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Los Angeles

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DEPARTMENT OF CITY PLANNING



192922

CPC-2013-2551-CUB-ZV-DB-SPR

Related Case(s):

Env. Clearance No.: ENV-2013-2552-EAF

Zoning: C4-1D

Council District: 5

APC: CENTRAL

Community Plan: Hollywood

Neighborhood Council: Hollywood Hills West

HPOZ:

Specific Plan(s):

Project Location: 8150 W SUNSET BLVD

Applicant: AG SCH 8150 SUNSET BLVD OWNER, LP

()

310-285-7081 (Business)

Representative: PAUL HASTINGS LLP

(JEFF HABER)

213-683-6000 (Business)

Case Filed On: 8/19/2013

Acceptance Date:

Hearing Date:

Determination/

Action Date:

Appeal End Date:

DEPARTMENT OF CITY PLANNING



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Project Location: 8150 W SUNSET BLVD

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310-285-7081 (Business)

Representative: PAUL HASTINGS LLP
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213-683-6000 (Business)

Case Filed On: 8/19/2013

Acceptance Date:

Hearing Date:

**Determination/
Action Date:**

Appeal End Date:

Planning Staff:

Project Description:

DEMO EXISTING COMMERCIAL BUILDINGS AND CONSTRUCT A MIXED-
USE DEVELOPMENT WITH 111,000 SF. OF COMMERCIAL RETAIL AND
RESTAURANT USES AND 249 RESIDENTIAL UNITS, LOCATED IN THE C4-1D
ZONE.

Printed on: August 20, 2013



Case Status Sheet

Case No. CPC-2013-2551-CUB-ZV-DB-SPR

Address: 8150 W. Sunset Blvd.

Common Name: _____

Joint Hearing: No Yes – with: ZA Advisory Agency Case No.: _____

Radius Map Date: _____ BTC File No.: _____

STATUS	DATE	PLACE	TIME
Filed			
Received			
Complete		-	-
Expiration		-	-
Hearing			
To Principal Planner			
To Commission Office		-	-
Commission		-	-

NOTES: _____

- ___ Request description to ZI or from AA Coordinator (if joint Hearing)
- ___ Room reserved (if Hearing location other than City Hall or Van Nuys)

COMPLETE FOLDER () COMPLETE PCTS () E-MAIL NOTICE ()
 Pending Case Log LS () Hrg. Officer CALENDAR () MS PROJECT ()

HEARING NOTICE TO :

- ___ Post
- ___ Dan Scott
- ___ Sr. CP's (Bob D, Kevin J.)
- ___ Hearing Officer (Assigned)
- ___ Gwen (+Master Application)
- ___ Iris/APC Exec. Asstnt.
- ___ Notebook
- ___ BTC (unless joint with AA or ZA)
- ___ Hearing Location (if other than City Hall or Van Nuys)

HEARING DAY SHEET TO:

- ___ Post
- ___ Dan Scott
- ___ Sr. CP's (Bob D., Kevin J.)
- ___ Hearing Officers (Not assigned)
- ___ Gwen
- ___ Commission Office (Iris/APC Exec. Asstnt.)
- ___ Notebook

Los Angeles Times

MEDIA GROUP


**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF ILLINOIS
County of Cook**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the action for which the attached notice was published. I am a principal clerk of the Los Angeles Times, which was adjudged a newspaper of general circulation on May 21, 1952, Cases 598599 for the City of Los Angeles, County of Los Angeles, and State of California. Attached to this Affidavit is a true and complete copy as was printed and published on the following date(s):
May 17, 2014

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated at Chicago, Illinois
on this 19 day of MAY, 2014.



[signature]

435 N. Michigan Ave.
Chicago, IL 60611

Los Angeles Times

MEDIA GROUP

Sold To:

Marathon Communications - CU00297860
ATTN Gabe
5900 Willshire Blvd
Ste 1550
Los Angeles, CA 90036

Bill To:

Marathon Communications - CU00297860
ATTN Gabe

May 14, 2016
NOTICE OF ENVIRONMENTAL LEADERSHIP DEVELOPMENT PROJECTS (ELDP)

CASE NO. 16-010-0000

PROJECT NUMBER: 16-010-0000
PROJECT LOCATION/ADDRESS: 1111 South Broadway
COMMUNITY PLANNING AREA: Hollywood Community Plan Area
COUNCIL DISTRICT: 11

THE APPLICANT HAS ELECTED TO PROCEED UNDER CHAPTER 6.5 (COMMENCING WITH SECTION 21177) OF THE PUBLIC RESOURCES CODE, WHICH PROVIDES, AMONG OTHER THINGS, THAT ANY JUDICIAL ACTION CHALLENGING THE CERTIFICATION OF THE EIR OR THE APPROVAL OF THE PROJECT DESCRIBED IN THE EIR IS SUBJECT TO THE PROCEDURES SET FORTH IN SECTIONS 21185 TO 21188, INCLUDING, OF THE PUBLIC RESOURCES CODE. A COPY OF CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE IS INCLUDED BELOW.

V. L. & J. S. INCORPORATED, INC.
2222 West Imperial Street, Suite 100
Carrollton, California 90746

1. The project is a proposed development project located at 1111 South Broadway, Hollywood, California 90007.

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16-010-0000
1111 South Broadway
Hollywood, California 90007



Luciralia Ibarra <luciralia.ibarra@lacity.org>

CPC-2013-2551-CUB-ZV-DB-SPR / 8150 Sunset Boulevard

Nytzen, Michael <michaelnytzen@paulhastings.com>

Mon, Nov 3, 2014 at 4:38 PM

To: "Luci Ibarra (Luciralia.Ibarra@lacity.org)" <Luciralia.Ibarra@lacity.org>

Cc: Tyler Siegel <tsiegel@townscapepartners.com>, "John Irwin (jirwin@townscapepartners.com)" <jirwin@townscapepartners.com>, "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

As we discussed, AG SCH 8150 Sunset Boulevard Owner, LP, the applicant in the above-referenced case, wishes to withdraw the following requests from the application filed on August 19, 2013:

- (1) the off-menu Incentive to permit a reduction of the south side yard setback to allow residential parking above the ground floor; and
- (2) the variance to permit outdoor dining above the ground floor.

These requests are no longer necessary since commercial parking, which does not require a setback in the C4 Zone, will be located within the southern portion of the site, and uncovered outdoor dining is permitted pursuant to ZAI-1808.

Please let us know if you have any questions or would like to discuss further.

Sincerely,
Michael Nytzen



E. Michael Nytzen | Senior Land Use Project Manager
Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 | Fax: +1.213.996.3003 | michaelnytzen@paulhastings.com | www.paulhastings.com

11/14/2014

City of Los Angeles Mail - CPC-2013-2551-CUB-ZV-DB-SPR / 8150 Sunset Boulevard

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For additional information, please visit our website at www.paulhastings.com

Notification
8150 Sunset



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

**Fwd: REQUEST OF NOTIFICATION FOR ANY AND ALL UPDATES
REFERENCING - CPC-2005-6082-CPU / CPC-1997-43-CPU & ENV-2005-2158-
EIR - ONE MORE ADDRESS ADDED**

Beatrice Pacheco <beatrice.pacheco@lacity.org>
To: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Wed, Apr 30, 2014 at 2:03 PM

Hi, Luci:

I needed to forward this to you. Although they mention the Hollywood CPU case numbers, it looks like they are specifically looking for anything regarding the project at 8150 Sunset and I believe that case # CPC-2013-2551-CUB, is assigned to you. Please see what they are requesting. Basically you may want to add them to the interested parties list although I don't believe we are legally obligated to. In any case, I will be giving the customer your contact information for future inquiries. If it turns out, they really did mean the Hollywood CPU, I will let you know. Thanks!

----- Forwarded message -----

From: **Debbie Lawrence** <debbie.lawrence@lacity.org>
Date: Wed, Apr 30, 2014 at 1:13 PM
Subject: Re: REQUEST OF NOTIFICATION FOR ANY AND ALL UPDATES REFERENCING - CPC-2005-6082-CPU / CPC-1997-43-CPU & ENV-2005-2158-EIR - ONE MORE ADDRESS ADDED
To: Beatrice Pacheco <beatrice.pacheco@lacity.org>

Hi Beatrice,

I see that they are referencing 8150 Sunset so you should refer this to Luciralia Ibarra in Major Projects. They mentioned the Hollywood Plan update case numbers but I think this is an item for Luciralia.

thanks,
Debbie

On Wed, Apr 30, 2014 at 12:14 PM, Beatrice Pacheco <beatrice.pacheco@lacity.org> wrote:
Hi, Debbie:

Are you the unit head for the Hollywood Community Plan as it says in the March Assignments?

----- Forwarded message -----

From: **Beatrice Pacheco** <beatrice.pacheco@lacity.org>
Date: Tue, Apr 29, 2014 at 8:21 AM
Subject: Re: REQUEST OF NOTIFICATION FOR ANY AND ALL UPDATES REFERENCING - CPC-2005-6082-CPU / CPC-1997-43-CPU & ENV-2005-2158-EIR - ONE MORE ADDRESS ADDED
To: Michael LoGrande <michael.logrande@lacity.org>

Hi, Michael:

Thank you, I was off yesterday so I just saw this today. I will handle.

On Mon, Apr 28, 2014 at 10:54 AM, Michael LoGrande <michael.logrande@lacity.org> wrote:

----- Forwarded message -----

From: <info@savesunsetboulevard.com>

Date: Apr 28, 2014 10:05 AM

Subject: REQUEST OF NOTIFICATION FOR ANY AND ALL UPDATES REFERENCING - CPC-2005-6082-CPU / CPC-1997-43-CPU & ENV-2005-2158-EIR - ONE MORE ADDRESS ADDED

To: <Planning@lacity.org>, <mary.richardson@lacity.org>, <michael.logrande@lacity.org>

Cc: "Rory Barish" <n2swimng@aol.com>

Dear Mr Logrande and Ms Richardson,

I am emailing you as you're listed as the primary contacts on the planning documents at LA City for the development at 8150 Sunset Blvd, LA City case no: CPC-2005-6082-CPU / CPC-1997-43-CPU & ENV-2005-2158-EIR

I would like to please have everyone who is cc'd on this email and listed below to be formally notified of any change to this case by both email and postal mail.

Here is the list of those concerned.

Save Sunset Boulevard Inc
7985 Santa Monica Boulevard
Suite 312
West Hollywood
90046

Robert Silverstein
215 North Marengo Avenue, 3rd Floor
Pasadena CA 91101-1504

Rory Barish
1416 Havenhurst Drive #1E
West Hollywood CA 90046

Andrew Macpherson
8278 Hollywood Blvd
LA CA 90069

Alex Rose
8291 Presson Place
LA CA 90069

Greg Widen
8267 Hollywood Blvd
LA CA 90069

Adara Salim
8267 Hollywood Blvd
LA CA 90069

Joanna Parol
8287 Marmont Lane
LA CA 90069

Jay Grodin
8288 Hollywood Blvd
LA CA 90069

Could you please confirm that this has been duly noted and these names now added to the official notification list.

Thank you so much in advance for your help with this.

Andrew Macpherson
Treasurer
Save Sunset Boulevard

<http://savesunsetboulevard.com>

—
Beatrice Pacheco
Principal Clerk
City Planning/Auto Records, Rm. 575
213-978-1260

—
Beatrice Pacheco
Principal Clerk
City Planning/Auto Records, Rm. 575
213-978-1260

—
Debbie Lawrence, AICP
City Planner
Los Angeles Department of City Planning
Plan Implementation Division, Metro Unit
200 N. Spring Street, Room 621
Los Angeles, CA 90012
(213) 978-1163

* Your first stop for most City Planning questions regarding your property will usually begin at the Development Service Center (DSC). Click the following link for DSC contact information: <http://www.planning.lacity.org/PublicCounter.html>

In addition, two City Planning Department on-line systems can provide a variety of information – Zoning

Information and Map Access Systems (ZIMAS) and Planning Case Tracking System (PCTS). ZIMAS provides a property's zoning designation, potential hazard zones, County Assessor's data, and economic development incentives among other information. It can be accessed at zimas.lacity.org. PCTS provides a summary of information regarding cases that were submitted to the Planning Department and can be accessed at plncts.lacity.org/cts_internet/

—
Beatrice Pacheco
Principal Clerk
City Planning/ Auto Records, Rm. 575
213-978-1260



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

8150 Sunset

graffon tanquary <gpt1287@sbcglobal.net>
To: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Fri, Oct 25, 2013 at 10:06 AM

Many of the issues raised in the submissions to Srimal regarding 8150 Sunset are probably not within the province of the EIR analysis, e.g. the number of compact parking spaces, whether the proposed parking would be enough to allow conversion of the units to condominiums, the operation of the valet system, loading areas, etc.

Instead, I expect they would be of concern to you as planner. Will you take these issues into account when preparing your report to the Planning Commission? If not, should we raise these issues with you now or wait until you submit your staff report to the Commission?



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

8150 Sunset Blvd.

grifton tanquary <gpt1287@sbcglobal.net>
To: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Wed, Oct 23, 2013 at 11:00 AM

Would you please add me to your list of persons to contact regarding planning matters involving the 8150 Sunset project. Also, approximately when do you expect your initial report to be issued to the Planning Commission? I am just looking for an idea as to the time schedule involved in the process.

Thanks for your help.

Grafton Tanquary
Crescent Heights – Havenhurst Neighborhood Preservation Association



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Sunset / Crescent Heights project

1 message

Jessica Blafer <jessicablafer@gmail.com>

Wed, Oct 16, 2013 at 1:00 PM

To: tom.labonge@lacity.org, carolyn.ramsay@lacity.org, renee.weitzer@lacity.org, jonathan.brand@lacity.org, lisa.schechter@lacity.org, srimal.hewawitharana@lacity.org, luciralia.ibarra@lacity.org

Dear Mr. LaBonge and Staff,

I am writing because I live in the City of Los Angeles near the new project on the corner of Crescent Heights and Sunset Boulevard and my boyfriend lives very close to the new project also and shares my opinions. Neither of us currently go to the strip center because it is hard to park, it is run-down, and quite honestly it appears to be unsafe and a haven for low-life's and homeless people, especially at night. I think the new project is a beautiful design with a lot of open area and looks like it will be a nice and safe place for us to visit, eat at, and shop in.

I have never written to my councilmembers before, but after getting sick to my stomach reading on curbed that the rich hills residents are trying to stop the project and complaining about the nice new project creating traffic and blocking their views I felt compelled to send this. The traffic on Laurel Canyon and on Sunset is caused by the hills resident's housecleaners, gardeners, repairmen, pool cleaners, chefs, nannies, and contractor's, and by commuters from the valley, not by one new shopping center. I don't even need to comment on the view issue because its so ridiculous, but all of us have been in the hills and we know the views are 180 degrees and are very expansive, it's impossible for one building to block those.

The real winners when this get's built are the people who get to live in the great affordable housing. I wish I qualified for it because it will probably be nicer than what I can afford to rent, but this is a great opportunity for you to be a champion for a group without a voice which are the families and elderly couples who will be able to live in nice and safe affordable housing in a great part of town.

There is no doubt that this project is a major improvement to what we have today and will benefit many people in the form of housing, shopping, restaurants, and jobs. Please help this great new project that benefits the entire community move forward.

Thank you,
Jessica Blafer



8150 Sunset Project

1 message

Billy Sorrentino <billy@karbonshark.tv>

Wed, Oct 16, 2013

To: tom.labonge@lacity.org, carolyn.ramsay@lacity.org, renee.weitzer@lacity.org, jonathan.brand@lacity.org, lisa.schechter@lacity.org, srimal.hewawitharana@lacity.org, luciralia.ibarra@lac

Dear Council and Staff,

Thank you for taking the time to listen to my thoughts on the new 8150 Sunset project. I am an immediate neighbor of the project and am part of your council district. I live in the 7950 West building that was built a few years ago by Legacy Partners. I moved to this area and this building specifically for a few reasons: first, the location is exciting because you can walk and ride many different entertainment venues on the strip; second, its very hard to find quality newer rental apartments in good areas of the city; and finally, its important to me to live in a part of where I don't need to drive long distances for all of my daily needs (work, groceries, entertainment).

I am sure that when my building went through the approval process you heard many of the same naysayers complain about traffic, noise, views, etc. I'd bet residents probably never contact you know about the actual results after new projects are built. Let me be the first to tell you that this building I live in, 7950 Sunset, is a success. My neighbors and I love being here active in our social communities, we are respectful and honorable to our neighbors who have lived here longer than us, we don't create lots of traffic or noise but rather we support businesses in the immediate vicinity that we can walk to, we don't crowd the sidewalks or put a strain on the emergency services, but rather enhance the tax base and stimulate the neighborhood economy. I need to stop being afraid of change and embrace it for all of its positives, any impacts I am sure will be minimal and will be forgotten after the project opens and the positives can be experienced.

Notwithstanding my comments above, the 8150 project is superior in that it offers a few things that 7950 Sunset didn't. 7950 Sunset does have a few design shortcomings: first, there is no outdoor open area except on the roof (doesn't engage the public); second, the building was built with wood such that I can hear my neighbors and those who live above me and we don't have the benefit of floor to ceiling glass; the 8150 design will allow for a much better retail mix with numerous restaurants that will much better serve the tenants and neighbors than 7950 does.

This area, once regarded as a loud and unsafe part of Sunset, is starting to improve and form into a real urban neighborhood. The 8150 project is a great example of what we need more of in this area. I am very excited for the rooftop dining and the new cafés that will be a part of the project. I encourage you to assist in getting this project off the ground and further enhance this vibrant and eclectic neighborhood.

Best Regards,

Billy Sorrentino

Karbonshark® TV

7950 W Sunset Blvd, APT 206 | Los Angeles, CA 90046

C: 386.481.8148 | O: 323.380.7996

E: billy@karbonshark.tv | www.karbonshark.tv

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Luciralia Ibarra <luciralia.ibarra@lacity.org>

8150 Sunset Boulevard Mixed-Use Project Case Number ENV-2013-2552-EIR1 message

Dietrich Nelson <dnelson@dnaepr.com>

Tue, Oct 15, 2013 at 12:53 PM

To: srimal.hewawitharana@lacity.org

Cc: luciralia.ibarra@lacity.org

Dear Ms. Hewawitharana:

Here are issues regarding the project at 8150 W. Sunset Boulevard that I think should be addressed in the EIR:

1. Nowhere in their plans indicate a plan for emergency vehicle access on the property such as fire trucks, police cars or ambulances. The only access to the property is through the parking facility.
2. Traffic at the intersection of Crescent Heights and Sunset is one of the most congested and dangerous in Los Angeles. Adding a project of this size will certainly increase traffic.
3. Removal of the turn lane (east on Sunset turning south on Crescent Heights) is unacceptable due to the project's design. Large vehicles such as a grocery store semi would have extreme difficulty turning south on Crescent Heights without crossing two or three lanes since the design creates at minimum a 60 degree turn.
4. The bus stop is presently located on Sunset at Crescent Heights, on the traffic island, which allows for cars to easily turn south on Crescent Heights. Moving it across the street west is unacceptable as is moving it further west on Sunset. I prefer leaving the traffic island in its present state.
5. Sidewalk dining on Sunset Boulevard should be set back into the restaurant(s) property and not take up pedestrian sidewalk. This will prevent problems for two-way pedestrian walking and wheel chair access.
6. Ingress and egress into the indoor parking is inadequate and has the potential to be very dangerous. The property has only one egress for vehicles out of the garage onto Crescent Heights which has the potential of massive backup of vehicles trying to leave.
7. Delivery and trash pickup access on Havenhurst Drive is unacceptable and will increase congestion and noise on an otherwise quiet street filled with landmark apartments and homes.
8. At the meetings on the property the representatives have stated that valet parking or valet-assisted parking will be offered to patrons. This will result in the need for many valet attendants in order to deal with the retail shoppers or diners. Thus far they have been vague as to how this will operate.
9. The number of parking spaces for this size of a project is inadequate. Also reducing the number of regular sized vehicle spaces is unacceptable. Also where will employees park? There is no on-street parking near the property.
10. 16 stories is grossly oversized for the area.
11. Rooftop dining is unacceptable and will create unnecessary noise that will have an impact on nearby residents in the Hollywood Hills and on Havenhurst Drive. It's also stated in the plans that additional kitchens will be located there implying that the proprietors plan to rent out the space for parties. This could create major noise issues for the residents.

12. I believe this is a High Fire Severity Zone and any flames from barbeque grills in the residential area could potentially be deadly should sparks, cigarettes or any other form of fire blow over to the Kirkwood Bowl area just north of the property. I believe Los Angeles Fire Department should be consulted before granting any open outdoor areas on the roof.
13. Is West Hollywood's traffic be included in the traffic study? I strongly urge this be included in the EIR since West Hollywood begins just south of the property and on Havenhurst. For your information the intersection at Crescent Heights and Fountain, just below the property, has been designated as FAIL.
14. Digital signage on the property is unacceptable since it is located so close to homes in the Hollywood Hills to the north. The luminosity of the project alone will be extremely high and have an impact on neighboring homes.
15. Providing 428 bicycle parking spaces is very odd since very few people ride bicycles on Sunset Boulevard or Crescent Heights. The area is extremely dangerous for cyclists who tend to ride on Fountain or Santa Monica Boulevard.

Thank you for your time and I appreciate considerations on any of the items listed above. Please let me know if you need additional details or information.

Best regards,

Dietrich Nelson

2359 Nichols Canyon Road

Los Angeles, CA 90046

323.309.3314 - cell



Lucirelia Ibarra <Lucirelia.Ibarra@lacity.org>

Comments in Response to Notice of Preparation for ENV-20132552-EIR (Sunset Boulevard Mixed-Use Project located at 8150 Sunset Boulevard)

1 message

Jamie Hall <jamie@jamiethall.com>

Tue, Oct 15, 2013 at 9:11 PM

To: srimal.hewawitharana@lacity.org

Cc: "Jonathan. Brand" <jonathan.brand@lacity.org>, Lucirelia.Ibarra@lacity.org, Carolyn.Ramsay@lacity.org, Ramin Kolahi <rkolahi@babnc.org>, Tony Tucci <radiocave@earthlink.net>, Gary Plotkin <gplotkin@babnc.org>, Cassandra Barreres <barreres@aol.com>

Dear Ms. Hewawitharana:

I am in receipt of the Notice of Preparation ("NOP") dated September 12, 2013 for the Sunset Boulevard Mixed-Use Project located at 8150 Sunset Boulevard ("Project"). On behalf of the Board of the Laurel Canyon Association ("LCA"), I am pleased to provide the attached comments in advance of the Draft Environmental Impact Report ("DEIR") that will be prepared for the Project.

Regards,

Jamie T. Hall



8150 Sunset Blvd NOP Response Letter.pdf

149K



Laurel Canyon Association

*A Community Organization Dedicated to Improving and Preserving
the Quality of Life in Laurel Canyon*

October 15, 2013

VIA E-MAIL

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012
srimal.hewawitharana@lacity.org

**Re: Comments in Response to Notice of Preparation for ENV-20132552-EIR
(Sunset Boulevard Mixed-Use Project located at 8150 Sunset Boulevard)**

Dear Ms. Hewawitharana:

I am in receipt of the Notice of Preparation ("NOP") dated September 12, 2013 for the Sunset Boulevard Mixed-Use Project located at 8150 Sunset Boulevard ("Project"). As a Board Member of the Laurel Canyon Association ("LCA") I am pleased to provide comments in advance of the Draft Environmental Impact Report ("DEIR") that will be prepared for the Project.

About Laurel Canyon Association

Initially, and by way of background, I would like to provide some background. LCA is a neighborhood association serving the area of the Hollywood Hills known as "Laurel Canyon," one the most beautiful and environmentally important areas of Los Angeles. The hills in Laurel Canyon provide a scenic backdrop for the rest of Los Angeles. Further Laurel Canyon's forested valleys and chaparral-draped hillsides offer habitat for native wildlife. Laurel Canyon also is home to a watershed and greenbelt for the vastly developed plains of Los Angeles and the San Fernando Valley.

LCA was founded for the express purpose of preserving and improving the quality of life in Laurel Canyon. The goal of our community group is to promote the welfare of the residents of Laurel Canyon and to maintain the quality of life in the Hollywood Hills, by preserving its residential character, its quiet, privacy, natural beauty and safety. Moreover, LCA endeavors to encourage cooperation among all residents and

**Tel: 310-982-1760
Email: jamie@jamiethall.com**

to educate appropriate governmental bodies concerning changes in existing or proposed laws affecting Laurel Canyon or in anything that affects the local community.

LCA's jurisdiction includes Laurel Canyon Boulevard, its feeder streets and the Kirkwood, Stanley Hills, Lookout Mountain and Wonderland bowl areas. The neighborhood is bounded on the north by Mulholland Boulevard and at the south by Hollywood Boulevard. The main streets are Laurel Canyon Boulevard, Mulholland Drive, Wonderland Avenue, Lookout Mountain Avenue, Kirkwood, and Stanley Hills. LCA is a residential stakeholder with membership in the Los Angeles Neighborhood Council system, specifically, the Bel-Air Beverly Crest Neighborhood Council ("BABCNC").

Environmental Issues Implicated by Project

For decades, residents of LCA have patronized stores located at 8150 Sunset Boulevard. Moreover, each day thousands of residents pass by the property on their way to work, visit friends and shop. The flow of traffic at the intersection of Sunset Boulevard and Crescent Heights/Laurel Canyon Boulevard is of paramount concern to LCA. Due to the potential impacts of the Project, LCA sent two representatives to attend the Public Scoping Meeting held by the City on October 2, 2013. Based on the materials presented at this meeting, LCA offers the following comments, which it believes should be analyzed in the DEIR prepared for the Project.

Traffic/Transportation: Consider local routes that commuters and residents use to avoid Sunset Blvd/Crescent Heights intersection in assessing Project's impacts to traffic and/or transportation. For example, many people use Selma Avenue when traveling east bound on Sunset Blvd to access Laurel Canyon Boulevard. Will people use local routes more if the Project results in more light cycles to turn left onto Laurel Canyon Boulevard? Also, if the dedicated right turn lane onto Crescent Heights used by cars traveling east bound on Sunset Boulevard is removed, will there be negative traffic impacts due to the inability of people to easily turn right due to pedestrians crossing the street? Finally, will relocation of the bus stop in front of 8000 Sunset Boulevard create traffic problems for cars attempting to turn right onto Sunset Boulevard from Crescent Heights? If the bus is stopped in front of 8000 Sunset Boulevard this will create a backlog of cars during that time on Crescent Heights.

Parking: Is the reservoir queue long enough to accommodate greater number of people that will be entering/exiting Project? If it is not, will cars block traffic on Crescent Heights causing traffic impacts? Also, does the Project provide enough parking for the expected visitors/residents? Many visitors will come from the Hollywood Hills, where the public transit lines do not run. Also, due to the hillside nature of Laurel Canyon (i.e. few sidewalks and steep grades), few residents choose to walk or bike to get to locations

outside of Laurel Canyon. As such, people will drive to the site. Are the assumptions regarding use of public transit accurate due to the Project's location adjacent to an area of the City that is not adequately served by public transit?

Noise: Will noise from the balconies/rooftops/patios of the Project disturb residents living in the Hollywood Hills? The applicant should measure the ambient noise levels in the Hollywood Hills to assess the impact. Specifically, ambient noise levels should be measures on Grand View Drive, both during the day and night.

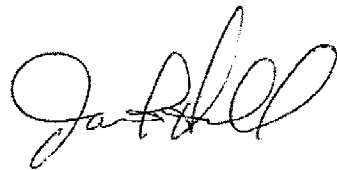
Height: Will the Project block any views of the Hollywood Hills? Will the project block sunlight or create shading? Also, will the Project's height and the lighting associated with it impact wildlife in the Hollywood Hills?

LCA recognizes that this is one of the first steps in the environmental review process for the Project and looks forward to working with the City to fully mitigate the environmental impacts of the Project. To that end, pursuant to Cal. Govt. Code section 65092(a), LCA requests to receive copies of all future notifications for the Project. Notices may be directed to the following address:

Laurel Canyon Association
c/o Jamie T. Hall
8453 Kirkwood Drive
Los Angeles, CA 90046

In the meantime, please don't hesitate to contact me if you have any questions or comments. I may be reached at 310-982-1760 or jamie@jamiethall.com.

Regards,



Jamie T. Hall
Laurel Canyon Association
Board Member – Land Use

cc: Jonathan Brand (jonathan.brand@lacity.org)
Luci Ibarra (luciralia.ibarra@lacity.org)

Carolyn Ramsey (carolyn.ramsay@lacity.org)
Ramin Kolahi (rkolahi@babnc.org)
Tony Tucci (radiocave@earthlink.net)
Gary Plotkin (gplotkin@babnc.org)
Cassandra Barreres (barreres@aol.com)



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

8150 Sunset Blvd Mixed Use Project - ENV -2013-2552-EIR

2 messages

Marian Dodge <president@hillsidefederation.org>
To: "Luciralia.Ibarra@lacity.org" <Luciralia.Ibarra@lacity.org>

Tue, Oct 15, 2013 at 5:37 PM

Dear Ms. Ibarra,

Attached is a copy of the letter from the Hillside Federation regarding the Initial Study for 8150 Sunset Blvd Mixed Use Project - ENV -2013-2552-EIR that was submitted to Srimal yesterday. I understand that you are the Planner who will be assigned to the project.

Marian Dodge, President
Federation of Hillside and Canyon Associations
www.hillsidefederation.org

2 attachments **pastedGraphic.pdf**
29K **HF ltr 8150 Sunset Blvd. 101413.pdf**
141K

Luciralia Ibarra <Luciralia.Ibarra@lacity.org>
To: Marian Dodge <president@hillsidefederation.org>

Wed, Oct 16, 2013 at 8:27 AM

Good Morning,
That is correct, I am the planner that will be working on this case following the release of the EIR.
Thank you,
Luci

[Quoted text hidden]

—
Luciralia Ibarra
City Planner
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Los Angeles, CA 90012
Ph: 213.978.1378
Fx: 213.978.1343

P.O. Box 27404
Los Angeles, CA 90027
323-663-1031
president@hillsidefederation.org



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CHAIRMAN
Charley Mirns
VICE PRESIDENTS
Mark Stratton
Wendy-Sue Rosen
SECRETARY
Carol Sidlow
Donna Messinger
TREASURER
Don Andres

Srimal Hewawitharana, Environmental Review Coordinator
Department of City Planning
City Hall, Room 750
200 N. Spring Street
Los Angeles, CA 90012

October 14, 2013

Beachwood Canyon Neighborhood
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Bel Air Ridge Association
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
Crests Neighborhood Assn.
Franklin Ave./Hollywood Bl. West
Franklin Hills Residents Assn.
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland Homeowners
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
Lookout Mountain Alliance
Los Feliz Improvement Assn.
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon Assn.
N. Beverly Dr./Franklin Canyon
Oak Forest Canyon Assn.
Oaks Homeowners Assn.
Outpost Estates Homeowners
Pacific Palisades Residents Assn.
Residents of Beverly Glen
Roscomare Valley Assn.
Shadow Hills Property Owners
Sherman Oaks HO Assn.
Studio City Residents Assn.
Sunset Hills Homeowners Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Upper Nichols Canyon NA
Whitley Heights Civic Assn.

Re: 8150 Sunset Blvd Mixed Use Project - ENV -2013-2552-EIR

Dear Mr. Hewawitharana:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 41 homeowner and residents associations spanning the Santa Monica Mountains, from Pacific Palisades to Mt. Washington. The Federation's mission is to protect the property and quality of life of its over 200,000 constituents and to conserve the natural habitat and appearance of the hillside and mountain areas in which they live.

The Federation heard a presentation on the proposed development at 8150 Sunset Blvd at its October 2013 meeting. The Board was concerned about many aspects of the project, especially the height, density, traffic and potentially negative impacts to the many hillside communities which surround this proposed development. The Board passed a motion to express some of the concerns discussed in the Initial Study to the Department of City Planning for the preparing of the project's Draft EIR.

The areas of concern that must be addressed in the Draft EIR are:

Geology and Soils - As this site is located on the Hollywood Fault, special attention must be given to the Geology and Soils review.

Historic Resources - The Los Angeles Conservancy position is that the Chase Bank Building (formerly Lytton Savings) is covered under the Historic Resources provision of CEQA and should be considered as such.

Height - The two buildings proposed to be built for this development are the highest buildings (108 feet and 191 feet) in the area and will negatively impact the surrounding multi-residential and single family neighborhoods in and around the subject site. Alternative designs which will lower the height of the buildings to be compatible with neighborhood character must be proposed and reviewed in the the DEIR so that the development fits the neighborhood.

Due to the proposed height of these two buildings, a roof-top helipad would be necessary for emergency purposes. All impacts regarding the potential use of helicopters on top of these tall buildings must be addressed and mitigated in the DEIR .

Traffic Impacts - As this proposed development sits at the mouth of one of the most traveled intersections in Los Angeles, Sunset Blvd. and Crescent Heights, and is

CHAIRPERSONS EMERITUS
Shirley Cohen
Jerome C. Daniel
Patricia Bell Hearst
Alan Kishbaugh
Gordon Murley
Steve Twining
Polly Ward

CHAIRMAN IN MEMORIUM
Brian Moore

surrounded by several hillside areas, including Laurel Canyon – a major North/South canyon route for over 40,000 commuters – the traffic impacts are exponential. The parking circulation plan in the Initial study is inadequate and an alternative plan must be included in the DEIR that addresses turn lanes; ingress and egress in and out on Crescent Heights and Sunset Blvd., as well as impacts to Hayvenhurst Avenue.

Compatibility with the Hollywood Community Plan - This area is not classified as a "regional center" in the new Hollywood Community Plan but the development, as currently proposed, appears to be designed for a regional center. The zoning for the area is C4-1D (or is it C2-1D?) and is currently designated as "Neighborhood Office Commercial" which is generally in a lower rise and lower density area serving a smaller neighborhood and not a destination location. The Hollywood Community Plan encourages large development to be around transportation nodes which this is not.

Cumulative Impacts - CEQA requires that all impacts which are individually limited but cumulatively considerable must be combined with the impacts of related projects in proximity to the project site as the impacts are greater than those of a single project. This proposed development must be viewed in relation to the over 1 million square feet of current and future development along Sunset Boulevard in both Los Angeles and the City of West Hollywood – less than a mile away from the proposed development at 8150 Sunset Blvd. Some of the current and proposed developments are: 8430 Sunset Blvd. at Olive (House of Blues development); 8474 - 8544 Sunset Blvd. at La Cienega; 8950 Sunset Blvd. at Hilldale; 8955 Santa Monica Blvd. at Crescent Heights; and 9040 Sunset Blvd. at Doheny.

Density: The plans and currently proposed designs for this property will result in an increase in density in the area and the surrounding residential neighborhoods. Four restaurants totaling over 22,000 square feet; a gym/studio of over 8,000 square feet; and a 25,000-square foot organic grocery store will most definitely impact the density in an area that does not have the infrastructure or emergency services to handle such an increase.

Parking - The developer's request for a Variance to increase the number of compact parking spaces from 40% allowed by the LAMC to 60% is a concern as it would require tenants to have a particular size of car (compact-sized) to make this parking concept effective. In addition, the rationale of having 900 + bicycle parking spaces instead of car parking spaces appears to be unrealistic. Parking alternative plans need to be included in the DEIR. The use of valets and valet assisted only is a concern. The applicant's representatives stated at a public meeting that the development is NOT a "destination" location. If that is the case, why would there be a need for only Valet parking or Valet assisted parking and no self-parking? An alternative to Valet and Valet-assisted parking only must be included in the DEIR.

Noise impacts - As the proposed development will include four restaurants and outdoor dining at one of the restaurants including live entertainment, the increase of noise levels to the residential areas in and around the site must be addressed in the DEIR.

In conclusion, the 8150 Sunset project as currently proposed is out of scale and character for the neighborhood. The increased traffic alone would have a devastating effect on the residents in the local hillside neighborhoods. The Hillside Federation strongly urges the Department of City Planning to consider only those alternatives that are lower with less density so as to reduce the impact on and disruption in the community.

Sincerely,

Marian Dodge

Marian Dodge

cc: Tom LaBonge
Carolyn Ramsay
Jonathan Brand
Michael LoGrande



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

8150 Sunset -- Comments

1 message

drew landis <ddddlandis@gmail.com>

Tue, Oct 15, 2013 at 3:41 PM

To: srimal.hewawitharana@lacity.org, Luciralia.Ibarra@lacity.org

Attached please find my comments. Thank you very much.

Andrew Landis
1351 North Crescent Heights Blvd. Unit 117
West Hollywood, CA 90046



8150 letter_101513.docx

130K

1351 N. Crescent Heights Blvd., Unit 117
West Hollywood, CA 90069
October 15, 2013

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

Dear Ms. Hewawitharana,

As a resident of West Hollywood on Crescent Heights Boulevard between Sunset Blvd. and Fountain Avenue, I write to express grave concerns about the proposed project at 8150 Sunset Blvd.

1 - Traffic:

A: On many nights during the week, traffic comes to a standstill at the intersection of Sunset and Crescent Heights because so many cars are trying to enter Laurel Canyon – one of the major alternate freeway routes to cross into the San Fernando Valley. Already automobiles regularly back-up from below Melrose to Sunset on Crescent Heights during the evening rush hour starting around 4 p.m. and from as far west as Doheny on Sunset all the way to Crescent Heights – not to mention the eastbound cars that wait to turn off of Fountain and Santa Monica Blvd. onto Crescent Heights, which are usually backed up to Harper and beyond. Traffic congestion remains until 7 p.m. on most evenings. Adding such a large building with retail will only worsen the situation by convincing drivers to find alternate routes – the canyons farther west, which will have a ripple effect sending more cars onto the 405, or east onto the already congested parking lot – the 101.

B: Every morning when I walk my dog on Crescent Heights I watch as 18-wheelers must stop traffic in both directions and back into the tight garage space at 8000 Sunset to unload their trucks with pallets of food for Trader Joe's. If I read the plans correctly, there will be a grocery store in this structure as well and the entrance to this complex will fall on Havenhurst. How will the 18-wheeler trailers pull into the garage to unload their goods? I have yet to see a garage so big and EMPTY that it will accommodate a truck that large so that it can make a turn inside the garage. Guessing that is not possible, will the drivers have to stop traffic on Sunset so they can back down Havenhurst and back into the garage? Havenhurst as you probably know is not wide enough to allow an 18-wheeler to perform a 3-point turn anywhere. Please explain how this will work.

C: Also in the morning during rush hour, drivers who have been sitting in stop-and-go-traffic as they descend through Laurel Canyon sometimes gun their

engines and speed down Crescent Heights toward Fountain and Santa Monica Blvd. There have been many near-misses in the crosswalk located halfway between Sunset and Fountain. Increased congestion may fuel more frustrated motorists and lead to accidents/pedestrian deaths.

2 - Noise.

The developers plan to add a restaurant and bar to the pool deck located on the top floor of one of the towers. I live on the backside of my building and can tell you that when there is a party going on at the Standard Hotel on Sunset, located three full blocks away, I can hear the music they blast. What guarantees can be made that we will not hear and be disrupted by the noise?

3 - Parking.

A: I was surprised by the number of parking spaces being offered for this complex. Are they compact or full-size parking spots? Often, parking spaces aren't big enough for many L.A. cars and so when a large car takes up two spots, it reduces the number of available spots. That would force visitors to look for parking on the street - already very difficult. Even if only 10% of the number of units had one guest with a car visiting on any given night, that would mean an additional 25 cars on the street. At current levels, it is impossible to find parking for those cars in the immediate surrounding streets. What can be done to prevent that problem from happening for existing residents?

B: It looks like the developers propose this building to be a rental. But what happens when it becomes a condo? Will there be enough spaces for each unit?

4 - Earthquake.

I watched as the two major projects in L.A. have been dinged by the fact that they stand firmly on an earthquake fault. The Millenium Skyscrapers sit on an active Earthquake Fault and while they were approved by the L.A. City Council, it was California's State Geologist who said not so fast. The Hollywood Gower project was approved, but not with a proper Earthquake Study. Before anything is decided, shouldn't we wait until that report mapping the fault is released sometime next year?

5 - Glass Face

I am worried about how a building with this amount of glass could affect the environment. Reflection and glare are a big problem with glass buildings. Have you ever stood in front of the Andaz Hotel on Sunset in West Hollywood when the sun is shining. The entire street and sidewalk of the opposite side of the street is a noticeable 5-10 degrees warmer because the building's glass panels reflect the sun onto the ground. Living south of the building, I do not want additional heat added to the area.

6 - Helipad

There is no reason for a helipad in this area. We are only a few minutes away from Cedars Sinai, which already has a helipad. Even closer is the West Hollywood / Los Angeles Sheriff's Department helipad - under 2 miles. The noise factor would be extremely disruptive and not necessary. And when a helipad is introduced, voluntary measures to reduce it have always been ignored. Look up movie producer Ryan Kavanaugh's misuse of a helipad on top of the Sofitel Hotel for example. The Sofitel's landing pad was "supposed to be used for emergencies only." But very quickly, that was not the case. An easier way to eliminate that problem is to eliminate the helipad, which would also increase the noise and pollution in the canyons.

I appreciate your time on this issue and feel you should know that I am not against getting rid of the current eyesore/shopping mall. However, I definitely do not support this monstrosity as currently proposed. It is far too big/tall for the neighborhood, and quite frankly it does not seem to fit with the area. Had these developers done a little more homework and created something that would match the style and scope of buildings like the Chateau Marmont, Granville Towers or The Savoy, I suspect they would've encountered far less opposition from the start.

Sincerely,

Andrew Landis



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

8150 Sunset Case No. ENV_20132552-EIR

1 message

Ashley Holt <ashleytaylorholt@gmail.com>

Tue, Oct 15, 2013 at 3:18 PM

To: srimal.hewawitharana@lacity.org, Luciralia.Ibarra@lacity.org

Cc: carolyn.ramsay@lacity.org, renee.weitzer@lacity.org, jonathan.brand@lacity.org, tom.labonge@lacity.org

Dear Ms. Ibarra and Ms. Hewawitharana,

I am a West Hollywood resident of the North Harper House, which is located on Harper Avenue just south of Sunset. My apartment is around the corner from the proposed project at 8150 Sunset and no more than a two minute walk away. I moved to this neighborhood because of the various opportunities it presents to me on a daily basis. Harper is a wonderfully historic street with extraordinary and architecturally significant buildings. The street is lively but also provides me with peace and quiet when I need it. Being just south of Sunset, I am also located just a stone's throw away from one of the most energetic and lively commercial strips in the entire country. The entertainment industry embodies Los Angeles, and Sunset Boulevard embodies the entertainment industry – It's fun and active, and living close to that type of environment is one of the major reasons I moved to the area.

Sunset is also different than Harper and other neighboring streets architecturally – Sunset has both modern and historic buildings up and down the strip, and the contrast created by the older and the newer buildings produces a wonderful and diverse visual environment. I love the idea of more modern buildings, and that is what drew me to the 8150 Sunset project. If it is built as the renderings suggest, I could see this building becoming a landmark location on the strip, as it's visually stunning and I believe would contrast well with the older buildings in the area.

All I can say about the current site at 8150 Sunset is that I never go there. I pass by it quite often going to Trader Joe's, the movies, and restaurants east of Crescent Heights, but the site as is doesn't offer any type of retail that I use. It's unfortunate that the site is such a mess, as I try to "stay local" and avoid getting in my car as often as I can. I do this for two reasons – first, I live a happier, more productive life when I avoid driving and wasting my precious time languishing in traffic, and secondly, I am doing my part to live in a more environmentally-friendly fashion. Needless to say, I would be more likely (as would my neighbors, I'm sure) to frequent local restaurants and shopping opportunities at 8150 Sunset were it to be redeveloped into something grand. A new development with retail and restaurants I would actually go to would give our neighborhood more of a community feel, improve the aesthetics by removing the blighted structures that currently exist on the site, and reduce traffic by improving walking conditions and retail options in close proximity.

What I was most surprised about with this project was its commitment to improving walking conditions in the area. Even walking near the current site is a dreadful thought – the new project will change that dramatically with its focus on pedestrians. Large swaths of open space and a clear commitment to making the pedestrian experience as pleasant as possible are some of the biggest reasons I love this project. Our neighborhood and West Hollywood in general have for years been asking for a more walkable city – finally a developer has listened to us and created a project that celebrates walking. I have no issue with the height of the project as building vertically is clearly one of the most important and smart urban planning principles, especially if that allows for great amounts of space on the ground floor.

Thank you for your work to date on this project, and I hope going forward you will share the vision to see this property become something amazing.

Sincerely,

Ashley Holt
1430 North Harper Ave
West Hollywood, CA
90069



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

re: 8150 Sunset Development

i message

Corey Epstein <corey@20jeans.com>

Tue, Oct 15, 2013 at 11:10 AM

To: tom.labonge@lacity.org, carolyn.ramsay@lacity.org, renee.weitzer@lacity.org, jonathan.brand@lacity.org, lisa.schechter@lacity.org, srimal.hewawitharana@lacity.org, luciralia.ibarra@lacity.org, Ccouncil@weho.org, aland@weho.org, jdamico@weho.org, jduran@weho.org, jheilman@weho.org, jprang@weho.org

Dear Los Angeles Council member Tom LaBonge, West Hollywood Mayor Abbe Land and West Hollywood Council members:

I wanted to reach out to all of you regarding the development project at Sunset and Crescent Heights. I am a West Hollywood resident and live at The Crescent at 1274 N Crescent Heights. I would like to start off by saying that I have seen some flyers that one of our West Hollywood neighbor's is sending around and I think that they are disgusting. I hope that Mr. LaBonge doesn't think that all of us in West Hollywood have such low standards for human decency and respect of public service. I am hoping that this letter of support and apology will help restore Mr. LaBonge's image of us WeHo residents.

I have seen the proposed project with the images in the press numerous times in the last few weeks and I have heard about the comments made at the neighborhood EIR meeting this past week. I want to let you know that I believe that the project will be a great addition to this neighborhood and I think it is so much better than what is there now. It's great to finally see a high quality architectural project brought forward. I'm tired of seeing every new building going up look like a 5 story cardboard box without public open space. Additionally, we could really use a grocery store and some new restaurants in this area.

While I do believe that the project will increase traffic, I believe that all good retail projects do. Why wouldn't we want a project that is more desirable to visit than the awful strip center that is there now? As long as the result of the traffic studies is that we can still go about our lives, then I am in full support. As a city, WeHo has approved numerous high-rise developments along the Sunset strip in recent years including Sunset Millennium (4 high rise towers), Sunset Time, and the 12-story Sunset and Doheny Hotel project, all in addition to the traffic heavy Gateway on Santa Monica. All of these projects impacted LA resident's views negatively while providing good housing, hotel rooms, restaurants, shopping and tax revenue for WeHo. It would be hypocritical of us to now to object to a project that is a replica (or better) of what we have done on Sunset. From an uneducated perspective, the size and height of the numerous WeHo projects appear to be more dense and taller given the size of their sites and in more constrained areas than the one proposed at 8150 Sunset which appears to have pretty large setbacks on a very large site.

Furthermore, the impacts of height and traffic generated from each WeHo project are not offset with the commensurate community benefit to the LA residents who are impacted. This project at 8150 Sunset looks to be offering a lot of public benefit in that it trades height for open space, a new corner park, pedestrian improvements, resident serving retail, affordable housing, and an immense amount of new tax revenue. While I believe that the Weho projects were good decisions as I support high quality architecture and lasting concrete buildings that are long term investments in the community, I also believe we should be cooperative and allow LA to do the same for their city.

Mr. LaBonge, I do apologize on behalf of some of our less than gracious neighbors and I hope that this project moves forward. I look forward to dining and shopping in the new project.

Warm Regards,

Corey Epstein
Founder and CEO

10/15/13

City of Los Angeles Mail - re: 8150 Sunset Development

--
20JEANS.comTM
Los Angeles, CA
corey@20jeans.com
www.20JEANS.com



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

8150 Sunset Blvd

1 message

Luchs, Jay <Jay.Luchs@ngkf.com>

Tue, Oct 15, 2013 at 10:24 AM

To: "tom.labonge@lacity.org" <tom.labonge@lacity.org>

Cc: "renee.weitzer@lacity.org" <renee.weitzer@lacity.org>, "jonathan.brand@lacity.org" <jonathan.brand@lacity.org>, "srial.hewawitharana@lacity.org" <srial.hewawitharana@lacity.org>, "Luciralia.Ibarra@lacity.org" <Luciralia.Ibarra@lacity.org>

Dear Mr. LaBonge,

I am a resident in your district and live in the hills above the proposed 8150 Sunset project. I am writing as a concerned citizen with expertise in the field of the retail business, having represented hundreds of retailers, restaurateurs and property owners in west Los Angeles.

