

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

**ADOPTED: October 10, 1995
ORDINANCE No. 170734**

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

TABLE OF CONTENTS

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

§ 407.2.	Public Improvements, Public Facilities and Public Utilities	10
§ 407.3.	Preparation of Building Sites	10
§ 408.	Disposition and Development of Property	11
§ 408.1.	Real Property Disposition and Development	11
§ 408.2.	Disposition and Development Documents	11
§ 408.3.	Development by Agency or Other Public Bodies or Entities	12
§ 408.4.	Development Plans	12
§ 408.5.	Disposal of Personal Property	13
§ 409.	Provision for Low- and Moderate-Income Housing	13
§ 409.1.	General Authority	13
§ 409.2.	Increased and Improved Supply of Affordable Housing	13
§ 409.3.	Replacement Housing	13
§ 409.4.	New or Rehabilitated Dwelling Units Developed Within the Project Area	13
§ 410.	Cooperation with Public Bodies	14
§ 500.	LAND USES PERMITTED IN THE PROJECT AREA	15
§ 501.	General Controls and Limitations	15
§ 502.	Redevelopment Plan Map	15
§ 503.	Permitted Land Uses	15
§ 503.1.	Commercial	15
§ 503.2.	Residential	16
§ 503.3.	Commercial and Limited Manufacturing	16
§ 503.4.	Residential Uses Within Commercial and Manufacturing Areas	16
§ 504.	Open Space and Other Public and Quasi-Public Uses	16
§ 504.1.	Public Uses	16
§ 504.2.	Public Street Layout, Rights-of-Way and Easements	17
§ 504.3.	Other Open Space, Public and Quasi-Public Uses	17
§ 505.	Interim Uses	17
§ 506.	Nonconforming Uses	17
§ 507.	New Construction and Rehabilitation of Properties	18
§ 508.	Limitation on Type, Size and Height of Buildings	18
§ 509.	Limitation on Number of Buildings	18
§ 510.	Number of Dwelling Units	18
§ 511.	Open Space, Landscaping, Light, Air and Privacy	18
§ 512.	Signs and Billboards	18

§ 513.	Utilities	19
§ 514.	Parking and Loading Facilities	19
§ 515.	Setbacks	19
§ 516.	Incompatible Uses	19
§ 517.	Resubdivision of Parcels	19
§ 518.	Minor Variations	19
§ 519.	Nondiscrimination and Nonsegregation	20
§ 520.	Design Guidelines	20
§ 521.	Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements	20
§ 522.	Buildings of Architectural and Historic Significance	21
§ 600.	METHODS FOR FINANCING THE PROJECT	21
§ 601.	General Description of the Proposed Financing Methods	21
§ 602.	Tax Increment	21
§ 602.1.	Allocation of Tax Increments	21
§ 602.2.	Distribution to Affected Taxing Entities	22
§ 602.3.	Agency Pledge of Tax Increments	24
§ 603.	Bonds, Advances and Indebtedness	24
§ 604.	Time Limit on Establishment of Indebtedness	24
§ 605.	Limitation on Amount of Bonded Indebtedness	24
§ 606.	Other Loans and Grants	25
§ 700.	ACTIONS BY THE CITY	25
§ 800.	ADMINISTRATION AND ENFORCEMENT OF THE PLAN	26
§ 900.	DURATION OF PLAN'S CONTROLS	26
§ 1000.	PROCEDURE FOR AMENDMENT	26
EXHIBIT NO. 1	- REDEVELOPMENT PLAN MAP	
EXHIBIT NO. 2	- LEGAL DESCRIPTION OF PROJECT AREA	
EXHIBIT NO. 3	- PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS	
EXHIBIT NO. 4	- DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE AND HEIGHT OF BUILDINGS	
EXHIBIT NO. 5	- DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE	

**REDEVELOPMENT PLAN
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§ 100. INTRODUCTION

§ 101. Contents of the Plan

This is the Redevelopment Plan (the "Plan") for the Crenshaw/Slauson Recovery Redevelopment Project (the "Project") in the City of Los Angeles (the "City"), County of Los Angeles. This Plan consists of text (§§ 100-1000), the "Redevelopment Plan Map" (attached as Exhibit No. 1), the "Legal Description of Project Area" (attached as Exhibit No. 2), the "Proposed Public Improvements and Facilities Projects" (attached as Exhibit No. 3), a "Diagram Illustrating Limitations on Type, Size and Height of Buildings" (attached as Exhibit No. 4) and a "Diagram Illustrating Approximate Amount of Open Space" (attached as Exhibit No. 5).

This Plan was prepared by The Community Redevelopment Agency of the City of Los Angeles (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code Sections 33000, et seq.), the California Constitution, and all applicable local codes and ordinances. The area covered by this Plan is referred to as the Crenshaw/Slauson Recovery Redevelopment Project Area or the "Project Area." The Project Area includes all properties within the Project boundary shown on the Redevelopment Plan Map.

§ 102. Conformance with General Plan and Community Plan

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan of the City, including the West Adams-Baldwin Hills-Leimert Community Plan of the General Plan for the City approved by the City Council on March 7, 1991 (the "Community Plan"), as applied to the Project Area in accord with local codes and ordinances.

§ 103. Preliminary Plan

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City (the "Planning Commission") on April 13, 1995.

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

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

§ 105. Project Objectives

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

1. Encourage the involvement and participation of residents, business persons, property owners, and community organizations in the redevelopment of the community.
2. Preserve and increase employment, and business and investment opportunities through redevelopment programs and, to the greatest extent feasible, promote these opportunities for minorities and women.
3. Support and encourage the development of social services with special consideration given to participating in projects involving community based organizations that serve the homeless, senior citizens and provide child care services and other social services, such as gang prevention and intervention, counseling and programs for teenagers.
4. Improve the quality of the environment, promote a positive image for the Project Area and provide a safe environment through mechanisms such as:
 - a. adopting land use standards;
 - b. promoting architectural and urban design standards including: standards for height; building setback; continuity of street facade; building materials; and compatibility of new construction with existing structures and concealment of mechanical appurtenances;
 - c. promoting landscape criteria and planting programs to ensure additional green space;
 - d. encouraging maintenance of the built environment;
 - e. promoting sign and billboard standards;
 - f. coordinating the provision of high quality public improvements;
 - g. promoting rehabilitation and restoration guidelines;
 - h. integrating public safety concerns into planning efforts including standards for fences and barriers, and investigating alternative security measures;
 - i. promoting libraries, museums, arts and crafts, network, and community facilities that reflect the ethnicity of the community; and
 - j. promoting business activities that are desirable, but lacking, in the community, such as quality restaurants, and appropriate entertainment and recreation areas and facilities.

5. Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, sensitive in-fill housing, traffic and circulation programming, development of open spaces and other services necessary to enable residents to live and work in the Project Area.
6. Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria.
7. Support and encourage a circulation system which will improve the quality of life in the Project Area, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving seniors and the handicapped.
8. Promote and encourage the development of health, education, child and youth care, and senior citizen facilities and programs to enable the development of a community with a variety of lifestyles.
9. Promote the elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation, renewal and redevelopment of the Project Area to the extent permitted by law and specified in this Plan.
10. Promote the elimination of certain environmental deficiencies, including among others, substandard alleys, and inadequate public and recreational facilities.
11. Promote the removal of impediments to land disposition and development through assembly of land for reasonably sized and shaped parcels served by an improved street system and improved public facilities.
12. Promote the economic well being of the Project Area through the encouragement of the revitalization of viable commercial areas, and the retention and/or relocation of financial institutions, in or into the Project Area.
13. Encourage the development of an industrial environment which positively relates to adjacent land uses.
14. Promote the development of safeguards against noise and pollution to enhance the quality of the residential/commercial community.
15. Coordinate the revitalization effort in the Project Area with other public programs of the City of Los Angeles and the metropolitan area.
16. Encourage the cooperation and participation of residents, property owners, business persons, public agencies and community organizations in the revitalization of the area.
17. Promote the provision of well-planned community uses, facilities, pedestrian and vehicular circulation, and adequate parking.

18. Promote the establishment of "opportunity areas" to specifically encourage private investment, consistent with the Plan's objectives in commerce and industry.
19. Encourage a thriving commercial environment which will contribute to neighborhood improvement.

§ 200. GENERAL DEFINITIONS

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

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

§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

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

§ 400. PROPOSED REDEVELOPMENT ACTIVITIES

§ 401. General Redevelopment Actions

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

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

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

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

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

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

adjacent or other properties in the Project Area, or selling their properties to the Agency and purchasing and developing other properties in the Project Area.

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

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

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

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

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

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

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

10. The necessity to assemble areas for public and/or private development;
11. The requirements of this Plan and applicable rules, regulations, and ordinances of the City of Los Angeles;
12. Any design guidelines adopted by the Agency pursuant to this Plan;
13. The feasibility of the potential participant's proposal;
14. Appropriateness of the type of business or activity within the proposed premises or at the proposed location;
15. The extent to which suitable relocation or re-entry accommodations exist or are rehabilitated or developed within the Project Area; and
16. The preservation and/or rehabilitation of existing buildings which have historical and/or architectural qualities that will enhance the Project.

