Master Street Vacation Application
Los Angeles Convention Center Expansion Project

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APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL – (No copies or faxes)

DATE: September 17, 2019

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: See Attachment #1
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)

and is located between:

_____ and _____
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)

- Attach a map if necessary.

(2) The vacation area lies within or is shown on:

(a) Engineering District: (check appropriately)

(X) Central ( ) Harbor ( ) Valley ( ) West Los Angeles

(b) Council District No. 9

(c) District Map No. 1275A205 and 1275A207

(d) A CRA Redevelopment Area: _____ OR X
(YES) (NO)

(3) Area (in sq. ft.) of the proposed vacation area is approx. See Attachment #1 sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact a vacation staff member to discuss the effect of this on the processing of your application prior to submittal. If the applicant is required to have an environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional $32,100 fee deposit. This will also increase the processing time by approximately 6 months.

- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional $32,100 fee deposit.

- Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.

- If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.

(4) Purpose of vacation (future use of vacation area) is: See Attachment #1

(5) Vacation is in conjunction with: (Check appropriately)

(X) **Revocable Permit** ( ) Tract Map ( ) Parcel Map (X) Zone Change
(X) Other See Project Description #2.

PETITIONER / APPLICANT:

(6) Petitioner(s): City of Los Angeles Department of Convention and Tourism Development
Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s): Doane Liu
If Company, Name and Title

(7) Mailing Address: 1201 South Figueroa Street, Los Angeles 90015
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: ( ) 213-765-4601
FAX number: ( )
E-mail number: doane.liu@lacity.org

(9) Petitioner is: (check appropriately) (X) Owner **OR** ( ) Representative of Owner

OWNERSHIPS:

(10) Name(s) and address of the **Owner**(s) applying for vacation is/are:

City of Los Angeles Department of Convention and Tourism Development

1201 South Figueroa Street, Los Angeles 90015

Doane Liu, 213-765-4601, doane.liu@lacity.org

Print Name(s) and Address of Owner(s) in Full
(If Owner is Petitioner, Indicate "Same as above")

Signature(s)

(11) Petitioner is owner or representative of owner of: (check appropriately)

( ) The property described in attached copy of Grant Deed **OR**

(X) LOT 1, TRACT 28165 (MB 814-66/69)

(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

(12) The following are the available signatures of other property owners who also own properties adjoining the area proposed to be vacated and whose ownership's are indicated on the attached map by use of "circled letters". **(1)** Print Name(s), **(2)** Provide mailing addresses, **(3)** Indicate Lots owned and **(4)** Obtain signatures.
(See Example Ownership List)

Ownership Information may be obtained from:

Los Angeles City Clerk Land Records Division Room 730 201 North Figueroa Street Los Angeles, CA 90012 Phone: (213) 977-6001	**or** for the <u>most</u> current information	Los Angeles County Assessor Ownership Information 500 West Temple Street Los Angeles, CA 90012 Phone: (213) 974-3211

Provide the **information** as indicated:

Print Names(s) of Property Owner(s) Here — Signature(s) Here

A ----------

Print Mailing Address Here — Owner of: Lot or Parcel Here

See Attachment #8

B ----------

C ----------

D ----------

E ----------

F ----------

G ----------

H ----------

I ----------

J ----------

K ----------

Add extra sheet(s) if necessary (revised 10-28-14)

ATTACHMENT 1

DESCRIPTION OF MASTER STREET VACATION REQUEST

Attachment No. 1
Description of Master Street Vacation Requests
Los Angeles Convention Center Expansion Project

Overview

As detailed below, a total of 8 vacation area requests are made pursuant to this Master Street Vacation Application. The Applicant requests that the vacation of streets described in this Master Street Vacation Application be processed for concurrent approval by City Council with the entitlements requested in the Master Land Use Application filed by Applicant in connection with the Los Angeles Convention Center Expansion Project.

Although this is a Master Application for Street Vacation, to accommodate the phasing schedule, it is requested that the City condition each Vacation Area (described below) separately such that recordation of final vacation may be achieved separately for each individual Vacation Area.

A. Pico Boulevard – Between the westerly extension of the Concourse Building on the east and the easterly curb line of LA LIVE Way on the west.

Designated a Modified 2-Way Avenue II with a 102 foot right of way width.

Vacation Area 1 – Pico Boulevard airspace vacation bounded easterly by the existing Concourse Building and westerly by the southwesterly extension of LA LIVE Way, to accommodate the construction of the Los Angeles Convention Center Expansion over Pico Boulevard. The proposed vacation area is approximately 80,000 square feet.

Vacation Area 2 – Surface and subsurface vacation of portions of Pico Boulevard bounded easterly by the existing Concourse Building and westerly by the southwesterly extension of LA LIVE Way southeasterly Right-of-Way line (102' wide), to accommodate the structural columns and footings of Los Angeles Convention Center Expansion. The exact locations of the structural columns have not yet been determined.

B. LA Live Way – Between Pico Boulevard on the north and the extension of Bond Street on the South.
Designated a Local Street with a variable 102 foot right of way width.

Vacation Area 3 – Airspace vacation along the easterly boundary of LA LIVE Way commencing at the southwesterly Right-of-Way line of Pico Boulevard on the north and extending southwesterly for approximately 254 feet, with a variable 32-foot width, to accommodate the construction of the Los Angeles Convention Center Expansion. The proposed vacation area is approximately 6,450 square feet.

Vacation Area 3A – Airspace vacation along the easterly boundary of LA LIVE Way commencing at the northeasterly Right-of-Way line of Pico Boulevard on the south and extending northeasterly for approximately 234 feet, with a variable width, to accommodate the construction of the Los Angeles Convention Center Expansion. The proposed vacation area is approximately 1,500 square feet.

C. Chick Hearn Court – Between Georgia Street on the East and LA LIVE Way to the West.
Designated a Modified Collector Street with a 107 foot right of way width.

Vacation Area 4 – Airspace vacation of Chick Hearn Court situated northwesterly of Georgia Street to accommodate a pedestrian bridge between the West Garage and the West Hall. The proposed vacation area is approximately 7,200 square feet.

Vacation Area 5 – Surface and subsurface vacation along the northeasterly Right-of-Way line of Chick Hearn Court to accommodate the structural columns and footings of a pedestrian bridge between the West Garage and the West Hall. The exact location of the structural columns has not yet been determined.

D. **Bond Street – Between Pico Boulevard on the north and the southerly and easterly terminus of LA LIVE Way.**
Designated a local street with a variable 60 foot right of way width.

Vacation Area 6 – Street vacation of Bond Street commencing at the northernmost line of Bond Street, to the easterly terminus of Bond Street at LA Live Way.

E. **Pico Boulevard – Between LA LIVE Way on the east and Bond Street on the west.**
Designated a Modified Avenue II with a variable 100 foot right of way width.

Vacation Area 7 – Airspace vacation of Pico Boulevard situated northwesterly of LA LIVE Way to accommodate a vehicular bridge between the Bond Garage and the Cherry Garage. The proposed vacation area is approximately 6,300 square feet.

Notes:

1. For each vacation area, the exact street widths, configurations, vacation areas and future street dedications will be identified and provided prior to the final street vacation action.

2. All of the proposed above grade airspace vacation areas will begin at the height of 15 feet above adjacent street elevations.

ATTACHMENT 2
PROJECT DESCRIPTION

EXHIBIT "B"

CONVENTION CENTER EXPANSION PROJECT
PROJECT DESCRIPTION

I. Project Summary

The City of Los Angeles Department of Convention & Tourism Development (the "Applicant"), with the assistance of AEG Plenary Conventions Los Angeles LLC (which is a joint venture of AEG and Plenary Group USA Ltd.) ("APCLA"), is proposing to expand and modernize the Los Angeles Convention Center ("Convention Center") and make other improvements to the Convention Center area by means of a public-private partnership development with the City and APCLA.

The Revised Project (defined below) builds upon previous efforts to expand and modernize the Convention Center. Since 2010, the City Council has on several occasions approved actions with respect to the Convention Center. In October 2012, the City Council certified an Environmental Impact Report (ENV-2011-585-EIR, SCH No. 2011031049) (the "EIR") and approved a General Plan Amendment, a Vesting Zone Change, the Convention and Event Center Specific Plan ("Existing Specific Plan"), a Sign Supplemental Use District, and conditions and findings of approval (collectively, the "Existing Entitlements") in connection with a project to (a) construct an event center intended to host a National Football League team on the site of the existing West Hall ("Event Center"), (b) construct replacement exhibit and meeting hall space to modernize and expand the Convention Center ("New Hall"), and (c) develop other site improvements, including renovation of the existing Gilbert Lindsay Plaza, development of the "Pico Passage" where a portion of the New Hall would be constructed above Pico Boulevard, demolition of the existing Bond Street Surface Lot and Cherry Street Garage and construction of two new parking garages at Bond Street and at L.A. Live Way, construction of two elevated pedestrian bridges linking the Bond Street garage to the New Hall and the L.A. Live Way garage to the Event Center, additional landscape, streetscape and circulation improvements, and implementation of a comprehensive signage program (collectively, the "Approved Project"). The Existing Entitlements have been approved but not, by their own terms, effectuated.

In January 2019, APCLA and the City entered into an Exclusive Negotiating Agreement to establish the working framework for the parties to implement the currently proposed revisions to the Approved Project (the "Revised Project"), including the pursuit of the required revisions to the Existing Entitlements.[1]

The Revised Project continues to include construction of the New Hall built in part over Pico Boulevard and constructed between, and directly connected to, the Convention Center's existing South and West Halls. The New Hall, which includes some enhancements and

[1] No amendment to the Development Agreement or new development agreement is being sought in connection with the Revised Project.

modifications from the previously approved design, would include new high-quality convention center exhibit hall space, multi-purpose space, meeting room space, exterior event space, and support space. The Revised Project would also include construction of a pedestrian bridge across Chick Hearn Court to connect the Convention Center to the proposed hotel and conference center expansion project (not a part of the Revised Project); renovation of Gilbert Lindsay Plaza; additional enhancements, including a new entrance lobby on Pico Boulevard, relocation of bus arrival facilities, and realignment of back-of-house service areas; and development of a new parking garage at Bond Street to replace the existing Bond Street Surface Lot (the "Bond Street Garage") along with a bridge over Pico Boulevard connecting the Bond Street Garage to the existing Cherry Street Garage. The Revised Project is largely already permitted under the Existing Entitlements, subject to some minor modifications, which are noted below. The Revised Project includes requests to make these modifications to the Existing Entitlements, as well as other modifications to reflect that the Event Center will not be constructed, and the West Hall will not be demolished as part of the Revised Project.

II. Project Location & Surrounding Uses

The Revised Project would continue to be developed within the same, approximately 68 acres of land as the Approved Project, the site of which is generally bounded by Chick Hearn Court to the north, Figueroa Street to the east, Venice Boulevard to the south, and the Caltrans right-of-way adjacent to the SR-110 Harbor Freeway to the west, as well as within airspace above Chick Hearn Court to accommodate a pedestrian bridge ("Project Site"). As with the Approved Project, the Project Site includes all of the existing Convention Center (including the South Hall, the West Hall, the Concourse Building, the Venice Garage, the Bond Street Surface Lot and the Cherry Street Garage) and STAPLES Center, as well as portions of Pico Boulevard, L.A. Live Way, Bond Street and 12th Street. However, improvements will be constructed only on portions of the Project Site. See Section IV, Project Details, below, for a more complete description of the components of the Revised Project. Development of these improvements would be subject to the proposed Los Angeles Convention Center and Arena Specific Plan, which would amend the Existing Specific Plan (as amended, the "Convention Center and Arena Specific Plan") and which will govern the entire Project Site. Map 1 of the Convention Center and Arena Specific Plan depicts the regional vicinity of the Project Site. The Addendum to the EIR provides a description of existing adjacent and surrounding uses.

Immediately north of the Project Site is L.A. LIVE, an entertainment, hotel and residential complex. L.A. LIVE includes the Microsoft Theater, JW Marriott, Ritz-Carlton, Ritz-Carlton Residences, the Novo, ESPN Broadcast Facility, Regal Cinemas, the GRAMMY Museum, various restaurants and offices, Xbox Plaza and the L.A. LIVE East and West Garages. The West Garage also includes the site of the related proposed hotel and conference center expansion project, located at the northwest corner of Georgia Street and Chick Hearn Court. L.A. LIVE is located within the Los Angeles Sports and Entertainment District Specific Plan area.

Figueroa Street between Chick Hearn Court/11th Street and Venice Boulevard is primarily characterized by recently developed or under construction high-rise residential and mixed-use

towers (as well as the City Lights multi-family housing development at the corner of Pico Boulevard and Figueroa Street), which have replaced surface parking lots and auto-related uses. Metro's Pico Blue Line Station is located one block east of the Project Site, just north of the intersection of Pico Boulevard and Flower Street. Further to the east is South Park, with additional residential and mixed-use towers visible from Figueroa Street.

The Harbor Freeway and Santa Monica Freeway interchange is located southwest of the South Hall. A group of commercially designated properties, including two multi-family apartment buildings, is situated on Wright Street, accessed from Venice Boulevard within the freeway on-ramp/off-ramp loop. To the south of the Santa Monica Freeway, Figueroa Street transitions into a variety of automobile-oriented industrial and retail/commercial buildings.

To the west, the Harbor Freeway and its associated landscape berm serve as the Project Site's western boundary and separate the Project Site from the uses west of the freeway with large overpasses and multiple north/south bound travel lanes, medians and freeway walls. However, several streets that cross under the Harbor Freeway provide connections to the Pico Union area from the Project Site, including Venice Boulevard, Pico Boulevard and 11th and 12th Streets. The Pico Union area includes a wide variety of uses, including residential, manufacturing and related industrial, commercial uses and community and governmental buildings.

III. Existing Site Development

Map 3 of the Convention Center and Arena Specific Plan provides a site plan of the Project Site under existing conditions.

A. Convention Center

The existing Convention Center facility currently contains approximately 1.5 million square feet of floor area,[2] which provides approximately 886,093 square feet of rentable area for exhibit and meeting use. Currently, there are three primary exhibition and meeting room structures: the West Hall, the South Hall and the Concourse Building. A major renovation of the Convention Center was completed in 1993, which included the addition of the South Hall and the Concourse Building. Kentia Hall is an area within the South Hall ground floor parking area that can be converted to exhibit space depending on the needs of the Convention Center. The ground floor level includes entrances and lobbies to the South Hall and Kentia Hall, and entrances and a smaller lobby area, office spaces, and ancillary services at West Hall. Above the ground floor, Level 1 of all three buildings generally consists of exhibit space, dining areas and ancillary services; and Level 2 generally consists of meeting rooms and ancillary services. In addition,

[2] There are three ways in which square footage of the Revised Project components can be described: "gross building area"; "floor area" as defined by Section 12.03 of the Los Angeles Municipal Code, except that under the Existing Specific Plan outdoor areas, including, without limitation, pedestrian bridges, above grade balconies and terraces, and eating areas on all floors, shall not count as floor area; and, "rentable area" which is the term usually used by the Convention Center and other convention centers in booking events with exhibitors.

parking facilities are located at ground level below the South Hall and the West Hall. The Project Site also includes the Venice Garage, the Bond Street Surface Lot and the Cherry Street Garage.

The area in front of the Convention Center along Figueroa Street is known as Gilbert Lindsay Plaza, named for the late City Councilmember who represented the Ninth Council District, including the Downtown area of Los Angeles, for many years. Gilbert Lindsay Plaza was developed as a hard-surfaced public open space with trees and street furniture and currently provides access for VIP limousines, taxis and buses. It is more oriented towards bus and automobile transportation than pedestrian movement.

The existing Convention Center is described in more detail in the EIR Addendum Project Description and is depicted on Map 3 of the Convention Center and Arena Specific Plan.

B. STAPLES Center

STAPLES Center is located on an approximately 8.5-acre site occupying the southwest corner of Figueroa Street and Chick Hearn Court. It is built on City-owned property that has been ground leased to an affiliate of APCLA and includes approximately 950,000 square feet of gross floor area and 811,108 square feet of floor area with a maximum capacity of 22,000 seats. There are also 162 luxury suites on three levels between the lower and upper bowls. It hosts over 250 events and nearly 4 million visitors per year. STAPLES Center is currently home to four professional sports franchises: the Los Angeles Kings, the Los Angeles Lakers, the Los Angeles Clippers and the Los Angeles Sparks, and hosts other sporting and entertainment events.

IV. Project Details

Map 4 of the Convention Center and Arena Specific Plan provides the proposed site plan for the Project Site. Revised Project characteristics are described in more detail in the EIR Addendum.