The area around Sunset and Crescent Heights has long underserved me and my neighbors and worse, has historically been an unattractive location for many of the retailers that I work with. The 8150 Sunset proposal should dramatically change this by offering brand new, modern spaces that should attract restaurateurs and retailers that never before considered this part of town a viable location. The efforts to make this a walkable street, placing the parking underground, pushing the retail to the street edge, offering a considerable amount of open space and by adding the residential component to the mix will also help considerably towards making this part of Sunset as vibrant and exciting as the western portion of the strip.

I am in full support of the project and look forward to seeing it become a reality.

Sincerely,

Jay Luchs

1218 N Wetherly Drive
Los Angeles, California 90069

Jay Luchs
Executive Vice President
Newmark Grubb Knight Frank
1875 Century Park East
Suite 1380
Los Angeles, CA 90067
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www.jayluchs.com

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is neither qualified nor authorized to give legal or tax advice, and any such advice should be obtained from an appropriate, qualified professional advisor of your own choosing.



Luciralia Ibarra <luciralia.ibarra@lacity.org>

8150 Sunset Blvd

1 message

Scott Stevens <sstevens@stratacapital.com>

Mon, Oct 14, 2013 at 10:30 AM

To: "tom.labonge@lacity.org" <tom.labonge@lacity.org>, "renee.weitzer@lacity.org" <renee.weitzer@lacity.org>, "jonathan.brand@lacity.org" <jonathan.brand@lacity.org>, "srimal.hewawitharana@lacity.org" <srimal.hewawitharana@lacity.org>, "luciralia.ibarra@lacity.org" <luciralia.ibarra@lacity.org>

Dear City Council, Planning Commission and Staff,

I have reviewed the 8150 Sunset Blvd plans in depth, attended the neighborhood meeting and I have heard the reasoning for the design directly from the developer. After analyzing the pros and cons of the project and thinking about the advocate's and the opposition's claims, I have concluded that this project is a win-win-win.

The complaints regarding the proposal can be generally distilled into issues having to do with (a) blocking views/height, (b) creating more traffic, (c) generating more noise and (d) causing disruptions due to the construction activity. There were several other obscure issues raised, but those seem to be either in the details or red herrings for proponents of no-growth, whose only goal is to stop progress altogether. Taking these one at a time, I offer my following thoughts:

(a) Blocking views/height:

First, what does it mean to block someone's view? Is it view of the sky? Is it view of the buildings? Is it an interruption of the horizon? Is it a quantifiable proportion of an expansive view that blocks certain degrees of that perspective? Does it require that it be within a certain distance? I challenge these opponents to come up with a universal definition of this.

Living on Crescent Heights (four blocks from the proposed project) in a single-family home, my "view" is decimated by my three neighbors, completely blocking any views from all of my windows on all sides at my property line, except for the single view that remains out my front door to the street (which of course is blocked by the homes across the street). The concept that if my home was elevated like those in the hills that I somehow gain new property

rights that usurp the property rights of those around me borders on the ridiculous. Further, to say that these unfounded new property rights could possibly extend to another property owner that is 1,000 feet away turns the ridiculous into the ludicrous. Particularly in light of the fact that this elevated home already has extraordinarily expansive views in almost every direction, which no single building could possibly block (as discussed, what view is it blocking anyhow? A view to another building?).

Second, after speaking with the applicant, it is very clear that there are a multitude of benefits that arise out of concentrating the mass into the smallest floorplate possible. This includes, most importantly, keeping retail uses only along Sunset (the major commercial thoroughfare) and creating expansive open spaces that will have lots of sun. In looking at the newer neighboring properties (8000 Sunset, 7950 Sunset), they fail to achieve these goals and consequently do nothing for the pedestrian experience. 8150 Sunset has taken a different and refreshing approach that creates an enormous public benefit.

So, in short, the idea that some ephemeral and ambiguous concept such as "view", which would only serve the few rather than the many, could alter the massing of this project such that it ceases to provide all of the wonderful public benefits, would be a shame.

(b) Creating more traffic:

We hear this comment on every single project proposed within Los Angeles and I have no doubt that it will be studied extensively. More than this however, it seems to me that placing residential on top of retail and in densely populated areas close to offices and mass transportation, would have the affect of reducing traffic, not increasing it. A simple example is that a person who lives over the hill and commutes along Laurel Canyon could instead live in the proposed project. This obviously lessens the commute distance (or creates a reverse commute). Further, this new resident has all of the services he or she requires within walking distance (retail, restaurants, nightlife, services), which means less reliance on the automobile. I am sure that we can all agree that the residents of this building (and residents nearby) would do their grocery shopping at the proposed grocery store at the base of the building or at Trader Joe's across the street rather than getting in their car to go elsewhere- isn't that an obvious reduction in traffic? Take these examples and multiply them by the number of residents proposed in the project and the affect should be positively impactful. Further, the area is already incredible dense, so the

services provided in this project would serve the community as well and further diminish the reliance on the automobile. And once people begin to walk along Sunset and Crescent Heights, new businesses will pop-up that further serve the community, and they should prosper without relying on customers who drive. In short, the principles of the proposed project enhance the pedestrian experience, reduce the reliance on the automobile, are counter to urban sprawl and therefore should be embraced.

(c) Generating more noise:

Again, I have no doubt that the subject of noise generation will be studied empirically. That said, Sunset Blvd. is already a major commercial thoroughfare that generates an immense amount of road and traffic noise. The idea that a few outdoor restaurants on the rooftops above Sunset would generate additional noise not only seems like an irrational claim given the amount of ambient noise that already exists and the distance from any residences, but also runs counter to the activity that we should want along the Sunset strip. Further, by comparison, I have to believe that the current parking lot, filled with cars with horns honking, engines running and alarms sounding is more disruptive than a refined outdoor plaza as described in the project proposal. In any case, outdoor dining should be encouraged in the appropriate areas, and I view Sunset as one of these areas. Are we trying to make our cities more boring and less pedestrian friendly or are we trying to create exciting vibrant places that enhance our lifestyles? I would hope it is the latter.

(d) Causing disruptions due to the construction activity:

I suppose this complaint is the necessary evil of any development project. The best we can hope for is that all precautions are taken to minimize the impacts. Certainly, shaping the project design based on the expected construction impacts is a silly concept.

Having addressed, from my perspective, the objections, we can talk about the benefits of the project.

(a) Eradication of Blight:

Improving the disastrous existing shopping center is a no-brainer. Any person that fights to preserve the existing strip mall and parking lot is simply disingenuous. The eradication of blight, such as this, should be among the city's and the neighborhood's top priorities.

(b) Focus on Pedestrian:

I am thrilled to see a project that focuses on the pedestrian experience. This should, likewise, be the top priority of any new project in densely populated urban areas. The public plaza, the landscaped median, the ground floor retail, the expanded sidewalks, the reimagined pedestrian crosswalks, the access through the property from all sides (Havenhurst, Sunset and Crescent Heights) and the mixed-use nature with the residential addition are monumental shifts in thinking for this part of Sunset. Further, I truly believe that if this project is built, it will be an agent for change in this area. I can imagine that surrounding property owners will update their properties and the area will, over time, change into an urban village and a beautiful walking street.

(c) Significant Investment:

I was also excited to see a proposal for 8150 Sunset that made a substantial investment in the community, while offering back all of the things we should want in a project. It is clear to me that the developer "gets-it". The project seems to be very well designed, from the underground component (access, parking, circulation, loading) to the massing, which leaves so much open space at grade. I can only imagine that this is a very substantial investment in an effort to create a lasting project. In comparison to other projects that I see being constructed in the area, it seems we may finally have an opportunity to get something of high quality (which seems like an absurd statement for the second largest city in the US, but true!).

(d) Employment, Taxes & Affordable Housing:

Our memories are often extremely short, but only 4-years ago we were all considering a relapse into the Great Depression. Unemployment is still high and unstable and California is still insolvent. I do not have exact figures, but a large number of jobs would be created by this project, from the construction workers to the vendors that provide materials for the project to the permanent retail, parking operations, janitorial and residential service jobs. Further, the taxes generated by retail sales and property taxes (putting aside income taxes from the jobs created) should be substantial, and ultimately serve to provide more services to the community, which means better safety and cleaner, more improved cities. Increased tax revenue generated by the project also means less reliance on taxation of individuals, which in turn translates to more disposable income to serve our local businesses and

ultimately provides for better lifestyles for everyone. This is the meaning of progress in this country.

Finally, the project seems to do its share in giving back, by offering affordable housing units. Not only does this have the affect of creating more diverse, interesting and less homogenous communities, but also in further relieving traffic by placing workers in closer proximity to the employment centers.

I started off by saying this project should be a win-win-win for everyone. The project is beautiful and should stand as an amazing addition to the landscape. It should provide fantastic housing options in a highly desirable area for a neighborhood and city that has a systemic deficit of housing. The neighborhood serving retail, including a grocery store and new restaurants, will be a welcome addition instead of the current dilapidated strip center. The focus on the pedestrian, the bicyclists and the amount of open space will be a catalyst to transform the area to a walking neighborhood filled with inviting restaurants, shops, housing, nightlife, hotels and offices. And the employment and taxes produced creates a benefit for all of us.

After careful analysis, I am an ardent supporter of the proposal and hope to see confident and resolved support from planning commission and city council.

Thanks you for taking the time to read my opinion.

Best,

Scott Stevens

927 N Crescent Heights Blvd

Los Angeles, CA 90046



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Support for "8150 Sunset"

Martin Turnbull <emailme@martinturnbull.com>

Fri, Oct 11, 2013 at 5:08 PM

To: Luciralia.Ibarra@lacity.org

Dear Ms. Ibarra,

Please find attached my letter of support for the "8150 Sunset" project (Case Number: ENV-20132552-EIR)

Also sent to

- Tom LaBonge
- Jonathan Brand
- Srimal Hewawitharana

All the best,
MARTIN TURNBULL
The Garden of Allah novels
www.MartinTurnbull.com
Facebook
Twitter
Blog

 **8150Sunset support letter-IBARRA.pdf**
84K

ALLA NAZIMOVA SOCIETY

1045 North Kings Road - Number 110 - West Hollywood, CA 90069 - 323-650-9746

October 10th, 2013

Luci Ibarra
Luci.ibarra@lacity.org

Dear Ms. Ibarra,

Re: ENV-20132552-EIR (8150 Sunset Development Project)

My name is Martin Turnbull and I am writing to you today to voice my support for the proposed 8150 Sunset development.

I am a novelist currently writing a series of novels set during Hollywood's golden era, centered at the Garden of Allah hotel.

Having spent the best part of the last seven or eight years researching, writing and blogging about the Garden of Allah and Alla Nazimova, I have always been disappointed that the Garden of Allah site—which played a central role in the development of Los Angeles' history—has devolved into such a shabby eyesore. I was very cheered to see not only a vastly improved plan for the site, but recognition of the site's historical value centrally incorporated into the proposed development.

The Garden of Allah's original inhabitant, Alla Nazimova—once the world's highest-paid star who later became a female director and producer in an overwhelmingly male-dominated industry—deserves greater recognition than the half-forgotten back alley to which she's been relegated. Her greatest legacy—the Garden of Allah hotel—was home to some of the film industry's most prominent performers, writers, directors, and musicians. These are the people whose creativity helped propel Hollywood to the zenith of world filmmaking. Both the Garden of Allah hotel and Alla Nazimova deserve better than a scruffy corner mini mall, and I believe that 8150 Sunset's proposed recognition of this site's historic value goes a long way to restoring that negligence.

Also, while I have your attention, may I point out that it is my understanding that when the Garden of Allah was razed in 1959, the famous swimming pool was not

removed. It was simply left in place and filled in with debris from either the main building or villas. When the day comes to excavate this site, I'd like to suggest that great care is taken when the pool is uncovered. It is possible that it will be filled with unique mementos of a bygone era, which has continued to fascinate movie audiences and film scholars for decades.

Los Angeles has an embarrassingly woeful reputation of mindlessly pulling down unique and precious buildings, concreting them over, and then ignoring its past as though it never happened. The mini mall currently sitting at 8150 Sunset Boulevard is one of the worst examples of that. In this new development, we have an opportunity to right that wrong and in my view, it is an opportunity too valuable to miss.

Best Regards,

Martin Turnbull
Author, *the Garden of Allah* novels
Co-founder, *the Alla Nazimova Society*
www.thegardenofallah.com
www.allanazimova.com
emailme@martinturnbull.com

Jon Ponder
www.PlaygroundToTheStars.com



Lucirella Ibarra <luciralla.ibarra@lacity.org>

Letter of Support for 8150 Sunset - from Jack Ravan, President at South Park Group

f message

Jack Ravan <jackravan@southparkgroup.com> Thu, Oct 10, 2013 at 2:18 PM
 To: Tom.labonge@lacity.org, Jonathan.brand@lacity.org, Srimal.hewawitharana@lacity.org,
 Luciralia.ibarra@lacity.org
 Cc: Michelle Ravanshenas <michelle@southparkgroup.com>

Dear Tom, Jonathan, Luci, and Srimal –

Please see the attached letter in support of the project at 8150 Sunset Blvd.


My company, South Park Group, is active in leasing and management of over 30 properties in Los Angeles and West Hollywood, and feel that the proposed mixed use project would be a great addition to the area.

Please feel free to contact me via phone or email should you need any further information.

Best,

Jack Ravan

Jack Ravan
 President | South Park Group Real Estate
 8322 Beverly Boulevard | Suite 301 | Los Angeles | California | 90048
 Tel: 323.651.0191 | Direct: 323.782.1270
<http://www.southparkgroup.com>

 **Letter to LaBonge - Jack Ravan. South Park Group. re 8150 Sunset.pdf**
 511K



8322 Beverly Blvd., Suite 301
Los Angeles, CA 90048
Tel: 323.651.0191
Fax: 323.651.0793
www.southparkgroup.com
DRE License #01154683

Councilmember Tom LaBonge
200 North Spring Street
Room 480
Los Angeles, CA, 90012

October 10, 2013

Re: 8150 Sunset Blvd Development Case No. ENV_20132552-EIR

Dear Mr. LaBonge,


I founded South Park Group in 1983, and over the last 30 years I've grown my business into a diversified real estate firm with a very strong presence in the Los Angeles market, including Beverly Grove, West Hollywood, Beverly Hills, and Downtown. We both own and manage properties in the in the Los Angeles area, and have been successful in securing sites for clients such as the Cedars Sinai Medical Center, Starbucks, Verizon, Facebook, William Morris, and thousands more.

I am writing you in support of the proposed project at 8150 Sunset Boulevard. The current site is obsolete and blighted, and such a prominent corner deserves a prominent development. I truly believe that mixed-use developments like the one proposed are the highest and best use for targeted urban infill locations like the corner of Sunset and Crescent Heights. Furthermore, the high-end Type I construction (steel and concrete) that is proposed is vastly superior to lower-rise Type III construction (wood framed). Not only will we have a center that has serious lasting power, but by building with steel and concrete the developer is really investing in the community and helping the value of neighboring properties.

I understand the EIR process will begin shortly, and I'd like it to study how the mixed-use nature of the project will effect traffic in the area. I believe that creating an environment where residents can live, eat, and shop without the need to use their cars will have a positive impact on traffic in the surrounding area.

Sincerely,

Jack Ravan



President
South Park Group



Luciralia Ibarra <luciralia.ibarra@lacity.org>

8150 Sunset

↑ message

Mark Lynn <mark@clubw.com>

Wed, Oct 9, 2013 at 11:03 AM

To: tom.labonge@lacity.org

Cc: carolyn.ramsay@lacity.org, renee.weitzer@lacity.org, jonathan.brand@lacity.org, lisa.schechter@lacity.org, simal.hewawitharana@lacity.org, luciralia.ibarra@lacity.org

Dear Councilmember LaBonge,

I would like to convey my full support for the Townscape project at 8150 Sunset. I know the shopping center very well as I frequent both the Chateau Marmont and the shopping center at 8000 Sunset across the street but I purposely avoid the strip mall at 8150 Sunset for many reasons of which I am sure you are already aware if you have been there yourself.

I was so excited to see the new plans for the property in the LA times a few weeks ago as I am a current city of Los Angeles resident. When I moved here from Denver a couple years ago (having lived in a high-rise loft in LoDo), I was disappointed to find that there weren't any quality high-rise housing options in this part of town. Please encourage this property owner on Sunset to build a high-quality project rather than a low rise, we need a high-rise project or two in this area where people like me can live, shop, and eat. I would love to walk to Chateau Marmont, the Laugh Factory, Katana, Pink Taco, Trader Joe's and ride my bike to work.

In my experience, a person's lifestyle is greatly enhanced when they don't have to spend their day in the car commuting to restaurants, shopping destinations, and offices from higher quality housing options that are outside of the desirable parts of town. LA is a world-class city, let's treat it as such through the use of architecture, strong urban design principles and lasting mixed use projects.

I would eventually love to live in the hills above the project and believe that this project will be a great amenity to those that are already there. I was surprised by your quote in the LA Times that the hills residents don't want any more improvement along Sunset. It seems quite clear that their motivations are driven by exclusivity and the notion that they be the only ones who can enjoy the views, the neighborhood and location, rather than us younger and working folks who can't yet afford to live in the hills.

I run a startup tech company here in Los Angeles and there is a real tech boom happening in Santa Monica because there is a plethora of new rental housing options for the younger, well-educated entrepreneurs and programmers as well as a new amenity base. Similarly, the City of Los Angeles should also work to take advantage of the new influx of talent by providing high quality high-rise housing options and new restaurants, rather than continue to lose businesses, and residents to Santa Monica. I will absolutely move into the new project at 8150 Sunset when it's completed as it is near my office, which ultimately will take one more daily commuter off the road. Maybe one day I'll be lucky enough to share the exclusive feeling of the hills with the people you mentioned in the article, but I assure you I will always encourage attractive development like this along Sunset Boulevard, especially ones that engage the public like this one does.

Sincerely,

Mark Lynn

13700 Marina Point Drive #1126 Los Angeles, CA 90292

MARK LYNN

mark@helloyay.me

O 424.253.8090

@helloyay

1 (877) 565-8533

Helloyay.me



Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Sunset Development

1 message

Eileen Kim <ekim.bean@gmail.com>
To: [Luciralia Ibarra](mailto:Luciralia.ibarra@lacity.org) <Luciralia.ibarra@lacity.org>

Tue, Oct 8, 2013 at 4:31 PM

Dear Ms. Ibarra,

I wanted to write to you to express support for the 8150 Sunset project I recently learned about via a CurbedLA post. I've lived in Tom LaBonge's district near the Grove for the last three years. I love spending time on many of the east-west streets in my neighborhood, including 3rd, Beverly, Melrose, and Santa Monica. Each has their own unique and interesting character. I wish I could say the same for the portion of Sunset closest to me – I hardly ever go there, and when I do I almost always spend time west of La Cienega.

This new project will bring vibrancy and life to a long-neglected portion of Sunset. This project improve the immediate area around Sunset and Crescent Heights (it's terrible as it is now), and will serve as an anchor and hopefully encourage other properties in the area to clean up their act.

If you haven't had a chance to visit the project's website at www.8150sunset.com, I highly suggest you do. Unfortunately, the prevalence of boring, low-flung apartment and condo projects in our area has dramatically increased. These projects are not consistent with modern urban planning principles that generally stress open space and ease of access to automobiles, bicyclists, and pedestrians alike. Luckily, the developers of this project get 'it'. Based on their plans, they are committed not only to building a successful project, but also contributing to their surrounding neighborhood and the overall urban environment of Los Angeles.

I look forward to seeing this project come to fruition, and I thank you for your public service and commitment to making our city a better place.

Warmest regards,

Eileen Kim

447 N. Stanley Ave.
Los Angeles, CA 90036



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

CASE#ENV-20132552-EIR

Susan Cuscuna <scuscuna@mac.com>

Wed, Oct 2, 2013 at 10:03 AM

To: luciralia.ibarra@lacity.org

To Whom It May Concern:

As a thirty-two year resident of Lookout Mountain, I must admit to becoming weary, distressed and angry over the endless assault on the lives of those of us who inhabit this tiny canyon. We have had to survive the building of the mall on the Southeast corner of Laurel and Crescent (where lies about that intersection's traffic impact can be experienced daily); the Kirkwood Bowl developer's immoral fiasco; the permit that allowed ONE80 to turn the Air Force base into a fancy rehab center with both LIVING for dozens and THERAPY (against promises made to the community about usage); and NOW, we must live through a protracted battle with the insane developers of the Southwest corner of Laurel and Crescent Heights as they beyond overbuild, and again, invent unrealistic studies on traffic impact; PLUS, this tons of dirt haul removal to make our horrendous Laurel Canyon Boulevard traffic even MORE intolerable!!! Who gave the original permits for building on top of the ridge that has caused this tremendous and dangerous landslide?

Or perhaps the Millenium development in Hollywood, where crooks and nepotistic liars have fudged reports endangering the lives of thousands by building skyscrapers on an earthquake fault? Is this what you people call planning and development?

Should this enormous property tax increase for the city fathers jeopardize the daily lives of the citizenry? Please reconsider this endless development that will provide more housing, restaurants and shops that we do NOT need in our neighborhood. Why am I paying my taxes to have my Hollywood and its Hills destroyed?

Sincerely,
Susan H. Cuscuna
8938 Holly Place
LA CA 90046

CASE FILING CHECKLIST

City of Los Angeles - Department of City Planning

Case No. CPC 2013-2551 - CUB-ZV-DB SPR

Staff Processor Gee Kim

Date 8/19/13

A. PROJECT ASSESSMENT - Other Potential Entitlements

Has a LA DBS Preliminary Plan Check Service been provided?

- Yes No

If No, are there any other potential entitlements this project may need?

- | | | |
|---|--|---|
| <input type="checkbox"/> Use Allowed in Zone | <input type="checkbox"/> Parking # | <input type="checkbox"/> Parking Design |
| <input type="checkbox"/> Density | <input type="checkbox"/> (Transitional) Height | <input type="checkbox"/> FAR |
| <input type="checkbox"/> Specific Plan/CDD/HPOZ/POD | <input type="checkbox"/> Hillside | <input type="checkbox"/> Coastal & Mello Act |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Setback (front/side/rear) | <input type="checkbox"/> >50% Paving Front Yard |
| <input type="checkbox"/> Building Separation | <input type="checkbox"/> Passageway | <input type="checkbox"/> Loading Zone |
| <input type="checkbox"/> Commercial Corner | <input type="checkbox"/> Back-Out to Collector | <input checked="" type="checkbox"/> Other <u>DB off-menu incentives (3)</u> |

B. MASTER LAND USE APPLICATION FORM

Type of application CPC - CUB - ZV - DB SPR

(Zone Change, Zone Variance, Conditional Use, Zoning Administrator's Adjustment, etc...)

1. Project Location & Size

- | | |
|---|--|
| <input checked="" type="checkbox"/> Street address | <input checked="" type="checkbox"/> Lot Dimensions |
| <input checked="" type="checkbox"/> Legal Description | <input checked="" type="checkbox"/> Lot Area |
| <input type="checkbox"/> Total Project Size | |

2. Project Description

- Description of what the project consists of, *not what is being requested*. Should include information such as existing/proposed # of units, parking spaces, seats/hours, height, use, etc...
- Present Use & Proposed Use must be complete, *especially if units are to be demolished*.

3. Request Clause

- Code Section from which a deviation is requested
- Code Section which authorizes relief
- Statement of what is requested and what is required (*i.e. ZAA to allow 2' side yard in lieu of 5' required*)
- List of recent or pending case numbers related to the project

4. Owner/Applicant Information

- Owner, Applicant and Contact information included

5. Applicant's Affidavit

Signatory:

- Applicant
- Lessee
- Representative
- Owner
- Notarized
- Letter of Authorization from the Owner to the Signatory (*if not notarized by owner*)
- Ownership Disclosure (*if the person whom is authorizing the Signatory does not match ZIMAS records or a CA Business Search 'Agent for Service of Process'*)
- Grant Deed (*if application ownership is different from ZIMAS*)

Notes:

- ONE CAN NOT AUTHORIZE THEMSELVES... CORPORATE ARTICLES, OPERATING AGREEMENT OR SIMILAR IS NEEDED TO VERIFY OWNERSHIP.
- IF THERE ARE MULTIPLE PARCELS & OWNERS, ALL OWNERS NEED TO GIVE CONSENT

C. APPLICATION MATERIALS

1. Findings/Justification

- Findings for *each* entitlement that is requested

2. Community Planning Authorization Form

- If project is in a Specific Plan, HPOZ, CDO, POD, TOD, etc...

3. ZIMAS

- Include two copies of a Parcel Profile Report and *select all related parcels*

4. Building Permits and Certificates of Occupancy

- If the project has nonconforming rights, a copy of the Building Permit or Certificate of Occupancy should be submitted (*from the Records Center - RM 110*)

5. Original/Related Entitlement

- If the application submitted is a Plan Approval, include the original entitlement

6. Order to Comply

- If the application submitted is a result of an Order to Comply by DBS or LAHD

7. Q/D Conditions

- If the zoning of the project site contains a "Q" or "D" ✓

8. Photographs

- Photos of the entire site with an Index Map showing from what angle the photos were taken from
- Aerial Photos

9. For CPC cases - Electronic Copy of Display Graphics on a CD

- Include a copy of all significant display graphics on a CD

10. Vicinity Map

- A map showing the surrounding area

11. Public Noticing

- BTC receipt number LA 13-589*
- Perjury affidavit (*never waived*)
- Ownership Map (*keyed to match the numbers on the ownership list*) [abutting owners only]
- Copy of Property owners & occupants list* [if radius map required]
- Labels of abutting property owners list (*never waived*)
- Copy of abutting property owners list*
- Applicant, owner and representative addresses must be on all labels and copies – they may not be handwritten in.
- Dated within 90 days of submittal

*waived only with pink waiver from Chief ZA

12. Radius Map [if applicable]

- Original + 1 copies
- 8½" x 11" reduction of radius map
- Dated within 90 days of submittal

CUB (Alcohol) requirements:

- 600' Radius Map
- RL/A 600' list of sensitive uses (*churches, hospitals, etc...*)
- RL/A 1000' list of other alcohol establishments

13. Plans Required:

- Type:
- Site Plan
 - Elevations
 - Landscape Plan
 - Floor Plan (# of seats for CUB cases)
 - Sections
 - Tract/Parcel Map (*not a substitute*)

Size and Number of Copies:

- i. ^{one} Two (2) copies of FULL SIZE on 24" x 36", folded to 8 1/2" x 11" size.
- ii. ⁴ Five (5) copies of REDUCED SIZE on 11" x 17" paper, folded to 8 1/2" x 11" size.
- iii. Two (2) copies of SMALL SIZE on 8 1/2" x 11" paper.

14. CEQA Compliance

- Categorical Exemption
- Reconsideration of _____
- Existing ENV _____
- Environmental Assessment Form **EXAF**
- EIR

15. Duplicate Case Files

- 1 extra package in an unsealed, postage affixed envelope with Public Counters return address if the property has an assigned Certified Neighborhood Council
- 2 extra packages if the property is within the jurisdiction of Council District 11 or 12

The extra packages should include the following information:

- Master Land Use Application
- Vicinity Map
- Radius Map (if applicable)
- Set of Plans (must be legible and no larger than 11x17)
- Photos of the site and surrounding properties
- Findings/Written Documentation
- Environmental Assessment Form or Determination (if applicable, environmental exemptions need not be provided; EIR's may be submitted on a CD)

16. PCTS Entry

- Project Description (200 character maximum) field must include all elements of relevant information, such as:
 - Existing/Proposed # of units
 - Existing/Proposed zone
 - Existing/Proposed floor area
 - Existing/Proposed use
 - Existing/Proposed height
 - Existing/Proposed # of parking spaces
 - Existing/Proposed # of seats/Hours (for food/booze establishments)
- Requested Entitlement (2000 character maximum) field must include a list of all requested entitlements.



Neighborhood Projects

Plan Implementation Division

Room 621, City Hall • 200 N. Spring Street • Los Angeles, CA 90012

FILING NOTIFICATION AND DISTRIBUTION

Date: August 22, 2013 Case No.: CPC-2013-2551-CUB-ZV-DB-SPR

Project Address: 8150 W. Sunset Blvd.

Community Plan Area: Hollywood CRA Area:

- Checkboxes for various departments: Council District No. 5, Community Planning Bureau, Department of Public Works, etc.

The above listed case was received by the Department of City Planning, Hearing Coordinator.

The Director requests your review and report on this application. Responses should be returned within 21 days from the date of this referral or after a mutually agreed upon time.

Michael J. LoGrande
Director of Planning

- Encl.: Master Land Use Permit Application, Attachment(s), Site Plan, Radius Map, (Other)



FW: Case Filing Appointment Request

Nytzen, Michael <michaelnytzen@paulhastings.com>
To: Daniel Ahadian <daniel.ahadian@lacity.org>

Fri, Aug 16, 2013 at 2:13 PM

Thanks for the reply – see below for answers. Let me know if you have additional questions.

Regards,

michael

From: Daniel Ahadian [mailto:daniel.ahadian@lacity.org]
Sent: Friday, August 16, 2013 2:07 PM
To: Nytzen, Michael
Subject: Re: FW: Case Filing Appointment Request

Hi Michael,

So I have a few questions after reviewing your project:

1. Is there a reason you chose to develop 249 units? Is 250 some sort of a trigger? THAT IS THE PROGRAM THE ARCHITECTS CAME UP WITH BASED ON THE DESIGN – IT DOESN'T RELATE TO ANYTHING ELSE.
2. You have more than 100,000 sq ft of non-residential floor area, correct? I believe you meet the definition of a Major Development Project per 12.24 U14 (a) THE INCREMENTAL INCREASE IN COMMERCIAL IS 30,000 SQUARE FEET BECAUSE THERE IS 80,000 EXISTING THAT WILL BE DEMOLISHED. THEREFORE, THE MAJOR PROJECT CUP THRESHOLD IS NOT MET.
3. See the attached excerpt from the Zoning Manual, does that not allow your outdoor dining use in the C4 zone? IT HAS BEEN THE CITY'S PRACTICE TO REQUIRE A VARIANCE TO ALLOW OUTDOOR DINING ABOVE THE SECOND LEVEL. I HAVE MANY EXAMPLES. IT DOES SEEM THAT ZAI 1808 PROVIDES FOR THIS, BUT THE PRACTICE HAS BEEN TO REQUIRE A VARIANCE
4. Have you spoke to anyone regarding this memo and whether the ZV for fitness should be filed as a waiver? YES, WE'VE MET WITH LISA WEBBER, DAN SCOTT, SIMON PASTUCHA, SHANA BONSTIN, AND OTHERS. THE DIRECTION WAS THAT IT SHOULD BE PROCESSED AS A VARIANCE SINCE IT IS A USE STANDARD AND NOT A DEVELOPMENT STANDARD.

Thanks,

–Daniel

[Quoted text hidden]

[Quoted text hidden]

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ORIGINAL

Planning Staff Use Only

ENV No. <u>2013-2552</u>	Existing Zone <u>G2-ID</u>	District Map <u>147B173, 147B177</u>
APC <u>Central</u>	Community Plan <u>Hollywood</u>	Council District <u>4</u>
Census Tract <u>1942.00</u>	APN <u>5554007014</u> <u>5554007015</u>	Case Filed with [DSC Staff] <u>Stankin</u>
		Date <u>8/19/13</u>

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

CASE NO. CPC 2013-2551-CUB-2V-DB-SP12

APPLICATION TYPE Affordable Housing Incentives, Site Plan Review, Conditional Use Beverage, Zone Variance.
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 8150 Sunset Boulevard Zip Code 90046
 Legal Description: Lot 1 Block _____ Tract 31173
 Lot Dimensions Irregular Lot Area (sq. ft.) 111,339 Total Project Size (sq. ft.) 333,872

2. PROJECT DESCRIPTION

Describe what is to be done: Demolish existing commercial buildings and construct a mixed-use commercial/residential development with approximately 111,000 sf of commercial uses (approximately 25,000 sf organic grocery store, 51,000 sf of retail uses, 22,000 sf of restaurant uses, 8,000 sf of fitness uses, and 5,000 sf of bank uses) and 249 dwelling units with approximately 222,564 sf of floor area.

Present Use: Shopping center. Proposed Use: Mixed-use residential/commercial development.
 Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing 0 To be demolished 0 Adding 249 Total 249

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.22-A.25(f)(4)(ii) Code Section which authorizes relief: 12.22-A.25
An off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC §12.22-A.25(f)(4)(ii).

Code Section from which relief is requested: 12.21-A.5(c) Code Section which authorizes relief: 12.22-A.25
An off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A.5(c) with attendant parking for both commercial and residential parking.

Code Section from which relief is requested: 12.16-A.2 and 12.14-A.1(b)(3) Code Section which authorizes relief: 12.22-A.25
An off-menu Incentive to permit a 0' to 16' 4" south side yard for residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C.2.

Code Section from which relief is requested: 12.21-A.4(a) Code Section which authorizes relief: 12.22-A.25
Parking Option 1 for a mixed-use Housing Development Project.

Code Section from which relief is requested: _____ Code Section which authorizes relief: 16.05
Site Plan Review for a development project which creates 50 or more dwelling units.

List related or pending case numbers relating to this site

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.16 Code Section which authorizes relief: 12.24-W.1

Conditional Use Permit for the on-site sale of a full line of alcoholic beverages in connection with four restaurants, and the off-site sale of a full line of alcoholic beverages in connection with an organic grocery store.

Code Section from which relief is requested: 12.16-A.2 and 12.14-A.1(b)(3) Code Section which authorizes relief: 12.27

Variance to allow outdoor dining above the first floor in the C4 zone, as not otherwise permitted by LAMC §12.16-A.2 and 12.14-A.1(b)(3); and to allow a fitness studio in the C4 zone as not otherwise permitted by LAMC §12.16-A.2.

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.22-A.25

List related or pending case numbers relating to this site

4. OWNER/APPLICANT INFORMATION

Applicant's name Tyler Siegel Company AG SCH 8150 Sunset Boulevard Owner, LP
Address: P.O. Box 10506 Telephone: (310) 285-7081 Fax: ()
Beverly Hills, CA Zip: 90213 E-mail: tsiegel@townscapepartners.com

Property owner's name (if different from applicant)
Address: Telephone: () Fax: ()
Zip: E-mail:

Contact person for project information Jeff Haber/Edgar Khalatian/ Michael Nytzen Company Paul Hastings LLP
Address: 515 S. Flower Street, 25th Floor Telephone: (213) 683-6000 Fax: (213) 627-0705
Los Angeles, CA Zip: 90071 E-mail: jeffreyhaber@paulhastings.com edgarkhalatian@paulhastings.com michaelnytzen@paulhastings.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
b. The information presented is true and correct to the best of my knowledge.
c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature] Print: TYLER SIEGEL

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

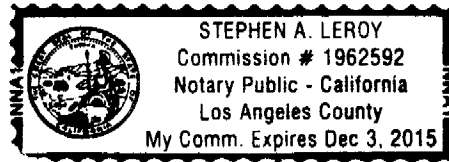
On 7-16-2013 before me, [Handwritten Signature] (Insert Name of Notary Public and Title)

personally appeared TYLER SIEGEL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Handwritten Signature] (Seal)



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on an attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Table with 3 columns: Base Fee (30,476.25), Reviewed and Accepted by [Project Planner], Date; Receipt No. (12807), Deemed Complete by [Project Planner], Date

AFFORDABLE HOUSING REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

Referral To: Public Counter-Filing LAHD Funding CRA LA County Other: _____

NOTES:

Planning Staff Name and Title <i>Daniel Ahdian Planning Asst</i>	Planning Staff Signature 	Date <i>8/16/2013</i>
--	------------------------------	--------------------------

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 8150 Sunset Boulevard
 Project Name: _____
 Applicant Name and Contact Information: Tyler Siegel, P.O. Box 10506, Beverly Hills, CA 90213 (310) 285-7081
 Assessor Parcel Number(s): 5554-007-014 and 5554-007-015

Number of Lots: 1 Lot size: 111,339 sf s.f.
 Land Use Designation: Neighborhood Office Commercial

DRB Enterprise Zone CRA
 ion (please specify): D Limitation for 1:1 FAR, Ord. 164,714
 ease specify): _____

commercial-residential project with 249 total apartment units, including 28
seholds, and approximately 111,000 sf of commercial uses including a
aurant area, approximately 50,000 sf of retail uses, 8,000 sf of fitness uses

RALPH:

Here is the AHRF. Just charge him the \$432 base during filing. I also attached a Q & A between us that I thought would be helpful for you in the case file.

e	Square Feet	# of Units
1	80,000	N/A
1	-80,000	N/A
	333,872	249
	333,872	249

CPC 2013-2551-CUB-2V-DB-SPR

AFFORDABLE HOUSING REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

Referral To: <input checked="" type="checkbox"/> Public Counter- Filing <input type="checkbox"/> LAHD Funding <input type="checkbox"/> CRA <input type="checkbox"/> LA County <input type="checkbox"/> Other: _____			
NOTES:			
Planning Staff Name and Title <u>Daniel Thadian</u> <u>Planning Asst</u>	Planning Staff Signature 	Date <u>8/16/2013</u>	

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 8150 Sunset Boulevard

Project Name: _____

Applicant Name and Contact Information: Tyler Siegel, P.O. Box 10506, Beverly Hills, CA 90213 (310) 285-7081

Assessor Parcel Number(s): 5554-007-014 and 5554-007-015

Community Plan: Hollywood Number of Lots: 1 Lot size: 111,339 sf s.f.

Existing Zone: C4-1D Land Use Designation: Neighborhood Office Commercial

Specific Plan HPOZ DRB Enterprise Zone CRA

Q-condition/ D-limitation/ T-classification (please specify): D Limitation for 1:1 FAR, Ord. 164,714

Other pertinent zoning information (please specify): _____

2. PROPOSED PROJECT

Description of Proposed Project: Mixed commercial-residential project with 249 total apartment units, including 28 units set aside for Very Low Income Households, and approximately 111,000 sf of commercial uses including a 25,000 sf grocery store, 22,000 sf of restaurant area, approximately 50,000 sf of retail uses, 8,000 sf of fitness uses and a 5,000 sf bank.

	Type of Use	Square Feet	# of Units
Existing ¹	Commercial	80,000	N/A
To be Demolished	Commercial	-80,000	N/A
Proposed	Mixed Use	333,872	249
TOTAL		333,872	249

3. APPLICATION STATUS & TYPE

A. Status of Application

- Not Required: Ministerial²
- Entitlement Case Required and needs to filed with Planning
- Case Filed: (1) (2) (3)
- Case Number(s): _____
- Date Filed: _____
- Date Approved: _____
- End of Appeal Period: _____

B. Type of Application (please select only one)

Ministerial²	1. <input checked="" type="checkbox"/> Density Bonus (per LAMC 12.22.A.25, Ordinance 179,681) (Please Complete Sections I, II & V)	2. <input type="checkbox"/> Greater Downtown Housing Incentive Area (per LAMC 12.22.A.29, Ordinance 179,076) (Please Complete Sections I, III & V)	3. <input type="checkbox"/> Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing (per LAMC 12.21.A.4.u, Ordinance 178,063) (Please Complete Sections I, IV & V)	4. <input type="checkbox"/> Other: (Please Complete Sections I & V)
	<input type="checkbox"/> LADBS- Ministerial <ul style="list-style-type: none"> o Density Increase o Parking Reductions (option 1 or 2) 	<input type="checkbox"/> LADBS- Ministerial <ul style="list-style-type: none"> o Exempt from SPR 	<input type="checkbox"/> LADBS- Ministerial	<input type="checkbox"/> LADBS- Ministerial : (please specify)
Discretionary³	<input type="checkbox"/> Density Bonus with Incentives ON the Menu (please specify)	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Site Plan Review	<input checked="" type="checkbox"/> Discretionary : (please specify)
	<input type="checkbox"/> Multiple entitlement with Incentives ON the Menu (please specify)	<input type="checkbox"/> Other entitlement	<input type="checkbox"/> Other entitlement	
	<input type="checkbox"/> Density Bonus with Incentives NOT ON the Menu ⁴ (please specify)			
	<input checked="" type="checkbox"/> Multiple entitlement with Incentives NOT ON the Menu ⁴ (please specify) Incentive to permit 3:1 FAR within 1560' feet of transit stop, allow reduction of side yard from 16' to 0'-4.5', allow increase in compact parking to 60%; SPR; Variance to allow fitness use and outdoor dining above ground floor; CUP for on-and off-site alcohol sales, VTTM.			

4. DENSITY CALCULATION:

A. Base Density: Maximum density allowable per zoning

Lot size 111,339 sf. (a)
 Density allowable by zone 400 units/s.f. of lot area (b)
 Units allowed by right (Base Density) 278 units (c) [c = a/b, round down to whole number]

B. Maximum allowable Density Bonus: 376 units (d) [d = c x 1.35, round up to whole number]

C. Proposed Project: Please indicate total number of Units as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact Los Angeles Housing Department's Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

	Total	HCD (State) ⁵	HUD (TCAC) ⁶
Market Rate	<u>221</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s)- Market Rate		<u>N/A</u>	<u>N/A</u>
Very Low Income	<u>28</u>		
Low Income			
Moderate Income			<u>N/A</u>
Seniors- Market Rate		<u>N/A</u>	<u>N/A</u>
Seniors- Very Low Income			
Seniors- Low Income			
Total # of Units per Category		<u>221 MKT/28 VL</u> (e)	<u></u> (f)
Percent of Affordable Units by Category		<u>11% VL</u> (g)	<u></u> (h)

[g = e/c or e/i, whichever is less, c or i]
 [h = f/c or f/i, whichever is less, c or i]

TOTAL # of Units Proposed 249 (i)

Number of Density Bonus Units (j) [If i > c, then j = i - c; if i < c, then j = 0]

Percent Density Bonus Requested (k) [k = j/c]

NOTE: REQUEST IS FOR WAIVER OF DEVELOPMENT STANDARDS TO PERMIT INCREASE IN FAR AND NOT UNIT DENSITY, MODIFICATION OF SIDE YARD FROM 16' TO 0-4.5', AND ALLOW INCREASE IN COMPACT PARKING TO 60%

5. SITE PLAN REVIEW CALCULATION: An application for Site Plan Review may be required for projects that meet the Site Plan Review threshold(s) as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formulas provided below to determine if the project meets Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

If number of Proposed units [(i) from above] is less than the number of By Right/ Base Density units [(c) from above, then:

(i) – existing units = 249

- YES, Site Plan Review is required, if Proposed units minus existing units is greater than or equal to 50
- NO, if Proposed units minus existing units is less than 50
- Exempt (please specify): _____

If number of Proposed units [(i) from above] is greater than the number of By Right/ Base Density units [(c) from above, then:

(c) – existing units = _____

- YES, Site Plan Review is required, if By Right/ Base Density units minus existing units is greater than or equal to 50
- NO, if By Right/ Base Density units minus existing units is less than 50
- Exempt (please specify): _____

II. DENSITY BONUS
(LAMC Sec.12.22.A.25, Ordinance 179,681)

6. HOUSING DEVELOPMENT PROJECT TYPE (please select one)

- (1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units
- (2) For Sale or Rental Senior Citizen Housing (Market Rate)
- (3) For Sale or Rental Senior Citizen Housing with Low or Very Low Income Restricted Affordable Units
- (4) For Sale Housing with Moderate Income Restricted Affordable Units

7. DENSITY BONUS OPTIONS (Please check all that apply)

- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion
- Parking (Please choose only one option)

Parking Option 1: Based on # of bedrooms, inclusive of Handicapped and Guest parking

	# of Units	Spaces/Unit	Parking Required	Parking Provided
0-1 Bedroom	203	1	295	295
2-3 Bedrooms	46	2	92	92
4 or more Bedrooms		2.5		
TOTALS			295	295

Parking Option 2: Reduced only for Restricted Affordable Units

	# of Units	Spaces/Unit	Parking Required'	Parking Provided'
Market Rate (Including Senior Market Rate)		Per code		
Restricted Affordable		1		
Very Low/ Low Income Senior or Disabled		.5		
Restricted Affordable in Residential Hotel		.25		
TOTALS				

8. INCENTIVES

A. Project Zoning Compliance & Incentives (Please check all that apply)

	Required/ Allowable	Proposed	ON Menu	OFF Menu
<input type="checkbox"/> (1) Yard/ Setback (each yard counts as 1 incentive)				
<input type="checkbox"/> Front	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Side(s)	16'	0' - 4.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> (2) Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (3) Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> (4) Floor Area Ratio	1:1	3:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> (5) Height/ # of Stories	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (6) Open Space	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (7) Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (8) Averaging (all count as 1 incentive)			<input type="checkbox"/>	<input type="checkbox"/>
FAR,	_____	_____	—	—
Density,	_____	_____	—	—
Parking,	_____	_____	—	—
OS,	_____	_____	—	—
Vehicular Access	_____	_____	—	—
<input checked="" type="checkbox"/> Other (please specify):	40% compact	60% compact	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TOTAL # of Incentives Requested:

_____ 3

B. Qualification for Incentives On the Menu: (Please check only one)

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input checked="" type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater
3+	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):

9. **COVENANT:** All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA) (LAMC Sec.12.22.A.29, Ordinance 179,076)
--

10. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- (2) One of the following shall be provided:
 - 10% of the total number of dwelling units for Low Income households; or
 - 15% of the total number of dwelling units for Moderate Income households; or
 - 20% of the total number of dwelling units for Workforce Income households, and
- (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

11. INCENTIVES (Please check all that apply)

NOTE: Must meet all 3 eligibility requirement from above (#10).

- (1) A 35% increase in total floor area.
- (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- (3) No parking required for units for households earning less than 50% AMI.
- (4) No more than one parking space required for each dwelling unit.

12. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA

- (a) No yard requirements except as required by the Urban Design Standards and Guidelines
- (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- (c) Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.
- (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.

13. **SITE PLAN REVIEW:** Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area is required to complete a Site Plan Review unless otherwise exempted per LAMC Section 16.05.D. If project qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

14. **COVENANT:** All GDHIA projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

IV. SENIOR INDEPENDENT HOUSING/ ASSISTED LIVING CARE HOUSING/ DISABLED PERSONS HOUSING (LAMC Sec.12.21.A.4.u, Ordinance 178,063)

15. PARKING REDUCTION

- May be reduced to 50% of the number otherwise required by code if all of the following requirements are met:

16. ELIGIBILITY FOR REDUCED PARKING

- (1) Occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel unit.
- (2) At least 10 square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both available and accessible to all residents of the development.
- (3) Record a Covenant and Agreement with Building and Safety.

V. REQUIRED FOR ALL APPLICATIONS

17. ENVIRONMENTAL STATUS *(Please check only one)*

- Not Required: Ministerial *(CEQA does not apply-may proceed to Building and Safety, no Planning action required)*
- Not Filed: *(Please visit the Planning Public Counter and inquire about completing either an Environmental Assessment Form or a Categorical Exemption)*
- Filed:
 - Categorical Exemption⁸ *(Please specify Class and Category):* _____
 - Statutory Exemption *(Please specify Type of Action):* _____
 - Negative Declaration⁸
 - Mitigated Negative Declaration^{8,9}
 - Environmental Impact Report⁸
 - Reconsideration of previous Environmental Review

(Please provide the following information for all filed cases)

Case Number: _____
 Date Filed: _____
 Date Completed: _____
 End of Comment Period: _____
 Date Adopted/ Certified: _____
 Date Filed with County Clerk: _____
 Exhausted All Appeals Date: _____

18. OTHER L.A.M.C. PROVISIONS *(Please check all that apply and give brief description)*

- Site Plan Review *(If applicable but Exempt, please provide letter of Exemption signed by authorized Site Plan Review Section planner)*
- Specific Plan Project Permit Compliance: _____
- CU: On- and Off-Site Alcohol Sales. _____
- ZV: Fitness use in C-4 zone and outdoor dining above ground floor. _____
- ZAA: _____
- Tract or Parcel Map: VTTM _____
- Other (please specify): _____

NOTES:

¹ Please provide certificate of occupancy
² Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.
³ Discretionary Projects require Planning decisions and approval.
⁴ Any waiver or modification of development standards not listed ON the menu of Incentives in the Density Bonus Ordinance.
⁵ HCD (State)= Published affordability levels per California Department of Housing and Community Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁶ HUD (TCAC)= Published affordability levels per the United States Department of Housing and Urban Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁷ Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.
⁸ Need to file with County Clerk if applying for public funding. If applying for City of Industry (Los Angeles County) Funds please contact City of Industry for additional documentation required.
⁹ All projects applying for City of Industry (Los Angeles County) Funds need to prepare a Mitigation Monitoring Plan.