§ 402.3. Owner Participation Agreements

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

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

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

§ 403. Acquisition of Property

§ 403.1. Acquisition of Real Property

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

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

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

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

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

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

§ 403.2. Acquisition of Personal Property

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

§ 404. Property Owned and Managed by the Agency

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

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

§ 405. Relocation of Occupants Displaced by Agency Acquisition

§ 405.1. Eligibility and Assistance

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

needs. Project displacees shall be provided a priority for occupancy in housing which the Agency has facilitated.

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

§ 405.2. Relocation Payments

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

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

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

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

Whenever all or any portion of the Project Area is developed with low- or moderate-income dwelling units, the Agency shall require by contract, or other appropriate means, that such dwelling units shall be made available for rent or purchase to the persons and families of low or moderate income displaced by the Project. Such persons and families shall be given

priority in renting or purchasing such dwelling units; provided, however, failure to give such priority shall not affect the validity of title to the real property upon which such dwelling units have been developed.

§ 406. Rehabilitation and Moving of Structures

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

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

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

§ 407.1. Demolition and Clearance

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

§ 407.2. Public Improvements, Public Facilities and Public Utilities

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

§ 407.3. Preparation of Building Sites

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

§ 408. Disposition and Development of Property

§ 408.1. Real Property Disposition and Development

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

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

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

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

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

§ 408.2. Disposition and Development Documents

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

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

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to

the provisions of this Plan by appropriate documentation. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

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

All property in the Project is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, disability, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law, including but not limited to the clauses required by Section 33436 of the Redevelopment Law.

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

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

§ 408.4. Development Plans

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

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

§ 408.5. Disposal of Personal Property

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

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

§ 409.1. General Authority

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

§ 409.2. Increased and Improved Supply of Affordable Housing

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

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

§ 409.3. Replacement Housing

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

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

To the extent and in the manner provided by the Redevelopment Law: (1) at least thirty percent (30%) of all new and rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low- or moderate-income; and

of such thirty percent (30%), not less than fifty percent (50%) thereof shall be available at affordable housing cost to, and occupied by, very low-income households; and (2) at least fifteen percent (15%) of all new and rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low- or moderate-income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be available at affordable housing cost to very low-income households. The requirements set forth in this Section shall apply independently of the requirements of Section 409.3 and in the aggregate to housing made available pursuant to clauses (1) and (2), respectively, of the first sentence hereof, and not to each individual case of rehabilitation, development or construction of dwelling units.

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

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

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

§ 410. Cooperation with Public Bodies

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

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls contained in this Plan to

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

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

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

§ 500. LAND USES PERMITTED IN THE PROJECT AREA

§ 501. General Controls and Limitations

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

§ 502. Redevelopment Plan Map

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

The Agency is authorized to permit the Alternate Uses shown on the Map, provided that each such permitted alternate use shall conform to the Community Plan, as such Community Plan now reads or as it may be amended from time-to-time.

§ 503. Permitted Land Uses

§ 503.1. Commercial Uses

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

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

§ 503.2. Residential

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

Appropriately designed and properly located commercial facilities providing neighborhood services may also be permitted in Residential areas.

§ 503.3. Commercial and Limited Manufacturing

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

§ 503.4. Residential Uses Within Commercial and Manufacturing Areas

The Agency may permit appropriately designed and properly located new residential development within Commercial and Manufacturing areas.

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

§ 504.1. Public Uses

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

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

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

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

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

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

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

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

§ 505. Interim Uses

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

§ 506. Nonconforming Uses

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

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

§ 507. New Construction and Rehabilitation of Properties

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

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

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

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

§ 509. Limitation on Number of Buildings

The number of buildings in the Project Area shall not exceed approximately One Thousand (1,000).

§ 510. Number of Dwelling Units

The approximate number of dwelling units in the Project Area shall be Two Thousand Five Hundred (2,500).

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

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

§ 512. Signs and Billboards

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

§ 513. Utilities

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

§ 514. Parking and Loading Facilities

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

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

§ 515. Setbacks

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

§ 516. Incompatible Uses

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

§ 517. Resubdivision of Parcels

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

§ 518. Minor Variations

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

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

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

§ 519. Nondiscrimination and Nonsegregation

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

§ 520. Design Guidelines

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

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

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

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

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

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

§ 522. Buildings of Architectural and Historic Significance

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

§ 600. METHODS FOR FINANCING THE PROJECT

§ 601. General Description of the Proposed Financing Methods

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

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

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

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

§ 602. Tax Increment

§ 602.1. Allocation of Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, the County of Los Angeles, the City of Los Angeles, any

district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan shall be divided as follows:

- (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of that property by the taxing agency, last equalized prior to the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Project on the effective date of the ordinance but to which that territory has been annexed or otherwise included after that effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date); and
- (2) Except as provided in paragraph (3) below, that portion of the levied taxes each year in excess of that amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid to the respective taxing agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid to the respective taxing agencies as taxes on all other property are paid.
- (3) That portion of the taxes in excess of the amount identified in paragraph (1) above which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid to that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

§ 602.2. Distribution to Affected Taxing Entities

To the extent required by applicable law, the Agency shall make payments to affected taxing entities calculated pursuant to this Section 602.2. All amounts calculated pursuant to this Section shall be calculated after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted from the total amount of tax increment funds received by the Agency in the applicable fiscal year. The payments made pursuant to this Section to the affected taxing entities shall be allocated among such entities in proportion

to the percentage share of property taxes each affected taxing entity receives during the fiscal year the funds are allocated. Agency payments to the affected taxing entities shall be reduced in accordance with the provisions of Section 33607.5 of the Redevelopment Law or any other applicable provisions of law.

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

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

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

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

§ 602.3. Agency Pledge of Tax Increments

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

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

§ 603. Bonds, Advances and Indebtedness

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

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

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

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

§ 604. Time Limit on Establishment of Indebtedness

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

§ 605. Limitation on Amount of Bonded Indebtedness

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in paragraph (2) of Section 602.1 above, which can be outstanding at any

one time shall not exceed Twenty Million Dollars (\$20,000,000) in principal amount, except by amendment of this Plan. Such limitation is exclusive of: (1) any payments made from such principal amount by the Agency to any taxing agency pursuant to Sections 33401 and 33676 of the Community Redevelopment Law to alleviate financial burden; and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 409.2 of this Plan to be deposited by the Agency in a low and moderate income housing fund as a result of such payments to taxing agencies.

§ 606. Other Loans and Grants

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

§ 700. ACTIONS BY THE CITY

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

1. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way, and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project. Such action by the City shall include causing the abandonment and relocation by public utility companies of their operations in the public rights-of-way as appropriate to carry out this Plan and as required by law.
2. Institution and completion of proceedings necessary for changes and improvements in private and public-owned public utilities within or affecting the Project.
3. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
4. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project throughout the duration of this Plan.
5. Encourage the provision of a variety of housing types, both in terms of income and construction, using federal and State assistance as appropriate.
6. Encourage historic preservation, including the use of federal and State assistance.

7. Performance of the above, and of all other functions and services relating to public health, safety and physical development which will permit the redevelopment of the Project to be commenced and carried to completion without unnecessary delays.
8. The undertaking and completing of any other proceedings necessary to carry out the Project.