A. Convention Center Improvements

As under the Existing Entitlements, the New Hall would connect the Convention Center's existing South and West Halls at the exhibit hall level by adding exhibit halls to form a contiguous space. The expansion at the exhibit hall level would add up to 193,500 net square feet of new exhibit hall space. The new exhibit halls would be similar to the existing South exhibit halls in terms of floor level, clear height, floor load rating, rigging point capacity, floor utility boxes and other major features, and would span Pico Boulevard. Overall, the expansion would enable use of contiguous exhibit hall space of up to approximately 1,000,000 net square feet and provide a more efficient overall floor plan.

The expansion would also include up to 60,000 square feet of additional meeting room space, with most of the meeting room space provided on the same level as the meeting rooms in the South Hall and Concourse Building. In addition, a new multi-purpose hall of up to 98,500

square feet would be constructed at the top level of the New Hall expansion. This multi-purpose space would have an air wall system allowing subdivision of the space into smaller conference and meeting rooms or its configuration as a large banquet space. An outdoor terrace would include up to an additional 10,000 square feet of usable outdoor event space to enhance the user experience. A new commercial kitchen for the expansion would be located on this level. The expansion would also include up to 338,000 square feet of additional space, including pre-function/lobby space, support space, and food service space. In total, the expansion would add up to approximately 700,000 square feet of overall floor area.

The New Hall would substantially conform to what was previously proposed under the Approved Project, with modifications to the building height and footprint. Under the Revised Project, the maximum building height would be 150 feet but height would vary from 92 feet to up to 150 feet and would continue to be shorter than the height of the South Hall Lobby Tower, which is 165 feet in height. The height of the New Hall under the Approved Project was 90 feet. In addition, when compared with the Approved Project, the New Hall under the Revised Project would have a narrower footprint, including a narrower airspace vacation over Pico Boulevard.

The Revised Project would also include other general improvements and renovations throughout the Convention Center including, among other things, the addition, renovation, or realignment of support spaces (such as trade shops, storage space, administrative offices, utility space, and other back-of-house functions), public restrooms, concessions and other food service areas, and internal circulation space.

The lobby for the New Hall would be located on the north side of Pico Boulevard, approximately mid-block between Figueroa Street and L.A. Live Way, and would provide for vehicle drop-off areas on both the north and south sides of Pico Boulevard. The lobby would connect to the upper levels of the building via stairs, elevators, and escalators and would have space for attendee registration. In addition to the lobby on the north side of Pico Boulevard, there would be a small new lobby at the north end of the Convention Center complex, on the south side of Chick Hearn Court at Georgia Street, to permit enhanced access from the large stock of existing and proposed hotel rooms to the north of the building, as well as from the L.A. LIVE and STAPLES Center complex. This lobby would include a covered pedestrian bridge connection over Chick Hearn Court.

The New Hall and related improvements would be designed to create a functional, visual and marketable synergy with the L.A. LIVE campus and surrounding community. The project design is intended to enhance the site as a convention destination to compete with other convention centers in California, and to create an elevated multi-purpose space.

The New Hall would be designed with the intent of continuing the Convention Center's longstanding commitment to sustainability by meeting the requirements for LEED Gold certification and meeting or exceeding the requirements of CALGreen (the State of California's green building standards code). The Sustainability Program for the New Hall would focus on the

following five (5) main categories of environmental sustainability: Sustainable Sites; Water Efficiency; Energy and Climate; Materials and Resources and Indoor Environmental Quality.

B. Event Center

The Event Center component of the Approved Project would no longer be constructed under the Revised Project. The remainder of the Event Center's floor area in excess of the remaining West Hall would be eliminated from the Convention Center and Arena Specific Plan. West Hall, which was previously proposed to be demolished under the Approved Project in order to construct the Event Center, would instead be retained under the Revised Project.

C. Parking Garages

Two new parking garages were approved under the Existing Entitlements as part of the Approved Project. The Revised Project would maintain the approvals for both new parking garages but only proposes to construct one new garage: the Bond Street Garage, which would be constructed west of L.A. Live Way to replace the existing Bond Street Surface Lot and would provide approximately 939 parking spaces to support the new on-site development. The existing South Hall Garage and Venice Garage would remain under the Revised Project, while the existing West Hall Garage would continue to be utilized by L.A. LIVE and STAPLES Center, with certain spaces removed to accommodate the expansion and renovation of the Convention Center.

A new bridge over Pico Boulevard would connect the new garage to the existing Cherry Street Garage, similar to the existing bridge that connects the Cherry Street Garage over 12th Street. Access to the Bond Street Garage from L.A. Live Way southbound would be via the south driveway of the existing Cherry Street Garage and circulation via the internal ramp system to the third (top) floor and then via a driveway bridge over Pico Boulevard to the second level of the new Bond Street Garage. This route is intended for ingress only but it could also be used for egress if necessary.

There are approximately 4,224 existing parking spaces within the Convention Center and Arena Specific Plan area (exclusive of STAPLES Center parking spaces). This would change to 3,731 parking spaces under the Revised Project, a reduction of 493 parking spaces serving the Convention Center within the Convention and Event Center Specific Plan area.

D. Plazas and Circulation

As with the Approved Project, pedestrian access and circulation remain critical elements of the Revised Project's design plan. Existing plazas would be redesigned to provide a vibrant ground level for gathering and passive recreation where people feel safe and comfortable. These on-site plazas would be connected by pedestrian-friendly pathways. The plazas and the pedestrian pathways are designed to serve the varied users of the Project Site and the on-site uses that adjoin these areas. The spaces are intended to encourage people to spend more time before and after

events at the Project Site and adjoining off-site areas (consistent with the Project's traffic management strategies) and to create pedestrian amenities for everyday use while providing a new, lively urban experience. The plazas and adjacent streetscape improvements along L.A. Live Way, Figueroa Street, Pico Boulevard and Chick Hearn Court would contribute to a distinct identity and purpose. The Revised Project also includes a pedestrian bridge, which would be constructed across Chick Hearn Court to connect the Convention Center to the proposed hotel and conference center expansion project (not a part of the Revised Project). In addition, as discussed above, a new bridge over Pico Boulevard would connect the new Bond Street Garage to the existing Cherry Street Garage, similar to the existing bridge that connects the Cherry Street Garage over 12th Street.

(1) Gilbert Lindsay Plaza

As with the Approved Project, under the Revised Project, Gilbert Lindsay Plaza, fronting on Figueroa Street between Pico Boulevard and 12th Street, would be redesigned to function as a major public open space within the Project Site. The plaza's existing bus drop-off/pick-up areas would be relocated to Pico Boulevard, as described below. Vehicle drop-off and pick-up activity will occur in the off-street area on the west side of Figueroa Street south of Pico Boulevard.

The plaza would be designed to function as both a public space and an exterior event space that could accommodate a wide variety of event programming, with space designed to host large receptions and dining functions, large exhibits and exhibit structures, community events, and other similar uses. Space would also be designed to be partitioned to accommodate the programming of multiple events simultaneously, including use of temporary tents, while maintaining portions of the site as permanently publicly-accessible open space. The plaza would create a fluid connection to the adjacent lobby plazas to create a linear open space along Figueroa Street. A signature feature, such as a water feature or a public art piece, may be provided to define the experience of the plaza area and help it serve as a civic amenity. Other amenities that may be located within Gilbert Lindsay Plaza include a café, an amphitheater area, and other retail space. In addition, the Gilbert Lindsay monument would remain, but may be relocated within the plaza.

(2) Pico Passage

To provide an identity and help create a sense of place, the portion of Pico Boulevard that would be covered by the Concourse Building and New Hall from Figueroa Street to L.A. Live Way, would continue to be referred to as the "Pico Passage." The portion of Pico Boulevard that would be covered would increase from approximately 210 feet, as the Convention Center is currently developed, to approximately 996 feet under the Revised Project (which would be approximately 25 feet shorter than the "Pico Passage" that was proposed under the Approved Project). Pico Passage is planned to have a series of "experience zones" including lighting enhancements and other visual design elements to enhance the pedestrian and public experience.

The outdoor spaces along either side of Pico Boulevard within Pico Passage would be reconfigured to serve the Convention Center facilities, as well as for pedestrian movement along Pico Boulevard. The building faces along Pico Passage would be designed to enhance pedestrian

circulation, improve pedestrian and vehicle separation, provide large and safe drop off and passenger loading areas on both sides of Pico Boulevard for buses/motor coaches and at times for drop-off/pick-up for taxis and limousines, and incorporate improved lighting and wayfinding and clear entrances to the Convention Center lobbies. In this manner, Pico Passage would be designed to provide a welcoming arrival to activities at the Convention Center, as well as a safe passage for pedestrians walking along Pico Boulevard. To facilitate movement within the Project Site, pedestrian improvements would include up to approximately 20-foot-wide sidewalks in somewhat varying widths on the north and south sides of Pico Boulevard, which would be buffered from traffic lanes by the drop-off/pick-up areas and would serve both convention center visitors and pedestrians from the Pico Union neighborhood walking to the transit station at Flower Street and Pico Boulevard, as well as a mid-block signalized pedestrian crossing.

The primary Convention Center bus areas would be located along the north and south sides of Pico Boulevard just west of the New Hall main entrance.

E. Streetscape Improvements

As with the Approved Project, the Revised Project would include streetscape improvements within streets within the Project Site and street edges of Chick Hearn Court and Figueroa Street that form the perimeter of the Project Site that were not previously improved per the Los Angeles Sports and Entertainment District Streetscape Plan.

Anticipated physical improvements to pedestrian access would include landscaping and streetscape improvements, and pedestrian-scale lighting and enhanced street crossings to create a safe atmosphere during non-event hours. In addition, the proposed pedestrian bridge across Chick Hearn Court, which would connect the Convention Center to the ballroom pre-function space in the proposed hotel and conference center expansion project (not a part of the Revised Project), would further improve pedestrian access and safety by providing a seamless access experience for patrons attending conventions and events and staying at the JW Marriott or Ritz-Carlton Hotels or also attending an event at the JW Marriott conference center facilities. It is not expected that the bridge would be used by those traveling back and forth between L.A. LIVE and the Convention Center and would not be promoted for this purpose.

F. Sustainability Program

The Revised Project's Sustainability Program would continue to incorporate sustainability as one of its key design and operational criteria. In so doing, the Revised Project would meet the City of Los Angeles Green Building Code. The New Hall would be designed to pursue LEED Gold certification through a comprehensive program of sustainability measures, which may include: energy conservation programs; recycling programs during both construction and operations; water conservation measures; the use of waterless urinals; and the provision of energy efficient lighting and electric car charging stations within the Bond Street Garage.

G. Street Vacation

To implement the Revised Project, a series of street vacation actions by the City are required, including subsurface, surface and airspace vacations at specified locations. These vacations include: an airspace vacation over Pico Boulevard for the Convention Center Expansion; surface and subsurface vacations of portions of Pico Boulevard to accommodate structural columns and footings; an airspace vacation along portions of L.A. Live Way to accommodate the Convention Center Expansion; an airspace vacation over Chick Hearn Court to accommodate the pedestrian bridge connection between the proposed new JW Marriott Hotel tower and the Convention Center; surface and subsurface vacation of Chick Hearn Court to accommodate structural columns and footings; and an airspace vacation over Pico Boulevard to accommodate a bridge over Pico Boulevard linking the Cherry Street Garage to the Bond Street Garage.

V. Land Use and Zoning

The Project Site is located within the City's Central City Community Plan Area ("Community Plan Area"). The Community Plan Area includes the City's Downtown area as well as the following neighborhoods and districts: Civic Center, Bunker Hill, Little Tokyo, Financial District, Jewelry District, South Park and Convention Center/STAPLES Center/LA LIVE. The Project Site occupies the southwestern-most portion of the Community Plan Area.

The Project Site is designated Public Facilities in the Community Plan.[3] This General Plan land use designation corresponds with the Los Angeles Municipal Code zoning designations for the Project Site.

Under the Existing Entitlements, the Project Site was rezoned pursuant to a Vesting Zone Change from PF (Public Facilities) and C2 (Commercial) to (Q)CEC-4D-O "Convention and Event Center" (CEC) to reflect the establishment of the Existing Specific Plan, which is intended to regulate the use and development of the previously proposed convention and event center improvements on the Project Site. However, because development under the Vesting Zone Change was not timely effectuated, the Vesting Zone Change expired and a new Zone Change will need to be adopted.

The existing and proposed operation of the Convention Center and STAPLES Center would be consistent with the Convention Center and Arena Specific Plan. The Convention Center and Arena Specific Plan would establish the zoning requirements for the Project Site by subarea (see Map 2 of the Convention Center and Arena Specific Plan) and be the organizing tool for development standards for the "Convention Center and Arena" Zone, including provisions related to building height, setbacks and parking. The Convention Center and Arena Specific Plan is described in more detail in the Project Description of the EIR Addendum.

VI. Discretionary Actions Requested

[3] Pursuant to the Existing Entitlements and the General Plan Amendment that was adopted, a portion of the STAPLES Center site was re-designated from Regional Commercial to Public Facilities.

Discretionary permits and approvals required from the City of Los Angeles for development of the Revised Project are anticipated to include, but are not limited to, the following:

- Amendment to the Existing Specific Plan and, if necessary, Project Permit Compliance Review, to generally regulate development within the Project Site and, specifically, to:
  - (1) remove the Existing Specific Plan provision that conditions the effectiveness thereof upon APCLA's entry into a ground lease for the Event Center,
  - (2) approve modifications to the proposed New Hall, including increase the existing 90-foot height limit in the applicable subarea, and
  - (3) make other minor conforming changes to reflect the Revised Project, in particular, the facts that West Hall will be retained and the Event Center will not be constructed.

- Vesting Zone and Height District Change from PF and C2 to the CCA "Convention Center and Arena" zone.

- Amendment to the Sign District for the Project Site to:
  - (1) remove the existing Sign District provision that conditions the effectiveness thereof upon APCLA's entry into a ground lease for the Event Center, and
  - (2) make other conforming changes to the "Approved Signs" exhibit, as well as other modifications, to reflect the Revised Project.

- Vacations of certain airspace, surface and subsurface portions of Pico Boulevard, L.A. Live Way, and Chick Hearn Court.

- Cultural Affairs Commission Design Review Approval for construction of the Revised Project, as applicable.

- Adoption of the EIR Addendum by the City Council.

- Any additional actions deemed necessary to implement the Revised Project.

ATTACHMENT 3

MASTER STREET VACATION MAP EXHIBITS

129A205

Vacation Area 5

Street and Subsurface Vacation as required for building support, exact location and number of supports to be determined.

26.6 ft

69.8 ft

17.3 ft

Vacation Area 4

Vacation Area 7

24.0 ft

215.0 ft

0.5 ft

Vacation Area 6

Vacation Area 3A

2.8 ft

Vacation Area 2

Street and Subsurface Vacation as required for building support, exact location and number of supports to be determined (typical).

