

- (i) Three southbound lanes and four northbound lanes with a striped median between Centinela Avenue and 74th Street;
 - (ii) Double southbound left-turn lanes at Centinela Avenue, at Road II, and at Road I; and a left-turn lane at 74th Street;
 - (iii) A right turn lane at 74th Street, at Road I, at Road II, and at Centinela Avenue. The right turn lane at 74th Street may be deleted if additional widening is provided in Road I to accommodate a free right turn movement from northbound Sepulveda Boulevard to Road I satisfactory to the City Engineer and Department of Transportation;
 - (iv) A northbound 5-foot bike lane;
 - (v) A minimum 7-foot full-width concrete sidewalk adjacent to the easterly curb between southerly of 74th Street and Centinela Avenue;
 - (vi) If required by the Southern California Rapid Transit District, a bus turnout with an enclosed lighted shelter back of the sidewalk.
11. Dedicate and improve (or suitably guarantee) the intersection of Centinela Avenue and Sepulveda Boulevard to provide (in addition to those improvements specified in Item 7, above) the following:
- a. a northbound right turn lane;
 - b. a third eastbound through lane and a second eastbound right-turn lane;
 - c. upgraded signalization.

If the City of Culver City has not accepted the dedications and has not reasonably approved the above-described improvements, Company shall offer to make the dedications and to suitably

guarantee same through a bond or other assurance satisfactory to the City Engineer. Company shall construct the improvements if and when Culver City accepts the offer of dedication and grants its reasonable approval for the improvements.

12. Provide evidence satisfactory to the Advisory Agency and the City Engineer that the dedication has been reasonably assured and improvement plans for the new San Diego freeway northbound off-ramp design have been submitted to Caltrans.
13. Complete the dedication and improvement (or suitably guarantee) of Road II, including the bridge crossing the southbound San Diego Freeway ramps.
14. Complete the dedication and improvement (or suitably guarantee) of Road I.
15. Provide evidence satisfactory to the Advisory Agency and the City Engineer that the dedication has been reasonably assured and improvement plan for the new San Diego Freeway northbound on-ramp design have been submitted to Caltrans.
16. Demonstrate to the satisfaction of the Advisory Agency and the Department of Transportation that an attempt has been made to negotiate a fair share participation in improvements of the following Culver City intersections:
 - a. Bristol Parkway/Centínela Avenue;
 - b. Centínela Avenue/Green Valley Circle;
 - c. Jefferson Boulevard/Sepulveda Boulevard;
 - d. Jefferson Boulevard/Slauson Avenue;
 - e. Sepulveda Boulevard/Slauson Avenue.
17. Submit evidence satisfactory to the Advisory Agency and Department of Transportation that Company has guaranteed participation on an equal basis with the subdivider of LAX-northside (Tentative Tract No. 34836) in the improvement of the Sepulveda Boulevard and Manchester Avenue intersection to include the following:

86-1507410

- a. remove median islands;
 - b. restripe all approaches for dual left-turn lanes with appropriate traffic signal improvements.
18. Execute and record against the property a covenant and agreement in form and substance satisfactory to the City Attorney pursuant to which Company shall agree that prior to obtaining a building permit for the first building in Phase IV (as set forth below), the Department of Transportation shall make a determination whether or not to require the construction of any or all of the traffic signals at the locations described below:
- a. Sepulveda Boulevard and Road II;
 - b. Road I and Road III;
 - c. Road II and Road III;
 - d. Road I, Road II and San Diego Freeway northbound ramps;
 - e. Road I and the San Diego Freeway southbound ramps.
 - f. Sepulveda Boulevard and Road I

Prior to the issuance of a building permit for Phase IV of the development, ensure, satisfactory to the Los Angeles Department of Transportation, the installation of the above traffic signals, required by LADOT. If, seven years after the issuance of the building permit for the first building in Phase IV of the development, these traffic signals have not been found to be warranted by LADOT, the funds will be released to Company.

19. Award and execute the contract for the construction of the northbound off ramps.
20. Complete construction and open for public use or open to the satisfaction of the Advisory Agency the northbound off ramp.
21. Award and execute the contract for the construction of the northbound on ramp.

22. Complete construction and open for public use or open to the satisfaction of the Advisory Agency the northbound on ramp.

B. The Transportation Improvements described above shall be phased as follows:

1. Items 1 through 7, inclusive, and item 18f shall be assured prior to the recordation of the first final map unit for Phase I.
2. Item 8 shall be assured as to each particular lot being developed prior to the recordation of the final map unit for each such lot.
3. Items 9 through 12, inclusive, shall be assured prior to the recordation of the first final map unit for Phase II.
4. Items 13 through 16, inclusive, shall be assured prior to the recordation of the first final map unit for Phase III.
5. Items 17 and 18 shall be assured prior to the recordation of the first final map unit for Phase IV.
6. Item 19 shall be complete prior to issuance of a certificate of occupancy for more than 450,000 square feet of Phase II.
7. Items 20 and 21 shall be complete prior to issuance of any building permits for Phase III.
8. Item 22 shall be complete prior to issuance of any building permits in excess of 500,000 square feet in Phase III.

C. The phasing plan for the Project is as follows:

Phase I: 400,000 square feet of building area, 600 hotel rooms, and landscaped buffers on Lots OS2 through OS6 as shown on Revised Tentative Tract No. 35269, stamp-dated July 26, 1985.

Phase II: Development up to a maximum of an additional 750,000 square feet of office/retail and commencement of construction of Parcel F as an open area and Parcel OS1 as a private

park (office/retail space may be exchanged for additional hotel rooms).

Phase III: Development up to a maximum of an additional 1,090,000 square feet of office/retail (office/retail space may be exchanged for additional hotel rooms). If not in Phase II, the completion of Parcel F as an open area court shall occur in this Phase.

Phase IV: Balance of the development of the Project (office/retail space may be exchanged for additional hotel rooms).

86-1507410

APPENDIX "D"

Parcel No.	Parcel No.	Bldg. No.	Bldg. Function	Finish Grade Elevation	Max. Ht. Above Fin. Grade	Maximum Stories	Max. Elev.	Airport Hazard Elev. Units
A1, A3, A4	A1, A3		Office & Parking	30-38± ft.	340 feet	26 stories	376 ft.	376 ft.
A2, A5-A7	AZ, PA		Office & Parking	36-42± ft.	340 feet	26 stories	376 ft.	376 ft.
B1-B4, B5-B7	PB, B		Parking Office or Hotel & Parking	60± ft. 50-55± ft.	65 feet 280 feet	6 levels 20 stories	125 ft. 326 ft.	326 ft. 326 ft.
C1-C3, C4-C6	PC, C		Parking Office & Parking	60± ft. 50-55± ft.	65 feet 175 feet	6 levels 12 stories	125 ft. 230± ft.	326 ft. 326 ft.
D1-D2, D3-D5	PC, D		Parking Office & Parking	60± ft. 50-55± ft.	65 feet 280 feet	6 levels 20 stories	125 ft. 326± ft.	326 ft. 326 ft.
E1-E3	E		Hotel & Parking	55-60± ft.	220 feet	20 stories	280± ft.	326 ft.
F1-F3	F		Cent. Square & Parking	55± ft.	45 feet	3 stories	100± ft.	326 ft.
G1-G3	G		Office or Hotel & Parking	55-65± ft.	145 feet	10 stories	200± ft.	326 ft.
H1-H3, H4-H5	PH, H		Parking Office & Parking	60± ft. 50-60± ft.	65 feet 175 feet	6 levels 12 stories	125 ft. 235± ft.	326 ft. 326 ft.
J1-J3, J4-J6	PJK, J		Parking Office & Parking	60-65± ft. 45-55± ft.	65 feet 90 feet	6 levels 6 stories	125 ft. 140± ft.	326 ft. 326 ft.
K1-K3	K		Office or Hotel & Parking	50-60± ft.	75 feet	6 stories	140± ft.	326 ft.
H1-H2	H		Parking Office or Hotel & Parking	60-65± ft.	110 feet	8 stories	170± ft.	326 ft.
P1-P2	PEH		Hotel & Parking & Fitness	60-65± ft.	50 feet	5 levels/ stories	115 ft.	326 ft.
P3-P6, S1	PO, PG, None		Parking Service Tunnel	60± ft. 55-60± ft.	75 feet No bldg.	7 levels No bldg.	135 ft. No bldg.	326 ft. 326 ft.

Notes: 1 - Above sea level.
 2 - Above Grade.
 3 - Includes area within Road 14 traffic circle.
 4 - Building function includes project monument in traffic circle.