§ 800. ADMINISTRATION AND ENFORCEMENT OF THE PLAN

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

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

§ 900. DURATION OF PLAN'S CONTROLS

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

§ 1000. PROCEDURE FOR AMENDMENT

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

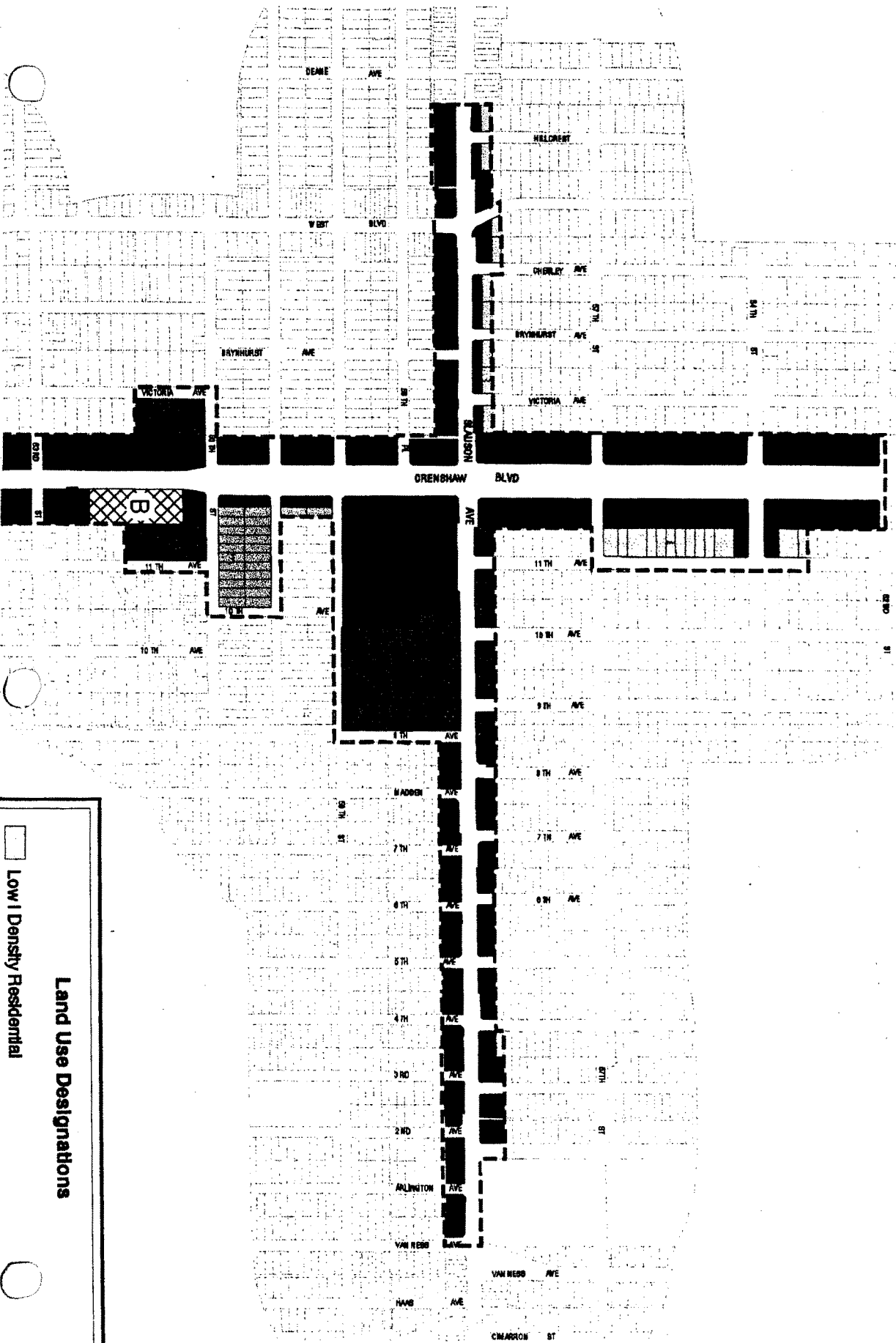
Proposed
Redevelopment
Project

Redevelopment Plan Map

Exhibit I

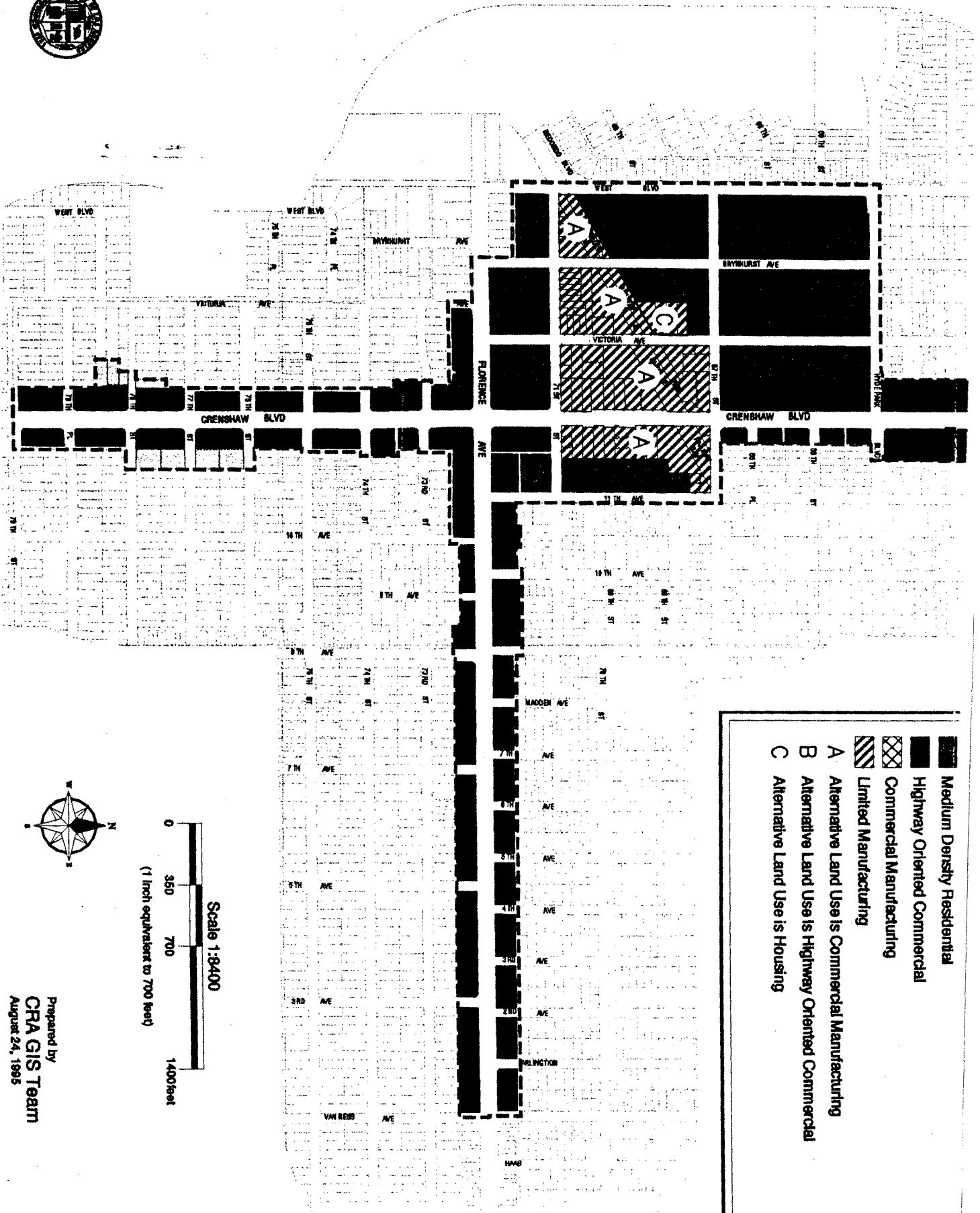
August 1995

Community
Redevelopment
Agency
of
City
Los Angeles

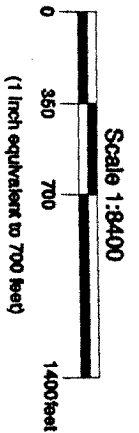
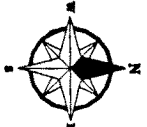


Land Use Designations

□ Low Density Residential



	Medium Density Residential
	Highway Oriented Commercial
	Commercial Manufacturing
	Limited Manufacturing
	Alternative Land Use is Commercial Manufacturing
	Alternative Land Use is Highway Oriented Commercial
	Alternative Land Use is Housing



Prepared by
CRA GIS Team
 August 24, 1995

EXHIBIT NO. 2

LEGAL DESCRIPTION OF PROJECT AREA

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 52nd Street (formerly 53rd Street), 60 Feet Wide, with the northerly prolongation of the easterly line of Lots 59 through 69, inclusive, of Tract No. 911, in said City, County and State, as per map filed in Book 16, Page 188, of Maps, in the Office of the County Recorder of said county;

thence easterly 492.19 Feet along said centerline to a point of intersection with the northerly prolongation of the westerly line of Lots 330 through 336, inclusive, of Tract No. 668, in said city, as per map filed in Book 15, Pages 194 to 195, inclusive, of said maps; thence southerly 405.00 Feet along said line to the southwesterly corner of said Lot 336; thence easterly 220.00 Feet along the southerly line of said lot, and its easterly prolongation to a point on the westerly line of Lots 393 through 403, inclusive, of said tract, also being the easterly line of 11th Avenue, 70 Feet Wide, as shown on said tract; thence southerly 1,115.00 Feet along said line and along the westerly line of Lots 379 through 392, inclusive, of said tract, to a point of intersection with the easterly prolongation of the northerly line of Lot 355, of said tract, also being the southerly line of 57th Street (formerly 55th Street), 60 Feet Wide, as shown on said tract; thence westerly 220.00 Feet along said line to the northwesterly corner of said lot; thence southerly 508.50 Feet along the westerly line of Lots 355 through 364, inclusive, of said tract, to the southwesterly corner of said Lot 364; thence easterly 150.00 Feet along the southerly line of said lot to the southeasterly corner of said lot, also being a point on the westerly line of 11th Avenue, 70 Feet Wide, as shown on said tract; thence easterly 70.00 Feet to the southwesterly corner of Lot 369, of said tract, also being a point on the easterly line of said 11th Avenue; thence easterly 300.00 Feet along the southerly line of Lot 369 and Lot 456, of said tract, to the southeasterly corner of said Lot 456, also being a point on the westerly line of 10th Avenue, 70 Feet Wide, as shown on said tract; thence easterly 70.00 Feet to the southwesterly corner of Lot 461, of said tract, also being a point on the easterly line of said 10th Avenue; thence easterly 300.00 Feet along the southerly line of Lot 461 and Lot 548, of said tract, to the southeasterly corner of said Lot 548, also being a point on the westerly line of 9th Avenue, 70 Feet Wide, as shown on said tract; thence easterly 70.00 Feet to the southwesterly corner of Lot 553, of said tract, also being a point on the easterly line of said 9th Avenue; thence easterly 150.00 Feet along the southerly line of said lot, to the southeasterly corner of said lot, also being a point on the westerly line of Lot 50, of Tract No. 940, in said city, as per map filed in Book 16, Page 159, of said maps; thence southerly 1.50 Feet along said westerly line to the southwesterly corner of said lot; thence easterly 135.00 Feet along the southerly line of said lot to the southeasterly corner of said lot, also being a point on the westerly line of 8th Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 55 of said tract, also being a point on the easterly line of said 8th Avenue; thence easterly 270.00 Feet along the southerly line of Lot 55 and Lot 154, of said tract, to the southeasterly corner of said Lot 154, also being a point on the westerly line of 7th Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 159, of said tract, also being a point on the easterly line of said 7th Avenue; thence easterly 135.00 Feet along the southerly line of said lot to the southeasterly corner of said lot, also being a point on the westerly line of Lot 3, of Tract No. 1610, in said city, as per map filed in Book 20, Page 85, of said maps; thence southerly 10.00

