

Appendix C

DEPARTMENT OF CITY PLANNING

Mitigation Monitoring Program Paramount Pictures Master Plan

Environmental Impact Report: ENV-2011-2460-EIR
State Clearinghouse No. 2011101035

July 2016

Mitigation Monitoring Program

1. Introduction

To ensure that the mitigation measures identified in an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) are implemented, the California Environmental Quality Act (CEQA) requires the Lead Agency for a project to adopt a program for monitoring or reporting on the revisions it has required for a project and the measures it has imposed to mitigate or avoid significant environmental effects. As specifically set forth in Section 15097(c) of the CEQA Guidelines, the public agency may choose whether its program will monitor mitigation, report on mitigation, or both. As provided in Section 15097(c) of the CEQA Guidelines, “monitoring” is generally an ongoing or periodic process of project oversight. “Reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

An EIR has been prepared to address the Project’s potential environmental impacts. The evaluation of the Project’s impacts takes into consideration project design features, which are measures proposed by the Applicant as a feature of the Project and which are detailed in the EIR. Where appropriate, the EIR also identifies mitigation measures to avoid or substantially lessen any significant impacts. This MMP is designed to monitor implementation of those project design features and mitigation measures. This MMP has been prepared in compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097. It is noted that while certain agencies outside of the City of Los Angeles (City) are listed as the monitoring/enforcement agencies for individual project design features and mitigation measures listed in this MMP, the City, as Lead Agency for the Project, is responsible for overseeing and enforcing implementation of the MMP as a whole.

2. Purpose

It is the intent of this MMP to:

1. Verify compliance with the project design features and mitigation measures identified in the EIR;

2. Provide a framework to document implementation of the identified project design features and mitigation measures;
3. Provide a record of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of project design features and mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize the existing agency review processes wherever feasible.

3. Organization

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental issue area, with accompanying discussion of:

- Enforcement Agency—the agency with the power to enforce the project design feature or mitigation measure.
- Monitoring Agency—the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase—the phase of the Project during which the project design feature or mitigation measure shall be monitored.
- Monitoring Frequency—the frequency at which the project design feature or mitigation measure shall be monitored.
- Action(s) Indicating Compliance—the action(s) by which the enforcement or monitoring agency indicates that compliance with the identified project design feature or required mitigation measure has been implemented.

4. Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that each project design feature and mitigation measures has been implemented. The Applicant shall maintain records demonstrating compliance with each project design feature and mitigation measure. Such records shall be made available to the City upon request.

5. Program Modification

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successors subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

6. Mitigation Monitoring Program

A.1 Aesthetics/Visual Quality and Views

(1) Project Design Features

Project Design Feature A.1-1: Where Project construction is visible from pedestrian locations adjacent to the Project Site and perimeter walls or fencing do not already exist, temporary construction fencing shall be placed along the periphery of the development sites to screen construction activity from view at the street level from off-site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature A.1-2: The Applicant shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways that are accessible/visible to the public, and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** During field inspection(s)

- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature A.1-3: New on-site utilities that may be required to serve the proposed Project shall be installed underground.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

A.2 Artificial Light and Glare

(1) Project Design Features

Project Design Feature A.2-1: Light sources associated with proposed Project construction shall be shielded and/or aimed so that no direct beam illumination is provided outside of the Project Site boundary. However, construction lighting shall not be so limited as to compromise the safety of construction workers.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature A.2-2: Outdoor security and architectural lighting shall be shielded and/or directed toward the areas to be lit to limit spill-over onto adjacent uses where appropriate.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature A.2-3: Glass used in building façades shall minimize glare in a manner consistent with applicable energy and building code requirements.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue

A.3 Shading

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

Mitigation Measure A.3-1: A 10-foot setback from the northern property line of the Camerford Lot shall be implemented to reduce shadow impacts affecting shade-sensitive uses to the north.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

B.1 Air Quality

(1) Project Design Features

Project Design Feature B.1-1: The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used for haul trucks to reduce dust emissions and meet South Coast Air Quality Management District Rule 403.

- **Enforcement Agency:** South Coast Air Quality Management District; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** During field inspection(s)
- **Action(s) Indicating Compliance:** Field inspection sign-off

Project Design Feature B.1-2: All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of spillage or dust.

- **Enforcement Agency:** South Coast Air Quality Management District; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature B.1-3: All clearing, earth-moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 25 miles per hour), so as to prevent excessive amounts of dust.

- **Enforcement Agency:** South Coast Air Quality Management District; City of Los Angeles Department of Building and Safety

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action(s) Indicating Compliance:** Field inspection sign-off

(2) Mitigation Measures

Mitigation Measure B.1-1: The Project representative shall make available to the lead agency and the South Coast Air Quality Management District a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of construction activities for the proposed Project. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each unit's certified tier specification, Best Available Control Technology documentation, and California Air Resources Board or Air Quality Management District operating permit shall be available onsite at the time of mobilization of each applicable unit of equipment. Off-road diesel-powered equipment within the construction inventory list described above shall meet the Tier 3 standards where commercially available.

- **Enforcement Agency:** South Coast Air Quality Management District; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Mitigation Measure B.1-2: All construction equipment shall be properly tuned and maintained in accordance with the manufacturer's specifications.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Mitigation Measure B.1-3: Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues shall have their engines turned off after five minutes when not in use, to reduce vehicle emissions.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action(s) Indicating Compliance:** Field inspection sign-off

Mitigation Measure B.1-4: Construction activities shall be discontinued during second-stage smog alerts.

- **Enforcement Agency:** South Coast Air Quality Management District; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Mitigation Measure B.1-5: To the extent possible, petroleum-powered construction activity shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators. If stationary petroleum-powered construction equipment, such as generators, must be operated continuously, such equipment shall be located at least 100 feet from sensitive land uses, whenever possible.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Mitigation Measure B.1-6: The Applicant or its successor shall minimize delivery truck idling times to a maximum of five minutes, per the California Air Resources Board's Airborne Toxic Control Measure.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Documentation of posting of limitation in loading dock areas in annual compliance report

Mitigation Measure B.1-7: The Applicant or its successor shall route delivery trucks via the most efficient available route on the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of instructions provided to delivery truck drivers via on-site security personnel in annual compliance report

B.2 Air Quality—Greenhouse Gas Emissions

(1) Project Design Features

Project Design Feature B.2-1: Where Leadership in Energy and Environmental Design (LEED®) standards are applicable, the design of new buildings shall include features so as to be capable of achieving current LEED® Certified status.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

C. Cultural Resources

(1) Project Design Features

Project Design Feature C-1: When Stage 21 is demolished, the Applicant shall use commercially reasonable efforts to attempt to remove the globe from the structure. If the globe can be successfully removed, the Applicant shall work with an appropriate historic preservation or other group to relocate the globe to an off-site location, where it will be visible to the public, to the extent such a location is available.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of demolition permit for Stage 21
- **Action Indicating Compliance:** Issuance of demolition permit for Stage 21

(2) Mitigation Measures

Mitigation Measure C-1: Project approval shall include a requirement to implement a preservation plan substantially in the form attached as Appendix L of the *Paramount Pictures Historic Assessment Technical Report* provided in Appendix F of the Draft EIR.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project approval
- **Action Indicating Compliance:** Approval of requirement to implement preservation plan with Project approval

Mitigation Measure C-2: The Applicant shall ensure that archival documentation (Historic American Building Survey [HABS] Level I documentation) will be prepared for district contributors that will be demolished prior

to commencement of demolition. HABS Level I documentation shall consist of the following:

- Architectural and historical narrative;
- Adequate archival drawings as available;
- Approximately six (6) to ten (10) large-format photographs documenting each visible façade, context views, and interior views.
- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once per applicable building, at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

Mitigation Measure C-3: No contributing building shall be demolished until the Applicant is ready to proceed with a substitute use, including, for example, a building, landscape, open space, circulation, or production area, for its site.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once per applicable building, at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

Mitigation Measure C-4: Production Park and Lucy Park within the Main Lot shall be retained as open space, and future rehabilitation shall conform to the Secretary of the Interior's Standards for the Treatment of Cultural Landscapes and be based on historic photographs and other archival evidence.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources

- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project administrative clearance under Specific Plan, as applicable
- **Action Indicating Compliance:** Administrative clearance under Specific Plan, as applicable

Mitigation Measure C-5: Existing avenues within the Main Lot shall be maintained to create a border between existing and new construction. Major historic circulation patterns shall be retained in north-south and east-west orientation.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

Mitigation Measure C-6: A qualified preservation professional shall be retained in order to act as the monitor for mitigation measures related to historic resources on the Project Site. The qualified preservation professional shall:

- Verify compliance with the Paramount Pictures Specific Plan Preservation Plan as set forth in the Paramount Pictures Specific Plan; and
- Oversee the Historic American Building Survey documentation required in Mitigation Measure C-2.
- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during construction
- **Action Indicating Compliance:** Statement of compliance submitted by a qualified preservation professional

Mitigation Measure C-7: The Applicant shall continue to include an interpretive program (e.g., informational signage) on the Main Lot.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources

- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of interpretive program in annual compliance report

Mitigation Measure C-8: If a unique archaeological resource is discovered during Project construction activities, work in the area shall cease and deposits shall be treated in accordance with applicable federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. A unique archaeological resource is defined as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person [Public Resources Code Section 21083.2(g)].

In addition, if it is determined that an archaeological site is a historical resource, the provisions of Section 21084.1 of the Public Resources Code and CEQA Guidelines Section 15064.5 shall be implemented. A historical resource is defined as a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources [Public Resources Code Section 21084.1]. In the event an archaeological resource is encountered that the archaeologist determines is potentially a Native American resource, the archaeologist shall retain a Native American representative to help determine the appropriate treatment for the resources.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist if resource(s) are discovered

- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of compliance report by a qualified archaeologist

Mitigation Measure C-9: If human remains are encountered during construction, work in the affected area and the immediate vicinity shall be halted immediately. The construction manager at the Project Site shall be notified, and shall notify the archaeologist and Native American monitor, if they are not on-site at the time, as well as the responsible lead agency of the discovery, who in turn shall notify the Native American Heritage Commission and the County Coroner pursuant to procedures and requirements set forth in California Health and Safety Code Section 7050.5. Disposition of the human remains and any associated grave goods shall also be in accordance with this regulation and Public Resources Code 5097.91 and 5097.98, as amended. The archaeologist and the Native American monitor, with the concurrence of the City, shall determine the area of potential impact and the timing when construction activities can resume.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist in consultation with the Native American monitor upon discovery of resource(s)
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of written evidence of compliance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5

Mitigation Measure C-10: If any paleontological materials are encountered during ground-disturbing activities for construction of the proposed Project, all further ground-disturbing activities in the area shall be temporarily diverted and the services of a qualified paleontologist shall then be secured. The paleontologist shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource, as appropriate. The Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report, and a copy of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum. Ground-disturbing activities may resume once the paleontologist's recommendations have been implemented to the satisfaction of the paleontologist.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with paleontologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of compliance report by a qualified paleontologist

D. Geology and Soils

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

Mitigation Measure D-1: A final site-specific, design-level geotechnical, geologic, and seismic hazard investigation report that complies with all applicable state and local code requirements shall be prepared by a qualified geotechnical engineer and certified engineering geologist and submitted to the Los Angeles Department of Building and Safety for each individual building project, consistent with City of Los Angeles requirements (see 2008 Los Angeles Building Code Section 1802.1). The site-specific, design-level geotechnical reports shall address each of the potential geologic hazards addressed in the *Geotechnical Engineering Evaluation for the Paramount Pictures Master Plan, 5555 Melrose Avenue, Los Angeles, California, 90038* prepared by Geotechnologies, Inc., April 2015. The site-specific, design-level geotechnical reports shall include recommendations for each specific building location and building design, including recommendations pertaining to site preparation, fills and compaction, and foundations, and shall include the applicable recommendations set forth in Mitigation Measures D-2 through D-4, below. Additionally, all such recommendations shall comply with applicable provisions and standards set forth in or established by:

- (a) California Geological Survey's "Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication No. 117" (Special Publication 117);
- (b) The version of the Uniform Building Code, as adopted and amended by the City of Los Angeles, in effect at the time of approval of each site-specific, design-level geotechnical report;

- (c) Relevant State, County, and City laws, ordinances, and Code requirements; and
- (d) Current standards of practice designed to minimize potential geologic, geotechnical, and related impacts.