Source: PLANNING CONSULTANTS RESEARCH, PSONAS & ASSOCIATES

REVISION TENTATIVE TRACT NO. 28898
 IN THE CITY OF LOS ANGELES
 FOR COMBINATION PURPOSES

ACRES: 0.110 (TOTAL)
 TRACT: 0.110 / 0.110
 AREA: 1.55 ACRES
 PRICE: \$7,500,000 (OFF)
 PRICE: \$68,181 (PER)

NOTES:
 1. THIS TRACT IS TO BE DEVELOPED AS A
 COMMERCIAL OFFICE BUILDING AND
 PARKING GARAGE.
 2. THE TRACT IS TO BE DEVELOPED
 IN ACCORDANCE WITH THE CITY OF
 LOS ANGELES ORDINANCES AND
 REGULATIONS.
 3. THE TRACT IS TO BE DEVELOPED
 IN ACCORDANCE WITH THE CITY OF
 LOS ANGELES ORDINANCES AND
 REGULATIONS.

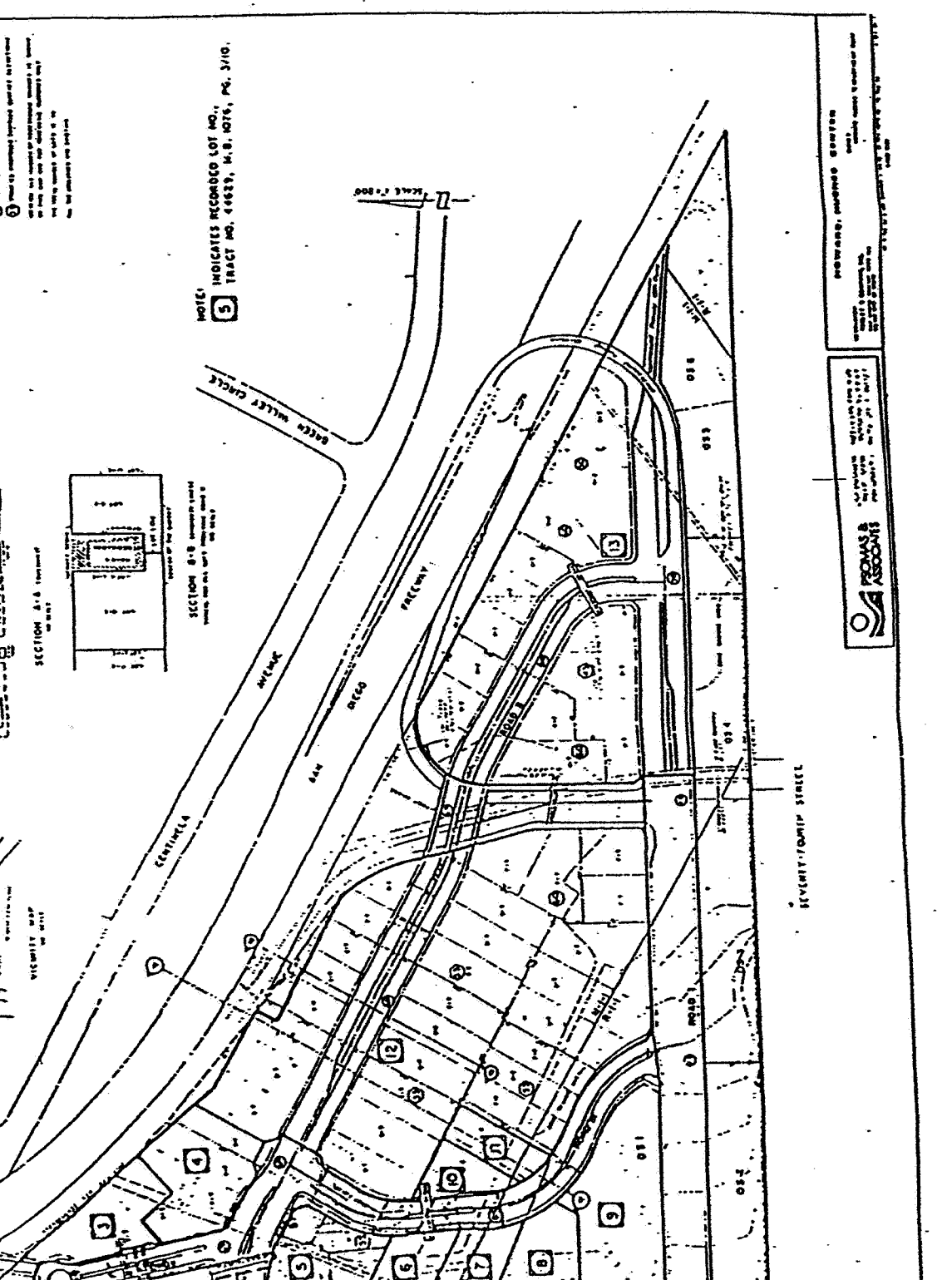
NOTE:
 5 INDICATES RECORDED LOT NO.
 TRACT NO. 48823, M.B. 4074, PG. 3/10.

SECTION 8-B
 INDICATES THE
 LOCATION OF THE
 TRACT.

SECTION 8-A
 INDICATES THE
 LOCATION OF THE
 TRACT.

SECTION 8-C
 INDICATES THE
 LOCATION OF THE
 TRACT.

SECTION 8-D
 INDICATES THE
 LOCATION OF THE
 TRACT.



SEVENTY-FOURTH STREET
 SEVENTY-FIFTH STREET
 SEVENTY-SIXTH STREET
 SEVENTY-SEVENTH STREET
 SEVENTY-EIGHTH STREET
 SEVENTY-NINTH STREET
 EIGHTIETH STREET
 EIGHTY-FIRST STREET
 EIGHTY-SECOND STREET
 EIGHTY-THIRD STREET
 EIGHTY-FOURTH STREET
 EIGHTY-FIFTH STREET
 EIGHTY-SIXTH STREET
 EIGHTY-SEVENTH STREET
 EIGHTY-EIGHTH STREET
 EIGHTY-NINTH STREET
 NINETYTH STREET
 NINETY-FIRST STREET
 NINETY-SECOND STREET
 NINETY-THIRD STREET
 NINETY-FOURTH STREET
 NINETY-FIFTH STREET
 NINETY-SIXTH STREET
 NINETY-SEVENTH STREET
 NINETY-EIGHTH STREET
 NINETY-NINTH STREET
 ONE HUNDRETH STREET

PREPARED, CHECKED, DRAWN
 DATE: 11/15/00
 SCALE: AS SHOWN

PROXIMA ASSOCIATES
 1000 WEST 10TH STREET
 LOS ANGELES, CA 90015
 TEL: (213) 475-1111
 FAX: (213) 475-1112

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APPENDIX "E"

<u>Use</u>	<u>Parking Requirement</u>
1. Office	3 spaces per 1,000 sq. ft. of Floor Area. $\sqrt{}$
2. Retail	2 spaces per 1,000 sq. ft. of Floor Area.
3. Hotel	1 space for each hotel room or suite of rooms for the first 30; 1 additional space for each two rooms or suite of rooms in excess of 30 but not exceeding 60; and 1 additional space for each three guest rooms or suite of rooms, in excess of 60.
a. Ancillary retail (including restaurants)	2 spaces per 1,000 sq. ft. of Floor Area
b. Meeting rooms(with no fixed seats)	1 space for each 35 sq. ft. of Floor Area (exclusive of any stage).
4. Fitness Center	1 space per 500 sq. ft. of Floor Area.

1. Floor Area as calculated in accordance with Section 12.21.1A5 and Section 12.21.1B4 of the Municipal Code in effect as of June 18, 1986, which Sections exclude from floor area any space devoted to stairways, elevator shafts, light courts, rooms housing mechanical equipment or machinery incidental to the operation of buildings, basement storage, parking with necessary interior driveways and ramps thereto, and the landing and storage of helicopters. Parking requirements for office uses may be reduced to 2.75 spaces per 1,000 sq. ft. under certain circumstances set forth in Condition No. 15i of Tentative Tract Map No. 35269.

APPENDIX B:
Proposed Haul Route Application

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PROPOSED HAUL ROUTE

The following information shall be submitted as a part of all applications for tentative tracts and private streets when a haul route is proposed over public dedicated streets, and involves the import or export of earth material of 1,000 cubic yards or more.

Attach to this form a copy of the page from the Thomas Guide outlining the subject property, the proposed borrow or disposal site, and haul route.