Feet along said westerly line to the southwesterly corner of said lot; thence easterly 135.00 Feet along the southerly line of said lot to the southeasterly corner of said lot, also being a point on the westerly line of 6th Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 126, of said tract, also being a point on the easterly line of said 6th Avenue; thence easterly 270.00 Feet along the southerly line of Lot 126 and Lot 131, of said tract, to the southeasterly corner of said Lot 131, also being a point on the westerly line of 5th Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 254, of said tract, also being a point on the easterly line of said 5th Avenue; thence easterly 270.00 Feet along the southerly line of Lot 254 and Lot 259, of said tract, to the southeasterly corner of said Lot 259, also being a point on the westerly line of 4th Avenue, 60 Feet Wide, as shown on said tract; thence northerly 40.00 Feet along the easterly line of said lot to the northeasterly corner of said lot; thence easterly 60.00 Feet to the southwesterly corner of Lot 381, of said tract, also being a point on the easterly line of said 4th Avenue; thence easterly 270.00 Feet along the southerly line of said Lot 381 and the southerly line of Lot 4, of Tract No. 900, in said city, as per map filed in Book 18, Pages 166 through 167, inclusive, of said maps, to the southeasterly corner of said Lot 4, also being on the westerly line of 3rd Avenue, 60 Feet Wide, as shown on said tract; thence easterly 60.00 Feet to the southwesterly corner of Lot 115, of said tract, also being a point on the easterly line of said 3rd Avenue; thence easterly 123.00 Feet along said southerly line to the southeasterly corner said lot, also being a point on the westerly line of an alley, 14 Feet Wide, as shown on said tract; thence easterly 14.00 Feet to the southwesterly corner of Lot 122 of said tract, also being a point on the easterly line of said alley; thence easterly 203.00 Feet along the southerly line of said lot (and its easterly prolongation) to a point on the westerly line of Lot 33, of Tract No. 1093, in said city, as per map filed in Book 17, Page 80, of said maps, also being a point on the easterly line of 2nd Avenue, 60.00 Feet Wide, as shown on said tract; thence southerly 118.13 Feet along said westerly line to a curve concave northeasterly and having a radius of 9.88 Feet; thence southerly, southeasterly and easterly along said curve 15.64 Feet to a point on the southerly line of said lot, also being on the northerly line of Slauson Avenue, 50 Feet Wide (now variable in width), as shown on said tract; thence easterly 444.73 Feet along said line to a point of intersection with northerly prolongation of the centerline of Van Ness Avenue 60 Feet Wide, as shown on Tract No. 4893, in said city, as per map filed in Book 53 Pages 33 and 34, inclusive, of said maps; thence southerly 186.38 Feet along said centerline to a point of intersection with the easterly prolongation of the northerly line of Lot 5, Block A, of said tract; thence westerly 150.00 Feet along said line to the northwesterly corner of said lot, also being a point on the easterly line of an alley, 15 Feet Wide, of Tract No. 5347, in said city, as per map filed in Book 57, Page 31, of said maps; thence southerly 4.70 Feet along the westerly line of said lot to the northeasterly corner of Lot 5, Block 4, of said Tract No. 5347, also being the point of intersection of the southerly and easterly lines of said alley; thence westerly 120.00 Feet along the northerly line of said lot to the northwesterly corner of said lot, also being a point on the easterly line of Arlington Avenue (formerly First Avenue), 55 Feet Wide, as shown on said tract; thence westerly 55.00 Feet to the northeasterly corner of Lot 20, Block 3, of said tract, also being the point of intersection of the westerly line of said Arlington Avenue and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence westerly 240.00 Feet along the northerly line of Lots 9 and 20, of said block, to the northwesterly corner of said Lot 9, also being a point on the easterly line of 2nd Avenue, 55 Feet Wide, as shown on said tract; thence westerly 55.00 Feet to the northeasterly corner of Lot 20, Block 2, of said tract, also being the point of intersection of the westerly line of said 2nd Avenue and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence westerly 240.00 Feet along the northerly line of Lots 9 and 20, of said block, to the northwesterly corner of said Lot 9, also being the point of intersection of the southerly line of said alley and the westerly line of 3rd Avenue, 55 Feet Wide, as shown on said tract; thence westerly 55.00 Feet to the northeasterly

corner of Lot 5, Block 1, of said tract, also being the point of intersection of the westerly line of said 3rd Avenue and the southerly line of an alley, 15 Feet Wide, as shown on said tract; thence westerly 120.00 feet along the northerly line of said lot, to a point on the easterly line of Lot 5, Block B, of Tract No. 5072, in said city, as per map filed in Book 54, Page 77, of said maps; thence northerly 4.60 Feet along the easterly line of said lot to the northeasterly corner of said lot, also being on the westerly line of said alley; thence westerly 120.00 Feet along the northerly line of said lot to the northwesterly corner of said lot, also being on the easterly line of 4th Avenue, 55 Feet Wide, as shown on said tract; thence westerly 55.00 feet to the northeasterly corner of Lot 5, Block A, of said tract, also being on the westerly line of said 4th Avenue; thence westerly 120.00 Feet along the northerly line of said lot to the northwesterly corner of said lot, also being the northeasterly corner of Lot 3, Block 5, of Tract No. 4515, in said city, as per map filed in Book 48, Pages 92 to 93, inclusive, of said maps, and the southeasterly corner of Lot 2, of said block; thence northerly 8.00 Feet along the easterly line of said Lot 2, to the northerly line of the southerly 8.00 Feet of Lot 1 and Lot 2, of said block; thence westerly 120.00 Feet along said northerly line to a point on the westerly line of said Lot 1, also being on the easterly line of 5th Avenue, 55 Feet Wide, as shown on said tract; thence southerly 8.00 Feet along said line to the northwesterly corner of said Lot 3; thence westerly 55.00 Feet to the northeasterly corner of Lot 17, Block 4, of said tract, also being on the westerly line of said 5th Avenue; thence westerly 240.00 Feet along the northerly line of Lot 17 and Lot 5, of said block, to the northwesterly corner of said Lot 5, also being on the easterly line of 6th Avenue, 55 Feet Wide, as shown on said tract; thence westerly 55.00 Feet to the northeasterly corner of Lot 17, Block 3, of said tract, also being on the westerly line of said 6th Avenue; thence westerly 240.00 Feet along the northerly line of Lot 17 and Lot 5, of said block, to the northwesterly corner of said Lot 5, also being on the easterly line of 7th Avenue, 55 Feet Wide, as shown on said tract; thence westerly 55.00 Feet to the northeasterly corner of Lot 17, Block 2, of said tract, also being on the westerly line of said 7th Avenue; thence westerly 240.00 Feet along the northerly line of Lot 17 and Lot 5, of said block, to the northwesterly corner of said Lot 5, also being on the easterly line of Madden Avenue, 55 Feet Wide, as shown on said tract; thence westerly 55.00 Feet to the northeasterly corner of Lot 17, Block 1, of said tract, also being on the westerly line of said Madden Avenue; thence westerly 240.00 Feet along the northerly line of Lot 17 and Lot 5, of said block to the northwesterly corner of said Lot 5, also being on the easterly line of 8th Avenue, 10 Feet Wide (now 60 Feet Wide), as shown on said tract; thence southerly 542.87 Feet along the westerly line of Lots 5 through 16, inclusive, of said block, and the westerly line of Lot 1, Block 6, of said tract, to a point of intersection with the easterly prolongation of the northerly line of Lots 1 through 15, inclusive, of Tract No. 4680, in said city, as per map filed in Book 45, Page 42, of said maps, also being the easterly prolongation of the southerly line of 59th Street, 40 Feet Wide, as shown on said tract; thence westerly 651.53 Feet along said northerly line to the northwesterly corner of said Lot 15, also being the point of intersection with the southerly line of said 59th Street and the easterly line of 10th Avenue (formerly Ninth Avenue), 50 Feet Wide, as shown on said tract; thence westerly 50.00 Feet to the northeasterly corner of Lot 40, of the map of Southwestern Heights, in said city, as per map filed in Book 16 Page 124, of said maps, also being the point of intersection with the southerly line of said 59th Street (formerly Academy Street) and the westerly line of said 10th Avenue; thence westerly 469.55 Feet along the northerly line of Lots 40 through 49, inclusive, of said map, to the northwesterly corner of said Lot 49; thence southerly 269.53 Feet along the easterly line of Lots 49 and 30, of said map, to the southwestly corner of said Lot 30, also being on the northerly line of 59th Place (formerly Fir Street), 50 Feet Wide, as shown on said map; thence easterly 468.93 Feet along the southerly line of Lots 30 through 39, inclusive, of said map, to the southeasterly corner of said Lot 39, also being the point of intersection with the northerly line of said 59th Place and the westerly line of said 10th Avenue; thence easterly 50.00 Feet to the