Vacation Area 3

247.2 ft

Vacation Area 1

SEE CADASTRAL MAP 126-A205

126A205

EXISTING CONCOURSE BLDG

NOTE "1"

FOR HISTORICAL INFORMATION SEE CANCELLED CADASTRAL MAP INDEX BELOW

PLOT AS OF: 5/31/2017

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SCALE IN FEET

MANUALLY DRAWN
126 B 205

REVISED: JUNE 2007
DIMENSION SHOWN IN ( ) IS UNRECORDED

CITY OF LOS ANGELES
GARY LEE MOORE — CITY ENGINEER
BUREAU OF ENGINEERING — GIS MAPPING DIV.
EDMOND YEW — DIVISION ENGINEER

LUIS MONTEMAYOR — GIS CHIEF — DATE: JAN. 1989
GRAPHICS INPUT: N. CHENEY — CHECKED BY: C. BROWN
CENTRAL INDEX MAP 123 F 201

127-5A205

SEE CADASTRAL
MAP 127-5A205

127-5A205

Vacation
Area 6

OFFICIAL MAP NO. 2
PCL 1
OMB 5-38/40
CITY

NOTE "1"
FOR HISTORICAL INFORMATION SEE CANCELLED CADASTRAL MAP INDEX BELOW

NOTE "2"
COLLINS SUBDIVISION
OF BLOCK 1, BELL'S ADDITION
M R 9-52

PLOT AS OF: 4/4/2018

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SCALE IN FEET
0 25 50 100 150

MANUALLY DRAWN
126 B 205

REVISED: 4/4/2018
DIMENSION SHOWN IN ( ) IS UNRECORDED

CITY OF LOS ANGELES
GARY LEE MOORE — CITY ENGINEER
BUREAU OF ENGINEERING — GIS MAPPING DIV.
EDMOND YEW — DIVISION ENGINEER

PAUL VIRGEN	GIS CHIEF	DATE:	JAN. 1989
GRAPHICS INPUT: H. CHENEY	CHECKED BY:	C. BROWN	

CENTRAL INDEX MAP: 123 F 201

126A205

126A203

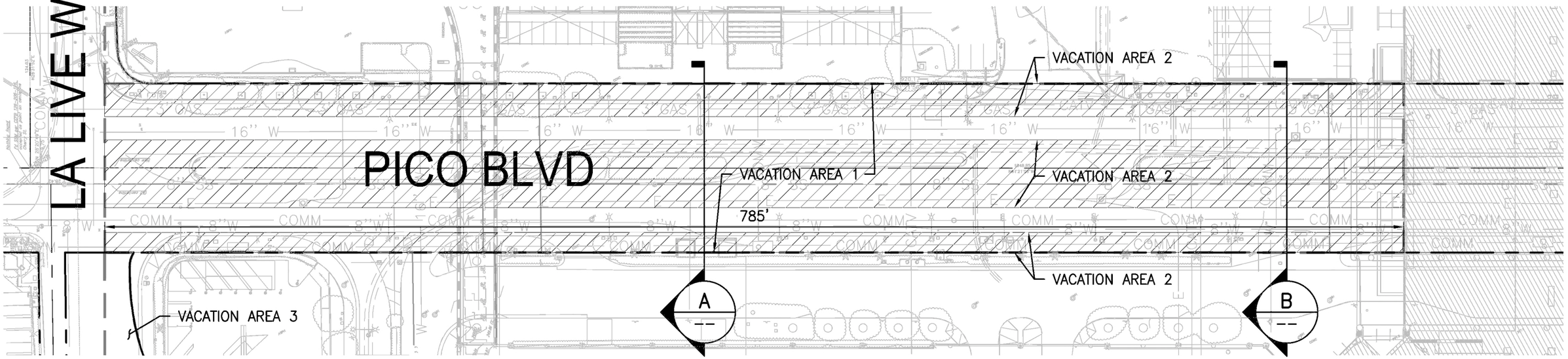
126A207

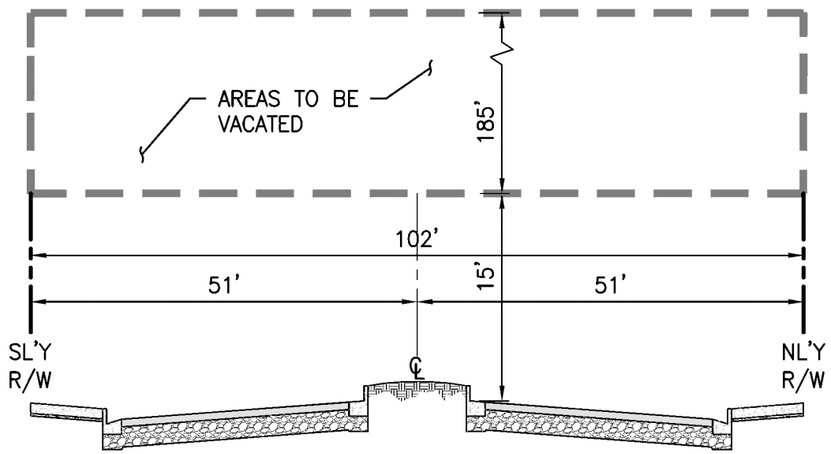
124-5A205

E. 4,205,000 E. 6,478,715
E. 4,205,500 E. 6,479,215
E. 4,206,000 E. 6,479,715
E. 4,206,500 E. 6,480,215
E. 4,207,000 E. 6,480,715

N. 4,127,500 N. 1,837,589
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N. 4,126,500 N. 1,836,589
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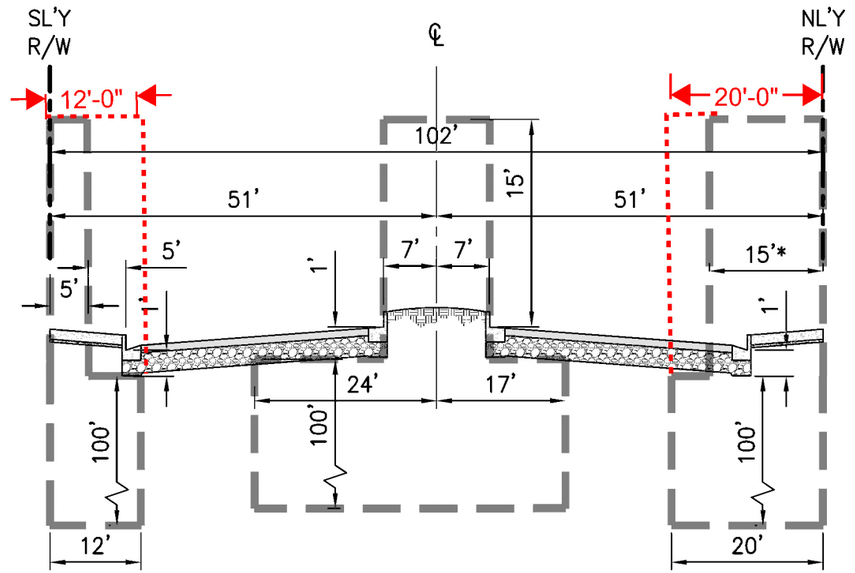
ATTACHMENT 4
VACATION AREA CROSS SECTIONS





A — VACATION AREA 1 – PICO BOULEVARD

N.T.S.



*NOTE: STRUCTURAL COLUMNS WILL BE COORDINATED WITH PROPOSED PICO BLVD STREET IMPROVEMENT TO ACCOMMODATE ADA COMPLIANT SIDEWALK.

B — VACATION AREA 2 – PICO BOULEVARD

N.T.S.

LEGEND

- LIMIT OF VACATION AREA
- RIGHT-OF-WAY LINE
- CENTER LINE

N

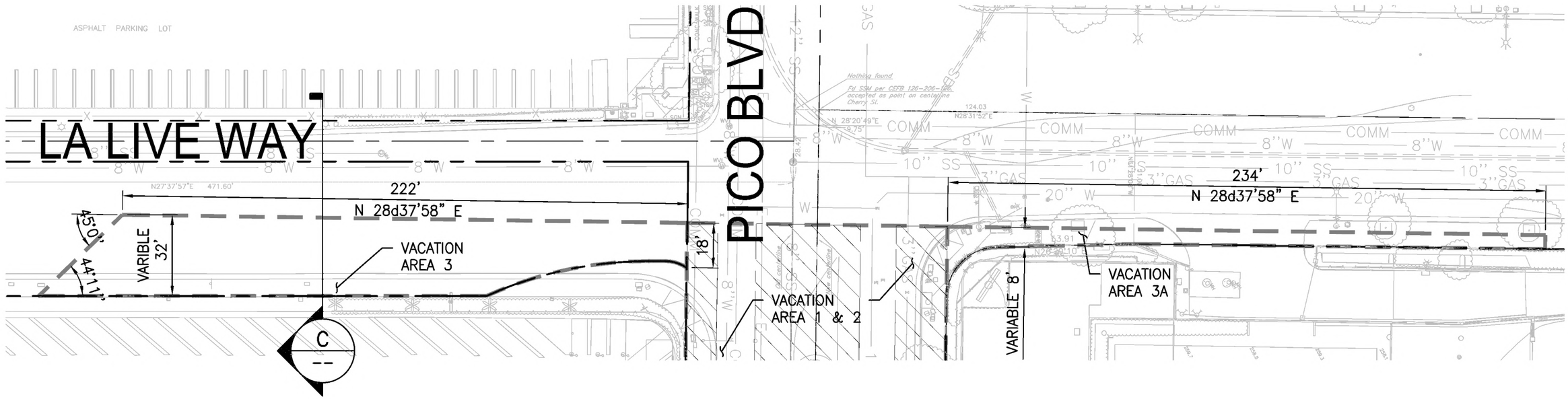
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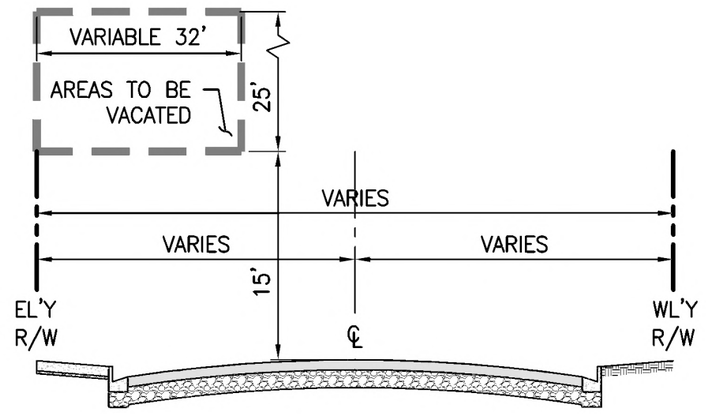
SCALE: 1"=60'

LOS ANGELES CONVENTION CENTER

kpff

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com





C -- VACATION AREA 3 – LA LIVE WAY

N.T.S.

LEGEND

- LIMIT OF VACATION AREA
- RIGHT–OF–WAY LINE
- CENTER LINE

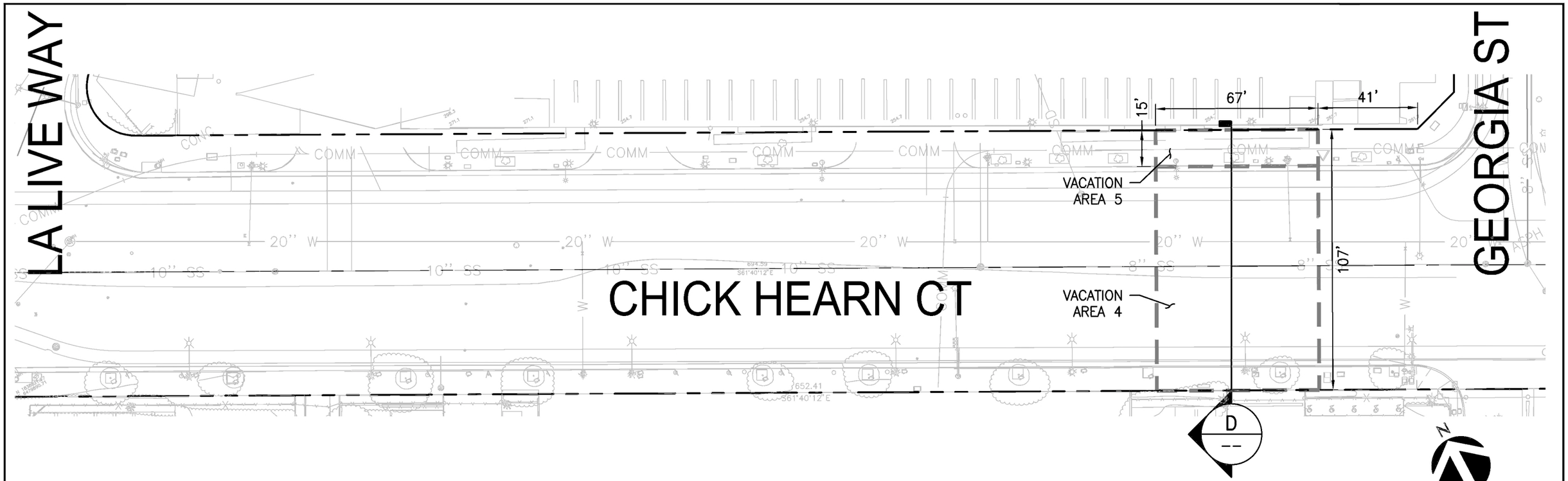
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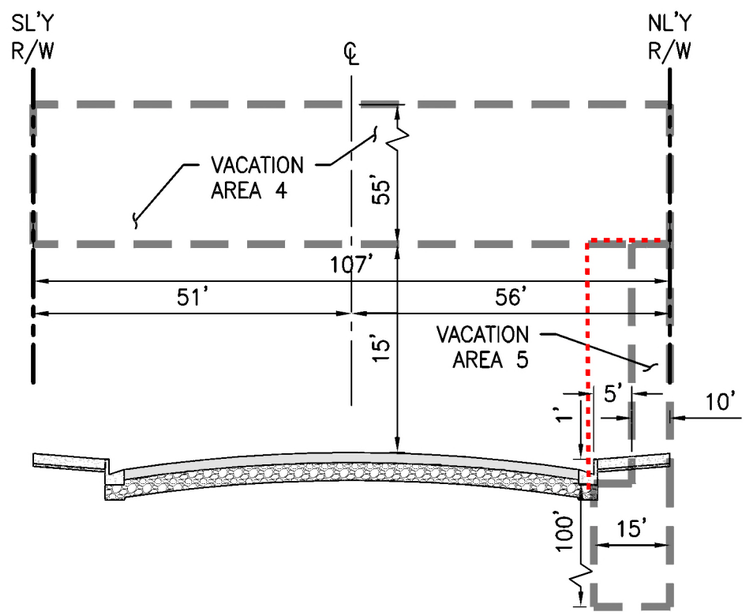
SCALE: 1"=40'

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Los Angeles, CA 90017
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D
--

VACATION AREA 4 & 5 – CHICK HEARN COURT

N.T.S.

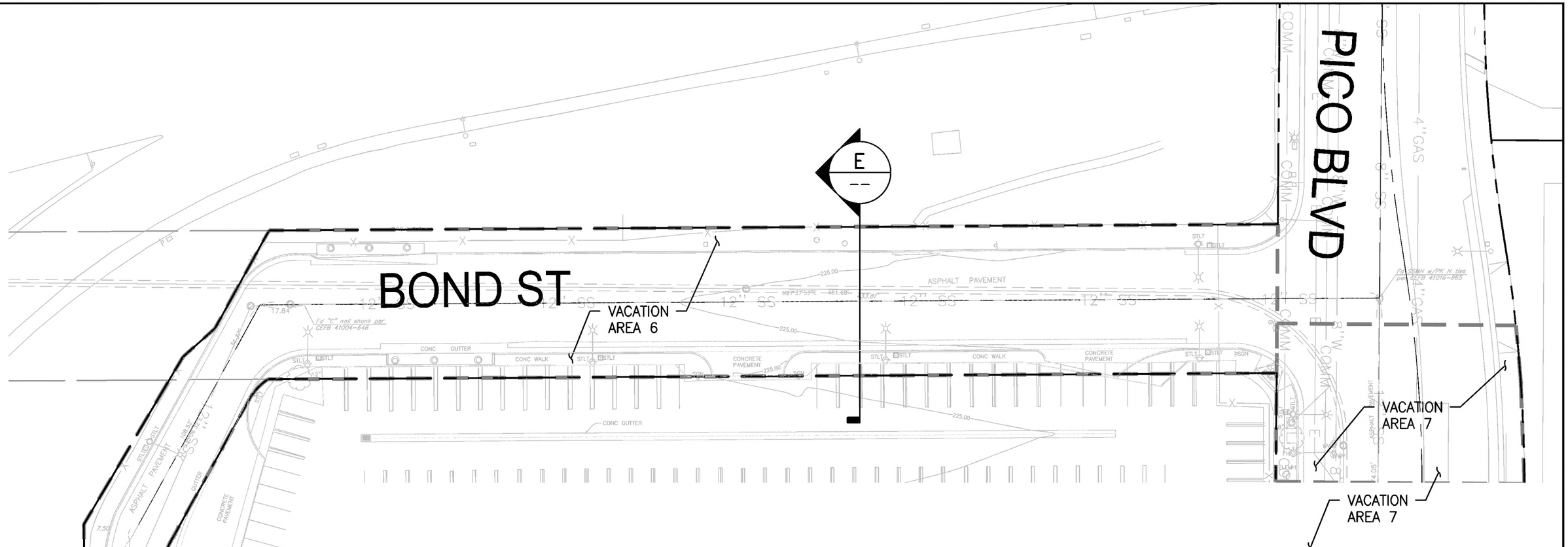
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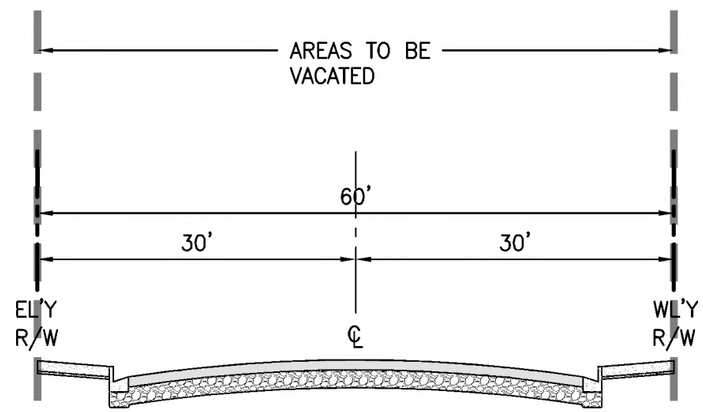
- LIMIT OF VACATION AREA
- RIGHT–OF–WAY LINE
- CENTER LINE

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LEGEND

- LIMIT OF VACATION AREA
- RIGHT–OF–WAY LINE
- CENTER LINE

E -- VACATION AREA 6 – BOND STREET

N.T.S.