Tentative Tract No. VTT-70318 Private Street No. _____

Job Address 6040 / 6055 CENTER DRIVE District Map 102 B 169

Existing Legal Description: Lot 18 & POR 10,11,12 Block _____ Tract 51419

NOTE: If the existing legal description is by metes and bounds, or as a portion of a lot, just note "POR". Example: Lot POR.24 (portion of lot 24)

Cubic Yardage (Specify Import or Export) EXPORT 93,000 CY

OWNER: BRE/TZ HHL, LLC Phone No. (425) 462-6795

Mailing Address: 800 BELLEVUE WAY NE #400 BELLEVUE, WA 98004
Street City Zip

SUBDIVIDER (if different from owner): SAME AS OWNER Phone No. _____

Mailing Address: _____
Street City Zip

HAULING CONTRACTOR: _____ Phone No. _____

Mailing Address: _____
Street City Zip

The proposed haul route is as described below:

FROM - (Address) 6040 & 6055 CENTER DRIVE LA, CA 90045

TO - (Address) 2800 WORKMAN MILL ROAD, WHITTIER CA 90601

LOADED TRUCKS - SEE ATTACHED

EMPTY TRUCKS - SEE ATTACHED

MAXIMUM GROSS WEIGHT _____

NUMBER AND TYPE(S) OF VEHICLES TO BE USED FOR HAULING (Dump Truck, Semi-Trailer, Truck and Trailer, etc. Also state the number of wheels per type of vehicle to be used):

10 - 18 WHEELER TRUCKS - 14 CUBIC YARDS PER TRIP

6 TRIPS - 840 CUBIC YARDS PER DAY

HOURS: 9:00 A.M. to 4:00 P.M. DAYS: MONDAY THROUGH SATURDAY
No hauling between 6 p.m and 7 a.m. NO HAULING ON SUNDAYS

TOTAL TRIPS PER DAY APPROX 6 TRIPS PER TRUCK

DURATION OF PROJECT 110 DAYS

Signature of Owner or Representative

Date

APPENDIX C: Department of City Planning
Letter of Clarification Re: Howard Hughes Center Tract No. 35269, November 4, 1999

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
221 N FIGUEROA STREET
LOS ANGELES, CA 90012-2601

CITY PLANNING
COMMISSION

PETER M. WEIL
PRESIDENT
JORGE JACKSON
VICE-PRESIDENT
MARNA SCHNABEL
ROBERT L. SCOTT
NICHOLAS H. STONNINGTON

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 580-5234



RICHARD J. RIORDAN
MAYOR

EXECUTIVE OFFICES
16TH FLOOR

CON HOWE
DIRECTOR
(213) 580-1160

FRANKLIN F. EBERHARD
DEPUTY DIRECTOR
(213) 580-1163

GOROON B. HAMILTON
DEPUTY DIRECTOR
(213) 580-1165

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 580-1167

FAX: (213) 580-1176

INFORMATION
(213) 580-1172

Date: NOV 04 1999

Arden Realty Limited Partnership
6701 Center Drive West, Suite 1400
Los Angeles, CA 90045
Attn: Mike Russell

Latham & Watkins
633 W. 5th Street
Los Angeles, CA 90071
Attn: Dale Neal

Re: Tract No. 35269
Council District No. 6

LETTER OF CLARIFICATION

On January 24, 1986, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the City Council conditionally approved Tentative Tract No. 35269 as a commercial subdivision of 63 lots, commonly known as Howard Hughes Center ("HHC") and located at 6900 Sepulveda Boulevard.

The recent realignment of Center Drive, as reflected on Tract No. 51419 (a final map unit of Tract No. 35269), resulted in a reconfiguration of parcels with areas (previously street) with no height designation. That has created a need for a new height limit exhibit under Condition No. 19 that clearly shows how the height limits approved under Tract No. 35269 are intended to apply to the existing recorded parcels.

Additionally, Arden Realty Limited Partnership, the current owners of the undeveloped portion of HHC, proposes to increase the size of the "open court" or "open area court" (the terminology used in Condition of Approval No. 15d of Tract No. 35269) or "Cent. Square" (the terminology used in Exhibit D to the Conditions of Approval of Tract No. 35269) previously proposed by Howard Hughes Properties, Limited Partnership on Parcel F of Tract No. 35269 and to spread the open space represented thereby throughout the center of HHC (i.e., on portions of Parcels B,C,D,E,F and G of Tract No. 35269) rather than concentrating it in one location (i.e., Parcel F). In Tract No. 35269, Parcel F is 66,211 square feet. There will be at least that much open space area on portions of Parcels B,C,D,F and G of Tract No. 35269, with the final configuration thereof being determined as buildings are constructed.

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER
201 NORTH FIGUEROA STREET, ROOM 300 - (213) 977-6083
VAN NUYS - 6251 VAN NUYS BLVD., 1st FLOOR, VAN NUYS 91401 - (818) 756-8596

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste.

Therefore, consistent with the City Council's intent in approving the tract and subsequent modification on October 16, 1998, the following conditions of Tract No. 35269 should be clarified and corrected to read as follows:

Condition 15a

Total construction may not exceed 1,950,000 square feet of office and retail (including a maximum 100,000 square feet of retail and a maximum 100,000 square-foot fitness center), a 250,000 square feet entertainment center with supporting retail plus a minimum of 600 hotel rooms. Retail space ancillary to any hotel use, typically located in a luxury, deluxe or first-class hotel and clearly intended for the convenience of hotel patrons, shall be excluded from the 100,000 square foot limit on retail. This total shall include the 400,000 square feet of commercial office which has already been approved by the City under P.M. LA No. 4070.

Condition 15d

Construction shall proceed according to the following phasing plan:

- Phase I: 400,000 square feet of building area (for which the applicant has already received approval), and landscaped buffers on Lots OS2 through OS6 as shown on Revised Tentative Tract No. 35269, stamp-dated July 26, 1985.
- Phase II: Development shall be permitted up to a maximum of an additional 675,000¹ square feet of office/retail, a 250,000 square feet entertainment center, 600 hotel rooms, and commencement of construction of Parcel OS1 as a private park.
- Phase III: Development shall be permitted up to a maximum of an additional 415,000¹ square feet of office/retail. If not in this Phase, construction of portions of Parcels B, C, D E, F and G as an open area court of at least 66,211 combined total square feet shall occur in Phase IV.

No building permits shall be issued for Phase III unless and until:

- (1) The subdivider's Transportation Coordinator has consulted with LADOT to review the TDM Program with special consideration given

¹ In Phases II, III, and IV, office/retail space may be exchanged for additional hotel rooms in accordance with Condition No. 15b.

to (2) below;

and

- (2) The subdivider has, at his own expense, taken counts of inbound and outbound p.m. peak-hour traffic (derived from Phases I and II based upon actual or assumed occupancy of at least 66%) at intervals and locations determined to be reasonable by the Department of Transportation and has demonstrated to the satisfaction of DOT the following:

- (a) Trip generation has not exceeded the overall project maximum of 4,785 inbound (IB) and outbound (OB) p.m. peak hour trips;

and

- (b) Trip reduction of 10% IB and OB p.m. peak hour trips has been successfully achieved when compared to the number of trips that would have been generated in Phases I and II with no trip reduction;

or

- (c) In the event that a 10% reduction in (b) above has not been achieved, DOT shall determine that all reasonable attempts were made to achieve such reduction; and 115,000 square feet of commercial office space shall be excluded from Phase III and placed in Phase IV.

Phase IV: No building permits shall be issued for Phase IV unless and until:

The subdivider has, at his own expense, taken counts of IB and OB p.m. peak-hour traffic (derived from a cumulative total of 1.148 million square feet occupied or assumed to be occupied in Phases I-III) at intervals and locations determined to be reasonable by the Department of Transportation and has demonstrated to the satisfaction of DOT the following:

- (a) If a TDM success rate of 17% or better for combined Phase I, II and III IB and OB p.m. peak hour trips has been successfully achieved when compared to the number of trips that would have been generated by Phases I, II and III with no trip reduction; then development shall be permitted up to a maximum of an additional 460,000 square feet.

or

- (b) In the event 115,000 square feet has been withheld from Phase III construction under Condition No. 15d Phase III (2), then development up to a total of an additional 575,000 square feet shall be permitted under the terms of (a) above;

and

- (c) In the event the TDM success rate is less than 17% in (a) above, then the subdivider may construct an increment of 460,000 square feet or 575,000 square feet as noted in (a) and (b) above, which, in the judgment of LADOT and the Advisory Agency, would not result in an IB and OB p.m. peak hour trip generation in excess of 4,785 trips for the entire project.

Change Condition No. 19 to read:

That the heights of buildings shall not exceed those shown on the chart attached hereto as Exhibit D, as clarified by the Composite Height Diagram for Howard Hughes Center dated November 2, 1999 attached hereto. In the event of any conflict between the chart and the diagram, the diagram shall determine the specific height permitted.