southwesterly corner of Lot 16, of said Tract No. 4680, also being the point of intersection with the northerly line of said 59th Place and the easterly line of said 10th Avenue; thence southerly 50.00 Feet to the northwesterly corner of Lot 15, of the Tallewanda Tract, in said city, as per map filed in Book 21 Page 127, of said maps, also being the point of intersection of southerly line of said 59th Place and the easterly line of said 10th Avenue; thence southerly 331.17 Feet along the westerly line of Lots 15 and 16, of said tract to the northerly line of Lot 30, of the map of Hyde Park, in said city, as per map filed in Book 14 Page 21, of Miscellaneous Records, in the Office of said County Recorder, also being on the southerly line of 60th Street (formerly Elm Street), 60 Feet Wide, as shown on said map; thence westerly 227.98 Feet along the northerly line of Lots 30 and 29, of said map, to the northwesterly corner of said Lot 29, also being the point of intersection of the southerly line of said 60th Street and the easterly line of 11th Avenue (formerly Mountain Avenue), 60 Feet Wide, as shown on said tract; thence southerly 420.00 Feet along the westerly line of Lots 29, 32, 33, 36, 37, 40 and 41, of said map, to the southwesterly corner of said Lot 41; thence westerly 60.00 Feet to the northeasterly corner of Lot 71, of said map, also being on the westerly line of said 11th Avenue; thence westerly 189.59 Feet along the northerly line of said lot to the northwesterly corner of said lot; thence southerly 420.00 Feet along the westerly line of Lots 71, 74, 75, 78, 79, 82 and 83, of said map, to the southwesterly corner of said Lot 83, also being on the northerly line of 63rd Street (formerly Hill Street), 60 Feet Wide, as shown on said map; thence southerly 60.00 Feet to the northwesterly corner of Lot 248, of said map, also being on the southerly line of said 63rd Street; thence southerly 840.00 Feet along the westerly line of Lots 248, 249, 252, 253, 256, 257, 260, 261, 264, 265, 268, 269 and 272, and its southerly prolongation, to the northerly line of Lots 1 through 9, inclusive, of Tract No. 1560, as per map filed in Book 20, Page 16, of said maps, also being on the southerly line of Hyde Park Boulevard (formerly Chestnut Street), 60 Feet Wide, as shown on said tract; thence westerly 90.76 Feet along said northerly line to the northwesterly corner of Lot 3 of said tract; thence southerly 135.00 Feet along the westerly line of said lot to the southwesterly corner of said lot, also being on the northerly line of an alley (formerly Lot G), 15 Feet Wide, as shown on said tract; thence southerly 15.00 Feet to the northwesterly corner of Lot 16, of said tract, also being on the southerly line of said alley; thence southerly 135.00 Feet along the westerly line of said lot to the southwesterly corner of said lot, also being on the northerly line of 66th Street (formerly Lot H), 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 21 of said tract, also being on the southerly line of said 66th Street; thence southerly 135.00 Feet along the westerly line of said lot to the southwesterly corner of said lot, also being on the northerly line of an alley (formerly Lot I), 15 Feet Wide, as shown on said tract; thence southerly 15.00 Feet a point of intersection with the northerly line of Lot 33, of said tract, and a line parallel with and distant westerly 51.01 Feet measure at right angles from the easterly line of said lot, also being on the southerly line of said alley; thence southerly 135.00 Feet along said parallel line to a point on the southerly line of Lot 34, of said tract, also being on the northerly line of 66th Place (formerly Lot J), 60 Feet Wide, as shown on said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 39, of said tract, also being on the southerly line of said 66th Place; thence southerly 150.33 Feet along the westerly line of said lot to the southwesterly corner of said lot also being on the northerly line of 67th Street (formerly Flower Street), 60 Feet Wide, as shown on said tract; thence easterly 340.00 Feet along the southerly line of Lots 39 through 42, inclusive, of said tract, also being southerly line of Lots 607 and 608, of said map of Hyde Park, to the southwesterly corner of Lot 380, of said tract, also being the intersection of the northerly line of said 67th Street and the easterly line of said 11th Avenue; thence southerly 60.00 Feet to the northwesterly corner of Lot 605, of said map of Hyde Park, also being the intersection of the southerly line of said 67th Street and the easterly line of said 11th Avenue; thence southerly 840.00 Feet along the westerly line of Lots 605, 608, 609, 612, 613, 616, 617, 620, 621, 624, 625, 628, 629 and 632 to the southwesterly corner of said Lot

632, also being the intersection of the easterly line of said 11th Avenue and the northerly line of 71st Street (formerly Pine Street), 60 Feet Wide, as shown on said map; thence southerly 60.00 Feet to the northwesterly corner of Lot 1, of Tract No. 2676, in said city, as per map filed in Book 25, Page 83, of said maps, also being the intersection of the southerly line of said 71st Street and the easterly line of said 11th Avenue; thence southerly 201.32 Feet along the westerly line of Lots 1 through 4, inclusive, of said tract, to the southwest corner of said Lot 4; thence easterly 123.50 Feet along the southerly line of said lot to the southeasterly corner of said lot; thence northerly 23.00 Feet along the easterly line of said lot to a line parallel with and distant southerly 176.32 Feet measured at right angles, from the southerly line of said 71st Street; thence easterly 129.90 Feet along said parallel line to a line parallel with and distant westerly 123.50 Feet measured at right angles, from the westerly line of said 10th Avenue; thence southerly 23.68 Feet along said parallel line to a line parallel with and distant southerly 200.00 Feet measured at right angles, from the southerly line of said 71st Street; thence easterly 123.50 Feet along said parallel line to a point on the westerly line of 10th Avenue (formerly Evergreen Avenue), 60 Feet Wide, as per said map of Hyde Park; thence northerly 30.14 Feet along said line to a point of intersection with the westerly prolongation of the southerly line of Lots 1 through 8, inclusive, of Tract No. 2184, in said city, as per map filed in Book 25, Page 24, of said maps, also being the northerly line of an alley, 12.64 Feet Wide, as per said tract; thence easterly 497.12 Feet along the southerly line of said lots and its easterly prolongation to a point of intersection with the westerly line of Lot 9, Block 5, of Tract No. 5452, in said city, as per map filed in Book 60, Page 74, of said maps, also being on the easterly line of 8th Avenue (formerly Cypress Avenue), 60 Feet Wide, as per said tract; thence southerly 34.47 Feet along said westerly line to the southwest corner of said lot, also being the point of intersection of the easterly line of said 8th Avenue and the northerly line of an alley, 16 Feet Wide, as per said tract; thence easterly 240.00 Feet along the southerly line of Lot 9 and Lot 26, of said block, to the southeasterly corner of said Lot 26, also being the intersection of the northerly line of said alley and the westerly line of Madden Avenue, 55 Feet Wide, as per said tract; thence easterly 55.00 Feet to the southwest corner of Lot 9, Block 6, of said tract, also being the intersection with the easterly line of said Madden Avenue and the northerly line of an alley, 16 Feet Wide, as per said tract; thence easterly 240.00 Feet along the southerly line of Lot 9 and Lot 26, of said block, to the southeasterly corner of said Lot 26, also being the intersection of the northerly line of said alley and the westerly line of 7th Avenue, 55 Feet Wide, as per said tract; thence easterly 55.00 Feet to the southwest corner of Lot 9, Block 7, of said tract, also being the intersection with the easterly line of said 7th Avenue and the northerly line of an alley, 16 Feet Wide, as per said tract; thence easterly 240.00 Feet along the southerly line of Lot 9 and Lot 26, of said block, to the southeasterly corner of said Lot 26, also being the intersection of the northerly line of said alley and the westerly line of 6th Avenue, 55 Feet Wide, as per said tract; thence easterly 55.00 Feet to the southwest corner of Lot 9, Block 8, of said tract, also being the intersection with the easterly line of said 6th Avenue and the northerly line of an alley, 16 Feet Wide, as per said tract; thence easterly 240.00 Feet along the southerly line of Lot 9 and Lot 26, of said block, to the southeasterly corner of said Lot 26, also being the intersection of the northerly line of said alley and the westerly line of 5th Avenue, 55 Feet Wide, as per said tract; thence easterly 55.00 Feet to the southwest corner of Lot 9, Block 9, of said tract, also being the intersection with the easterly line of said 5th Avenue and the northerly line of an alley, 16 Feet Wide, as per said tract; thence easterly 240.00 Feet along the southerly line of said Lot 9 and the southerly line of Lot 5, Block 6, of Tract No. 5721, in said city, as per map filed in Book 63, Page 31, of said maps, to the southwest corner of said Lot 5, also being the intersection of the northerly line of said alley and the westerly line of 4th Avenue, 55 Feet Wide, as per said tract; thence easterly 55.00 Feet to the southwest corner of Lot 9, Block 7, of said tract, also being the intersection of the easterly line of said 4th Avenue and the northerly line of an alley, 16 Feet