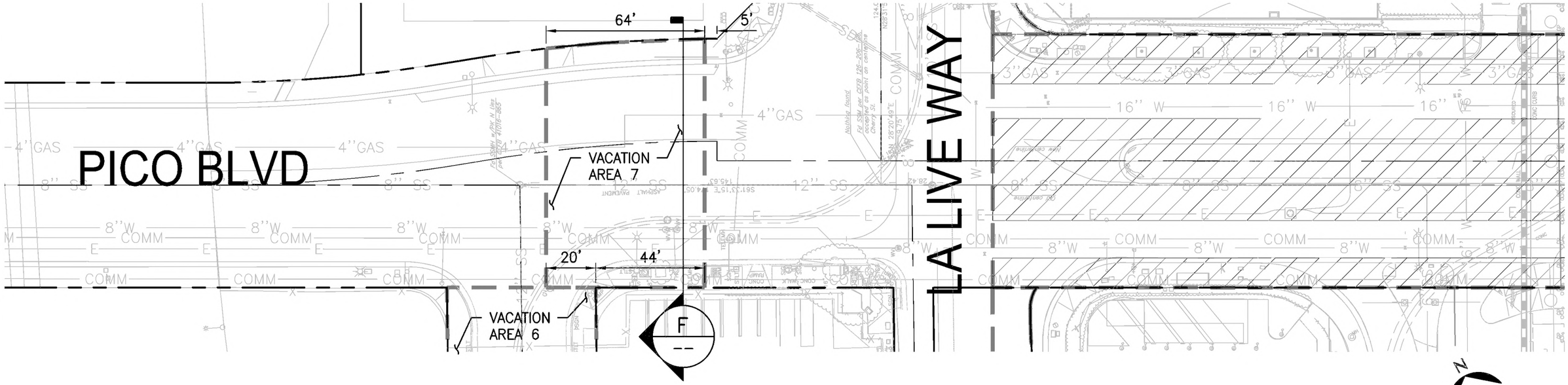
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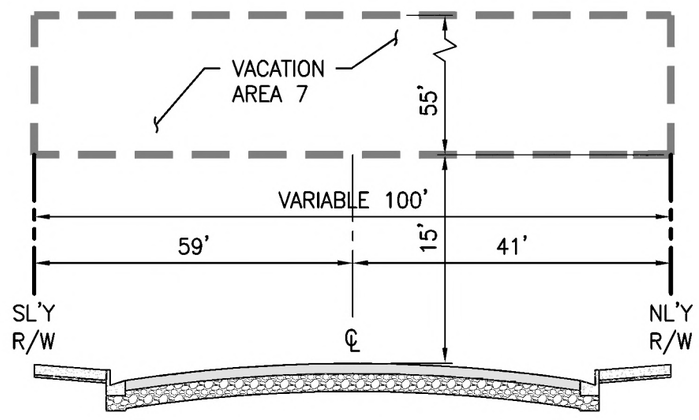
SCALE: 1"=40'

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F -- **VACATION AREA 7 – PICO BLVD**

N.T.S.

LEGEND

- LIMIT OF VACATION AREA
- RIGHT-OF-WAY LINE
- CENTER LINE

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F: 213.266.5294
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ATTACHMENT 5
EXISTING SITE PLAN



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

N

0 30 60 120

Scale 1" = 60'

POPULOUS

POPULOUS
Architecture, Planning, Interiors, Programming
6611 Mist Street, Suite 100
Kansas City, Missouri 64112
(816) 221-1300

STRUCTURAL ENGINEER
MAGNUSSON KLEMENCIC ASSOCIATES
1301 Fifth Avenue, Suite 3200
Seattle, WA 98101
(206) 292-1200

MEP ENGINEER
HENDERSON ENGINEERS INC.
8345 Lenexa Drive, Suite 300
Lenexa, KS 66214
(913) 563-5000

LIFE SAFETY CONSULTANT
HORE ENGINEERS
131 Lowell St, Suite 203
Peabody, MA 01960
(781) 876-3600

INTERIOR DESIGNER
CHEN+DOCEKAL
818 S Broadway, Suite 1001
Los Angeles, CA 90014
(213) 624-8833

LOS ANGELES CONVENTION CENTER
EXPANSION AND RENOVATION
1201 S Figueroa St, Los Angeles, CA 90015

SCHEMATIC DESIGN+
05/17/19

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 19.4837 | DRAWN BY POPULOUS

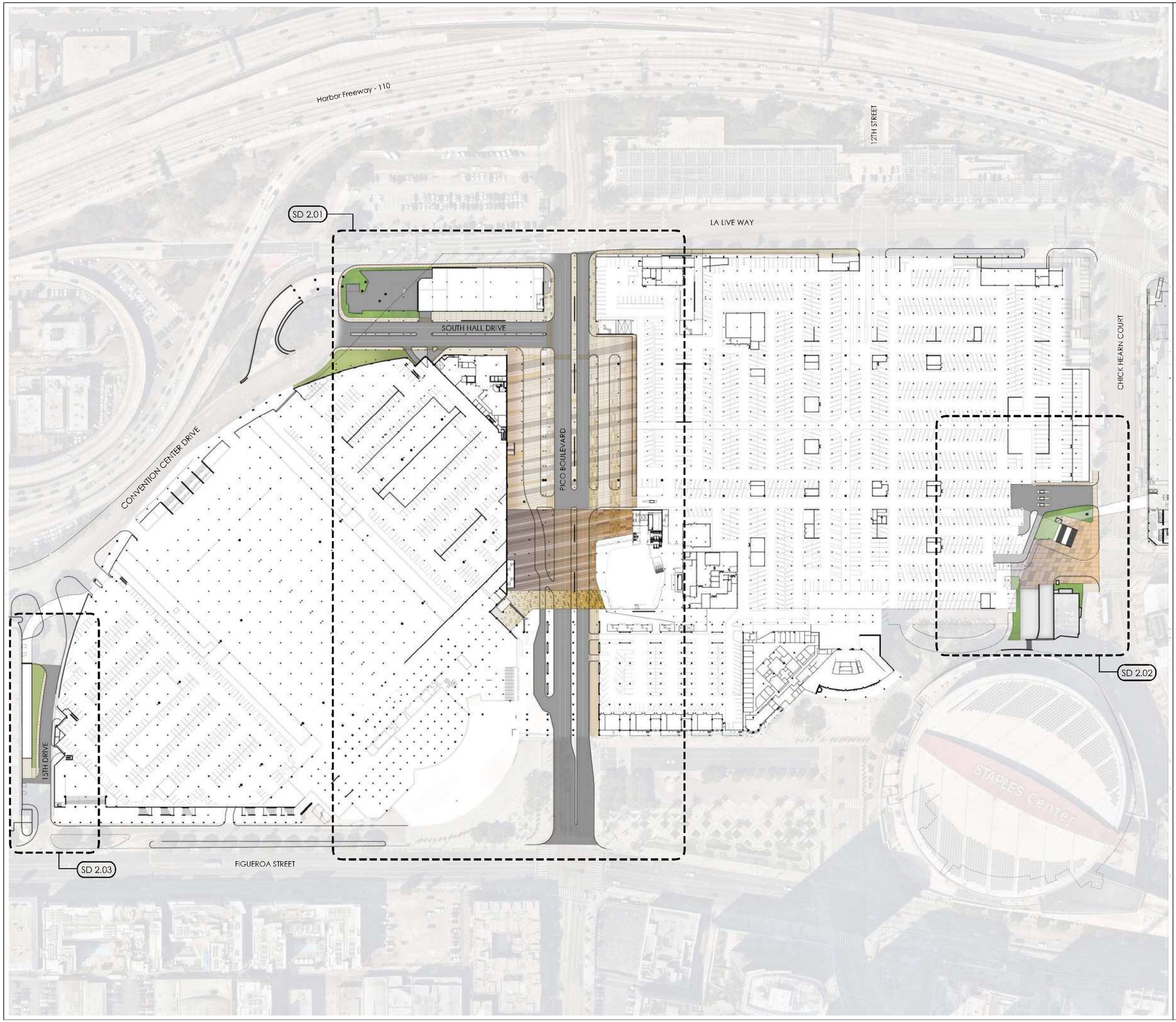
ISSUE DATE 05/17/19

SHEET TITLE
EXISTING SITE

SHEET NO.
SD1.00

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ATTACHMENT 6
CONCEPT SITE PLAN



LEGEND

- CONCRETE PAVEMENT
- DECORATIVE PAVEMENT (BOCCIA BY CONCRETE BOCCIA BY PAVER)
- ASPHALT PAVEMENT
- ORNAMENTAL PLANTING AREAS

N

0 30 60 120

Scale 1" = 60'

POPULOUS

POPULOUS
Architecture, Planning, Interiors, Programming
6611 Main Street, Suite 100
Kansas City, Missouri 64112
(816) 221-1300

STRUCTURAL ENGINEER
MAGNUSSON KLEMENCIC ASSOCIATES
1301 Fifth Avenue, Suite 3200
Seattle, WA 98101
(206) 292-1200

MEP ENGINEER
HENDERSON ENGINEERS INC.
8345 Lenexa Drive, Suite 300
Lenexa, KS 66214
(913) 563-5000

LIFE SAFETY CONSULTANT
HORE ENGINEERS
101 Lindenstar Circle, Suite 203
Norwell, MA 02061
(781) 878-3000

INTERIOR DESIGNER
GENSLER
808 S Broadway, Suite 1001
Los Angeles, CA 90014
(213) 327-8800

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EXPANSION AND RENOVATION
1201 S Figueroa St, Los Angeles, CA 90015

SCHEMATIC DESIGN+
05/17/19

REVISIONS

NO.	DATE	DESCRIPTION

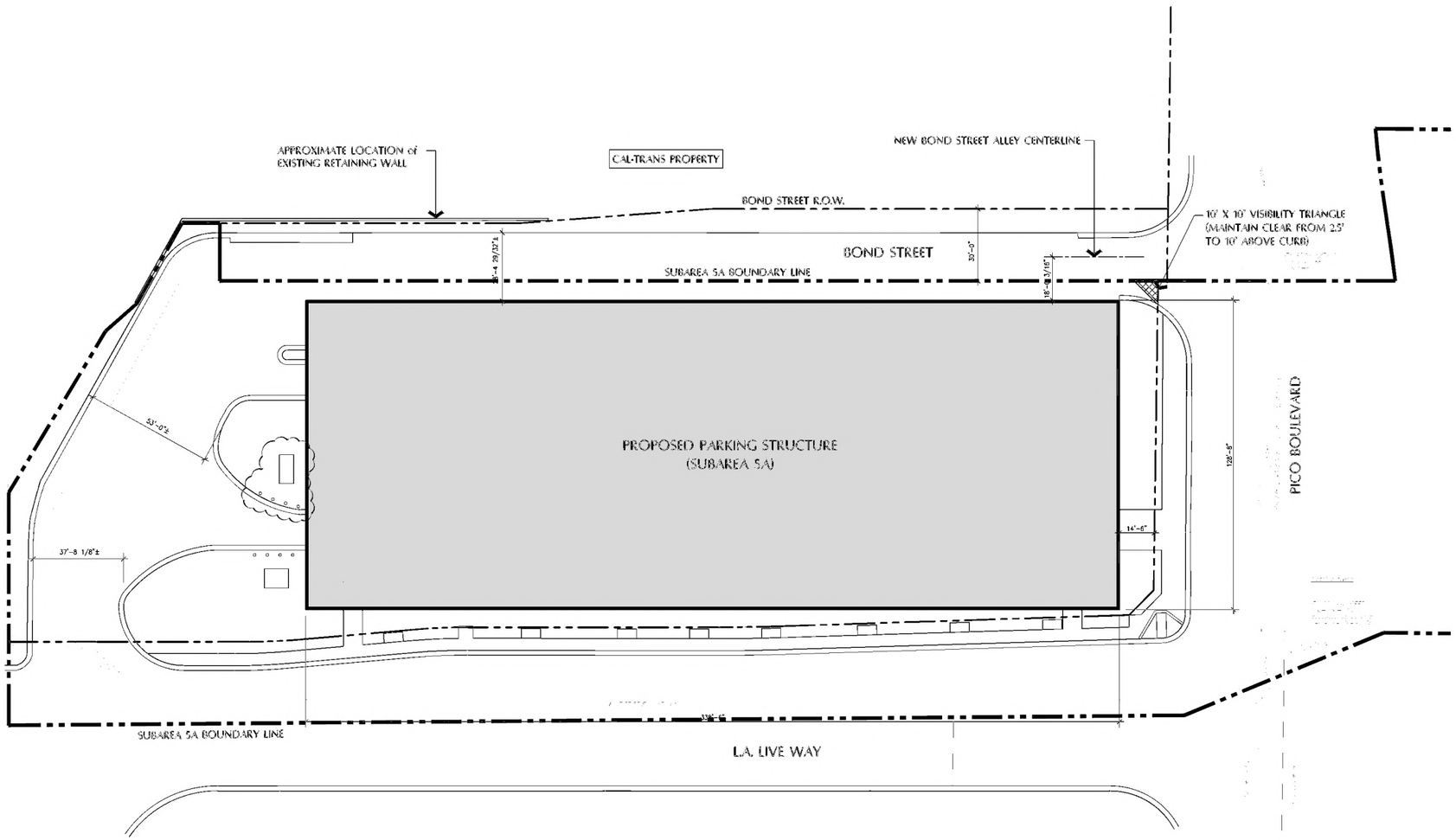
PROJECT NO. 19.4837
DRAWN BY POPULOUS
05/17/19

SITE REFERENCE PLAN

SD2.00

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plan north

1 / X-A-1.1 PARKING STRUCTURE PLOT PLAN

SCALE: 1" = 20'-0"

0 5' 10' 20' 40' 80'

1" = 20'-0"

CONVENTION & EVENT CENTER PROJECT

Bond Street *Parking Garage*

1206 West Pico Boulevard

LOS ANGELES, CALIFORNIA 90015

DEVELOPER:
L.A. EVENT CENTER, LLC

DEVELOPER'S REPRESENTATIVE:
ICON Venue Group, LLC

CONSULTANTS:

Architect/Parking Consultant
HNA/PACIFIC
78-7239 Puupele Road
Kailua-Kona, Hawaii 96740
t: 310.408.5586/808.322.2250

Structural Engineer
JESSEN-WRIGHT STRUCTURAL ENGINEERS
100 Amber Grove Drive, Suite 109
Chico, California 95973
t: 530.894.5345

Civil Engineer
KPFF ENGINEERS
6080 Center Drive, Suite 700
Los Angeles, California 90045
t: 310.665.1536

Landscape Architect
Melendrez
617 South Olive Street
Los Angeles, California 90014
t: 213.673.4400

Mechanical/Plumbing/Electrical Consultant
GLUMAC
18200 Von Karman Avenue, Suite 100
Irvine, California 92612
t: 949.833.8190

Fire Protection:
AON
21221 S. Western Avenue, Suite 100
Torrance, California 90501
t: 310.782.0850

Elevator Consultant:
HKA Elevator Consulting, Inc.
23211 South Pointe Drive
Laguna Hills, California 92653
t: 949.348.9711

STAMP

SUBMITTALS

SUPPLEMENTAL DESIGN

PARKING STRUCTURE PLOT PLAN

SHEET TITLE

05/18/2012	AS NOTED
DATE	SCALE
RTR/SBH	-22103 X-A-1
DRAWN/CHECKED	CAD FILE NO.

X-A-1.1

DRAWING NO.

PROJECT NO. HNA 22103

ATTACHMENT 7

TITLE REPORT

Chicago Title Company

Commercial/Industrial Division,
700 South Flower, Suite 800 Los Angeles, CA 90017 (213) 488-4300

Title Department:

Chicago Title Company
Attn: Dave Balassi
Email: Dave.Balassi@CTT.com
Phone: (213) 488-4394
Fax: (213) 488-4360
Order No.: 116743050G-X49



PRELIMINARY REPORT

Property Address: Pico Boulevard

Dated as of: August 1, 2011 at 7:30 am

In response to the application for a policy of title insurance referenced herein, Chicago Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said Policy forms.