AG SCH 8150 SUNSET BOULEVARD OWNER LP
P.O. Box 10506, Beverly Hills, CA 90213

August 16, 2013

Department of City Planning
City of Los Angeles
201 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012

Re: 8150 Sunset Boulevard – Ownership Disclosure/Letter of Authorization

AG SCH 8150 Sunset Boulevard Owner LP (“Owner”) is the owner of the property located at 8150 Sunset Boulevard, in the City of Los Angeles, comprised of Assessor’s Parcel Numbers 5554-007-014 and 5554-007-015 (the “Property”). As required by the City of Los Angeles’ Master Land Use Application Instructions, the following information is provided:

Agent for Service of Process or Officer of Owner:

Louis Friedel
2000 Avenue of the Stars, Suite 1020
Los Angeles, CA 90067

Ownership Disclosure:

The following have a 25% or greater interest in Owner:

AG-SCH 8150 Sunset Boulevard Parent, LP
P.O. Box 10506, Beverly Hills, CA 90213

A copy of Owner’s Limited Partnership Agreement and Officers Certificate for the manager of the general partner of the Owner is attached, evidencing Louis Friedel’s ability to sign on behalf of Owner is attached hereto.

In addition, Owner authorizes Tyler Siegel and John Irwin to sign on behalf of Owner any documents required by the City of Los Angeles in connection with the proposed redevelopment of the Property.

Sincerely yours,

AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P., a Delaware limited partnership

By: AG-SCH 8150 Sunset Boulevard GP, L.L.C., a Delaware limited liability company, its general partner

By: AG Real Estate Manager, Inc., a Delaware corporation, its manager

By: 

Name: Louis Friedel
Title: Vice President

CPC 2013-2551-CUB-
2V-DB-SPR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

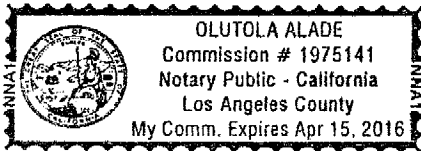
State of California

County of Los Angeles }

On 8/19/13 before me, Olutola Alade, notary
Date Here Insert Name and Title of the Officer

personally appeared Louis Friedel
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: AG SCH 8150 Sunset Boulevard, Owner

Document Date: 8/19/13 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Louis Friedel Signer's Name: _____

Corporate Officer -- Title(s): _____ Corporate Officer -- Title(s): _____

Individual Individual

Partner -- Limited General Partner -- Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

SITE PLAN REVIEW – LAMC 16.05

City of Los Angeles – Department of City Planning

CASE NO. DIR CPC 2015-2551-CUB-ZV-DB-SPR

PROJECT NAME / ADDRESS 8150 Sunset Boulevard

SITE PLAN REVIEW APPROVAL IS REQUESTED FOR:

- A development project that results in an increase of 50,000 gross square feet of non-residential floor area.
- A development project that results in an increase of 50 or more dwelling units and/or guest rooms.
- A change of use to a fast food establishment resulting in a net increase of 500 or more average daily vehicle trips as determined by the Department of Transportation.
- A change of use other than to a fast-food establishment resulting in a net increase of 1,000 or more average daily vehicle trips as determined by the Department of Transportation.

PROJECT DESCRIPTION - Describe the project, listing the component uses and their floor area and/or dwelling units, for both the existing development and the total proposed project.

Demolish existing commercial shopping center and construct new approximately 333,872 square foot mixed-commercial/residential building with approximately 849 parking spaces in subterranean and above-grade parking structure. The building would be comprised of various elements ranging in height from two stories up to 16 stories. The approximately 110,000 square foot commercial component includes approximately 51,000 square feet of retail uses, an approximately 25,000 square foot organic grocery store, approximately 22,000 square feet of restaurants, including outdoor dining above ground level, an approximately 8,000 square foot fitness studio, and an approximately 5,000 square foot bank. The approximately 222,564 square foot residential component is comprised of 249 rental apartments (73 studio units, 130 1 BR bedroom units, 38 2 bedroom units, and 83 bedroom units), including 28 affordable units for Very Low Income Households.

HEIGHT: 42-216 Feet 2-16 Stories

PROJECT	NON-RESIDENTIAL FLOOR AREA (List each USE on 1st line and Square Feet Below)						RESIDENTIAL OR HOTEL (Dwelling Units/Guest Rooms)		TOTAL SQUARE FEET
	Uses >>>	Retail	Restaurant	Fitness	Bank	Dental	Art Storage	Units/Rooms	
Existing Development	10,027	16,266	3,550	20,172	2,360	27,625	N/A	N/A	80,000
Demolition (-)	-10,027	-16,266	-3,550	-20,172	-2,360	-27,625	N/A	N/A	-80,000
New Construction (+)	76,308	22,000	8,000	5,000	0	0	249	222,564	333,872
Net Change (+)	66,281	5,734	4,450	-15,172	-2,360	-27,625	249	222,564	253,872
Total Project	76,308	22,000	8,000	5,000	0	0	249	222,564	333,872

RESIDENTIAL DWELLINGS For Parking Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)			Within 1,500 Feet of a Mass Transit Station or Major Bus Route?
		Less Than 3	3 Rooms	More than 3	
Standard	221	64	115	42	
Senior Citizen		--	--	--	
Affordable (LAMC 12.22A25d)	28	9	15	-4	Yes

PARKING (All Projects)	EXISTING PARKING SPACES	PROPOSED PROJECT	
		Spaces Required (LAMC 12.21A4)	Spaces Provided
	222	787	849

Does the Project have existing non-conforming parking rights? Yes (Explain) No

Is any portion within a parking structure? Yes (Describe) No

All of proposed project parking will be located on-site in a parking structure.

RESIDENTIAL DWELLINGS For Open Space Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)		
		Less Than 3	3 Rooms	More than 3
	249	207	36	8

OPEN SPACE (LAMC 12.21G) For Residential Projects	REQUIRED (Square Feet)	PROVIDED (Square Feet)	% OF TOTAL PROVIDED
Private Open Space	13,225 sf	20,206 sf	153%
Common Open Space	13,225 sf	18,604 sf outdoor 3,487 sf recreation	167%
Landscaped Area In Common Open Space	3,306 sf (included in common OS above)	4,651 sf min. (included in common OS above)	141%
Total Open Space	26,450 sf	42,297 sf	160 %

Identify each area of useable Open Space on the Site Plan and/or Floor Plans, including the square footage of each area and calculations used to achieve the figures listed above.

Describe Recreational Amenities:

Swimming pool and spa; fitness room; club room; library; private and common open space.

SITE PLAN REVIEW FINDINGS:

A Site Plan Review determination requires the decision-maker to make findings relative to the project request. The applicant must assist the decision-maker by attaching information supporting the following findings:

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.
2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.
3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

SITE PLAN REVIEW

TRANSPORTATION ANALYSIS

(Los Angeles Municipal Code Section 16.05)

Submit this form to the Department of Transportation (D.O.T.) for their review and analysis of traffic, access and circulation of the proposed project. Submittal of this form prior to the actual application of Site Plan Review will reduce the overall approval time. This form can also determine whether a "Change of Use" project will need Site Plan Review.

DEPARTMENT OF TRANSPORTATION CONTACTS		
Wes Pringle	221 N. Figueroa Street, Suite 600	(213) 580-5206
Mike Bagheri	221 N. Figueroa Street, Suite 600	(213) 580-5202
Sergio Valdez	19040 Vanowen Street, Reseda	(818) 756-9929
Esther Tam	7166 W. Manchester Avenue, Westchester	(213) 485-1062

PROJECT NAME / ADDRESS 8150 Sunset Boulevard

NEAREST MAJOR CROSS STREET: Crescent Heights Boulevard

PROJECT OWNER / LESSEE: AG SCH 8150 Sunset Boulevard Owner, LP PHONE: (310) 285-7081

APPLICANT'S REPRESENTATIVE: Jeff Haber, Paul Hastings LLP PHONE: (213) 683-6000

ENVIRONMENTAL NO. _____ CASE NO. _____

- INCLUDE THE FOLLOWING MATERIALS TO D.O.T. (UNLESS FOR PURPOSE OF SCREENING CHANGE OF USE PROJECTS):
- Copy of completed Master Land Use Application.
 - Copy of completed Site Plan Review Supplemental Application.
 - One set of fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways and on/off site circulation.

To be completed by D.O.T. Staff

TRIP GENERATION CALCULATION

	USES (List each use)	PROJECT (Square Feet or Dwelling units)	LAND USE ADT (Trip Generation Rate)	SUBTOTAL ADT (Number of Trips)	TOTAL ADT (Number of Trips)
Existing					
Proposed					
Net Increase / Decrease (+ or -)					

Peak Hour Trips: A.M.: _____ P.M.: _____

DOT Comments: _____

IMPACT OF TRIP GENERATION	Not Significant	May Be Significant	May Be Cumulative	TRAFFIC STUDY NEEDED
----------------------------------	-----------------	--------------------	-------------------	-----------------------------

PREPARED BY: _____ (DOT Staff - Print) PHONE: _____

SIGNATURE: _____ DATE: _____

Return this form and the provided materials to the applicant for submittal to the Site Plan Review Staff.

**ATTACHMENT A
PROJECT NARRATIVE – AFFORDABLE HOUSING INCENTIVES
AND SITE PLAN REVIEW**

8150 Sunset Boulevard, Los Angeles

I. PROJECT PROPOSAL

A. Applicant and Property

AG SCH 8150 Sunset Boulevard Owner L.P. (the “**Applicant**”) is the owner of the property located at 8150 Sunset Boulevard, Los Angeles (APN 5554-007-014 and 5554-007-015), which is comprised of one legal lot (the “**Property**”). The approximately 2.56-acre (111,339 square foot) Property is zoned C4-1D and is developed with approximately 80,000 square feet of commercial uses and 222 parking spaces.

B. Project Overview

The Project consists of the development of 249 rental apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the apartments, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces (the “**Project**”).

One of the Project’s primary objectives is to provide a significant number of affordable housing units in a part of the City of Los Angeles (the “**City**”) that lacks quality affordable housing in close proximity to major transportation nodes and major employment centers. In addition, the Project would replace an outdated commercial use with a mixed-use project comprised of residential uses and community serving retail uses that would be consistent with the needs of this area of the City.

C. Request

The Applicant requests the City’s approval of the following to allow for the development of the Project:

1. Pursuant to Section 16.05 of the Los Angeles Municipal Code (the “**LAMC**”), Site Plan Review for a development that creates 50 or more dwelling units;
2. Pursuant to Section 12.22-A,25 of the LAMC, in consideration of restricting 11 percent of the total number of dwelling units for Very-Low Income Households (28 units), utilizing Parking Option 1, and the following Affordable Housing Incentives:

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20-DB-SPR

- a. An off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii));
- b. An off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A,5(c), with attendant parking for both commercial and residential parking; and
- c. An off-menu Incentive to permit a 0' to 16' 4" south side yard for residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C,2 of the LAMC.

In addition, the Applicant will submit separate applications for the following entitlement and permit requests related to the Project:

- Conditional Use to permit the on-site sales, dispensing, and consumption of a full line of alcoholic beverages in four establishments, and the off-site sales of a full line of alcoholic beverages in connection with a full-service grocery store, pursuant to Section 12.24-W,1 of the LAMC;
- Variances for the following, pursuant to Section 12.27 of the LAMC:
 - To allow outdoor dining above the first floor in the C4 zone, as not otherwise permitted by Sections 12.16-A,2(p) and 12.14-A.1(b)(3) of the LAMC; and
 - To allow a fitness studio in the C4 zone, as not otherwise permitted by Section 12.16-A,2 of the LAMC.
- Pursuant to Section 17.15 of the LAMC, Vesting Tentative Tract Map (the "VTTM") No. 72370 to subdivide the Property; and
- Approvals and permits from the City of Los Angeles Department of Building and Safety and other municipal agencies for Project construction

activities, including, but not limited to demolition, haul route, excavation, shoring, grading, foundation, and building and interior improvements.

D. Existing Conditions

The Property is located at 8150 Sunset Boulevard, at the southwest corner of Sunset Boulevard and Crescent Heights Boulevard in the City. The Property is bounded by Havenhurst Drive to the west, Crescent Heights Boulevard to the east, Sunset Boulevard to the north, and multi-family residential dwelling units to the south, which are located in the City of West Hollywood.

The Property's General Plan designation is Neighborhood Office Commercial. The Property is zoned C4-1D. The "D" Limitation restricts the Property's floor area ratio to 1:1. The Property is not subject to a maximum height limit.

The Property is currently developed with an approximately 80,000 square foot retail strip mall, which includes 11,646 square feet of fast food restaurants and a 20,172 square foot bank. The retail strip mall was built in 1988 and the building housing the bank was built in 1960 and subsequently expanded in 1963 and 1973. In addition, there are currently approximately 222 parking spaces. There is also a billboard located at the Property that until recently was digital.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property.

As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

E. Project Description

The Project proposes to demolish the existing uses and redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces. The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building).

The Property is 111,339 square feet, which is the basis for the Project's floor area ratio ("FAR") calculation. The requested FAR would be 3:1, which is equivalent to 334,017 square feet of floor area. The Project FAR would be 2.99, based upon 333,872 square feet of proposed floor area, and would therefore be within the 3:1 FAR limit.

Table 1, below, provides an overview of the Project's various components.

Table 1: Project Summary

Project Component	Residences	LAMC Floor Area
Residential Units	73 studio units 130 1 BR units 38 2 BR units 8 3 BR units	222,564 SF
Retail Use	N/A	51,308 SF
Restaurant	N/A	22,000 SF
Organic Grocery Store	N/A	25,000 SF
Fitness Studio	N/A	8,000 SF
Walk-in Bank	N/A	5,000 SF
Total	249 units	333,872 SF

1. Residential Component

The Project would include 73 studio units, 130 one-bedroom units, 38 two-bedroom units, and 8 three-bedroom units. 28 units would be set aside for Very Low Income Households. The total residential floor area, including all common areas, would be approximately 222,564 square feet. Table 2, below, provides a breakdown of the residential unit count and square footage.

Table 2: Residential Unit Breakdown¹

	Unit Count	Average SF per Unit	Total SF
Studio Units	73	494 SF	35,257 SF
One Bedroom Units	130	758 SF	98,332 SF
Two Bedroom Units	38	1,168 SF	44,622 SF
Three Bedroom Units	8	1,639 SF	13,113 S F
Total	249	768 SF	191,324 SF

The residential portion of the Project would include approximately 6,900 square feet of indoor amenities, which would include an approximately 1,500 square foot lobby, an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness center, approximately 738 square feet of men's and women's changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an outdoor swimming pool, spa and roof deck located at the southeast corner of the Property.

The residential units within the Project feature significant setbacks from all property lines, as follows: Sunset Boulevard – approximately 125 feet to 160 feet; Crescent Heights Boulevard – approximately 31 to 37 feet; Havenhurst Drive – approximately 48 feet; and approximately 60 feet from the south property line. The residential parking garage will observe a setback ranging from zero feet to 16' 4" along the south property line. In addition, the 16-story portion of the Project has been oriented in a north-south direction to maximize views from and towards the Hollywood Hills from other properties.

2. Retail Component

The Project proposes the development of approximately 111,000 square feet of retail and commercial uses, including an approximately 25,000 square foot organic grocery store, approximately 22,000 square feet of restaurant uses, an approximately 8,000 square foot fitness studio, approximately 51,000 square feet of traditional community serving retail uses, and an approximately 5,000 square foot walk-in bank.

The Project's retail component has been designed to enhance the pedestrian experience along Sunset Boulevard by locating vibrant retail uses along Sunset Boulevard, creating large open spaces to encourage pedestrian activity, and engaging pedestrians along Sunset Boulevard by

¹ Numbers shown are net rentable square feet only and exclude corridors and common areas; the total "floor area" as defined by the LAMC for the residential component is 222,564 square feet.

creating transparent retail storefronts and view corridors that connect the Project's open spaces and retail uses to Sunset Boulevard and Crescent Heights. The main retail component consists of a two-story street-level complex facing Sunset Boulevard and Crescent Heights Boulevard and surrounding a large central plaza that would be open to the public. The landscaped plaza would include areas set aside for outdoor dining and other public gathering areas. Roof terraces on the portion of the commercial complex fronting on Sunset Boulevard would also be available for outdoor dining and occasional special events. An approximately 25,000 square foot organic grocery store is proposed to be located on Basement Level 1, below the plaza level (Level 1). Pedestrian access between the parking and commercial uses would be provided by escalators, elevators and stairs. A rooftop restaurant and lounge would be located on the Level 16, and would include indoor and outdoor seating areas.

3. Recreation, Landscaping and Open Space

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the commercial and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the Property, providing approximately 9,100 square feet of additional street-level open space that would be functionally integrated with the Project through landscaping, outdoor dining, and other common elements and amenities, although it would remain public property.

The Project would also include approximately 20,200 square feet of private balcony space and terraces and over 18,600 square feet of common space on rooftop areas for use by the Project residents.

The Project would include approximately 6,900 square feet of indoor amenities for the residents, including an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness room, approximately 738 square feet of men's and women's changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an approximately 1,500 square foot lobby. In addition, the Project includes an outdoor swimming pool, spa and roof deck.

Landscaping would be provided along the perimeter of the Property, as well as within the central plaza, rooftop decks and along the various pedestrian walkways integrated throughout the Property.

4. Parking and Access

The Project proposes to provide parking within three subterranean and semi-subterranean levels and six levels of above-grade structured parking. The Project would provide 849 parking spaces.

Because the Project involves a Housing Development Project that is eligible for a Density Bonus, the parking requirements for the residential uses are set forth in LAMC §12.22-A,25(d). Parking requirements for the commercial uses are set forth in LAMC §12.21-A,4. LAMC §12.22-A,25(d)(1) provides that all residential units in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking, shall be provided with one parking space for one and two bedroom units and two parking spaces for two and three bedroom units. Based on this requirement, the Project's residential Code parking requirement is 295 parking spaces, as identified in Table 5, below.

Table 5 – Residential Parking

Unit Type	Number of Units	Required Number of Parking Spaces
0 and 1 Bedrooms	203 units	203 parking spaces
2 and 3 Bedrooms	46 units	92 parking spaces
Total Required	249 Units	295 parking spaces
Total Provided		295 parking spaces

The Code parking requirement for the commercial uses is 492 parking spaces, as identified in Table 6, below:

Table 6 – Commercial Parking

Use	Square Footage	Required Parking per LAMC
Restaurant	22,000 square feet	220
Grocery Store	25,000 square feet	100
Retail	51,308 square feet	205
Health Club	8,000 square feet	80
Walk-in Bank	5,000 square feet	10
Bicycle Parking Reduction (LAMC §12.21-A,4)		-123
Total Required	111,308 square feet	492
Total Provided		554

The Project includes a significant number of both short-term and long-term bicycle parking spaces to encourage and facilitate bicycle use by Project employees, visitors and residents, and thereby reducing the need to use an automobile to travel to and from the Project. Over 900 short-and long-term bicycle parking spaces will be provided within the enclosed parking garage and outside at the plaza level.

Access to the commercial parking levels would be provided by ramps off of both Sunset Boulevard and Crescent Heights Boulevard, while retail valet parking service would be provided via a valet drop-off area off Crescent Heights Boulevard and the primary valet drop-off/pick-up area located on Basement Level 1. Parking would be by valet during peak hours and self-parking, with attendant assistance, during off-peak hours. Resident parking levels would be accessed via a dedicated residential access driveway off of Havenhurst Drive. Residential parking would be provided by valet during all hours from the valet area located on Level 1.

5. **Affordable Housing**

The Applicant is committed to providing on-site affordable housing. Therefore, the Project would provide 11 percent of the total 249 units, or 28 units, as on-site affordable units set aside for Very Low Income Households (the "**Restricted Units**"). The 28 Restricted Units would include 9 studio units, 15 one-bedroom units, and 4 two-bedroom units. The Restricted Units would be comparable to the market rate units, including total square footage, bedroom size, and number of bathrooms. In addition, the Restricted Units would be interspersed among the market-rate units within the Project.

A Housing Development Project that provides a minimum of 11 percent of units reserved for Very Low Income Households is entitled to a Density Bonus of 35 percent (California Government Code §65915 *et seq.* (i.e., SB 1818) and LAMC §12.22-A,25(c)(1)). As identified in Table 3, below, the Project is eligible for a 35 percent Density Bonus because 11 percent (28 units) of the total 249 units at the Project would be set aside for Very Low Income Households.

Table 3: Permitted Density Bonus Calculation²

Percentage Very-Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

Table 4: Project Density Bonus Calculation

Total Number of Units Provided	249
Percentage of Very Low Income Units Required to Qualify for 35% Density Bonus	11%
Number of Very Low Income Units Provided	28 (11%)

a. Affordable Housing Incentives

Pursuant to California Government Code Section 65915(d)(2)(B) and LAMC Section 12.22.A.25(e)(1), a housing development project that qualifies for a density bonus shall be granted two development Incentives for providing at least 10% of the Project's base density for Very Low Income Households. Additional Affordable Housing Incentives may be granted at the discretion of the City. The proposed Project is providing 11% (28 units) Very Low Income units and is requesting three Incentives, as follows: (1) an off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii)); (2) an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A,5(c), with attendant parking for both commercial and residential parking; and (3) an off-menu Incentive to permit a 0' to 16' 4" south side yard for

² LAMC §12.22-A,25(c)(1)

residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C,2 of the LAMC. Floor area ratio and setback requirements are explicitly defined in Government Code Section 65915(o)(1) as development standards that may be waived or modified in connection with a project that qualifies for a density bonus. Further, Government Code Section 65915(p)(3) specifically provides that parking incentives and concessions may be requested beyond those provided in that section for a project that qualifies for a density bonus.

LAMC §12.22-A,25(f)(4)(ii) provides that an Applicant can request, in lieu of the otherwise applicable floor area ratio, a floor area ratio not to exceed 3:1, provided that the parcel is in a commercial zone in Height District 1 (including 1VL, 1L and 1XL), and fronts on a Major Highway as identified in the City's General Plan, and

- a. the Housing Development Project includes the number of Restricted Affordable Units sufficient to qualify for a 35 percent Density Bonus, and
- b. 50 percent or more of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center.

The Property is zoned C4, which is a commercial zone and is in Height District 1. The Property fronts Sunset Boulevard and Crescent Heights Boulevard, both of which are a Major Highway as identified by the City's General Plan.

Eleven percent of the Housing Development Project would be set aside for Very Low Income Households, which qualifies for a 35 percent Density Bonus.

Fifty percent of the commercially zoned parcel is located within approximately 1,560 feet of a Transit Stop at the intersection of Fairfax Avenue and Sunset Boulevard (Metro Rapid Route 780). This Transit Stop is located approximately 60 feet further than the 1,500 foot requirement for an on-menu Incentive.

However, LAMC §12.22,A-25(g)(3) permits an applicant to request an off-menu Incentive. Therefore, the Applicant is requesting an off-menu Incentive for the City to grant the same Incentive of the 3:1 floor area ratio as the on-menu Incentive identified in §12.22-A,25(f)(4)(ii) of the LAMC because all other requirements are met by the Project and fifty percent of the commercially zoned portion of the Property is located only approximately 60 feet further than the 1,500 foot requirement from the nearest Transit Stop, which satisfies the City's intent to locate affordable housing projects near Transit Stops.

The City's intent of requiring at least fifty percent of the commercially zoned parcel be located within 1,500-feet of a Transit Stop is to ensure that the property is accessible without a passenger

vehicle. The Property is located in a portion of the City that is served by a significant amount of public transportation. In addition to the Metro Rapid Line 780 stop, which is located approximately 1,560 feet from the Property line, Metro also operates the following public transportation stops near the Property:

- The Metro Local and Limited Line 2/302 (24-hour service) stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property. Line 2/302, which has an annual ridership of more than 6 million passengers,³ also has stops at the intersection of Fairfax Avenue and Sunset Boulevard, providing a convenient transfer point to and from Metro Lines 217 and 780.
- The Metro Local and Limited Line 218 stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property.
- The Metro Local and Limited Line 217 (24-hour service) stop is located at the intersection of Fairfax Avenue and Sunset Boulevard, at the same location as the Metro Rapid Line 780 stop.

Together, these lines had a combined annual ridership of more than 12 million passengers.⁴ Metro Lines 2/302, 217, and 780 all offer peak hour headways of 15 minutes or less, consistent with the definition of a Major Bus Route in the LAMC and the City's adopted Affordable Housing Incentives Guidelines. The LAMC further provides that areas proximate to Major Bus Routes are appropriate locations for mixed-use developments. The intersection of Sunset Boulevard and Fairfax Avenue serves as a transit node that provides interconnectivity to transit throughout the area and the City.

In addition, the Applicant is requesting approval of an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial and residential uses in-lieu of the requirements set forth in LAMC §12.21-A,5(c), and an off-menu Incentive to permit a 0' to 16' 4" south side yard, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C,2 of the LAMC.

F. Streets and Circulation

Sunset Boulevard adjoining the Property to the north is designated a Major Highway Class II on the City's General Plan.

Crescent Heights Boulevard adjoining the Property to the east is also designated a Major Highway Class II on the City's General Plan.

³ 2012 annual estimated ridership, <http://isotp.metro.net/MetroRidership/IndexSys.aspx>

⁴ Ibid.

Havenhurst Drive adjoining the Property to the west is designated a local street on the City's General Plan.

G. Previous Cases, Affidavits, Permits, Etc.

Previous and relevant zoning-related actions affecting the Property include:

- Ordinance No. 164,714 imposing a "D" Development Limitation on the Property, limiting the total floor area of all buildings on the Property to no more than one times the buildable area of the lot;
- Case No. ZA 2007-3626(CUB) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 2001-5784(CUB)(CU) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 93-0211(ZV) approving a variance to permit the construction, use, and maintenance of a dry cleaning business, as not permitted in the C4 Zone;
- Case No. ZA 92-1141(CUZ)(CCR)(ZV)(PAD) approving: 1) a conditional use permit to allow: a) the continued use and maintenance of a drive-through fast food restaurant; b) the continued use and maintenance of an existing commercial corner development with four restaurants operating between 11 p.m. and 7 a.m.; and 2) a variance to permit 222 parking spaces in lieu of the 376 spaces required by the LAMC;
- Case No. ZA 88-0939(E) approving a conditional use exemption to permit the sale of alcoholic beverages for on-site consumption within a 78-seat restaurant; and
- Case No. ZA 83-398(CUB) approving a conditional use permit authorizing the sale and dispensing of alcoholic beverages for on-site consumption within a proposed 120 seat restaurant.

H. Requested Approvals

1. Site Plan Review

The Applicant is requesting approval of a Site Plan Review pursuant to LAMC §16.05 to authorize a development that creates 50 or more dwelling units.

2. Affordable Housing Incentives

The Applicant is entitled to a 35 percent density bonus pursuant to LAMC Section 12.22-A.25(c)(1) because 11 percent of the units have been set aside for very Low Income Households. A 35 percent density bonus shall be granted in connection with a development project that sets aside 11 percent of the number of dwelling units (before the inclusion of additional units allowed as a result of the density bonus) for Very Low Income Households. In the case of the Project, 28 units, representing 11 percent of the proposed total 249 units, would be set aside for Very Low Income households. A project that qualifies for a density bonus is also entitled to provide parking as required by Parking Option 1, pursuant to the provisions of LAMC §12.22-A.25(d)(1). In addition, the Applicant is requesting the approval of three Affordable Housing Incentives pursuant to California Government Code §65915 and LAMC §12.22-A.25 to facilitate the provision of affordable housing, as follows:

a. An off menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project where 50% or more of the parcel is located within approximately 1,560 feet of a Transit Stop, in lieu of 50% or more of the parcel being within 1,500 feet, as specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A.25(f)(4)(ii));

b. An off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A.5(c) with attendant parking for both commercial and residential parking; and

c. An off-menu Incentive to permit a 0' to 16' 4" foot south side yard for residential parking above the second above-ground level, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C.2 of the LAMC.

II. DRAFT FINDINGS

In order to approve the requests as outlined above in Section I.B and discussed in detail in Section I.G, the City must make the following findings:

A. Site Plan Review Findings:

1. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan;

The Project would be in substantial conformance with the purposes, intent and provisions of the General Plan, the Hollywood Community Plan, and with the applicable provisions of the LAMC, including the Planning and Zoning Code.

The Property is located within the adopted Hollywood Community Plan area and is currently classified within the "Neighborhood Office Commercial" land use designation, corresponding to the C4 zone. The Property is within the C4-1D zone and is not within a specific plan area.

The Project has been designed to comply with the City's vision of Hollywood. Specifically, the Hollywood Community Plan envisions:

... a compact city that is growing vertically, mixing residential, commercial and industrial uses in new and interesting ways. With core industries in entertainment, tourism and health care, this is a Hollywood which supports a strong local and regional economy. A rich, multimodal transit system, an inviting walking environment, and mixed-use housing along transit corridors promote a livable community and enable many Hollywood residents to reduce their use of cars.

The balanced growth of commercial and residential uses provides a jobs-housing balance, enabling an increasing number of residents and visitors to live, work, play and shop in Hollywood. Implementation of mixed-income housing incentives creates opportunities for people who work in Hollywood to find affordable housing nearby.

Pursuant to LAMC Section 12.16, the C4 Zone permits residential uses, including apartments and condominiums, as well as a wide range of commercial and retail uses. Mixed-use projects are permitted within the C4 Zone.

The Project would consist of the demolition of an outdated 80,000 square foot strip mall and the construction of a vertical, mixed-use residential and commercial project that would include 249

residential units, including 28 units designated for Very Low Income Households, and approximately 111,000 square feet of neighborhood serving commercial uses, including an approximately 25,000 square foot organic grocery store, an approximately 8,000 square foot fitness studio, and multiple restaurants, and other commercial uses. The Project would balance the growth of commercial and residential uses and provide a jobs-housing balance, enabling residents to live, work, play, and shop in Hollywood. The Project would also include a significant affordable housing component, which would create great opportunities for people who work in Hollywood to find affordable housing near their place of employment.

The 249 residential dwelling units would occupy approximately 222,564 square feet of floor area and the retail, restaurant, and lounge uses would occupy approximately 111,000 square feet of floor area. The number of dwelling units is within the dwelling unit density permitted in the C4 zone, which would allow a maximum of 278 dwelling units.

Parking for the on-site uses would be provided within a multilevel parking structure with 849 parking spaces. The lower parking levels would be subterranean and semi-subterranean, while the upper levels would begin at ground level and would form the podium upon which portions of the Project would be located. The parking areas would be physically integrated within the Project and would be surrounded by proposed uses. Vehicular access to the parking areas would be provided at Sunset Boulevard, Crescent Heights and Havenhurst Drive.

A substantial portion of the Project would include landscaped courtyards and pathways and other open space features that connect the various proposed uses to establish a pedestrian-oriented environment within the Project's vicinity. Approximately 30 percent of the Property would be publicly-accessible open space at the street, including the approximately 34,050 square foot central plaza. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the Property, providing approximately 9,100 square feet of additional street-level open space that would be functionally integrated with the Project through landscaping, outdoor dining, and other common elements and amenities.

The project would also provide approximately 16,055 square feet of publicly-accessible roof terrace areas would be provided on the roof of the retail building fronting Sunset Boulevard. These areas would be landscaped with trees and planter beds, and would include a sculpture garden and seating areas. At least 50 trees would be planted throughout the Property, including in tree wells in the sidewalks along Sunset Boulevard, Crescent Heights, and Havenhurst Drive. An additional approximately 5,099 sf of roof deck area would be provided adjoining the restaurant on Level 16.

The residential uses would also provide significant private and common open space areas. The Project includes approximately 20,200 square feet of private terraces and balconies, approximately 3,500 square feet of recreation and fitness uses that count as open space, and approximately 18,600 square feet of common open space, including a large landscaped deck at Level 4 and the roof deck and swimming pool at Level 9. These areas exceed the minimum

required open space area of 26,450 square feet by approximately 15,850 square feet, or 60 percent.

Upon approval of the requested Affordable Housing Incentives, the Project's FAR would be permitted at the Property.

Pursuant to LAMC Section 12.21.1-A,1, Height District No. 1 does not establish a maximum height but limits the "total floor area contained in all buildings on a lot" to no more than one-and-one half times the buildable area of said lot (i.e., a floor area ratio or FAR of 1.5:1). The "D" limitation currently limits the Property's FAR to 1.0:1. With approval of the requested Affordable Housing Incentives, the maximum allowable FAR would be 3.0:1.

The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building), and would have a 2.99:1 FAR. The building height would be compatible with other multi-story buildings in the vicinity of the Project site, including the Chateau Marmont hotel, the Sunset Tower hotel and the Andaz hotel.

As the plans depict, the Project would comply with the area and yard provisions of the C4 Zone (LAMC Section 12.16-C). The number of residential dwelling units (249) would be within the maximum density of 278 dwelling units permitted on the Property pursuant to LAMC Section 12.16-C,3 (400 square feet per dwelling unit). In conformance with LAMC Section 12.16-C,4, loading spaces complying with the requirements of LAMC Section 12.21-C,6 would be provided.

The Project would be in substantial conformance with the purposes, intent and provisions of the Hollywood Community Plan. Specifically, the Project would be in substantial conformance with the following Hollywood Community Plan Policies:

- *Policy LU.1.22:* Maintain existing streets open and accessible for public use. Protect existing streets from gating or closure to prevent the creation of "superblocks", improve circulation, keep streets and public rights of way publicly accessible, and support walkable and bikeable neighborhoods.

The Project has been designed to prevent the creation of a superblock. The Project includes a pedestrian friendly and inviting pathway that would connect Havenhurst Drive to Crescent Heights. Likewise, the frontage along Sunset Boulevard creates an expanded 15 foot wide sidewalk and has a balance of storefront retail transparency and direct pedestrian access to the open air plaza. This pathway would include significant open space and landscaping, seating available to the public, retail shops, and restaurants and coffee shops. The Project would also

provide over 900 short- and long-term bicycle parking spaces to support a walkable and bikeable neighborhood.

- *Policy LU.2.12:* Incentivize jobs and housing growth around transit nodes and along transit corridors.

The Property is located in a portion of the City that is served by a significant amount of public transportation. The Metro Rapid Line 780 stop is located at the intersection of Sunset Boulevard and Fairfax Boulevard, approximately 1,560 feet from the Property. In addition, the Metro Local and Limited Line 2 and 302 has stops located adjacent to the Property and at the intersection of Sunset Boulevard and Fairfax Boulevard. The Metro Local and Limited Line 218 stop is located at the intersection of Laurel Canyon Boulevard and Sunset Boulevard, approximately 80 feet from the Property. Together, these Metro lines have an annual ridership of more than 12 million passengers.⁵ Therefore, the Project would incentivize jobs and housing growth on Sunset Boulevard, a portion of the City that is served by significant public transportation opportunities.

- *Policy LU.2.13:* Utilize higher Floor Area Ratios to incentivize mixed-use development around transit nodes and along commercial corridors served by the Metro Rail, Metro Rapid bus or 24-hour buslines (Map 29).

As discussed above, the Metro Rapid Line 780 stop is located at the intersection of Sunset Boulevard and Fairfax Boulevard, approximately 1,560 feet from the Property. In addition, Metro Line 2/302 provides 24-hour service. The mixed-use Project, which has a 2.99 FAR and includes 28 Very Low Income Units, is ideally located near the Metro Rapid Line.

- *Policy LU.2.14:* Encourage projects which utilize Floor Area Ratio (FAR) incentives to incorporate uses and amenities which make it easier for residents to use alternative modes of transportation and minimize automobile trips.

The Project includes numerous amenities and uses, including bicycle parking, recreational facilities, an organic grocery store, and convenient access to transit, all of which make it easier for residents to use alternative modes of transportation and minimize automobile trips. The mixed-use nature of the Project creates synergy and an urban village concept, which translates to less reliance on automobile usage and an enhanced quality of life.

- *Policy LU.2.15:* Encourage mixed-use and multifamily residential projects to provide bicycle parking and/or bicycle lockers.

In order to encourage residents, employees, and visitors to use alternative modes of transportation, the mixed-use project would include over 900 short- and long-term bicycle

⁵ 2012 annual estimated ridership, <http://isotp.metro.net/MetroRidership/IndexSys.aspx>

parking spaces for residents, customers and employees, as well as lockers and showers for employees of the Project.

- *Policy LU.2.16:* Encourage large mixed-use projects to consider neighborhood serving tenants such as grocery stores and shared car or rental car options.

The mixed-use project would include an approximately 25,000 square foot organic grocery store, which would serve not only the Project's residents and employees, but also nearby residents.

- *Policy LU.2.17:* Provide an adequate supply of rental and ownership housing opportunities for households of all income levels and needs.

The project would include 249 rental units ranging from studios to three bedrooms, of which 28 would be set aside for Very Low Income Households.

- *Policy LU.2.18:* Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, adaptive reuse of office buildings, when appropriate, and density bonuses in exchange for affordable housing set asides.

In order to increase the number of affordable housing units in the Property's vicinity, the Project uses existing citywide programs, such as a density bonus, to increase rental opportunities for affordable housing.

- *Policy LU.3.1:* Widen sidewalks to a minimum of 15 feet, or maintain existing sidewalk widths of 15 feet, along major and secondary highways with high levels of pedestrian traffic. Support the adoption of Modified Street Standards (Map 33) for the sake of preserving sidewalks which are already wide (15 feet or wider) and widening sidewalks, taking into consideration the impact on bicyclists.

The Project has been designed to provide a 15-foot sidewalk on Sunset Boulevard to encourage pedestrian activity. In addition, the project would rehabilitate, maintain, and incorporate the island at the intersection of Sunset Boulevard and Crescent Heights to encourage a more walkable Project.

- *Policy LU.3.3:* Encourage the use of sidewalk pavement materials which maintain flat, walkable surfaces.

The Project's sidewalk pavement materials would maintain flat, walkable surfaces.

- *Policy LU.3.4:* Design sidewalks that make pedestrians feel welcome and safe by minimizing the conflict between cars, buses and pedestrians.

The sidewalk along Sunset Boulevard, which would be 15-feet wide, and the sidewalks along Crescent Heights Boulevard and Havenhurst Drive have been designed to make pedestrians feel welcome and safe. Vehicular access points would be clearly identified and minimized to create a more pedestrian friendly experience. In addition, retail and restaurant uses along the sidewalks would create a sense of belonging to encourage pedestrian activity.

- *Policy LU.3.6:* Discourage the siting of parking lots next to sidewalks which carry high volumes of pedestrian traffic.

Unlike the existing condition, the Project would not include any parking lots located next to sidewalks. All parking for the Project would be provided within an easily accessible yet enclosed parking garage.

- *Policy LU.3.8:* Provide pedestrian amenities to invite walking.

The Project includes a very inviting central plaza that would include landscaping, public seating, restaurants, and coffee shops to inviting promote pedestrian activity and invite walking. The plaza would be connected by paseos to Sunset Boulevard, Havenhurst Drive and Crescent Heights Boulevard.

- *Policy LU.3.9:* Encourage the planting of street trees for shade.

The Project proposes to plant approximately 28 street trees along Havenhurst Drive, Sunset Boulevard, and Crescent Heights Boulevard, and including the reconfigured traffic island at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which would provide comfortable, shady walking environments.

- *Policy LU.3.12:* Develop pedestrian paths to activity centers that make walking convenient, safe and practical.

The Project includes a very inviting central plaza that would include landscaping and public seating to create a pedestrian path to activity centers, such as restaurants, and coffee shops. Paseos on the north, east and west sides of the plaza would connect the interior of the Project to Sunset Boulevard, Havenhurst Drive and Crescent Heights Boulevard to facilitate and encourage pedestrian circulation through the Project and the area in general.

- *Policy LU.3.17:* Encourage public art, landscaping, street furniture and plazas which encourage pedestrians to linger in designated spaces.

The Project includes a very inviting central plaza and adjoining paseos that would include landscaping, street furniture, plazas, restaurants, and coffee shops to encourage pedestrians to linger in designated spaces.

- *Policy LU.3.21:* Encourage building designs which create interesting, attractive walking environments on streets with high pedestrian activity.

The Project would feature large storefront windows with visually interesting displays along the Project's façades facing Sunset and Crescent Height Boulevards. Wide sidewalks along both of these streets would encourage and enhance pedestrian activity.

- *Policy LU.3.22:* Promote well-designed retail with transparent facades to allow visibility of commercial uses as illustrated in the Urban Design Chapter, Chapter 7.

The ground floor front façades of the Project emphasize large quantities of transparent elements to provide interesting and highly visible storefronts along Sunset and Crescent Heights Boulevards. Similarly, the facades would be flexible in order to encourage a wider range of indoor/outdoor possibilities.

- *Policy LU.3.23:* Encourage large commercial projects to consider designs which break up the floor plate, providing pedestrian connections, and human scale design features, such as plazas, greenspace or a public focal point. Discourage "superblocks".

The Project proposes several smaller commercial tenant spaces surrounding an interior landscaped plaza instead of providing a single larger commercial floor plate. Paseos on the north, east and west sides of the plaza provide pedestrian connections from the interior of the Project to the surrounding streets. Further, the many large and varied terraces and balconies create articulation and visual interest at the building facades.

- *Policy LU.3.24:* Promote pedestrian-friendly land uses along streets with high pedestrian activity.

The Project would include retail and restaurant uses along Sunset Boulevard, which has high pedestrian activity. The retail and restaurant uses along Sunset Boulevard would increase and promote pedestrian activity.

- *Policy LU.3.27:* Encourage extended hour active commercial uses and discourage concentrations of commercial uses which have limited operating hours in areas with high pedestrian activity.

The Project would include multiple types of uses, including restaurants and retail stores that would encourage pedestrians to visit the Project and spend time enjoying the public plaza and the variety of retail and restaurant uses. Further, the residential population living in the mixed-use development would enhance pedestrian activity in the area.

- *Policy LU.4.19:* Encourage the construction of public plazas, in addition to greenspaces.

The Project features a large central plaza surrounded by vibrant retail and restaurant uses. The plaza would be connected to the surrounding public streets by paseos on the north, east and west sides of the plaza.

- *Policy LU.5.2:* Promote land use policies which support mobility options to reduce auto dependence. Promote the General Plan Framework's transit-oriented development policies which encourage compact, mixed-use development near transit to reduce vehicle trips and improve air quality.

The mixed-use project would include multiple retail uses, restaurants, and an organic grocery store to encourage residents and employees to remain on-site and not to travel to other locations for their needs. In addition, since the Project is located in an urban area, nearby residents and employees would also be able to take advantage of the neighborhood services uses, including the grocery store, and to avoid driving. The Project would include over 900 short- and long-term bicycle spaces to reduce auto dependence. The Project is also located near public transportation, so people would be able to visit the Project without driving their own vehicles.

- *Policy LU.5.4:* Encourage green space, landscaping and street management policies which reduce the energy costs of cooling, support the pedestrian environment, and improve the public realm.

The Project would include a large public paseo with significant green space that would support the pedestrian environment and improve the public realm.

- *Policy LU.5.5:* Promote the planting of street trees to provide comfortable, shady walking environments, cooling, and absorption of carbon dioxide.

The Project proposes to plant approximately 28 street trees along Havenhurst Drive, Sunset Boulevard, and Crescent Heights Boulevard, and including the reconfigured traffic island at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which would provide comfortable, shady walking environments, cooling, and absorption of carbon dioxide.

- *Policy LU.5.6:* Support policies which conserve water, recharge local groundwater aquifers and reduce the pollution of water resources. Meet increases in the demand for water through conservation and recycling.

The Project would comply with applicable requirements, including the Low Impact Development requirements set forth in Article 4.4 of Chapter VI of the LAMC. The Project would incorporate Best Management Practices, including activities, practices, facilities and/or procedures that would, when implemented, prevent or reduce pollutants in stormwater runoff. Stormwater runoff would be routed through on-site planter boxes to reduce the amount of direct discharge into the storm drains. In addition, the Project would use water-efficient plumbing fixtures and landscape irrigation in order to conserve water to the greatest degree feasible.

- *Policy M.1.10:* Identify and implement intersection improvements on all Major Class II and Secondary Highways, and along some Collector streets, throughout the Hollywood Community Plan Area.
- *Policy M.1.28:* Encourage projects located at intersections served by different transit modes, or intersections which Metro identifies as major transfer nodes, to provide transit amenities such as shade trees, countdown crosswalk signals, bus shelters, bicycle racks or lockers and stamped crosswalks.

Consistent with these Policies, the Project proposes to reconfigure the existing traffic island at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which will improve pedestrian safety by eliminating one crosswalk segment. The reconfigured island will adjoin the Project site and is proposed to be landscaped and functionally integrated into the Project site, although it would remain public property. The Project proposes to provide significant numbers of bicycle parking spaces for both short-term and long-term use, and showers and lockers for employees of the Project.

The Project is also consistent with several objectives and policies set forth in the Housing Element, including:

- *Objective 1.1:* Plan the capacity and develop incentives for the production of an adequate supply of rental and ownership housing for households of all income levels and needs.
- *Policy 1.1.2:* Promote affordable rental housing for all income groups that need assistance.
- *Policy 1.1.3:* Facilitate new construction of a variety of housing types that address current and projected needs of the city's households.
- *Policy 1.4.2:* Promote the development of new affordable housing units citywide and within each Community Plan area.

The Project includes a number of rental housing types for households of varying income levels and housing needs. The Project includes 249 units ranging in size from studios to three bedroom units. In addition, the Project proposes to include 28 units specifically designated for Very Low Income Households.

Therefore, the Project would be in substantial conformance with the purposes, intent and provisions of the General Plan, the Hollywood Community Plan, and with the applicable provisions of the LAMC, including the Planning and Zoning Code.

2. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties; and

The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or would be compatible with existing and future development on adjacent properties and neighboring properties.

The Project proposes to redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 111,000 square feet of community serving commercial uses, and 849 parking spaces. The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building).

The Property is 111,339 square feet, which is the basis for the Project's FAR calculation. The requested FAR would be 3:1, which is equivalent to 334,017 square feet of floor area. The Project FAR would be 2.99, based upon 333,872 square feet of proposed floor area, and would therefore be within the 3:1 FAR limit.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard, and multi-family residences in the City of West Hollywood are located immediately south of the Property. As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

The Project would provide 849 parking spaces to ensure that Project visitors and residents have sufficient spaces to park within the Project.

Commercial and residential delivery vehicles would enter the Project from Havenhurst Drive and would exit the Project onto Crescent Heights Boulevard. Commercial and residential delivery vehicles would not make any other maneuvers around the Project. Trash trucks would use the same points of ingress and egress.

The Project would include typical lighting, which would be shielded in compliance with the LAMC to avoid significant impacts to nearby uses.

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the commercial and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the project site, providing approximately 9,100 square feet of street-level open space that would be functionally integrated with the project through landscaping, outdoor dining, and other common elements, although it would remain public property.

Therefore, the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or would be compatible with existing and future development on adjacent properties and neighboring properties.

3. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The residential component of the Project provides numerous recreational and service amenities that would be available for residents. The residential amenities are provided on the ninth floor of the residential building, and include an outdoor pool and spa with a large sundeck, an approximately 1,815 square foot fitness facility, approximately 738 square feet of men's and women's changing facilities, an approximately 1,152 square foot recreation room, an approximately 1,140 square foot library and an approximately 536 square foot business center. In addition, there is a significant amount of private and common open spaces located throughout the Project. The significant recreational and open space facilities proposed will minimize impacts on parks and other open space in the neighborhood since these facilities are included onsite. Finally, the retail component of the Project, including the organic grocery store, fitness studio, restaurants, and other retail uses, would provide services and improve habitability for the Project's residents and reduce the need to drive to other areas for these uses since they are provided on-site. The retail uses are oriented towards Sunset Boulevard and Crescent Heights Boulevard, and internally within the Project, in order to minimize impacts on the residential areas to the south and west.

Therefore, the project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

B. Affordable Housing Incentive Findings

The Director shall approve requested Affordable Housing Incentive(s) *unless* the Director finds that:

1. The Incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units; or

An applicant for an affordable housing project that requests approval of Incentives must demonstrate that the Incentives are required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents of the affordable units.

The proposed 28 Very Low Income units complicates the financing for the Project and restricts the feasibility of the Project, unless the requested Affordable Housing Incentives are granted. The Incentives are necessary to provide for affordable housing costs as defined in the California Health and Safety Code Section 50052.5, or Section 50053 for rents for affordable units because the reduced construction costs savings resulting from a reduction in the size of the required parking spaces and the allowance to increase the floor area ratio and utilizing Parking Option One, provides the costs savings necessary for the developer to provide 28 units in the building as affordable to very low income families.