Wide, as per said tract; thence easterly 240.00 Feet along the southerly line of Lot 9 and Lot 26, of said block, to the southeasterly corner of said Lot 26, also being the intersection of the northerly line of said alley and the westerly line of 3rd Avenue, 55 Feet Wide, as per said tract; thence easterly 55.00 Feet to the southwesterly corner of Lot 9, Block 8, of said tract, also being the intersection of the easterly line of said 3rd Avenue and the northerly line of an alley, 16 Feet Wide, as per said tract; thence easterly 240.00 Feet along the southerly line of Lot 9 and Lot 26, of said block, to the southeasterly corner of said Lot 26, also being the intersection of the northerly line of said alley and the westerly line of 2nd Avenue, 55 Feet Wide, as per said tract; thence easterly 55.00 Feet to the southwesterly corner of Lot 9, Block 9, of said tract, also being the intersection of the easterly line of said 2nd Avenue and the northerly line of an alley, 16 Feet Wide, as per said tract; thence easterly 240.00 Feet along the southerly line of Lot 9 and Lot 26, of said block, to the southeasterly corner of said Lot 26, also being the intersection of the northerly line of said alley and the westerly line of Arlington Avenue (formerly First Avenue), 55 Feet Wide, as per said tract; thence easterly 55.00 Feet to the southwesterly corner of Lot 9, Block 10, of said tract, also being the intersection of the easterly line of said Arlington Avenue and the northerly line of an alley, 16 Feet Wide, as per said tract; thence easterly 270.00 Feet along the southerly line of Lot 9 and Lot 26, of said block, to a point of intersection of with the centerline of Van Ness Avenue, 60 Feet Wide, as per said tract; thence southerly 180.90 Feet along the centerline of said Van Ness Avenue, to a point of intersection with the centerline of Florence Avenue, 100 Feet Wide, as per said tract; thence easterly 7.91 Feet along said centerline to the point of intersection of Van Ness Avenue, 60 Feet Wide, as per Tract No. 1924, in said city, as per map filed in Book 23 Pages 46 to 47, inclusive, of said maps; thence southerly 165.41 Feet along said centerline to the easterly prolongation of the northerly line of Lots 13 through 24, inclusive, of Block 1, of said tract; thence westerly 630.27 Feet along said line to the northwesterly corner of said Lot 13, also being on the easterly line of 3rd Avenue, 60 Feet Wide, as per said tract; thence westerly 60.00 Feet to the northeasterly corner Lot 24, Block 2, of said tract, also being on the westerly line of said 3rd Avenue; thence westerly 603.50 Feet along the northerly line of Lots 13 through 24, of said block, to the northwesterly corner of said Lot 13, also being on the easterly line of 5th Avenue, 60 Feet Wide, as per said tract; thence easterly 60.00 Feet to the northeasterly corner Lot 24, Block 3, of said tract, also being on the westerly line of said 5th Avenue; thence westerly 603.50 Feet along the northerly line of Lots 13 through 24, of said block, to the northwesterly corner of said Lot 13, also being on the easterly line of 7th Avenue, 60 Feet Wide, as per said tract; thence easterly 60.00 Feet to the northeasterly corner Lot 24, Block 4, of said tract, also being on the westerly line of said 7th Avenue; thence westerly 600.26 Feet along the northerly line of Lots 13 through 24, of said block, to the northwesterly corner of said Lot 13, also being on the easterly line of 8th Avenue (formerly Cypress Avenue), 60 Feet Wide, as per said tract; thence southerly 10.75 Feet along the westerly line of said Lot 13 to a point of intersection with the easterly prolongation of the northerly line of Lot 4, of Tract No. 3700, in said city, as per map filed in Book 47, Page 54, of said maps; thence westerly 195.00 Feet along said line to the northwesterly corner of said lot, also being the southeasterly corner of Lot 24, of said tract; thence northerly 45.00 Feet along the easterly line of said Lot 24 to the northeasterly corner of said lot; thence westerly 135.00 Feet along the northerly line of said lot to the northwesterly corner of said lot, also being on the easterly line of 9th Avenue (formerly 10th Avenue), 50 Feet Wide, as per said tract; thence westerly 50.00 Feet to the northeasterly corner of Lot 29, of said tract, also being on the westerly line of said 9th Avenue; thence westerly 272.79 Feet along the northerly line of Lot 29 and Lot 50, of said tract, to the northwesterly corner of said Lot 50, also being on the easterly line of 10th Avenue (formerly 11th Street), 40 Feet and 56 Feet Wide, as per said tract; thence southerly 56.55 Feet along the westerly line of Lot 50 and Lot 49, of said tract, to a point of intersection with easterly prolongation of the northerly line of Lots 1 through 9, inclusive, of Tract No. 14235, in said city, as per map filed in

Book 314, Pages 4 and 5, inclusive, of said maps, also being the southerly line of an alley, 20 Feet Wide, as per said Tract No. 14235; thence westerly 510.95 Feet along said line to a point on the northwesterly line of said Lot 9; thence southwesterly 14.14 feet along said northwesterly line to a point on the westerly line of said lot; thence southerly 165.00 Feet along said line and its southerly prolongation, to a point on the northerly line of Lot 14, of said tract, also being the southerly line of 73rd Street, 60 Feet Wide, as per said tract; thence westerly 20.40 Feet along the northerly line of said lot to the northwesterly corner of said lot; thence southerly 116.01 Feet along the westerly line of said lot to the southwesterly corner of said lot, also being on the northerly line of an alley, 20 Feet Wide, as per said tract; thence easterly 37.38 Feet along the southerly line of said lot to a point of intersection with the northerly prolongation of the westerly line of Lot 10, Tract No. 12652, in said city, as per map filed in Book 240, Page 35, of said maps; thence southerly 215.45 Feet along said line and its prolongation, to a point on the northerly line of Lot 46, Tract No. 10728, in said city, as per map filed in Book 175, Page 8, of said maps, also being on the southerly line of 74th Street, 60 Feet Wide, as per said tract; thence westerly 22.47 Feet along said line to the northwesterly corner of said lot, also being the point of intersection with the southerly line of said street and the easterly line of an alley, 20 Feet Wide, as per said tract; thence southerly 330.61 Feet along the westerly line of Lot 46 and Lot 6, of said tract, and its southerly prolongation, to a point on the northerly line of Lot 4, Tract No. 7478, in said city, as per map filed in Book 87, Pages 66 and 67, inclusive, of said maps, also being on the southerly line 75th Street, 60 Feet Wide, as per said tract; thence easterly 17.35 Feet along said line to the northwesterly corner of said lot; thence southerly 270.80 Feet along the westerly line of said Lot 4 and the westerly line of Lot 4, Tract No. 7769, in said city, as per map filed in Book 97, Pages 51 and 52, inclusive, of said maps, to the southwesterly corner of said Lot 4, of said Tract 7769, also being on the northerly line of 76th Street, 60 Feet Wide, as per said tract; thence easterly 118.74 Feet along the southerly line of Lots 4 through 6, inclusive, of said tract, to a point of intersection with the northerly prolongation of the westerly line of Lots 1 and 4, Tract No. 15202, in said city, as per filed in Book 337, Page 45, of said maps; thence southerly 331.32 Feet along said line to the southwesterly corner of said Lot 4, also being on the northerly line of 77th Street, 60 Feet Wide, as per said tract; thence southerly 60.00 Feet to the northwesterly corner of Lot 5, of said tract, also being on the southerly line of said 77th Street; thence southerly 330.46 Feet along the westerly line of Lot 5 and Lot 8, of said tract, and its southerly prolongation, to a point on the northerly line of Lot 8, Tract No. 8044, in said city, as per map filed in Book 177, Page 41, of said maps, also being on the southerly line of 78th Street, 60 Feet Wide, as per said tract; thence westerly 111.18 Feet along the northerly line of Lots 8 through 10, inclusive, of said tract, to the northwesterly corner of said Lot 10, also being the intersection of the southerly line of said 78th Street and the easterly line of an alley, 20 feet Wide, as per said tract; thence southerly 280.67 Feet along the westerly line of Lot 10 and Lot 17, of said tract, to the southwesterly corner of said Lot 17, also being the intersection of the easterly line of said alley and the northerly line of 78th Place, 60 Feet Wide, as per said tract; thence southerly 60.00 Feet +/- to the northwesterly corner of Lot 36 of said tract, also being the intersection of the southerly line of said 78th Place and the easterly line of an alley, 20 Feet Wide, as per said tract; thence southerly 290.91 Feet along the westerly line of Lot 36 and Lot 42, of said tract, and its southerly prolongation, to a point on the centerline of 79th Street, 70 Feet Wide, as per said tract, also being the Boundary Line of the City of Los Angeles as per Ordinance No. 45942 Recorded May 17, 1923, in the Office of the City Clerk of said city; thence westerly 350.00 Feet along said centerline to the southerly prolongation of the easterly line of Lots 36 and 17, of Tract No. 7328, in said city, as per map filed in Book 73 Pages 91 and 92, inclusive, of said maps; thence northerly 280.00 Feet along said line to the northeasterly corner of said Lot 17, also being on the southerly line of 78th Place (formerly 78th Street), 60 Feet Wide, as per said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 12, of said tract, also being on the northerly