The site-specific, design-level geotechnical reports shall be reviewed and approved by the City of Los Angeles Department of Building and Safety.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

Mitigation Measure D-2: During construction, encountered non-engineered fills shall be excavated and replaced as compacted fill properly bunched into suitable materials in accordance with City of Los Angeles requirements, or removed. The suitability of the excavated material for reuse in the compacted fills shall be confirmed during each final site-specific, design-level geotechnical investigation in accordance with the applicable provisions and standards detailed in Mitigation Measure D-1.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Mitigation Measure D-3: As part of the site-specific geotechnical report provided for in Mitigation Measure D-1, corrosion testing of Project Site soils, including pH levels, resistivity, sulfate content, chloride content, and other major anions and cations, shall be performed to the extent necessary. Where the evaluation indicates corrosive soil, specific types of pipe, insulation, coatings, and cathodic protection shall be selected in accordance with the applicable provisions and standards detailed in Mitigation Measure D-1 in order to reduce the risk of corrosion damage to underground utilities.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

Mitigation Measure D-4: The design and construction of the proposed Project shall comply with the Los Angeles Methane Seepage Regulations (Los Angeles Municipal Code, Chapter IX, Article 1, Division 71), as applicable, including requirements for site testing.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; field inspection sign-off

E. Hazards and Hazardous Materials

(1) Project Design Features

Project Design Feature E-1: Prior to the issuance of any demolition permit or permit for remodeling of existing buildings, if applicable, the Applicant would provide a letter to the Department of Building and Safety indicating that the demolition/renovation contract provides for a qualified asbestos abatement contractor/specialist to remove or otherwise abate or manage asbestos during demolition or renovation activities in accordance with the South Coast Air Quality Management District's Rule 1403. The Applicant shall comply with State and federal regulations to test for asbestos prior to issuance of any demolition permit. If asbestos-containing materials are found to be present, it shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403, as well as all other applicable state and federal rules and regulations.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once per building at Project plan check prior to issuance of applicable demolition/remodeling permit
- **Action Indicating Compliance:** Plan approval and issuance of applicable demolition/remodeling permit

Project Design Feature E-2: Prior to the issuance of any permit for demolition or alteration of an existing structure, if applicable, a lead-based paint survey would be performed in compliance with applicable State and federal regulations. Should lead-based paint materials be identified, the Applicant would provide evidence to the Department of Building and Safety demonstrating that the demolition/renovation contract provides that standard handling and disposal practices would be implemented pursuant to Occupational Safety and Health Act regulations. The Applicant shall comply with State and federal regulations to test for lead-based paint prior to issuance of any demolition permit. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to Occupational Safety and Health Act regulations.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of applicable demolition/remodeling permit
- **Action Indicating Compliance:** Plan approval and issuance of applicable demolition/remodeling permit

(2) Mitigation Measures

Mitigation Measure E-1: If excavation or grading occurs in areas identified in Figure IV.E-1, provided as Attachment 1 of this MMP (areas with potential for residual contamination in subsurface), then construction contracts shall include a provision that in the event that potential contamination is encountered during excavation or grading, work in the area of potential contamination shall be temporarily halted and the contamination evaluated by a qualified environmental professional using appropriate collection and sampling techniques as determined by the environmental professional based on the nature of the contamination. The nature and extent of contamination shall be

determined and the appropriate handling, disposal and/or treatment shall be implemented (i.e., excavated/disposed of, treated in-situ [in-place], or otherwise managed) in accordance with applicable regulatory requirements, such as South Coast Air Quality Management District Rule 1166.

If soil contamination is not suspected, but is observed (i.e., by sight, smell, visual, etc.) during excavation and grading activities, excavation and grading within the area of the observed contamination shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented by a qualified environmental professional, as described above.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction, if excavation or grading occurs in areas identified in Figure IV.E-1, provided as Attachment 1 of this MMP
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; field inspection during construction, if excavation or grading occurs in areas identified in Figure IV.E-1, provided as Attachment 1 of this MMP
- **Action Indicating Compliance:** Plan approval and issuance of applicable grading permit; field inspection sign-off, if excavation or grading occurs in areas identified in Figure IV.E-1, provided as Attachment 1 of this MMP

Mitigation Measure E-2: Prior to issuance of grading or building permits for construction in the area of the abandoned oil well that may exist in the northeast corner of the Main Lot, the Applicant shall comply with applicable regulations for California State Division of Oil, Gas and Geothermal Resources site plan review. If any oil wells are encountered during excavation and construction, the Applicant shall comply with all applicable requirements of California State Division of Oil, Gas and Geothermal Resources for the investigation and/or re-abandonment of the well.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; California State Division of Oil, Gas and Geothermal Resources; City of Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction; construction

- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable grading or building permit; field inspection sign-off by City of Los Angeles Fire Department

F.1 Hydrology and Surface Water Quality

(1) Project Design Features

Project Design Feature F.1-1: Prior to the issuance of grading permits, the Applicant shall provide the City with evidence that a Notice of Intent has been filed with the State Water Resources Control Board to comply with the Construction General Permit. Such evidence shall consist of a copy of the Notice of Intent stamped by the State Water Resources Control Board or the Regional Water Resources Control Board, or a letter from either agency stating that the Notice of Intent has been filed.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board; City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit
- **Action Indicating Compliance:** Plan approval and issuance of grading permit

Project Design Feature F.1-2: For all construction activities disturbing greater than 1 acre or more, prior to receiving a grading permit from the City of Los Angeles, the Applicant shall provide proof of a Waste Discharger Identification Number for filing a Notice of Intent for coverage under the Construction General Permit and a certification that a Stormwater Pollution Prevention Plan has been prepared. For individual construction activities that may occur over time that disturb less than 1 acre, the Applicant shall comply with the applicable City of Los Angeles local requirements.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board; City of Los Angeles Department of Public Works

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit
- **Action Indicating Compliance:** Plan approval and issuance of grading permit

Project Design Feature F.1-3: Prior to issuance of a building permit for a project that triggers the Standard Urban Stormwater Mitigation Plan requirements, the Applicant shall prepare and submit for review and approval a Standard Urban Stormwater Mitigation Plan that shall include Best Management Practices (e.g., infiltration systems, bio-filtration, structural treatment systems) to the City of Los Angeles Department of Public Works or Department of Building and Safety, as applicable.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety or City of Los Angeles Department of Public Works, as applicable
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Submittal of Standard Urban Stormwater Mitigation Plan and issuance of applicable building permit

Project Design Feature F.1-4: The proposed Project shall include up to three stormwater detention features on-site to reduce the peak flow rate to a level at or below the existing peak flow rate leaving the Project Site and pipe runoff to the City storm drain system (Catchment Area D, G and J). The detention features shall be sized to reduce the peak flow rate from those catchment areas to a level at or below the existing peak flow rates (24.11 cubic feet per second in Catchment Area D, 163.47 cubic feet per second in Catchment Area G, and 11.02 cubic feet per second in Catchment Area J). The potential location of the proposed detention features is shown on Figure IV.F.1-6 provided as Attachment 2 of this MMP. The proposed detention feature on the western portion of the Main Lot shall be installed when a new private on-site storm drain is connected to the 21-inch City storm drain in Melrose Avenue. The proposed detention feature in the south central portion of the Main Lot shall be installed when a new private on-site storm drain is connected to the 33-inch City storm drain in Melrose Avenue. The proposed detention feature in the south-

eastern portion of the Main Lot shall be installed when a new private on-site storm drain is connected to the 42-inch City storm drain in Melrose Avenue. The proposed detention features shall be located underground and shall consist of either a flow-through or flow-by detention system, or an approved facility that would provide an equivalent reduction in peak runoff flow rate. The exact size and location of the detention features shall be determined prior to construction as final building plans and detailed hydrology reports are completed.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; field inspection sign-off

Project Design Feature F.1-5: The Applicant shall continue to require the control of live animals used in production by an animal wrangler to minimize the potential for animal waste to remain on-site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of requirement in annual compliance report

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

F.2 Groundwater

(1) Project Design Features

Project Design Feature F.2-1: Any discharge of groundwater during construction or operation of the proposed Project shall occur pursuant to, and

comply with, the applicable National Pollutant Discharge Elimination System permit or industrial user sewer discharge permit requirements. If contaminated groundwater is found during the management of construction or long-term dewatering, treatment and discharge, as appropriate, shall be conducted in compliance with the applicable regulatory requirements (i.e., the Los Angeles Regional Water Quality Control Board General Permit conditions, or the City's industrial user sewer discharge permit requirements).

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board; City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction; operation
- **Monitoring Frequency:** Field inspections during construction; annually during operation
- **Action Indicating Compliance:** Field inspection sign-off during construction; annual compliance report during operation

Project Design Feature F.2-2: In the event a groundwater monitoring well needs to be removed or relocated during construction, the abandonment of the well shall occur in accordance with the guidelines set forth in the *Department of Water Resources, California Water Well Standards, Part III, Destruction of Monitoring Wells*, and the California Department of Health Services guidelines.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during construction if well discovered during construction
- **Action Indicating Compliance:** Plan approval and issuance of building permit; copy of well abandonment permit, if required

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

G. Land Use

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue

H. Noise

(1) Project Design Features

Project Design Feature H-1: Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and muffling devices (consistent with manufactures' standards). All equipment shall be properly maintained.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature H-2: The use of caisson drilling and/or large bulldozers shall occur a minimum of 15 feet from the nearest off-site building.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature H-3: All Project outdoor loading dock and trash/recycling areas shall be located or constructed such that the line of sight between these noise sources and any adjacent noise sensitive land use shall be obstructed to the extent necessary to comply with Los Angeles Municipal Code noise requirements.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature H-4: Non-squeal paving finishes shall be used within the proposed Project's new parking structure(s).

