monument in the park.

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

EXHIBIT NO. 4

Diagram Illustrating Limitations on Type, Size, Height, Number and Proposed Use of Buildings

Part 1 of 2 Building Type, Number and Use



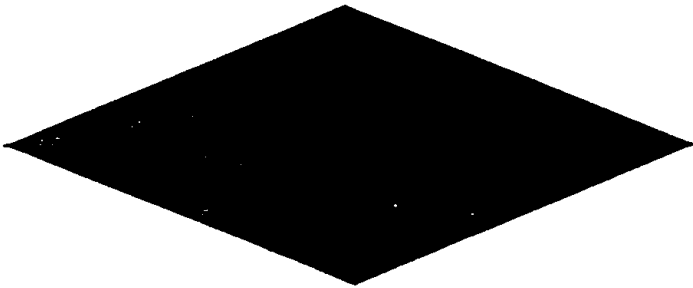
NOTES

1. Percentages are approximate and the ultimate percentage may vary based on the fulfillment of plan objectives.
2. All development plans are subject to the review and approval of the Agency.
3. Building type and use are governed by all applicable Federal, State, and local ordinances and regulations including the Wilshire District Plan.
4. Number of buildings is illustrated by the percent of the total number of buildings permitted by the Wilshire District Plan, and on projections based on 1994 Field Survey data, which includes parcel specific information on building type, conditions and number. The number of buildings may not exceed the limitation in Section 509 of this Plan. -
5. The property to be devoted to public purposes and the nature of such purposes is a function of the land use, public improvement and facility and other provisions of the Redevelopment Plan, and the redevelopment of the project area over time.

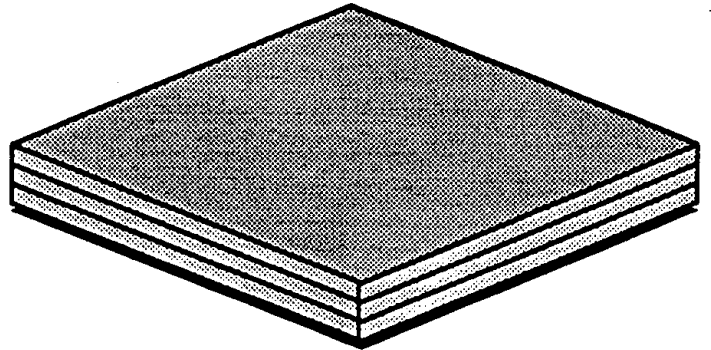
EXHIBIT NO. 4

Diagram Illustrating Limitations on Type, Size, Height, Number and Proposed Use of Buildings