line of said 78th Place; thence northerly 125.00 Feet along the easterly line of said lot to the northeasterly corner of said lot; thence westerly 161.09 Feet along the northerly line of Lots 9 through 12, inclusive, of said tract, to the southeasterly corner of Lot 2, of said tract; thence northerly 130.22 Feet along the easterly line of said lot to the northeasterly corner of said lot; thence easterly 66.12 Feet to line parallel with and distant westerly from the westerly line of Crenshaw Boulevard (formerly Angeles Mesa Drive), 100 Feet Wide, as per said tract; thence northerly 95.92 Feet along said parallel line to a point on the southerly line of Lot 19, Tract No. 7872, in said city, as per map filed in Book 111, Pages 1 through 2, inclusive, of said maps, also being on the northerly line of 78th Street (formerly 77th Street), 42 Feet Wide, as per said tract; thence easterly 45.10 Feet along said southerly line to the southerly prolongation of the westerly line of Lot 3, of said tract; thence northerly 170.16 Feet along said line to the southwest corner of said lot; thence easterly 50.00 Feet along the southerly line of said lot to the southeasterly corner of said lot; thence northerly 100.00 Feet along the easterly line of said lot, to the northeasterly corner of said lot, also being on the southerly line of 77th Street (formerly 76th Place), 60 Feet Wide, as per said tract; thence northerly 60 Feet +/- to the southeasterly corner of Lot 31, Tract No. 6893, in said city, as per map filed in Book 76 Page 56, of said maps, also being the intersection of the northerly line of said 77th Street, and the westerly line of an alley, 20 Feet Wide, as per said tract; thence northerly 251.77 Feet along the easterly line of Lot 31 and Lot 48, of said tract, to the northeasterly corner of said Lot 48, also being the intersection of the westerly line of said alley and the southerly line of 76th Street, 90 Feet Wide, as per said tract; thence northerly 90.00 Feet to the southeasterly corner of Lot 49, of said tract, also being the intersection of the northerly line of said 76th Street and the westerly line of an alley, 20 Feet Wide, as per said tract; thence northerly 267.97 Feet along the easterly line of Lot 49 and Lot 66, of said tract, to the northeasterly corner of said Lot 66, also being the intersection of the westerly line of said alley and the southerly line of 75th Street, 60 Feet Wide, as per said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 67, of said tract, also being the intersection of the northerly line of said 75th Street and the westerly line of an alley, 20 Feet Wide, as per said tract; thence northerly 262.33 Feet along the easterly line of Lot 67 and Lot 84, of said tract, to the northeasterly corner of said Lot 84, also being the intersection of the westerly line of said alley and the southerly line of 74th Street, 60 Feet Wide, as per said tract; thence northerly 60.00 Feet +/- to the southeasterly corner of Lot 3, Tract No. 8903, in said city, as per map filed in Book 111, Pages 65 and 66, inclusive, of said maps, also being on the northerly line of said 74th Street; thence northerly 135.30 Feet to the northeasterly corner of said lot; thence westerly 42.10 Feet to the southeasterly corner of Lot 8, Tract No. 11348, in said city, as per map filed in Book 210 Pages 44 and 45, inclusive, of said maps; thence northerly 211.77 Feet along the easterly line of said lot, and its northerly prolongation, to the southerly line of Lot 1, Tract No. 11409, in said city, as per map filed in Book 224, Page 7, of said maps, also being the northerly line of 73rd Street, 50 Feet Wide, as per said tract; thence 29.07 Feet easterly to the southeasterly corner of said lot; thence northerly 89.57 Feet to the northeasterly line of said lot; thence northwesterly 14.08 Feet to the northerly line of said lot; thence westerly 468.61 Feet along the northerly line of Lots 1 through 9, inclusive, of said tract, and its westerly prolongation, to the easterly line of Lot 12, Firths Hyde Park Tract, in said city, as per map filed in Book 9, Page 141, of said maps, also being the westerly line of Victoria Avenue, 41.60 Feet Wide, as per said tract; thence northerly 135.00 Feet along the easterly line of said lot to a point of intersection with the southerly line of Florence Avenue (formerly Lake Street), 100 Feet Wide; thence easterly 253.67 Feet along the southerly line of said Florence Avenue to a point of intersection with the southerly prolongation of the westerly line of Brynhurst Avenue (formerly Mineral Avenue), 60 Feet Wide, as per said map; thence northerly 230.00 Feet along said westerly line parallel with and distant northerly 130.00 Feet measured at right angles, from the northerly line of said Florence Avenue; thence westerly 428.02 Feet to the Boundary Line of the City of Los

Angeles as per Ordinance No. 45942 Recorded May 17, 1923, in the Office of the City Clerk of said city; thence northerly 2064.38 Feet along said city boundary line to the westerly prolongation of the southerly line of Lots 193 and 194, of said map of Hyde Park, also being the northerly line of Hyde Park Boulevard (formerly Chestnut Avenue), 60 Feet Wide, as per said map; thence easterly 425.76 Feet along said line to the southeasterly corner of said Lot 194, also being the intersection of the northerly line of said Hyde Park Boulevard and the westerly line of said Brynhurst Avenue; thence easterly 60.00 Feet to the southwest corner of Lot 219, of said map, also being the easterly line of said Brynhurst Avenue and the northerly line of said Hyde Park Avenue; thence easterly 378.48 Feet along the southerly line of Lots 219 and 220, of said map, to the southeasterly corner of said Lot 220, also being the intersection of the northerly line of said Hyde Park Boulevard and the westerly line of Victoria Avenue (formerly Pearl Avenue), 60 Feet Wide, as per said map; thence easterly 60.00 Feet to the southwest corner of Lot 245, of said map, also being the intersection of the northerly line of said Hyde Park Avenue and the easterly line of said Victoria Avenue; thence easterly 145.00 Feet to a line parallel with and distant 44.24 Feet measured at right angles from the easterly line of said lot; thence northerly 7.00 Feet along said parallel line to a line parallel with and distant northerly 7.00 Feet measured at right angles from the southerly line of said lot; thence easterly 44.24 Feet along said parallel line to a point on the easterly line of said lot; thence northerly 773.00 Feet along the easterly line of Lots 221, 224, 225, 228, 229, 232, 233, 236, 237, 240, 241, 244 and 245, of said map, to the northeasterly corner of said Lot 221, also being on the southerly line of 63rd Avenue (formerly Hill Street), 60 Feet Wide, as per said map; thence northerly 60.00 Feet to the southeasterly corner of Lot 112, of said map, also being on the northerly line of said 63rd Avenue; thence northerly 480.00 Feet along the easterly line of Lots 97, 100, 101, 104, 105, 108, 109 and 112, of said map, to the northeasterly corner of said Lot 97; thence westerly 249.60 Feet along the northerly line of said Lot 97, and its westerly prolongation, to a point on the easterly line of Lots 114, 115, 118, 119, 122, 123, 126, 127, 130, 131, 134, 135, 138 and 139, of said map, also being on the westerly line of said Victoria Avenue; thence northerly 420.00 Feet along said line to the southerly line of Lots 157 through 164, inclusive, of Tract No. 2095, in said city, as per map filed in Book 23, Page 22, of said maps, also being the northerly line of 60th Street (formerly Elm Street), 60 Feet Wide, as per said tract; thence easterly 256.33 Feet along said line to the southeasterly corner of said Lot 157; thence northerly 271.52 Feet along the easterly line of Lot 157 and Lot 151, of said tract, to the northeasterly corner of said Lot 151, also being on the southerly line of 59th Place (formerly 59th Street), 60 Feet Wide, as per said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 113, of said tract, also being on the northerly line of said 59th Place; thence northerly 271.40 Feet along the easterly line of Lot 113 and Lot 107, of said tract, to the northeasterly corner of said Lot 107, also being on the southerly line of 59th Street (formerly 58th Street), 60 Feet Wide, as per said tract; thence northerly 60.00 Feet, to the southeasterly corner of Lot 69, of said tract, also being on the northerly line of said 59th Street; thence northerly 268.60 Feet along the easterly line of Lot 69 and Lot 63, of said tract, to the northeasterly corner of said Lot 63, also being on the southerly line of 58th Place (formerly 57th Street), 60 Feet Wide, as per said tract; thence westerly 10.00 Feet along the northerly line of said lot to the southerly prolongation of a line parallel with and distant westerly 10.00 Feet, measured at right angles, from the easterly line of Lot 25, of said tract; thence northerly 195.00 Feet along said parallel line to a point on the northerly line of said lot; thence westerly 390.00 Feet along the northerly line of Lots 25 through 32, inclusive, of said tract, to the northwesterly corner of said Lot 32, also being on the easterly line of Brynhurst Avenue (formerly 15th Avenue), 60 Feet Wide, as per said tract; thence westerly 60.00 Feet to the northeasterly corner of Lot 33, of said tract, also being on the westerly line of said Brynhurst Avenue; thence westerly 450.00 Feet along the northerly line of Lots 33 through 41, inclusive, and Lot A, of said tract, to a point on the northerly line of said Lot A; thence northerly 1.00 Feet along said northerly