The printed Exceptions and Exclusion from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

   A Fee

2. Title to said estate or interest at the date hereof is vested in:

   City of Los Angeles

3. The land referred to in this report is situated in the State of California, County of Los Angeles and is described in the Legal Description, attached hereto:

END OF SCHEDULE A

LEGAL DESCRIPTION

A PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF PICO BOULEVARD, 102 FEET WIDE, AS SHOWN ON THE MAP OF TRACT 28165, AS PER MAP RECORDED IN BOOK 814 PAGES 66 PAGES 66 TO 69 INCLUSIVE OF MAPS BOUNDED AS FOLLOWS:

ON THE WEST BY THE SOUTHERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 1 OF THE AFOREMENTIONED TRACT 28165 HAVING A BEARING OF NORTH 28° 21' 02" EAST AND A DISTANCE OF 927.29 FEET;

ON THE EAST BY THE NORTHERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF PARCEL 1 OF OFFICIAL MAP NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED ON JUNE 14, 1989 AS INSTRUMENT NO. 89-958587, IN BOOK 5 PAGES 38 TO 40 OF OFFICIAL MAPS, HAVING A BEARING OF NORTH 27° 57' 40" EAST AND A DISTANCE OF 1,245.85 FEET.

END OF LEGAL DESCRIPTION

SCHEDULE B

At the date hereof, items to be considered and exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Taxes, bonds and assessments not covered by this report.

2. An easement in favor of the general public for public street purposes, over all of said land

3. Various oil and gas leases for the terms therein provided with certain covenants, conditions and provisions, together with easements, if any as set forth therein, executed by various lessors in favor of Standard Oil Company of California, one of which recorded July 26, 1965 as Instrument No. 3548, of Official Records

   Reference is hereby made to said document for full particulars.

   Affects that portion of said land lying below a depth of 500 feet from the surface thereof, without the right to enter upon or use any portion of said land lying above said depth.

   No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

4. The fact that said land is included within the Central Business District, City of Los Angeles Redevelopment Project Area, and that proceedings for redevelopment have been instituted.

   Recorded: July 22, 1975 as Instrument No. 3675, of Official Records and re-recorded July 30, 1975 as Instrument No. 3868, Official Records

   A Revised Statement regarding property located in said project area was recorded November 30, 2007 as Instrument No. 20072636434, of Official Records.

5. Conditions in the final order of condemnation that portion 50Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places that parcel 50-aa is condemned in fee simple to the use of the plaintiff and to the use of the public for public street and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded June 19, 1968 as Instrument No. 2372 In Book D-4028 Page 742, Official Records.

   Affects: a portion of Lot 8, Block 36, Hancock's Survey, as therein described

SCHEDULE B
(continued)

6. Conditions in the final order of condemnation that portion 51Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places that parcel 51-AA is condemned in fee simple to the use of the plaintiff and to the use of the public for public street and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded June 19, 1968 as Instrument No. 2372 In Book D4038 Page 742, Official Records.

   Affects: a portion of Lots 62, 63 and 64 of Forman's Subdivision

7. Conditions in the final order of condemnation dated March 7, 1969 that portion 73Z to the use of the public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places and the recital in said condemnation that parcel 73AA, is condemned for public street purposes, a certified copy of said decree was recorded March 24, 1969 as Instrument No. 2310 in Book D4316 Page 473, Official Records and by other decrees of record.

   Affects: Lot 69, Kincaid's Tract and a portion of the alley purposes

8. Conditions in the final order of condemnation that portion 72Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places and that parcel 72AA is condemned in fee simple to the use of the plaintiff and to the use of the public for public street purposes and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded March 28, 1969 as Instrument No. 3337 In Book D4322 Page 447, Official Records.

   Affects: Lot 68, Kincaid's Tract and a portion of the alley adjacent.

9. Conditions in the final order of condemnation that portion 48Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places that parcel 48-aa is condemned in fee simple to the use of the plaintiff and to the use of the public for public street and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded December 31, 1968 as Instrument No. 3722 In Book D4239 Page 145, Official Records.

   Affects: Lot 59 and a portion of Lot 60 of Forman's Subdivision as therein described

10. A document entitled "Resolution to Vacate No. 89-21612 (California Streets and Highways Code Sections 8324 and 8325)", dated May 23, 1989 executed by City Clerk of City of Los Angeles, subject to all the terms, provision(s) and conditions therein contained, recorded June 1, 1989 as Instrument No. 89-884247 of Official Records.

SCHEDULE B
(continued)

11. The terms and provisions of that certain amended and restated assignment agreement, dated as of August 15, 1993 recorded as Instrument No. 93-1777409 on September 14, 1993, in the Official Records, as amended by the First Amendment to Amended and Restated Assignment Agreement, dated as of April 1, 2003, recorded as document no. 98-608528 on April 14, 1998, in the Official Records, and as further amended by that certain Second Amendment to Amended and Restated Assignment Agreement dated as of June 1, 2003 recorded on June 3, 2003 as Instrument No. 03-1571690 in the Official Records by and between the Los Angeles Convention and Exhibition Center Authority and U.S. Bank National Association, and as further amended by that certain Third Amendment to Amended and Restated Assignment Agreement dated as of October 1, 2008 recorded on October 15, 2008 as Instrument No. 08-1834755 in the Official Records by and between the Los Angeles Convention and Exhibition Center Authority and U.S. Bank National Association.

12. The terms and provisions of that certain Indenture of Trust, dated as of August 15, 1993, as supplemented by (I) that certain First Supplemental Indenture of Trust dated March 1, 1998, (II) that certain Second Supplemental Indenture of Trust dated April 1, 1998, (III) that certain Third Supplemental Indenture of Trust dated June 1, 2003, and (IV) that certain Fourth Supplemental Indenture of Trust dated June 1, 2003, by and among U.S. Bank National Association (successor to Bank of America National Trust and Savings Association), the City of Los Angeles and the Los Angeles Conventions and Exhibition Center Authority.

13. The terms and provisions of that certain Trust Agreement dated as of January 1, 1989 by and between U.S. Bank National Association (successor to Bank of America National Trust and Savings Association) and the Los Angeles Convention and Exhibition Center Authority, as supplemented by (I) that certain First Supplemental Trust Agreement dated as of August 1, 1990, and (II) that certain Second Supplemental Trust Agreement dated as of August 15, 1993, by and among the City of Los Angeles, the Los Angeles Convention and Exhibition Center Authority, and U.S. Bank National Association (successor to Bank of America National Trust and Savings Association) and (III) that certain Third Supplemental Trust Agreement dated as of September __, 2008, by and among the City of Los Angeles, the Los Angeles Convention and Exhibition Center Authority, and U.S. Bank National Association (successor to Bank of America National Trust and Savings Association).

14. Water rights, claims or title to water, whether or not disclosed by the public records.

15. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to this Company, and/or by inquiry of the parties in possession thereof.

    This office must be notified at least 7 business days prior to the scheduled closing in order to arrange for an inspection of the land; upon completion of this inspection you will be notified of the removal of specific coverage exceptions and/or additional exceptions to coverage.

16. Any rights of parties in possession of said land, based on any unrecorded lease, or leases.

    This Company will require a full copy of any unrecorded lease, together with all supplements, assignments, and amendments for review.

SCHEDULE B
(continued)

END OF SCHEDULE B

INFORMATIONAL NOTES

Note No. 1: Section 12413.1, California Insurance Code became effective January 1, 1990. This legislation regulates the disbursement of funds deposited with any title entity acting in an escrow or sub-escrow capacity. The law requires that all funds be deposited and collected by the title entity's escrow and/or sub-escrow account prior to disbursement of any funds. Some methods of funding may be subject to a holding period, which must expire before any funds may be disbursed. In order to avoid any such delays, all funding should be done via wire transfer. Funds deposited with the Company via wire transfer may be disbursed upon receipt. Funds deposited by cashiers checks, certified checks, and teller's checks is one business day after the day deposited. Other checks may require hold periods from two to five business days after the day deposited, and may delay your closing. The Company may receive benefits from such banks based upon the balances in such accounts. Such benefits will be retained by the Company as part of its compensation for handling such funds.

Note No. 2: The charge where an order is cancelled after the issuance of the report of title, will be that amount which in the opinion of the Company is proper compensation for the services rendered or the purpose for which the report is used, but in no event shall said charge be less that the minimum amount required under Section 12404.1 of the Insurance Code of the State of California. If the report cannot be cancelled "no fee" pursuant to the provisions of said Insurance Code, then the minimum cancellation fee shall be that permitted by law.

Note No. 3: California Revenue and Taxation Code Section 18668, effective January 1, 1991, requires that the buyer in all sales of California Real Estate, withhold 3-1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained, and as amended.

Note No. 4: Wire Transfers

In the event your transaction is being escrowed by a Chicago Title office, contact should be made with the office to obtain correct wiring instructions. Failure to do so could result in a delay in the receipt of funds and subsequent closing of your transaction.

Chicago Title will disburse by wire-out only collected funds or funds received by confirmed wire-in.

The Company's wire-in instructions are:

Bank:	Bank of America 275 Valencia Blvd, 2nd Floor Brea, CA 92823
Bank ABA No.:	0260-0959-3
Account Name:	Chicago Title Company, Broadway Plaza Office
Account No.:	12351-50737
For Credit To:	Chicago Title Company 700 South Flower, Suite 800 Los Angeles, CA 90017
Order No.:	116743050G-X49

INFORMATIONAL NOTES
(continued)

LENDER NOTE: **On the DATE you fund the Loan and WIRE Funds to Chicago Title and reference the above Order Number, you must send written NOTICE to the Title Officer's Unit by messenger or E-Mail that you sent the Funds.**

Chicago Title will send an E-Mail acknowledging receipt of the funds as soon as practicable.

Chicago Title will NOT be responsible for any delay in Closing and Recording the transaction, nor will Chicago Title be liable for any claim of lost Interest unless such written Notice is sent the day of Funding and Chicago Title has acknowledged receipt of funds.

Note No. 5: Your application for title insurance was placed by reference to a street address or assessor's parcel number. Based upon our records, we believe that the description in this report covers the parcel that you requested.

To prevent errors, we require written confirmation that the legal description contained herein covers the parcel that you requested.

Note No. 6: The plat, (map), which is attached to this report, is to assist you in locating land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 7: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note No. 8: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

INFORMATIONAL NOTES
(continued)

Note No. 9: Important notice regarding documents to be recorded in the Los Angeles County. Please review the following CRITICAL MESSAGE from the Los Angeles County Recorder's Office as it will likely impact your closing:

SUBJECT: ACCEPTANCE OF NOTARY ACKNOWLEDGEMENTS

Effective May 1, 2008, the Los Angeles Registrar-Recorder/County Clerk's Office will work diligently to be more efficient in examining notary acknowledgements as our part in minimizing notary fraud. In our efforts, we will strictly adhere to the following requirements for accepting Notary Acknowledgments/Certificates:

- Notaries must comply with the requirements set forth by the state where the oath is administered.
- Notary Acknowledgments/Certificates may not contain white-out, corrective tape, arrows and/or asterisks.
- Notary Acknowledgments/Certificates completed by a California Notary that are destined for recording in the County of Los Angeles must be presented exactly in the form prescribed by Civil Code Section 1189(a)(1).

A Notary Acknowledgment/Certificate that does not meet existing state requirements in addition to the requirements set forth above may not be re-submitted after it has been rejected by the Recorder. A new Notary Acknowledgment/Certificate will be required when re-submitting a rejected document.

If you have any questions, please contact the Registrar-Recorder/County Clerk at (562) 462-2125.

INFORMATIONAL NOTES
(continued)

ATTACHMENT ONE

PRIVACY STATEMENT

IMPORTANT INFORMATION:

For those of you receiving this report by electronic delivery the Privacy Statement and Attachment One are linked to this report. Please review this information by selecting the link. For those of you who are receiving a hard copy of this report, a copy of this information has been submitted for your review.

INFORMATIONAL NOTES
(continued)

NOTICE

You may be entitled to receive a $20.00 discount on escrow services if you purchased, sold or refinanced residential property in California between May 19, 1995 and November 1, 2002. If you had more than one qualifying transaction, you may be entitled to multiple discounts.

If your previous transaction involved the same property that is the subject of your current transaction, you do not have to do anything; the Company will provide the discount, provided you are paying for escrow or title services in this transaction.

If your previous transaction involved property different from the property that is subject of your current transaction, you must - prior to the close of the current transaction - inform the Company of the earlier transaction, provide the address of the property involved in the previous transaction, and the date or approximate date that the escrow closed to be eligible for the discount.

Unless you inform the Company of the prior transaction on property that is not the subject of this transaction, the Company has no obligation to conduct an investigation to determine if you qualify for a discount. If you provide the Company information concerning a prior transaction, the Company is required to determine if you qualify for a discount which is subject to other terms and conditions.

Chicago Title Company

Commercial/Industrial Division,
700 South Flower, Suite 800 Los Angeles, CA 90017 (213) 488-4300

Title Department:

Chicago Title Company
Attn: Dave Balassi
Email: Dave.Balassi@CTT.com
Phone: (213) 488-4394
Fax: (213) 488-4360
Order No.: 116743050H-X49



PRELIMINARY REPORT

Property Address: Sentous Street

Dated as of: August 1, 2011 at 7:30 am

In response to the application for a policy of title insurance referenced herein, Chicago Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said Policy forms.

The printed Exceptions and Exclusion from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

   A Fee

2. Title to said estate or interest at the date hereof is vested in:

   City of Los Angeles

3. The land referred to in this report is situated in the State of California, County of Los Angeles and is described in the Legal Description, attached hereto:

END OF SCHEDULE A

LEGAL DESCRIPTION

A PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF SENTOUS STREET, 102 FEET WIDE, AS SHOWN ON THE MAP OF TRACT 28165, AS PER MAP RECORDED IN BOOK 814 PAGES 66 PAGES 66 TO 69 INCLUSIVE OF MAPS BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTHEASTERLY PROLONGATION OF A LINE IN THE NORTHERLY LINE OF LOT 5 OF SAID TRACT 28165, HAVING A BEARING OF SOUTH 7° 24' 08" WEST AND A DISTANCE OF 29.20 FEET, AND ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 1 OF SAID TRACT 28165 HAVING A BEARING OF 61° 33' 15" WEST, AND A DISTANCE OF 920.18 FEET.

END OF LEGAL DESCRIPTION

SCHEDULE B

At the date hereof, items to be considered and exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Taxes, bonds and assessments not covered by this report.

2. An easement in favor of the general public for public street purposes, over all of said land

3. Various oil and gas leases for the terms therein provided with certain covenants, conditions and provisions, together with easements, if any as set forth therein, executed by various lessors in favor of Standard Oil Company of California, one of which recorded July 26, 1965 as Instrument No. 3548, of Official Records

   Reference is hereby made to said document for full particulars.

   Affects that portion of said land lying below a depth of 500 feet from the surface thereof, without the right to enter upon or use any portion of said land lying above said depth.

   No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

4. The fact that said land is included within the Central Business District, City of Los Angeles Redevelopment Project Area, and that proceedings for redevelopment have been instituted.

   Recorded: July 22, 1975 as Instrument No. 3675, of Official Records and re-recorded July 30, 1975 as Instrument No. 3868, Official Records

   A Revised Statement regarding property located in said project area was recorded November 30, 2007 as Instrument No. 20072636434, of Official Records.

5. The terms and provisions of that certain amended and restated assignment agreement, dated as of August 15, 1993 recorded as Instrument No. 93-1777409 on September 14, 1993, in the Official Records, as amended by the First Amendment to Amended and Restated Assignment Agreement, dated as of April 1, 2003, recorded as document no. 98-608528 on April 14, 1998, in the Official Records, and as further amended by that certain Second Amendment to Amended and Restated Assignment Agreement dated as of June 1, 2003 recorded on June 3, 2003 as Instrument No. 03-1571690 in the Official Records by and between the Los Angeles Convention and Exhibition Center Authority and U.S. Bank National Association, and as further amended by that certain Third Amendment to Amended and Restated Assignment Agreement dated as of October 1, 2008 recorded on October 15, 2008 as Instrument No. 08-1834755 in the Official Records by and between the Los Angeles Convention and Exhibition Center Authority and U.S. Bank National Association.