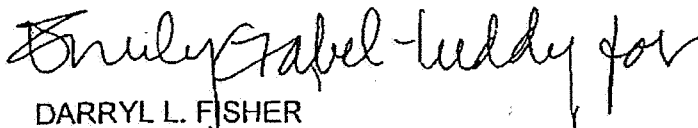
With respect to the "Bldg. Function" category on Exhibit "D", the intent of such category was to be illustrative and descriptive and not to have any regulatory effect under Tract No. 35269.

Relative to Condition No. 21, it should be noted that since the revision to the current design plans may affect the intent of the requirement to provide an on-site transit center, the developer shall meet and confer with the City of Los Angeles Department of Transportation regarding necessary details to implement Condition No. 21.

All other conditions remain unchanged.

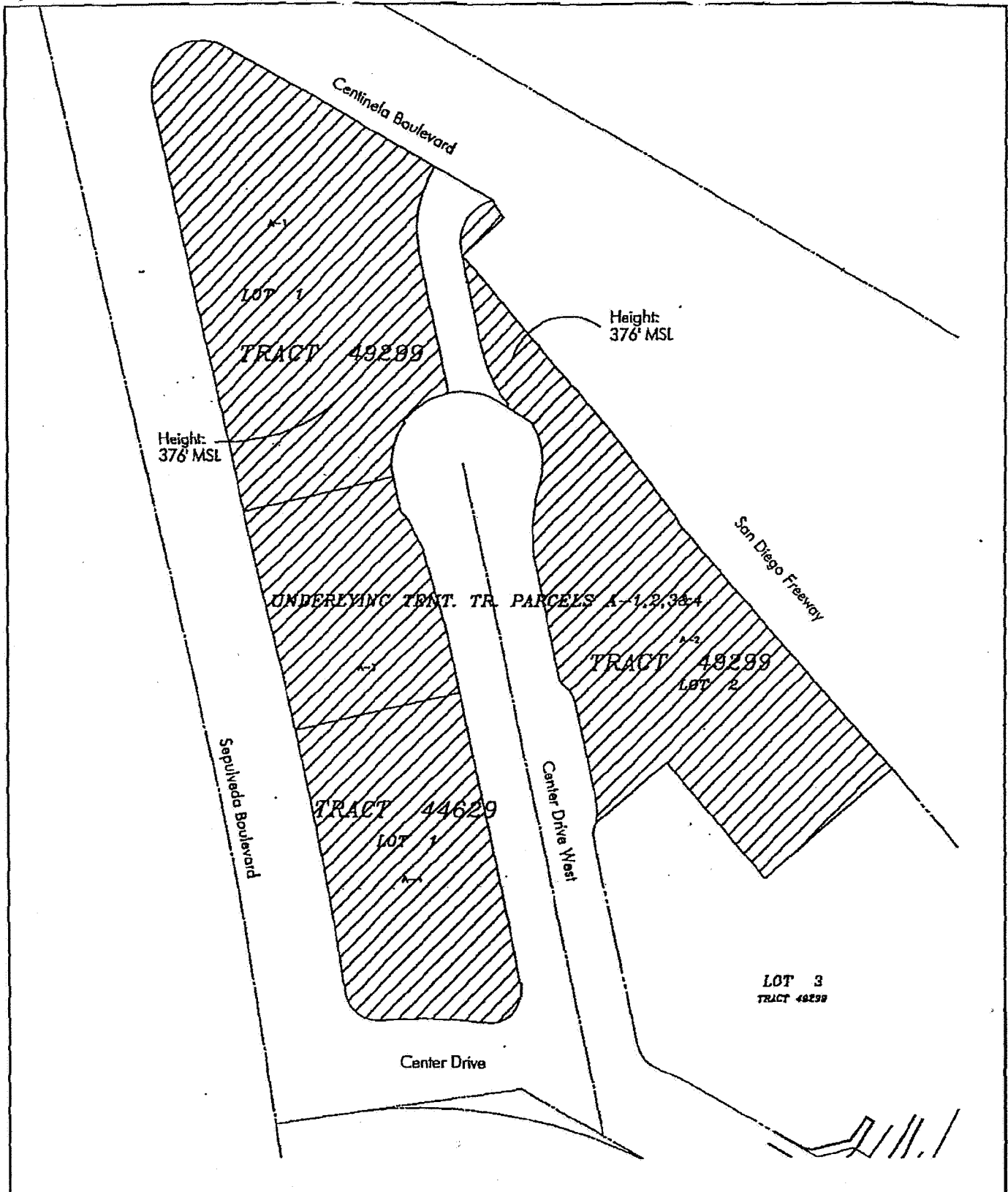
Sincerely,

Con Howe
Advisory Agency

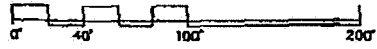


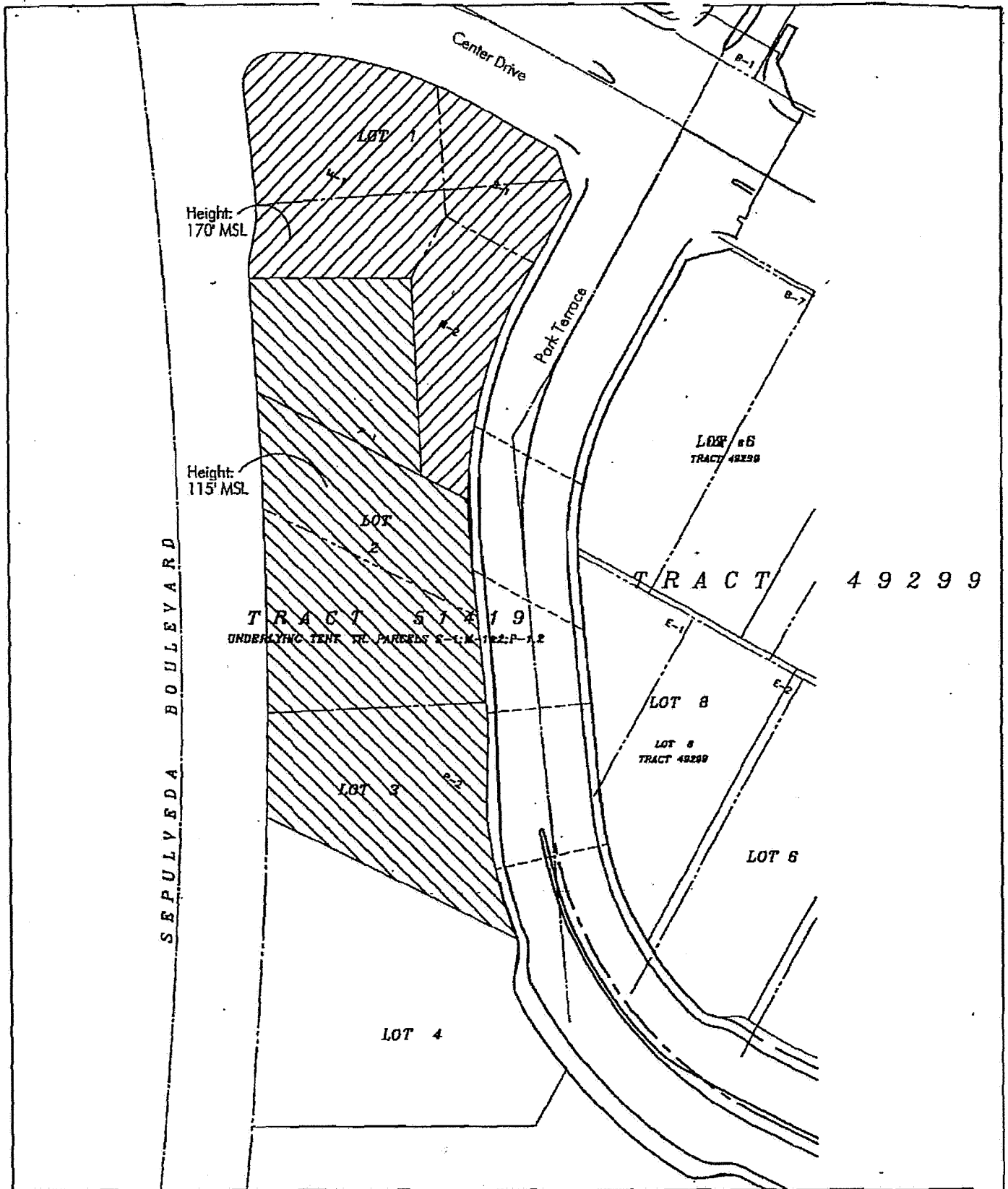
DARRYL L. FISHER
Deputy Advisory Agency

DLF:DK:oss

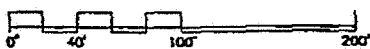


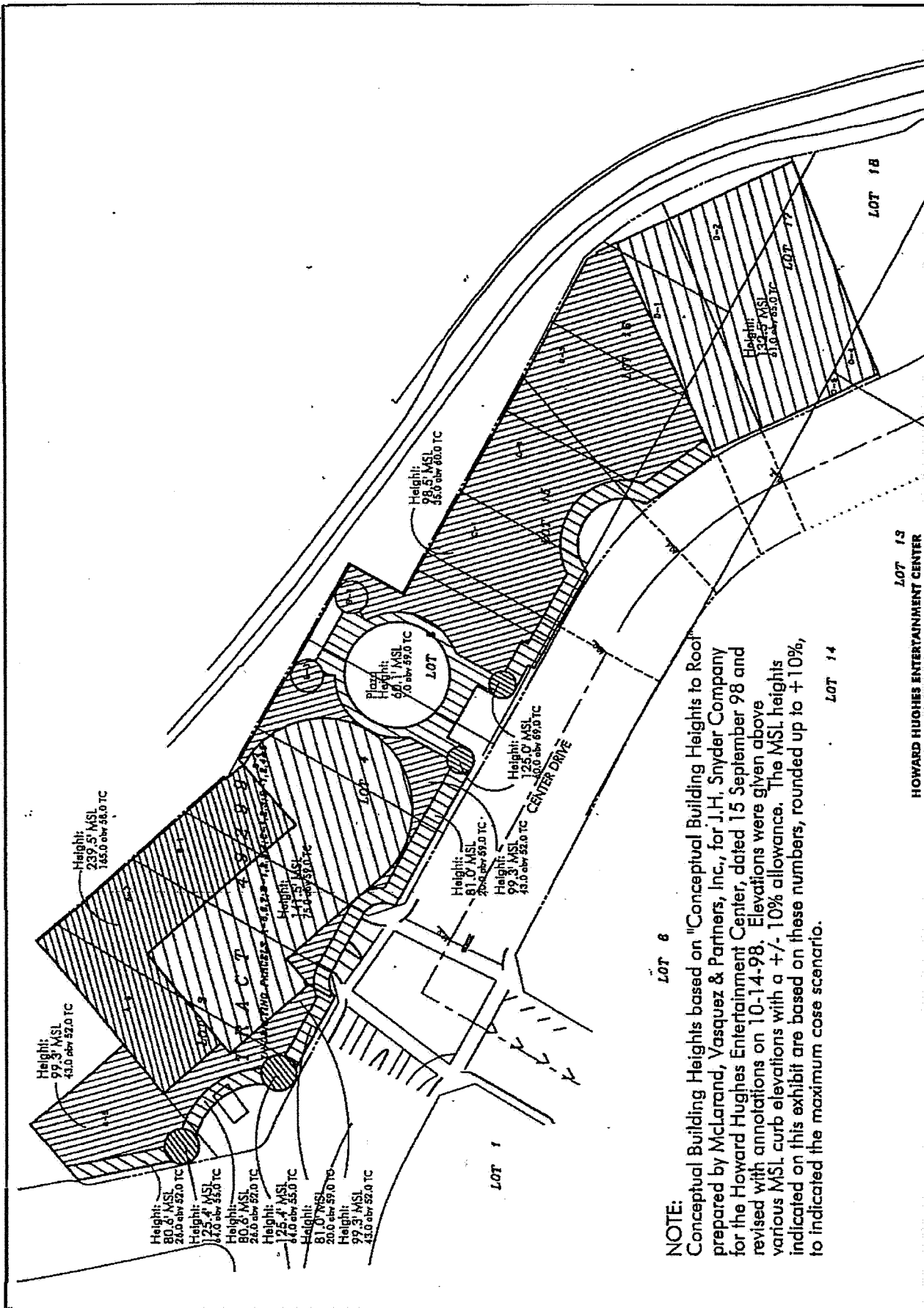
HOWARD HUGHES CENTER
TRACT #49299 LOTS 1&2
TRACT #44629 LOT 1





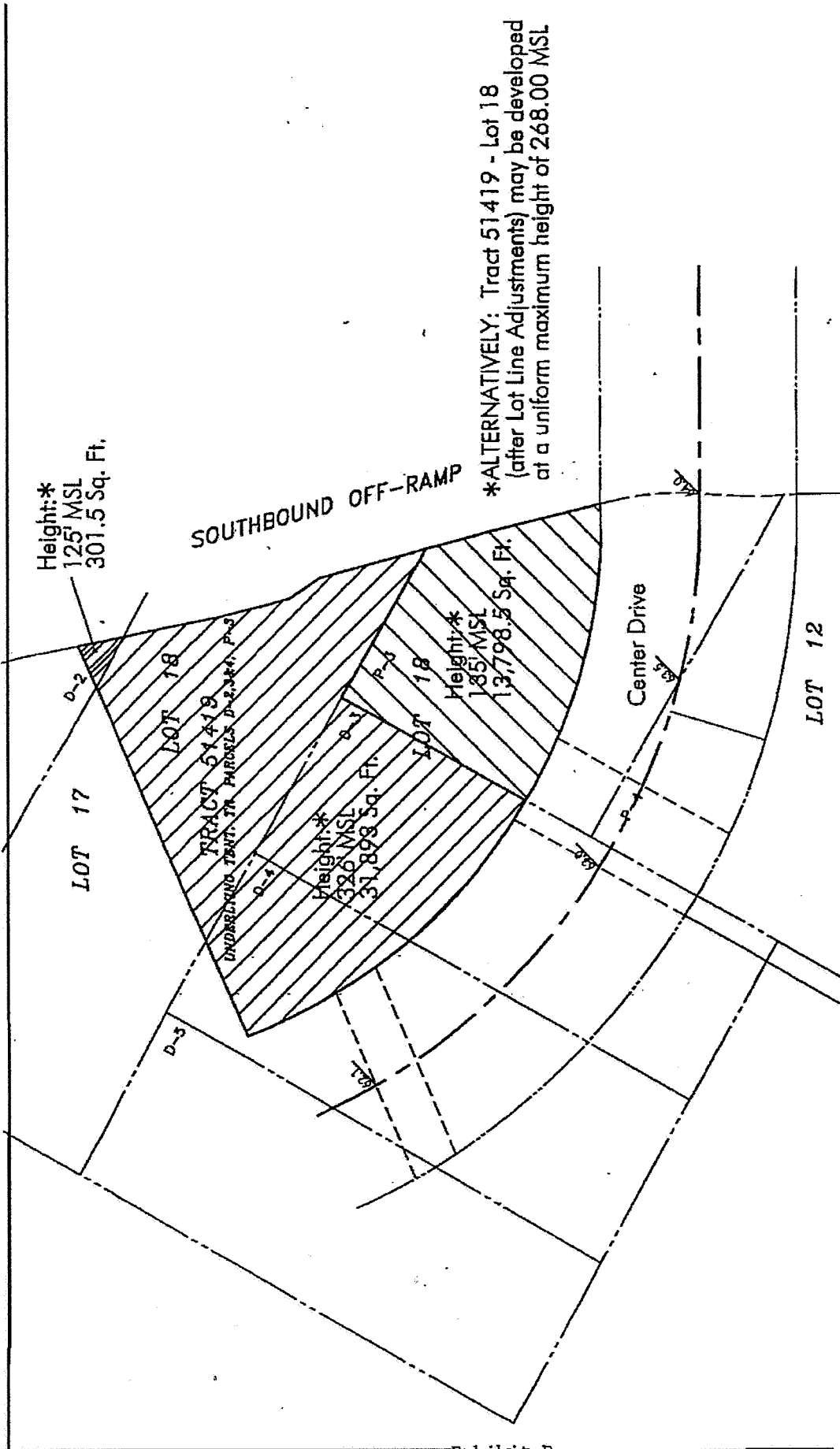
HOWARD HUGHES CENTER
TRACT #51419 (LOTS 1-3)