The 28 affordable units would include 9 studio units, 15 one-bedroom units, and 4 two-bedroom units. At present, Very Low Income unit rent limits for 2013 specified by the City of Los Angeles Housing Department, are as follows: studio – \$567; one bedroom – \$648; two bedroom – \$729.⁶ However, the average monthly market-level rental rate for the Hollywood submarket is \$1,913⁷, which is significantly more than the rents that may be charged for the affordable units. The only way to be able to provide the significant affordable housing component is to allow additional floor area to accommodate additional market rate units to offset the subsidy required to provide the affordable units. Since the proposed Project would be required to record a covenant against the property for a thirty year period from the issuance of the Certificate of Occupancy, the loss in revenue from rents without accounting for inflation during this period would be significant. Given these factors alone, without factoring the pro rata apportionment to the Very Low Income units for land acquisition costs, entitlement costs, utility expenses, and other variables, the decreased profitability of the project after provision of the Very Low Income units is evident. In the current real estate market, the ability to obtain financing for a

⁶ Rent limits per Los Angeles Housing Department's Income and Rent Limits - Land Use Schedule 7.

⁷ http://www.marcusmillichap.com/research/reports/Apartment/LosAngeles_3Q13Apt.pdf

development project with such high expenses attributable to the provision of affordable housing would be impossible without the provision of additional floor area, which in turn allows for significant common area amenities, larger unit sizes, and more market-rate units to counter-balance the high costs of the Very Low Income units.

The requested Incentive to allow an increase in FAR is necessary in order to be able to provide the 28 proposed affordable units. The Property is currently limited to an FAR of 1:1, which would not permit the inclusion of a significant number of affordable units. The request for additional floor area within proximity to significant transit options is consistent with the spirit and intent of the on-menu Incentive allowing a 3:1 FAR on a commercial parcel where 50% or more of the parcel is within 1,500 feet of a Transit Stop. In the case of the Project, the Property is located within 1,500 feet of a Transit Stop, although the distance to 50% of the Property is 1,560 feet. The additional floor area is required in order to provide the significant affordable housing component and to make the Project financially viable can only be achieved with the approval of the requested Incentives.

The requested Incentive to allow an increase in the number of compact parking spaces above what is otherwise allowed by the Zoning Code would result in actual cost savings that help make the provision of the affordable units feasible. Because the project will provide valet-assisted parking for the residential uses at all times, and at peak times for the non-residential uses, it is possible to provide a higher number of compact parking spaces since the cars would be parked by experienced professionals, and cars would not occupy more than one parking space, as may occur with self-parking. As a result, more compact parking spaces can be provided and less standard parking spaces are required. The provision of additional standard parking spaces would require at least an additional level of subterranean parking to be provided at a significant cost. The elimination of this additional expense assists in providing for affordable housing costs.

The requested Incentive to modify the south side yard to allow a setback of between zero feet and 16' 4" for residential parking above the second above-ground level, in lieu of the 16-foot setback that would otherwise be required between the residential parking area and the property line. The setback requirement for residential parking has been determined through a Zoning Administrator's Interpretation (ZA-2004-7115-ZAI) (the "ZAI"), which permits parking for residential uses on the ground floor of a mixed use project in the C4 zone to not observe the residential yard requirements at that level. However, the ZAI has been interpreted to require residential parking above the ground floor to observe the same setback as would be required for actual residential units, even though commercial parking and uses could be built to the property line without observing any setbacks. In the case of the Project, significant setbacks from the property lines to the residential units would be provided, as follows: Sunset Boulevard – approximately 125 feet to 160 feet; Crescent Heights Boulevard – approximately 31 to 37 feet; Havenhurst Drive – approximately 48 feet; and approximately 60 feet from the south property line. In addition, the first two above-ground parking levels located along the south property line are for the commercial uses. The residential parking then continues above with three enclosed

levels and one partially uncovered level. Although commercial parking may be built to the property line, requiring residential parking to be built to the property line would result in less area of the Property available for development of residential building area, which would adversely affect the provision of affordable housing.

Therefore, the Incentives are required in order to provide for affordable housing costs.

2. The Incentive will not have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

The requested Incentives would not have a specific adverse impact, as defined in Section 65915 of the California Government Code, upon public health and safety or the physical environment. A "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

The subject Project, a mixed-use development with 28 units reserved for Very Low Income Households, is allowed in the C4 zone. The proposed residential and commercial uses are compatible with the adjacent residential and commercial uses. The Applicant has requested Waivers and Modifications to Development Standards consistent with both LAMC Section 12.22 A 25(g)(3), the Density Bonus Ordinance, as well as the California State Government Code Section 65915, the State Density Bonus Program. The proposed Project would not have any adverse public health or safety impacts. The proposed Project would remove numerous high-traffic generating uses, including a fast food restaurant with a drive-through lane[, and would not significantly impact any intersections in the City.] The Project would also not result in any long term significant environmental impacts.

The subject site is not located within a Historic Preservation Overlay, nor are any of the structures located upon the Property designated as City Historic Cultural monuments or listed in the California Register of Historic Resources. Although there are properties in the vicinity that are designated historical landmarks, the Project would not impair or otherwise impact the integrity of these resources. Therefore, the requested Incentives would not have an adverse impact upon any real property that is listed in the California Register of Historic Resources.

AG SCH 8150 SUNSET BOULEVARD OWNER LP
P.O. Box 10506, Beverly Hills, CA 90213

August 16, 2013

CPC 2013-2551

Department of City Planning
City of Los Angeles
201 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012

Re: 8150 Sunset Boulevard – Ownership Disclosure/Letter of Authorization

AG SCH 8150 Sunset Boulevard Owner LP (“Owner”) is the owner of the property located at 8150 Sunset Boulevard, in the City of Los Angeles, comprised of Assessor’s Parcel Numbers 5554-007-014 and 5554-007-015 (the “Property”). As required by the City of Los Angeles’ Master Land Use Application Instructions, the following information is provided:

Agent for Service of Process or Officer of Owner:

Louis Friedel
2000 Avenue of the Stars, Suite 1020
Los Angeles, CA 90067

Ownership Disclosure:

The following have a 25% or greater interest in Owner:

AG-SCH 8150 Sunset Boulevard Parent, LP
P.O. Box 10506, Beverly Hills, CA 90213

A copy of Owner’s Limited Partnership Agreement and Officers Certificate for the manager of the general partner of the Owner is attached, evidencing Louis Friedel’s ability to sign on behalf of Owner is attached hereto.

In addition, Owner authorizes Tyler Siegel and John Irwin to sign on behalf of Owner any documents required by the City of Los Angeles in connection with the proposed redevelopment of the Property.

Sincerely yours,

AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P., a Delaware limited partnership

By: AG-SCH 8150 Sunset Boulevard GP, L.L.C., a Delaware limited liability company, its general partner

By: AG Real Estate Manager, Inc., a Delaware corporation, its manager

By: 

Name: Louis Friedel
Title: Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

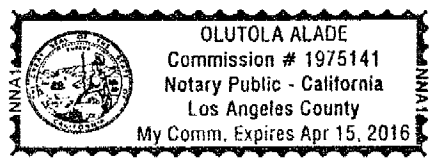
State of California

County of Los Angeles }

On 8/19/13 before me, Olutola Alade, notary
Date Here Insert Name and Title of the Officer

personally appeared Louis Friedel
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: AG SCH 8150 Sunset Boulevard, Owner

Document Date: 8/19/13 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Louis Friedel Signer's Name: _____

- | | |
|--|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____ | <input type="checkbox"/> Corporate Officer — Title(s): _____ |
| <input type="checkbox"/> Individual | <input type="checkbox"/> Individual |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee | <input type="checkbox"/> Trustee |
| <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Signer Is Representing: _____ Signer Is Representing: _____

OFFICER'S CERTIFICATE
OF
AG REAL ESTATE MANAGER, INC.

I, Forest Wolfe _____, the duly elected and acting Vice President _____ of AG REAL ESTATE MANAGER, INC., a Delaware corporation (the "Corporation"), the manager of the Property Owner GP (as defined below), the sole general partner of the Property Owner (as defined below), do hereby certify that:

1. Attached hereto as Exhibit A is a true, correct and complete copy of the Bylaws of the Corporation, which Bylaws have not been revoked, modified, amended or rescinded and are still in full force and effect as of the date hereof.

2. Attached hereto as Exhibit B is a true, correct and complete copy of the Amended and Restated Certificate of Incorporation of the Corporation (the "Certificate of Incorporation"), certified by the Secretary of State of the State of Delaware, which Certificate of Incorporation has not been revoked or rescinded or further modified or amended and is still in full force and effect as of the date hereof.

3. Attached hereto as Exhibit C is a true, correct and complete copy of the Written Consent of the Sole Member of a Special Committee of the Corporation (the "Corporation Consent"), consenting to, among other things, the execution of the Property Owner GP Manager Consent, as set forth in the Corporation Consent, which Corporation Consent has not been revoked, modified, amended or rescinded and is still in full force and effect as of the date hereof.

4. Attached hereto as Exhibit D is a true and correct list of duly elected officers of the Corporation holding the respective offices set forth therein opposite their names, and the signatures set forth therein opposite their names are their genuine signatures.

5. Attached hereto as Exhibit E is a true, correct and complete copy of the Limited Partnership Agreement (the "Property Owner Limited Partnership Agreement") of AG-SCH 8150 Sunset Boulevard Owner, L.P., a Delaware limited partnership (the "Property Owner"), which Property Owner Limited Partnership Agreement has not been revoked or rescinded or further modified or amended and is still in full force and effect as of the date hereof.

6. Attached hereto as Exhibit F is a true, correct and complete copy of the Certificate of Conversion of the Property Owner (the "Property Owner Certificate of Conversion"), certified by the Secretary of State of the State of Delaware, which Property Owner Certificate of Conversion has not been revoked, modified, amended or rescinded and is still in full force and effect as of the date hereof.

7. Attached hereto as Exhibit G is a true, correct and complete copy of the Certificate of Limited Partnership of the Property Owner (the "Property Owner Certificate of Limited Partnership"), certified by the Secretary of State of the State of Delaware, which Property Owner Certificate of Limited Partnership has not been revoked, modified, amended or rescinded and is still in full force and effect as of the date hereof.

8. Attached hereto as Exhibit H is a true, correct and complete copy of the California Certificate of Registration of the Property Owner (the "Property Owner California

Registration”), certified by the Secretary of State of the State of California, which Property Owner California Registration has not been revoked, modified, amended or rescinded and is still in full force and effect as of the date hereof.

9. Attached hereto as Exhibit I is a true, correct and complete copy of the Written Consent of the General Partner of the Property Owner (the “Property Owner General Partner Consent”), consenting to, among other things, the purchase by the Property Owner of Suncrest Center, in Los Angeles County, California and assumption of the loan by the Property Owner in the original principal balance of _____, said loan now held by U.S. Bank National Association, as Trustee for the Registered Holders of CD 2007-CD4 Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificate, Series CD 2007-CD4, as set forth in the Property Owner General Partner Consent, which Property Owner General Partner Consent has not been revoked, modified, amended or rescinded and is still in full force and effect as of the date hereof.

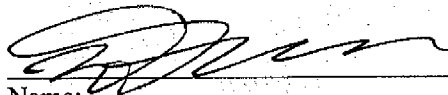
10. Attached hereto as Exhibit J is a true, correct and complete copy of the Limited Liability Company Operating Agreement (the “Property Owner GP Operating Agreement”) of AG-SCH 8150 Sunset Boulevard GP, L.L.C., a Delaware limited liability company (the “Property Owner GP”), which Property Owner GP Operating Agreement has not been revoked, modified, amended or rescinded and is still in full force and effect as of the date hereof.

11. Attached hereto as Exhibit K is a true, correct and complete copy of the Certificate of Formation of the Property Owner GP (the “Property Owner GP Certificate of Formation”), certified by the Secretary of State of the State of Delaware, which Property Owner GP Certificate of Formation has not been revoked, modified, amended or rescinded and is still in full force and effect as of the date hereof.

12. Attached hereto as Exhibit L is a true, correct and complete copy of the California Certificate of Registration of the Property Owner GP (the “Property Owner GP California Registration”), certified by the Secretary of State of the State of California, which Property Owner GP California Registration has not been revoked, modified, amended or rescinded and is still in full force and effect as of the date hereof.

13. Attached hereto as Exhibit M is a true, correct and complete copy of the Written Consent of the Manager of the Property Owner GP (the “Property Owner GP Manager Consent”), consenting to, among other things, the execution of the Property Owner General Partner Consent, as set forth in the Property Owner GP Manager Consent, which Property Owner GP Manager Consent has not been revoked, modified, amended or rescinded and is still in full force and effect as of the date hereof.

WITNESS my hand as of this _____ day of January, 2012 _____



Name:

Forest Wolfe

Title:

Vice President

**BYLAWS
OF
AG REAL ESTATE MANAGER, INC.**

**ARTICLE I
OFFICES**

The principal office (the "Principal Office") of AG Real Estate Manager, Inc. (the "Corporation") shall be at c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, New York, New York 10167. The registered office of the Corporation shall be in the City of Wilmington, County of New Castle, State of Delaware and the name and address of its registered agent is c/o The Corporation Trust Company, 1209 Orange Street, Wilmington, Delaware 19801. The Corporation may also have offices at such other places both within and without the State of Delaware as the Board of Directors (as hereinafter defined) may from time to time determine or the business of the Corporation may require.

**ARTICLE II
STOCKHOLDERS**

Section 2.1. Time and Place of Annual Meetings. Unless otherwise prescribed by the Delaware General Corporation Law (as amended, the "Act"), applicable law or the certificate or articles of incorporation of the Corporation (as amended, the "Certificate of Incorporation"), annual meetings (each, a "Stockholders' Annual Meeting") of the stockholders of the Corporation (collectively, the "Stockholders") shall be held for the purpose of electing directors of the Corporation (collectively, the "Directors", each a "Director") and transacting such other business as may properly be brought before each such Stockholders' Annual Meeting. The date of each Stockholders' Annual Meeting shall be determined by the Board of Directors. All Stockholders' Annual Meetings shall be held at such place, within or without the State of Delaware, as shall be designated by the Board of Directors, and in the absence of any such designation, each such Stockholders' Annual Meeting shall be held at the Principal Office.

Section 2.2. Time and Place of Special Meetings. Special meetings of the Stockholders (each, a "Stockholders' Special Meeting"; together with the Stockholders' Annual Meeting, from time to time, the "Stockholders' Meetings") for any purpose or purposes, may be called by the Secretary (as hereinafter defined), at the request in writing of the Stockholders holding fifty percent (50%) or more of the common stock (the "Common Stock") of the Corporation then issued and outstanding and entitled to vote generally in the election of Directors pursuant to the Certificate of Incorporation, or by the President (as hereinafter defined) or the Chairman of the Board (as hereinafter defined), if one is elected. Each such request shall state the purpose or purposes of the proposed Stockholders' Special Meeting. All Stockholders' Special Meetings shall be held at such place, within or without the State of Delaware, as shall be designated by the Board of Directors, and in the absence of any such designation by the Board of Directors, each such Stockholders' Special Meeting shall be held at the Principal Office.

Section 2.3. Notice of Meetings. Written notice of each Stockholders' Meeting stating the place, date and time of such Stockholders' Meeting shall be given by the Secretary to each Stockholder entitled to vote at such Stockholders' Meeting not more than sixty (60) days and not less than ten (10) days before the date of such Stockholders' Meeting. The notice of any Stockholders' Special Meeting shall state the purpose or purposes for which such Stockholders' Special Meeting is called.

Section 2.4. Quorum. The Stockholders holding a majority of the Common Stock issued and outstanding and entitled to vote thereat, present in person or represented by proxy, shall constitute a quorum at all Stockholders' Meetings for the transaction of business, except as otherwise provided by the

Act or applicable law. If a quorum is not present or represented, the Stockholders present in person or represented by proxy at the meeting and entitled to vote thereat shall have power, by the affirmative vote of a majority of the votes cast, to adjourn the meeting to another time and/or place, without notice other than announcement at such Stockholders' Meeting, until a quorum shall be present or represented. At such adjourned Stockholders' Meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the original Stockholders' Meeting. If the adjournment is for more than thirty (30) days, or if after the adjournment a new record date is fixed for the adjourned Stockholders' Meeting, a notice of the adjourned Stockholders' Meeting shall be given to each Stockholder of record entitled to vote at such Stockholders' Meeting.

Section 2.5. Voting. Unless otherwise required by the Act, applicable law, the Certificate of Incorporation or these Bylaws, any question brought before any Stockholders' Meeting shall be decided by a majority of votes cast by Stockholders of the stock represented and entitled to vote thereon, with each such Stockholder having the number of votes per share and voting as a member of such classes of Stockholders as may be provided in the Certificate of Incorporation, unless the question is one upon which, by express provision of the Act, applicable law or of the Certificate of Incorporation, a different vote is required, in which case such express provision shall govern and control the decision of such question. Such votes may be cast in person or by proxy (but no proxy shall be voted on or after one year from its date unless such proxy provides for a longer period). The Board of Directors, in its discretion, or the Officer (as hereinafter defined) presiding at a Stockholders' Meeting, in his/her discretion, may require that any votes cast at such Stockholders' Meeting be cast by written ballot.

Section 2.6. Informal Action By Stockholders. Any action required to be taken at a Stockholders' Meeting, or any other action which may be taken at a Stockholders' Meeting, may be taken without a Stockholders' Meeting if a consent in writing, setting forth the action so taken, shall be signed by Stockholders having not less than the minimum number of votes that would be necessary to authorize or take such action at a Stockholders' Meeting at which all Stockholders having a right to vote thereon were present and voted. Prompt notice of the taking of any corporate action without a Stockholders' Meeting by less than unanimous written consent shall be given to those Stockholders who have not so consented in writing.

Section 2.7. List of Stockholders Entitled to Vote. The Officer who has charge of the stock ledger (the "Ledger") of the Corporation shall prepare and make, at least ten (10) days before each Stockholders' Meeting, a complete list of the Stockholders entitled to vote at such Stockholders' Meeting, arranged in alphabetical order, and showing the address of each Stockholder and the number of shares registered in the name of such Stockholder. Such list shall be open to the examination of any Stockholder during ordinary business hours for any purpose germane to such Stockholders' Meeting for a period of at least ten (10) days prior to the applicable Stockholders' Meeting, at a place within the city where such Stockholders' Meeting is to be held. The list shall also be produced and kept at the time and place of the Stockholders' Meeting during the whole time thereof, and may be inspected by any Stockholder present thereat.

Section 2.8. Stock Ledger. The Ledger shall be the only evidence as to which Stockholders are entitled (i) to examine the Ledger, the list required by Section 2.7 of these Bylaws, the minute book (the "Minute Book"), or the other books and records of the Corporation, or (ii) to vote in person or by proxy at any Stockholders' Meeting.

ARTICLE III **DIRECTORS**

Section 3.1. General Powers. The business and affairs of the Corporation shall be managed and controlled by or under the direction of a board (the "Board of Directors") consisting of all of the Directors, which may exercise all such powers of the Corporation and do all such lawful acts and things as are not otherwise by the Act, applicable law, the Certificate of Incorporation, or these Bylaws, directed or required to be exercised or done by the Stockholders.

Section 3.2. Number and Election of Directors. Except as provided in Section 3.3 of these Bylaws, the Directors shall be elected and designated as aforesaid by a plurality of the votes cast at Stockholders' Annual Meetings, and each Director so elected and designated shall hold office until the earliest to occur of (i) the next Stockholders' Annual Meeting, (ii) the due election and qualification of his/her successor, (iii) his/her death, (iv) his/her resignation, or (v) his/her removal. Directors need not be Stockholders. There shall be at least one (1) and not more than ten (10) Directors at all times, fixed initially by the Incorporator of the Corporation and then from time to time by a majority of the total number of Directors which the Corporation would have, prior to any increase or decrease, if there were no vacancies; provided, however, that no decrease shall shorten the term of any incumbent Director.

Section 3.3. Vacancies. Except as provided in the Act, by applicable law or in the Certificate of Incorporation, vacancies and newly created directorships resulting from any increase in the number of Directors may be filled by a majority of the Directors then in office though less than a quorum, and each Director so chosen shall hold office until earliest to occur of (i) the next Stockholders' Annual Meeting, (ii) the due election and qualification of his/her successor, (iii) his/her death, (iv) his/her resignation, or (v) his/her removal. If there are no Directors in office, then an election of Directors may be held in any manner provided by the Act or applicable law.

Section 3.4. Place of Meetings. The Board of Directors may hold meetings, including, without limitation, Regular Board Meetings, Special Board Meetings and meetings of any Special Committee (as such capitalized terms are hereinafter defined), either within or without the State of Delaware as may be designated in the notices for such meetings pursuant to these Bylaws. In the absence of any such designation with respect to a meeting, such meeting shall be held at the Principal Office.

Section 3.5. Regular Board Meetings. The Board of Directors shall hold a regular meeting (each, a "Regular Board Meeting") immediately following each Stockholders' Annual Meeting (such Regular Board Meeting shall be referred to herein, from time to time, as the "Annual Regular Board Meeting"). In addition to the foregoing, the Board of Directors may, from time to time, also determine to hold other Regular Board Meetings at such time and at such place as may be determined by the Board of Directors. Notice of any Regular Board Meeting shall be given to each Director by the Secretary or by the Director(s) calling such Regular Board Meeting. Each such notice shall state the place, date, hour and purpose(s) of the applicable Regular Board Meeting. Notice shall be deemed duly given to each Director by (i) the giving of such notice to such Director in person or by telephone, (ii) sending a facsimile transmission of such notice, or (iii) delivering written notice by hand, to his/her last known business or home address, in each case at least two (2) days in advance of a Regular Board Meeting.

Section 3.6. Special Board Meetings. Special meetings of the Board of Directors (each, a "Special Board Meeting") may be called by any Director or the President. Notice of any Special Board Meeting shall be given to each Director by the President or by the Director(s) calling such Special Board Meeting. Each such notice shall state the place, date, hour and purpose(s) of the applicable Special Board Meeting. Notice shall be deemed duly given to each Director by (i) the giving of such notice to such Director in person or by telephone, (ii) sending a facsimile transmission of such notice, or (iii) delivering written notice by hand, to his/her last known business or home address, in each case at least two (2) days in advance of a Special Board Meeting.

Section 3.7. Quorum at Regular Board Meetings and Special Board Meetings. Except as may be otherwise specifically provided by the Act, applicable law, the Certificate of Incorporation or these Bylaws, a majority of the entire Board of Directors shall constitute a quorum for the transaction of business and the act of a majority of the Directors present at any Regular Board Meeting or Special Board Meeting at which there is a quorum shall be the act of the Board of Directors. If a quorum shall not be present at any Regular Board Meeting or Special Board Meeting, the Directors present thereat may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.

Section 3.8. Actions by a Special Committee. Except as otherwise provided by the Act or other applicable law or resolutions adopted by a majority of the Directors, each Director shall constitute the sole member of a special committee of the Board of Directors (each, a "Special Committee"), authorized to exercise all powers and authority of the entire Board of Directors and authorized to direct that the seal of the Corporation be affixed to all documents which may require it; provided, however, no such Special Committee shall have the power or authority to (i) approve or adopt, or recommend to the Stockholders, any action or matters expressly provided in the Act to be submitted to the Stockholders for approval, (ii) adopt, amend or repeal any bylaw of the Corporation, (iii) elect or remove any Director, or (iv) amend or otherwise modify the Certificate of Incorporation or these Bylaws, which matters shall be reserved to Regular Board Meetings or Special Board Meetings of the Board of Directors in accordance with these Bylaws

Section 3.9. Organization. The Chairman of the Board, if elected, shall act as chairman at all Regular Board Meetings and Special Board Meetings. If a Chairman of the Board is not elected or, if elected, is not present, the President, or if the President is not present, a Director chosen by a majority of the Directors present, shall act as chairman at Regular Board Meetings and Special Board Meetings.

Section 3.10. Action without Meeting. Unless otherwise restricted by the Certificate of Incorporation or these Bylaws, any action required or permitted to be taken or authorized at any Regular Board Meeting, Special Board Meeting or any meeting of any Special Committee may be taken or authorized without an actual meeting of persons if all of the Directors or the member of such Special Committee, as the case may be, consent to such action in writing, and the writing or writings are filed with the Minute Book.

Section 3.11. Attendance by Telephone. Unless otherwise restricted by the Certificate of Incorporation or these Bylaws, any Director, may participate in a Regular Board Meeting, a Special Board Meeting or any meeting of any Special Committee, by means of telephone conference or similar communications equipment by means of which all persons participating in the meeting can hear each other, and such participation in a meeting shall constitute presence in person at the meeting.

Section 3.12. Removal. Except as otherwise provided in the Certificate of Incorporation, any or all of the Directors may be removed, with or without cause, by the holders of a majority of the shares then entitled to vote at an election of Directors.

Section 3.13. Compensation of Directors. Directors may be paid such compensation for their services and such reimbursement for expenses of attendance at meetings as the Board of Directors may from time to time determine. No such payment shall preclude any Director from serving the Corporation or any of its parent or subsidiary corporations or any of their respective stockholders in any other capacity and receiving compensation for such service.

ARTICLE IV **OFFICERS**

Section 4.1. Enumeration. The officers (the "Officers") of the Corporation shall be chosen by the Board of Directors and may include a chairman of the Board of Directors (the "Chairman of the Board"), a president of the Corporation (the "President"), a secretary of the Corporation (the "Secretary") and a treasurer of the Corporation (the "Treasurer"). The Board of Directors may also elect one or more vice chairmen of the Board of Directors (each, a "Vice-Chairman of the Board"), one or more senior or other vice presidents of the Corporation (each, a "Vice President"), one or more assistant secretaries of the Corporation (each, an "Assistant Secretary") and one or more assistant treasurers of the Corporation (each, an "Assistant Treasurer") and such other officers as it shall deem appropriate. The Board of Directors may also elect one or more agents (the "Agents") of the Corporation, to act as such in accordance with the terms of the Act. Any number of offices may be held by the same person. The Officers and Agents need not be Stockholders nor, except in the case of the Chairman of the Board, need any such Officer or Agent be a Director.

Section 4.2. Term of Office. The Officers and/or Agents shall be elected at the Annual Regular Board Meeting, provided, however, the Board of Directors may appoint any Officer or Agent at any other Regular Board Meeting or Special Board Meeting. Any Officer or Agent elected or appointed by the Board of Directors may be removed at any time by the Board of Directors. Any vacancy occurring in any office of the Corporation required by these Bylaws shall be filled by the Board of Directors, and any vacancy in any other office may be filled by the Board of Directors. Each successor shall hold office for the unexpired term of his/her predecessor until the earliest to occur of (i) the election and qualification of his/her successor, (ii) his/her death, (iii) his/her resignation, or (iv) his/her removal.

Section 4.3. Chairman of the Board. The Chairman of the Board, if any, when elected, shall have general supervision, direction and control of the business and affairs of the Corporation, subject to the control of the Board of Directors, shall preside at meetings of Stockholders and shall have such other functions, authority and duties as customarily appertain to the Chairman of the Board of a business corporation or as may be prescribed by the Board of Directors. During the absence or disability of the President, the Chairman of the Board shall exercise all the powers and discharge all the duties of the President. The Chairman of the Board shall also perform such other duties and may exercise such other powers as from time to time may be assigned to him by these Bylaws.

Section 4.4. President. The President shall, subject to the control of the Board of Directors and, if there be one, the Chairman of the Board, have general supervision of the business of the Corporation and shall see that all orders and resolutions of the Board of Directors are carried into effect. He/She shall execute all bonds, mortgages, contracts, agreements, and other instruments (collectively, the "Corporate Instruments") of the Corporation requiring a seal, under the seal of the Corporation, except where required or permitted by the Act or applicable law to be otherwise signed and executed and except that the other Officers or Agents of the Corporation may sign and execute Corporate Instruments when so authorized by these Bylaws, the Board of Directors or the President. In the absence or disability of the Chairman of the Board, or if there be none, the President shall preside at all meetings of the Stockholders and the Board of Directors. If there is no Chairman of the Board, the President shall be the Chief

Executive Officer of the Corporation. The President shall also perform such other duties and may exercise such other powers as from time to time may be assigned to him/her by these Bylaws or by the Board of Directors.

Section 4.5. Vice President. At the request of the President or in his/her absence or in the event of his/her inability or refusal to act (and if there is no Chairman of the Board), the Vice President or the Vice Presidents if there is more than one (in the order designated by the Board of Directors or if there be no such designation, then in the order of their election) shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. Each Vice President shall perform such other duties and have such other powers as the Board of Directors from time to time may prescribe. If there is no Chairman of the Board and no Vice President, the Board of Directors may designate any other Officer or Agent who, in the absence of the President or in the event of the inability or refusal of the President to act, shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President.

Section 4.6. Secretary. The Secretary shall keep a record of all proceedings of the Stockholders, and shall perform like duties for the all committees, including, without limitation, each Special Committee, when required. The Secretary shall perform such duties as may be prescribed by the Board of Directors, the Chairman of the Board or the President. The Secretary shall have custody of the corporate seal of the Corporation and the Secretary, or in the absence of the Secretary any Assistant Secretary, shall have authority to affix the same to any Corporate Instrument requiring it, and when so affixed it may be attested by the signature of the Secretary or an Assistant Secretary. The Board of Directors may give general authority to any other Officer or Agent to affix the seal of the corporation and to attest such affixing of the seal. The Secretary shall also keep a register of the post office address of each Stockholder which shall be furnished to the Secretary by such Stockholder, sign (with the President or a Vice President) certificates for shares of the Corporation (the issuance of which shall be authorized by resolution of the Board of Directors), and have general charge of the Ledger and Minute Book.

Section 4.7. Assistant Secretary. The Assistant Secretary, or if there be more than one, the Assistant Secretaries in the order determined by the Board of Directors (or if there be no such determination, then in the order of their election), shall, at the request of the President or the Chairman of the Board, or in the absence of the Secretary or in the event of the Secretary's inability or refusal to act, perform the duties and exercise the powers of the Secretary and shall perform such other duties as may from time to time be prescribed by the Board of Directors, the Chairman of the Board, the President or the Secretary, subject to all the restrictions upon the Secretary.

Section 4.8. Treasurer. The Treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Corporation and shall deposit all moneys and other valuable effects in the name and to the credit of the Corporation in such depositories as may be designated by the Board of Directors. The Treasurer shall disburse the funds of the Corporation as may be ordered by the Board of Directors, taking proper vouchers for such disbursements, and shall render to the Chairman of the Board, the President and the Board of Directors, at Regular Board Meetings or when the Board of Directors so requires, an account of all transactions as Treasurer and of the financial condition of the Corporation. The Treasurer shall perform such other duties as may from time to time be prescribed by the Board of Directors, the Chairman of the Board or the President.

Section 4.9. Assistant Treasurer. The Assistant Treasurer, or if there shall be more than one, the Assistant Treasurers in the order determined by the Board of Directors (or if there be no such determination, then in the order of their election), shall, at the request of the President or the Chairman of the Board, in the absence of the Treasurer or in the event of the Treasurer's inability or refusal to act,

perform the duties and exercise the powers of the Treasurer and shall perform such other duties and have such other powers as may from time to time be prescribed by the Board of Directors, the Chairman of the Board, the President or the Treasurer, subject to all the restrictions upon the Treasurer.

Section 4.10. Other Officers. The Chairman of the Board, President or Board of Directors may appoint other Officers and Agents for any group, division or department (each, a "Division") into which this Corporation may be divided by the Board of Directors, with titles as the Chairman of the Board, President or Board of Directors may from time to time deem appropriate. All such Officers and Agents shall receive such compensation, have such tenure and exercise such authority as the Chairman of the Board, President or Board of Directors may specify. All appointments made by the Chairman of the Board or President hereunder and all the terms and conditions thereof must be reported to the Board of Directors. In no case shall an Officer or Agent of any one Division have authority to bind another Division or to bind the Corporation except as to the business and affairs of the Division of which he/she is an Officer or Agent.

Section 4.11. Salaries. The salaries of the Officers and Agents shall be fixed from time to time by the Board of Directors and no Officer or Agent shall be prevented from receiving such salary by reason of the fact that he/she is also a Director.

Section 4.12. Voting Securities Held by the Corporation. Unless otherwise provided by the Board of Directors, powers of attorney, proxies, waivers of notice of meeting, consents and other instruments relating to securities owned by the Corporation may be executed in the name of and on behalf of the Corporation by the President or any Vice President and any such Officer may, in the name of and on behalf of the Corporation, take all such action as any such Officer may deem advisable to vote in person or by proxy at any meeting of security holders of any corporation, partnership, limited liability company or other legal entity in which the Corporation may own securities and at any such meeting shall possess and may exercise any and all rights and powers incidental to the ownership of such securities and which, as the owner thereof, the Corporation might have exercised and possessed if present. The Board of Directors, may, by resolution, from time to time confer like powers upon any other person or persons.

ARTICLE V **CERTIFICATES OF STOCK**

Section 5.1. Form. The shares of the Corporation shall be represented by certificates. Certificates of stock in the Corporation, if any, shall be signed by or in the name of the Corporation by the Chairman of the Board, the President or a Vice President, on the one hand, and by the Treasurer, an Assistant Treasurer, the Secretary, or an Assistant Secretary, on the other hand. Where a certificate is countersigned by a transfer agent, other than the Corporation or an employee of the Corporation, or by a registrar, the signatures of the Chairman of the Board, the President, such Vice President, the Treasurer, such Assistant Treasurer, the Secretary or such Assistant Secretary may be facsimiles. In case any Officer, transfer agent or registrar who has signed or whose facsimile signature has been placed upon a certificate shall have ceased to be such Officer, transfer agent or registrar before such certificate is issued, the certificate may be issued by the Corporation with the same effect as if such Officer, transfer agent or registrar was such Officer, transfer agent or registrar at the date of its issue.

Section 5.2. Transfer. Except as otherwise established by rules or regulations adopted by the Board of Directors, upon surrender to the Corporation or a transfer agent of the Corporation of a certificate for shares duly endorsed or accompanied by proper evidence of succession, assignment or authority to transfer, it shall be the duty of the Corporation to issue a new certificate of stock or uncertificated shares in place of any certificate therefor issued by the Corporation to the person entitled thereto, cancel the old certificate and record the transaction in the Ledger and Minute Book.

Section 5.3. Replacement. In case of the loss, destruction or theft of a certificate for any stock of the Corporation, a new certificate of stock or uncertificated shares in place of any certificate therefor issued by the Corporation may be issued upon satisfactory proof of such loss, destruction or theft and upon such terms as the Board of Directors may prescribe. The Board of Directors may in its discretion require the owner of the lost, destroyed or stolen certificate, or his/her legal representative, to give the Corporation a bond, in such sum and in such form and with such surety or sureties as it may direct, to indemnify the Corporation against any claim that may be made against it with respect to a certificate alleged to have been lost, destroyed or stolen.

Section 5.4. Record Date. (a) In order that the Corporation may determine the Stockholders entitled to (i) notice of or to vote at any Stockholders' Meeting, (ii) express consent to corporate action in writing without a meeting, (iii) receive payment of any dividend or other distribution or allotment of any rights, or (iv) exercise any rights in respect of any change, conversion or exchange of stock, or for the purpose of any other lawful action, the Board of Directors may fix, in advance, a record date (each, a "Record Date"), which shall not be more than sixty (60) days or less than ten (10) days before the date of such meeting or such other action. A determination of Stockholders of record entitled to notice of or to vote at a Stockholders' Meeting shall apply to any adjournment of such Stockholders' Meeting; provided, however, that the Board of Directors may fix a new Record Date for such adjourned Stockholders' Meeting.

(b) If no Record Date is fixed, the Record Date for determining Stockholders entitled to notice of or to vote at a Stockholders' Meeting shall be as of the close of business on the day before the day on which the applicable notice is given, or, if the applicable notice is waived, as of the close of business on the day before the day on which the meeting is held. The record date for determining Stockholders entitled to express consent to corporate action in writing without a meeting, when no prior action by the Board of Directors is necessary, shall be the day on which the first written consent is expressed. The Record Date for determining Stockholders for any other purpose shall be as of the close of business on the day on which the Board of Directors adopts the resolution relating to such purpose.

Section 5.5. Beneficial Owners. The Corporation shall be entitled to recognize the exclusive right of a person registered on its books as the owner of shares to receive dividends, and to vote as such owner, and to hold liable for calls and assessments a person registered on its books as the owner of shares, and shall not be bound to recognize any equitable or other claim to or interest in such share or shares on the part of any other person, whether or not it shall have express or other notice thereof, except as otherwise provided by the Act or applicable law. The Corporation shall not be required to register any transfer of shares made in violation of any agreement among a Stockholder or investor in the Corporation and the Corporation, or recognize as a holder of any such shares any transferee in such a violative transaction.

ARTICLE VI

INDEMNIFICATION OF DIRECTORS AND OFFICERS

Section 6.1. Power to Indemnify in Actions, Suits or Proceedings other Than Those by or in the Right of the Corporation. Subject to Section 6.3 of these Bylaws, the Corporation shall indemnify, to the fullest extent permitted by the Act or applicable law, now or hereafter in effect, any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Corporation) by reason of the fact that he/she is or was a Director, Officer, employee or Agent, or is or was a Director, Officer, employee or Agent serving as a director, officer, employee or agent of an Other Enterprise (as hereinafter defined), against expenses (including, without limitation, attorneys' fees),

judgments, fines and amounts paid in settlement actually and reasonably incurred by him/her in connection with such action, suit or proceeding if he/she acted in good faith and in a manner he/she reasonably believed to be in or not opposed to the best interests of the Corporation, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his/her conduct was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he/she reasonably believed to be in or not opposed to the best interests of the Corporation, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his/her conduct was unlawful.

Section 6.2. Power to Indemnify in Actions, Suits or Proceedings by or in the Right of the Corporation. Subject to Section 6.3 of these Bylaws, the Corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of the Corporation to procure a judgment in its favor by reason of the fact that he/she is or was a Director, Officer, employee or Agent, or is or was a Director, Officer, employee or Agent serving as a director, officer, employee or agent of an Other Enterprise against expenses (including, without limitation, attorneys' fees) actually reasonably incurred by him/her in connection with the defense or settlement of such action or suit if he/she acted in good faith and in a manner he/she reasonably believed to be in or not opposed to the best interests of the Corporation; except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable to the Corporation unless and only to the extent that the Court of Chancery of the State of Delaware or the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which the Court of Chancery of the State of Delaware or such other court shall deem proper.

Section 6.3. Authorization of Indemnification. Any indemnification under this Article VI (unless ordered by a court) shall be made by the Corporation only as authorized in the specific case upon a determination that indemnification of the Director, Officer, employee or Agent is proper in the circumstances because he/she has met the applicable standard of conduct set forth in Sections 6.1 or 6.2 of these Bylaws, as the case may be. Such determination shall be made (i) by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding, (ii) if such a quorum is not obtainable, or, even if obtainable a quorum of disinterested Directors so directs, by independent legal counsel in a written opinion, or (iii) by the Stockholders. To the extent, however, that a Director, Officer, employee or Agent has been successful on the merits or otherwise in defense of any action, suit or proceeding described above, or in defense of any claim, issue or matter therein, he/she shall be indemnified against expenses (including, without limitation, attorneys' fees) actually and reasonably incurred by him/her in connection therewith, without the necessity of authorization in the specific case.

Section 6.4. Good Faith Defined. For purposes of any determination under Section 6.3 of these Bylaws, a person shall be deemed to have acted in good faith and in a manner he/she reasonably believed to be in or not opposed to the best interests of the Corporation, or, with respect to any criminal action or proceeding, to have had no reasonable cause to believe his/her conduct was unlawful, if his/her action is based on (i) the records or books of account of the Corporation or an Other Enterprise, (ii) information supplied to him/her by any other person who is a Director, Officer, employee or Agent of the Corporation or a director, officer, employee or agent of an Other Enterprise in the course of their duties, (iii) the advice of legal counsel for the Corporation or an Other Enterprise, or (iv) information or records given or reports made to the Corporation or an Other Enterprise by an independent certified public accountant or by an appraiser or other expert selected with reasonable care by the Corporation or an Other Enterprise. The term "Other Enterprise" as used in this Article VI shall mean any other corporation, partnership,

limited liability company, joint venture, trust, employee benefit plan or other enterprise of which such person is or was serving at the request of the Corporation as a director, officer, employee or agent. The provisions of this Section 6.4 shall not be deemed to be exclusive or to limit in any way the circumstances in which a person may be deemed to have met the applicable standard of conduct set forth in Sections 6.1 or 6.2 of these Bylaws, as the case may be.

Section 6.5. Indemnification by a Court. Notwithstanding any contrary determination in the specific case under Section 6.3 of these Bylaws, and notwithstanding the absence of any determination thereunder, any Director, Officer, employee or Agent may apply to any court of competent jurisdiction in the State of Delaware for indemnification to the extent otherwise permissible under Sections 6.1 and/or 6.2 of these Bylaws. The basis of such indemnification by a court shall be a determination by such court that indemnification of the Director, Officer, employee or Agent is proper in the circumstances because he/she has met the applicable standards of conduct set forth in Section 6.1 or 6.2 of these Bylaws, as the case may be. Neither a contrary determination in the specific case under Section 6.3 of these Bylaws nor the absence of any determination thereunder shall be a defense to such application or create a presumption that the Director, Officer, employee or Agent seeking indemnification has not met any applicable standard of conduct. Notice of any application for indemnification pursuant to this Section 6.5 shall be given to the Corporation promptly upon the filing of such application. If successful, in whole or in part, the Director, Officer, employee or Agent seeking indemnification shall also be entitled to be paid the expense of prosecuting such application.

Section 6.6. Expenses Payable in Advance. Expenses (including, without limitation, attorneys' fees) incurred by a Director, Officer, employee or Agent in defending any civil, criminal, administrative or investigative action, suit or proceeding shall be paid by the Corporation in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of such Director, Officer, employee or Agent to repay such amount if it shall ultimately be determined that he/she is not entitled to be indemnified by the Corporation as authorized in this Article VI.

Section 6.7. Nonexclusivity of Indemnification and Advancement of Expenses. The indemnification and advancement of expenses provided by or granted pursuant to this Article VI shall not be deemed exclusive of any other rights to which those seeking indemnification or advancement of expenses may be entitled under any Bylaw, agreement, contract, vote of Stockholders or disinterested Directors or pursuant to the direction (howsoever embodied) of any court of competent jurisdiction or otherwise, both as to action in his/her official capacity and as to action in another capacity while holding such office, it being the policy of the Corporation that indemnification of the persons specified in Sections 6.1 and 6.2 of these Bylaws shall be made to the fullest extent permitted by the Act or applicable law. The provisions of this Article VI shall not be deemed to preclude the indemnification of any person who is not specified in Sections 6.1 or 6.2 of these Bylaws whom the Corporation has the power or obligation to indemnify under the provisions of the Act or otherwise.

Section 6.8. Insurance. The Corporation may purchase and maintain insurance on behalf of any person who is or was a Director, Officer, employee or Agent, or is or was a Director, Officer, employee or Agent serving as a director, officer, employee or agent of an Other Enterprise against any liability asserted against him/her and incurred by him/her in any such capacity, or arising out of his/her status as such, whether or not the Corporation would have the power or the obligation to indemnify him/her against such liability under the provisions of this Article VI.

Section 6.9. Certain Definitions. For purposes of this Article VI, references to "the Corporation" shall include, in addition to the resulting corporation, any constituent corporation (including, without limitation, any constituent of a constituent) absorbed in a consolidation or merger which, if its separate existence had continued, would have had power and authority to indemnify its directors, officers,

employees or agents, so that any person who is or was a director, officer, employee or agent of such constituent corporation, or is or was a director, officer, employee or agent of such constituent corporation serving at the request of such constituent corporation as a director, officer, employee or agent of another corporation, partnership, limited liability company, joint venture, trust, employee benefit plan or other enterprise, shall stand in the same position under the provisions of this Article VI with respect to the resulting or surviving corporation as he/she would have with respect to such constituent corporation if its separate existence had continued. For purposes of this Article VI, references to “fines” shall include any excise taxes assessed on a person with respect to an employee benefit plan; and references to “serving at the request of the Corporation” shall include any service as a Director, Officer, employee or Agent which imposes duties on, or involves services by, such Director, Officer, employee or Agent with respect to an employee benefit plan, its participants or beneficiaries; and a person who acted in good faith and in a manner he/she reasonably believed to be in the interest of the participants and beneficiaries of an employee benefit plan shall be deemed to have acted in a manner “not opposed to the best interests of the Corporation” as referred to in this Article VI.

Section 6.10. Survival of Indemnification and Advancement of Expenses. The indemnification and advancement of expenses provided by, or granted pursuant to, this Article VI shall, unless otherwise provided when authorized or ratified, continue as to a person who has ceased to be a Director, Officer, employee or Agent and shall inure to the benefit of the heirs, executors and administrators of such person.

Section 6.11. Limitation on Indemnification. Notwithstanding anything contained in this Article VI to the contrary, except for proceedings to enforce rights to indemnification (which shall be governed by Section 6.5 of these Bylaws), the Corporation shall not be obligated to indemnify any Director, Officer, employee or Agent in connection with a proceeding (or part thereof) initiated by such person unless such proceeding (or part thereof) was authorized or consented to by the Board of Directors.

ARTICLE VII **GENERAL PROVISIONS**

Section 7.1. Fiscal Year. The fiscal year of the Corporation shall be the 12 month period ending December 31 or such other period as may be fixed by resolution of the Board of Directors.

Section 7.2. Corporate Seal. The corporate seal shall be in such form as may be approved from time to time by the Board of Directors. The seal may be used by causing it or a facsimile thereof to be impressed or affixed or in any other manner reproduced.

Section 7.3. Notices. Whenever written notice is required by the Act, applicable law, the Certificate of Incorporation or these Bylaws, to be given to any Director or Stockholder, such notice may be given by mail, addressed to such Director or Stockholder, at his/her address as it appears on the records of the Corporation, with postage thereon prepaid, and such notice shall be deemed to be given at the time when the same shall be deposited in the United States mail. Written notice may also be given personally or by facsimile transmission.

Section 7.4. Waiver of Notice. Whenever any notice is required to be given under the Act, applicable law, the provisions of the Certificate of Incorporation or these Bylaws, a waiver thereof in writing, signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent to notice.

Section 7.5. Resignations and Removals. Any Director, Officer or Agent, whenever elected or appointed, may resign at any time by serving written notice of such resignation on the President or the Secretary, and such resignation shall be deemed to be effective as of the close of business on the date said

notice is received by the President or Secretary. No formal action shall be required of the Board of Directors or the Stockholders to make any such resignation effective. Except as the Board of Directors may otherwise determine, no Director, Officer or Agent who resigns or is removed shall have any right to any compensation as a director, officer or agent for any period following his/her resignation or removal, or any right to damages on account of such removal, whether his/her compensation be by the month or by the year or otherwise, unless such compensation is expressly provided in a duly authorized written agreement with the Corporation.

Section 7.6. Disbursements. All checks or demands for money and notes of the Corporation shall be signed by such Officer(s), Agent(s) or such other person(s) as the Board of Directors may from time to time designate.

Section 7.7. Transactions with Interested Parties. No contract or transaction between the Corporation and one or more of the Directors, Officers or Agents, or between the Corporation and any other corporation, partnership, limited liability company, joint venture, or other entity or organization in which one or more of the Directors, Officers or Agents are directors, officers, agents or employees, or in which one or more of the Directors, Officers or Agents have a financial interest, shall be void or voidable solely for this reason, or solely because such Director(s), Officer(s) or Agent(s) is or are present at or participates in the meeting of the Board of Directors or a committee of the Board of Directors which authorizes the contract or transaction or solely because his/her or their votes are counted for such purpose, if:

(a) the material facts as to his/her relationship or interest and as to the contract or transaction are disclosed or are known to the Board of Directors, and the Board of Directors in good faith authorizes the contract or transaction by the affirmative vote of a majority of the disinterested Directors, even though the disinterested Directors be less than a quorum;

(b) the material facts as to his/her relationship or interest and as to the contract or transaction are disclosed or are known to the Stockholders entitled to vote thereon, and the contract or transaction is specifically approved in good faith by vote of the Stockholders; or

(c) the contract or transaction is fair as to the Corporation as of the time it is authorized, approved or ratified, by the Board of Directors, any Special Committee, or the Stockholders.

Common or interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of any Special Committee which authorizes the contract or transaction.