SCHEDULE B
(continued)

6. The terms and provisions of that certain Indenture of Trust, dated as of August 15, 1993, as supplemented by (I) that certain First Supplemental Indenture of Trust dated March 1, 1998, (II) that certain Second Supplemental Indenture of Trust dated April 1, 1998, (III) that certain Third Supplemental Indenture of Trust dated June 1, 2003, and (IV) that certain Fourth Supplemental Indenture of Trust dated June 1, 2003, by and among U.S. Bank National Association (successor to Bank of America National Trust and Savings Association), the City of Los Angeles and the Los Angeles Conventions and Exhibition Center Authority.

7. The terms and provisions of that certain Trust Agreement dated as of January 1, 1989 by and between U.S. Bank National Association (successor to Bank of America National Trust and Savings Association) and the Los Angeles Convention and Exhibition Center Authority, as supplemented by (I) that certain First Supplemental Trust Agreement dated as of August 1, 1990, and (II) that certain Second Supplemental Trust Agreement dated as of August 15, 1993, by and among the City of Los Angeles, the Los Angeles Convention and Exhibition Center Authority, and U.S. Bank National Association (successor to Bank of America National Trust and Savings Association) and (III) that certain Third Supplemental Trust Agreement dated as of September __, 2008, by and among the City of Los Angeles, the Los Angeles Convention and Exhibition Center Authority, and U.S. Bank National Association (successor to Bank of America National Trust and Savings Association).

8. Water rights, claims or title to water, whether or not disclosed by the public records.

9. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to this Company, and/or by inquiry of the parties in possession thereof.

   This office must be notified at least 7 business days prior to the scheduled closing in order to arrange for an inspection of the land; upon completion of this inspection you will be notified of the removal of specific coverage exceptions and/or additional exceptions to coverage.

10. Any rights of parties in possession of said land, based on any unrecorded lease, or leases.

    This Company will require a full copy of any unrecorded lease, together with all supplements, assignments, and amendments for review.

END OF SCHEDULE B

INFORMATIONAL NOTES

Note No. 1: Section 12413.1, California Insurance Code became effective January 1, 1990. This legislation regulates the disbursement of funds deposited with any title entity acting in an escrow or sub-escrow capacity. The law requires that all funds be deposited and collected by the title entity's escrow and/or sub-escrow account prior to disbursement of any funds. Some methods of funding may be subject to a holding period, which must expire before any funds may be disbursed. In order to avoid any such delays, all funding should be done via wire transfer. Funds deposited with the Company via wire transfer may be disbursed upon receipt. Funds deposited by cashiers checks, certified checks, and teller's checks is one business day after the day deposited. Other checks may require hold periods from two to five business days after the day deposited, and may delay your closing. The Company may receive benefits from such banks based upon the balances in such accounts. Such benefits will be retained by the Company as part of its compensation for handling such funds.

Note No. 2: The charge where an order is cancelled after the issuance of the report of title, will be that amount which in the opinion of the Company is proper compensation for the services rendered or the purpose for which the report is used, but in no event shall said charge be less that the minimum amount required under Section 12404.1 of the Insurance Code of the State of California. If the report cannot be cancelled "no fee" pursuant to the provisions of said Insurance Code, then the minimum cancellation fee shall be that permitted by law.

Note No. 3: California Revenue and Taxation Code Section 18668, effective January 1, 1991, requires that the buyer in all sales of California Real Estate, withhold 3-1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained, and as amended.

Note No. 4: Wire Transfers

In the event your transaction is being escrowed by a Chicago Title office, contact should be made with the office to obtain correct wiring instructions. Failure to do so could result in a delay in the receipt of funds and subsequent closing of your transaction.

Chicago Title will disburse by wire-out only collected funds or funds received by confirmed wire-in.

The Company's wire-in instructions are:

Bank:	Bank of America 275 Valencia Blvd, 2nd Floor Brea, CA 92823
Bank ABA No.:	0260-0959-3
Account Name:	Chicago Title Company, Broadway Plaza Office
Account No.:	12351-50737
For Credit To:	Chicago Title Company 700 South Flower, Suite 800 Los Angeles, CA 90017
Order No.:	116743050H-X49

INFORMATIONAL NOTES
(continued)

LENDER NOTE: **On the DATE you fund the Loan and WIRE Funds to Chicago Title and reference the above Order Number, you must send written NOTICE to the Title Officer's Unit by messenger or E-Mail that you sent the Funds.**

Chicago Title will send an E-Mail acknowledging receipt of the funds as soon as practicable.

Chicago Title will NOT be responsible for any delay in Closing and Recording the transaction, nor will Chicago Title be liable for any claim of lost Interest unless such written Notice is sent the day of Funding and Chicago Title has acknowledged receipt of funds.

Note No. 5: Your application for title insurance was placed by reference to a street address or assessor's parcel number. Based upon our records, we believe that the description in this report covers the parcel that you requested.

To prevent errors, we require written confirmation that the legal description contained herein covers the parcel that you requested.

Note No. 6: The plat, (map), which is attached to this report, is to assist you in locating land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 7: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note No. 8: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

INFORMATIONAL NOTES
(continued)

Note No. 9: Important notice regarding documents to be recorded in the Los Angeles County. Please review the following CRITICAL MESSAGE from the Los Angeles County Recorder's Office as it will likely impact your closing:

SUBJECT: ACCEPTANCE OF NOTARY ACKNOWLEDGEMENTS

Effective May 1, 2008, the Los Angeles Registrar-Recorder/County Clerk's Office will work diligently to be more efficient in examining notary acknowledgements as our part in minimizing notary fraud. In our efforts, we will strictly adhere to the following requirements for accepting Notary Acknowledgments/Certificates:

- Notaries must comply with the requirements set forth by the state where the oath is administered.
- Notary Acknowledgments/Certificates may not contain white-out, corrective tape, arrows and/or asterisks.
- Notary Acknowledgments/Certificates completed by a California Notary that are destined for recording in the County of Los Angeles must be presented exactly in the form prescribed by Civil Code Section 1189(a)(1).

A Notary Acknowledgment/Certificate that does not meet existing state requirements in addition to the requirements set forth above may not be re-submitted after it has been rejected by the Recorder. A new Notary Acknowledgment/Certificate will be required when re-submitting a rejected document.

If you have any questions, please contact the Registrar-Recorder/County Clerk at (562) 462-2125.

INFORMATIONAL NOTES
(continued)

ATTACHMENT ONE

PRIVACY STATEMENT

IMPORTANT INFORMATION:

For those of you receiving this report by electronic delivery the Privacy Statement and Attachment One are linked to this report. Please review this information by selecting the link. For those of you who are receiving a hard copy of this report, a copy of this information has been submitted for your review.

INFORMATIONAL NOTES
(continued)

NOTICE

You may be entitled to receive a $20.00 discount on escrow services if you purchased, sold or refinanced residential property in California between May 19, 1995 and November 1, 2002. If you had more than one qualifying transaction, you may be entitled to multiple discounts.

If your previous transaction involved the same property that is the subject of your current transaction, you do not have to do anything; the Company will provide the discount, provided you are paying for escrow or title services in this transaction.

If your previous transaction involved property different from the property that is subject of your current transaction, you must - prior to the close of the current transaction - inform the Company of the earlier transaction, provide the address of the property involved in the previous transaction, and the date or approximate date that the escrow closed to be eligible for the discount.

Unless you inform the Company of the prior transaction on property that is not the subject of this transaction, the Company has no obligation to conduct an investigation to determine if you qualify for a discount. If you provide the Company information concerning a prior transaction, the Company is required to determine if you qualify for a discount which is subject to other terms and conditions.

Chicago Title Company

Commercial/Industrial Division,
700 South Flower, Suite 800 Los Angeles, CA 90017 (213) 488-4300

Title Department:

Chicago Title Company
Attn: Dave Balassi
Email: Dave.Balassi@CTT.com
Phone: (213) 488-4394
Fax: (213) 488-4360
Order No.: 116743050J-X49



PRELIMINARY REPORT

Property Address: Cherry Street South of Pico

Dated as of: August 1, 2011 at 7:30 am

In response to the application for a policy of title insurance referenced herein, Chicago Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said Policy forms.

The printed Exceptions and Exclusion from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

   A Fee

2. Title to said estate or interest at the date hereof is vested in:

   City of Los Angeles

3. The land referred to in this report is situated in the State of California, County of Los Angeles and is described in the Legal Description, attached hereto:

END OF SCHEDULE A

LEGAL DESCRIPTION

THAT PORTION OF CHERRY STREET AS SHOWN ON THE MAP OF OFFICIAL MAP NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED ON JUNE 14, 1989 AS INSTRUMENT NO. 89-958587, IN BOOK 5 PAGES 38 TO 40 OF OFFICIAL MAPS, DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTHEAST BY THE SOUTHWESTERLY LINE OF PICO BOULEVARD AS SHOWN ON SAID OFFICIAL MAP; AND

BOUNDED SOUTHWESTERLY BY THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF BOND STREET AS SHOWN ON SAID OFFICIAL MAP.

EXCEPT THEREFROM THAT PORTION OF SAID CHERRY STREET DESCRIBED IN THE DIRECTOR'S DEED FROM THE STATE OF CALIFORNIA TO THE CITY OF LOS ANGELES, RECORDED MARCH 1, 1994 AS INSTRUMENT NO. 94-415109, OF OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION

SCHEDULE B

At the date hereof, items to be considered and exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Taxes, bonds and assessments not covered by this report.

2. An easement in favor of the general public for public street purposes, over all of said land

3. Various oil and gas leases for the terms therein provided with certain covenants, conditions and provisions, together with easements, if any as set forth therein, executed by various lessors in favor of Standard Oil Company of California, one of which recorded July 26, 1965 as Instrument No. 3548, of Official Records

   Reference is hereby made to said document for full particulars.

   Affects that portion of said land lying below a depth of 500 feet from the surface thereof, without the right to enter upon or use any portion of said land lying above said depth.

   No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

4. The fact that said land is included within the Central Business District, City of Los Angeles Redevelopment Project Area, and that proceedings for redevelopment have been instituted.

   Recorded: July 22, 1975 as Instrument No. 3675, of Official Records and re-recorded July 30, 1975 as Instrument No. 3868, Official Records

   A Revised Statement regarding property located in said project area was recorded November 30, 2007 as Instrument No. 20072636434, of Official Records.

5. The terms and provisions of that certain amended and restated assignment agreement, dated as of August 15, 1993 recorded as Instrument No. 93-1777409 on September 14, 1993, in the Official Records, as amended by the First Amendment to Amended and Restated Assignment Agreement, dated as of April 1, 2003, recorded as document no. 98-608528 on April 14, 1998, in the Official Records, and as further amended by that certain Second Amendment to Amended and Restated Assignment Agreement dated as of June 1, 2003 recorded on June 3, 2003 as Instrument No. 03-1571690 in the Official Records by and between the Los Angeles Convention and Exhibition Center Authority and U.S. Bank National Association, and as further amended by that certain Third Amendment to Amended and Restated Assignment Agreement dated as of October 1, 2008 recorded on October 15, 2008 as Instrument No. 08-1834755 in the Official Records by and between the Los Angeles Convention and Exhibition Center Authority and U.S. Bank National Association.

SCHEDULE B
(continued)

6. The terms and provisions of that certain Indenture of Trust, dated as of August 15, 1993, as supplemented by (I) that certain First Supplemental Indenture of Trust dated March 1, 1998, (II) that certain Second Supplemental Indenture of Trust dated April 1, 1998, (III) that certain Third Supplemental Indenture of Trust dated June 1, 2003, and (IV) that certain Fourth Supplemental Indenture of Trust dated June 1, 2003, by and among U.S. Bank National Association (successor to Bank of America National Trust and Savings Association), the City of Los Angeles and the Los Angeles Conventions and Exhibition Center Authority.

7. The terms and provisions of that certain Trust Agreement dated as of January 1, 1989 by and between U.S. Bank National Association (successor to Bank of America National Trust and Savings Association) and the Los Angeles Convention and Exhibition Center Authority, as supplemented by (I) that certain First Supplemental Trust Agreement dated as of August 1, 1990, and (II) that certain Second Supplemental Trust Agreement dated as of August 15, 1993, by and among the City of Los Angeles, the Los Angeles Convention and Exhibition Center Authority, and U.S. Bank National Association (successor to Bank of America National Trust and Savings Association) and (III) that certain Third Supplemental Trust Agreement dated as of September __, 2008, by and among the City of Los Angeles, the Los Angeles Convention and Exhibition Center Authority, and U.S. Bank National Association (successor to Bank of America National Trust and Savings Association).

8. Water rights, claims or title to water, whether or not disclosed by the public records.

9. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to this Company, and/or by inquiry of the parties in possession thereof.

   This office must be notified at least 7 business days prior to the scheduled closing in order to arrange for an inspection of the land; upon completion of this inspection you will be notified of the removal of specific coverage exceptions and/or additional exceptions to coverage.

10. Any rights of parties in possession of said land, based on any unrecorded lease, or leases.

    This Company will require a full copy of any unrecorded lease, together with all supplements, assignments, and amendments for review.

END OF SCHEDULE B

INFORMATIONAL NOTES

Note No. 1: Section 12413.1, California Insurance Code became effective January 1, 1990. This legislation regulates the disbursement of funds deposited with any title entity acting in an escrow or sub-escrow capacity. The law requires that all funds be deposited and collected by the title entity's escrow and/or sub-escrow account prior to disbursement of any funds. Some methods of funding may be subject to a holding period, which must expire before any funds may be disbursed. In order to avoid any such delays, all funding should be done via wire transfer. Funds deposited with the Company via wire transfer may be disbursed upon receipt. Funds deposited by cashiers checks, certified checks, and teller's checks is one business day after the day deposited. Other checks may require hold periods from two to five business days after the day deposited, and may delay your closing. The Company may receive benefits from such banks based upon the balances in such accounts. Such benefits will be retained by the Company as part of its compensation for handling such funds.

Note No. 2: The charge where an order is cancelled after the issuance of the report of title, will be that amount which in the opinion of the Company is proper compensation for the services rendered or the purpose for which the report is used, but in no event shall said charge be less that the minimum amount required under Section 12404.1 of the Insurance Code of the State of California. If the report cannot be cancelled "no fee" pursuant to the provisions of said Insurance Code, then the minimum cancellation fee shall be that permitted by law.

Note No. 3: California Revenue and Taxation Code Seetion 18668, effective January 1, 1991, requires that the buyer in all sales of California Real Estate, withhold 3-1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained, and as amended.

Note No. 4: Wire Transfers

In the event your transaction is being escrowed by a Chicago Title office, contact should be made with the office to obtain correct wiring instructions. Failure to do so could result in a delay in the receipt of funds and subsequent closing of your transaction.

Chicago Title will disburse by wire-out only collected funds or funds received by confirmed wire-in.

The Company's wire-in instructions are:

Bank:	Bank of America 275 Valencia Blvd, 2nd Floor Brea, CA 92823
Bank ABA No.:	0260-0959-3
Account Name:	Chicago Title Company, Broadway Plaza Office
Account No.:	12351-50737
For Credit To:	Chicago Title Company 700 South Flower, Suite 800 Los Angeles, CA 90017
Order No.:	116743050J-X49

INFORMATIONAL NOTES
(continued)

LENDER NOTE: **On the DATE you fund the Loan and WIRE Funds to Chicago Title and reference the above Order Number, you must send written NOTICE to the Title Officer's Unit by messenger or E-Mail that you sent the Funds.**

Chicago Title will send an E-Mail acknowledging receipt of the funds as soon as practicable.

Chicago Title will NOT be responsible for any delay in Closing and Recording the transaction, nor will Chicago Title be liable for any claim of lost Interest unless such written Notice is sent the day of Funding and Chicago Title has acknowledged receipt of funds.

Note No. 5: Your application for title insurance was placed by reference to a street address or assessor's parcel number. Based upon our records, we believe that the description in this report covers the parcel that you requested.

To prevent errors, we require written confirmation that the legal description contained herein covers the parcel that you requested.

Note No. 6: The plat, (map), which is attached to this report, is to assist you in locating land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 7: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note No. 8: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

INFORMATIONAL NOTES
(continued)

Note No. 9: Important notice regarding documents to be recorded in the Los Angeles County. Please review the following CRITICAL MESSAGE from the Los Angeles County Recorder's Office as it will likely impact your closing:

SUBJECT: ACCEPTANCE OF NOTARY ACKNOWLEDGEMENTS

Effective May 1, 2008, the Los Angeles Registrar-Recorder/County Clerk's Office will work diligently to be more efficient in examining notary acknowledgements as our part in minimizing notary fraud. In our efforts, we will strictly adhere to the following requirements for accepting Notary Acknowledgments/Certificates:

- Notaries must comply with the requirements set forth by the state where the oath is administered.
- Notary Acknowledgments/Certificates may not contain white-out, corrective tape, arrows and/or asterisks.
- Notary Acknowledgments/Certificates completed by a California Notary that are destined for recording in the County of Los Angeles must be presented exactly in the form prescribed by Civil Code Section 1189(a)(1).