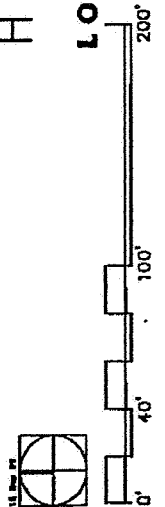


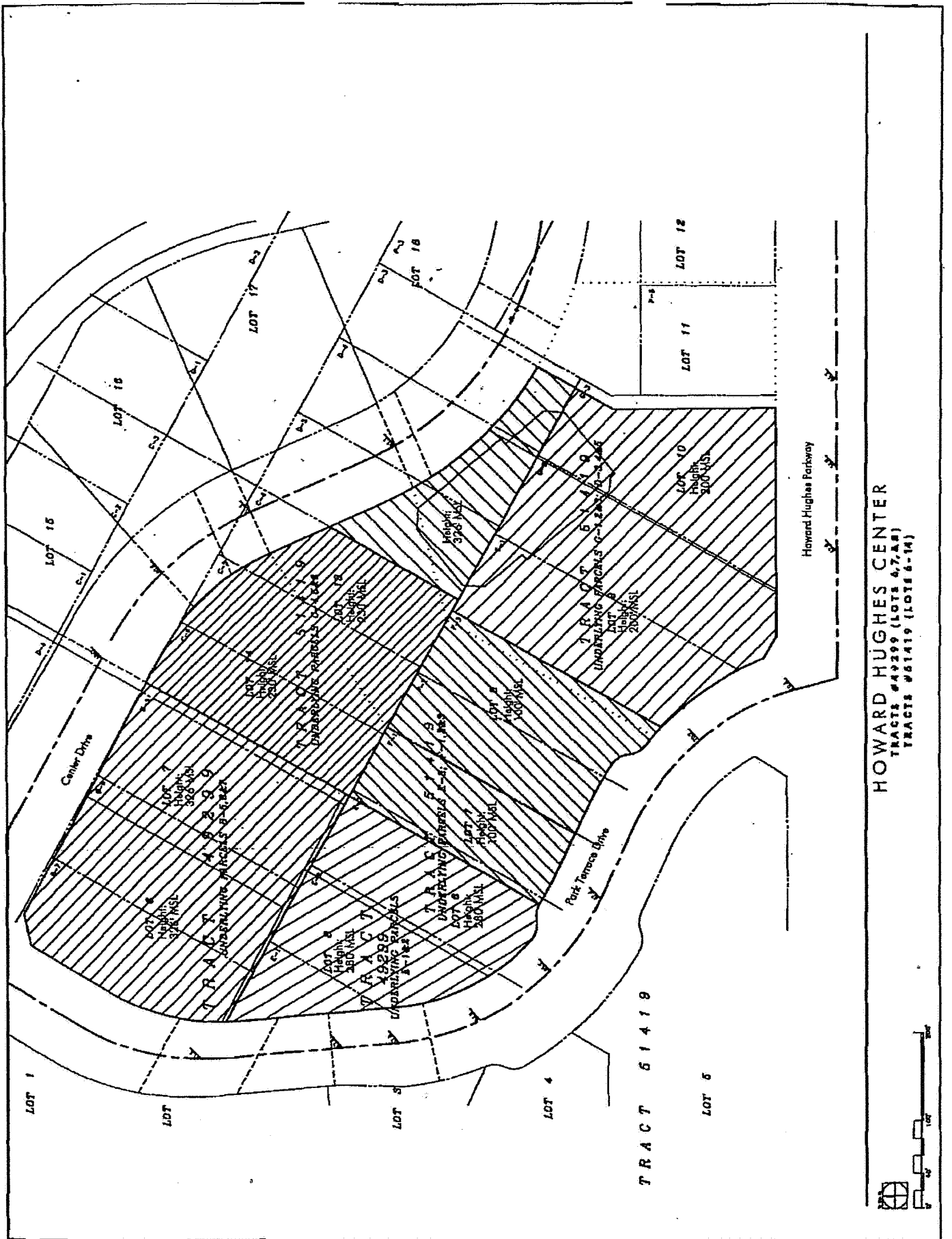
NOTE:
 Conceptual Building Heights based on "Conceptual Building Heights to Roof" prepared by McLaren, Vasquez & Partners, Inc., for J.H. Snyder Company for the Howard Hughes Entertainment Center, dated 15 September 98 and revised with annotations on 10-14-98. Elevations were given above various MSL curb elevations with a +/- 10% allowance. The MSL heights indicated on this exhibit are based on these numbers, rounded up to +10%, to indicated the maximum case scenario.

LOT 13
 HOWARD HUGHES ENTERTAINMENT CENTER
 TRACT #49299 (LOTS 3,5,16,16)
 TRACT #51419 (LOT 17 PARTIAL)

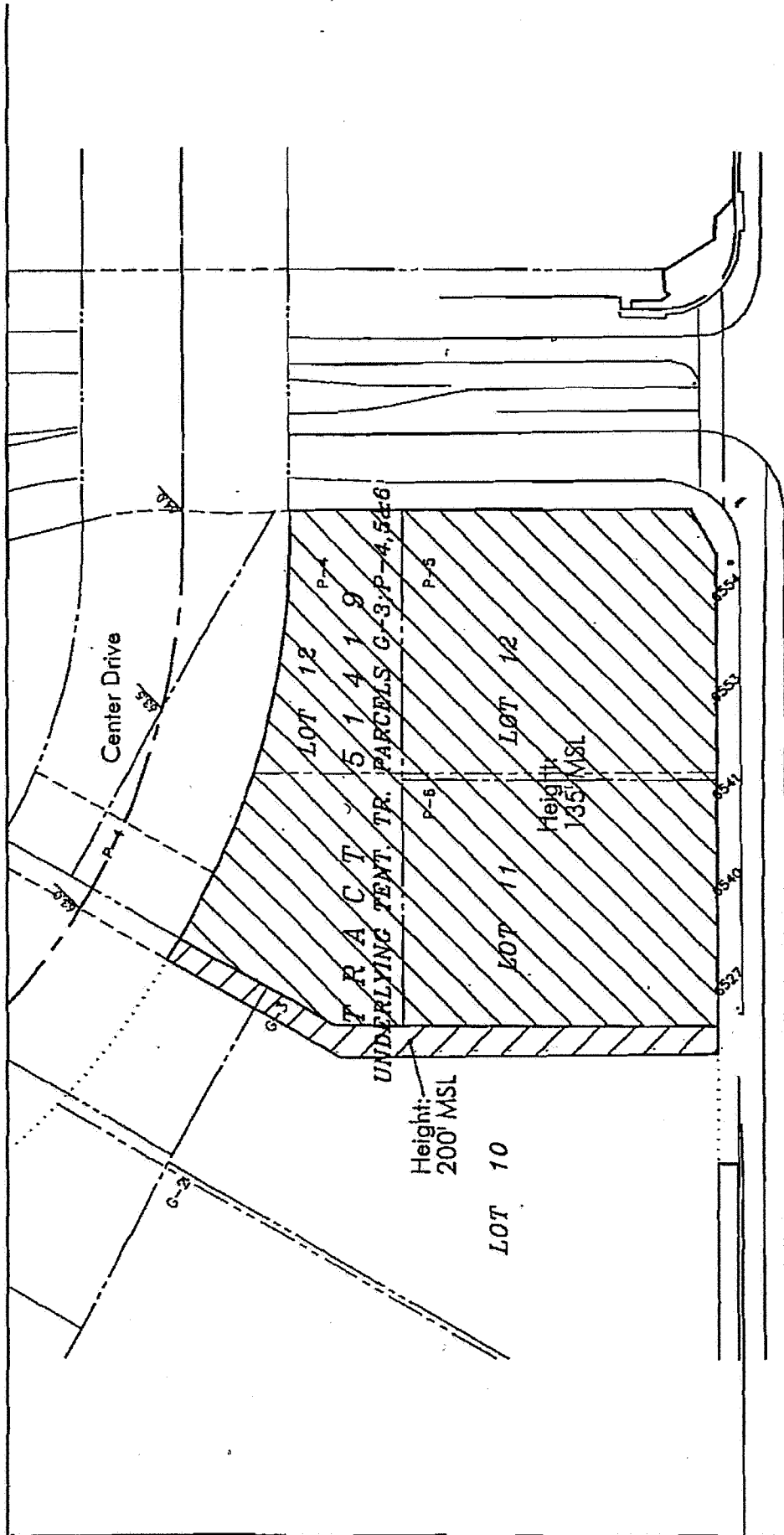


HOWARD HUGHES CENTER
TRACT #51419
LOT 18 (AFTER LOT LINE ADJUSTMENTS)