ARTICLE VIII **AMENDMENTS**

These Bylaws may be altered, amended or repealed or new Bylaws may be adopted by the Board of Directors. The fact that the power to amend, alter, repeal or adopt the Bylaws has been conferred upon the Board of Directors shall not divest the Stockholders of the same powers.

ARTICLE IX **SUBJECT TO CERTIFICATE OF INCORPORATION**

These Bylaws and the provisions hereof are subject to the terms and conditions of the Certificate of Incorporation, and in the event of any conflict between these Bylaws and the Certificate of Incorporation, the Certificate of Incorporation shall control.

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "AG REAL ESTATE MANAGER, INC." AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF INCORPORATION, FILED THE TWENTY-EIGHTH DAY OF MARCH, A.D. 2007, AT 8:19 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID CORPORATION, "AG REAL ESTATE MANAGER, INC."

4325626 8100H

111312115

You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 9240518

DATE: 12-19-11

CERTIFICATE OF INCORPORATION
OF
AG REAL ESTATE MANAGER, INC.

FIRST: The name of the Corporation is AG Real Estate Manager, Inc. (the "Corporation").

SECOND: The address of the Corporation's registered office in the State of Delaware is c/o The Corporation Trust Company, 1209 Orange Street, New Castle County, Wilmington, Delaware 19801. The name of its registered agent at such address is The Corporation Trust Company.

THIRD: The nature of the business or purpose to be conducted or promoted by the Corporation is to engage in any lawful act or activity for which corporations may be organized under the General Corporation Law of the State of Delaware, as amended (the "GCL").

FOURTH: The total number of shares of capital stock which the Corporation shall have authority to issue is three thousand (3,000), consisting of three thousand (3,000) shares of common stock, par value \$0.01 per share (the "Common Stock").

A statement of the powers, designations, preferences, and relative participating, optional or other special rights and the qualifications, limitations and restrictions of the Common Stock is as follows:

(1) **Dividends.** The board of directors of the Corporation (the "Board of Directors") may cause dividends to be paid to the holders of shares of Common Stock out of funds legally available for the payment of dividends by declaring an amount per share as a dividend. When and as dividends are declared, whether payable in cash, in property or in shares of stock or other securities of the Corporation, the holders of Common Stock shall be entitled to share, ratably according to the number of shares of Common Stock held by them, in such dividends.

(2) **Liquidation Rights.** In the event of any voluntary or involuntary liquidation, dissolution or winding up of the affairs of the Corporation, the holders of Common Stock shall be entitled to share, ratably according to the number of shares of Common Stock held by them, in all assets of the Corporation available for distribution to its stockholders.

(3) **Voting Rights.** Except as otherwise provided in this Certificate of Incorporation or by applicable law, the holders of Common Stock shall be entitled to vote on each matter on which the stockholders of the Corporation shall be entitled to vote, and each holder of Common Stock shall be entitled to one vote for each share of such stock held by him or her.

FIFTH: The name and mailing address of the incorporator is as follows:

Terri L. Adler, Esquire
Duval & Stachenfeld LLP
300 East 42nd Street, 3rd Floor
New York, New York 10017

SIXTH: (1) Directors of the Corporation shall have no personal liability to the Corporation or its stockholders for monetary damages for breach of a fiduciary duty as a director; provided that nothing

contained in this Article SIXTH shall eliminate or limit the liability of a director: (i) for any breach of a director's duty of loyalty to the Corporation or its stockholders, (ii) for acts or omissions not in good faith or which involve intentional misconduct or knowing violations of law, (iii) under Section 174 of the GCL, or (iv) for any transaction from which a director derived an improper personal benefit. If the GCL is amended to authorize corporate action further eliminating or limiting the personal liability of directors, then by virtue of this Article SIXTH the liability of a director of the Corporation shall be eliminated or limited to the fullest extent permitted by the GCL, as so amended.

(2) The Corporation shall indemnify, in accordance with the By-laws of the Corporation, to the fullest extent permitted from time to time by the GCL or any other applicable laws as presently or hereafter in effect, any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, including, without limitation, an action by or in the right of the Corporation, by reason of his or her acting as a director or officer of the Corporation (and the Corporation, in the discretion of the Board of Directors, may so indemnify a person by reason of the fact that he or she is or was an employee or agent of the Corporation or is or was serving at the request of the Corporation in any other capacity for or on behalf of the Corporation) against any liability or expense actually and reasonably incurred by such person in respect thereof; provided, however, the Corporation shall be required to indemnify an officer or director in connection with an action, suit or proceeding (or part thereof) initiated by such person only if such action, suit or proceeding (or part thereof) was authorized by the Board of Directors. Such indemnification is not exclusive of any other right to indemnification provided by law or otherwise. The right to indemnification conferred by this Section (2) shall be deemed to be a contract between the Corporation and each person referred to herein.

(3) If a claim under Section (2) of this Article SIXTH is not paid in full by the Corporation, the claimant may at any time thereafter bring suit against the Corporation to recover the unpaid amount of the claim and, if successful in whole or in part, the claimant shall be entitled to be paid also the expense of prosecuting such claim. It shall be a defense to any such action (other than an action brought to enforce a claim for expenses incurred in defending any proceeding in advance of its final disposition where any undertaking required by the By-laws of the Corporation has been tendered to the Corporation) that the claimant has not met the standards of conduct which make it permissible under the GCL and Section (2) of this Article SIXTH for the Corporation to indemnify the claimant for the amount claimed, but the burden of proving such defense shall be on the Corporation. Neither the failure of the Corporation (including its Board of Directors, legal counsel, or its stockholders) to have made a determination prior to the commencement of such action that indemnification of the claimant is proper in the circumstances because he or she has met the applicable standard of conduct set forth in the GCL, nor an actual determination by the Corporation (including its Board of Directors, legal counsel, or its stockholders) that the claimant has not met such applicable standard of conduct, shall be a defense to the action or create a presumption that the claimant has not met the applicable standard of conduct.

(4) Indemnification shall include payment by the Corporation of expenses in defending an action or proceeding in advance of the final disposition of such action or proceeding upon receipt of an undertaking by the person indemnified to repay such payment if it is ultimately determined that such person is not entitled to indemnification under this Article SIXTH, which undertaking may be accepted without reference to the financial ability of such person to make such repayment.

(5) The right to indemnification and the payment of expenses incurred in defending a proceeding in advance of its final disposition conferred in this Article SIXTH shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of this

Certificate of Incorporation, by-law, agreement, contract, vote of stockholders or disinterested directors, or otherwise.

(6) The Corporation may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Corporation, or is or was serving at the request of the Corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise against any liability asserted against him or her and incurred by him or her in any such capacity, or arising out of his or her status as such, whether or not the Corporation would have the power to indemnify him or her against such liability under the provisions of this Article SIXTH, the GCL, or otherwise.

(7) No amendment to or repeal of all or any part of this Article SIXTH shall adversely affect any right or protection existing at the time of such repeal or amendment.

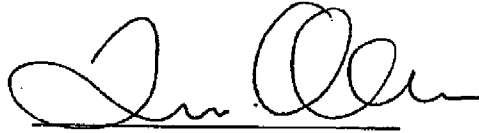
SEVENTH: Whenever a compromise or arrangement is proposed between the Corporation and its creditors or any class of them and/or between the Corporation and its stockholders or any class of them, any court of equitable jurisdiction within the State of Delaware may, on the application in a summary way of the Corporation or of any creditor or stockholder thereof or on the application of any receiver or receivers appointed for the Corporation under the provisions of Section 291 of Title 8 of the Delaware Code or on the application of trustees in dissolution or of any receiver or receivers appointed for the Corporation under the provisions of Section 279 of Title 8 of the Delaware Code order a meeting of the creditors or class of creditors, and/or of the stockholders or class of stockholders of the Corporation, as the case may be, to be summoned in such manner as the said court directs. If a majority in number representing three-fourths in value of the creditors or class of creditors, and/or of the stockholders or class of stockholders of the Corporation, as the case may be, agree to any compromise or arrangement and to any reorganization of the Corporation as consequence of such compromise or arrangement, the said compromise or arrangement and the said reorganization shall, if sanctioned by the court to which the said application has been made, be binding on all the creditors or class of creditors, and/or on all the stockholders or class of stockholders, of the Corporation, as the case may be, and also on the Corporation.

EIGHTH: In furtherance and not in limitation of the powers conferred by statute, the Board of Directors is expressly authorized to make, alter, amend or repeal the by-laws, and to adopt any new by-law, of the Corporation.

NINTH: The Corporation reserves the right to repeal, alter or amend this Certificate of Incorporation in the manner now or hereafter prescribed by statute, and all rights conferred upon stockholders herein are granted subject to this reservation. No repeal, alteration or amendment of this Certificate of Incorporation shall be made unless the same is first approved by the Board of Directors of the Corporation pursuant to a resolution adopted by the directors then in office in accordance with the by-laws of the Corporation and applicable law and thereafter approved by the stockholders.

TENTH: The Corporation has expressly elected not to be governed under Section 203 of the GCL.

I, THE UNDERSIGNED, being the incorporator hereinbefore named, for the purpose of forming a corporation pursuant to the GCL, do make this Certificate of Incorporation, hereby declaring and certifying that this is my act and deed and the facts herein stated are true, and accordingly have hereunto set my signature as of the 28th day of March, 2007.

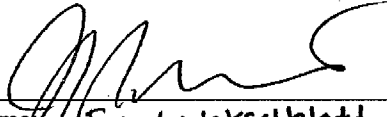
A handwritten signature in black ink, appearing to read "Terri L. Adler", written over a horizontal line.

Terri L. Adler
Incorporator

**WRITTEN CONSENT
OF THE SOLE MEMBER OF A SPECIAL COMMITTEE
OF THE BOARD OF DIRECTORS
OF
AG REAL ESTATE MANAGER, INC.
(PERTAINING TO THAT CERTAIN REAL PROPERTY LOCATED AT 8150 SUNSET
BOULEVARD, LOS ANGELES, CALIFORNIA)**

The undersigned, being the sole member of a special committee of the Board of Directors of AG Real Estate Manager, Inc., a Delaware corporation (the "Corporation"), does hereby consent, in lieu of a special meeting and pursuant to the authority of Section 141(f) of the General Corporation Law of the State of Delaware and the by-laws of the Corporation, to the adoption of the Recitals and Resolutions set forth on Schedule A hereto, and directs the Secretary of the Corporation to file this Written Consent of the Sole Member of a Special Committee of the Board of Directors of the Corporation (this "Consent") in the minute book of the Corporation.

IN WITNESS WHEREOF, this Consent has been executed by the undersigned as of the ___ day of January, 2012.



Name Joseph Wechselblatt
Sole Member, Special Committee

Schedule A

Recitals and Resolutions

WHEREAS, it is proposed that the Corporation enter into and execute and deliver that certain Limited Liability Company Operating Agreement (the "Property Owner GP Agreement") of AG-SCH 8150 Sunset Boulevard GP, L.L.C., a Delaware limited liability company (the "Property Owner GP"), between the Corporation, as manager, and AG-SCH 8150 Sunset Boulevard Parent, L.P., a Delaware limited partnership (the "Partnership"), as sole member (the foregoing transaction referred to herein as the "Property Owner GP Equity Transaction");

WHEREAS, it is proposed that the Corporation, on its own behalf, execute and deliver the Property Owner GP Agreement and otherwise take such actions and execute, deliver and perform such agreements as are necessary or appropriate to evidence the consent of the Corporation, in its capacity as manager of the Property Owner GP, to the consummation of the Property Owner Equity Transaction;

WHEREAS, it is proposed that the Corporation, (a) on its own behalf, execute and deliver that certain Written Consent of the Manager of the Property Owner GP, in the form attached hereto as Exhibit A (the "Property Owner GP Consent") (unless otherwise defined herein or the context clearly requires otherwise, all capitalized terms used herein shall have the meaning given to them in the Property Owner GP Consent) and otherwise take such actions and execute, deliver and perform such agreements as are necessary or appropriate to evidence the consent of the Corporation in its capacity as manager of the Property Owner GP to the consummation of the Property Owner GP Transactions and (b) in its capacity as manager of the Property Owner GP, cause the Property Owner GP to consummate the Property Owner GP Transactions and otherwise take such actions and execute, deliver and perform such agreements as are contemplated by the Property Owner GP Consent or as are necessary or appropriate in the judgment of the Corporation to cause the Property Owner GP to consummate the Property Owner GP Transactions (the foregoing transactions referred to herein as the "Property Owner GP Consent Transaction"; together with the Property Owner GP Equity Transaction, the "Property Owner GP Transactions");

WHEREAS, the Special Committee (as defined in the bylaws of the Corporation) of the Corporation has the right, power and authority pursuant to the bylaws of the Corporation to (a) cause the Corporation to consummate the Property Owner GP Transactions and (b) cause the Corporation to execute and deliver the Property Owner GP Agreement and the Property Owner GP Consent, in each case, without the consent or approval of any other Special Committee or the consent of all of the Directors (as defined in the bylaws of the Corporation) of the Corporation; and

WHEREAS, in the judgment of the sole member of a Special Committee of the Corporation, it is in the best interests of the Corporation that (a) the Property Owner GP Agreement be executed and delivered by the Corporation, and (b) the Property Owner GP Consent be executed and delivered and that any matters contemplated by the Property Owner GP Consent be consummated.

NOW THEREFORE, BE IT RESOLVED, that the transactions contemplated by the foregoing recitals and any and all of the authorizations and approvals by the Corporation, necessary or appropriate to effect the execution and delivery of the Property Owner GP Agreement, and the foregoing recitals, be, and they hereby are, ratified, confirmed, adopted and approved in each and every respect;

FURTHER RESOLVED, that the Corporation is hereby authorized and empowered to negotiate, execute, deliver and perform the Property Owner GP Agreement and the Property Owner GP Consent;

FURTHER RESOLVED, that in connection with the foregoing resolutions, each officer of the Corporation be, and each of them individually hereby is, authorized and empowered to negotiate, execute and/or deliver, in the name and on behalf of the Corporation (on the Corporation's own behalf or in its capacity as manager of the Property Owner GP, as applicable), any and all agreements, instruments, certificates and other documents that such officer determines in his/her sole discretion to be necessary or appropriate to (a) consummate the Property Owner GP Transactions and (b) cause the Property Owner GP to consummate the matters contemplated by the Property Owner GP Consent, all such agreements, instruments, certificates and other documents to be in form and substance as such officer of the Corporation may approve, such determination or approval to be evidenced conclusively by the execution and delivery of such agreements, instruments, certificates and other documents by such officer of the Corporation;

FURTHER RESOLVED, that each officer of the Corporation (on the Corporation's own behalf or in its capacity as manager of the Property Owner GP, as applicable) be, and each of them individually hereby is, authorized and empowered to do or cause to be done any and all other acts and/or things and to negotiate, execute and/or deliver any and all other agreements, documents and instruments as are determined to be necessary or appropriate by such officer to carry out the purposes of (a) the Property Owner GP Agreement and the Property Owner GP Consent, including, without limitation, the Property Owner GP Transactions or any matter contemplated by the Property Owner GP Consent, as applicable, and (b) the foregoing resolutions, with the taking of such action and/or negotiation, execution and/or delivery of such agreements, documents and instruments by such officer of the Corporation being conclusive evidence of such determination; and

FURTHER RESOLVED, that any and all acts that may have been previously taken by or on behalf of the Corporation (on its own behalf and/or as manager of the Property Owner GP, as applicable) in furtherance of the foregoing resolutions are hereby ratified, confirmed, adopted and approved in all respects.

**WRITTEN CONSENT
OF THE MANAGER OF
AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C.**

The undersigned, being the manager of AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C., a Delaware limited liability company (the "General Partner"), does hereby consent to the adoption of the Recitals and Consents set forth on Schedule A attached hereto.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent of the Manager of the General Partner as of the ____ day of _____.

MANAGER:

AG REAL ESTATE MANAGER, INC., a
Delaware corporation

By: _____

Name:

Title:

Schedule A

Recitals and Consents

WHEREAS, pursuant to that certain Limited Liability Company Operating Agreement of the General Partner, dated as of the date hereof, AG-SCH 8150 Sunset Boulevard Parent, L.P., a Delaware limited partnership (the "Parent"), is the sole member of the General Partner and AG Real Estate Manager, Inc., a Delaware corporation ("Manager"), is the manager of the General Partner;

WHEREAS, it is proposed that the Parent, as limited partner, and the General Partner, as general partner, enter into that certain Limited Partnership Agreement of AG-SCH 8150 Sunset Boulevard Owner, L.P., a Delaware limited partnership (the "Property Owner"), dated as of the date hereof (the "Property Owner Agreement") (the foregoing transaction is referred to herein as the "Property Owner Agreement Transaction");

WHEREAS, it is proposed that the General Partner on its own behalf, execute and deliver that certain Written Consent of the General Partner of the Property Owner, in the form attached hereto as Exhibit A (the "Property Owner GP Consent") (unless otherwise defined herein or the context clearly requires otherwise, all capitalized terms used herein shall have the meaning given to them in the Property Owner GP Consent) and otherwise take such actions and execute, deliver and perform such agreements as are necessary or appropriate to evidence the consent of the General Partner, in its capacity as general partner of the Property Owner, to the consummation of the Property Owner Transactions and any other matters contemplated by the Property Owner GP Consent (the foregoing transaction is referred to herein as the "Property Owner GP Consent Transaction"; together with the Property Owner Agreement Transaction, the "Property Owner GP Transactions");

WHEREAS, in the judgment of the Manager, it is in the best interests of General Partner that the Property Owner GP Transactions be consummated;

NOW, THEREFORE, BE IT CONSENTED, that the Property Owner GP Transactions and all related transactions are hereby authorized and approved, and that any and all acts of the Manager and/or the officers of the Manager taken on behalf of the General Partner prior to the date hereof, in furtherance of or in connection with the Property Owner GP Transactions are also hereby approved, ratified and confirmed in each and every respect;

FURTHER CONSENTED, that the Manager is hereby authorized and directed, on behalf of the General Partner, to (i) execute and deliver any and all other documents, instruments and agreements as any officer of the Manager shall deem necessary or appropriate to enable the General Partner to consummate the Property Owner GP Transactions, and (ii) take any action and all further actions as the Manager or any officer thereof may deem necessary or appropriate to cause the General Partner to consummate the Property Owner GP Transactions (the taking of such actions and the execution and delivery of such agreements, documents, instruments and certificates by the Manager or any officer thereof being conclusive evidence of such determination that such actions, execution and deliveries are necessary or appropriate); and

FURTHER CONSENTED, that each officer of the Manager (in its capacity as manager of the General Partner) is hereby authorized and empowered to cause the General Partner to do or cause to be done any and all other acts and/or things and to execute and/or deliver (i) the Property Owner Agreement, (ii) the Property Owner GP Consent, and (iii) any and all such other agreements, documents, instruments and certificates, as may be deemed necessary or appropriate by any officer of the Manager to cause the General Partner to consummate the Property Owner GP Transactions (the taking of such actions and the

negotiation, execution and delivery of such agreements, documents, instruments and certificates by any officer of Manager being conclusive evidence of such officer's determination that such actions, negotiations, execution and deliveries are necessary or appropriate).

**WRITTEN CONSENT OF THE GENERAL PARTNER
OF
AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P.**

The undersigned, being the general partner of AG-SCH 8150 Sunset Boulevard Owner, L.P., a Delaware limited partnership (the "Property Owner"), hereby consents to the adoption of the Recitals and Consents set forth in Schedule 1 attached hereto.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent of the General Partner of the Property Owner as of the ____ day of _____.

General Partner:

AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C., a Delaware limited liability company

By: AG Real Estate Manager, Inc., a Delaware corporation, its manager

By: _____
Name:
Title:

Schedule 1
Recitals and Consents

WHEREAS, pursuant to that certain Limited Partnership Agreement of the Property Owner, dated as of the date hereof (the "Partnership Agreement"), AG-SCH 8150 Sunset Boulevard Owner, L.P., a Delaware limited liability company (the "Limited Partner"), is the limited partner of the Property Owner, and AG-SCH 8150 Sunset Boulevard GP, L.L.C., a Delaware limited liability company (the "General Partner"), is the general partner of the Property Owner;

WHEREAS, the Property Owner is party to that certain Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate, dated as of July 18, 2011 (the "Original Purchase Agreement"), by and between Suncrest Associates, Ltd., a California limited partnership, as seller ("Seller"), and the Property Owner (successor in interest to Townscape Sunset LLC, a Delaware limited liability company), as buyer, as amended by that certain First Amendment to Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate, dated as of October 19, 2011 (the "First Amendment"; the Original Purchase Agreement, as amended by the First Amendment, is hereinafter referred to as the "Purchase Agreement"), by and between Seller and the Property Owner, pursuant to which Property Owner has agreed to purchase from Seller, among other things, that certain real property and improvements located at 8150 Sunset Boulevard in Los Angeles, California (the "Property"; the foregoing transaction is referred to as the "Acquisition Transaction");

WHEREAS, in connection with the Acquisition Transaction, it is proposed that the General Partner cause the Property Owner to enter into (i) that certain Management Agreement, between the Property Owner, as owner, and Townscape Management Inc., a California corporation, as asset manager, pursuant to which the asset manager shall, among other things, asset manage the Property (the foregoing transaction is referred to as the "Management Transaction");

WHEREAS, in connection with the Acquisition Transaction, it is proposed that the General Partner cause the Property Owner to enter into that certain Consent and Assumption Agreement with Limited Release, dated as of the date hereof, pursuant to which the Property Owner shall assume certain obligations of Seller, as borrower, under that certain loan (the "Loan") originally made by Citigroup Global Markets Realty Corp., a New York corporation, and currently held by U.S. Bank National Association, as Trustee for the Registered Holders of CD 2007-CD4 Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series CD 2007-CD4, as lender, to Seller, as borrower, in the principal sum of _____, which Loan is secured by, among other things, a first priority deed of trust lien on the Property (the foregoing transaction is referred to herein as the "Loan Assumption Transaction"; the Loan Assumption Transaction together with the Acquisition Transaction and the Management Transaction, the "Property Owner Transactions");

WHEREAS, the General Partner has the right, power and authority pursuant to the Partnership Agreement to approve and authorize the Property Owner Transactions, in each instance without the consent or approval of any other partners of the Property Owner (or if any consent or approval of a partner is required, such consent or approval has been obtained); and

WHEREAS, in the judgment of the General Partner, it is desirable and in the best interest of the Property Owner for the Property Owner Transactions to be consummated.

NOW THEREFORE, BE IT CONSENTED, that the Property Owner Transactions and all related transactions contemplated by the foregoing recitals and any and all of the authorizations and approvals by the General Partner (on its own behalf and/or in its capacity as the general partner of the

Property Owner), necessary or appropriate to consummate the Property Owner Transactions and the foregoing recitals be, and they hereby are, ratified, confirmed, adopted and approved in each and every respect;

FURTHER CONSENTED, that in connection with the foregoing consents, the General Partner is hereby authorized and empowered to negotiate, execute and/or deliver, in the name and on behalf of the Property Owner, any and all agreements, instruments, certificates and other documents that the General Partner determines to be necessary or appropriate to consummate the Property Owner Transactions;

FURTHER CONSENTED, that the General Partner is hereby authorized and empowered, on behalf of the Property Owner, to (i) execute and/or deliver any and all documents, instruments and agreements as the General Partner shall deem necessary or appropriate to consummate the Property Owner Transactions, including, without limitation, the documents listed on Exhibit A attached hereto and made a part hereof (the "Property Owner Transaction Documents"), and (ii) take any action and all further actions as the General Partner may deem necessary or appropriate to cause the Property Owner to consummate the Property Owner Transactions (the taking of such actions and the execution and/or delivery of such agreements, documents, instruments and certificates by the General Partner being conclusive evidence of such determination that such actions, execution and deliveries are necessary or appropriate); and

FURTHER CONSENTED, that any and all acts that may have been previously taken by or on behalf of the General Partner (on its own behalf and/or in its capacity as general partner of the Property Owner) in furtherance of the foregoing consents are hereby ratified, confirmed, adopted and approved in all respects.

EXHIBIT A

Property Owner Transaction Documents

Acquisition Transaction

1. Purchase Agreement;
2. Bill of Sale;
3. Assignment and Assumption of Contracts;
4. Assignment and Assumption of Leases;
5. Grant Deed;
6. Transfer Tax Documents; and
7. Any and all other agreements, documents and instruments that the General Partner deems necessary or appropriate for the Property Owner to execute and deliver in order to consummate the Acquisition Transaction.

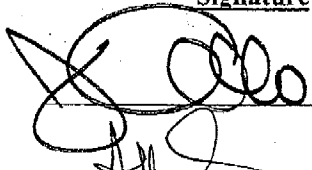
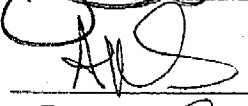

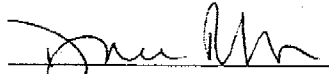
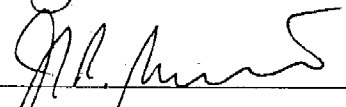
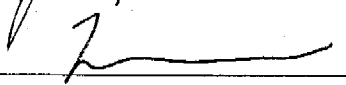
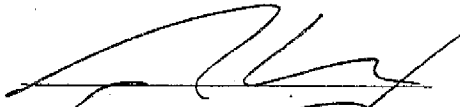
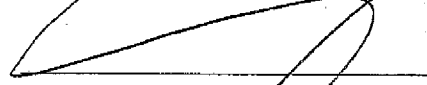

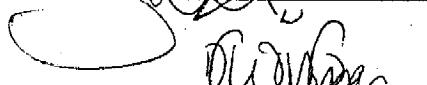
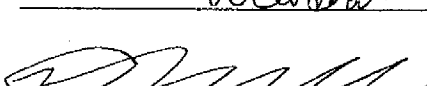

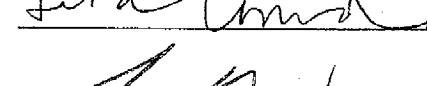

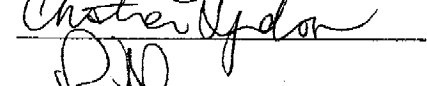

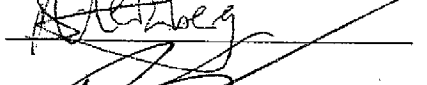
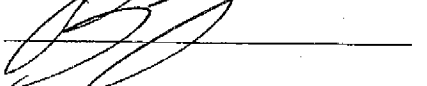
Management Transaction

1. Management Agreement; and
2. Any and all other agreements, documents and instruments that the General Partner deems necessary or appropriate for the Property Owner to execute and deliver in order to consummate the Management Transaction.

Loan Assumption Transaction:

1. Consent and Assumption Agreement With Limited Release;
2. Assignment and Subordination of Management Agreement;
3. Guaranty of Recourse Obligations of Borrower;
4. Environmental Indemnity Agreement;
5. Closing Certificate;
6. Capital Improvement Escrow Agreement;
7. Tenant Improvement and Leasing Commission Escrow Agreement; and
8. Any and all other agreements, documents and instruments that the General Partner deems necessary or appropriate for the Property Owner to execute and deliver in order to consummate the Loan Assumption Transaction.

SCHEDULE OF OFFICERS OF THE CORPORATION

<u>Name of Officer</u>	<u>Office</u>	<u>Signature</u>
John M. Angelo	Chairman of the Board	
Adam Schwartz	President & Treasurer	
Michael L. Gordon	Vice President & Secretary	
David Roberts	Vice President & Assistant Secretary	
Dana G. Roffman	Vice President & Assistant Secretary	
Joseph R. Wekselblatt	Vice President & Assistant Secretary	
William Abbate	Vice President & Assistant Secretary	
Steven G. White	Vice President & Assistant Secretary	
Michael Chang	Vice President & Assistant Secretary	
Zain Koita	Vice President & Assistant Secretary	
Kirk Wickman	Vice President & Assistant Secretary	
Forest Wolfe	Vice President & Assistant Secretary	
Lisa Conrad	Vice President & Assistant Secretary	
Louis Friedel	Vice President & Assistant Secretary	
Christina Lyndon	Vice President & Assistant Secretary	
Reid Liffmann	Vice President & Assistant Secretary	
Allan Sternberg	Vice President & Assistant Secretary	
Bruce M. Stachenfeld	Assistant Secretary	

LIMITED PARTNERSHIP AGREEMENT

OF

**AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P.,
a Delaware limited partnership,**

by

**AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C.,
a Delaware limited liability company,**

as General Partner,

and

**AG-SCH 8150 SUNSET BOULEVARD PARENT, L.P.,
a Delaware limited partnership**

as Limited Partner.

DATED AS OF JANUARY __, 2012

**LIMITED PARTNERSHIP AGREEMENT
OF
AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P.**

THIS LIMITED PARTNERSHIP AGREEMENT (this "Agreement") of AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P., a Delaware limited partnership (the "Partnership"), is entered into as of the ___ day of January, 2012 but effective as of November 17, 2011 (the "Effective Date"), by AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C., a Delaware limited liability company (the "AG General Partner"), as general partner, and AG-SCH 8150 SUNSET BOULEVARD PARENT, L.P., a Delaware limited partnership (the "Limited Partner"), as limited partner.

W I T N E S S E T H:

WHEREAS, the Partnership was initially formed as a limited liability company (under the name "AG-SCH 8150 Sunset Boulevard Owner, L.L.C.") under the laws of the State of Delaware and pursuant to (i) the filing of a Certificate of Formation with the Secretary of State of Delaware on July 21, 2011, (ii) the provisions of the Delaware Limited Liability Company Act, Del Code, title 6, Sections 18-101, et seq., and (iii) the execution and delivery of that certain limited liability company operating agreement, dated as of July 21, 2011 (the "Original LLC Agreement"), by the Limited Partner, as sole member.

WHEREAS, pursuant to (i) the filing of the Certificate of Conversion and the Certificate of Limited Partnership (each as hereinafter defined) with the Secretary of State of Delaware on the Effective Date, and (ii) the provisions of the Delaware Revised Uniform Limited Partnership Act, as amended from time to time (the "Act"), the Partnership was converted from a limited liability company to a limited partnership under the laws of the State of Delaware (the "Conversion");

WHEREAS, concurrently with the Conversion, the Limited Partner contributed a one percent (1%) general partnership interest in the Partnership to the AG General Partner and the AG General Partner was admitted as the General Partner of the Partnership on the terms hereinafter set forth; and

WHEREAS, the Partners hereby desire to amend and restate the Original LLC Agreement in its entirety on the terms hereinafter set forth and to form the Partnership as a limited partnership for the purposes and on the terms and conditions set forth in this Agreement:

**ARTICLE I
DEFINITIONS; FORMATION; NAME; APPLICABLE LAW**

SECTION 1.1. Definitions. The following terms (whether or not underscored) when used in this Agreement, including its preamble and recitals, shall, except where the context otherwise requires, have the following meanings (such meanings to be equally applicable to the singular and plural forms thereof):

"Accountants" means PricewaterhouseCoopers LLP, or such other firm of independent certified public accountants, as is appointed by the General Partner pursuant to this Agreement.

"Act" is defined in the second whereas clause.

"Additional Capital Contribution" is defined in Section 4.1.2.

"Affiliate" means, (i) with respect to any Person, any other Person that directly or indirectly, is in Control of, is Controlled by or is under common Control with such Person, or that directly or indirectly

beneficially owns or holds 10% or more of any class of ownership interests in such Person, and (ii) AG-SCH 8150 Sunset Boulevard Parent, L.P., a Delaware limited partnership, Townscape Management Inc., a California corporation, AG KIC 8150 Sunset, L.L.C., a Delaware limited liability company, AG KIC Realty Fund, L.P., a Delaware limited partnership, AGR VIII 8150 Sunset GP, L.L.C., a Delaware limited liability company, AGR VIII 8150 Sunset, L.L.C., a Delaware limited liability company, AGR VIII (A) 8150 Sunset, L.L.C., a Delaware limited liability company, AG Realty Fund VIII, L.P., a Delaware limited partnership, AG Realty Fund VIII (A) L.P., a Delaware limited partnership. For purposes of this definition, "Control" (including, with correlative meaning, the terms "Controlled by" and "under common Control with"), shall mean possession, directly or indirectly, through one or more intermediaries, of the power to direct or cause the direction of the management and policies of such Person, whether through ownership of voting securities, by contract or otherwise.

"Agreement" is defined in the preamble.

"AG General Partner" is defined in the preamble.

"AG Manager" means AG Real Estate Manager, Inc., a Delaware corporation.

"Assets" means any asset of the Partnership, including, without limitation, the Property.

"Available Cash" means, unless otherwise determined by the General Partner, cash paid to, or in the possession of, the Partnership from whatever source, after deducting therefrom (i) all funds necessary to pay for the currently payable expenses incurred in connection with the normal operations of the Partnership in accordance with and subject to the terms hereof, including, without limitation, expenses under Article V, (ii) the payment of all currently payable debt service for all outstanding loans, (iii) the payment of all other currently payable obligations of the Partnership to third parties and (iv) in respect of any sale or refinancing, condemnation or casualty, any transaction costs or realization costs incurred in connection therewith.

"Bankrupt Partner" is defined in Section 9.3.

"Business Day" means a day of the year on which banks are open for business in the State of New York and the state in which the Property is located other than a (a) Saturday, (b) Sunday, (c) legal holiday in the State of New York or (d) legal holiday in the State in which the Property is located.

"Capital Call Notice" is defined in Section 4.1.2.

"Capital Contributions" means, collectively, the Initial Capital Contribution, all Additional Capital Contributions and any other capital contributions made by the Partners pursuant to the terms hereof.

"Capital Default" is defined in Section 4.1.6.

"Certificate of Conversion" means that certain Certificate of Conversion, dated and filed with the Delaware Secretary of State on the Effective Date, which converted the Partnership from a limited liability company to a limited partnership.

"Certificate of Limited Partnership" means that certain Certificate of Limited Partnership, dated and filed with the Delaware Secretary of State on the Effective Date.

"Defaulting Partner" is defined in Section 4.1.6.

“Effective Date” is defined in the preamble.

“Fiscal Year” means any period of twelve (12) consecutive calendar months ending on December 31 of any calendar year; unless otherwise designated by the General Partner. Notwithstanding the foregoing, the Partners hereby acknowledge that the Fiscal Year for the year of dissolution and termination shall commence on the immediately preceding January 1 and end on the date on which all of the proceeds of liquidation are distributed to the Partners pursuant to Article VIII hereof.

“General Partner” means, as of the Effective Date, the AG General Partner, and subsequent to the date hereof, such entity as is designated to be the General Partner by a Majority of the Partners pursuant to the terms of this Agreement.

“GP Operating Agreement” means that certain Limited Liability Company Operating Agreement of the General Partner, as hereafter amended or otherwise modified from time to time.

“Herein” is defined in Section 12.6.

“Hereinafter” is defined in Section 12.6.

“Hereof” is defined in Section 12.6.

“Hereunder” is defined in Section 12.6.

“Initial Capital Contribution” is defined in Section 4.1.1.

“Lender” means U.S. Bank National Association, as Trustee for the registered holders of CD 2007-CD4 Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series CD-2007-CD4, together with its successors and assigns.

“Limited Partner” is defined in the preamble.

“Liquidating Partner” is defined in Section 8.2(a).

“Loan” means that certain loan made in the original principal amount of _____ held by the Lender, which Loan is secured by a first priority deed of trust covering the Property.

“Loan Assumption Agreement” means that certain Consent and Assumption Agreement with Limited Release, dated as of the date hereof, 2011, executed by the Partnership, the Lender and certain other Persons.

“Loan Documents” means the (i) Note, (ii) the Security Instrument, (iii) the Loan Assumption Agreement, and (iv) all other loan documents executed by the Partnership or assumed by the Partnership or any other documents or instruments entered into in connection with the Loan.

“Majority of the Partners” shall mean Partners holding greater than fifty percent (50%) of the Percentage Interests in the Partnership.

“Management Agreement” means the Management Agreement, dated as of the date hereof, between, Manager, as manager, and the Partnership, as owner, as same may be hereafter amended or modified.

“Manager” means Townscape Management Inc., a California corporation.

“Non-Defaulting Partner” is defined in Section 4.1.6.

“Note” means that certain Promissory Note, dated January 3, 2007, as amended, supplemented or otherwise modified from time to time, evidencing the Loan.

“Notice” is defined in Section 12.12.

“Partner Exculpated Party” is defined in Section 7.2.3.

“Partners” means the General Partner and the Limited Partner (each a “Partner”), together with any Person who becomes a substituted or additional partner as herein provided and who is listed as a partner of the Partnership in the books and records of the Partnership, in such Person's capacity as a partner of the Partnership.

“Partnership” is defined in the preamble.

“Percentage Interest” means, with respect to any Partner and as of any date of determination, the percentage obtained by dividing (a) the total Capital Contributions made to the Partnership by such Partner by (b) the total Capital Contributions made to the Partnership by all Partners as of such date, as same may be adjusted (proportionately or disproportionately) as of any date pursuant to the terms of this Agreement (it being acknowledged that on the Effective Date, the Percentage Interest of each Partner shall be the percentage interest set forth opposite the name of such Partner under the heading “Percentage Interest” on Schedule A attached hereto and made a part hereof).

“Person” is defined in Section 12.8.

“Property” means that certain real property located at 8150 Sunset Boulevard, Los Angeles, California, together with the building and improvements located thereon or appurtenant thereto.

“REOC” is defined in Section 2.1.

“Reports” is defined in Section 11.3.

“Securities Laws” is defined in Article X.

“Security Instrument” means that certain Deed of Trust, Assignment of Leases and Security Agreement, dated as of January 3, 2007, as amended, supplemented or otherwise modified from time to time, securing the Loan and creating a lien on the Property in favor of Lender.

“Term” is defined in Section 2.2.

“Transferee” is defined in Section 9.2.

“Transferor” is defined in Section 9.2.

SECTION 1.2 Formation. The Partners, by execution of this Agreement, hereby form the Partnership as a limited partnership pursuant to the Act and this Agreement. Each Partner hereby represents and warrants that it is duly authorized to join in this Agreement and that the person executing

this Agreement on its behalf is duly authorized to do so. Each Partner shall be admitted to the Partnership as a partner of the Partnership upon such Partner's execution of a counterpart signature page to this Agreement.

SECTION 1.3 Name. The name of the Partnership shall be "AG-SCH 8150 Sunset Boulevard Owner, L.P" and all business of the Partnership shall be conducted under that name or under any other name as the General Partner may determine from time to time; provided, however, that the words "Limited Partnership" or the initials "L.P." shall be included in the name where necessary.

SECTION 1.4 Certificate of Conversion and Certificate of Limited Partnership. The Partnership shall exist under and shall be governed by the Act. The General Partner has previously caused the Certificate of Conversion and the Certificate of Limited Partnership to be filed for record in the appropriate Office of the Secretary of State of Delaware, converting the Partnership from a limited liability company to a limited partnership. The General Partner shall execute such further documents (including amendments to the Certificate of Limited Partnership) and take such further action as shall be appropriate to comply with the requirements of law, for the formation and operation of a limited partnership pursuant to the laws of the State of Delaware and to qualify the Partnership to do business in the State of California.

SECTION 1.5 Nature of the Partnership.

SECTION 1.5.1. Formation for Limited Purpose. The Partnership shall be a limited partnership created only for the purpose specified in Article II, and this Agreement shall not be deemed to create an agreement (in the nature of a limited partnership or any other arrangement) by the Partners with respect to any activities whatsoever, other than the activities within the business purposes of the Partnership, as specified in Article II.

SECTION 1.5.2 Limited Power of Partners to Bind Partnership; Limited Liability of Partners. The Limited Partner shall take no part in the control or management of the affairs of the Partnership, nor shall the Partners have the power to bind the Partnership except as specifically provided in this Agreement. The Partnership shall not be responsible or liable for any indebtedness or obligation of the Partners incurred either before or after the execution of this Agreement, except as to those joint responsibilities, liabilities, indebtedness or obligations incurred pursuant to, and as limited by, the terms of this Agreement.

SECTION 1.5.3 Assets of Partnership Owned by Partnership. The Assets (including, without limitation, the Property) shall be deemed owned by the Partnership as an entity, and the Partners individually shall not own any interest in the Assets.

SECTION 1.6 Further Assurances. The Limited Partner agrees to take such further actions and to furnish to the General Partner such further information and to execute such further instruments as are reasonably requested by the General Partner in connection with the furtherance of Partnership business.

**ARTICLE II
PURPOSE; TERM**

SECTION 2.1. Purpose.

SECTION 2.1.1. General.

(a) The purpose of the Partnership shall be (i) to directly or indirectly, acquire, renovate, lease, redevelop, hypothecate, pledge, operate, manage, dispose of and otherwise deal with the Property; (ii) in connection with the ownership of and holding of the Property, to enter into such agreements as may be approved by the General Partner pursuant to this Agreement; and (iii) to exercise all powers enumerated in the Act, as necessary or appropriate to the conduct, promotion or attainment of the business or purposes otherwise set forth herein. The Partnership shall have the power to do all acts and things necessary or useful in connection with the foregoing.

(b) Operations of Affairs as REOC. The Partnership is an indirect wholly-owned subsidiary of the Limited Partner. The general partner of the Limited Partner, AGR VIII 8150 Sunset GP, L.L.C., is a manager-managed limited liability company managed by the AG Manager. The Partnership is managed by the AG General Partner as provided in Section 7.1 of this Agreement, subject to this Section 2.1.1, and the AG General Partner is wholly-owned by the Limited Partner and managed by the AG Manager. The Limited Partner is intended to qualify as a "real estate operating company" ("REOC") within the meaning of 29 C.F.R. 2510.3-101(e). As such, the Limited Partner shall direct the Partnership in all matters (indirectly through direction of the AG Manager and General Partner), including, without limitation, any right the Partnership has to manage or otherwise participate in the management of other entities.

SECTION 2.1.2. Special Provisions. Notwithstanding any other provision in this Agreement, until such time as the Loan has been repaid in full, and except as expressly permitted by the Loan Documents or as may otherwise be consented to by the Lender (to the extent such consent is required under the Loan Documents or this Agreement), the Partnership shall:

(a) be organized solely for the purpose of acquiring, developing, owning, holding, selling, leasing, transferring, exchanging, managing and operating the Property, entering into the Loan Documents with the Lender, refinancing the Property in connection with a repayment of the Loan, and transacting lawful business that is incident, necessary and appropriate to accomplish the foregoing;

(b) not engage in any business unrelated to the acquisition, ownership, management, or operation of the Property and business related thereto;

(c) not have any Assets other than the Property and those related to the Property;

(d) not engage, seek or consent to any dissolution (to the fullest extent permitted by law), winding up, liquidation, consolidation or merger (except as permitted by the Loan Documents);

(e) not fail to correct any known misunderstanding regarding the separate identity of the Partnership;

(f) maintain its accounts, books and records separate from any other Person and, to the extent required by law, shall file its own tax returns;

(g) maintain its books, records, resolutions and agreements as official records;

(h) not commingle its funds or Assets with those of any other Person;

(i) hold its Assets in its own name;

(j) conduct its business in its name only, and has not and will not use any trade name;

(k) maintain its financial statements, accounting records and other entity documents separate from any other Person;

(l) pay its own liabilities, including the salaries of its own employees (if any), out of its own funds and Assets;

(m) observe all limited partnership formalities;

(n) maintain an arm's-length relationship with its Affiliates (it being acknowledged and agreed that the Partnership has entered into the Management Agreement with Manager (which is an Affiliate of indirect members of the Partnership) and it is acknowledged that such agreement is on an arms-length basis);

(o) not assume or guarantee or become obligated for the debts of any other Person or hold out its credit as being available to satisfy the obligations of any other Person;

(p) not acquire obligations or securities of any Partner or any other Affiliate;

(q) not fail to preserve its existence as an entity duly organized, validly existing and in good standing under the laws of the State of Delaware, or amend, modify, terminate or fail to comply with the provisions of this Agreement or the Certificate of Limited Partnership, as the case may be, as the same may be further amended or supplemented, if such amendment, modification, termination or failure to comply would adversely affect the ability of the Partnership to maintain its existence as a single purpose entity;

(r) not own any subsidiary or make any investment in any person or entity (other than cash and marketable securities);

(s) allocate fairly and reasonably shared expenses, including shared office space, and use separate stationery, invoices and checks;

(t) except in connection with the Loan, not pledge its Assets for the benefit of any other Person;

(u) hold itself out and identify itself as a separate and distinct entity under its own name and not as a division or part of any other Person, except to the extent required to do so for tax purposes;

(v) maintain its Assets in such a manner that it will not be costly or difficult to segregate, ascertain or identify its individual Assets from those of any other Person;

(w) not make loans to any Person;

(x) not identify the Partners or any Affiliate of the Partners, as a division or part of it;

(y) not enter into or be a party to, any transaction with the Partners or their Affiliates except in the ordinary course of its business and on terms which are intrinsically fair and are no less favorable to it than would be obtained in a comparable arm's-length transaction with an unrelated third party (it being acknowledged and agreed by the parties hereto that the Partnership has entered into the Management Agreement with Manager (which is an Affiliate of indirect members of the Partnership) and it is acknowledged by the parties hereto that such agreement is on an arms-length basis);

(z) maintain and use separate stationery, invoices and checks bearing its name;

(aa) not have indebtedness other than (i) the Loan, (ii) indebtedness incurred in the ordinary course of business relating to the ownership and operation of the Assets and the routine administration of the Partnership, in amounts not to exceed two percent (2%) of the principal balance of the Loan which liabilities are not more than thirty (30) days past the date incurred, are not evidenced by a note and are paid when due, and which amounts are normal and reasonable under the circumstances, and (iii) such other indebtedness that is permitted pursuant to the Loan Documents;

(bb) prepare and maintain financial statements, if any, separate and apart from, and not consolidated with, those of any other Person, and any such financial statements, books and records of the Partnership shall properly and accurately show its assets and liabilities separate and apart from those of any other Person, and the Partnership shall not knowingly permit its assets to be listed as assets on the financial statements of any other person; or

(cc) maintain adequate capital in light of its contemplated business purpose, transactions and liabilities; provided, however, the foregoing shall not require the Partners to make any additional capital contributions to the Partnership.

SECTION 2.1.3. Limitation on Partnership Activities. Notwithstanding any other provision of this Agreement and any provision of law that otherwise so empowers the Partnership, until such time as the Loan has been repaid, and except as expressly permitted by the Loan Documents or as may otherwise be consented to by the Lender (to the extent such consent is required under the Loan Documents) the Company shall not amend, alter or change any of Sections 2.1.2 or 2.1.3 of this Agreement (collectively, the "Special Purpose Provisions"), or Sections 1.5, 2.1.1, 7.1, 7.2, or 7.5, or Articles VIII or IX, or amend, alter or change any other provision of this Agreement in a manner that is inconsistent with the Special Purpose Provisions without the written consent of the Lender.

SECTION 2.2. Term. The Partnership shall have a term commencing on the Effective Date and, unless the Partnership is dissolved earlier pursuant to Article VIII hereof, terminating on December 31, 2060 (the "Term").

ARTICLE III PRINCIPAL OFFICE; REGISTERED AGENT

SECTION 3.1. Principal Office. The principal office of the Partnership shall initially be located at c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor, New York, New York 10167. The General Partner shall be responsible for maintaining, at the Partnership's principal place of business, any records required by the Act and by this Agreement to be maintained there. The General Partner may change the principal office of the Partnership from time to time.

SECTION 3.2. Registered Office and Agent. The address of the registered office of the Partnership for service of process on the Partnership in the State of Delaware is 1209 Orange Street,

Wilmington, Delaware 19801 and the name of the registered agent of the Partnership at such address is The Corporation Trust Company. The General Partner may change the registered office or registered agent of the Partnership from time to time.

ARTICLE IV CAPITAL CONTRIBUTIONS; PERCENTAGE INTERESTS

SECTION 4.1. Capital Contributions.

SECTION 4.1.1 Initial Capital Contributions. Concurrently with the occurrence of the Effective Date or prior thereto, each Partner has made certain capital contributions to the Partnership (such capital contribution of each Partner, its "Initial Capital Contribution").

SECTION 4.1.2. Additional Capital Contributions. The General Partner may, at any time in its sole discretion, call upon each Partner to make additional capital contributions to the Partnership, pro rata to such Partner's Percentage Interest at the time such call is made, in whatever amount and form the General Partner chooses (each such additional capital contribution, an "Additional Capital Contribution"). The General Partner shall do so by delivering to each Partner a notice (each such notice, a "Capital Call Notice") setting forth (i) the total of all Additional Capital Contributions the Partners are being called to make, (ii) the date that such Additional Capital Contribution is required to be made to the Partnership (such date, the "Capital Contribution Date"), which date shall not be sooner than five (5) days after the delivery of the Capital Call Notice, and (iii) the Additional Capital Contribution to be paid by the Partner to which the Capital Call Notice is addressed, which shall equal the product of the aggregate Additional Capital Contributions and such Partner's Percentage Interest as of the date of the Capital Call Notice.