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; field inspection sign-off

Project Design Feature H-5: Special events in the Main Lot that include an outdoor amplified sound system shall implement the following noise management procedures:

- Prior to the special event, Paramount personnel shall test the sound level at the event speaker locations to confirm that the sound levels from the event's amplified sound equipment are consistent with applicable Los Angeles Municipal Code requirements as directed by a qualified acoustical engineer.
- Once the event has commenced, Paramount personnel shall test the sound levels from the event speakers to confirm that the sound levels from the amplified sound equipment are consistent with applicable Los Angeles Municipal Code requirements.
- Paramount shall provide surrounding residents with a phone number to call during the special event with any concerns regarding the amplified sound levels.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of noise management activities in annual compliance report

Project Design Feature H-6: Project mechanical equipment for new buildings located along the Main Lot northern property line shall be designed not to exceed 45 dBA (in terms of hourly Leq) as measured at the northern property line.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature H-7: If a new above-ground parking structure is constructed within 100 feet of an off-site noise sensitive receptor, the façade facing the receptor shall be designed with noise control features (e.g., acoustical louvers or solid parapet wall) so as to reduce noise to within 10 dBA above ambient.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

Mitigation Measure H-1: Prior to the issuance of grading permits for the development of a new building, structure, or infrastructure for the proposed Project, the Applicant or its successor shall provide proof satisfactory to the City Department of Public Works or Department of Building and Safety, as applicable, that all related construction contractors have been required in writing to comply with the City

Noise Ordinance, and the contractor or the Applicant or its successor shall design a Construction Noise Mitigation Plan to minimize the construction-related noise impacts to off-site noise-sensitive receptors. The Construction Noise Mitigation Plan may include the following:

- a) Use temporary sound barriers between the proposed Project construction area and affected noise-sensitive receptors where feasible and necessary;
 - b) Stationary source equipment which is flexible with regard to relocation (e.g., generators and compressors) shall be located so as to maintain the greatest feasible distance from off-site noise-sensitive land uses;
 - c) To the extent feasible, the staging of high noise-generating activities should take place during mid-day and/or when fewer people are at home or ambient noise levels in the receptor areas are at their highest levels;
 - d) To the extent feasible, construction and demolition activities should be scheduled so as to avoid operating several pieces of equipment simultaneously;
 - e) Limit engine idling from construction equipment. Specifically, the idling of haul trucks shall be limited to 5 minutes at any given location as established by the South Coast Air Quality Management District;
 - f) Provide for the location of construction staging areas to be situated and operated in a manner which will limit direct interference with residential streets surrounding the Project Site;
 - g) Provide a hotline to enable the public to call and address construction related issues associated with the construction; and
 - h) Project construction shall not use impact pile driving methods.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety or City of Los Angeles Department of Public Works, as applicable.
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety or City of Los Angeles Department of Public Works, as applicable.
 - **Monitoring Phase:** Pre-construction; construction.
 - **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; once during field inspection
 - **Action Indicating Compliance:** Plan approval and issuance of grading permit; field inspection sign-off

I.1 Employment

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

I.2 Housing

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

I.3 Population

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

J.1 Public Services—Police Protection

(1) Project Design Features

Project Design Feature J.1-1: During Project construction, the Applicant shall implement security measures including security fencing, lighting, locked entry, and security patrols.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature J.1-2: The Applicant shall continue to provide private on-site security throughout the Project Site during Project operation.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of private on-site security in annual compliance report

(2) Mitigation Measures

Mitigation Measure J.1-1: Prior to the issuance of a building permit for a building that abuts a public street, the Applicant shall consult with the Los Angeles Police Department Crime Prevention Unit regarding the incorporation of crime prevention features appropriate for the design of the building, including applicable features in the Los Angeles Police Department's Design Out Crime Guidelines.

- **Enforcement Agency:** City of Los Angeles Police Department, City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once prior to the issuance of applicable building permit
- **Action Indicating Compliance:** Issuance of building permit

Mitigation Measure J.1-2: The Applicant shall submit a diagram of the property to the Los Angeles Police Department West Bureau Commanding Officer on an annual basis unless no new construction has occurred within the previous year. The diagram shall include access routes, and any additional information that might facilitate police response.

- **Enforcement Agency:** Los Angeles Police Department, City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Operation

- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of submittal of diagram or statement of no new construction to the Los Angeles Police Department West Bureau Commanding Officer in annual compliance report

J.2 Public Services—Fire Protection

(1) Project Design Features

Project Design Feature J.2-1: The Applicant shall submit a plot plan for approval of access and fire hydrants by the Los Angeles Fire Department prior to the issuance of a building permit by the City. The plot plan may include the following design features, as determined by the LAFD:

- No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- Access for Los Angeles Fire Department apparatus and personnel to and into all structures shall be required.
- The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.
- Fire lanes, where required, and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access would be required.
- All access roads, including fire lanes, shall be maintained in an unobstructed manner, and removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area.
- Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Los Angeles Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- Private roadways for general access use shall have a minimum width of 20 feet.
- Where access for a given development requires accommodation of Los Angeles Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- All structures shall be fully sprinklered.
- Adequate public and private fire hydrants shall be required.

- The Los Angeles Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- Where fire apparatus shall be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.
- No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
- Any required fire hydrants to be installed shall be fully operational and accepted by the Los Angeles Fire Department prior to any building construction.
- No framing shall be allowed until the roadway is installed to the satisfaction of the Los Angeles Fire Department.
- Private streets shall be recorded as Private Streets and Fire Lanes. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- Plans showing areas to be posted and/or painted "FIRE LANE NO PARKING" shall be submitted and approved by the Los Angeles Fire Department prior to building permit application sign-off.
- Electric gates approved by the Los Angeles Fire Department shall be tested by the Los Angeles Fire Department prior to the Los Angeles Department of Building and Safety granting a Certificate of Occupancy.
- Any required Fire Annunciator Panel or Fire Control Room shall be located within 50 feet of the visual line of sight of the main entrance stairwell or to the satisfaction of the Los Angeles Fire Department.
- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once prior to issuance of applicable building permit
- **Action Indicating Compliance:** Issuance of building permit

Project Design Feature J.2-2: The Applicant shall continue to provide on-site safety and fire prevention equipment for internal use by trained staff.

- **Enforcement Agency:** Los Angeles Fire Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of provision of on-site safety and fire prevention equipment in annual compliance report

Project Design Feature J.2-3: The Applicant shall continue to coordinate with and provide advance notice to the Los Angeles Fire Department regarding large special events (i.e., 2,500 attendees or more) taking place on the Project Site.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Prior to large special events
- **Action Indicating Compliance:** Documentation of notification(s) to the Los Angeles Fire Department in annual compliance report

Project Design Feature J.2-4: The proposed Project shall comply with the fire flow requirements set forth in Section 57.507.3.1 of the Los Angeles Municipal Code. In doing so, the proposed Project shall provide a minimum fire flow ranging from up to 6,000 to up to 9,000 gallons per minute from six hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch, as determined by the Los Angeles Fire Department based on its review of the proposed Project's design plans.

- **Enforcement Agency:** Los Angeles Fire Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

Mitigation Measure J.2-1: The Applicant shall submit an emergency response plan for approval by the Los Angeles Fire Department on an annual basis

unless no new construction has occurred within the previous year. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, and the location of the nearest hospitals and fire departments.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of submittal of emergency plan or statement of no new construction to the Los Angeles Fire Department in annual compliance report

J.3 Public Services—Schools

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

J.4 Public Services—Parks and Recreation

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

J.5 Public Services—Libraries

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

K. Traffic, Access, and Parking

The traffic-related project design features and mitigation measures shall be implemented according to the Transportation Mitigation Phasing Program included in Attachment 3 to this MMP, as it may be modified and approved by the City of Los Angeles Department of Transportation in accordance with these provisions. The Transportation Mitigation Phasing Program may be revised, when appropriate and as determined by the City of Los Angeles Department of Transportation: (1) upon demonstration that mitigation measures for each phase in the revised phasing plan are equivalent or superior to the original project design features and/or mitigation measures; and/or (2) upon demonstration that approval or implementation of project design features or mitigation measures has been delayed by other governmental entities, provided that the Project Applicant or its successor has demonstrated reasonable efforts and due diligence to the satisfaction of the City of Los Angeles Department of Transportation.

Prior to issuance of any Certificate of Occupancy for any project within a phase, on- and off-site traffic project design features and mitigation measures applicable for that project shall be completed or suitably guaranteed to the satisfaction of the City of Los Angeles Department of Transportation. Prior to the issuance of the final Certificate of Occupancy for the final project of the final phase, all required improvements, except as modified or revised as allowed above, shall be funded, completed, or resolved to the satisfaction of the City of Los Angeles Department of Transportation.

(1) Project Design Features

Project Design Feature K-1: The Project Applicant shall prepare and implement a Transportation Demand Management (TDM) program to reduce traffic impacts of the proposed Project. The TDM program shall include implementation of several TDM strategies, which may include, but are not limited to the following:

- Flexible work schedules and telecommuting programs;
- Bicycle amenities (bicycle racks, lockers, etc.);
- Guaranteed Ride Home program;
- Rideshare/carpool/vanpool promotion and support;
- Transportation Information Center;
- On-Site TDM Coordinator;

- Discounted transit passes;
- Mobility hub support;
- Funding for bikeway improvements; and
- Continued provision of on-site personnel at studio entry gates to facilitate traffic flow onto the Project Site.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy
- **Action Indicating Compliance:** Approval of TDM program from Los Angeles Department of Transportation; annual compliance report; issuance of Certificate of Occupancy

Project Design Feature K-2: Construction Traffic Management Plan

The Project Applicant shall prepare detailed construction traffic management plans, including street closure information, detour plans, haul routes, and staging plans as necessary and satisfactory to the City. The construction traffic management plans shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and shall include the following elements as appropriate:

1. Provisions for temporary traffic control during all construction activities along public rights-of-way to improve traffic flow on public roadways (e.g., flaggers);
2. Scheduling construction activities to reduce the effect on traffic flow on arterial streets;
3. Construction-related vehicles shall not park on surrounding public streets;
4. Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers;
5. Contractors shall be required to participate in a common carpool registry during all periods of contract performance monitored and maintained by the general contractor;

6. Schedule construction-related deliveries, other than concrete and earthwork-related deliveries, to reduce travel during peak travel periods as identified in this study;
 7. Obtain the required permits for truck haul routes from the City of Los Angeles prior to the issuance of any grading permit for the proposed Project; and
 8. Obtain the required Caltrans transportation permit for use of oversized transport vehicles on Caltrans facilities.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
 - **Monitoring Agency:** City of Los Angeles Department of Transportation
 - **Monitoring Phase:** Pre-construction; construction
 - **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit; once during field inspection
 - **Action Indicating Compliance:** Plan approval and issuance of grading permit; field inspection sign-off

2) Mitigation Measures

Mitigation Measure K-1: The Project Applicant shall initiate, fund, and market a Hollywood-area Transportation Management Organization (TMO) to promote alternative modes of transportation including walking and bicycling, carpooling and vanpooling, use of public transit, short-term automobile rentals, etc. This TMO would be available to anyone within the Hollywood community, not just patrons of the proposed Project, and would be accessible through a website and a mobile application providing users with information and allowing them to access TMO services.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy for initiation and initial funding, and annually thereafter for funding for remaining 9 years

- **Action Indicating Compliance:** Documentation of establishment and funding of TMO; issuance of Certificate of Occupancy; annual report

Mitigation Measure K-2: The Project Applicant shall pay LADOT to design and install signal controller upgrades, CCTV cameras, and system loops at the locations set forth below, and shown in Figure IV.K-4, provided as Attachment 4 of this MMP. These improvements would be implemented by Paramount Pictures through payment of a fixed fee to LADOT to fund the cost of these improvements. If LADOT selects the payment option, then Paramount Pictures would be required to pay LADOT's projected cost of installation, and LADOT shall design and construct these improvements.

The TSM improvements shall target the following four travel corridors: (1) Franklin Avenue (between Cahuenga Boulevard and Bronson Avenue); (2) Santa Monica Boulevard (between La Brea Avenue and Vermont Avenue); (3) Melrose Avenue (between La Brea Avenue and Heliotrope Drive); and (4) Gower Street (between Franklin Avenue and Melrose Avenue).