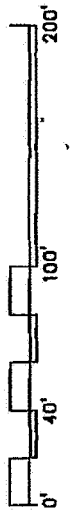


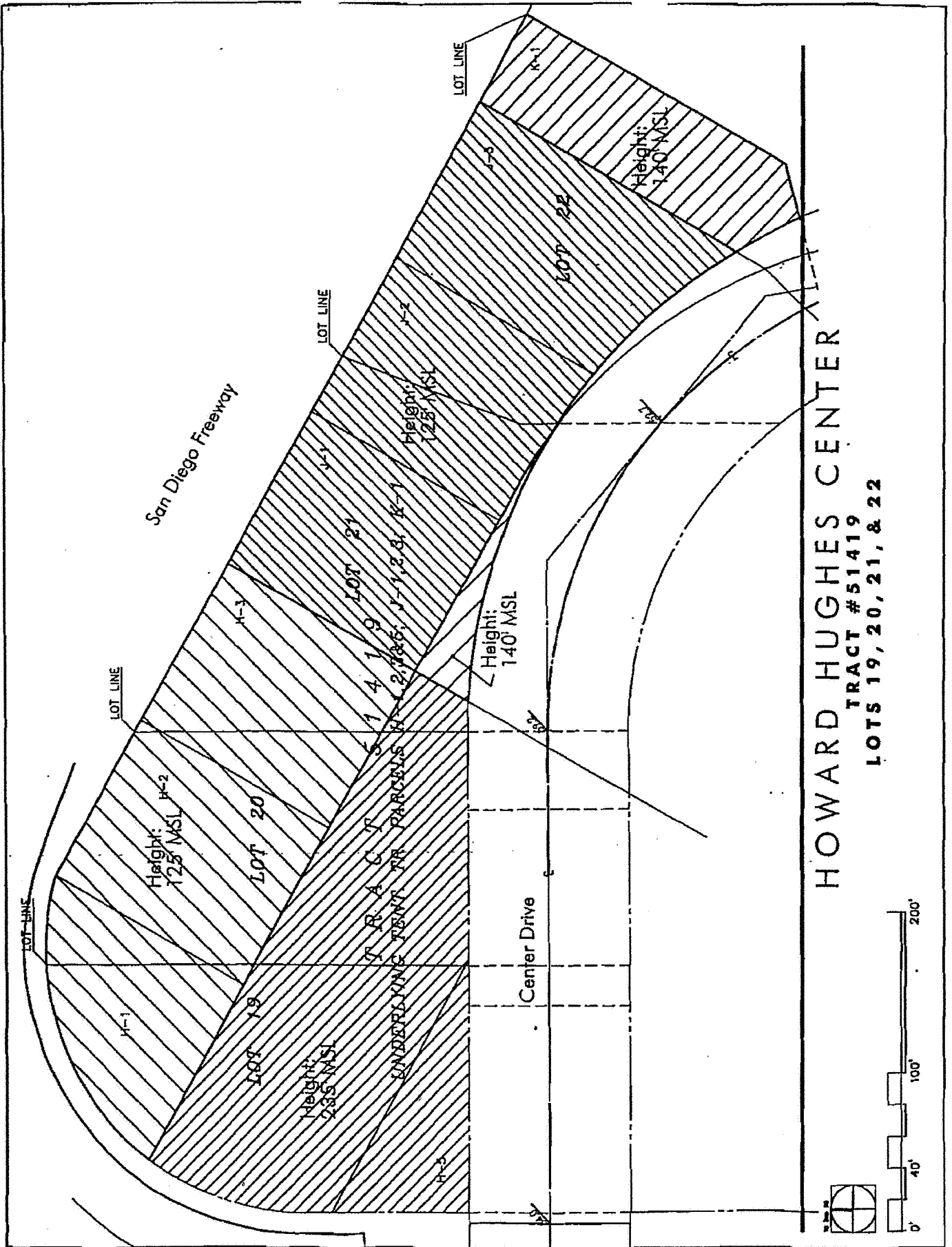


HOWARD HUGHES CENTER
 TRACTS #61419 (LOTS 6-14)
 TRACTS #61420 (LOTS 4,7,8,9)

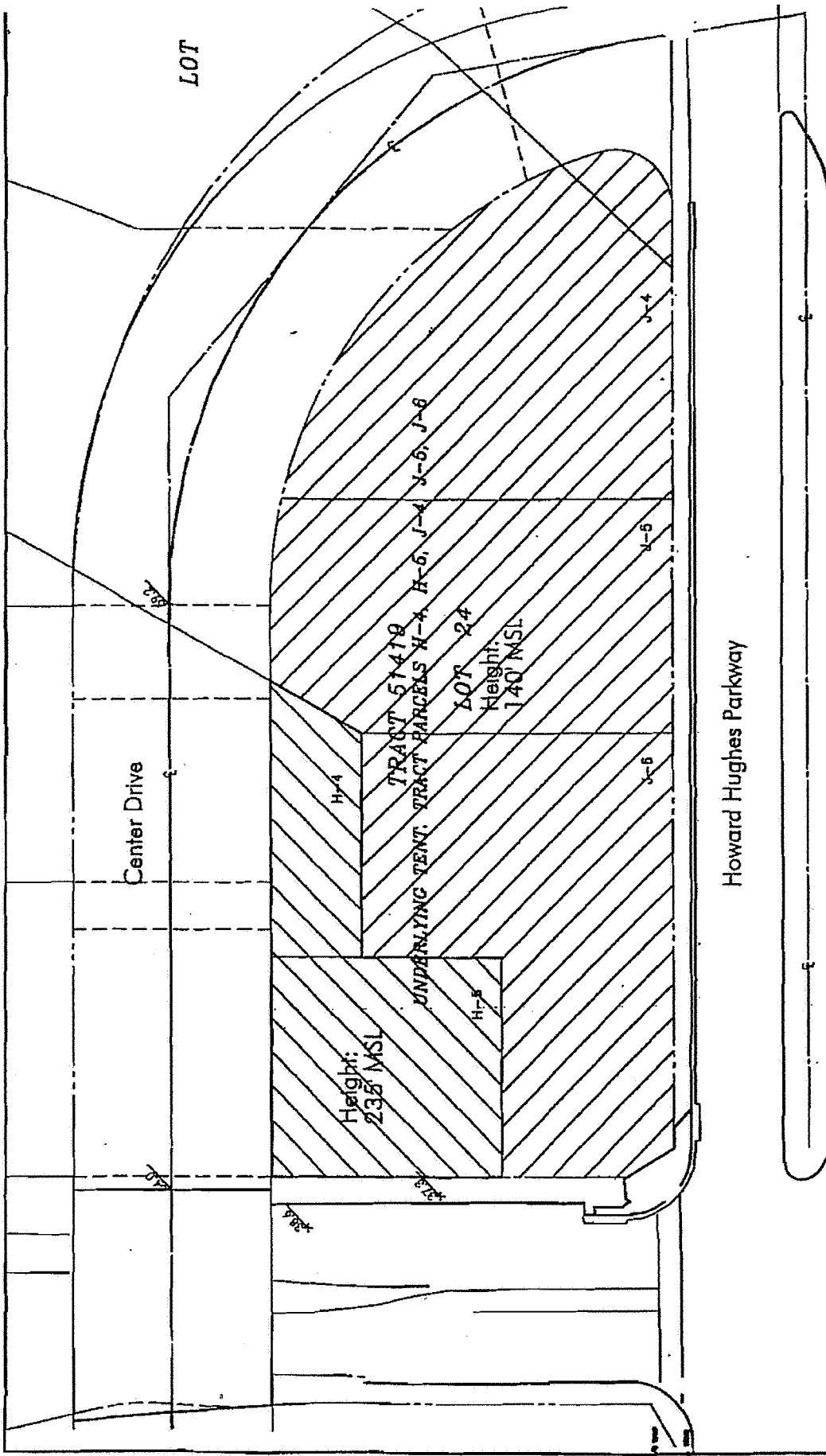


HOWARD HUGHES CENTER
TRACT #51419
LOTS 11 & 12





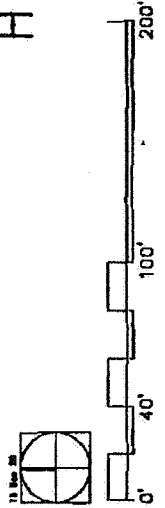
HOWARD HUGHES CENTER
TRACT #51419
LOTS 19, 20, 21, & 22