SECTION 4.1.3. Limited Liability of Partner. In no event shall a Partner, by reason of its admission as a partner of the Partnership, be liable to pay for any loss beyond the amount of any Capital Contribution actually made by it pursuant to Sections 4.1.1 or 4.1.2, or be personally liable for any debts of the Partnership, whether before or after liquidation of the Partnership under Section 8.2 hereof (it being agreed that the sole remedy of the Partnership for the failure of a Partner to make a capital contribution is as set forth in this Article IV).

SECTION 4.1.4. Limitation of Liability. Neither a Partner, nor any partner, employee, affiliate, member, manager, principal (disclosed or undisclosed), shareholder, director or officer of such Partner, shall have any personal liability to make such Additional Capital Contributions. The Partners acknowledge that none of the Partners have, by this Agreement, made any commitment or obligation of any kind or nature to contribute capital to the Partnership, other than the Initial Capital Contribution, it being acknowledged that each Partner shall have the right to determine not to fund any or all proposed Additional Capital Contributions for any reason or for no reason, in the sole and absolute discretion of such Partner.

SECTION 4.1.5. No Right to Return of Capital Contributions. No Partner shall have the right to withdraw from the Partnership or to demand or return all or any part of its Capital Contribution during the Term of the Partnership and any return of any such Capital Contribution shall be made solely from the distributions pursuant to the provisions of Article VI hereof.

SECTION 4.1.6. Failure to Make Capital Contribution. If any Partner shall fail to make any Additional Capital Contribution required to be made by such Partner on or before the Capital Contribution Date, then such failure shall be deemed to be a "Capital Default" by such Partner (a "Defaulting Partner"). In the event of a Capital Default, the other Partner (the "Non-Defaulting Partner")

shall have the right to make all or any portion of the Additional Capital Contribution in lieu of the Defaulting Partner on or before the date which is five (5) Business Days after the applicable Capital Contribution Date. If the Non-Defaulting Partner so determines, then on the date of such contribution by such Non-Defaulting Partner (i) the Capital Contributions of the Non-Defaulting Partner shall be increased by an amount equal to the portion of the Additional Capital Contribution made by such Non-Defaulting Partner in lieu of the Defaulting Partner and (ii) the Percentage Interest of the Partners shall be adjusted to take into consideration the increase in the Non-Defaulting Partner's Capital Contributions (for all purposes under this Agreement, including, without limitation, the making of computations under Articles VI and VIII). The operation of the provisions of this paragraph shall not have the effect of diminishing any of the consent or other rights or liabilities of the Defaulting Partner under this Agreement (other than as provided in this Section 4.1.6).

SECTION 4.2 Tax Matters. The Partners acknowledge that the Partnership shall be disregarded for federal income tax purposes and, to the extent permitted, for state and local income tax purposes.

SECTION 4.3. No Interest on Capital. No interest shall be paid by the Partnership on any capital contributed to the Partnership. In the event that the Partnership shall borrow any funds from a Partner, such Partner shall be paid such interest as shall then be agreed and such loan shall be accounted for as a liability of the Partnership.

SECTION 4.4 Percentage Interests. Except as otherwise expressly provided herein, the interests of each Partner in and to all real or personal property, moneys and profits of the Partnership shall be in accordance with the Percentage Interest of such Partner. If the Percentage Interest of a Partner is changed pursuant to the terms of this Agreement during any Fiscal Year, then the amount of all items allocable to such entire Fiscal Year which are to be credited or charged to, or which are to be distributed to, such Partner for such entire Fiscal Year in accordance with their respective Percentage Interests, shall be allocated between the portion of such Fiscal Year which precedes the date of such change (and, if there shall have been a prior change in such Fiscal Year, which commences on the date of such prior change) and the portion of such Fiscal Year which occurs on and after the date of such change (and, if there shall be a subsequent change in such Fiscal Year, which precedes the date of such subsequent change), based upon an interim closing of the books of the Partnership, or such other permitted method selected by the General Partner.

ARTICLE V REIMBURSEMENTS

SECTION 5.1 Reimbursement of Expenses. The Partnership shall reimburse each Partner for all of its expenses incurred in connection with its acting as a Partner hereunder. All such costs and expenses and all costs and expenses incurred by a Partner in connection with the operations of the Partnership shall be paid by the Partnership.

ARTICLE VI DISTRIBUTIONS

SECTION 6.1. Distribution of Available Cash. All Available Cash shall be distributed to the Partners pro rata in accordance with their Percentage Interests.

SECTION 6.2. Timing of Distributions. The Partnership shall make distributions of Available Cash at such times and in such amounts as determined by the General Partner in its sole and absolute discretion.

SECTION 6.3. Cash Distributions. All cash distributions to the Partners shall be made to the address for such Partner as set forth herein.

SECTION 6.4. Limitations on Cash in Return of Capital. No Partner shall be entitled to demand and receive property other than cash in return for its Capital Contributions to the Partnership.

ARTICLE VII CONTROL AND MANAGEMENT; LIABILITY OF LIMITED PARTNERS

SECTION 7.1. Management by General Partner; Powers of General Partner. Subject to Section 2.1.2 hereof, the Partnership will be managed by the General Partner as provided in this Article VII. Subject to Section 2.1.2, the General Partner shall have the sole and exclusive right to manage the Partnership and shall be responsible for the day to day management and operation of the activities of the Partnership. Without limiting the generality of the foregoing, the General Partner shall possess and shall enjoy and exercise all of the rights and powers of a general partner as provided in the Act, as the same exists as of the date hereof, including, without limitation, the following:

(a) the power and authority to bind the Partnership with respect to all affairs of the Partnership within the scope of purpose set forth in Article II; and

(b) the power and authority to execute and deliver any and all documents, contracts and agreements (including, without limitation, deeds and other conveyancing documents, mortgages and other financing documents, and leases and other leasing documents) on behalf of the Partnership in connection with carrying out its duties and obligations hereunder.

Nothing herein contained shall impose any obligation on any Person or firm doing business with the Partnership to inquire as to whether or not the General Partner has exceeded its authority in executing any contract, agreement, lease, mortgage, note, guaranty, loan agreement, pledge, security agreement or other evidence of indebtedness, deed, assignment, conveyance or other transfer instrument or any other document or instrument of any kind or nature on behalf of the Partnership, and any such third person shall be fully protected in relying upon such authority. Without limiting the generality of the provisions of this Article VII, the General Partner shall have the absolute power to sell, exchange, lease, convey, venture, mortgage, pledge, hypothecate or otherwise deal in or with any and all of the Assets (including, without limitation, the Property); to borrow funds to finance the conduct of Partnership activities, and in connection with such borrowing, to retain, hypothecate, mortgage, pledge or use so much of the revenues and other property (whether real or personal) of the Partnership as, in the General Partner's judgment, is necessary to satisfy the anticipated present and future obligations of the Partnership attributable to those activities; to repay, in whole or in part, refinance, recast, increase, modify or extend any mortgage or other secured or unsecured indebtedness, and in connection therewith, to execute for and on behalf of the Partnership any extensions, renewals or modifications of mortgages, pledges, security agreements or other evidences of indebtedness in lieu of such existing mortgages, pledges, security agreements or other evidences of indebtedness; to execute any and all other evidence or evidences of indebtedness; and to invest and reinvest any or all of the Assets in such other property, whether real or personal, incident to or necessary for the operations of the Partnership.

SECTION 7.2 General Partner Liability; Indemnity.

SECTION 7.2.1 Non-Liability of General Partner. The General Partner shall not be liable to any Partner or the Partnership for honest mistakes of judgment, or for any action or inaction, taken in good faith for a purpose that was reasonably believed to be in the best interests of the Partnership (even if such decisions ultimately turn out to not be beneficial to the Partnership), or for losses due to

such mistakes, action or inaction, or for the negligence, dishonesty or bad faith of any employee, broker or other agent of the General Partner or the Partnership. Without limitation of the foregoing, the General Partner shall be entitled to make such decisions as are determined by the General Partner, in its sole and absolute discretion, which are taken in good faith for a purpose that was reasonably believed to be in the best interests of the Partnership (even if such decisions ultimately turn out to not be beneficial to the Partnership), and neither the General Partner nor the Partnership shall have any liability to any Partner for the results of its decisions. The General Partner may consult with counsel and Accountants in respect of Partnership affairs and be fully protected and justified in any action or inaction that is taken in accordance with the advice or opinion of such counsel or Accountants. The Partners shall look solely to the Assets for the return of their capital and, if the Assets remaining after payment or discharge of the debts and liabilities of the Partnership are insufficient to return such capital, they shall have no recourse against the General Partner (or any Partner Exculpated Party) for such purpose.

SECTION 7.2.2 Indemnity in Favor of General Partner. The Partnership agrees to indemnify the General Partner to the fullest extent permitted by law and to save and hold it harmless from and in respect of all (a) fees, costs and expenses paid in connection with, or resulting from, any claim, action or demand against the Partnership or the General Partner that arises out of, or in any way relates to, the Partnership and/or its properties, business or affairs, and (b) such claims, actions and demands and any losses or damages resulting from such claims, actions and demands, including amounts paid in settlement or compromise (if recommended by attorneys for the Partnership) of any such claim, action or demand. In the event that a claim is raised against General Partner as to which the General Partner believes that it is entitled to indemnification as aforesaid, then the General Partner shall have the right to utilize the Assets to reimburse the General Partner for the cost of defending against such claim, including, without limitation, the cost of legal counsel in connection therewith.

SECTION 7.2.3 General Exculpation. Notwithstanding anything to the contrary contained in this Agreement, no officer, director, shareholder, member, partner, employee or agent of a Partner (any such person, a "Partner Exculpated Party") shall have any liability of any kind or nature under this Agreement.

SECTION 7.2.4 No Liability to Third Parties. To the fullest extent permitted by law, no Partner shall have any liability to any third party under any contract between such third party and the Partnership or otherwise.

SECTION 7.3 Bank Accounts. The General Partner shall have the right to open one or more bank accounts for and in the name of the Partnership. The General Partner shall have the right to designate a representative or representatives of the General Partner (or other third parties as determined by the General Partner from time to time) to execute checks on any such Partnership bank account.

SECTION 7.4 Potential Conflicts. The General Partner shall cause so much time to be devoted to the business of the Partnership as, in its judgment, taking into account its responsibilities described hereunder, the conduct of the Partnership's business shall reasonably require. Notwithstanding any duty otherwise existing at law or in equity, the General Partner may engage in business ventures of any nature and description, independently or with others, including, but not limited to, business of the character described in Article II (or any part thereof), and neither the Partnership nor the other Partners shall have any rights in or to such independent ventures or the income or profits derived therefrom. Subject to Section 2.1.2 hereof, the General Partner may retain the services of a professional or nonprofessional firm or entity controlled by or affiliated with the General Partner to render services or supply goods to the Partnership, and may pay compensation for such services or goods. Subject to Section 2.1.2, the General Partner may enter into transactions (including, without limitation, the borrowing of money) with, or otherwise deal with, an entity controlled by or affiliated with the General Partner.

SECTION 7.5 Indemnification of Partners. The Partnership agrees to indemnify each Partner and each Partner Exculpated Party to the fullest extent permitted by law and to save and hold them harmless from and in respect of all (a) reasonable fees, costs and expenses paid in connection with or resulting from any claim, action or demand against the Partnership, a Partner or any Partner Exculpated Party that arises out of, or in any way relates to, the Partnership, its properties, business or affairs and (b) such claims, actions and demands and any losses or damages resulting from such claims, actions and demands, including amounts paid in settlement or compromise (if recommended by attorneys for the Partnership) of any such claim, action or demand. So long as any obligation in respect of the Loan is outstanding, to the fullest extent permitted by law, any indemnification shall be fully subordinated to the Loan, and shall not constitute a claim against the Partnership in the event that cash flow is insufficient to pay such obligations.

SECTION 7.6 Temporary Investments. The General Partner may invest funds of the Partnership on hand which exceed the Partnership's immediate cash needs in such investments as the General Partner may determine appropriate.

SECTION 7.7 Right of General Partner to Delegate Duties. The General Partner shall have the right to delegate all or a portion of its duties and responsibilities under this Agreement from time to time to other third parties, as are determined by the General Partner from time to time. Any expenses arising from any such delegation shall be expenses of the Partnership.

SECTION 7.8 Proscriptions. Without the written consent or ratification of the Limited Partner, the General Partner shall have no authority to expend or use the Partnership's money or property other than on the account and for the benefit of the Partnership or to pledge any of the Partnership's credit or property for other than the Partnership's purposes. However, the foregoing shall not affect the rights of the General Partner as set forth in Sections 7.1.

SECTION 7.9 Payments to General Partner. During the Term, unless specifically so provided herein, the General Partner shall not be entitled to any fees or other remuneration for its services as general partner of the Partnership; provided, that the foregoing shall not affect the right of the General Partner to be reimbursed for its expenses and costs as herein provided.

SECTION 7.10 Restrictions on Duties. Notwithstanding anything to the contrary contained in this Agreement or otherwise applicable provision of law or equity, the Partners agree that, to the fullest extent permitted by the Act, no Partner shall have any duties or obligations (including fiduciary duties) to the Partnership, any Partner or any other person, except as expressly set forth in this Agreement.

ARTICLE VIII DURATION

SECTION 8.1 Termination Events. Subject to Section 2.1.2 hereof, the Partnership shall continue until the earliest to occur of:

- (a) the last day of the Term;
- (b) the determination of the General Partner to terminate;
- (c) the sale, transfer or other disposition of all or substantially all of the Assets;
- (d) the entry of a decree of judicial dissolution under the Act; or

(e) the happening of any of the events set forth in Section 17-801(3) of the Act which affects the General Partner and thereby results in the dissolution of the Partnership by operation of law, unless within ninety (90) days after such occurrence all remaining Partners unanimously elect to continue the business of the Partnership and elect or appoint a new General Partner.

SECTION 8.2 Liquidation and Termination.

(a) Upon the dissolution of the Partnership, and in the absence of an election to continue the business of the Partnership pursuant to Section 8.1(e), the General Partner (in such capacity, the "Liquidating Partner") shall proceed to wind up the affairs of the Partnership, liquidate the remaining Assets and wind-up and terminate the business of the Partnership. The Liquidating Partner shall cause a full accounting of the Assets and liabilities of the Partnership to be taken and shall cause the Assets to be liquidated and the business to be wound up as promptly as possible by either or both of the following methods: (i) selling the Assets and distributing the net proceeds therefrom (after the payment of Partnership liabilities) to the Partners (in accordance with Section 8.2(b) below) or (ii) distributing the Assets to the Partners (in accordance with Section 8.2(b) below) in kind, such Partner accepting an undivided interest in the Assets (subject to their liabilities).

(b) The proceeds of liquidation shall be applied in the following order of priority: (i) first, to the expenses of such liquidation; (ii) second, to the debts and liabilities of the Partnership to third parties, if any, in the order of priority provided by law; (iii) third, a reasonable reserve (determined by the Liquidating Partner) shall be set up to provide for any contingent or unforeseen liabilities or obligations of the Partnership to third parties (to be held and disbursed, in the reasonable discretion of the Liquidating Partner, by an escrow agent selected by the Liquidating Partner) and at the expiration of such period as the Liquidating Partner may reasonably deem advisable, the balance remaining in such reserve shall be distributed as provided herein; and (iv) fourth, to the Partners pro rata in proportion with their Percentage Interests.

SECTION 8.3 Rights and Obligations of General Partner during Winding Up Period. During the period of the winding up of the affairs of the Partnership, the rights and obligations of the General Partner set forth in this Agreement with respect to the management of the Partnership shall continue as stated herein.

SECTION 8.4 Integrity of Partner. No Partner shall resign or withdraw from the Partnership except as expressly permitted under this Agreement. Each Partner shall maintain its existence as a legal entity throughout the term of this Agreement and during any wind-up period, and shall not terminate or dissolve without concurrently being reconstituted or reincorporated.

ARTICLE IX TRANSFER OF INTEREST IN THE PARTNERSHIP

SECTION 9.1. Consent Requirement for Transfer of Interest by Partner. Without the prior consent of the General Partner, a Partner may not (i) sell, transfer, assign, or otherwise dispose of, directly or indirectly, its right, title or interest in the Partnership, or any portion thereof or any interest therein, to any other person or (ii) encumber, hypothecate or pledge as collateral security its right, title or interest in the Partnership for any obligation in favor of any other Person.

SECTION 9.2. Requirements for Third Party to Become a Partner. In the event that a Partner (the "Transferor") shall transfer its respective partnership interest, or any portion thereof, to another Person (the "Transferee") in accordance with the terms hereof (i.e., in compliance with, and subject to the

restrictions provided in Section 9.1), no such transfer shall be made or shall be effective to make such Transferee a partner, as the case may be, or entitle such Transferee to any benefits or rights hereunder until:

(a) the Transferee shall have agreed in writing, with a duplicate original delivered to the General Partner (or the other Partner(s) in the event that the General Partner is the Transferor), to assume and be bound by all the obligations of the Transferor with respect to the partnership interest transferred arising from and after the date of such transfer, and to be subject to all the restrictions to which the Transferor is subject under the terms of this Agreement;

(b) the Transferee shall have executed and acknowledged, if required, a certificate amending the Certificate of Limited Partnership in order to reflect such change, and shall have taken any other action that may be required in connection therewith;

(c) all required consents to such transfer of any mortgagee or other Person shall have been obtained in writing and delivered to the General Partner (or the other Partner(s) in the event that the General Partner is the Transferor)

(d) to the extent a direct or indirect Transferee or Partner is subject to the fractions rule of Section 514(c)(9)(E) of the Internal Revenue Code of 1986, as amended and the Partnership is no longer treated as a disregarded entity for income tax purposes, the General Partner, in its sole discretion, shall have the right to amend this Agreement to provide allocations for U.S. federal income tax purposes that comply with the requirements of such section and the Treasury Regulations promulgated thereunder.

In the event that a Partner breaches the restrictions on transfer contained in this Article IX, then such Partner shall be liable to the Partnership for any losses, costs, damages or liabilities (including, without limitation, reasonable attorneys' fees and costs incurred in the enforcement of the foregoing indemnification obligation) arising out of such breach (the foregoing to include, without limitation, transfer taxes, or defaults under outstanding loans).

SECTION 9.3. Involuntary Transfers. In the event (i) of the death or adjudication of insanity or incompetency of a Partner or (ii) a Partner shall be adjudged bankrupt, enter into proceedings for reorganization or into an assignment for the benefit of creditors, have a receiver appointed to administer such Partner's interest in the Partnership, be the subject of a voluntary or involuntary petition for bankruptcy, apply to any court for protection from its creditors, or have its interest in the Partnership seized by a judgment creditor (such Partner being referred to as a "Bankrupt Partner" as the case may be), the personal representative or trustee (or successor in interest) of the deceased, insane or incompetent Partner or Bankrupt Partner shall be an assignee of such Partner's interest in the Partnership having the rights set forth in Section 9.5 and shall not become an additional or substitute Partner unless and until the conditions set forth in Section 9.2 are satisfied; and such Partner's estate (or successor in interest) shall be liable for all of its obligations as a Partner as the case may be. Notwithstanding the foregoing, until such time as the Loan has been repaid, this provision shall be subject to the GP Operating Agreement.

SECTION 9.4. Dissolution or Termination of Partner. In the event of the dissolution of a Partner that is a corporation, partnership or limited liability company or the termination of a Partner that is a trust, the successors in interest of the dissolved or terminated Partner shall, for the purposes of winding up the affairs of the dissolved or terminated Partner, have the rights of an assignee of such Partner's interest in the Partnership, as described in Section 9.5, and shall not become additional or substituted Partners as the case may be unless and until the conditions set forth in Section 9.2 are satisfied.

SECTION 9.5. Status of Assignee. Any Person who acquires all or any portion of the interest of a Partner in the Partnership in any manner shall not be deemed a partner of the Partnership, as the case may be, unless and until all of the conditions set forth in this Article IX are satisfied. Unless and until such conditions are satisfied, such person shall, to the extent of the interest acquired, be entitled only to the Transferor's rights, if any, in the Available Cash and other distributions to such Partner pursuant to this Agreement, subject to the liabilities and obligations of the Transferor hereunder; but such Person shall have no right to participate in the management of the business and affairs of the Partnership and shall be disregarded in determining whether the approval, consent or any other action has been given or taken by such Partner.

ARTICLE X SECURITIES LAWS REPRESENTATIONS

The following provisions shall apply in respect of the acquisition of the partnership interests in the Partnership by the Limited Partner and the General Partner:

(a) No registration statement relating to the partnership interests in the Partnership or otherwise has been or shall be filed with the United States Securities and Exchange Commission under the Federal Securities Act of 1933, as amended, or with any other governmental or regulatory agency under any securities laws or so-called "blue-sky" laws of any state (together with the Federal Securities Act of 1933, as same may be amended from time to time, the "Securities Laws").

(b) Each Partner represents and warrants to each other Partner, and to the Partnership, that:

(i) Such Partner has the power and authority to execute and comply with the terms and provisions hereof.

(ii) Such Partner's interest in the Partnership has been or will be acquired solely by, and for the account of, such Partner for investment purposes only and is not being purchased for subdivision, fractionalization, resale or distribution; such Partner has no contract, undertaking, agreement or arrangement with any Person to sell, transfer or pledge to such Person or anyone else such Partner's interest in the Partnership (or any portion thereof); and such Partner has no present plans or intentions to enter into any such contract, undertaking or arrangement.

(iii) Such Partner's interest in the Partnership has not and will not be registered under the Federal Securities Act of 1933, as amended, or the Securities Laws of any state, and cannot be sold or transferred without compliance with the registration provisions of said Securities Act of 1933, as amended, and the applicable state Securities Laws, or compliance with exemptions, if any, available thereunder. Such Partner understands that neither the Partnership nor any Partner has any obligation or intention to register the partnership interests under any Federal or state securities act or law, or to file the reports to make public the information required by Rule 144 under the Securities Act of 1933, as amended.

(iv) Such Partner expressly represents that (A) it has such knowledge and experience in financial and business matters in general, and in investments of the type to be made by the Partnership in particular; (B) it is capable of evaluating the merits and risks of an investment in the Partnership; (C) its financial condition is such that it has no need for liquidity with respect to its investment in the Partnership to satisfy any existing or contemplated undertaking or indebtedness; (D) it is able to bear the economic risk of its investment in the Partnership for an indefinite period of time,

including the risk of losing all of such investment, and loss of such investment would not materially adversely affect it; and (E) it has either secured independent tax advice with respect to the investment in the Partnership upon which it is solely relying or it is sufficiently familiar with the income taxation of partnerships and limited liability companies that it has deemed such independent advice unnecessary.

(v) Such Partner acknowledges that the General Partner has made all documents pertaining to the transaction available and has allowed it an opportunity to ask questions and receive answers thereto and to verify and clarify any information contained in the documents. Such Partner is aware of the provisions of this Agreement providing for additional capital contributions and dilution of its interest in the Partnership.

(vi) Such Partner has relied solely upon the documents submitted to it and independent investigations made by it in making the decision to purchase its partnership interest in the Partnership.

(vii) Such Partner expressly acknowledges that (A) no Federal or state agency has reviewed or passed upon the adequacy or accuracy of the information set forth in the documents submitted to such Partner or made any finding or determination as to the fairness for investment, or any recommendation or endorsement of an investment in the Partnership; (B) there are restrictions on the transferability of such Partner's partnership interest; (C) there will be no public market for the partnership interest of such Partner, and, accordingly, it may not be possible for such Partner to liquidate its investment in the Partnership; and (D) any anticipated Federal or state income tax benefits applicable to such Partner's partnership interest in the Partnership may be lost through changes in, or adverse interpretations of, existing laws and regulations.

ARTICLE XI INCOME TAX RETURNS; TAX ACCOUNTING; TAX ELECTIONS; BOOKS AND RECORDS; MONTHLY STATEMENTS

SECTION 11.1. Maintenance of Books and Records. At all times during the continuance of the Partnership, the General Partner shall keep or cause to be kept, at the principal office referred to in Article III, full and complete books of account. The books of account shall be maintained, and the financial statements shall be prepared, in accordance with an accrual basis of accounting used for U.S. federal income tax purposes, unless otherwise determined by the General Partner.

SECTION 11.2. Access to Books of Account. Each Partner shall have the right at all reasonable times during usual business hours to audit, examine and make copies or extracts of or from the books of account of the Partnership. Such rights may be exercised through any agent or employee of a Partner designated by it or by the Accountants designated by such Partner. The cost of any such examination shall be an expense of the Partnership pursuant to Article V.

SECTION 11.3. Reports. The General Partner shall prepare such documents, instruments, reports, budgets and other information as are determined by the General Partner to be necessary for the operation of the Partnership (collectively, the "Reports"). All of the Reports shall be prepared with the coordination and approval of internal tax and accounting representatives of the General Partner, the cost of which shall be a Partnership expense pursuant to Article V.

SECTION 11.4. Taxation. All elections by the Partnership for U.S. federal, state, and local franchise tax purposes shall be determined by the General Partner on a basis consistent with terms of this Agreement. The Partnership shall have the Accountants provide assistance in the preparation of any U.S.

federal, state, and local tax returns required of the Partnership and shall file the same, or cause the same to be filed, on a timely basis (including extensions) after they have been approved by the General Partner.

ARTICLE XII MISCELLANEOUS

SECTION 12.1 Other Agreements Superseded. This Agreement supersedes in its entirety all prior agreements of the Partners pertaining to the subject matter of this Agreement.

SECTION 12.2 Effectiveness; Counterparts. This Agreement shall become effective on the date of execution hereof by the party hereto. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one and the same Agreement.

SECTION 12.3 Integration, Modification and Waiver. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and all understandings and agreements heretofore or simultaneously had between the parties are merged in and are contained in this Agreement. This Agreement may not be waived, changed, modified or discharged orally, but only by an agreement in writing signed by the party against whom any waiver, change, modification or discharge is sought. Failure on the part of the General Partner or the Limited Partner to complain of any act or failure to act by the General Partner or the Limited Partner or to declare the General Partner or the Limited Partner in default, irrespective of how long such failure continues, shall not constitute a waiver by the General Partner or the Limited Partner of its rights hereunder. The giving of consent (to the extent any such consent is required) by the General Partner or the Limited Partner in any one instance shall not limit or waive the necessity to obtain the General Partner's or the Limited Partner's consent in any future instance.

SECTION 12.4 Headings. The captions or titles and the table of contents contained in or appended to this Agreement are for convenience of reference only and shall not be deemed a part of the context of this Agreement.

SECTION 12.5 Severability. If any term or provision of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. If any payments required to be made under this Agreement shall be in excess of the amounts allowed by law, the amounts of such payments shall be reduced to the maximum amounts allowable by law.

SECTION 12.6 Meaning of "hereof", etc. The terms "hereof", "herein", "hereunder" and "hereinafter" and words of similar import, shall be construed to refer to this Agreement as a whole, and not to any particular paragraph or provision, unless expressly so stated.

SECTION 12.7 Number and Gender. All words or terms used in this Agreement, regardless of the number or gender in which they are used, shall be deemed to include any other number and any other gender as the context may require.

SECTION 12.8 Meaning of "Person" or "person". The word "Person" or "person" shall mean any natural person, partnership, corporation, limited liability company and any other form of business or legal entity.

SECTION 12.9 Amendments, Waivers, etc. No amendment to or other modification of the terms of this Agreement, and no waiver or consent to the departure from such terms, shall be effective unless it shall be in writing and signed by the Partners.

SECTION 12.10 Agreement Not Assignable. Except to the extent permitted by Article IX, this Agreement and the rights hereunder shall not be assignable or transferable by operation of law or otherwise by any party, without the prior written consent of the General Partner, which consent may be withheld for any reason or no reason.

SECTION 12.11 No Third Party Beneficiaries. This Agreement is for the sole benefit of the parties hereto and the Partnership and nothing herein, express or implied, shall give or be construed to give to any person or entity, other than the parties hereto and the Partnership, any legal or equitable rights hereunder.

SECTION 12.12 Notices. Any notice or request required or permitted to be given hereunder (each, a "Notice" or a "notice") and any approval by a Partner shall be in writing and shall be (as elected by the Partner giving such notice or proposing such approval) (i) transmitted by certified or registered mail, return receipt requested, postage prepaid, (ii) transmitted by personal delivery, (iii) transmitted by nationally recognized overnight courier service, or (iv) transmitted by facsimile transmission. Except as otherwise specified herein, all notices and other communications shall be deemed to have been duly given (a) five (5) Business Days after the date of posting if transmitted by certified or registered mail, (b) the date of delivery if transmitted by personal delivery, (c) the first Business Day after the date of posting if delivered by recognized national overnight courier service, or (d) the date of transmission with confirmed answerback if transmitted by facsimile. Notices hereunder shall be directed:

To the General Partner and Limited Partner at:

c/o Angelo, Gordon & Co., L.P.
2000 Avenue of the Stars, Suite 1020
Los Angeles, California 90067
Attention: Steven G. White
Facsimile Number: (310) 246-0796

And an additional copy at the same time to:

c/o Angelo, Gordon & Co., L.P.
245 Park Avenue, 26th Floor
New York, New York 10167
Attention: Adam Schwartz
Facsimile Number: (212) 867-5436

And an additional copy at the same time to:

Duval & Stachenfeld LLP
101 Park Avenue, 11th Floor
New York, New York 10178
Attention: Terri L. Adler, Esq.
Facsimile: (212) 883-8883

SECTION 12.13. Successors and Assigns. This Agreement shall be binding upon and subject to the restrictions on transfer set forth in Article IX, and shall inure to the benefit of the successors and assigns of the parties hereto.

SECTION 12.14. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Delaware (without regard for conflict of laws principles).

SECTION 12.15. WAIVER OF JURY TRIAL. THE PARTIES HEREBY AGREE NOT TO ELECT A TRIAL BY JURY OF ANY ISSUE TRIABLE OF RIGHT BY JURY, AND WAIVE ANY RIGHT TO TRIAL BY JURY FULLY TO THE EXTENT THAT ANY SUCH RIGHT SHALL NOW OR HEREAFTER EXIST WITH REGARD TO THIS AGREEMENT OR ANY CLAIM, COUNTERCLAIM OR OTHER ACTION ARISING IN CONNECTION HEREWITH. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS GIVEN KNOWINGLY AND VOLUNTARILY BY THE PARTIES, AND IS INTENDED TO ENCOMPASS INDIVIDUALLY EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A TRIAL BY JURY WOULD OTHERWISE ACCRUE. EACH PARTY IS HEREBY AUTHORIZED TO FILE A COPY OF THIS SECTION IN ANY PROCEEDING AS CONCLUSIVE EVIDENCE OF THIS WAIVER BY EACH OTHER PARTY, AS APPLICABLE.

SECTION 12.16. VENUE AND JURISDICTION. THE PARTIES HEREBY IRREVOCABLY SUBMIT TO THE NON-EXCLUSIVE JURISDICTION OF ANY NEW YORK STATE OR FEDERAL COURT SITTING IN NEW YORK COUNTY OVER ANY SUIT, ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT. THE GENERAL PARTNER MAY, AT ITS SOLE DISCRETION, ELECT THE STATE OF NEW YORK, NEW YORK COUNTY, OR THE UNITED STATES OF AMERICA, SOUTHERN DISTRICT OF NEW YORK, AS THE VENUE OF ANY SUCH SUIT, ACTION OR PROCEEDING. EACH PARTY HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY OBJECTION IT MAY NOW OR HEREAFTER HAVE TO SUCH VENUE AS BEING AN INCONVENIENT FORUM. NOTWITHSTANDING THE FOREGOING, IN THE EVENT THE ACT REQUIRES THAT A SUIT, ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT BE SUBMITTED TO THE COURT OF CHANCERY OR ANY OTHER COURT OF THE STATE OF DELAWARE, THE PARTIES HEREBY IRREVOCABLY SUBMIT TO THE JURISDICTION OF SUCH COURT WITH RESPECT TO SUCH SUIT, ACTION OR PROCEEDING.

SECTION 12.17 No Right to Partition. The Partners, on behalf of themselves and their successors and assigns, if any, hereby specifically renounce, waive and forfeit all rights, whether arising under contract or statute or by operation of law to seek, bring or maintain any action in any court of law or equity, for partition of the Partnership or any Asset (including, without limitation, the Property), or any interest which is considered to be Partnership property, regardless of the manner in which title to such property may be held.

(Signature Page Follows)

IN WITNESS WHEREOF, the parties have caused this Limited Partnership Agreement to be executed by their respective duly authorized signatory as of the Effective Date.

GENERAL PARTNER:

AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C., a Delaware limited liability company

By: AG Real Estate Manager, Inc., a Delaware corporation, its manager

By: _____

Name: 

Title:

Zain Koita
Vice President

LIMITED PARTNER:

AG-SCH 8150 SUNSET BOULEVARD PARENT, L.P., a Delaware limited partnership

By: AGR VIII 8150 Sunset GP, L.L.C., a Delaware limited liability company, its general partner

By: AG Real Estate Manager, Inc., a Delaware corporation, its manager

By: _____

Name: 

Title:

Zain Koita
Vice President

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF A DELAWARE LIMITED LIABILITY COMPANY UNDER THE NAME OF "AG-SCH 8150 SUNSET BOULEVARD OWNER, L.L.C." TO A DELAWARE LIMITED PARTNERSHIP, CHANGING ITS NAME FROM "AG-SCH 8150 SUNSET BOULEVARD OWNER, L.L.C." TO "AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P.", FILED IN THIS OFFICE ON THE SEVENTEENTH DAY OF NOVEMBER, A.D. 2011, AT 5:39 O'CLOCK P.M.

5013505 8100V

111209540

You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 9166550

DATE: 11-18-11

STATE OF DELAWARE
CERTIFICATE OF CONVERSION
FROM A LIMITED LIABILITY COMPANY TO A
LIMITED PARTNERSHIP PURSUANT TO
SECTION 17-217 OF THE LIMITED PARTNERSHIP ACT

- 1.) The jurisdiction where the Limited Liability Company first formed is Delaware.
- 2.) The jurisdiction immediately prior to filing this Certificate is Delaware.
- 3.) The date the Limited Liability Company first formed is the 21st Day of July, 2011.
- 4.) The name of the Limited Liability Company immediately prior to filing this Certificate is AG-SCH 8150 Sunset Boulevard Owner, L.L.C..
- 5.) The name of the Limited Partnership as set forth in the Certificate of Limited Partnership is AG-SCH 8150 Sunset Boulevard Owner, L.P.

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 17th day of November, A.D. 2011.

AG-SCH 8150 Sunset Boulevard GP, L.L.C.

By: 

Name: Terri L. Adler

Title: Authorized Signatory

Delaware

PAGE 2

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF CERTIFICATE OF LIMITED PARTNERSHIP OF "AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P." FILED IN THIS OFFICE ON THE SEVENTEENTH DAY OF NOVEMBER, A.D. 2011, AT 5:39 O'CLOCK P.M.



5013505 8100V

111209540

You may verify this certificate online
at corp.delaware.gov/authver.shtml


Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 9166550

DATE: 11-18-11

CERTIFICATE OF LIMITED PARTNERSHIP

OF

AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P.

This Certificate of Limited Partnership of AG-SCH 8150 Sunset Boulevard Owner, L.P. (the "Partnership"), dated as of November 17, 2011, is being duly executed and filed by AG-SCH 8150 Sunset Boulevard GP, L.L.C., a Delaware limited liability company, as general partner, to form a limited partnership under the Delaware Revised Uniform Limited Partnership Act (6 Del. Code §17-101, et seq.).

1. Name. The name of the limited partnership formed hereby is:

"AG-SCH 8150 Sunset Boulevard Owner, L.P."

2. Registered Office. The address of the registered office of the Partnership in the State of Delaware is c/o The Corporation Trust Company, 1209 Orange Street, City of Wilmington, County of New Castle, State of Delaware 19801.

3. Registered Agent. The name and address of the registered agent for service of process on the Partnership in the State of Delaware is The Corporation Trust Company, 1209 Orange Street, City of Wilmington, County of New Castle, State of Delaware 19801.

4. General Partner. The name and the business address of the general partner of the Partnership is:

<u>Name</u>	<u>Address</u>
AG-SCH 8150 Sunset Boulevard GP, L.L.C.	c/o Angelo, Gordon & Co., L.P. 245 Park Avenue, 26 th Floor New York, New York 10167

IN WITNESS WHEREOF, the undersigned general partner has duly executed this Certificate of Limited Partnership as of the day and year first above-written.

AG-SCH 8150 Sunset Boulevard GP, L.L.C.

By:



Name: Terri L. Adler

Title: Authorized Signatory

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF A DELAWARE LIMITED LIABILITY COMPANY UNDER THE NAME OF "AG-SCH 8150 SUNSET BOULEVARD OWNER, L.L.C." TO A DELAWARE LIMITED PARTNERSHIP, CHANGING ITS NAME FROM "AG-SCH 8150 SUNSET BOULEVARD OWNER, L.L.C." TO "AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P.", FILED IN THIS OFFICE ON THE SEVENTEENTH DAY OF NOVEMBER, A.D. 2011, AT 5:39 O'CLOCK P.M.

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Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 9166550

DATE: 11-18-11

STATE OF DELAWARE
CERTIFICATE OF CONVERSION
FROM A LIMITED LIABILITY COMPANY TO A
LIMITED PARTNERSHIP PURSUANT TO
SECTION 17-217 OF THE LIMITED PARTNERSHIP ACT

- 1.) The jurisdiction where the Limited Liability Company first formed is Delaware.
- 2.) The jurisdiction immediately prior to filing this Certificate is Delaware.
- 3.) The date the Limited Liability Company first formed is the 21st Day of July, 2011.
- 4.) The name of the Limited Liability Company immediately prior to filing this Certificate is AG-SCH 8150 Sunset Boulevard Owner, L.L.C..
- 5.) The name of the Limited Partnership as set forth in the Certificate of Limited Partnership is AG-SCH 8150 Sunset Boulevard Owner, L.P.

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 17th day of November, A.D. 2011.

AG-SCH 8150 Sunset Boulevard GP, L.L.C.

By: 

Name: Terri L. Adler
Title: Authorized Signatory

Delaware

PAGE 2

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF CERTIFICATE OF LIMITED PARTNERSHIP OF "AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P." FILED IN THIS OFFICE ON THE SEVENTEENTH DAY OF NOVEMBER, A.D. 2011, AT 5:39 O'CLOCK P.M.



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You may verify this certificate online
at corp.delaware.gov/authver.shtml


Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 9166550

DATE: 11-18-11

CERTIFICATE OF LIMITED PARTNERSHIP

OF

AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P.

This Certificate of Limited Partnership of AG-SCH 8150 Sunset Boulevard Owner, L.P. (the "Partnership"), dated as of November 17, 2011, is being duly executed and filed by AG-SCH 8150 Sunset Boulevard GP, L.L.C., a Delaware limited liability company, as general partner, to form a limited partnership under the Delaware Revised Uniform Limited Partnership Act (6 Del. Code §17-101, et seq.).

1. Name. The name of the limited partnership formed hereby is:

"AG-SCH 8150 Sunset Boulevard Owner, L.P."

2. Registered Office. The address of the registered office of the Partnership in the State of Delaware is c/o The Corporation Trust Company, 1209 Orange Street, City of Wilmington, County of New Castle, State of Delaware 19801.

3. Registered Agent. The name and address of the registered agent for service of process on the Partnership in the State of Delaware is The Corporation Trust Company, 1209 Orange Street, City of Wilmington, County of New Castle, State of Delaware 19801.

4. General Partner. The name and the business address of the general partner of the Partnership is:

<u>Name</u>	<u>Address</u>
AG-SCH 8150 Sunset Boulevard GP, L.L.C.	c/o Angelo, Gordon & Co., L.P. 245 Park Avenue, 26 th Floor New York, New York 10167

IN WITNESS WHEREOF, the undersigned general partner has duly executed this Certificate of Limited Partnership as of the day and year first above-written.

AG-SCH 8150 Sunset Boulevard GP, L.L.C.

By:



Name: Terri L. Adler

Title: Authorized Signatory

201132700009



State of California Secretary of State

LP-5

File #

FILED

In the Office of the Secretary of State of the State of California

NOV 23 2011

Foreign Limited Partnership Application for Registration

A \$70.00 filing fee AND a certificate of good standing by an authorized public official of the jurisdiction of formation must accompany this form.

IMPORTANT - Read instructions before completing this form.

This Space For Filing Use Only

Entity Name (See instructions for name requirements in the State of California.)

1. NAME OF FOREIGN LIMITED PARTNERSHIP

AG-SCH 8150 Sunset Boulevard Owner, L.P.

2. ALTERNATE NAME (If the name in Item 1 does not comply with the requirements of California Corporations Code section 15901.08. See instructions)

Office Addresses (Please do not abbreviate the name of the city.)

3. ADDRESS OF PRINCIPAL OFFICE

CITY

STATE

ZIP CODE

Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor

New York

NY

10167

4. ADDRESS OF OFFICE REQUIRED IN THE JURISDICTION OF FORMATION, IF ANY

CITY

STATE

ZIP CODE

Date and Place of Organization

5. THE FOREIGN LIMITED PARTNERSHIP WAS FORMED ON 11 - 17 - 2011 UNDER THE LAWS OF

Delaware

(STATE OR COUNTRY)

Initial Agent for Service of Process in California (If the initial agent is an individual, the agent must reside in California and both items 6 and 7 must be completed. If the initial agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and item 6 must be completed (leave item 7 blank).)

6. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

CT Corporation System

7. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CA

CITY

STATE

ZIP CODE

CA

General Partners (Enter the names and addresses of all the general partners. Attach additional pages, if necessary. Attachments, if any, are incorporated herein by this reference and made part of this document.)

8a. NAME

ADDRESS

CITY

STATE

ZIP CODE

AG-SCH-8150 Sunset Boulevard GP, L.L.C.

Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor

New York

NY

10167

8b. NAME

ADDRESS

CITY

STATE

ZIP CODE

Foreign Limited Liability Limited Partnership

9. CHECK THIS BOX IF THE FOREIGN LIMITED PARTNERSHIP IS A FOREIGN LIMITED LIABILITY LIMITED PARTNERSHIP.

Execution (This document must be signed by at least one general partner of the foreign limited partnership. If additional signature space is necessary, the signatures may be made on an attachment to this document.)

10. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

DATE

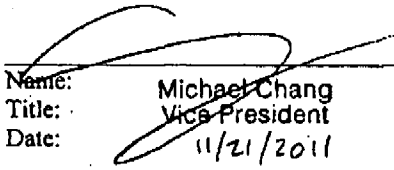
11/21/2011

See Attached Signature Page

SIGNATURE OF GENERAL PARTNER

TYPE OR PRINT NAME OF GENERAL PARTNER

I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.


Name: Michael Chang
Title: Vice President
Date: 11/21/2011

Of: AG Real Estate Manager, Inc., manager of AGR VIII 8150 Sunset GP, L.L.C., general partner of AG-SCH 8150 Sunset Boulevard Parent, L.P., sole member of AG-SCH 8150 Sunset Boulevard GP, L.L.C.

SIGNATURE PAGE TO CALIFORNIA QUALIFICATION

201132700009

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P." IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-FIRST DAY OF NOVEMBER, A.D. 2011.

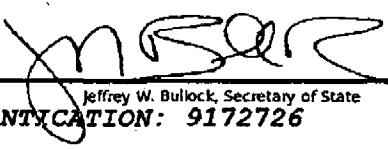
AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.

5013505 8300

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You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 9172726

DATE: 11-21-11

201132700009

Line



I hereby certify that the foregoing transcript of 2 page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

DEC. 27 2011

Date: _____ *[Signature]*

Debra Bowen
DEBRA BOWEN, Secretary of State

**WRITTEN CONSENT OF THE GENERAL PARTNER
OF
AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P.**

The undersigned, being the general partner of AG-SCH 8150 Sunset Boulevard Owner, L.P., a Delaware limited partnership (the "Property Owner"), hereby consents to the adoption of the Recitals and Consents set forth in Schedule 1 attached hereto.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent of the General Partner of the Property Owner as of the _____ day of January, 2012.

General Partner:


AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C., a
Delaware limited liability company

By: AG Real Estate Manager, Inc., a Delaware
corporation, its manager

By: _____

Name:

Title:


Zain Koita
Vice President

Schedule 1
Recitals and Consents

WHEREAS, pursuant to that certain Limited Partnership Agreement of the Property Owner, dated as of the date hereof (the "Partnership Agreement"), AG-SCH 8150 Sunset Boulevard Owner, L.P., a Delaware limited liability company (the "Limited Partner"), is the limited partner of the Property Owner, and AG-SCH 8150 Sunset Boulevard GP, L.L.C., a Delaware limited liability company (the "General Partner"), is the general partner of the Property Owner;

WHEREAS, the Property Owner is party to that certain Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate, dated as of July 18, 2011 (the "Original Purchase Agreement"), by and between Suncrest Associates, Ltd., a California limited partnership, as seller ("Seller"), and the Property Owner (successor in interest to Townscape Sunset LLC, a Delaware limited liability company), as buyer, as amended by that certain First Amendment to Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate, dated as of October 19, 2011 (the "First Amendment"; the Original Purchase Agreement, as amended by the First Amendment, is hereinafter referred to as the "Purchase Agreement"), by and between Seller and the Property Owner, pursuant to which Property Owner has agreed to purchase from Seller, among other things, that certain real property and improvements located at 8150 Sunset Boulevard in Los Angeles, California (the "Property"; the foregoing transaction is referred to as the "Acquisition Transaction");

WHEREAS, in connection with the Acquisition Transaction, it is proposed that the General Partner cause the Property Owner to enter into (i) that certain Management Agreement, between the Property Owner, as owner, and Townscape Management Inc., a California corporation, as asset manager, pursuant to which the asset manager shall, among other things, asset manage the Property (the foregoing transaction is referred to as the "Management Transaction");

WHEREAS, in connection with the Acquisition Transaction, it is proposed that the General Partner cause the Property Owner to enter into that certain Consent and Assumption Agreement with Limited Release, dated as of the date hereof, pursuant to which the Property Owner shall assume certain obligations of Seller, as borrower, under that certain loan (the "Loan") originally made by Citigroup Global Markets Realty Corp., a New York corporation, and currently held by U.S. Bank National Association, as Trustee for the Registered Holders of CD 2007-CD4 Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series CD 2007-CD4, as lender, to Seller, as borrower, in the principal sum of _____, which Loan is secured by, among other things, a first priority deed of trust lien on the Property (the foregoing transaction is referred to herein as the "Loan Assumption Transaction"; the Loan Assumption Transaction together with the Acquisition Transaction and the Management Transaction, the "Property Owner Transactions");

WHEREAS, the General Partner has the right, power and authority pursuant to the Partnership Agreement to approve and authorize the Property Owner Transactions, in each instance without the consent or approval of any other partners of the Property Owner (or if any consent or approval of a partner is required, such consent or approval has been obtained); and

WHEREAS, in the judgment of the General Partner, it is desirable and in the best interest of the Property Owner for the Property Owner Transactions to be consummated.

NOW THEREFORE, BE IT CONSENTED, that the Property Owner Transactions and all related transactions contemplated by the foregoing recitals and any and all of the authorizations and approvals by the General Partner (on its own behalf and/or in its capacity as the general partner of the

Property Owner), necessary or appropriate to consummate the Property Owner Transactions and the foregoing recitals be, and they hereby are, ratified, confirmed, adopted and approved in each and every respect;

FURTHER CONSENTED, that in connection with the foregoing consents, the General Partner is hereby authorized and empowered to negotiate, execute and/or deliver, in the name and on behalf of the Property Owner, any and all agreements, instruments, certificates and other documents that the General Partner determines to be necessary or appropriate to consummate the Property Owner Transactions;

FURTHER CONSENTED, that the General Partner is hereby authorized and empowered, on behalf of the Property Owner, to (i) execute and/or deliver any and all documents, instruments and agreements as the General Partner shall deem necessary or appropriate to consummate the Property Owner Transactions, including, without limitation, the documents listed on Exhibit A attached hereto and made a part hereof (the "Property Owner Transaction Documents"), and (ii) take any action and all further actions as the General Partner may deem necessary or appropriate to cause the Property Owner to consummate the Property Owner Transactions (the taking of such actions and the execution and/or delivery of such agreements, documents, instruments and certificates by the General Partner being conclusive evidence of such determination that such actions, execution and deliveries are necessary or appropriate); and

FURTHER CONSENTED, that any and all acts that may have been previously taken by or on behalf of the General Partner (on its own behalf and/or in its capacity as general partner of the Property Owner) in furtherance of the foregoing consents are hereby ratified, confirmed, adopted and approved in all respects.