The following are the locations designated for signal controller upgrades, CCTV, and system loops.

Signal Controller Upgrade Locations:

- Vine Street & Franklin Avenue
- Gower Street & Franklin Avenue
- Beachwood Drive & Franklin Avenue
- Bronson Avenue & Franklin Avenue
- Gower Street & Carlos Avenue
- Gower Street & Sunset Boulevard
- Gower Street & Waring Avenue
- Mansfield Avenue & Melrose Avenue
- June Street & Melrose Avenue
- Cahuenga Boulevard & Melrose Avenue
- Larchmont Boulevard & Melrose Avenue
- Gower Street & Melrose Avenue
- Van Ness Avenue & Melrose Avenue
- Wilton Place & Melrose Avenue
- Harvard Boulevard & Melrose Avenue
- Ardmore Avenue & Melrose Avenue

- Normandie Avenue & Melrose Avenue
- Alexandria Avenue/US 101 Northbound Off-ramp & Melrose Avenue
- Heliotrope Drive & Melrose Avenue

Closed Circuit Television Locations:

- Highland Avenue & Santa Monica Boulevard
- Normandie Avenue & Melrose Avenue
- Vine Street/Rossmore Avenue & Melrose Avenue

System Loop Locations (Where necessary at signalized intersections within the following corridors):

- Franklin Avenue between Cahuenga Boulevard and Bronson Avenue
- Santa Monica Boulevard between Orange Drive and Vermont Avenue
- Melrose Avenue between La Brea Avenue and Heliotrope Drive
- Gower Street between Franklin Avenue and Melrose Avenue
- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy
- **Action Indicating Compliance:** Written verification of payment of fees to the City of Los Angeles Department of Transportation or implementation of TSM improvements

Mitigation Measure K-3: Intersection #33—Gower Street & Santa Monica Boulevard. Convert the existing northbound shared through/right-turn lane into a separate through lane and right-turn lane by shifting the north/south lanes westward by approximately 1 foot. In order to provide the right-turn lane, two street parking stalls on the east side of Gower Street south of Santa Monica Boulevard would need to be removed. With this improvement, the northbound intersection approach would provide one left-turn lane, one through lane, and one right-turn lane.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

Mitigation Measure K-4: Intersection #34—Gower Street & Melrose Avenue.

Convert the existing westbound shared through/right-turn lane into a separate through lane and right-turn lane by dedicating necessary right of way for a right-turn curb cut from the Project Site to the north. With this improvement, the westbound intersection approach would provide two through lanes and one right-turn lane.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

Mitigation Measure K-5: The Applicant or its successors shall fund and coordinate implementation of LADOT's Neighborhood Traffic Management Plan process set forth in Appendix Q of the Traffic Study prepared for the proposed Project, provided as Attachment 5 of this MMP, in an amount up to \$500,000. Eligible communities shall include the residential neighborhoods within the boundaries listed below:

1. De Longpre Avenue to the north, Gower Street to the east, Santa Monica Boulevard to the south, and Vine Street to the west;
2. Sunset Boulevard to the north, Bronson Avenue to the east, Fountain Avenue to the south, and Gordon Street to the west;

3. Fountain Avenue to the north, Bronson Avenue to the east, Santa Monica Boulevard to the south, and Gower Street to the west;
 4. Santa Monica Boulevard to the north, Wilton Place to the east, Melrose Avenue to the south, and Van Ness Avenue to the west; and
 5. Santa Monica Boulevard to the north, Western Avenue to the east, Lemon Grove Avenue to the south, and Wilton Place to the west.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
 - **Monitoring Agency:** City of Los Angeles Department of Transportation
 - **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP
 - **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy
 - **Action Indicating Compliance:** Written verification of payment to the City of Los Angeles Department of Transportation; issuance of Certificate of Occupancy

L.1 Utilities and Service Systems—Water Supply

(1) Project Design Features

Project Design Feature L.1-1: New on-site water mains and laterals would be installed in accordance with City Plumbing Code requirements, where necessary, to distribute water within the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature L.1-2: The proposed Project would implement the following water conservation features:

For proposed outdoor areas of the proposed Project:

- Expanded use of high-efficiency irrigation systems, including weather-based irrigation controllers with rain shutoff technology or smart irrigation controllers for any area that is either landscaped or designated for future landscaping. Drip or subsurface irrigation shall be utilized.
- Use of water efficient landscaping, such as proper hydro-zoning, turf minimization, zoned irrigation and use of native/ drought-tolerant plant materials within the Project Site. At least 25 percent of new landscaping areas shall use drought-tolerant plants.
- Use of landscaped contouring in areas other than production areas and visitor entry points.
- Provide education on water conservation to employees.

For proposed indoor areas of the proposed Project:

- High-efficiency toilets with flush volume of 1.0 gallon of water per flush.
- High-efficiency urinals that use 0.125 gallon per flush or less.
- Indoor faucets that use 1.5 gallons per minute or less.
- Pre-rinse spray valves that use 1.6 gallons per minute or less.
- All installed dishwashers shall be ENERGY STAR rated.
- Shower stalls shall have no more than one showerhead per stall.
- High-efficiency clothes washers with a water savings factor of 7.5 or less.
- Tankless and on-demand water heaters.
- Domestic water heating system.
- Standardized bottleless water filters for drinking water.
- Cooling tower conductivity controllers or cooling tower pH conductivity controllers. Cooling towers shall operate at a minimum of 5.5 cycles of concentration.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy

- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

L.2 Utilities and Service Systems—Wastewater

(1) Project Design Features

Project Design Feature L.2-1: Prior to the development of a new building, the capacity of the on-site sanitary sewers that would serve the building shall be evaluated based on applicable Bureau of Sanitation and California Plumbing Code standards and replacement or new sanitary sewers shall be installed on-site as necessary to accommodate proposed flows.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature L.2-2: New Project sanitary sewers that may be necessary shall be designed and constructed to conform to the applicable Bureau of Sanitation and California Plumbing Code standards.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once prior to issuance of construction permits for sewers; once prior to issuance of Certificate of Occupancy

- **Action(s) Indicating Compliance:** Plan approval and issuance of applicable building permit for sewers; issuance of Certificate of Occupancy

Project Design Feature L.2-3: If it is determined, as part of the evaluation performed pursuant to Project Design Feature L.2-1, that existing on-site laterals cannot be utilized for future service for new Project development, the Applicant shall be responsible for the construction of all new service connections to off-site City sanitary sewers. New Project service connections and laterals shall be designed and constructed in accordance with Bureau of Sanitation and California Plumbing Code standards.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

L.3 Utilities and Service Systems—Solid Waste

(1) Project Design Features

Project Design Feature L.3-1: During new construction, a minimum of 50 percent of the non-hazardous demolition and construction debris by weight from construction of new Project buildings shall be recycled and/or salvaged for reuse in compliance with the requirements of City of Los Angeles Department of Building and Safety.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works, Bureau of Sanitation
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works, Bureau of Sanitation
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Annually during construction
- **Action Indicating Compliance:** Documentation of recycling percentage in annual compliance report

Project Design Feature L.3-2: During operations, the proposed Project shall have a solid waste diversion target of 70 percent based on current available recycling practices, including off-site sorting of waste by third party vendors, permitted by the Los Angeles Municipal Code.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Public Works Bureau of Sanitation
- **Monitoring Agency:** City of Los Angeles Department of Public Works, Bureau of Sanitation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually during operation
- **Action Indicating Compliance:** Documentation of solid waste diversion in annual compliance report

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

L.4 Utilities and Service Systems—Energy

(1) Project Design Features

Project Design Feature L.4-1: The Applicant shall incorporate the following measures into the design of new buildings for the proposed Project:

- Efficient lighting and lighting control systems;
- Light-colored or “cool” roofs;
- Energy-efficient heating and cooling systems, appliances (e.g., Energy Star) and equipment and control systems;
- Light-emitting diodes (LEDs) for on-site street lighting; and
- Education regarding energy efficiency, water conservation, waste diversion, and recycling services to the Applicant’s employees.
- **Enforcement Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction

- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

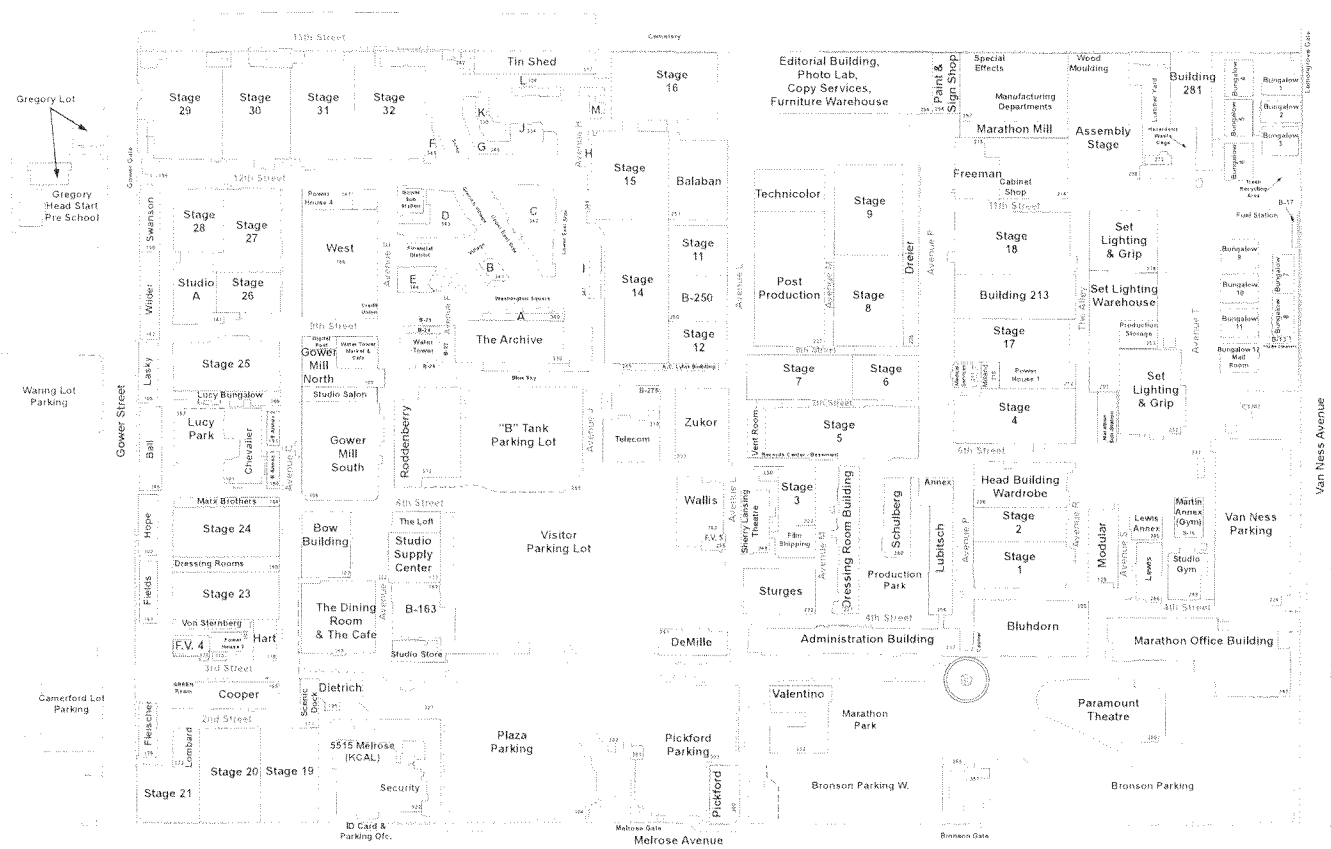
(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