A Notary Acknowledgment/Certificate that does not meet existing state requirements in addition to the requirements set forth above may not be re-submitted after it has been rejected by the Recorder. A new Notary Acknowledgment/Certificate will be required when re-submitting a rejected document.

If you have any questions, please contact the Registrar-Recorder/County Clerk at (562) 462-2125.

INFORMATIONAL NOTES
(continued)

ATTACHMENT ONE

PRIVACY STATEMENT

IMPORTANT INFORMATION:

For those of you receiving this report by electronic delivery the Privacy Statement and Attachment One are linked to this report. Please review this information by selecting the link. For those of you who are receiving a hard copy of this report, a copy of this information has been submitted for your review.

INFORMATIONAL NOTES
(continued)

NOTICE

You may be entitled to receive a $20.00 discount on escrow services if you purchased, sold or refinanced residential property in California between May 19, 1995 and November 1, 2002. If you had more than one qualifying transaction, you may be entitled to multiple discounts.

If your previous transaction involved the same property that is the subject of your current transaction, you do not have to do anything; the Company will provide the discount, provided you are paying for escrow or title services in this transaction.

If your previous transaction involved property different from the property that is subject of your current transaction, you must - prior to the close of the current transaction - inform the Company of the earlier transaction, provide the address of the property involved in the previous transaction, and the date or approximate date that the escrow closed to be eligible for the discount.

Unless you inform the Company of the prior transaction on property that is not the subject of this transaction, the Company has no obligation to conduct an investigation to determine if you qualify for a discount. If you provide the Company information concerning a prior transaction, the Company is required to determine if you qualify for a discount which is subject to other terms and conditions.

Chicago Title Company

Commercial/Industrial Division,
700 South Flower, Suite 800 Los Angeles, CA 90017 (213) 488-4300

Title Department:

Chicago Title Company
Attn: Dave Balassi
Email: Dave.Balassi@CTT.com
Phone: (213) 488-4394
Fax: (213) 488-4360
Order No.: 71065874A-X49

AMENDED PRELIMINARY REPORT

Property Address: Bond Street

Dated as of: November 15, 2011 at 7:30 am

In response to the application for a policy of title insurance referenced herein, Chicago Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said Policy forms.

The printed Exceptions and Exclusion from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that se forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

   A Fee

2. Title to said estate or interest at the date hereof is vested in:

   The City of Los Angeles, a municipal corporation, as to Parcels 1 and 2;

   State of California, as to Parcel 3

3. The land referred to in this report is situated in the State of California, County of Los Angeles and is described in the Legal Description, attached hereto:

END OF SCHEDULE A

LEGAL DESCRIPTION

PARCEL 1:

THOSE PORTIONS OF LOTS 8 AND 9 IN BLOCK 8 OF THE GREENWELL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 70 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; AND THAT PORTION OF BOND STREET, 60.00 FEET WIDE, AS SHOWN ON SAID MAP, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 8, DISTANT THEREON S. 27° 37' 47" W., 1.49 FEET FROM THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG SAID LINE S. 27° 37' 47" W., 13.27 FEET TO A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 24.00 FEET; THENCE FROM A TANGENT BEARING S. 5° 55' 43" E., SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 27° 08' 42", AN ARC DISTANCE OF 11.37 FEET; THENCE S. 33° 04' 25" E., 66.01 FEET TO A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.00 FEET; THENCE SOUTHEASTERLY ALONG LAST SAID CURVE THROUGH AN ANGLE OF 28° 29' 28", AN ARC DISTANCE OF 6.96 FEET; THENCE S. 61° 33' 53" E., 37.32 FEET TO A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.00 FEET; THENCE EASTERLY ALONG LAST SAID CURVE THROUGH AN ANGLE OF 46° 24' 02", AN ARC DISTANCE OF 11.34 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 8; THENCE ALONG THE SOUTHEASTERLY LINES OF SAID LOTS 8 AND 9, S. 27° 37' 46" W., 36.49 FEET; THENCE N. 62° 22' 14" W., 62.09 FEET; THENCE N. 31° 22' 56" W. 78.27 FEET; THENCE 13° 46' 20" W., 17.37 FEET; THENCE N. 33° 04' 25" W., 38.20 FEET; THENCE N. 27° 37' 47" E., 15.81 FEET; THENCE AT RIGHT ANGLES S. 62° 22' 13" E., 54.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SOUTHEASTERLY ONE-HALF OF BOND STREET, 60.00 FEET WIDE, AS SHOWN ON THE MAP OF THE GREENWELL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 12, PAGE 70 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHEASTERLY BY THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 1 IN BLOCK 8 OF SAID GREENWELL TRACT, AND BOUNDED SOUTHWESTERLY BY THE LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF S. 62° 22' 13" E. AND 54.00 FEET IN PARCEL 11 OF RELINQUISHMENT OF HIGHWAY RIGHT OF WAY RECORDED JANUARY 6, 1964 AS INSTRUMENT NO. 3869, OF OFFICIAL RECORDS.

PARCEL 3:

THE NORTHWESTERLY ONE-HALF OF BOND STREET, 60.00 FEET WIDE, AS SHOWN ON THE MAP OF THE GREENWELL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 12, PAGE 70 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHEASTERLY BY THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 1 IN BLOCK 8 OF SAID GREENWELL TRACT, AND BOUNDED SOUTHWESTERLY BY THE NORTHWESTERLY PROLONGATION THE LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF N. 33° 04' 25" W. AND 38.20 FEET IN PARCEL 11 OF RELINQUISHMENT OF HIGHWAY RIGHT OF WAY RECORDED JANUARY 6, 1964 AS INSTRUMENT NO. 3869, OF OFFICIAL RECORDS.

LEGAL DESCRIPTION
(continued)

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE LINES OF SAID PARCEL 11 OF RELINQUISHMENT OF HIGHWAY RIGHT OF WAY RECORDED JANUARY 6, 1964 AS INSTRUMENT NO. 3869, OF OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION

SCHEDULE B

At the date hereof, items to be considered and exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

A. Said land is not assessed by the Los Angeles County Assessor.

B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Part 0.5, Chapter 3.5 or Part 2, Chapter 3, Articles 3 and 4 respectively (commencing with Section 75) of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A; or as a result of changes in ownership or new construction occurring prior to date of policy.

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded map shown below:

Map of:	Greenwell Tract
Recorded:	in Book 12, Page 70 of Miscellaneous Records
Purpose:	public street or alley
Affects:	That portion of said land as shown on said map.

2. Any private easements or lesser rights in, to, or over the street, highway, or public service easement vacated as referred to below, that were not affected by the proceedings vacating said easement referred to below, including but not limited to private easements for ingress and egress over said land, such easements having been acquired by owners of other lots under conveyances which were made by reference to the map shown below.

Map of:	Greenwell Tract
Recorded:	in Book 12, Page 70 of Miscellaneous Records
Affects:	said land

3. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been relinquished by various deeds of record.

SCHEDULE B
(continued)

4. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any as set forth therein.

Lessor:	Harry M. Sharp and Nora J. Sharp
Lessee:	Richfield Oil Corporation
Recorded:	June 27, 1957 as Instrument No. 2702, of Official Records

Reference is hereby made to said document for full particulars.

Affects that portion of said land lying below a depth of 500 feet from the surface thereof, without the right to enter upon or use any portion of said land lying above said depth.

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

Affects: a portion of Parcel 2

5. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any as set forth therein.

Lessor:	Jack Waxman and Sally Waxman, husband and wife Max Palestine and Nadia Palestine, husband and wife
Lessee:	Richfield Oil Corporation, a Delaware corporation
Recorded:	September 11, 1957 as Instrument No. 3046, of Official Records

Reference is hereby made to said document for full particulars.

Affects that portion of said land lying below a depth of 500 feet from the surface thereof, without the right to enter upon or use any portion of said land lying above said depth.

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

Affects: a portion of Parcel 2

SCHEDULE B
(continued)

6. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any as set forth therein.

Lessor:	Virgil J. Welcome, a widower
Lessee:	Richfield Oil Corporation, a Delaware corporation
Recorded:	September 18, 1957 as Instrument No. 2892, of Official Records

Reference is hereby made to said document for full particulars.

Affects that portion of said land lying below a depth of 500 feet from the surface thereof, without the right to enter upon or use any portion of said land lying above said depth.

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

Affects: a portion of Parcel 2

7. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any as set forth therein.

Lessor:	Charlotte Cooper, an unmarried woman
Lessee:	Richfield Oil Corporation
Recorded:	August 2, 1963 as Instrument No. 4886, of Official Records

Reference is hereby made to said document for full particulars.

Affects that portion of said land lying below a depth of 500 feet from the surface thereof, without the right to enter upon or use any portion of said land lying above said depth.

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

Affects: a portion of Parcel 2

SCHEDULE B
(continued)

8. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any as set forth therein.

Lessor:	Harold Cooper and Lorraine Cooper and Calman Cooper
Lessee:	Standard Oil Company of California, a corporation
Recorded:	March 12, 1965 as Instrument No. 3343, of Official Records

Reference is hereby made to said document for full particulars.

Affects that portion of said land lying below a depth of 500 feet from the surface thereof, without the right to enter upon or use any portion of said land lying above said depth.

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

Affects: a portion of Parcel 2

9. The fact that said land is included within the Central Business District Redevelopment Project Area, and that proceedings for redevelopment have been instituted.

Recorded: July 22, 1975 as Instrument No. 3675, of Official Records

Recorded: July 30, 1975 as Instrument No. 3868, of Official Records

10. Covenants, conditions and restrictions (but omitting any covenant or restrictions, if any, based upon on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as set forth in the document

Recorded: July 17, 1989 as Instrument No. 89-1130460, of Official Records

Note: Section 12956.1 of the government code provides the following: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

Affects: Parcels 1 and 2

SCHEDULE B
(continued)

11. The terms, covenants, conditions, restrictions and provisions of an amendment to the ground lease for the Los Angeles Convention and Exhibition Center II, dated January 1, 1989, by and between the City of Los Angeles and the Los Angeles Convention and Exhibition Center Authority, recorded July 17, 1989 as Instrument No. 89-1130462, Official Records.

    Affects: Parcels 1 and 2

12. The terms, covenants, conditions, restrictions and provisions of an amended and restated Convention and Exhibition Center II Lease, dated January 1, 1989, by and between the City of Los Angeles and the Los Angeles Convention and Exhibition Center Authority, recorded July 17, 1989 as Instrument No. 89-1130463, Official Records.

    Affects: Parcels 1 and 2

13. The terms, covenants, conditions, restrictions and provisions of an Assignment Agreement, dated January 1, 1989, by and between the Los Angeles Convention and Exhibition Center Authority and Bank of America National Trust and Savings Association, recorded July 17, 1989 as Instrument No. 89-1130464, Official Records.

    Affects: Parcels 1 and 2

14. The covenants and provisions contained in that certain trust agreement dated as of January 1, 1989, referred to in Exhibit "A" of Schedule A of this policy, which include among other provision that the "1989 Series a certificates of participation" authorized by and at any time out-standing pursuant to said trust agreement shall be and are equally secured by a pledge of and lien upon certain revenues, among which are the revenues derived from the facility lease referred to in paragraph 812 of Schedule B of this Policy.

15. A document subject to all the terms, provisions and conditions therein contained.

    Entitled: Fourth Amended and Restated Convention and Exhibition Center II Lease
    Recorded: June 3, 2003 as Instrument No. 03-1571689, of Official Records

    Affects: Parcels 1 and 2

16. Water rights, claims or title to water, whether or not disclosed by the public records.

17. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to this Company, and/or by inquiry of the parties in possession thereof.

    This office must be notified at least 7 business days prior to the scheduled closing in order to arrange for an inspection of the land; upon completion of this inspection you will be notified of the removal of specific coverage exceptions and/or additional exceptions to coverage.

SCHEDULE B
(continued)

18. Any rights of parties in possession of said land, based on any unrecorded lease, or leases.

    This Company will require a full copy of any unrecorded lease, together with all supplements, assignments, and amendments for review.

END OF SCHEDULE B

INFORMATIONAL NOTES

Note No. 1: Section 12413.1, California Insurance Code became effective January 1, 1990. This legislation regulates the disbursement of funds deposited with any title entity acting in an escrow or sub-escrow capacity. The law requires that all funds be deposited and collected by the title entity's escrow and/or sub-escrow account prior to disbursement of any funds. Some methods of funding may be subject to a holding period, which must expire before any funds may be disbursed. In order to avoid any such delays, all funding should be done via wire transfer. Funds deposited with the Company via wire transfer may be disbursed upon receipt. Funds deposited by cashiers checks, certified checks, and teller's checks is one business day after the day deposited. Other checks may require hold periods from two to five business days after the day deposited, and may delay your closing. The Company may receive benefits from such banks based upon the balances in such accounts. Such benefits will be retained by the Company as part of its compensation for handling such funds.

Note No. 2: The charge where an order is cancelled after the issuance of the report of title, will be that amount which in the opinion of the Company is proper compensation for the services rendered or the purpose for which the report is used, but in no event shall said charge be less that the minimum amount required under Section 12404.1 of the Insurance Code of the State of California. If the report cannot be cancelled "no fee" pursuant to the provisions of said Insurance Code, then the minimum cancellation fee shall be that permitted by law.

Note No. 3: California Revenue and Taxation Code Section 18668, effective January 1, 1991, requires that the buyer in all sales of California Real Estate, withhold 3-1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained, and as amended.

Note No. 4: Wire Transfers

In the event your transaction is being escrowed by a Chicago Title office, contact should be made with the office to obtain correct wiring instructions. Failure to do so could result in a delay in the receipt of funds and subsequent closing of your transaction.

Chicago Title will disburse by wire-out only collected funds or funds received by confirmed wire-in.

The Company's wire-in instructions are:

Bank:	Bank of America 1850 Gateway Blvd. Concord, CA 94520
Bank ABA No.:	0260-0959-3
Account Name:	Chicago Title Company, Broadway Plaza Office
Account No.:	12351-50737
For Credit To:	Chicago Title Company 700 South Flower, Suite 800 Los Angeles, CA 90017
Order No.:	71065874A-X49

INFORMATIONAL NOTES
(continued)

LENDER NOTE: **On the DATE you fund the Loan and WIRE Funds to Chicago Title and reference the above Order Number, you must send written NOTICE to the Title Officer's Unit by messenger or E-Mail that you sent the Funds.**

Chicago Title will send an E-Mail acknowledging receipt of the funds as soon as practicable.

Chicago Title will NOT be responsible for any delay in Closing and Recording the transaction, nor will Chicago Title be liable for any claim of lost Interest unless such written Notice is sent the day of Funding and Chicago Title has acknowledged receipt of funds.

Note No. 5: Your application for title insurance was placed by reference to a street address or assessor's parcel number. Based upon our records, we believe that the description in this report covers the parcel that you requested.

To prevent errors, we require written confirmation that the legal description contained herein covers the parcel that you requested.

Note No. 6: The plat, (map), which is attached to this report, is to assist you in locating land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 7: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note No. 8: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

Note No. 9: The requirement that a certified copy of the resolution vacating said street be submitted to this Company in recordable form. Our Policy of Title Insurance will show any reservations made in said resolution as exceptions to coverage.

INFORMATIONAL NOTES
(continued)

Note No. 10: Important notice regarding documents to be recorded in the Los Angeles County. Please review the following CRITICAL MESSAGE from the Los Angeles County Recorder's Office as it will likely impact your closing:

SUBJECT: ACCEPTANCE OF NOTARY ACKNOWLEDGEMENTS

Effective May 1, 2008, the Los Angeles Registrar-Recorder/County Clerk's Office will work diligently to be more efficient in examining notary acknowledgements as our part in minimizing notary fraud. In our efforts, we will strictly adhere to the following requirements for accepting Notary Acknowledgments/Certificates:

- Notaries must comply with the requirements set forth by the state where the oath is administered.
- Notary Acknowledgments/Certificates may not contain white-out, corrective tape, arrows and/or asterisks.
- Notary Acknowledgments/Certificates completed by a California Notary that are destined for recording in the County of Los Angeles must be presented exactly in the form prescribed by Civil Code Section 1189(a)(1).