EXHIBIT A

Property Owner Transaction Documents

Acquisition Transaction

1. Purchase Agreement;
2. Bill of Sale;
3. Assignment and Assumption of Contracts;
4. Assignment and Assumption of Leases;
5. Grant Deed;
6. Transfer Tax Documents; and
7. Any and all other agreements, documents and instruments that the General Partner deems necessary or appropriate for the Property Owner to execute and deliver in order to consummate the Acquisition Transaction.

Management Transaction

1. Management Agreement; and
2. Any and all other agreements, documents and instruments that the General Partner deems necessary or appropriate for the Property Owner to execute and deliver in order to consummate the Management Transaction.

Loan Assumption Transaction:

1. Consent and Assumption Agreement With Limited Release;
2. Assignment and Subordination of Management Agreement;
3. Guaranty of Recourse Obligations of Borrower;
4. Environmental Indemnity Agreement;
5. Closing Certificate;
6. Capital Improvement Escrow Agreement;
7. Tenant Improvement and Leasing Commission Escrow Agreement; and
8. Any and all other agreements, documents and instruments that the General Partner deems necessary or appropriate for the Property Owner to execute and deliver in order to consummate the Loan Assumption Transaction.

**LIMITED LIABILITY COMPANY
OPERATING AGREEMENT**

OF

**AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C.,
a Delaware limited liability company,**

between

**AG REAL ESTATE MANAGER, INC.,
a Delaware corporation,**

as Manager,

and

**AG-SCH 8150 SUNSET BOULEVARD PARENT, L.P.,
a Delaware limited partnership,**

as Sole Member.

DATED AS OF JANUARY __, 2012.

**LIMITED LIABILITY COMPANY OPERATING AGREEMENT
OF
AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C.**

THIS LIMITED LIABILITY COMPANY OPERATING AGREEMENT (as amended from time to time, this "Agreement") of AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C., a Delaware limited liability company (the "Company"), is entered into as of the ___ day of January, 2012 but effective as of November 17, 2011 (the "Effective Date"), by and between AG REAL ESTATE MANAGER, INC., a Delaware corporation, as manager (the "AG Manager"), AG-SCH 8150 SUNSET BOULEVARD PARENT, L.P., a Delaware limited partnership, as sole member (the "Sole Member"), and Jennifer A. Schwartz, an individual, as the springing member.

W I T N E S S E T H:

WHEREAS, with (i) the filing of a Certificate (as hereinafter defined) with the Secretary of State of the State of Delaware on November 17, 2011 and (ii) the execution of this Agreement in accordance with the provisions of the Delaware Limited Liability Company Act, Del Code, tit. 6, Sections 18-101, et seq., as amended from time to time (the "Act"), the Company is hereby formed as a limited liability company under the laws of the State of Delaware; and

WHEREAS, the Manager and the Sole Member hereby desire to form the Company as a limited liability company for the purposes and on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the parties hereto agree to as follows:

**ARTICLE I
DEFINITIONS; FORMATION; NAME; APPLICABLE LAW**

SECTION 1.1 Definitions. The following terms (whether or not underscored) when used in this Agreement, including its preamble and recitals, shall, except where the context otherwise requires, have the following meanings (such meanings to be equally applicable to the singular and plural forms thereof):

"Accountants" means PricewaterhouseCoopers LLP or such other firm of independent certified public accountants as is appointed by the Manager pursuant to this Agreement.

"Act" is defined in the first whereas clause.

"Affiliate" means, (i) with respect to any Person, any other Person that directly or indirectly, is in Control of, is Controlled by or is under common Control with such Person, or that directly or indirectly beneficially owns or holds 10% or more of any class of ownership interests in such Person, and (ii) AG-SCH 8150 Sunset Boulevard Parent, L.P., a Delaware limited partnership, Townscape Management Inc., a California corporation, AG KIC 8150 Sunset, L.L.C., a Delaware limited liability company, AG KIC Realty Fund, L.P., a Delaware limited partnership, AGR VIII 8150 Sunset GP, L.L.C., a Delaware limited liability company, AGR VIII 8150 Sunset, L.L.C., a Delaware limited liability company, AGR VIII (A) 8150 Sunset, L.L.C., a Delaware limited liability company, AG Realty Fund VIII, L.P., a Delaware limited partnership, AG Realty Fund VIII (A) L.P., a Delaware limited partnership. For purposes of this definition, "Control" (including, with correlative meaning, the terms "Controlled by" and "under common Control with"), shall mean possession, directly or indirectly, through one or more intermediaries, of the power to direct or cause the direction of the management and policies of such Person, whether through ownership of voting securities, by contract or otherwise.

“AG Manager” is defined in the preamble.

“Agreement” is defined in the preamble.

“Assets” means any asset of the Company, including, without limitation, the Company’s partnership interests in the Underlying Entity and indirect interests in the Property.

“Available Cash” means, unless otherwise determined by the Manager, cash paid to, or in the possession of, the Company from whatever source after deducting therefrom (i) all funds necessary to pay for the currently payable expenses incurred in connection with the normal operations of the Company in accordance with and subject to the terms hereof, including, without limitation, expenses under Section 5.1, (ii) the payment of all currently payable debt service for all outstanding loans, (iii) the payment of all other currently payable obligations of the Company to third parties and (iv) in respect of any sale or refinancing, condemnation or casualty, any transaction costs or realization costs incurred in connection therewith.

“Bankruptcy” means, with respect to any Person, (A) if such Person (i) makes an assignment for the benefit of creditors, (ii) files a voluntary petition in bankruptcy, (iii) is adjudged a bankrupt or insolvent, or has entered against it an order for relief, in any bankruptcy or insolvency proceedings, (iv) files a petition or answer seeking for itself any reorganization, arrangement, composition, readjustment, liquidation or similar relief under any statute, law or regulation, (v) files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against it in any proceeding of this nature, or (vi) seeks, consents to or acquiesces in the appointment of a trustee, receiver or liquidator of the Person or of all or any substantial part of its properties, or (B) if 120 days after the commencement of any proceeding against the Person seeking reorganization, arrangement, composition, readjustment, liquidation or similar relief under any statute, law or regulation, if the proceeding has not been dismissed, or if within 90 days after the appointment without such Person’s consent or acquiescence of a trustee, receiver or liquidator of such Person or of all or any substantial part of its properties, the appointment is not vacated or stayed, or within 90 days after the expiration of any such stay, the appointment is not vacated. The foregoing definition of “Bankruptcy” is intended to replace and shall supersede and replace the definition of “Bankruptcy” set forth in Sections 18-101(1) and 18-304 of the Act.

“Capital Contributions” means, collectively, all Required Capital Contributions and any other capital contributions made by the Sole Member pursuant to the terms hereof.

“Certificate” is defined in Section 1.4.

“Company” is defined in the preamble.

“Effective Date” is defined in the preamble.

“Hereof” is defined in Section 11.6.

“Lender” means U.S. Bank National Association, as Trustee for the registered holders of CD 2007-CD4 Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series CD-2007-CD4, together with its successors and assigns.

“Liquidating Manager” is defined in Section 8.2(a).

“Loan” means that certain loan made in the original principal amount of _____ held by the Lender, which Loan is secured by a first priority deed of trust covering the Property.

“Loan Assumption Agreement” means that certain Consent and Assumption Agreement with Limited Release, dated as of the date hereof, executed by the Underlying Entity, the Lender and certain other Persons.

“Loan Documents” means the (i) Note, (ii) the Security Instrument, (iii) the Loan Assumption Agreement, and (iv) all other loan documents executed by the Underlying Entity or assumed by the Underlying Entity and any other documents or instruments entered into in connection with the Loan.

“Manager” means, as of the Effective Date, the AG Manager, and subsequent to the Effective Date, such entity as is designated to be the manager of the Company by the Sole Member pursuant to the terms of this Agreement. The Manager is hereby designated as a “manager” of the Company within the meaning of Section 18-101(10) of the Act.

“Manager Exculpated Party” is defined in Section 7.2.2.

“Note” means that certain Promissory Note, dated January 3, 2007, as amended, supplemented or otherwise modified from time to time, evidencing the Loan.

“Person” is defined in Section 11.7.

“Property” means that certain real property located at 8150 Sunset Boulevard, Los Angeles, California, together with the building and improvements located thereon or appurtenant thereto.

“Reports” is defined in Section 10.3.

“Required Capital Contributions” is defined in Section 4.1.1.

“Security Instrument” means that certain Deed of Trust, Assignment of Leases and Security Agreement, dated as of January 3, 2007, as amended, supplemented or otherwise modified from time to time, securing the Loan and creating a lien on the Property in favor of Lender.

“Sole Member” or “Member” means AG-SCH 8150 Sunset Boulevard Parent, L.P., as the initial member of the Company, and includes any Person admitted as an additional member of the Company or a substitute member of the Company pursuant to the provisions of this Agreement, each in its capacity as a member of the Company; provided, however, the term “Member” shall not include the Springing Member.

“Sole Member Cessation Event” is defined in Section 2.1.5.

“Springing Member” means Jennifer A. Schwartz, as the initial springing member of the Company and includes any other Person acting as “Springing Member”, upon such Person’s admission to the Company as member of the Company pursuant to Section 2.1.5, in such Person’s capacity as member of the Company. The Springing Member shall have only the rights and duties expressly set forth in this Agreement.

“Term” is defined in Section 2.2.

“Transferee” is defined in Section 9.2.

“Transferor” is defined in Section 9.2.

"Underlying Entity" means AG-SCH 8150 Sunset Boulevard Owner, L.P., a Delaware limited partnership.

SECTION 1.2 Formation. The Manager and the Sole Member, by execution of this Agreement, hereby form the Company as a limited liability company pursuant to the Act. Each party hereto represents and warrants that it is duly authorized to join in this Agreement and that the Person executing this Agreement on its behalf is duly authorized to do so. The Manager shall be appointed as manager of the Company upon its execution of the signature page to this Agreement. The Sole Member shall be admitted to the Company as a member of the Company upon its execution of the signature page to this Agreement.

SECTION 1.3 Name. The name of the Company shall be "AG-SCH 8150 Sunset Boulevard GP, L.L.C.," and all business of the Company shall be conducted under that name or under any other name as the Manager, after agreement by the Sole Member, may determine from time to time; provided, however, that the words "Limited Liability Company" or the initials "L.L.C." or "LLC" shall be included in the name where necessary.

SECTION 1.4 Certificate of Formation. The Company shall exist under and shall be governed by the Act. Prior to the Effective Date, the Manager has caused a Certificate of Formation (the "Certificate") to be filed for record in the appropriate Office of the Secretary of State of the State of Delaware and has caused the Company to qualify to do business in the State in which the Property is located. The Manager shall execute such further documents (including amendments to the Certificate) and take such further action as shall be appropriate to comply with the requirements of law for the formation and operation of a limited liability company pursuant to the laws of the State of Delaware and to qualify the Company to do business in such other state in which the Company may elect to do business. Terri L. Adler is hereby designated as an authorized person, within the meaning of the Act, and has executed, delivered and filed the Certificate, and each action taken by said designated and authorized person prior to the Effective Date in furtherance of the execution, delivery and filing of the Certificate is hereby ratified and confirmed by the Manager and the Sole Member. The existence of the Company as a separate legal entity shall continue until cancellation of the Certificate in accordance with the Act.

SECTION 1.5 Nature of the Company.

SECTION 1.5.1 Formation for Limited Purpose. The Company shall be a limited liability company created only for the purpose specified in Article II, and this Agreement shall not be deemed to create an agreement (in the nature of a limited liability company or any other arrangement) between the Manager and the Sole Member with respect to any activities whatsoever other than the activities within the business purposes of the Company as specified in Article II.

SECTION 1.5.2 Limited Power of Sole Member to Bind Company; Limited Liability of the Manager and Sole Member. The Sole Member shall not have any power to bind the Company or the Manager, except as specifically provided in this Agreement. To the fullest extent permitted by law, (i) neither the Manager nor the Sole Member shall be personally liable for any indebtedness or obligation of the Company to any third party incurred either before or after the execution of this Agreement, solely by reason of being a member or manager of the Company, and (ii) the Company shall not be responsible or liable for any indebtedness or obligation of the Manager or the Sole Member incurred either before or after the execution of this Agreement, except as to those joint responsibilities, liabilities, indebtedness or obligations incurred pursuant to, and as limited by, the terms of this Agreement.

SECTION 1.5.3 Assets of Company Owned by Company. The Assets shall be deemed owned by the Company as an entity, and neither the Manager nor the Sole Member individually shall own any interest in the Assets.

SECTION 1.5.4 Manager Does Not Have Ownership Interest. The Manager shall not, by virtue of its appointment as the Manager hereunder, have any ownership and/or limited liability company interest in or be a member of the Company.

SECTION 1.6. Further Assurances. The Sole Member agrees to take such further actions and to furnish to the Manager such further information and to execute such further documents as are reasonably requested by the Manager to carry out the purpose and intent of this Agreement.

ARTICLE II PURPOSE; TERM

SECTION 2.1 Purpose.

SECTION 2.1.1 General. The purpose of the Company shall be (i) to directly or indirectly acquire, own, hold, finance, sell and otherwise deal with the Assets, including acting as general partner of and holding partnership interests in the Underlying Entity, (ii) in connection with the ownership and holding of the Assets, to enter into such agreements as may be approved by the Manager pursuant to this Agreement, and (iii) to exercise all powers enumerated in the Act, as necessary or appropriate to the conduct, promotion or attainment of the business or purposes otherwise set forth herein. The Company shall have the power to do all acts and things necessary or useful in connection with the foregoing.

SECTION 2.1.2 Special Provisions. Notwithstanding any other provision of this Agreement and any provision of law that otherwise so empowers the Company, until such time as the Loan has been repaid, and except as expressly permitted by the Loan Documents or as may otherwise be consented to by the Lender (to the extent such consent is required under the Loan Documents) the Company shall:

- (a) be organized solely for the purposes set forth in Section 2.1.1 and transacting lawful business that is incident, necessary and appropriate to accomplish the foregoing;
- (b) not engage in any business unrelated to the acquisition, ownership, management, or operation of the Assets and business related thereto;
- (c) not have any Assets other than those related to the Underlying Entity;
- (d) not engage, seek or consent to any dissolution (to the fullest extent permitted by law), winding up, liquidation, consolidation or merger (except as permitted by the Loan Documents);
- (e) not fail to correct any known misunderstanding regarding the separate identity of the Company;
- (f) maintain its accounts, books and records separate from any other Person and, to the extent required by law, shall file its own tax returns;

- records;
 - (g) maintain its books, records, resolutions and agreements as official records;
 - (h) not commingle its funds or Assets with those of any other Person;
 - (i) hold its Assets in its own name;
 - (j) conduct its business in its name only, and has not and will not use any trade name;
 - (k) maintain its financial statements, accounting records and other entity documents separate from any other Person;
 - (l) pay its own liabilities, including the salaries of its own employees, out of its own funds and Assets;
 - (m) observe all limited liability company formalities;
 - (n) maintain an arm's-length relationship with its Affiliates;
 - (o) other than the Underlying Entity, not assume or guarantee or become obligated for the debts of any other Person or hold out its credit as being available to satisfy the obligations of any other Person;
 - (p) not acquire obligations or securities of the Sole Member or any other Affiliate;
 - (q) not fail to preserve its existence as an entity duly organized, validly existing and in good standing under the laws of the State of Delaware, or amend, modify, terminate or fail to comply with the provisions of this Agreement or the Certificate, as the case may be, as the same may be further amended or supplemented, if such amendment, modification, termination or failure to comply would adversely affect the ability of the Company to maintain its existence as a single purpose entity;
 - (r) not own any subsidiary or make any investment in any person or entity (other than cash and marketable securities), other than the Underlying Entity;
 - (s) allocate fairly and reasonably shared expenses, including shared office space, and use separate stationery, invoices and checks;
 - (t) not pledge its Assets for the benefit of any other Person;
 - (u) hold itself out and identify itself as a separate and distinct entity under its own name and not as a division or part of any other Person, except to the extent required to do so for tax purposes;
 - (v) maintain its Assets in such a manner that it will not be costly or difficult to segregate, ascertain or identify its individual Assets from those of any other Person;
 - (w) not make loans to any Person;

(x) not identify the Sole Member or any Affiliate of the Sole Member, as a division or part of it;

(y) not enter into or be a party to, any transaction with the Sole Member or Affiliates except in the ordinary course of its business and on terms which are intrinsically fair and are no less favorable to it than would be obtained in a comparable arm's-length transaction with an unrelated third party;

(z) not have indebtedness other than (i) indebtedness incurred in the ordinary course of business relating to the ownership and operation of the Assets and the routine administration of the Company, in amounts not to exceed two percent (2%) of the principal balance of the Loan which liabilities are not more than thirty (30) days past the date incurred, are not evidenced by a note and are paid when due, and which amounts are normal and reasonable under the circumstances, and (ii) such other indebtedness that is permitted pursuant to the Loan Documents;

(aa) prepare and maintain financial statements, if any, separate and apart from, and not consolidated with, those of any other Person, and any such financial statements, books and records of the Company shall properly and accurately show its assets and liabilities separate and apart from those of any other Person, and the Company shall not knowingly permit its assets to be listed as assets on the financial statements of any other Person; or

(bb) maintain adequate capital in light of its contemplated business purpose, transactions and liabilities; provided, however, the foregoing shall not require the Sole Member to make any additional capital contributions to the Company.

Failure of the Company, or the Manager on behalf of the Company, to comply with any of the foregoing covenants or any other covenants contained in this Agreement shall not affect the status of the Company as a separate legal entity or the limited liability of the Sole Member.

SECTION 2.1.3 INTENTIONALLY DELETED.

SECTION 2.1.4 Limitation on Company Activities. Notwithstanding any other provision of this Agreement and any provision of law that otherwise so empowers the Company, until such time as the Loan has been repaid, and except as expressly permitted by the Loan Documents or as may otherwise be consented to by the Lender (to the extent such consent is required under the Loan Documents) the Company shall not amend, alter or change any of the definition of Springing Member or any of Sections 2.1.2, 2.1.4, or 2.1.5 of this Agreement (collectively, the "Special Purpose Provisions"), or Sections 1.5, 2.1.1, 7.1, 7.2, or 7.5, or Articles VIII or IX, or amend, alter or change any other provision of this Agreement in a manner that is inconsistent with the Special Purpose Provisions without the written consent of the Lender.

SECTION 2.1.5 Springing Member. Upon the occurrence of any event that causes the Sole Member to cease to be a member of the Company (other than upon an assignment by the Sole Member of all of its limited liability company interest in the Company and the admission of the transferee pursuant to Article IX) (the "Sole Member Cessation Event"), Jennifer A. Schwartz shall, without any action of any Person and simultaneously with such Sole Member Cessation Event, automatically be admitted to the Company as a "Springing Member" and shall continue the Company without dissolution. If, however, at the time of a Sole Member Cessation Event, Jennifer A. Schwartz has died or is otherwise no longer able to step into the role of Springing Member, then in such event, another individual, to be identified and referred by CT CORPORATION STAFFING, INC., shall, concurrently with such Sole Member Cessation Event, and without any action of any Person, automatically be admitted to the

Company as Springing Member and shall continue the Company without dissolution. It is the intent of these provisions that the Company never have more than one (1) Springing Member at any particular point in time. The Springing Member may not resign from the Company or transfer its rights as a Springing Member unless a successor Springing Member has been admitted to the Company as Springing Member by executing a counterpart to this Agreement. The Springing Member shall automatically cease to be a member of the Company upon the admission to the Company of a substitute member. The Springing Member shall be a member of the Company that has no interest in the profits, losses or capital of the Company and has no right to receive any distributions of Assets. A Springing Member shall not be required to make any capital contributions to the Company and shall not receive a limited liability company interest in the Company. A Springing Member, in its capacity as Springing Member, may not bind the Company. Except as required by any mandatory provision of the Act, a Springing Member, in its capacity as Springing Member, shall have no right to vote on, approve or otherwise consent to any action by, or matter relating to, the Company, including, without limitation, the merger, consolidation or conversion of the Company. In order to implement the admission to the Company of the Springing Member, Jennifer A. Schwartz shall execute a counterpart to this Agreement. Prior to her admission to the Company as Springing Member, Jennifer A. Schwartz shall not be a member of the Company. By signing this Agreement, Jennifer A. Schwartz agrees that, should she become a Springing Member, she will be subject to and bound by the provisions of this Agreement applicable to a Springing Member.

SECTION 2.2 Term. The Company shall have a term commencing on the Effective Date and, unless the Company is dissolved earlier pursuant to Section 8.1, terminating on December 31, 2060 (the "Term").

ARTICLE III PRINCIPAL OFFICE; REGISTERED AGENT

SECTION 3.1 Principal Office. The principal office of the Company shall initially be located at c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor, New York, New York 10167. The Manager shall be responsible for maintaining at the Company's principal place of business any records required by the Act and by this Agreement to be maintained there. The Manager may change the principal office of the Company from time to time.

SECTION 3.2 Registered Office and Agent. The address of the registered office of the Company for service of process on the Company in the State of Delaware is 1209 Orange Street, Wilmington, Delaware 19801, and the name of the registered agent of the Company at such address is The Corporation Trust Company. The Manager may change the registered office or registered agent of the Company from time to time.

ARTICLE IV CAPITAL CONTRIBUTIONS; PERCENTAGE INTERESTS

SECTION 4.1 Capital Contributions.

SECTION 4.1.1 Required Capital Contributions. The Sole Member shall make capital contributions (each, a "Required Capital Contribution") to the Company at such times, in such amounts and in such forms as are determined by the Manager and agreed to by the Sole Member.

SECTION 4.1.2 Limited Liability of the Sole Member. Except as required by the Act, in no event shall the Sole Member, by reason of its admission as a member of the Company, be liable to pay for any loss beyond the amount of any Capital Contribution actually made by it pursuant to Section

4.1.1, or be personally liable for any debts of the Company, or be obligated to restore any negative capital account balance to the Company, whether before or after liquidation of the Company under Section 8.2.

SECTION 4.1.3 Limitation of Liability. None of the Manager, the Sole Member, or any partner, employee, Affiliate, member, manager, principal (disclosed or undisclosed), shareholder, director or officer of the Manager or the Sole Member, shall have any personal liability to make any Required Capital Contribution.

SECTION 4.2 No Interest on Capital. No interest shall be paid by the Company on any capital contributed to the Company. In the event that the Company shall borrow any funds from the Sole Member, the Sole Member shall be paid such interest as shall then be agreed and such loan shall be accounted for as a liability of the Company.

SECTION 4.3 Interest in the Company. The interest of the Sole Member in the Company is personal property and the Sole Member shall own 100% of the limited liability company interests in the Company. The Company's profits and losses shall be allocated to the Sole Member.

ARTICLE V REIMBURSEMENTS

SECTION 5.1 Reimbursement of Expenses. The Company shall reimburse the Manager for all of its expenses incurred in connection with its acting as the manager hereunder. All such costs and expenses and all costs and expenses incurred by the Manager in connection with the operations of the Company shall be paid by the Company.

ARTICLE VI DISTRIBUTIONS

SECTION 6.1 Distribution of Available Cash. During the period commencing on the Effective Date and ending upon the dissolution of the Company pursuant to the provisions of Article VIII, one hundred percent (100%) of all distributions of Available Cash shall be made to the Sole Member.

SECTION 6.2 Timing of Distributions. The Company shall make distributions of Available Cash at such times and in such amounts as determined by the Manager.

SECTION 6.3 Cash Distributions. All cash distributions to the Sole Member shall be made to the address for the Sole Member as set forth herein.

SECTION 6.4 Limitations on Cash in Return of Capital. The Sole Member shall not be entitled to demand and receive property other than cash in return for its Capital Contributions to the Company.

SECTION 6.5 Limitations on Distributions. Notwithstanding any provision to the contrary contained in this Agreement, the Company shall not be required to make a distribution to the Sole Member on account of its interest in the Company if such distribution would violate the Act or any other applicable law or any Loan Document.

ARTICLE VII CONTROL AND MANAGEMENT; LIABILITY OF MANAGER AND SOLE MEMBER

SECTION 7.1 Management by Manager; Powers of Manager. Subject to Section 2.1.2 hereof, the Manager shall manage the Company and shall be responsible for the day to day management and

operation of the activities of the Company. Without limiting the generality of the foregoing, the Manager shall possess and shall enjoy and exercise all of the rights and powers of a manager as provided in the Act as the same exists as of the date hereof, including, without limitation, the following:

(i) the power and authority to bind the Company with respect to all affairs of the Company within the scope of purpose set forth in Article II; and

(ii) the power and authority to execute and deliver any and all documents, contracts and agreements (including, without limitation, deeds and other conveyancing documents, mortgages and other financing documents, and leases and other leasing documents) on behalf of the Company in connection with carrying out its duties and obligations hereunder.

SECTION 7.2 Manager Liability.

SECTION 7.2.1 Non-Liability of Manager. The Manager shall have no liability to the Sole Member or the Company for any loss suffered by the Sole Member or the Company which arises out of or in connection with any action or inaction on the part of the Manager. The Manager may consult with counsel and accountants in respect of Company affairs and be fully protected and justified in any action or inaction that is taken in accordance with the advice or opinion of such counsel or accountants. The Sole Member shall look solely to the Assets for the return of its capital and, if the Assets remaining after payment or discharge of the debts and liabilities of the Company are insufficient to return such capital, it shall have no recourse against the Manager or any applicable Manager Exculpated Party for such purpose.

SECTION 7.2.2 General Exculpation. To the fullest extent permitted by law, notwithstanding anything to the contrary contained in this Agreement, no officer, director, shareholder, partner, employee or agent of the Manager (any such person, a "Manager Exculpated Party") shall have any liability of any kind or nature under this Agreement to the Company or any other Person bound by this Agreement.

SECTION 7.2.3 No Liability to Third Parties. To the fullest extent permitted by law, the Manager shall not have any liability to any third party under any contract between such third party and the Company or otherwise.

SECTION 7.3 Bank Accounts. The Manager shall have the right to open one or more bank accounts for and in the name of the Company. The Manager shall have the right to designate a representative or representatives of the Manager (or other third parties as determined by the Manager from time to time) to execute checks on any such Company bank account.

SECTION 7.4 Potential Conflicts. The Manager shall cause so much time to be devoted to the business of the Company as, in its judgment, taking into account its responsibilities described hereunder, the conduct of the Company's business shall reasonably require. Notwithstanding any duty otherwise existing at law or in equity, the Manager may engage in business ventures of any nature and description independently or with others, including, but not limited to, business of the character described in Article II (or any part thereof), and neither the Company nor the Sole Member shall have any rights in or to such independent ventures or the income or profits derived therefrom. Subject to Section 2.1.2 hereof, the Manager may retain the services of a professional or nonprofessional firm or entity controlled by or affiliated with the Manager to render services or supply goods to the Company, and may pay compensation for such services or goods. Subject to Section 2.1.2 hereof, the Manager may enter into transactions with or otherwise deal with an entity controlled by or affiliated with the Manager.

SECTION 7.5 Indemnification of Manager. The Company agrees to indemnify the Manager and each Manager Exculpated Party to the fullest extent permitted by law and to save and hold them harmless from and in respect of all (a) reasonable fees, costs and expenses paid in connection with or resulting from any claim, action or demand against the Company, the Manager or any Manager Exculpated Party that arises out of or in any way relates to the Company, its properties, business or affairs and (b) such claims, actions and demands and any losses or damages resulting from such claims, actions and demands, including amounts paid in settlement or compromise (if recommended by attorneys for the Company) of any such claim, action or demand; provided, however, such indemnity shall not include any liability of the Manager or any Manager Exculpated Party by reason of fraud, gross negligence or intentional wrongdoing of the Manager or any such Manager Exculpated Party.

SECTION 7.6 Temporary Investments. The Manager may invest funds of the Company on hand which exceed the Company's immediate cash needs in such investments as the Manager may determine appropriate.

SECTION 7.7 Right of Manager to Delegate Duties. The Manager shall have the right to delegate all or a portion of its duties and responsibilities under this Agreement from time to time to other third parties as are determined by the Manager from time to time. Any expenses arising from any such delegation shall be expenses of the Company.

ARTICLE VIII DURATION

SECTION 8.1 Dissolution Events. Subject to Section 2.1.2 hereof, the Company shall be dissolved and its affairs shall be wound up upon the earliest to occur of:

- (a) the last day of the Term;
- (b) the determination of the Manager to dissolve;
- (c) the sale, transfer or other disposition of all or substantially all of the Assets;
- (d) the entry of a decree of judicial dissolution under Section 18-802 of the Act; or
- (e) the termination of the legal existence of the last remaining member of the Company or the occurrence of any other event which terminates the continued membership of the last remaining member of the Company in the Company, unless the Company is continued without dissolution in a manner permitted by this Agreement or the Act.

Upon the occurrence of any event that causes the last remaining member of the Company to cease to be a member of the Company or that causes the Sole Member to cease to be a member of the Company, to the fullest extent permitted by law, the personal representative of such member is hereby authorized to, and shall, within 90 days after the occurrence of the event that terminated the continued membership of such member in the Company, agree in writing (i) to continue the Company and (ii) to the admission of the personal representative or its nominee or designee, as the case may be, as a substitute member of the Company, effective as of the occurrence of the event that terminated the continued membership of the last remaining member of the Company or the Sole Member in the Company.

SECTION 8.2 Liquidation and Termination.

(a) Upon dissolution of the Company, the Manager (in such capacity, the "Liquidating Manager") shall proceed to wind up the affairs of the Company, liquidate the remaining Assets and wind-up the business of the Company. The Liquidating Manager shall cause a full accounting of the Assets and liabilities of the Company to be taken and shall cause the Assets to be liquidated and the business to be wound up as promptly as possible by either or both of the following methods: (i) selling the Assets and distributing the net proceeds therefrom in accordance with Section 8.2(b) or (ii) if the Liquidating Manager shall so determine, distributing the Assets in kind to the Sole Member in accordance with Section 8.2(b).

(b) The proceeds of liquidation shall be applied in the following order of priority: (i) first, to the satisfaction of debts and liabilities (including expenses of liquidation) of the Company (whether by payment or the reasonable provision for payment thereof), if any, in the order of priority provided by law (including, if determined by the Liquidating Manager, a reserve to provide for any contingent, conditional or unmatured liabilities or obligations of the Company to third parties to be held and disbursed, in the discretion of the Liquidating Manager, by an escrow agent selected by the Liquidating Manager and at the expiration of such period as the Liquidating Manager may deem advisable, the balance remaining in such reserve shall be distributed as provided herein); and (ii) second, to the Sole Member.

(c) The Company shall terminate when (i) all of the assets of the Company, after payment of or due provision for all debts, liabilities and obligations of the Company shall have been distributed to the Sole Member in the manner provided for in this Agreement, and (ii) the Certificate shall have been canceled in the manner required by the Act.

SECTION 8.3 Rights and Obligations of Manager and Sole Member during Winding Up Period. During the period of the winding up of the affairs of the Company, the rights and obligations of the Manager and the Sole Member set forth in this Agreement with respect to the management of the Company shall continue as stated herein.

SECTION 8.4 Integrity of Manager and Sole Member. Neither the Manager nor the Sole Member shall resign from the Company, except as expressly permitted under this Agreement. To the fullest extent permitted by law, the Sole Member shall maintain its existence as a legal entity throughout the term of this Agreement and during any wind-up period and, to the fullest extent permitted by law, shall not terminate or dissolve.

SECTION 8.5 Bankruptcy of Sole Member or Springing Member. Notwithstanding any other provision of this Agreement, the Bankruptcy of the Sole Member or a Springing Member shall not cause the Sole Member or Springing Member, respectively, to cease to be a member of the Company and upon the occurrence of such an event, the Company shall continue without dissolution.

ARTICLE IX
TRANSFER OF INTEREST IN THE COMPANY

SECTION 9.1 Consent Requirement for Transfer of Interest by Sole Member. Without the prior consent of the Manager, the Sole Member may not (i) sell, transfer, assign, or otherwise dispose of, directly or indirectly, its right, title or interest in the Company, or any portion thereof or any interest therein, to any other Person or (ii) encumber, hypothecate or pledge as collateral security its right, title or interest in the Company for any obligation in favor of any other Person.

SECTION 9.2 Requirements for Third Party to Become a Member. In the event that the Sole Member (the "Transferor") shall transfer all or any portion of its limited liability company interest to another Person (the "Transferee") in accordance with the terms hereof, no such transfer shall be made or shall be effective to make such Transferee a member, or entitle such Transferee to any benefits or rights hereunder until:

(a) the Transferee shall have agreed in writing, with a duplicate original delivered to the Manager, to assume and be bound by all the obligations of the Transferor with respect to the limited liability company interest transferred arising from and after the date of such transfer, and to be bound by the terms of this Agreement;

(b) all required consents to such transfer of any mortgagee or other Person shall have been obtained in writing and delivered to the Manager; and

(c) to the extent a direct or indirect Transferee or the Sole Member is subject to the fractions rule of Section 514(c)(9)(E) of the Internal Revenue Code of 1986, as amended, and the Company is no longer treated as a disregarded entity for income tax purpose, the Manager shall have the right to amend this Agreement to provide allocations for U.S. federal income tax purposes that comply with the requirements of such section and the Treasury Regulations promulgated thereunder.

If the Transferor transfers all of its limited liability company interest in the Company to the Transferee pursuant to this Section 9.2, the admission of the Transferee to the Company as a member of the Company shall be deemed effective immediately prior to the transfer and, immediately following such admission, the Transferor shall cease to be a member of the Company. Notwithstanding anything in this Agreement to the contrary, any successor to the Sole Member by merger or consolidation in compliance with the Loan Documents shall, without further act, be the Sole Member hereunder, and such merger or consolidation shall not constitute an assignment for purposes of this Agreement and the Company shall continue without dissolution.

SECTION 9.3 Involuntary Transfers. In the event of the death or adjudication of insanity or incompetence of the Sole Member, the personal representative or trustee (or successor in interest) of the deceased, insane or incompetent Sole Member shall be an assignee of the Sole Member's interest in the Company having the rights set forth in Section 9.5 and shall not become an additional or substitute Sole Member unless and until the conditions set forth in Section 9.2 are satisfied; and the Sole Member's estate (or successor in interest) shall be liable for all of its obligations as the Sole Member as the case may be.

SECTION 9.4 Dissolution or Termination of the Sole Member. In the event of the dissolution of the Sole Member, to the fullest extent permitted by law, the successors in interest of the dissolved or terminated Sole Member shall, for the purposes of winding up the affairs of the dissolved or terminated Sole Member, have the rights of an assignee of the Sole Member's interest in the Company, as described in Section 9.5, and shall not become an additional or a substituted member unless and until the conditions set forth in Section 9.2 are satisfied.

SECTION 9.5 Status of Assignee. Any Person who acquires all or any portion of the interest of the Sole Member in the Company in any manner shall not be deemed a member of the Company as the case may be, unless and until all of the conditions set forth in Section 9.2 are satisfied. Unless and until such conditions are satisfied, such Person shall, to the extent of the interest acquired, be entitled only to the transferor member's rights, if any, in the profits, losses, Available Cash and other distributions to the Sole Member pursuant to this Agreement, subject to the liabilities and obligations of the Sole Member hereunder; but such Person shall have no right to participate in the management of the business and

affairs of the Company and shall be disregarded in determining whether the approval, consent or any other action has been given or taken by such member.

ARTICLE X BOOKS AND RECORDS; REPORTS; TAXATION

SECTION 10.1 Maintenance of Books and Records; Financial Statements. At all times during the continuance of the Company, the Manager shall keep or cause to be kept, at the principal office referred to in Article III, full and complete books of account. The books of account shall be maintained, and the financial statements shall be prepared, in accordance with an accrual basis of accounting used for U.S. federal income tax purposes, unless otherwise determined by the Manager.

SECTION 10.2 Access to Books of Account. The Manager and the Sole Member shall have the right at all reasonable times during usual business hours to audit, examine and make copies or extracts of or from the books of account of the Company. Such rights may be exercised through any agent or employee of the Manager or the Sole Member, as applicable, designated by it or by independent certified public accountants designated by the Manager or the Sole Member, as applicable. The cost of any such examination shall be an expense of the Company pursuant to Section 5.1.

SECTION 10.3 Reports. The Manager shall prepare such documents, instruments, reports, budgets and other information as are determined by the Manager to be necessary for the operation of the Company (collectively, the "Reports"). All of the Reports shall be prepared with the coordination and approval of internal tax and accounting representatives of the Manager, the cost of which shall be a Company expense pursuant to Section 5.1.

SECTION 10.4 Taxation

(a) The Sole Member acknowledges that it is intended that the Company be treated as a disregarded entity for U.S. federal income tax purposes and, to the extent allowed, for state and local income tax purposes, and all of the Assets of the Company shall be treated as held directly by the Sole Member.

(b) The taxable year of the Company shall be the same as the Sole Member's taxable year, unless the Manager shall determine otherwise in its sole discretion and in compliance with applicable laws.

(c) All elections by the Company for U.S. federal, state and local income and franchise tax purposes shall be determined by the Manager on a basis consistent with the terms of this Agreement. The Company shall have the Accountants provide assistance in the preparation of any U.S. federal, state and local tax returns required of the Company and shall file the same, or cause the same to be filed, on a timely basis (including extensions) after they have been approved by the Manager.

ARTICLE XI MISCELLANEOUS

SECTION 11.1 Other Agreements Superseded. This Agreement supersedes in its entirety all prior agreements by the Sole Member and/or the Manager pertaining to the subject matter of this Agreement.

SECTION 11.2 Effectiveness. This Agreement shall become effective on the date of execution hereof by the parties hereto.

SECTION 11.3 Integration, Modification and Waiver. This Agreement constitutes the entire agreement with respect to the subject matter hereof, and all understandings and agreements heretofore or simultaneously had by the parties are merged in and are contained in this Agreement. This Agreement may not be waived, changed, modified or discharged orally, but only by an agreement in writing signed by the party against whom any waiver, change, modification or discharge is sought.

SECTION 11.4 Headings. The captions or titles and the table of contents contained in or appended to this Agreement are for convenience of reference only and shall not be deemed a part of the context of this Agreement.

SECTION 11.5 Severability. If any term or provision of this Agreement or the application thereof to any Person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to Persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. If any payments required to be made under this Agreement shall be in excess of the amounts allowed by law, the amounts of such payments shall be reduced to the maximum amounts allowable by law.

SECTION 11.6 Meaning of "hereof", etc. The terms "hereof", "herein", "hereunder" and "hereinafter" and words of similar import, shall be construed to refer to this Agreement as a whole, and not to any particular paragraph or provision, unless expressly so stated.

SECTION 11.7 Meaning of "Person". The word "Person" shall mean any natural person, partnership, corporation, limited liability company and any other form of business or legal entity.

SECTION 11.8 Number and Gender. All words or terms used in this Agreement, regardless of the number or gender in which they are used, shall be deemed to include any other number and any other gender as the context may require.

SECTION 11.9 Amendments, Waivers, etc. No amendment to or other modification of the terms of this Agreement, and no waiver or consent to the departure from such terms, shall be effective unless it shall be in writing and signed by the Manager and the Sole Member.

SECTION 11.10 Agreement Not Assignable. Except to the extent permitted by Article IX, this Agreement and the rights hereunder shall not be assignable or transferable by operation of law or otherwise by any party without the prior written consent of the Manager, which consent may be withheld for any reason or no reason.

SECTION 11.11 No Third Party Beneficiaries. Except as provided for herein, this Agreement is for the sole benefit of the parties hereto, and the Company and nothing herein, express or implied, shall give or be construed to give to any Person, other than the parties hereto, and the Company, any legal or equitable rights hereunder.

SECTION 11.12 Successors and Assigns. This Agreement shall be binding upon and, subject to the restrictions on transfer set forth in Article IX, shall inure to the benefit of the successors and assigns of the Sole Member.

SECTION 11.13 Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Delaware (without regard for conflict of laws principles).

SECTION 11.14 Binding Agreement. Notwithstanding any other provision of this Agreement, the Sole Member agrees that this Agreement constitutes a legal, valid and binding agreement of the Sole Member, and is enforceable against the Sole Member, in accordance with its terms.

(Signatures follow)

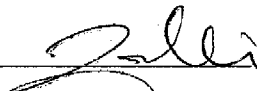
IN WITNESS WHEREOF, the Manager, the Sole Member and the Springing Member have each caused this Agreement to be executed by its respective duly authorized signatory as of the Effective Date.

MANAGER

AG REAL ESTATE MANAGER, INC., a Delaware corporation

By: _____

Name:
Title:


Zain Koita
Vice President

SOLE MEMBER:


AG-SCH 8150 SUNSET BOULEVARD PARENT, L.P., a Delaware limited partnership

By: AGR VIII 8150 Sunset GP, L.L.C., a Delaware limited liability company, its general partner

By: AG Real Estate Manager, Inc., a Delaware corporation, its manager

By: _____

Name:
Title:


Zain Koita
Vice President

(Signatures continue on the following page)

SPRINGING MEMBER:


JENNIFER A. SCHWARTZ, an individual

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C." AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF FORMATION, FILED THE SEVENTEENTH DAY OF NOVEMBER, A.D. 2011, AT 5:37 O'CLOCK P.M.


AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID LIMITED LIABILITY COMPANY, "AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C.".

5067561 8100H

111312102

You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 9240513

DATE: 12-19-11

CERTIFICATE OF FORMATION

OF

AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C.

1. The name of the limited liability company (the "Company") is:

AG-SCH 8150 Sunset Boulevard GP, L.L.C.

2. The address of its registered office in the State of Delaware is: The Corporation Trust Company, 1209 Orange Street, City of Wilmington, County of New Castle, State of Delaware 19801. The name of its registered agent at such address is The Corporation Trust Company.

IN WITNESS WHEREOF, the undersigned, an authorized signatory of the Company, has executed this Certificate of Formation of AG-SCH 8150 Sunset Boulevard GP, L.L.C. this 17th day of November, 2011.



Terri Adler
Authorized Signatory

State of Delaware
Secretary of State
Division of Corporations
Delivered 06:36 PM 11/17/2011
FILED 05:37 PM 11/17/2011
SRV 111209533 - 5067561 FILE

201132710057

LLC-5

Application to Register a Foreign Limited Liability Company (LLC)

To register an LLC from another state or country in California, fill out this form, and submit for filing along with:

- A \$70 filing fee,
- A certificate of good standing from the agency where your LLC was formed originally, and
- A separate, non-refundable \$15 service fee, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the Franchise Tax Board.

LLCs that provide professional services cannot register in California.

FILED In the Office of the Secretary of State of the State of California

NOV 29 2011

This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/be/filing-tips.htm

1 Name to be used for this LLC in California

AG-SCH 8150 Sunset Boulevard GP, L.L.C.

proposed LLC name

The name must end with: "LLC," "L.L.C.," "Limited Liability Company," "Limited Liability Co.," "Ltd. Liability Co.," or "Ltd. Liability Company;" and may not include: "bank," "trust," "trustee," "incorporated," "inc.," "corporation," or "corp.," "insurer," or "insurance company."

2 LLC History

a. If the proposed LLC name you listed above is different than the LLC name you use now (as listed on your certificate of good standing), list the complete LLC name used now:

b. Date your LLC was formed (MM, DD, YYYY): 11, 17, 2011

c. State or country where your LLC was formed: Delaware

d. Your LLC currently has powers and privileges to conduct business in the state or country listed above.

3 Service of Process

List a California resident or a qualified 1505 corporation in California that agrees to be your agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as your agent. Do not list an address if the agent is a 1505 corporation.

a. Agent's name: C T Corporation System

b. Agent's address: CA street address (if agent is not a corporation) city (no abbreviations) state zip

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

4 LLC Address

a. List address for your LLC's headquarters:

Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor New York NY 10167 street address city (no abbreviations) state zip

b. List address for your LLC's main office in California, if any:

CA street address city (no abbreviations) state zip

5 Read and sign below:

I declare that I am the person who signed this form, and that I am authorized to do so under the laws of the state or country where this LLC was formed.

See Attached Signature Page

Sign here

Date

11/21/11

See Attached Signature Page

Print your name here

Your business title

Make check/money order payable to: Secretary of State

We can give you up to 2 free certified copies of your filed form if you submit up to 2 completed copies of this form (with all attachments).

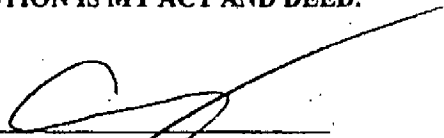
By Mail

Secretary of State Business Entities, P.O. Box 944228 Sacramento, CA 94244-2280

Drop-Off

Secretary of State 1500 11th St., 3rd Floor Sacramento, CA 95814

I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.


Name: Michael Chang
Title: Vice President
Date: 11/21/2011

Of: AG Real Estate Manager, Inc., manager of AGR VIII 8150 Sunset GP, L.L.C., general partner of AG-SCH 8150 Sunset Boulevard Parent, L.P., sole member of AG-SCH 8150 Sunset Boulevard GP, L.L.C.

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C." IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-FIRST DAY OF NOVEMBER, A.D. 2011.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

5067561 8300

111219239

You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 9172730

DATE: 11-21-11

201132710057



I hereby certify that the foregoing
transcript of 5 page(s)
is a full, true and correct copy of the
original record in the custody of the
California Secretary of State's office.

DEC 23 2011

Date: _____ *DKL*

Debra Bowen
DEBRA BOWEN, Secretary of State

**WRITTEN CONSENT
OF THE MANAGER OF
AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C.**

The undersigned, being the manager of AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C., a Delaware limited liability company (the "General Partner"), does hereby consent to the adoption of the Recitals and Consents set forth on Schedule A attached hereto.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent of the Manager of the General Partner as of the ___ day of January, 2012.

MANAGER:

AG REAL ESTATE MANAGER, INC., a
Delaware corporation

By: 

Name: Joseph R. Wekselblatt
Title: Vice President

Schedule A

Recitals and Consents

WHEREAS, pursuant to that certain Limited Liability Company Operating Agreement of the General Partner, dated as of the date hereof, AG-SCH 8150 Sunset Boulevard Parent, L.P., a Delaware limited partnership (the "Parent"), is the sole member of the General Partner and AG Real Estate Manager, Inc., a Delaware corporation ("Manager"), is the manager of the General Partner;

WHEREAS, it is proposed that the Parent, as limited partner, and the General Partner, as general partner, enter into that certain Limited Partnership Agreement of AG-SCH 8150 Sunset Boulevard Owner, L.P., a Delaware limited partnership (the "Property Owner"), dated as of the date hereof (the "Property Owner Agreement") (the foregoing transaction is referred to herein as the "Property Owner Agreement Transaction");

WHEREAS, it is proposed that the General Partner on its own behalf, execute and deliver that certain Written Consent of the General Partner of the Property Owner, in the form attached hereto as Exhibit A (the "Property Owner GP Consent") (unless otherwise defined herein or the context clearly requires otherwise, all capitalized terms used herein shall have the meaning given to them in the Property Owner GP Consent) and otherwise take such actions and execute, deliver and perform such agreements as are necessary or appropriate to evidence the consent of the General Partner, in its capacity as general partner of the Property Owner, to the consummation of the Property Owner Transactions and any other matters contemplated by the Property Owner GP Consent (the foregoing transaction is referred to herein as the "Property Owner GP Consent Transaction"; together with the Property Owner Agreement Transaction, the "Property Owner GP Transactions");

WHEREAS, in the judgment of the Manager, it is in the best interests of General Partner that the Property Owner GP Transactions be consummated;

NOW, THEREFORE, BE IT CONSENTED, that the Property Owner GP Transactions and all related transactions are hereby authorized and approved, and that any and all acts of the Manager and/or the officers of the Manager taken on behalf of the General Partner prior to the date hereof, in furtherance of or in connection with the Property Owner GP Transactions are also hereby approved, ratified and confirmed in each and every respect;

FURTHER CONSENTED, that the Manager is hereby authorized and directed, on behalf of the General Partner, to (i) execute and deliver any and all other documents, instruments and agreements as any officer of the Manager shall deem necessary or appropriate to enable the General Partner to consummate the Property Owner GP Transactions, and (ii) take any action and all further actions as the Manager or any officer thereof may deem necessary or appropriate to cause the General Partner to consummate the Property Owner GP Transactions (the taking of such actions and the execution and delivery of such agreements, documents, instruments and certificates by the Manager or any officer thereof being conclusive evidence of such determination that such actions, execution and deliveries are necessary or appropriate); and

FURTHER CONSENTED, that each officer of the Manager (in its capacity as manager of the General Partner) is hereby authorized and empowered to cause the General Partner to do or cause to be done any and all other acts and/or things and to execute and/or deliver (i) the Property Owner Agreement, (ii) the Property Owner GP Consent, and (iii) any and all such other agreements, documents, instruments and certificates, as may be deemed necessary or appropriate by any officer of the Manager to cause the General Partner to consummate the Property Owner GP Transactions (the taking of such actions and the

negotiation, execution and delivery of such agreements, documents, instruments and certificates by any officer of Manager being conclusive evidence of such officer's determination that such actions, negotiations, execution and deliveries are necessary or appropriate).