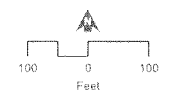
Attachment 4 Figure IV.K-4 Transportation System Management Improvements

Attachment 1

Figure IV.E-1
Areas of Potential Subsurface Contamination
(Mitigation Measure E-1)



Legend
 Project Site Boundary
 Areas with Potential Residual Contamination in Subsurface

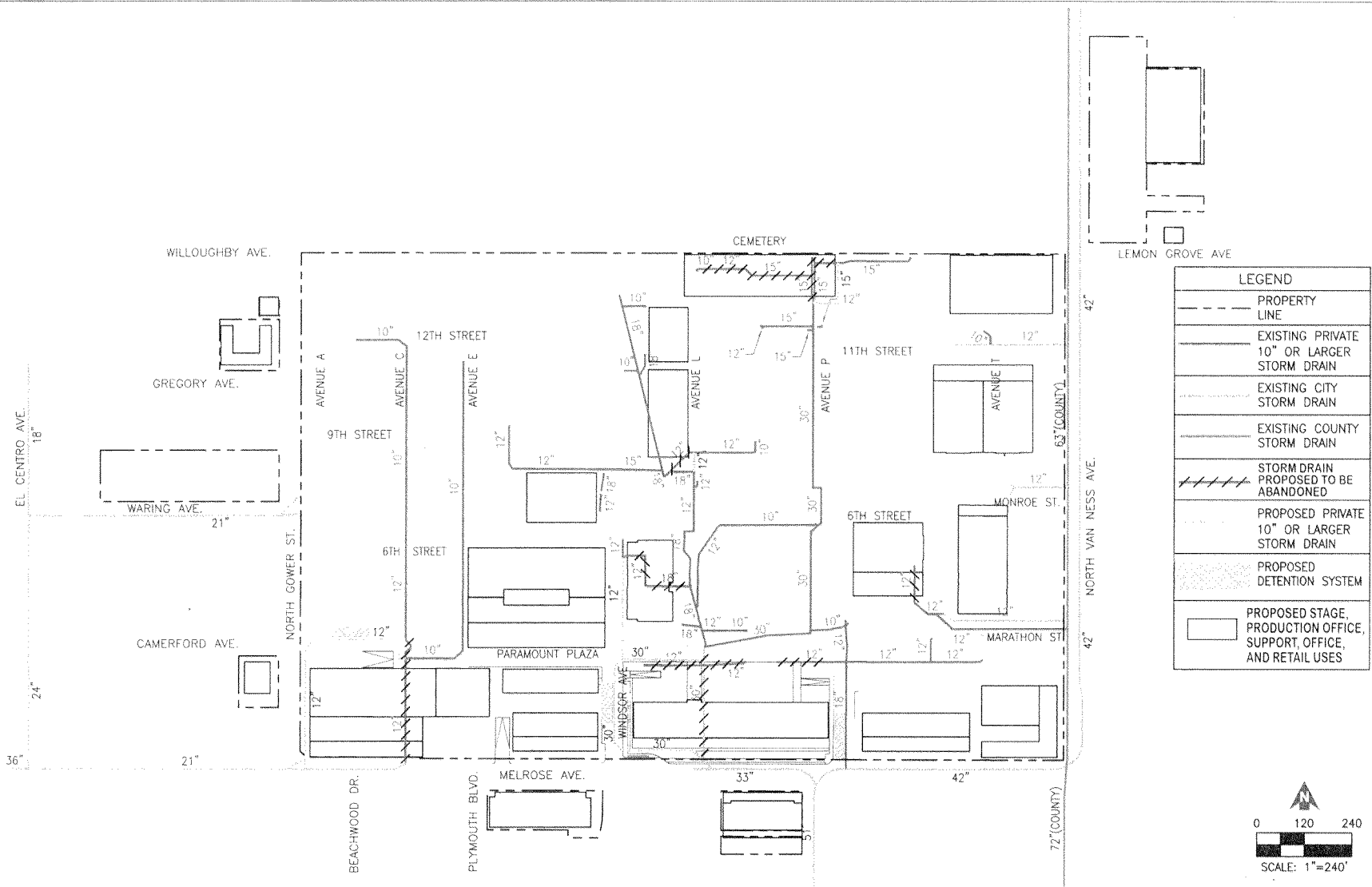


Source: CDM Smith, 2012

Figure IV.E-1
 Areas of Potential Subsurface Contamination
 (Mitigation Measure E-1)

Attachment 2

Figure IV.F.1-6
Proposed Conditions—Major Storm Drain Lines
(Project Design Feature F.1-4)



Source: Inceptus Consulting Group, 2015

Figure IV.F.1-6
Proposed Conditions - Major Storm Drain Lines

Attachment 3

Transportation Mitigation Phasing Program
(Project Design Features K-1 through K-2 and
Mitigation Measures K-1 through K-5)

Transportation Improvement Phasing Program

As described in Chapter 7, the proposed Project design features include implementation of a transportation demand management (TDM) program. The TDM program features various programs designed to promote peak period trip reduction. The proposed Project would also implement mitigation measures consisting of three primary components. The mitigation measures include:

1. Establishment and primary funding for a new Hollywood transportation management organization (Hollywood TMO) to promote transit usage, ride-sharing, and non-automotive means of transportation in the Hollywood area. The Hollywood TMO would encompass approximately 20 square miles, approximately bordered by State Route 134 to the north, 3rd Street to the south, Fairfax Avenue to the west, and Hoover Street to the east;
2. Transportation Systems Management (TSM) improvements, including signal controller upgrades and installation of closed circuit television (CCTV) cameras at key intersections within the Study Area; and,
3. Specific intersection improvements, including physical widening and addition of lanes.

The Project is expected to be developed through year 2038. The timing of development will be dependent on market forces affecting the entertainment industry and the overall real estate market. As the Project will not be developed all at one time, the implementation of specific transportation improvements will be phased as applicable, as individual buildings are constructed.

This phasing program ties the implementation of the TDM program and mitigation measures to construction of individual buildings or groups of buildings, based on the number of afternoon peak hour trips projected to be generated by the additional development. As development reaches each milestone in peak hour trip generation, the corresponding components of the transportation improvement program will be put in place. The phasing triggers have been chosen to mitigate impacts below a level of significance at all times, except at those four intersections where the effects of Project traffic cannot be fully mitigated.

The following four-phase schedule is proposed for implementation of the transportation improvement program:

-
- 1. Prior to Project construction upon issuance of the first building permit for net new Project Development (0 Project trips):**
 - The Applicant will establish the Hollywood TMO. The Applicant would continue to contribute to the on-going operation and marketing of the Hollywood TMO for a period of 10 years.
 - 2. When 30% of Project is Completed (310 Project trips):**
 - The Applicant will implement the street improvement at Gower Street & Santa Monica Boulevard.
 - 3. When 45% of Project is Completed (465 Project trips):**
 - The Applicant will provide funding to LADOT to implement TSM improvements along the corridors of Franklin Avenue, Santa Monica Boulevard, Melrose Avenue, and Gower Street.
 - The Applicant will establish the TDM program with an on-site TDM coordinator, a shuttle (either by the Applicant or in conjunction with the TMO and/or LADOT) to connect the Project Site and the Metro Redline Station at Hollywood and Highland, and mobility hub support.
 - The Applicant will initiate discussions with the potentially impacted residential neighborhoods identified in Chapter 11 regarding traffic protection measures.
 - 4. When 80% of the Project is Completed (826 Project trips):**
 - The Applicant will expand the TDM program with a \$250,000 contribution to LADOT for bikeway improvements in the Project area pursuant to the *2010 Bicycle Plan*, establishment of an Employee Transit Pass Subsidization Plan, and a Transportation Information Center on-site to promote the benefits of the TDM program and the Hollywood TMO.

Additionally, the Applicant will implement the intersection improvement at Gower Street & Melrose Avenue at the time that the structure on the Main Lot adjacent to this intersection is replaced as part of the Project.

The Los Angeles Department of Transportation (LADOT) is responsible for overseeing the implementation of the TDM program and mitigation measures by the Applicant. This phasing program is intended to guide the implementation of the transportation improvement program over the project buildout period. However, just as the Project will be developed in response to the needs of the market over many years, LADOT has the flexibility to substitute equivalent mitigation measures in response to the needs of the transportation network in and around the Project Study Area.

Attachment 4

Figure IV.K-4
Transportation Systems Management
Improvements
(Mitigation Measure K-2)

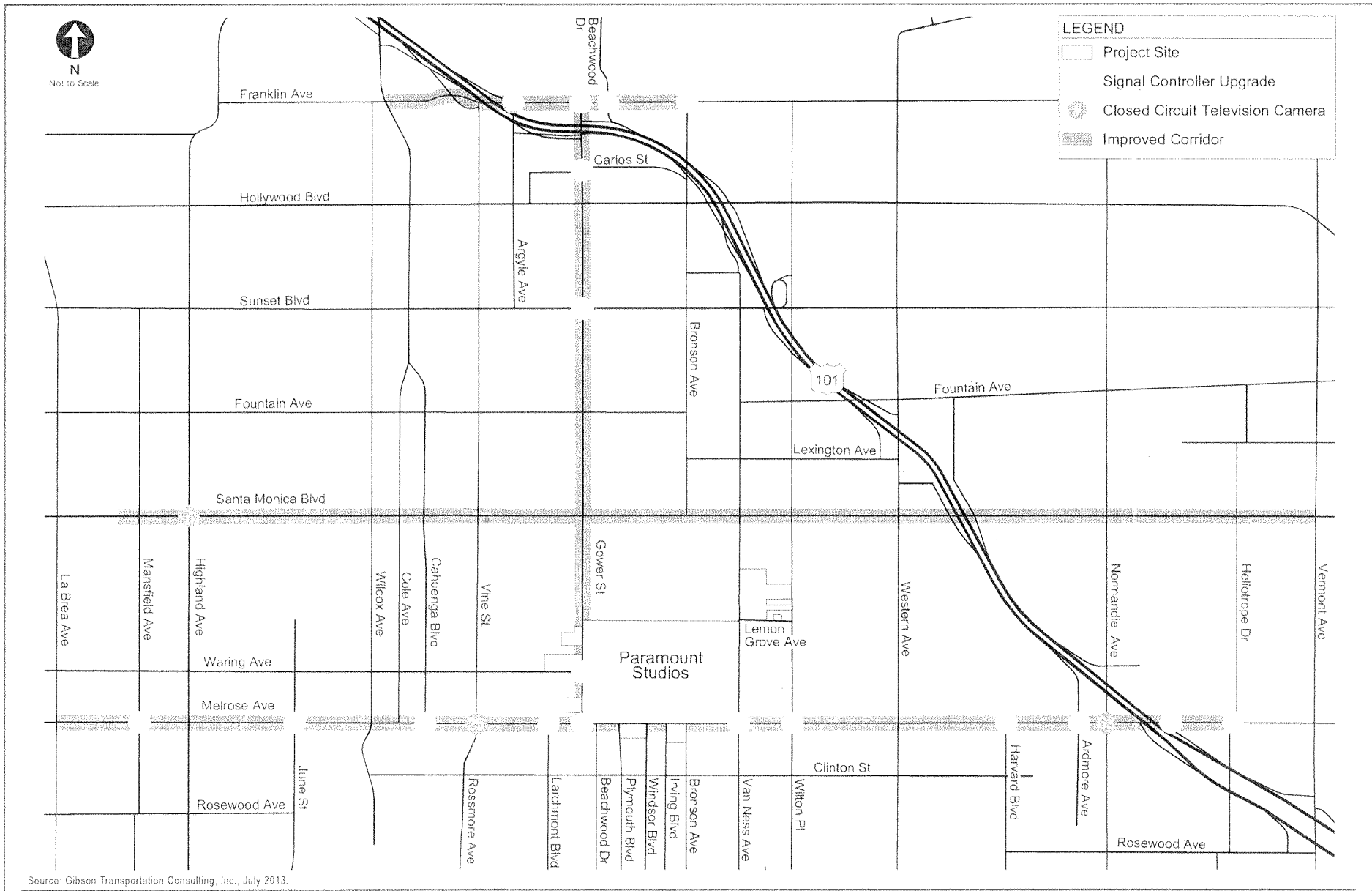


Figure IV.K-4
 Transportation Systems Management Improvements

Attachment 5

Traffic Study Appendix Q—LADOT
Neighborhood Traffic Management Process
(Mitigation Measure K-5)

Appendix Q

LADOT Neighborhood Traffic Management Process

LADOT Neighborhood Traffic Management Process

This appendix sets forth the Los Angeles Department of Transportation's (LADOT) process for implementation of Neighborhood Traffic Management Plan(s) for the Project.