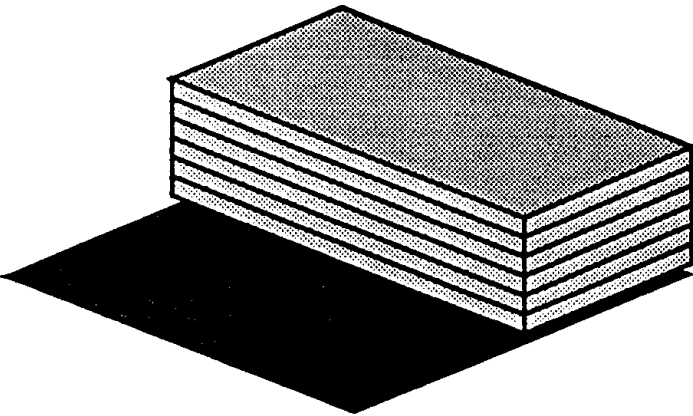
Part 2 of 2 Building Size and Height



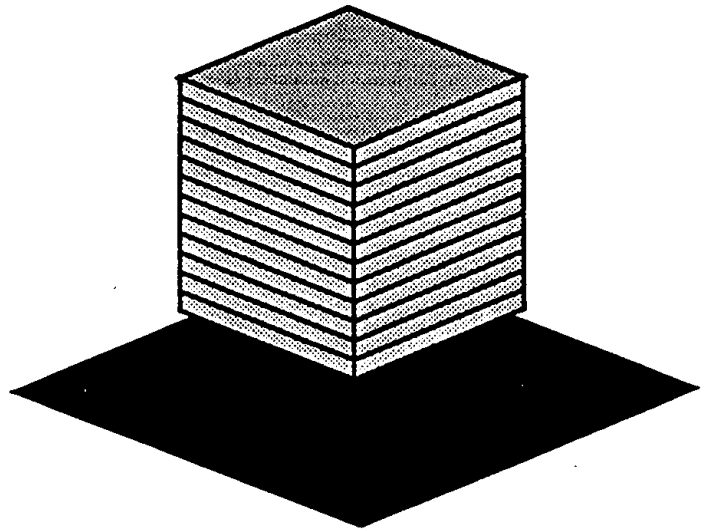
Buildable Area



3 Stories



6 Stories



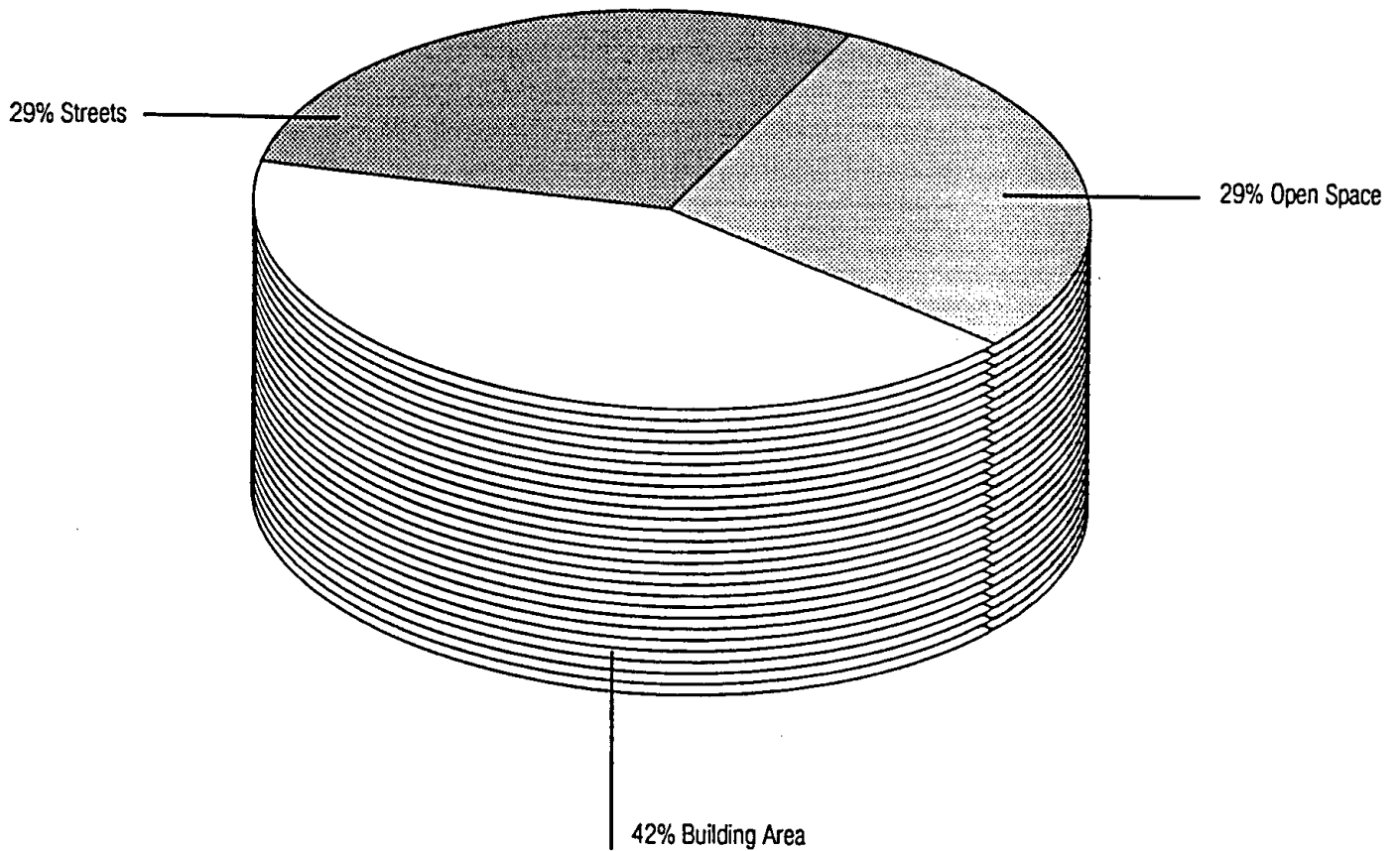
12 Stories

NOTES

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

EXHIBIT NO. 5

Diagram Illustrating Approximate Amount of Open Space to be Provided and Street Layout



NOTES

1. Percentages are approximate.
2. "Open Space" is defined by Section 511 of this Redevelopment Plan.
3. "Building Area" means land area devoted to buildings.
4. Street layout is governed by the Wilshire District Plan and the Redevelopment Plan.