A Notary Acknowledgment/Certificate that does not meet existing state requirements in addition to the requirements set forth above may not be re-submitted after it has been rejected by the Recorder. A new Notary Acknowledgment/Certificate will be required when re-submitting a rejected document.

If you have any questions, please contact the Registrar-Recorder/County Clerk at (562) 462-2125.

INFORMATIONAL NOTES
(continued)

ATTACHMENT ONE

PRIVACY STATEMENT

IMPORTANT INFORMATION:

For those of you receiving this report by electronic delivery the Privacy Statement and Attachment One are linked to this report. Please review this information by selecting the link. For those of you who are receiving a hard copy of this report, a copy of this information has been submitted for your review.

INFORMATIONAL NOTES
(continued)

NOTICE

You may be entitled to receive a $20.00 discount on escrow services if you purchased, sold or refinanced residential property in California between May 19, 1995 and November 1, 2002. If you had more than one qualifying transaction, you may be entitled to multiple discounts.

If your previous transaction involved the same property that is the subject of your current transaction, you do not have to do anything; the Company will provide the discount, provided you are paying for escrow or title services in this transaction.

If your previous transaction involved property different from the property that is subject of your current transaction, you must inform the Company of the earlier transaction, provide the address of the property involved in the previous transaction, and the date or approximate date that the escrow closed to be eligible for the discount.

Unless you inform the Company of the prior transaction on property that is not the subject of this transaction, the Company has no obligation to conduct an investigation to determine if you qualify for a discount. If you provide the Company information concerning a prior transaction, the Company is required to determine if you qualify for a discount.

Effective through November 1, 2014

Commonwealth Land Title Company
888 S. Figueroa Street, Suite 2100
Los Angeles, CA 90017
Phone: (800) 432-0706

AEG Worldwide
800 West Olympic Boulevard Suite 305
Los Angeles, CA 90015

Attn: **Kevin A. Rieger**

Our File No: 09196472
Title Officer: Eric Gile
e-mail: titleunit27@cltic.com
Phone: (213) 330-3100
Fax:

Your Reference No:

Property Address: Chick Hearn Court, Los Angeles, California

PRELIMINARY REPORT

Dated as of August 26, 2019 at 7:30 a.m.

In response to the application for a policy of title insurance referenced herein, Commonwealth Land Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.
The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitation on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

The policy(s) of title insurance to be issued hereunder will be policy(s) of **Commonwealth Land Title Insurance Company.**

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Order No: 09196472-919-EG1-EGL

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

Preliminary Report

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

THE CITY OF LOS ANGELES, a municipal corporation, as to Parcel A;

LA LIVE PROPERTIES, LLC, a Delaware limited liability company, as to Parcel B.

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Order No: 09196472-919-EG1-EGL

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL A:

A PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION CHICK HEARN COURT (FORMERLY 11TH STREET), 102 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 28165, PER MAP RECORDED IN BOOK 814, PAGES 66 THROUGH 69, INCLUSIVE, AND AS SHOWN ON THE MAP OF TRACT NO. 52791, PER MAP RECORDED IN BOOK 1241, PAGES 27 THROUGH 31, INCLUSIVE, BOTH OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE SOUTHEAST BY THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 2 OF THE AFOREMENTIONED TRACT NO. 28165 HAVING A BEARING OF SOUTH 37° 41' 37" WEST AND A DISTANCE OF 182.08 FEET;
ON THE NORTHWEST BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 3 OF THE AFOREMENTIONED TRACT NO. 52791 HAVING A BEARING OF NORTH 49° 37' 05" EAST AND A DISTANCE OF 178.12 FEET.

EXCEPT THEREFROM THOSE PORTIONS LYING WITHIN THE VARIOUS BOUNDARIES AND ELEVATIONS OF TRACT NO. 53383-A, AS SHOWN ON A MAP RECORDED IN BOOK 1332, PAGES 24 THROUGH 57, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM ANY AND ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS MORE PARTICULARLY SET FORTH AND PROVIDED IN VARIOUS INSTRUMENTS OF RECORD.

PARCEL B:

THAT PORTION OF CHICK HEARN COURT, BEING A STRIP OF LAND 5 FEET WIDE, CONTIGUOUS TO ABOVE SAID PARCEL A ON THE NORTH, LYING BETWEEN CHERRY AVENUE AND GEORGIA STREET, AS SHOWN ON THE MAP OF TRACT NO. 53383-A, PER MAP RECORDED IN BOOK 1332, PAGES 24 THROUGH 57, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE OF SAID TRACT NO. 53383-A.

EXCEPT THEREFROM THAT PORTION BETWEEN THE ELEVATION OF 171.50 FEET AND 227.17 FEET, BEING A PORTION OF LOT 3 OF SAID TRACT NO. 53383-A.

ALSO EXCEPT THEREFROM ANY AND ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS MORE PARTICULARLY SET FORTH AND PROVIDED IN VARIOUS INSTRUMENTS OF RECORD.

NOTE: THIS COMPANY HAS PROVIDED SAID DESCRIPTION AS AN ACCOMMODATION FOR THE PURPOSE OF FACILITATING THIS REPORT. PURSUANT TO THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, SAID DESCRIPTION MAY NOT BE AN INSURABLE PARCEL AND SHOULD NOT BE RELIED UPON TO CONVEY, FINANCE OR ENCUMBER SAID LAND UNTIL APPROVED BY THE APPROPRIATE GOVERNING AGENCY.

Assessor's Parcel Number: 5138-007 - Street

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Order No: 09196472-919-EG1-EGL

SCHEDULE B – Section B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

A. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Rights of the public to any portion of the Land lying within the area commonly known as

   Chick Hearn Court (formerly 11th Street).

3. A community oil and gas lease for the term therein provided, executed by the parties herein named, and other parties as owners of other lands described in said lease, with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Lessor:	Several Owners
Lessee:	Standard Oil Company of California, a corporation
Recording Date:	June 20, 1963
Recording No:	5243 Official Records
and Recording Date:	July 5, 1963
and Recording No:	6702 Official Records
and Recording Date:	July 22, 1964
and Recording No:	4080 in Book M1576, Page 941 Official Records
and Recording Date:	March 5, 1965
and Recording No:	3452 Official Records
and Recording Date:	March 19, 1965
and Recording No:	3351 Official Records
and Recording Date:	November 8, 1965
and Recording No:	2557 Official Records
and Recording Date:	August 28, 1967
and Recording No:	2226 Official Records

   No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

4. A community oil and gas lease for the term therein provided, executed by the parties herein named, and other parties as owners of other lands described in said lease, with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Dated:	July 1, 1963
Lessor:	Several Owners
Lessee:	Occidental Petroleum Corporation, a Corporation
Recording Date:	December 26, 1963
Recording No:	2961 Official Records

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

5. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	Central Business District, City of Los Angeles Redevelopment Project Area
Recording Date:	July 22, 1975
Recording No:	3675 Official Records
and Recording Date:	July 30, 1975
and Recording No:	3868 Official Records

A Revised Statement regarding property located in said project area was recorded November 30, 2007 as Instrument No. 20072636434 Official Records.

6. The description shown in Schedule A of this report may not be relied upon as an insurable parcel and has been provided by this company as an accommodation for the sole purpose facilitating this report. Prior to closing, a description approved by the appropriate governing agency must be submitted to this company for review.

END OF SCHEDULE B EXCEPTIONS

PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION

Order No: 09196472-919-EG1-EGL

REQUIREMENTS SECTION:

NONE

Order No: 09196472-919-EG1-EGL

INFORMATIONAL NOTES SECTION

1. The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

2. For wiring Instructions please contact your Title Officer or Title Company Escrow officer.

3. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

4. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

5. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

6. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

Typist: 2sm
Date Typed: September 17, 2019

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and

b. in streets, alleys, or waterways that touch the Land.
This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% % of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% % of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

(Except as provided in Schedule B - Part II,(t(or T)his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(PART I

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. (Variable exceptions such as taxes, easements, CC&R's, etc. shown here.)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company	FNF Underwriter
LTC – Lawyers Title Company	CLTIC – Commonwealth Land Title Insurance Co.

Available Discounts

DISASTER LOANS (CLTIC)
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

EMPLOYEE RATE (LTC and CLTIC)
No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary or affiliated title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

Notice of Available Discounts Mod. 10/21/2011

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected
We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:
- contact information (*e.g.,* name, address, phone number, email address);
- demographic information (*e.g.,* date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:
- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website

How Personal Information is Collected
We may collect Personal Information about you from:
- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected
If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics
Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information
FNF uses Personal Information for three main purposes:
- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed
We may make disclosures of your Personal Information and Browsing Information in the following circumstances:
- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

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- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information
If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

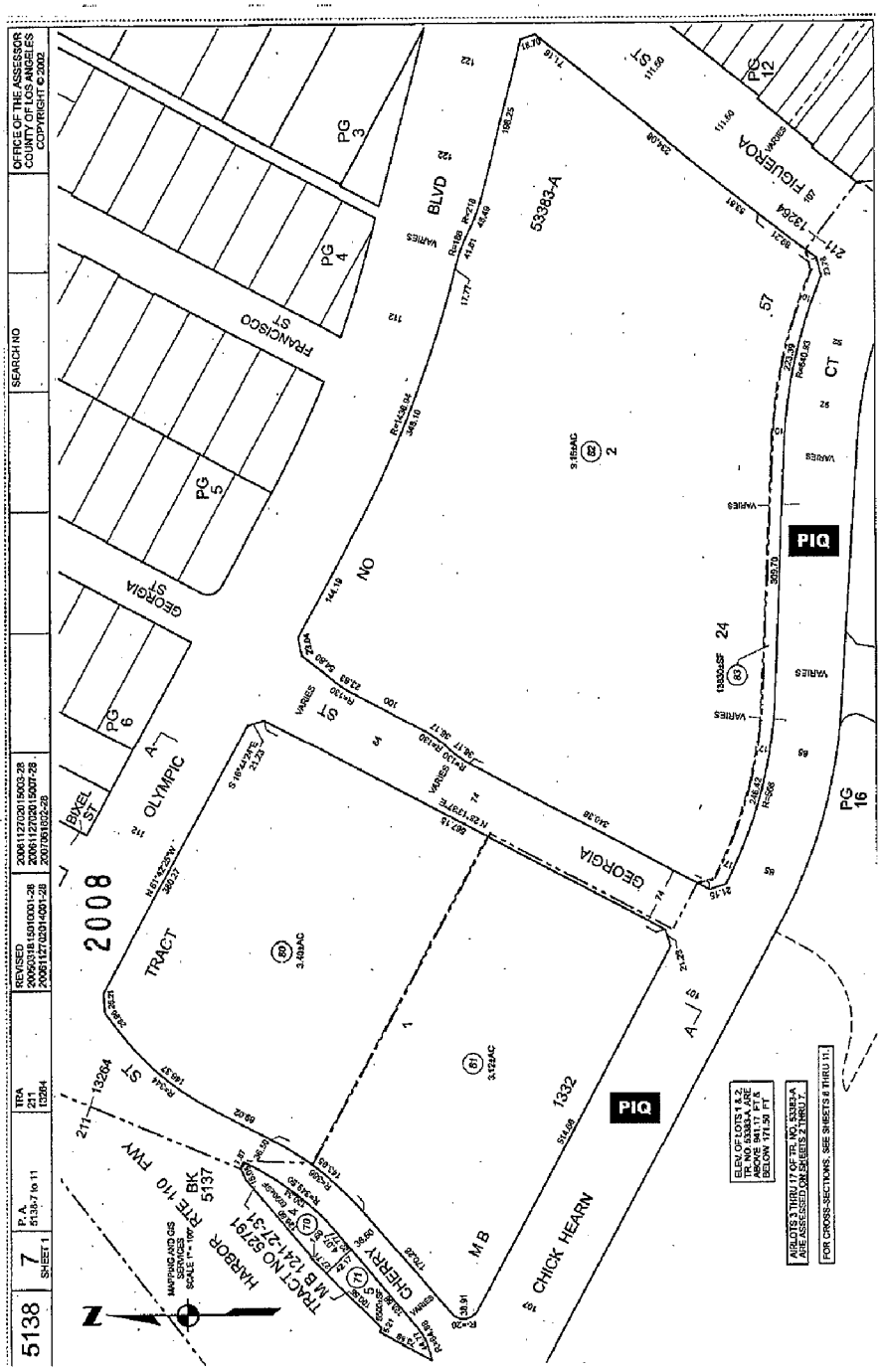
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Your Consent To This Privacy Notice; Notice Changes
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us
If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ATTACHMENT 8

ADJACENT OWNERSHIP MAP AND LIST

1 5134-007-933
LA CITY
111 E 1ST ST #201
LOS ANGELES CA 90012

5138-016-908,909,912 TO 914

SAME AS #1

2 FREEWAY RIGHT OF WAY
CALTRANS
100 S MAIN ST
LOS ANGELES CA 90012

5134-007-921, 933
L A CITY
BUREAU OF ENG REAL ESTATE DIV
1149 S BROADWAY STE 610
LOS ANGELES CA 90015

LA CONVENTION HALL LLC
ATTN: MR TED FIKRE
800 W OLYMPIC BLVD #305
LOS ANGELES CA 90015

LA EVENT CENTER LLC
ATTN: MR TED FIKRE
800 W OLYMPIC BLVD #305
LOS ANGELES CA 90015

ARMBRUSTER GOLDSMITH & DELVAC
ATTN: MR WILLIAM F DELVAC ESQ
11611 SAN VICENTE BLVD STE 900
LOS ANGELES CA 90049

LOS ANGELES CONVENTION CENTER
ATTN: MR POURIA ABBASI
1201 S FIGUEROA ST
LOS ANGELES CA 90015

DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL
PO BOX 31096
LOS ANGELES CA 90013

COUNCIL DISTRICT 9
ATTN: JAN PERRY
200 N SPRING ST RM 420
LOS ANGELES CA 90012

GC MAPPING SERVICE INC NP
ATTN: GILBERT CASTRO
3055 W VALLEY BLVD
ALHAMBRA CA 91803


129A205
126A205
127-5A203
127-5A207
E. 4,205,000
E. 6,478,720
E. 4,205,500
E. 6,479,220
E. 4,206,000
E. 6,479,720
E. 4,206,500
E. 6,480,220
E. 4,207,000
E. 6,480,720
N. 4,129,000
N. 1,839,089
N. 4,128,500
N. 1,838,589
N. 4,128,000
N. 1,838,089
N. 4,127,500
N. 1,837,589
N. 1,839,082
N. 1,838,582
N. 1,838,082
N. 1,837,582
NEW JW MARRIOTT
HOTEL SITE OWNED BY LA
LIVE PROPERTIES, LLC.
1.
2.
11 TH ST
12 TH
PICO
CHICK HEARN WAY
L A LIVE WAY
GEORGIA
BLAINE
CITY CENTRE TRACT
ALBANY
GREENWELL TRACT
KINCAID'S TRACT
WRIGHT'S SUBDIVISION OF THE SISTERS OF CHARITY TRACT
OMB 5-39/40
PCL 2
PCL 1
BLK 2
L A LIVE BLVD
BOND ST
HARBOR FWY
EXISTING CONCOURSE BLDG
TR 38357
TR 52791
TR 53383-C-A
TR 28165
M B 1332-24/57
M B 814-66/69
M B 1009-89/90
M B 17-40
M B 12-70
M B 12-24
M B 13-11
M B 10-30
M B 21-20
M B 2-106/111
M B 1241-27/31
M B 1355-24/57
M B 1332-24/57
M B 814-66/69
M B 1009-89/90
M B 17-40
M B 12-70
M B 12-24
M B 13-11
M B 10-30
M B 21-20
M B 2-106/111
M B 1241-27/31
M B 1355-24/57
M B 1332-24/57
NOTE "1"
FOR HISTORICAL INFORMATION SEE CANCELLED CADASTRAL MAP INDEX BELOW
PLOT AS OF: 5/31/2017
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SCALE IN FEET
MANUALLY DRAWN
126 B 205
REVISED: JUNE 2007
DIMENSION SHOWN IN ( ) IS UNRECORDED
CITY OF LOS ANGELES
GARY LEE MOORE
CITY ENGINEER
BUREAU OF ENGINEERING
GIS MAPPING DIV.
EDMOND YEW
DIVISION ENGINEER
LUIS MONTEMAYOR
GIS CHIEF
DATE: JAN. 1989
GRAPHICS INPUT:
N. CHENEY
CHECKED BY:
C. BROWN
CENTRAL INDEX MAP 123 F 201
127-5A205