ELIGIBLE NEIGHBORHOODS

After implementation of the Project's proposed Transportation Demand Management (TDM) program and traffic mitigation measures, five neighborhoods, the boundaries of which are described below, have the potential to experience neighborhood intrusion traffic:

1. De Longpre Avenue to the north, Gower Street to the east, Santa Monica Boulevard to the south, and Vine Street to the west
2. Sunset Boulevard to the north, Bronson Avenue to the east, Fountain Avenue to the south, and Gordon Street to the west
3. Fountain Avenue to the north, Bronson Avenue to the east, Santa Monica Boulevard to the south, and Gower Street to the west
4. Santa Monica Boulevard to the north, Wilton Place to the east, Melrose Avenue to the south, and Van Ness Avenue to the west
5. Santa Monica Boulevard to the north, Western Avenue to the east, Lemon Grove Avenue to the south, and Wilton Place to the west

TRAFFIC CALMING MEASURES

The following are traffic calming measures that may be included in Neighborhood Traffic Management Plan(s) for the Project.

Non-restrictive Control Measures

Non-restrictive control measures are intended to reduce traffic speeds on local streets and/or make the neighborhood streets less inviting for through traffic. Non-restrictive traffic calming measures may include, but are not limited to, traffic circles, speed humps, roadway narrowing effects (raised medians, traffic chokers, etc.), landscaping features, roadway striping changes (adding bike lanes or parking striping to reduce the perceived width of the roadway), and stop sign pattern.

Non-restrictive Improvements

Non-restrictive improvements include neighborhood improvements that can offset the effects of added traffic, including street trees, sidewalks, landscaping, neighborhood identification features, and pedestrian amenities. Such measures can support trip reduction efforts by encouraging walking, bicycling, and the use of public transit.

NEIGHBORHOOD TRANSPORTATION MANAGEMENT PLAN(S) BUDGET

Based on its experience implementing Transportation Management Plans, LADOT has determined that a budget of up to \$500,000 is appropriate for the development of Neighborhood Transportation Management Plan(s) for the eligible neighborhoods identified above. The Applicant or its successor shall guarantee the budget in a form reasonably satisfactory to LADOT. The \$500,000 budget is allocated among the five neighborhoods (based on the number of residential street blocks in each neighborhood) as follows:

- Neighborhood 1 - \$187,500
- Neighborhood 2 - \$31,250
- Neighborhood 3 - \$125,000
- Neighborhood 4 - \$62,500
- Neighborhood 5 - \$93,750

Consultant time to develop the plans shall be paid by the Applicant or its successors and shall not be counted against the \$500,000 budget, but data collection and mailing costs shall be included in the budget as shall the costs associated with the design of any changes approved by the neighborhood.

NEIGHBORHOOD TRANSPORTATION MANAGEMENT PLAN PROCESS

Each Neighborhood Transportation Management Plan process shall include three workshops that shall take place over a maximum four-month time period. Each workshop shall be rescheduled a maximum of one time if a quorum of the Committee (described below) is not present in person or by proxy. Failure to deliver a quorum for two consecutive meetings duly called and approved by the Committee shall constitute a declaration of non-interest in the process and the process shall cease.

1. Kick-Off Neighborhood Workshops – Based on the schedule in the final Project mitigation program, the transportation consultant for the Applicant or its successors shall hold a “Kick-off Workshop” meeting with the residents of each of the neighborhoods. Working with the Council Office, residents in the boundaries of the neighborhood will be invited to participate in the workshops. At the Kick-off Workshop, each neighborhood shall select a Committee of seven members by a consensus of the neighbors present at the meeting. If fewer than seven members of the neighborhood attend the Kick-off Workshop, the meeting will be rescheduled. If fewer than seven members attend the rescheduled Kick-off Workshop, it shall constitute a declaration of non-interest in the process and the process shall cease and all funds allocated to that neighborhood shall be returned to the Applicant.

A majority of the Committee members must be present at each of the workshops for the Neighborhood Transportation Management Plan. The Agenda for the “Kick-off Workshop” shall include the following:

- i. Identify the process to be used to develop the Neighborhood Traffic Management Plan

-
- ii. Identify the non-restrictive control measures and non-restrictive improvement choices for the neighborhood
 - iii. Discuss the existing and anticipated traffic issues in the neighborhood
 - iv. Match the types of improvements with the types of problems that each measure addresses
 - v. Identify the types of improvements that the neighbors are likely to support

If a consensus of the residents present at the kick-off workshop approve of proceeding with data collection and development of a draft plan, the process shall proceed. If not, the process shall cease and all funds allocated to that neighborhood shall be returned to the Applicant.

2. Data Collection – If the neighborhood approved of proceeding with data collection, the transportation consultant for the Applicant or its successors shall collect and submit to LADOT appropriate traffic data (average daily trips, speed data, intersection turning movement counts, roadway characteristics, etc.) for the applicable neighborhoods within 60 days.
3. Draft Plan – Based on the data and input from the Kick-off Workshop, the transportation consultant for the Applicant or its successors shall develop a draft plan to implement for the neighborhood. The transportation consultant for the Applicant shall review the proposed measures with the appropriate City agency (LADOT, Bureau of Engineering, Street Services and Sanitation, etc.) to confirm the feasibility of each of the measures.
4. Neighborhood Workshop 2 – Upon completion of a draft plan, Neighborhood Workshop 2 shall be held to get reactions to the draft plan and suggestions from the residents for modifications to the plan.
5. Revised Plan – Based on input obtained during Neighborhood Workshop 2, the transportation consultant for the Applicant or its successors shall revise the draft plan for the neighborhood. The transportation consultant for the Applicant shall review the revised plan with the appropriate City agency (LADOT, Bureau of Engineering, Street Services and Sanitation, etc.) to confirm the feasibility of each of the measures.

-
6. Neighborhood Workshop 3 – Upon completion of the revised plan, Neighborhood Workshop 3 shall be held to finalize the plan. The plan shall be finalized based on the consensus of the residents present at Neighborhood Workshop 3.
 7. Information Brochure – The transportation consultant for the Applicant or its successors shall prepare an information brochure that summarizes the final plan approved in Neighborhood Workshop 3 and a process for the neighborhood to approve or reject the plan. LADOT shall cause the information brochure to be mailed to all households in the neighborhood at issue.
 8. Approval/Rejection of the Plan – If a majority of the households in the neighborhood approve of the plan, the Applicant or its successors shall implement the traffic management plan on a temporary basis based on the schedule in the final Project mitigation program. If a majority of the households do not approve of the plan, the measures in the plan shall not be implemented, the process shall be declared over and all remaining funds for that neighborhood shall be returned to the Applicant or its successors.
 9. Approval on Final Plan – If Step 8 above resulted in the approval of the plan and temporary measures were implemented, six months after the implementation of the temporary measures, LADOT shall cause a second survey of the households in the neighborhood at issue to determine the level of interest in making the temporary traffic measures in the plan permanent. If a majority of the households in the neighborhood approve of permanent implementation of the measures, the traffic measures shall be made permanent. If a majority of the households do not approve of the traffic measures, the measures shall be removed.

Upon completion of Steps 1 through 9 above, the Applicant's or its successors' responsibility for the Neighborhood Traffic Management Plan shall be deemed complete and any remaining funds allocated for that neighborhood shall be returned to the Applicant.

Paramount Pictures Specific Plan



0 125 250 500 Feet

Not to Scale 

	Lots
	Building Footprints
	Paramount Pictures Specific Plan Boundary

CPC-2011-2459.6PA-ZC-SP-SN-CA
 CPC-2011-2462-DA

EXHIBIT A: Paramount Pictures Specific Plan Map

Exhibit B: Paramount Pictures Specific Plan Boundaries Legal Description

Exhibit B

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 OF TRACT NO. 30487, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 804 PAGES 20 AND 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINING AND MINERAL RIGHTS OR SUBSTANCES WHATSOEVER, WHETHER SOLID OR LIQUID, INCLUDING, WITHOUT BEING LIMITED TO, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN OR UNDER OR WHICH MAY BE PRODUCED FROM THE ABOVE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT TO PROSPECT, EXPLORE, MINE OR DRILL FOR SAID SUBSTANCES, AS RESERVED BY RKO TELERADIO PICTURES, INC., A DELAWARE CORPORATION, IN THE DEED RECORDED JANUARY 30, 1958 AS INSTRUMENT NO. 1382 IN BOOK 56452 PAGE 112, OF OFFICIAL RECORDS.

SAID RIGHTS OF ENTRY FROM THE SURFACE OF SAID LAND WERE RELINQUISHED BY THE DEED RECORDED MARCH 4, 1959 AS INSTRUMENT NO. 3921 IN BOOK D-387 PAGE 496, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM 1/4 OF ALL MINING AND MINERAL RIGHTS OR SUBSTANCES WHATSOEVER, WHETHER SOLID OR LIQUID, INCLUDING WITHOUT BEING LIMITED TO, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN OR UNDER OR WHICH MAY BE PRODUCED FROM THE ABOVE DESCRIBED PROPERTY, AS RESERVED IN THE DEED FROM WINDROSE, INC., A CALIFORNIA CORPORATION, RECORDED JANUARY 30, 1958 AS INSTRUMENT NO. 1383 IN BOOK 56452 PAGE 115, OF OFFICIAL RECORDS.

SAID RIGHTS OF ENTRY FROM THE SURFACE OF SAID LAND WERE RELINQUISHED BY THE DEED RECORDED MAY 1, 1962 AS INSTRUMENT NO. 2003 IN BOOK D-1598 PAGE 432, OF OFFICIAL RECORDS.