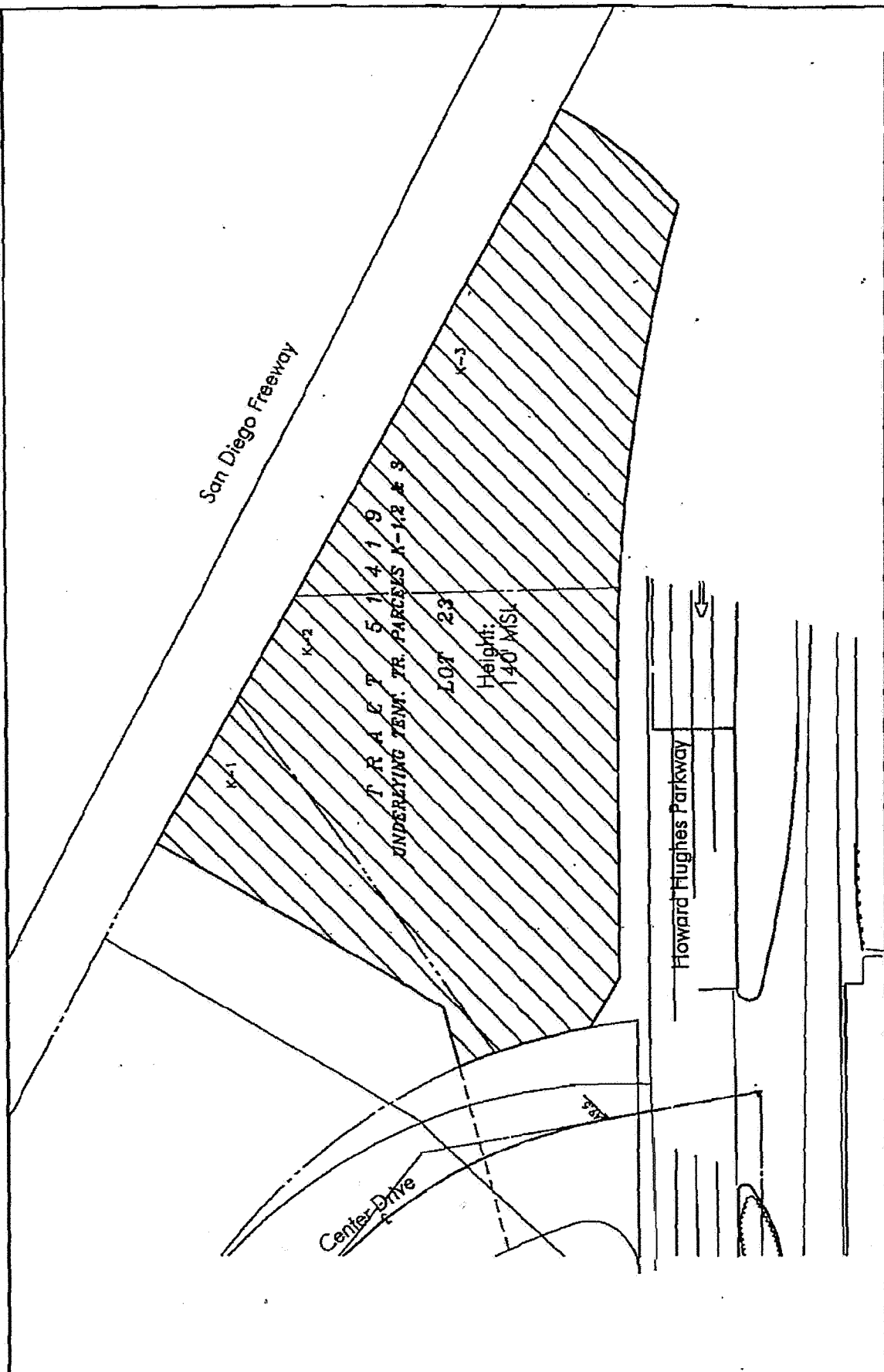


Howard Hughes Parkway

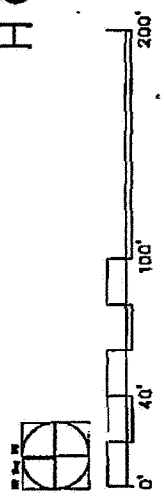
HOWARD HUGHES CENTER

TRACT # 51419
LOT 24





HOWARD HUGHES CENTER
 TRACT #51419
 LOT 23



Condition No. 19

g. Demonstrate on the solar analysis both the winter solstice (9 a.m., 3 p.m.) and summer solstice (8 a.m., 4 p.m.) shading of trees being planted with reference to their type and anticipated size at maturity. The summer analysis shall only be applicable where shading affects adjacent properties and recreational areas. Indicate existing adjacent buildings and recreation facilities showing effects of proposed landscape shading. Indicate prevailing breezes when high-rise structures are involved (six stories or more).

h. The names, addresses, phone number of the landscape architect and applicant shall be shown on the plans. Plans shall be signed by the landscape architect with license number. The landscape architect will certify on the landscape plan that she/he has reviewed the approved "Solar Access Report" before preparing the landscape plan.

i. A maintenance and irrigation plan, with special consideration for the barrier wall along the southerly property line.

That the subdivider execute a covenant and agreement that each property owner will become a member of a property owner's association formed for the purpose of maintaining the TDM program and all landscaped areas and all other common areas particularly the open space areas as shown on Revised Tentative Tract No. 35269 stamp dated July 25, 1985. In the event that Caltrans permits construction of a water feature at the point of ingress and egress of the southbound freeway ramps, it shall be the responsibility of the association to maintain the related elements as well as other water-related elements within the project site.

That the heights of buildings shall not exceed those shown in the chart attached hereto as Exhibit D.

Prior to recordation of the first final map for the project, the subdivider shall execute and record against the property a covenant and agreement, in form and substance satisfactory to the City Attorney, pursuant to which the subdivider shall agree that the owner(s) or successor(s) in interest of the property involved in this tract will participate in any benefit assessment district or any trust fund based upon a formula or criteria which is applicable to all new development within the Coastal Transportation Corridor Specific Plan Area if and to the extent such benefit assessment district or ordinance establishing such trust fund is otherwise applicable on its effective date to buildings in the project and if and to the extent the project or portions thereof are not otherwise excluded or exempt from the application of such benefit assessment district or ordinance.

EXHIBIT D to
TMM 35269

HOWARD HUGHES CENTER
PROPOSED MAXIMUM HEIGHT OF BUILDINGS

Parcel No.(s)	Bldg. No.(s)	Bldg. Function	Finish Grade Elevation ¹	Max. Ht. Above Fin. Grade	Maximum Stories ²	Max. Elev. ¹	Airport Hazard Elev. Limit ¹
A1, A3, A4	A1, A3	Office & Parking ³	30-38± ft.	340 feet	26 stories	376 ft.	376 ft.
A2, A5-A7	A2, PA	Office & Parking	36-42± ft.	340 feet	26 stories	376 ft.	376 ft.
B1-B4	PB	Parking	60± ft.	65 feet	6 levels	125 ft.	326 ft.
B5-B7	B	Office or Hotel & Parking	50-55± ft.	175 feet	20 stories	326 ft.	326 ft.
C1-C3	PC	Parking	60± ft.	65 feet	6 levels	125 ft.	326 ft.
C4-C6	C	Office & Parking	50-55± ft.	175 feet	12 stories	230± ft.	326 ft.
D1-D2	PC	Parking	60± ft.	65 feet	6 levels	125 ft.	326 ft.
D3-D5	D	Office & Parking	50-55± ft.	280 feet	20 stories	326± ft.	326 ft.
E1-E3	E	Hotel & Parking	55-60± ft.	220 feet	20 stories	280± ft.	326 ft.
F1-F3	F	Cent. Square & Parking	55± ft.	45 feet	3 stories	100± ft.	326 ft.
G1-G3	G	Office or Hotel & Parking	55-65± ft.	145 feet	10 stories	200± ft.	326 ft.
H1-H3	PH	Parking	60 ± ft.	65 feet	6 levels	125 ft.	326 ft.
H4-H5	H	Office & Parking	50-60± ft.	175 feet	12 stories	235± ft.	325 ft.
J1-J3	PJK	Parking	60-65± ft.	65 feet	6 levels	125 ft.	326 ft.
J4-J6	J	Office & Parking	45-55± ft.	90 feet	6 stories	140± ft.	326 ft.
K1-K3	K	Office or Hotel & Parking	50-60± ft.	75 feet	6 stories	140± ft.	326 ft.
M1-M2	M	Office or Hotel & Parking	60-65± ft.	110 feet	8 stories	170± ft.	326 ft.
P1-P2	PEM	Parking & Fitness	60-65± ft.	50 feet	5 levels/ stories	115 ft.	326 ft.
P3-P6	PD, PG	Parking	60± ft.	75 feet	7 levels	135 ft.	326 ft.
S1	None	Service Tunnel	55-60± ft.	No. bldg.	No bldg.	No. bldg.	326 ft.

Notes: ¹ Above sea level

² Above grade

³ Includes area within Road IV traffic circle

⁴ Building function includes project monument in traffic circle

SOURCE: PLANNING CONSULTANTS RESEARCH,
PSOMAS & ASSOCIATES