line; thence westerly 230.00 Feet along the northerly line of said Lot A, and the northerly line of Lot 1, Tract No. 5538, in said city, as per map filed in Book 59, Page 83, of said maps, and its westerly prolongation, to a point on the easterly line of Lot 27, of Tract No. 5279, in said city, as per map filed in Book 60, Page 28, of said maps, also being on the westerly line of West Boulevard, 80 Feet Wide, as per said tract; thence northerly 14.00 Feet along the easterly line of said lot to the northeasterly corner of said lot; thence westerly 150.00 Feet along the northerly line of said lot to the northwesterly corner of said lot, also being on the easterly line of an alley, 15.00 Feet Wide, as per said tract; thence southerly 24.89 Feet along the westerly line of said lot to the easterly prolongation of the northerly line of Lots 155 through 165, inclusive, of said tract, also being the southerly line of an alley, 15.00 Feet Wide, as per said tract; thence westerly 435.48 Feet along said northerly line to the Boundary Line of the City of Los Angeles as per Ordinance No. 36557 Recorded June 15, 1917, in the Office of the City Clerk of said city; thence northerly 305.00 Feet along said line to the southwest corner of Lot 860, of said Tract 911; thence easterly 140.72 Feet along the southerly line of said lot to the southeasterly corner of said lot also being on the westerly line of Hillcrest Drive (formerly 18th Avenue), 60 Feet Wide, as per said tract; thence easterly 60.00 Feet to the southwest corner of Lot 773, of said tract, also being on the easterly line of said Hillcrest Drive; thence easterly 323.56 Feet along the southerly line of Lot 773 and Lot 768, of said tract, to the southeasterly corner of said Lot 768, being on a curve concave northeasterly and having a radius of 316.27 Feet, also being on the westerly line of West Avenue (formerly Walnut Avenue), 60 Feet Wide, as per said tract; thence northwesterly 33.26 Feet along said curvet and easterly line of said lot to the point of intersection with the westerly prolongation of the southerly line of Lot 682, of said tract; thence easterly 178.47 Feet along said line to the southeasterly corner of said lot; thence northerly 5.00 Feet along the easterly line of said lot to the southwest corner of Lot 677, of said tract; thence easterly 130.00 Feet along the southerly line of said lot, to the southeasterly corner of said lot, also being on the westerly line of Chelsey Avenue (formerly 16th Avenue), 60 Feet Wide, as per said tract; thence easterly 60.00 Feet to the northwesterly corner of Lot 219, of said tract, also being on the easterly line of said Chelsey Avenue; thence southerly 50.00 Feet along the westerly line of said lot to the southwest corner of said lot; thence easterly 280.00 Feet along the southerly line of Lot 219 and Lot 214, of said tract, to the southeasterly corner of said Lot 214, also being on the westerly line of Brynhurst Avenue (formerly 15th Avenue), 60.00 Feet Wide, as per said tract; thence easterly 60.00 Feet to the southwest corner of Lot 127, of said tract, also being on the easterly line of said Brynhurst Avenue; thence easterly 280.00 Feet along the southerly line of Lot 127 and Lot 122, of said tract, to the southeasterly corner of said Lot 122, also being on the westerly line of Victoria Avenue (formerly 14th Avenue), 60 Feet Wide, as per said tract; thence easterly 60.00 feet to the southwest corner of Lot 35, of said tract, also being on the easterly line of said Victoria Avenue; thence easterly 140.00 Feet to the southeasterly corner of said lot; thence northerly 508.50 Feet along the easterly line of Lots 35 through 44, inclusive, of said tract, to the northeasterly corner of said Lot 44, also being on the southerly line of 57th Street (formerly 55th Street), 60 Feet Wide, as per said tract; thence northerly 60.00 Feet to the southeasterly corner of Lot 45, of said tract, also being on the northerly line of said 57th street; thence northerly 750.00 Feet along the easterly line of Lots 45 through 58, inclusive, of said tract, to the northeasterly corner of said Lot 58, also being on the southerly line of 54th Street, 80 Feet Wide, as per said tract; thence northerly

80.00 Feet to the southeasterly corner of Lot 59, of said tract, also being on the northerly line of said 54th Street; thence northerly 630.00 Feet along the easterly line of Lots 59 through 69, inclusive, of said tract, to the point of beginning.

Matthew J. Rowe

MATTHEW J. ROWE
P.L.S. 5810

4/16/95

DATE



EXHIBIT NO. 3

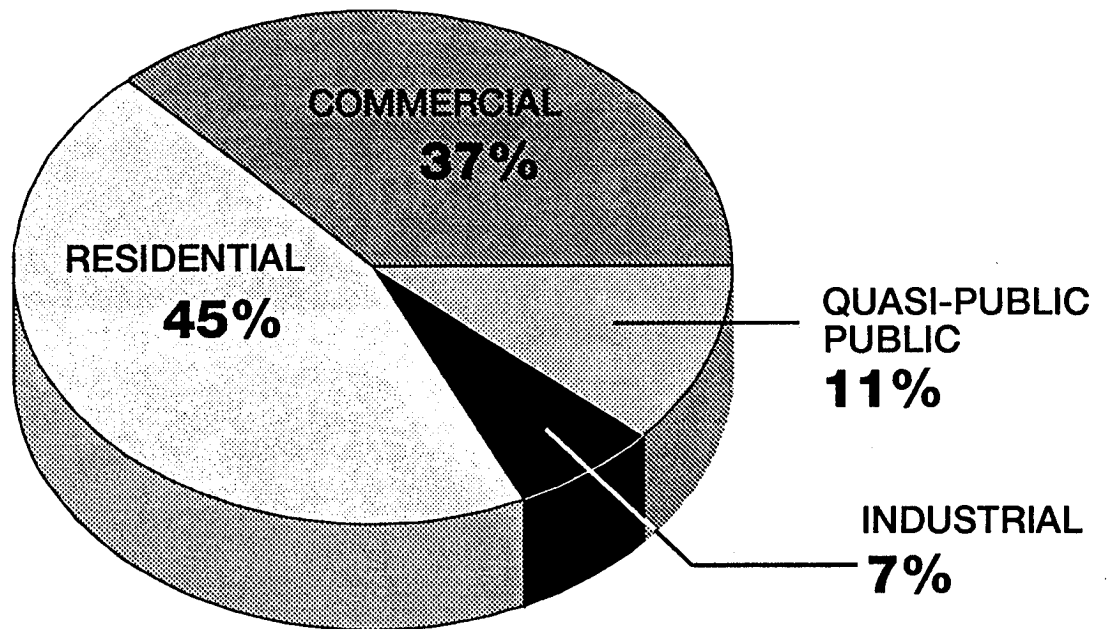
PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

The following public improvements are currently proposed under the Crenshaw-Slauson Redevelopment Project:

- 1). Streetscape, Signage and Landscaping improvements along the public right-of-way.
- 2). Street improvements along the following streets:
 - Crenshaw Boulevard between 52nd Street and 79th Street;
 - Slauson Avenue between Van Ness Avenue and Deane Street;
 - 54th Street between Victoria Avenue and 10th Avenue;
 - 57th Street between Victoria Avenue and 11th Avenue;
 - 58th Street between Brynhurst Avenue and Crenshaw Boulevard;
 - 59th Street between Brynhurst Avenue and Crenshaw Boulevard;
 - 59th Place between Brynhurst Avenue and 10th Avenue;
 - 60th Street between Brynhurst Avenue and 10th Avenue;
 - 63rd Street between Victoria Avenue and 11th Avenue;
 - Hyde Park Boulevard between West Boulevard and 11th Avenue;
 - 67th Street between West Boulevard and 11th Avenue;
 - 71st Street between West Boulevard and 11th Avenue;
 - Florence Avenue between West Boulevard and Van Ness Avenue;
 - 73rd Street between Victoria Avenue and 10th Avenue;
 - 74th Street between Victoria Avenue and 10th Avenue;
 - 75th Street between Victoria Avenue and 10th Avenue;
 - 76th Street between Victoria Avenue and 10th Avenue;
 - 77th Street between Victoria Avenue and 10th Avenue;
 - 78th Street between Victoria Avenue and 10th Avenue;
 - 79th Street between Victoria Avenue and 10th Avenue.
- 3). Various street improvements (new curbs and gutter, sidewalks and parkways, driveways and curb cuts, street widening, etc.) associated with individual projects.

EXHIBIT NO. 4

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



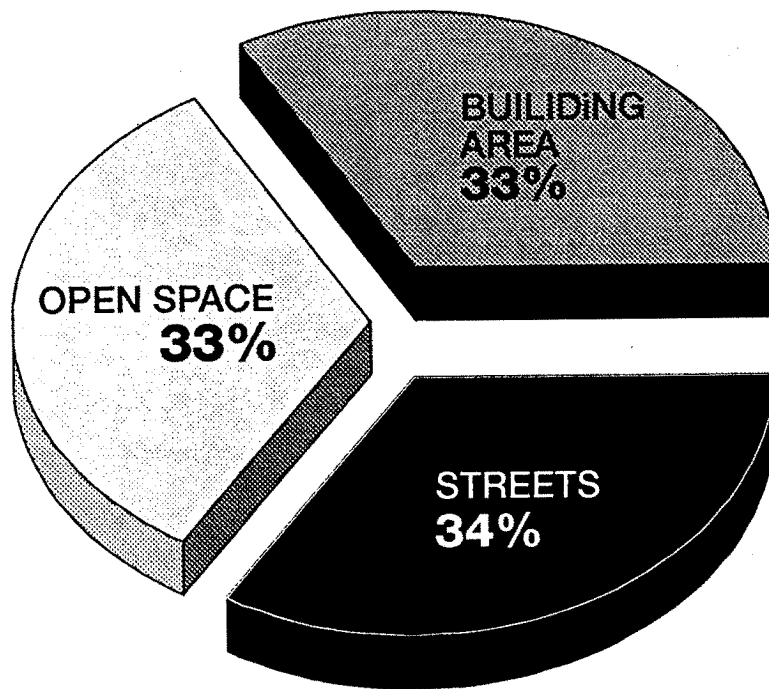
PERCENTAGE OF BUILDING TYPE

NOTES:

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

EXHIBIT NO. 5

DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE



NOTES:

1. Percentages are approximate
2. "Open Space" means areas generally maintained as the area between buildings.
3. "Building Area" means land area devoted to buildings.