PARCEL 2:

LOT "B" OF THE MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THE NORTHERLY 50 FEET OF LOTS 24 AND 25 OF MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 4:

LOTS 9, 10, 11 AND 12 OF THE MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

LEGAL DESCRIPTION

(continued)

PARCEL 5:

LOTS 1, 2, 3, 4, 5 AND 6 OF TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24 THROUGH 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:

LOTS 1 AND 2 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7:

LOTS 3, 4, 5 AND 6 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 8:

LOTS 7 AND 8 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9:

LOTS 9, 10, 11, 12, 14 AND 15 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 10:

LOTS 16 AND 17 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 11:

LOTS 18 AND 19 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 12:

LOTS 20, 21, 22 AND 23 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION

(continued)

PARCEL 13:

LOT 24 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 14:

LOT 3 OF THE MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 15:

LOT 4 OF THE MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINERALS, ORES, PRECIOUS OR USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING IN PART, PETROLEUM, OIL, GAS, ASPHALTUM AND TAR, IN OR UNDER SAID LAND, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT TO ENTER THE SURFACE OF SAID LAND, AS RESERVED BY BEN FREEMAN AND BETTY FREEMAN, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 26, 1979 AS INSTRUMENT NO. 79-111226, OF OFFICIAL RECORDS.

PARCEL 16:

LOTS 5 AND 6 OF MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 17:

LOTS 7 AND 8 OF TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; ALSO THE SOUTH HALF OF THE ALLEY ADJOINING SAID LOTS 7 AND 8 ON THE NORTH, BOUNDED ON THE EAST AND WEST RESPECTIVELY, BY THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF SAID LOT 7, PROLONGED NORTH AS VACATED AND ABANDONED BY ORDINANCE NO. 57956, OF OFFICIAL RECORDS

SAID LOTS 7 AND 8 AND THE VACATED ALLEY ADJOINING ON THE NORTH BEING RESUBDIVIDED AND NOW KNOWN AS A PART OF LOT "A" OF TRACT NO. 9850, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

CLTA Preliminary Report Form - Modified (11-17-06)

LEGAL DESCRIPTION

(continued)

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 57 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOTS 7 AND 8 TO THE EAST LINE OF SAID LOT 8; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8 TO THE POINT OF BEGINNING.

PARCEL 18:

THOSE PORTIONS OF LOTS 7 AND 8 OF TRACT 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24 THROUGH 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 57 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOTS 7 AND 8 TO THE EAST LINE OF SAID LOT 8; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8 TO THE POINT OF BEGINNING.

SAID LOTS 7 AND 8 HAVE BEEN RESUBDIVIDED AND ARE NOW A PORTION OF LOT "A" OF TRACT 9850, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM MICHAEL R. NEWFIELD, AS GRANTOR, TO TROY MELTON AND JEAN MELTON, AS GRANTEE, RECORDED JULY 16, 1984 AS INSTRUMENT NO. 84-844116, OF OFFICIAL RECORDS

EXCEPT THAT THE UNDERSIGNED GRANTOR HEREBY AGREES TO CONVEY SAID RIGHTS RESERVED HEREUNDER TO THE WITHIN GRANTEE, OR HIS HEIRS, ASSIGNS OR SUCCESSORS, UPON THE RECORDATION OF THE FULL RECONVEYANCE OF THE TRUST DEED BEING RECORDED CONCURRENTLY HEREWITH EXECUTED BY THE WITHIN GRANTEE TO THE WITHIN GRANTOR.

SAID RIGHTS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WERE QUITCLAIMED IN DEED FROM SAID MICHAEL R. NEWFIELD TO SAID TROY MELTON AND JEAN MELTON, RECORDED MARCH 24, 1988 AS INSTRUMENT NO. 88-400914, OF OFFICIAL RECORDS

PARCEL 19:

LOT "A" OF TRACT NO. 9850, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION

(continued)

EXCEPT THEREFROM THAT PORTION OF LOT "A", LYING WITHIN LOTS 7 AND 8 OF TRACT NO. 7834, AS PER MAP RECORDED IN BOOK 87 PAGES 24 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THE SOUTH HALF OF THE ALLEY ADJOINING SAID LOTS 7 AND 8 ON THE NORTH, BOUNDED ON THE EAST AND WEST RESPECTIVELY, BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 8 AND THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 7, AS VACATED AND ABANDONED BY ORDINANCE NO. 57956, OF OFFICIAL RECORDS

PARCEL 20:

LOTS 1, 2, 7 AND 8 OF MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 7, LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT "A" OF TRACT 9850, AS SAID LOT IS SHOWN ON THE MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 21:

LOT "A" OF MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT "A", LYING EASTERLY OF THE NORTHERLY PROLONGATION OF WESTERLY LINE OF THE EASTERLY 2.00 FEET OF LOT 12 OF SAID MARLBOROUGH TRACT.

SAID PARCEL OF LAND BEING A PORTION OF THAT PORTION OF MARATHON STREET VACATED BY THE CITY OF LOS ANGELES, RESOLUTION TO VACATE NO. 86-21484, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 22, 1986 AS DOCUMENT NO. 86-1256523 OF OFFICIAL RECORDS.

PARCEL 22:

VACATED MARATHON STREET, FORMERLY KNOWN AS BRONSON AVENUE, 50.00 FEET WIDE, AS SHOWN AND DEDICATED ON TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24, 25, AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NOW VACATED BY THE CITY OF LOS ANGELES, RESOLUTION TO VACATE NO. 86-21484, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 22, 1986 AS DOCUMENT NO. 86-1256523 OF OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND, INCLUDED WITHIN LOT "A" OF TRACT NO. 9885, AS PER MAP RECORDED IN BOOK 147 PAGES 31 AND 32 OF MAPS, IN SAID RECORDERS OFFICE.

LEGAL DESCRIPTION

(continued)

PARCEL 23:

THAT PORTION OF LOT 7 OF MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT "A" OF TRACT NO. 9850, AS SHOWN ON MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS; SAID PROPERTY BEING ALSO DESCRIBED AS: THAT PORTION OF MARATHON STREET (50.00 FEET WIDE), AS SHOWN AND DEDICATED ON TRACT NO. 9885, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147 PAGES 31 AND 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NOW VACATED BY THE CITY OF LOS ANGELES, RESOLUTION TO VACATE NO. 86-21484, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 22, 1986 AS INSTRUMENT NO. 86-1256523, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 24:

THOSE PORTIONS OF VACATED MARATHON STREET (50.00 FEET WIDE), AS SHOWN AND DEDICATED ON TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24, 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NOW VACATED BY THE CITY OF LOS ANGELES, RESOLUTION TO VACATE NO 86-21484, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 22, 1986 AS DOCUMENT NO. 86-1256523 OF OFFICIAL RECORDS.

PARCEL 25:

LOT 7 OF TRACT NO. 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 26:

LOTS 34 AND 35 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 27:

LOT 36 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 28:

LOT 16 OF TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

LEGAL DESCRIPTION
(continued)

PARCEL 29:

LOTS 17 AND 18 OF TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 30:

LOT 6 OF TRACT 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 31:

LOT 14 OF TRACT 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 32:

LOTS 8, 9, 10, 11, 23, 25, 26, 27, 28, 29, 30, 31 AND 32 OF TRACT NO. 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 33:

LOTS 21 AND 24 OF TRACT NO. 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 34:

LOT 20, OF TRACT 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 35:

LOT 22 OF TRACT NO. 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47, PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION
(continued)

PARCEL 36:

THE EASTERLY 48 FEET OF THE WESTERLY 93 FEET OF LOT 16 OF TRACT NO. 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY VIVIAN M. O'KEEFE, A WIDOW, BY DEED RECORDED MARCH 27, 1957 IN BOOK 54041 PAGE 333 OF OFFICIAL RECORDS.

PARCEL 37:

LOTS 8, 9, 10, 11 AND 12 OF TRACT NO. 5693, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, PETROLEUM, NATURAL GAS, MINERAL RIGHTS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, EXTRACTING, MINING, BORING, REMOVING OR MARKETING SAID SUBSTANCES, HOWEVER, WITHOUT ANY RIGHT OF ANY ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED BY GULF OIL CORPORATION, IN DEED RECORDED NOVEMBER 7, 1978 AS INSTRUMENT NO. 78-1251076, OF OFFICIAL RECORDS.

PARCEL 38:

LOTS 5, 6 AND 7 OF TRACT NO. 5693, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 39:

LOTS 42 AND 71 OF TRACT NO. 5693, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 40:

LOTS 1, 2, 3 AND 4 OF TRACT NO. 5663, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61 PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION

(continued)

PARCEL 41:

LOT 13 OF TRACT 5938, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 90, PAGE 65 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, MINERAL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET UNDER THE REAL PROPERTY DESCRIBED ABOVE, WITHOUT THE RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED JULY 24, 1990 AS INSTRUMENT NO. 90-1285748, OF OFFICIAL RECORDS.

PARCEL 42:

THE SOUTH 47 FEET OF LOT 1 IN BLOCK 9 OF EL CENTRO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 43:

LOT 2 IN BLOCK 9 OF EL CENTRO TRACT, COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 44:

LOTS 4 AND 6 IN BLOCK 9 OF EL CENTRO TRACT, COLEGROVE IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 45:

LOTS 2, 4, 6, 8, 10, 12, 14, 16 AND 18 IN BLOCK 11 OF EL CENTRO TRACT, COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE-FOURTH OF ALL MINING AND MINERAL RIGHTS OR SUBSTANCES WHETHER SOLID OR LIQUID, INCLUDING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LOTS 2, 4, 6, 8, 10, 12, 14 AND 16, AS RESERVED BY RKO TELERADIO PICTURES, INC., IN DEED RECORDED JANUARY 30, 1958 IN BOOK 56452 PAGE 112, OFFICIAL RECORDS.

THE RIGHT TO USE OR OCCUPY THE SURFACE AND SUBSURFACE AREA OF SAID LAND TO A DEPTH OF 500 FEET WAS RELINQUISHED TO THE RECORD OWNER OF SAID LAND BY DEED RECORDED MARCH 4, 1959 AS INSTRUMENT NO. 3921 IN BOOK D-387 PAGE 496, OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

(continued)

PARCEL 46:

PARCEL A:

LOTS 1 AND 3 IN BLOCK 15 OF EL CENTRO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL B:

THOSE PORTIONS OF CAMERFORD AVENUE 60 FEET WIDE, OF GOWER STREET 55 FEET WIDE AND OF THE FIRST ALLEY 10 FEET WIDE, SOUTH OF SAID CAMERFORD AVENUE, AS SAID AVENUE, STREET AND ALLEY ARE SHOWN ON THE MAP OF EL CENTRO TRACT, RECORDED IN BOOK 2 PAGE 84 OF MAPS, WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF PARCEL A ABOVE DESCRIBED.

PARCEL 47:

THAT CERTAIN ALLEY, 20 FEET WIDE, ADJOINING LOTS 7 THROUGH 12 AND LOTS 14 THROUGH 19, TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED EASTERLY BY THE NORTHERLY PROLONGATION OF THE STRAIGHT EASTERLY LINE OF SAID LOT 7, AND BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE STRAIGHT WESTERLY LINE OF SAID LOT 19, AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION TO VACATE NO. 95-21709, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616073, OF OFFICIAL RECORDS.

PARCEL 48:

WINDSOR BOULEVARD, 50 FEET WIDE AND VARIABLE WIDTH, AS SHOWN ON MAP OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED SOUTHERLY BY A LINE PARALLEL WITH AND DISTANT 3 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF MELROSE AVENUE, 80 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT, AND BOUNDED NORTHERLY BY THE SOUTHERLY LINE OF LOT 1, TRACT NO. 30487, AS PER MAP RECORDED IN BOOK 804 PAGES 20 AND 21 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

ALSO, THAT CERTAIN ALLEY, 20 FEET WIDE, ADJOINING LOT 1, TRACT NO. 30487 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 804 PAGE 20 AND 21, OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; BOUNDED EASTERLY BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 20, SAID TRACT NO. 6512, AND BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 24, SAID TRACT NO. 6512, AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION NO. 95-

LEGAL DESCRIPTION
(continued)

1400377, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616078, OF OFFICIAL RECORDS.

PARCEL 49:

THAT PORTION OF VALENTINO PLACE (FORMERLY IRVING BOULEVARD), 50 FEET WIDE AND VARIABLE WIDTH, AS SHOWN ON THE MAP OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED SOUTHERLY BY A LINE PARALLEL WITH AND DISTANT 3 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF MELROSE AVENUE, 80 FEET WIDE, AND BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 34, SAID TRACT NO. 6512, AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION TO VACATE NO. 95-1400390, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616087, OF OFFICIAL RECORDS.

PARCEL 50:

THAT PORTION OF BRONSON AVENUE, 50 FEET WIDE AND VARIABLE WIDTH, ADJOINING LOT A, TRACT NO. 9850, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER; BOUNDED SOUTHERLY BY A LINE PARALLEL WITH AND DISTANT 3 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID MELROSE AVENUE, 80 FEET WIDE, AND BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT A, SAID TRACT NO. 9850, AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION TO VACATE NO. 95-1400390, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616087, OF OFFICIAL RECORDS.

PARCEL 51:

THAT CERTAIN ALLEY, 20 FEET WIDE, ADJOINING LOTS 1 THROUGH 6, OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; AND ADJOINING LOTS 1 THROUGH 6, OF TRACT NO. 7834, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 87 PAGES 24 TO 26 INCLUSIVE OF MAPS, IN SAID COUNTY RECORDER'S OFFICE; BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6, SAID TRACT NO. 6512; AND BOUNDED EASTERLY BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 6, SAID TRACT NO. 7834; AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION TO VACATE NO. 95-1400390, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616087, OF OFFICIAL RECORDS.

LEGAL DESCRIPTION
(continued)

PARCEL 52:

THAT PORTION OF MARATHON STREET, 50 FEET WIDE AND VARIABLE WIDTH, ADJOINING LOT 1, TRACT NO. 30487, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 804 PAGES 20 AND 21, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED EASTERLY BY THE WESTERLY BOUNDARY OF VACATED MARATHON STREET AS DESCRIBED IN RESOLUTION TO VACATE RECORDED AS DOCUMENT NO. 86-1256523 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, AND BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 7, SAID TRACT NO. 6512, AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION TO VACATE NO. 95-1400390, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616087, OF OFFICIAL RECORDS.

PARCEL 53:

THAT PORTION OF LOT 1 OF TRACT NO. 3688, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

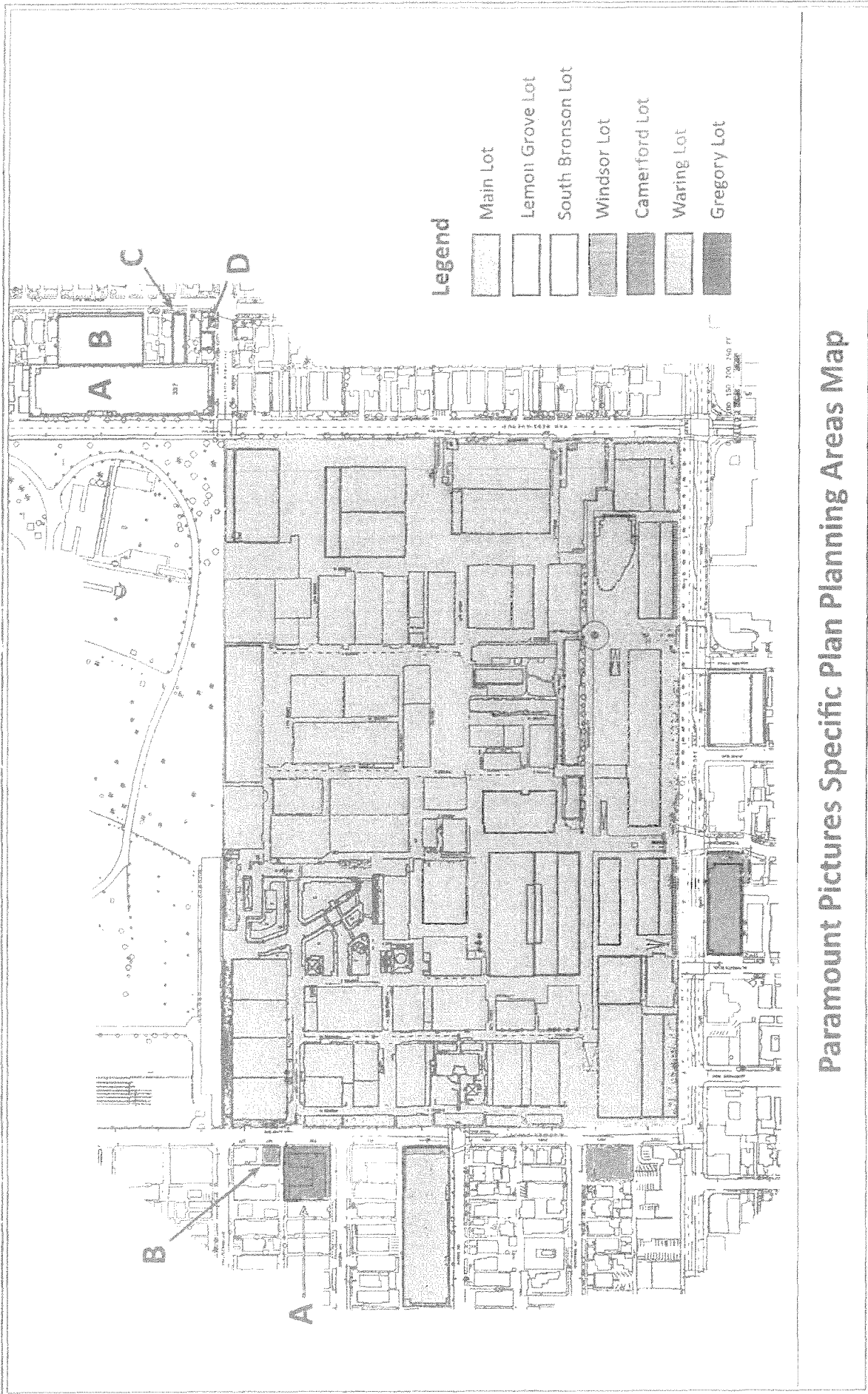
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 89° 55' 30" WEST ALONG THE NORTHERLY LINE OF MELROSE AVENUE AS SHOWN ON SAID MAP, 200 FEET; THENCE NORTH 0° 3' 45" WEST 250 FEET; THENCE SOUTH 89° 55' 30" EAST 200 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 0° 3' 45" EAST ALONG THE EAST LINE OF SAID LOT, 250 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE 89° 55' 30" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, 200.00 FEET; THENCE NORTH 0° 03' 45" WEST 182.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 03' 45" WEST 67.52 FEET; THENCE NORTH 89° 55' 30" EAST 200.00 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 0° 03' 45" EAST ALONG THE EASTERLY LINE OF SAID LOT 1, 67.52 FEET; THENCE NORTH 89° 55' 30" WEST 200.00 FEET TO THE TRUE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

EXHIBIT C: Paramount Pictures Specific Plan Planning Areas Map



Paramount Pictures Specific Plan Planning Areas Map

Building Height Zone Map

EXHIBIT D: Paramount Pictures Specific Plan Height Zone Map

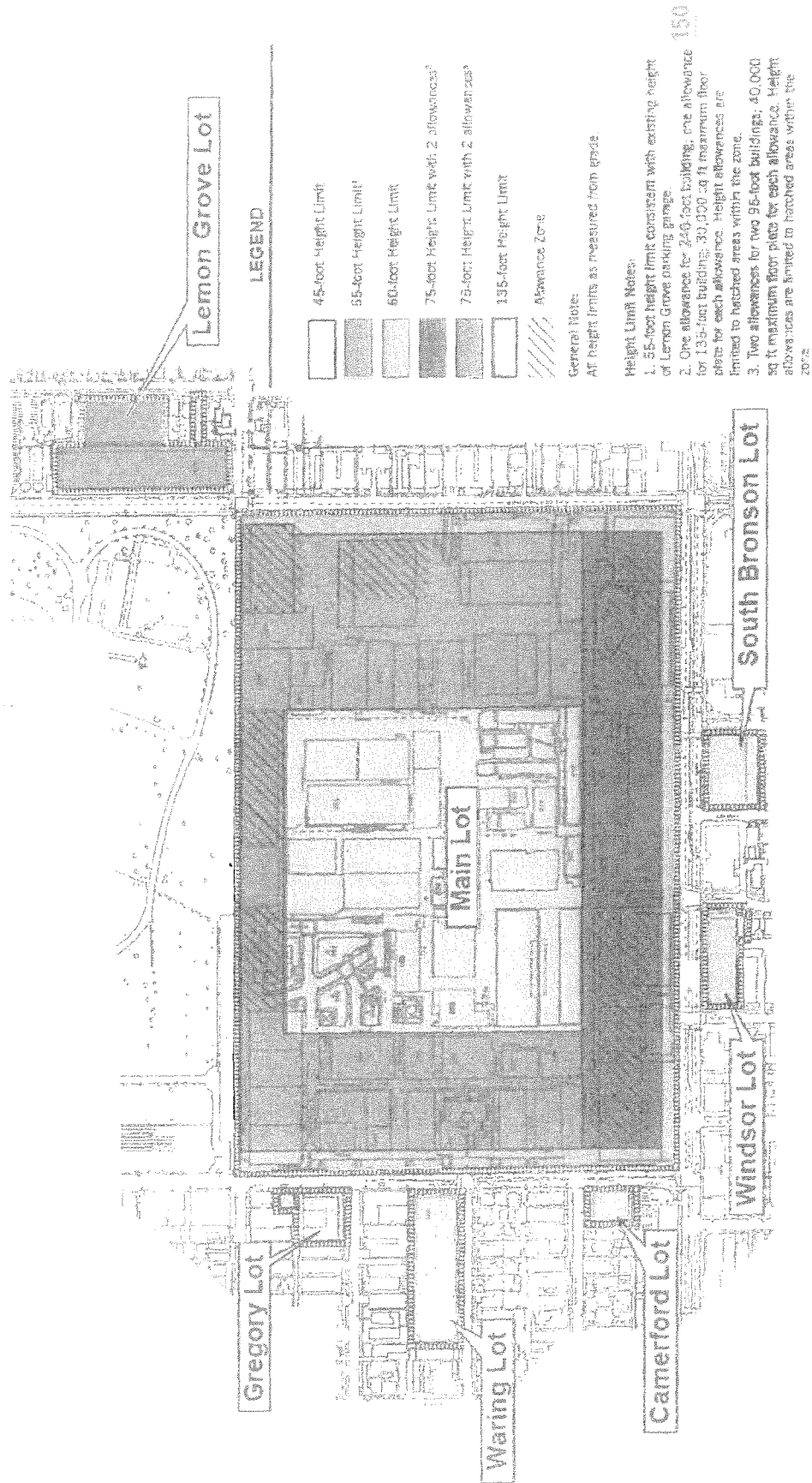


EXHIBIT E

PARAMOUNT PICTURES & RKO

HISTORIC DISTRICT MAP

POTENTIAL HISTORIC DISTRICTS