**WRITTEN CONSENT OF THE GENERAL PARTNER
OF
AG-SCH 8150 SUNSET BOULEVARD OWNER, L.P.**

The undersigned, being the general partner of AG-SCH 8150 Sunset Boulevard Owner, L.P., a Delaware limited partnership (the "Property Owner"), hereby consents to the adoption of the Recitals and Consents set forth in Schedule 1 attached hereto.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent of the General Partner of the Property Owner as of the ____ day of _____.

General Partner:

AG-SCH 8150 SUNSET BOULEVARD GP, L.L.C., a
Delaware limited liability company

By: AG Real Estate Manager, Inc., a Delaware
corporation, its manager

By: _____
Name:
Title:

Schedule 1
Recitals and Consents

WHEREAS, pursuant to that certain Limited Partnership Agreement of the Property Owner, dated as of the date hereof (the "Partnership Agreement"), AG-SCH 8150 Sunset Boulevard Owner, L.P., a Delaware limited liability company (the "Limited Partner"), is the limited partner of the Property Owner, and AG-SCH 8150 Sunset Boulevard GP, L.L.C., a Delaware limited liability company (the "General Partner"), is the general partner of the Property Owner;

WHEREAS, the Property Owner is party to that certain Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate, dated as of July 18, 2011 (the "Original Purchase Agreement"), by and between Suncrest Associates, Ltd., a California limited partnership, as seller ("Seller"), and the Property Owner (successor in interest to Townscape Sunset LLC, a Delaware limited liability company), as buyer, as amended by that certain First Amendment to Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate, dated as of October 19, 2011 (the "First Amendment"; the Original Purchase Agreement, as amended by the First Amendment, is hereinafter referred to as the "Purchase Agreement"), by and between Seller and the Property Owner, pursuant to which Property Owner has agreed to purchase from Seller, among other things, that certain real property and improvements located at 8150 Sunset Boulevard in Los Angeles, California (the "Property"; the foregoing transaction is referred to as the "Acquisition Transaction");

WHEREAS, in connection with the Acquisition Transaction, it is proposed that the General Partner cause the Property Owner to enter into (i) that certain Management Agreement, between the Property Owner, as owner, and Townscape Management Inc., a California corporation, as asset manager, pursuant to which the asset manager shall, among other things, asset manage the Property (the foregoing transaction is referred to as the "Management Transaction");

WHEREAS, in connection with the Acquisition Transaction, it is proposed that the General Partner cause the Property Owner to enter into that certain Consent and Assumption Agreement with Limited Release, dated as of the date hereof, pursuant to which the Property Owner shall assume certain obligations of Seller, as borrower, under that certain loan (the "Loan") originally made by Citigroup Global Markets Realty Corp., a New York corporation, and currently held by U.S. Bank National Association, as Trustee for the Registered Holders of CD 2007-CD4 Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series CD 2007-CD4, as lender, to Seller, as borrower, in the principal sum of _____, which Loan is secured by, among other things, a first priority deed of trust lien on the Property (the foregoing transaction is referred to herein as the "Loan Assumption Transaction"; the Loan Assumption Transaction together with the Acquisition Transaction and the Management Transaction, the "Property Owner Transactions");

WHEREAS, the General Partner has the right, power and authority pursuant to the Partnership Agreement to approve and authorize the Property Owner Transactions, in each instance without the consent or approval of any other partners of the Property Owner (or if any consent or approval of a partner is required, such consent or approval has been obtained); and

WHEREAS, in the judgment of the General Partner, it is desirable and in the best interest of the Property Owner for the Property Owner Transactions to be consummated.

NOW THEREFORE, BE IT CONSENTED, that the Property Owner Transactions and all related transactions contemplated by the foregoing recitals and any and all of the authorizations and approvals by the General Partner (on its own behalf and/or in its capacity as the general partner of the

Property Owner), necessary or appropriate to consummate the Property Owner Transactions and the foregoing recitals be, and they hereby are, ratified, confirmed, adopted and approved in each and every respect;

FURTHER CONSENTED, that in connection with the foregoing consents, the General Partner is hereby authorized and empowered to negotiate, execute and/or deliver, in the name and on behalf of the Property Owner, any and all agreements, instruments, certificates and other documents that the General Partner determines to be necessary or appropriate to consummate the Property Owner Transactions;

FURTHER CONSENTED, that the General Partner is hereby authorized and empowered, on behalf of the Property Owner, to (i) execute and/or deliver any and all documents, instruments and agreements as the General Partner shall deem necessary or appropriate to consummate the Property Owner Transactions, including, without limitation, the documents listed on Exhibit A attached hereto and made a part hereof (the "Property Owner Transaction Documents"), and (ii) take any action and all further actions as the General Partner may deem necessary or appropriate to cause the Property Owner to consummate the Property Owner Transactions (the taking of such actions and the execution and/or delivery of such agreements, documents, instruments and certificates by the General Partner being conclusive evidence of such determination that such actions, execution and deliveries are necessary or appropriate); and

FURTHER CONSENTED, that any and all acts that may have been previously taken by or on behalf of the General Partner (on its own behalf and/or in its capacity as general partner of the Property Owner) in furtherance of the foregoing consents are hereby ratified, confirmed, adopted and approved in all respects.

EXHIBIT A

Property Owner Transaction Documents

Acquisition Transaction

1. Purchase Agreement;
2. Bill of Sale;
3. Assignment and Assumption of Contracts;
4. Assignment and Assumption of Leases;
5. Grant Deed;
6. Transfer Tax Documents; and
7. Any and all other agreements, documents and instruments that the General Partner deems necessary or appropriate for the Property Owner to execute and deliver in order to consummate the Acquisition Transaction.

Management Transaction

1. Management Agreement; and
2. Any and all other agreements, documents and instruments that the General Partner deems necessary or appropriate for the Property Owner to execute and deliver in order to consummate the Management Transaction.

Loan Assumption Transaction:

1. Consent and Assumption Agreement With Limited Release;
2. Assignment and Subordination of Management Agreement;
3. Guaranty of Recourse Obligations of Borrower;
4. Environmental Indemnity Agreement;
5. Closing Certificate;
6. Capital Improvement Escrow Agreement;
7. Tenant Improvement and Leasing Commission Escrow Agreement; and
8. Any and all other agreements, documents and instruments that the General Partner deems necessary or appropriate for the Property Owner to execute and deliver in order to consummate the Loan Assumption Transaction.

**SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT
ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18**

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. RADIUS MAP REQUIREMENTS. In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):

- Radius Maps for alcohol uses must show land use to a 600-foot radius.
- A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
- A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

2. FINDINGS (on a separate sheet)

a. General Conditional Use

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
- ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
- iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

b. Additional Findings

- i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
- ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
- iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? 333,872
- b. What is the total square footage of the space the establishment will occupy? On-site: four restaurants totaling 22,000 sf; Off-site: 25,000 sf organic grocery store.
- c. What is the total occupancy load of the space as determined by the Fire Department? To be determined.
- d. What is the total number of seats that will be provided indoors? 660 Outdoors? 250
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Yes
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Private property
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? Yes If yes, how much is enclosed? 22,000 Restaurant: 16,569 sf - Level 3 Outdoors? 5,099 sf - Level 16

h. Parking

- i. How many parking spaces are available on the site? 554 for commercial; 295 for residential
- ii. Are they shared or designated for the subject use? Shared with other commercial uses.
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? 787
- iv. Have any arrangements been made to provide parking off-site? No
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

Note: *Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.*

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve. N/A
- 3. Will valet service be available? Yes Will the service be for a charge? Yes
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM
Proposed Hours of Alcohol Sale (Restaurants)	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM
Proposed Hours of Alcohol Sale (Grocery Store)	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: Yes. Low key entertainment (e.g. piano, acoustic guitar, etc.) may be provided in connection with one or more of the restaurants.

Note: *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? The minimum age for purchase and consumption of alcoholic beverages is 21, and each establishment will verify patrons' ages in accordance with their procedures and any prescribed by the State of California Department of Alcoholic Beverage Control.

- d. Will there be any accessory retail uses on the site? Yes What will be sold? The project includes a retail component that will offer a range of retail products; tenants have not yet been selected.

e. Security

- i. How many employees will you have on the site at any given time? To be determined
- ii. Will security guards be provided on-site? Yes
1. If yes, how many and when Security will be provided 24 hours per day, seven days per week. The number of security personnel has yet to be determined.
- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. Alcohol

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Full line
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? Fortified wine products, including sherry, port, and vermouth, will be available.
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. Food

1. Will there be a kitchen on the site? Yes
2. Will alcohol be sold without a food order? Yes
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No
4. Provide a copy of the menu if food is to be served.

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? Yes
- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No. Off-site sales are proposed in connection with the organic grocery store.
- a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Yes

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? Yes. Retailers may sell cups and glasses, however, security personnel will prevent the unauthorized consumption of alcoholic beverages upon the premises (e.g. in parking areas).
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? Yes

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site and off-site.
 - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? Restaurants/organic grocery store.
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience** or **necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*

ATTACHMENT A
PROJECT NARRATIVE – CONDITIONAL USE AND VARIANCE

8150 Sunset Boulevard, Los Angeles

I. PROJECT PROPOSAL

A. Applicant and Property

AG SCH 8150 Sunset Boulevard Owner L.P. (the “**Applicant**”) is the owner of the property located at 8150 Sunset Boulevard, Los Angeles (APN 5554-007-014 and 5554-007-015), which is comprised of one legal lot (the “**Property**”). The approximately 2.56-acre (111,339 square foot) Property is zoned C4-1D and is developed with approximately 80,000 square feet of commercial uses and 222 parking spaces.

B. Project Overview

The Project consists of the development of 249 rental apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the apartments, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces (the “**Project**”).

One of the Project’s primary objectives is to provide a significant number of affordable housing units in a part of the City of Los Angeles (the “**City**”) that lacks quality affordable housing in close proximity to major transportation nodes and major employment centers. In addition, the Project would replace an outdated commercial use with a mixed-use project comprised of residential uses and community serving retail uses that would be consistent with the needs of this area of the City.

C. Request

The Applicant requests the City’s approval of the following in connection with the development of the Project:

1. Pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code (the “**LAMC**”), Conditional Use to permit the on-site sales, dispensing, and consumption of a full line of alcoholic beverages in four establishments, and the off-site sales of a full line of alcoholic beverages in connection with a full-service grocery store;
2. Pursuant to Section 12.27 of the LAMC, Variances for the following:
 - a. To allow outdoor dining above the first floor in the C4 zone, as not otherwise permitted by Sections 12.16-A,2(p) and 12.14-A.1(b)(3) of the LAMC; and

- b. To allow a fitness studio in the C4 zone, as not otherwise permitted by Section 12.16-A,2 of the LAMC.

The Project's primary entitlement request is being submitted in a separate application for the following:

- Site Plan Review for a development that creates 50 or more dwelling units Pursuant to Section 16.05 of the LAMC;
- Parking Option 1 and the following Affordable Housing Incentives, pursuant to Section 12.22-A,25 of the LAMC in consideration of restricting 11 percent of the total number of dwelling units for Very-Low Income Households (28 units):
 - An off menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500-foot distance specified in the on-menu incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii));
 - An off-menu incentive to allow an increase in the number of compact parking spaces that may be provided for retail and residential uses in-lieu of the requirements set forth in LAMC §12.21-A,5(c).
 - An off-menu incentive to permit a 0' to 16' 4" foot south side yard for residential parking above the second above-ground level, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C,2 of the LAMC.

In addition, the Applicant will submit a separate application for Vesting Tentative Tract Map (the "VTTM") No. 72370 to subdivide the Property, pursuant to Section 17.15 of the LAMC.

D. Existing Conditions

The Property is located at 8150 Sunset Boulevard, at the southwest corner of Sunset Boulevard and Crescent Heights Boulevard in the City. The Property is bounded by Havenhurst Drive to the west, Crescent Heights Boulevard to the east, Sunset Boulevard to the north, and multi-family residential dwelling units to the south, which are located in the City of West Hollywood.

The Property's General Plan designation is Neighborhood Office Commercial. The Property is zoned C4-1D. The "D" Limitation restricts the Property's floor area ratio to 1:1. The Property is not subject to a maximum height limit.

The Property is currently developed with an approximately 80,000 square foot retail strip mall, which includes 11,646 square feet of fast food restaurants and a 20,172 square foot bank. The

retail strip mall was built in 1988 and the building housing the bank was built in 1960 and subsequently expanded in 1963 and 1973. In addition, there are currently approximately 222 parking spaces. There is also a billboard located at the Property that until recently was digital.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property.

As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

E. Project Description

The Project proposes to demolish the existing uses and redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces. The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building).

The Property is 111,339 square feet, which is the basis for the Project's floor area ratio ("FAR") calculation. The requested FAR would be 3:1, which is equivalent to 334,017 square feet of floor area. The Project FAR would be 2.99, based upon 333,872 square feet of proposed floor area, and would therefore be within the 3:1 FAR limit.

Table 1, below, provides an overview of the Project's various components.

Table 1: Project Summary

Project Component	Residences	LAMC Floor Area
Residential Units	73 studio units 130 1 BR units 38 2 BR units 8 3 BR units	222,564 SF
Retail Use	N/A	51,308 SF
Restaurant	N/A	22,000 SF
Organic Grocery Store	N/A	25,000 SF
Fitness Studio	N/A	8,000 SF
Walk-in Bank	N/A	5,000 SF
Total	249 units	333,872 SF

1. Residential Component

The Project would include 73 studio units, 130 one-bedroom units, 38 two-bedroom units, and 8 three-bedroom units. 28 units would be set aside for Very Low Income Households. The total residential floor area, including all common areas, would be approximately 222,564 square feet. Table 2, below, provides a breakdown of the residential unit count and square footage.

Table 2: Residential Unit Breakdown¹

	Unit Count	Average SF per Unit	Total SF
Studio Units	73	494 SF	35,257 SF
One Bedroom Units	130	758 SF	98,332 SF
Two Bedroom Units	38	1,168 SF	44,622 SF
Three Bedroom Units	8	1,639 SF	13,113 S F
Total	249	768 SF	191,324 SF

¹ Numbers shown are net rentable square feet only and exclude corridors and common areas; the total "floor area" as defined by the LAMC for the residential component is 222,564 square feet.

The residential portion of the Project would include approximately 6,900 square feet of indoor amenities, which would include an approximately 1,500 square foot lobby, an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness center, approximately 738 square feet of men's and women's changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an outdoor swimming pool, spa and roof deck located at the southeast corner of the Property.

The residential units within the Project feature significant setbacks from all property lines, as follows: Sunset Boulevard – approximately 125 feet to 160 feet; Crescent Heights Boulevard – approximately 31 to 37 feet; Havenhurst Drive – approximately 48 feet; and approximately 60 feet from the south property line. The residential parking garage will observe a setback ranging from zero feet to 16' 4" along the south property line. In addition, the 16-story portion of the Project has been oriented in a north-south direction to maximize views from and towards the Hollywood Hills from other properties.

2. Retail Component

The Project proposes the development of approximately 111,000 square feet of retail and commercial uses, including an approximately 25,000 square foot organic grocery store, approximately 22,000 square feet of restaurant uses, an approximately 8,000 square foot fitness studio, approximately 51,000 square feet of traditional community serving retail uses, and an approximately 5,000 square foot walk-in bank.

The Project's retail component has been designed to enhance the pedestrian experience along Sunset Boulevard by locating vibrant retail uses along Sunset Boulevard, creating large open spaces to encourage pedestrian activity, and engaging pedestrians along Sunset Boulevard by creating transparent retail storefronts and view corridors that connect the Project's open spaces and retail uses to Sunset Boulevard and Crescent Heights. The main retail component consists of a two-story street-level complex facing Sunset Boulevard and Crescent Heights Boulevard and surrounding a large central plaza that would be open to the public. The landscaped plaza would include areas set aside for outdoor dining and other public gathering areas. Roof terraces on the portion of the commercial complex fronting on Sunset Boulevard would also be available for outdoor dining and occasional special events. An approximately 25,000 square foot organic grocery store is proposed to be located on Basement Level 1, below the plaza level (Level 1). Pedestrian access between the parking and commercial uses would be provided by escalators, elevators and stairs. An approximately 6,200 square foot rooftop restaurant and lounge would be located on the Level 16, and would include indoor and outdoor seating areas.

3. **Recreation, Landscaping and Open Space**

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the commercial and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property. An additional approximately 21,700 square feet of open space would be provided on roof terraces, with approximately 16,600 square feet at Level 3 and approximately 5,100 square feet at Level 16. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the Property, providing approximately 9,100 square feet of additional street-level open space that would be functionally integrated with the Project through landscaping, outdoor dining, and other common elements and amenities, although it would remain public property.

The Project would also include approximately 20,200 square feet of private balcony space and terraces and over 18,600 square feet of common space on rooftop areas for use by the Project residents.

The Project would include approximately 6,900 square feet of indoor amenities for the residents, including an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness room, approximately 738 square feet of men's and women's changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an approximately 1,500 square foot lobby. In addition, the Project includes an outdoor swimming pool, spa and roof deck.

Landscaping would be provided along the perimeter of the Property, as well as within the central plaza, rooftop decks and along the various pedestrian walkways integrated throughout the Property.

4. **Parking and Access**

The Project proposes to provide parking within three subterranean and semi-subterranean levels and six levels of above-grade structured parking. The Project would provide 849 parking spaces.

Because the Project involves a Density Bonus, the parking requirements for the residential uses are set forth in LAMC §12.22-A,25(d). Parking requirements for the commercial uses are set forth in LAMC §12.21-A,4.

LAMC §12.22-A,25(d)(1) provides that all residential units in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking, shall be provided with one parking space for one and two bedroom units and two parking spaces for two and three

bedroom units. Based on this requirement, the Project's residential Code parking requirement is 295 parking spaces, as identified in Table 5, below.

Table 5 – Residential Parking

Unit Type	Number of Units	Required Number of Parking Spaces
0 and 1 Bedrooms	203 units	203 parking spaces
2 and 3 Bedrooms	46 units	92 parking spaces
Total Required	249 Units	295 parking spaces
Total Provided		295 parking spaces

The Code parking requirement for the commercial uses is 492 parking spaces, as identified in Table 6, below:

Table 6 – Commercial Parking

Use	Square Footage	Required Parking per LAMC
Restaurant	22,000 square feet	220
Grocery Store	25,000 square feet	100
Retail	51,308 square feet	205
Health Club	8,000 square feet	80
Walk-in Bank	5,000 square feet	10
Bicycle Parking Reduction (LAMC §12.21-A,4)		-123
Total Required	111,308 square feet	492
Total Provided		554

The Project includes a significant number of both short-term and long-term bicycle parking spaces to encourage and facilitate bicycle use by Project employees, visitors and residents, and

thereby reducing the need to use an automobile to travel to and from the Project. Over 900 short-and long-term bicycle parking spaces will be provided within the enclosed parking garage and outside at the plaza level.

Access to the commercial parking levels would be provided by ramps off of both Sunset Boulevard and Crescent Heights Boulevard, while retail valet parking service would be provided via a valet drop-off area off Crescent Heights Boulevard and the primary valet drop-off/pick-up area located on Basement Level 1. Parking would be by valet during peak hours and self-parking, with attendant assistance, during off-peak hours. Resident parking levels would be accessed via a dedicated residential access driveway off of Havenhurst Drive. Residential parking would be provided by valet during all hours from the valet area located on Level 1.

5. **Affordable Housing**

The Applicant is committed to providing on-site affordable housing. Therefore, the Project would provide 11 percent of the total 249 units, or 28 units, as on-site affordable units set aside for Very Low Income Households (the “**Restricted Units**”). The 28 Restricted Units would include 9 studio units, 15 one-bedroom units, and 4 two-bedroom units. The Restricted Units would be comparable to the market rate units, including total square footage, bedroom size, and number of bathrooms. In addition, the Restricted Units would be interspersed among the market-rate units within the Project.

a. **Affordable Housing Incentives**

Pursuant to California Government Code Section 65915(d)(2)(B) and LAMC Section 12.22.A.25(e)(1), a housing development project that qualifies for a density bonus shall be granted two development Incentives for providing at least 10% of the Project’s base density for Very Low Income Households. Additional Affordable Housing Incentives may be granted at the discretion of the City. The proposed Project is providing 11% (28 units) Very Low Income units and is requesting three Incentives, as follows: (1) an off menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii)); (2) an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for [158/146] residential units to be provided as compact spaces instead of one standard parking space for each unit, with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A,5(c) with attendant parking for both commercial and residential parking; and (3) an off-menu Incentive to permit a 0’ to 16’ 4” south side yard for residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C,2 of the LAMC. Floor area ratio and setback requirements are explicitly defined in Government Code Section 65915(o)(1) as development standards that may be waived or modified in connection with a project that qualifies for a density bonus. Further, Government

Code Section 65915(p)(3) specifically provides that parking incentives and concessions may be requested beyond those provided in that section for a project that qualifies for a density bonus.

LAMC §12.22-A,25(f)(4)(ii) provides that an Applicant can request, in lieu of the otherwise applicable floor area ratio, a floor area ratio not to exceed 3:1, provided that the parcel is in a commercial zone in Height District 1 (including 1VL, 1L and 1XL), and fronts on a Major Highway as identified in the City's General Plan, and

- a. the Housing Development Project includes the number of Restricted Affordable Units sufficient to qualify for a 35 percent Density Bonus, and
- b. 50 percent or more of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center.

The Property is zoned C4, which is a commercial zone and is in Height District 1. The Property fronts Sunset Boulevard and Crescent Heights Boulevard, both of which are a Major Highway as identified by the City's General Plan.

Eleven percent of the Housing Development Project would be set aside for Very Low Income Households, which qualifies for a 35 percent Density Bonus.

Fifty percent of the commercially zoned parcel is located within approximately 1,560 feet of a Transit Stop at the intersection of Fairfax Avenue and Sunset Boulevard (Metro Rapid Route 780). This Transit Stop is located approximately 60 feet further than the 1,500 foot requirement for an on-menu Incentive.

However, LAMC §12.22,A-25(g)(3) permits an applicant to request an off-menu Incentive. Therefore, the Applicant is requesting an off-menu Incentive for the City to grant the same Incentive of the 3:1 floor area ratio as the on-menu Incentive identified in §12.22-A,25(f)(4)(ii) of the LAMC because all other requirements are met by the Project and fifty percent of the commercially zoned portion of the Property is located only approximately 60 feet further than the 1,500 foot requirement from the nearest Transit Stop, which satisfies the City's intent to locate affordable housing projects near Transit Stops.

The City's intent of requiring at least fifty percent of the commercially zoned parcel be located within 1,500-feet of a Transit Stop is to ensure that the property is accessible without a passenger vehicle. The Property is located in a portion of the City that is served by a significant amount of public transportation. In addition to the Metro Rapid Line 780 stop, which is located approximately 1,560 feet from the Property line, Metro also operates the following public transportation stops near the Property:

- The Metro Local and Limited Line 2/302 (24-hour service) stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property. Line 2/302, which has an annual ridership of more than 6 million passengers,² also has stops at the intersection of Fairfax Avenue and Sunset Boulevard, providing a convenient transfer point to and from Metro Lines 217 and 780.
- The Metro Local and Limited Line 218 stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property.
- The Metro Local and Limited Line 217 (24-hour service) stop is located at the intersection of Fairfax Avenue and Sunset Boulevard, at the same location as the Metro Rapid Line 780 stop.

Together, these lines had a combined annual ridership of more than 12 million passengers.³ Metro Lines 2/302, 217, and 780 all offer peak hour headways of 15 minutes or less, consistent with the definition of a Major Bus Route in the LAMC and the City's adopted Affordable Housing Incentives Guidelines. The LAMC further provides that areas proximate to Major Bus Routes are appropriate locations for mixed-use developments. The intersection of Sunset Boulevard and Fairfax Avenue serves as a transit node that provides interconnectivity to transit throughout the area and the City.

In addition, the Applicant is requesting approval of an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial and residential uses in-lieu of the requirements set forth in LAMC §12.21-A,5(c), and an off-menu Incentive to permit a 0' to 16' 4" foot south side yard for residential parking above the second above-ground level, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C,2 of the LAMC.

F. Streets and Circulation

Sunset Boulevard adjoining the Property to the north is designated a Major Highway Class II on the City's General Plan.

Crescent Heights Boulevard adjoining the Property to the east is also designated a Major Highway Class II on the City's General Plan.

Havenhurst Drive adjoining the Property to the west is designated a local street on the City's General Plan.

² 2012 annual estimated ridership, <http://isotp.metro.net/MetroRidership/IndexSys.aspx>

³ Ibid.

G. Previous Cases, Affidavits, Permits, Etc.

Previous and relevant zoning-related actions affecting the Property include:

- Ordinance No. 164,714 imposing a “D” Development Limitation on the Property, limiting the total floor area of all buildings on the Property to no more than one times the buildable area of the lot;
- Case No. ZA 2007-3626(CUB) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 2001-5784(CUB)(CU) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 93-0211(ZV) approving a variance to permit the construction, use, and maintenance of a dry cleaning business, as not permitted in the C4 Zone;
- Case No. ZA 92-1141(CUZ)(CCR)(ZV)(PAD) approving: 1) a conditional use permit to allow: a) the continued use and maintenance of a drive-through fast food restaurant; b) the continued use and maintenance of an existing commercial corner development with four restaurants operating between 11 p.m. and 7 a.m.; and 2) a variance to permit 222 parking spaces in lieu of the 376 spaces required by the LAMC;
- Case No. ZA 88-0939(E) approving a conditional use exemption to permit the sale of alcoholic beverages for on-site consumption within a 78-seat restaurant; and
- Case No. ZA 83-398(CUB) approving a conditional use permit authorizing the sale and dispensing of alcoholic beverages for on-site consumption within a proposed 120 seat restaurant.

H. Requested Approvals

1. Conditional Use

The Applicant is requesting approval of a Conditional Use pursuant to LAMC §12.24-W,1 to permit (1) the on-site sales, dispensing, and consumption of a full line of alcoholic beverages in four establishments, and (2) the approval of a Conditional use to permit the off-site sale of a full line of alcoholic beverages in connection with a full-service organic grocery store.

2. Variance

The Applicant is requesting approval of Variances pursuant to LAMC §12.27 to allow (1) outdoor dining above the first floor in the C4 zone, as not otherwise permitted by Sections 12.16-A,2(p) and 12.14-A.1(b)(3) of the LAMC, and (2) a fitness studio in the C4 zone, as not otherwise permitted by Section 12.16-A,2 of the LAMC.

II. DRAFT FINDINGS

A. Conditional Use Permit

Findings to permit (1) the on-site sales, dispensing, and consumption of a full line of alcoholic beverages in four establishments, and (2) the off-site sale of a full line of alcoholic beverages in connection with a full-service organic grocery store:

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;

The 111,339 square foot Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property.

The Property is currently developed with an approximately 80,000 square foot retail strip mall, which includes approximately 11,600 square feet of fast food restaurants and a 20,000 square foot bank. Alcoholic beverages have been available on the Property for approximately the past 30 years, in connection with a number of restaurants located upon the premises. In addition, prior to the current commercial development of the Property, alcoholic beverages were available for decades in connection with the Garden of Allah hotel, restaurant, and bar complex. Presently, there is one restaurant on the Property that offers beer and wine for consumption on the premises.

The Project proposes to demolish the existing obsolete commercial development and redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, approximately 111,000 square feet of community serving commercial uses, and 849 parking spaces. The mixed-use project would include multiple retail uses, upscale restaurants, and an organic grocery store to encourage residents and employees to remain on-site and not travel to other locations for their needs. In addition, since the Project is located in an urban area, nearby residents and employees would be able to also take advantage of the neighborhood services uses, including the grocery store, and avoid driving. The availability of alcoholic beverages in connection with the Project's restaurants and the grocery store is a customary and incidental component of these uses. Patrons expect the ability to order alcoholic beverages within the types of restaurants that are anticipated to be tenants at the Project. In addition, the ability to offer alcoholic beverages to patrons is critical in attracting a top quality dining establishments to the site; the restaurateurs must have the ability to serve alcohol in order for the restaurants to remain viable and competitive. Highly regarded dining establishments would serve as an attraction for

visitors and neighbors in the area, and would reduce the need for local residents to travel to other areas for dining experiences.

Further, customers expect that a full-service grocery store would also offer a full line of alcoholic beverages for purchase and consumption off of the premises. These uses would expand the choices available for residents and employees of, and visitors to, the area.

Therefore, the Project would enhance the built environment in the surrounding neighborhood and would perform a function and provide a service that is beneficial to the community, city, and region, and desirable to the public convenience and necessity.

2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety;

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property. As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

The Project proposes to redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 111,000 square feet of community serving commercial uses, and 849 parking spaces. The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building).

The restaurant areas would occupy only approximately 20% of the total commercial floor area, and would not be disproportionate given the entire area of the project. Similarly, the grocery store would occupy only approximately 23% of the total commercial floor area, however the alcohol sales areas within the store would only be a fraction of the overall area of the store, and therefore much lower than 23 percent of the total commercial floor area. The restaurant areas would be internally oriented or located along the major commercial thoroughfares of Sunset and

Crescent Heights Boulevards and the grocery store would be located within a subterranean level, in order to avoid impacts on the residential uses located in the vicinity.

Alcoholic beverages for consumption on the premises would be dispensed in a carefully controlled environment, and alcohol sales within the grocery store would also be similarly controlled. The sale of alcoholic beverages would be closely monitored and controlled to prevent problems that could be associated with the availability of alcoholic beverages. Restaurant and grocery store personnel would be trained to confirm the ages of patrons ordering alcoholic beverages on the restaurants and purchasing alcoholic beverages for consumption off of the premises. The Project's security personnel along with restaurant and grocery store personnel would also ensure that alcohol is not consumed in unauthorized areas of the Project or within the immediately adjoining areas.

Therefore, the Project's location, size, height, operations and other significant features, as they relate to the sale and consumption of alcohol, would be compatible with and would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan;

The Property is located within the adopted Hollywood Community Plan area and is currently classified within the "Neighborhood Office Commercial" land use designation, corresponding to the C4 zone. The Property is within the C4 zone and is not within a specific plan area. The Property is located at the intersection of two designated Major Highways – Sunset Boulevard and Crescent Heights Boulevard. The proposed restaurants and grocery store are consistent with the General Plan land use designation which is intended to provide for concentrations of commercial uses, including restaurants and grocery stores, within multiple function buildings. Further, the General Plan supports the maintenance of the commercial base of the City and occupancy of commercial properties by viable commercial uses. Consistent with the goals and policies of the General Plan, the project would be located within an established commercial area, encourage pedestrian activities, and enhance the image and function of Hollywood as a first class commercial center.

The Community Plan is silent with regard to alcohol sales. The proposed alcohol sales is in harmony with the goals and intent of the General Plan Elements adopted for this geographical area in that it would allow for the best possible use of this commercial zoned lot without detriment to adjacent or nearby properties. The proposed use would not impair the integrity of the area; the subject property is located in a commercial area which permits the sale of alcoholic beverages with the approval of a Conditional Use Permit. Furthermore, the Hollywood Community Plan encourages the establishment of a variety and mix of uses, including

restaurants, within Hollywood to serve the residents and employees of and visitors to this major commercial area.

Therefore, the Project would be in substantial conformance with the purposes, intent and provisions of the General Plan and the Hollywood Community Plan; there is no specific plan applicable to the Property.

4. That the proposed use will not adversely affect the welfare of the pertinent community;

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property. As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

The proposed sale of alcoholic beverages from the location would not adversely affect the nearby residentially zoned properties in the area of the Project site. The residential uses located closest to the site consist of high-density multiple family housing complexes which are buffered from the subject site by distance and by the Project itself. The restaurants are oriented to the interior of the site or to the major commercial thoroughfares of Sunset and Crescent Heights Boulevards. The Property is not proximate to any church, temple, school, public playgrounds or similar uses.

All parking for the restaurants and grocery store would be provided on-site within the Project's subterranean parking garage. Spillover parking into surrounding residential areas is not anticipated due to the adequacy of on-site parking and the permit parking restrictions applicable to nearby residential streets.

The private revitalization efforts proposed by the Applicant are anticipated to serve as a catalyst for the upgrading and renewal of neighboring uses within the Hollywood community. The success of the Project is likely to stimulate further revitalization of the area. The Project would positively affect the economic welfare of the community by including high-quality restaurant and grocery store uses, which require the sale of alcohol to be viable. It would also positively benefit the City through generation of additional sales tax revenue and business license and other fees, and by providing additional employment opportunities to area residents.

Therefore, the proposed sale of alcohol would not adversely affect the welfare of the pertinent community.

5. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area; and

According to the State of California Department of Alcoholic Beverage Control (the "ABC") licensing Criteria, five on-site licenses and five off-site licenses are allocated to Census Tract No. 1942. There are currently seven on-site licenses and one off-site license in this Census Tract. The Property is within an area of concentrated commercial activity, particularly as it is within a prime regional center. The number of licensed premises may exceed the number of licenses allocated where the census tract is located in a highly urbanized commercial center. Given that Hollywood is a regional and internationally known center and destination, it is not unexpected that the number of existing on-site licenses would exceed the number of licenses allocated. Within 600 feet of the Property, there are 15 on-site licenses and 3 off-site licenses, and within 1,000 feet of the Property, there are 21 on-site licenses and 3 off-site licenses. A majority of these premises are located in Census Tract No. 1898, which generally includes the area on both sides of Sunset Boulevard, extending from Crescent Heights Boulevard east to Sierra Bonita Avenue.

The Property is within a highly developed commercial district that contains a variety of restaurants and other entertainment venues, which have resulted in the existing on-site alcohol licenses to exceed the number allocated. Over-concentration can be undue when the addition of a license would negatively impact a neighborhood. Over-concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. Although the census tract is numerically over-concentrated with respect to on-site licenses, the Project would not adversely affect community welfare because the proposed restaurants and grocery store are desirable uses in an area designated for such.

Statistics from the Los Angeles Police Department reveal that in the subject Crime Reporting District No. 632, which has jurisdiction over the Property, 264 crimes were reported during the latest period, compared to the Citywide average of 235 crimes and a high crime reporting average of 282 crimes for the same period. No revocation proceedings for and alcohol-related use has been initiated within the Property's immediate area.

The crime rate numbers are higher than those rates identified for the Citywide average given that the area is a major activity center that attracts a high numbers of visitors. However, the Project would be conditioned to ensure that the availability of alcohol upon the premises does not result in criminal activity. In addition, the Project would have on-site security and personnel engaged in the sales and service of alcohol that would be properly trained to avoid sales to underage persons or persons who are clearly inebriated.

Therefore, the approval for the sale of alcoholic beverages for on- and off-site consumption would not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages in this area of the City, giving consideration to applicable State laws and to the ABC's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the Property, the crime rate in the area, and whether revocation or nuisance proceedings have been initiated for any use in the area.

6. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The following sensitive uses are located within a 1,000-foot radius of the project site:

- 1401 Crescent Heights Boulevard - Nichiren Soshu Myohoji Temple,
- 1317 Crescent Heights Boulevard - Hollywood Temple Bethel / Neman Hall
- 1343 North Laurel Avenue - Laurel Park
- 1483 North Havenhurst Drive – West Hollywood Patient Educational Center Dispensary

The sale of alcoholic beverages at the proposed restaurants and grocery store would not adversely affect these uses because they would be operating within a commercial shopping center that would be regulated by numerous conditions of approval. None of these uses are within the Property's immediate vicinity.

The nearest residential uses are located to the south and west; however, the subject restaurants would be internally oriented or located along the major commercial thoroughfares of Sunset Boulevard and Crescent Heights Boulevard, and the grocery store would be on a subterranean level, away from these dwellings and buffered from them by the Project's design.

Therefore, the proposed restaurant and grocery store would not detrimentally affect nearby residentially zoned communities, after giving consideration to the distance of the proposed use

from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages.

B. Variance

Findings to permit (1) outdoor dining above the first floor in the C4 zone, as not otherwise permitted by Sections 12.16-A,2(p) and 12.14-A.1(b)(3) of the LAMC, and (2) a fitness studio in the C4 zone, as not otherwise permitted by Section 12.16-A,2 of the LAMC.

Fitness Studio

1. The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

Denial of the request would unfairly impair and prevent the Applicant from enjoying reasonable use of the subject site. The zoning regulations allow certain uses in the various zones in order to provide for buffering distance and compatibility between respective uses. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics which a specific parcel and its intended use may have. In this instance, the Code's desire to achieve compatibility between respective sites and protect neighboring properties and the Applicant's desire to establish a functional business can be accommodated in a manner consistent with the intent and purpose of the zoning regulations.

The Applicant is requesting a variance from Section 12.16-A,2(p) of the Municipal Code to permit the inclusion of an 8,000 square-foot fitness studio incidental to the proposed redevelopment of the Property with a mixed residential/commercial development. The fitness studio may include one or more of the following components: 1) a yoga studio; 2) a spinning/cycling studio; and 3) a general purpose studio for fitness boot camp, martial arts, etc. uses. In addition, the facility would contain a small men's and women's locker room and single or double shower in each locker room.

The Property is zoned C4-1 which does not allow "gymnasiums, health clubs and other similar uses" as a permitted use. The City's policy on permitting or not permitting gymnasiums, health clubs and other similar uses" in the C4 Zone is not clearly articulated. While the C4 Zone permits recreation buildings, clubs, dance studios, steam rooms, massage facilities, "studios"⁴ and other recreational uses as principal permitted uses, it appears that the contemplated fitness studio use is considered to be similar to gymnasium and health club uses, even though such fitness studio activities could also be considered similar to uses conducted within dance or other studios. The current prohibition against health club facilities in the C4 Zone appears to stem from

⁴ "Studio" is not defined in the Zoning Code; the common definition of a "studio" includes "a place for the study of an art (as dancing, singing, or acting)" [<http://www.merriam-webster.com/dictionary/studio>].

the somewhat negative connotations historically associated with gymnasiums and similar facilities. However, facilities offering fitness exercise for cardiovascular, strength and weight training have become increasingly common in densely developed commercial areas. Further, modern fitness uses provide needed fitness facilities to the mainstream population in addition to serving as social gathering points. Today's fitness uses are attractively appointed and present a totally different atmosphere and function from the gymnasium of former days. Fitness uses are compatible with and complementary to the retail, restaurant and other commercial uses in the area.

The area of the proposed fitness studio is an incidental use comprising approximately 2% of the total building area of the mixed-use project. The project site is located at the intersection of Sunset and Crescent Heights Boulevards, the principal commercial thoroughfare in this area, and is within a densely populated and developed commercial center. Parking is provided as required by the Code.

The immediate area is characterized by a variety of high density office, retail and residential uses, with their associated parking. The approval of the variance would allow the convenient location of the proposed use to its future clientele, while contributing to the redevelopment of the property with an upgraded facility, on a par with the evolution of the surrounding area. Health club and similar fitness uses are compatible with and complementary to the retail, restaurant and other commercial uses in the area. The restriction on health clubs and similar fitness uses in the C4 Zone is no longer necessary since the negative impacts formerly associated with such uses not present at fitness facilities such as that contemplated in this case.

In light of the above, the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations

2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

The special circumstances applicable to the Property include the large size of the site as well as shape, location, and surroundings that do not apply generally to other property in the same zone and vicinity. The unique features of the site include its location on the boundary between Los Angeles and West Hollywood. In addition, the site is the only property extending across a full block in the area, in this case, from Havenhurst Drive to Crescent Heights Boulevard. As such, there are special circumstances applicable to the property that do not apply generally to other property in the same zone and vicinity.

3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special

circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

The primary use of the proposed Project is permitted in the C4 Zone. Sunset Boulevard is the major commercial thoroughfare in the area, and no practical purpose would be served by preventing this ancillary use to be established within the Project at the subject location, when a health club could be constructed on any C2 zoned lot located in the vicinity. Moreover, there is an existing Crunch gym in the complex located immediately to the east of the Property at 8000 Sunset Boulevard.

Similar facilities have been established by variance throughout the City in the C4 Zone, including: the Ketchum –Downtown YMCA at 401 S. Hope Street, Aroma Wilshire Center at 3680 Wilshire Boulevard; 24 Hour Fitness at 3699 Wilshire Boulevard; Equinox Fitness Clubs at 444 S. Flower Street and 10960 Wilshire Boulevard; LA Fitness at 10921 Wilshire Boulevard; LA Fitness at 17421 Ventura Boulevard; and the Total Woman Gym & Spa at 19456 Nordhoff Street. In addition, there is a Crunch Gym located immediately to the east at 8000 Sunset Boulevard. That property is in the C2 Zone, which permits health club and fitness uses by right.

Granting the variance results in the subject property being able to be developed in the manner and style of other properties in the same zone and vicinity, therefore assuring the property owner parity in developing their property compared to those in the surrounding area. Accordingly, approval of the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.

4. The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

The property is located in a densely developed urban area on a site adjoining streets classified as Major Highways by the City's General Plan Circulation Element. The site is located in an urban area and would provide health facilities to residents and employees within the area. The immediate area is characterized by multi-story commercial and residential buildings. The proposed fitness studio is an incidental and complementary use that comprises approximately 2% of the overall Project building area. The proposed fitness studio would be entirely contained within the building and the location and hours of operation make this request compatible with the adjacent neighborhood. Under this proposal, the applicant would provide a sufficient number of parking spaces for users of the fitness studio to eliminate any detrimental effects upon neighboring properties.

With the approval of the requested variance, the Applicant would be able to provide its customers with readily available services in conjunction with the operation of the main use of the

property. The proposed fitness studio would serve persons working and residing in the immediate area and would serve the community by providing an opportunity for the attainment and maintenance of health, fitness and well-being without negatively impacting the surrounding area.

As such, the granting of the variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

5. The granting of the variance will not adversely affect any element of the General Plan.

The granting of the variance would not adversely affect any element of the General Plan inasmuch as the commercial use of the Property is consistent with the General Plan and the matter at issue is not dealt with directly in any adopted General Plan element. The property is located in the Hollywood Community Plan area and designated for Neighborhood Commercial land uses. According to the General Plan Framework Element, corresponding zones to areas designated as Neighborhood Districts include the C1, C1.5, C2 and C4 Zones. Since the requested use is permitted in the C2 Zone, it has already been determined to be consistent with the purpose and intent of property designated as Neighborhood Districts by the General Plan, even if the C4 zone does not permit the use.

Outdoor Dining

1. The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

While the LAMC allows restaurants as a permitted use in the C4 Zone, it also limits all activities in connection with such use to be conducted wholly within a completely enclosed building. The general purpose and intent of such a limitation is to prohibit commercial uses from spilling out onto the sidewalk or other adjacent areas and creating incompatibilities with neighboring uses. The LAMC provides for an exception allowing outdoor eating areas for ground floor restaurants; however, the strict application of the provisions of the LAMC would restrict outdoor eating areas for restaurants not located on the ground floor.

Denial of the request for a variance to allow outdoor terraced dining would result in practical difficulties and unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations. The zoning regulations allow certain land uses in the various zones in order to achieve compatibility between respective uses. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics that a specific parcel and its intended use may have. In this instance, the LAMC's intent to regulate noise and other impacts can be accommodated while providing viable and attractive outdoor food and

beverage service areas in a manner consistent with the intent and purpose of the zoning regulations.

The requested variance is to provide for an element that would play a key role in contributing to the overall diversity and balance of activities and uses sought in the proposed mixed use development. The variance to allow for outdoor food and beverage service areas above the ground floor helps the Project cater to a variety of visitor needs by allowing for more flexibility in the range of dining options as these relate to types of cuisine, cost, and type of restaurant. Given the climate in Southern California, the desire to create a pedestrian-oriented area within the Project, and the recent trend to provide for patio dining additions, the request constitutes a major component to a successful project.

The area surrounding the Project is a densely developed regional center that includes significant retail, dining and entertainment uses, which would be enhanced by the Project's unique building plans. The construction and design of the Project, which includes some outdoor terraced locations proposed for food and beverage service, would not be expected to create any additional impacts above and beyond the current allowable uses. A prohibition of such outdoor dining would pose an undue hardship because similar projects of this scale and character include dining patios or street frontage dedicated to outdoor seating, which the subject project also seeks to replicate on-site.

Therefore, the strict application of the provisions of the zoning ordinance to not allow outdoor food and beverage service above the ground floor level would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

The special circumstances applicable to the Property include the large size of the site as well as shape, location, and surroundings that do not apply generally to other property in the same zone and vicinity. The unique features of the site include its location on the boundary between Los Angeles and West Hollywood. In addition, the site is the only property extending across a full block in the area, in this case, from Havenhurst Drive to Crescent Heights Boulevard. The outdoor food and beverage areas on the upper floors would also be unique and innovative design features. An integral part of the Project is the spectacular views and its unique location in Hollywood which can only be benefited fully by patrons if outdoor dining activities are permitted on levels above the ground floor. As such, there are special circumstances applicable to the property that do not apply generally to other property in the same zone and vicinity.

3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in

the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

The LAMC limits all activities in connection with a restaurant use to be conducted wholly within a completely enclosed building, yet it grants an exception for outdoor eating areas associated with ground floor restaurants. The intent of such an exception is to allow for outdoor dining, which is an intrinsically desirable and valuable use of commercial property. The requested variance to permit with outdoor food and beverage service areas located on levels on the roof tops and on levels above the ground floor would not create any spillover onto sidewalks or adjacent areas or other incompatibilities.

Given the zoning regulations, it is very difficult to develop a project of this size within an urbanized area, without the need for any variances from the LAMC. Across the Project Site exists an approximately 25-foot grade difference, and because of this, the ground floor plate is somewhat diminished, creating practical difficulty in locating all outdoor dining areas on the ground floor. The economic viability of the restaurant dining portions of the Project is dependent upon the provision of outdoor dining area above the ground floor. Approval of the variance would permit outdoor dining areas that would be open year round due to Los Angeles' internationally renowned climate, affording desirable views both day and night, a feature which would attract patrons from all over the City and beyond which would benefit not only the Project but the City as a whole.

Similar approvals to have outdoor food and beverage service areas above the ground level have been granted throughout the City, including the W Hollywood hotel and Columbia Square projects in Hollywood; the California Club, the Jonathan Club, the Wilshire Grand development, the Standard Hotel, the Bonaventure Hotel, and Union Bank Plaza, in Downtown Los Angeles; and the Hotel Erwin in Venice; among others.

Granting the requested variance results in the Property being able to be developed in the manner and style of other properties in the same zone and vicinity, therefore assuring the Property owner parity in developing their property compared to those in the surrounding area. Accordingly, approval of the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.

4. The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

Allowing the Project to incorporate a modest amount of outdoor terraced dining would not be materially detrimental to the public welfare, or injurious to the property or improvements in the

same zone or vicinity in which the property is located. The use is completely compatible with the surrounding uses and complements the City's vision of Hollywood as a thriving entertainment district. The Property is located in a commercial corridor on two designated Major Highways. The outdoor food and beverage service areas located upon the upper levels of the Project would cause no greater impacts than any that may result from similar uses located at the ground floor level, which is permitted by right. The proposed outdoor food and beverage service areas would be located on roof tops of the retail component located along Sunset Boulevard and on the 16th floor of the residential building, and would not be directly accessible from a public sidewalk or other rights-of-way. Instead, the outdoor dining areas would only be accessible from within the Project Site. The proposed outdoor food and beverage service areas uses would be fully integrated into the design and architecture of the Project, and would, therefore, be consistent with the general purpose and intent of the LAMC, since they would not be susceptible to spillover activity or incompatibilities with neighboring uses.

5. The granting of the variance will not adversely affect any element of the General Plan.

The granting of this variance would not adversely affect any element of the General Plan inasmuch as the commercial use of the Property is consistent with the General Plan and the matter at issue is not dealt with directly in any adopted General Plan element. The use of outdoor terraces for dining and entertainment is consistent with the Hollywood Community Plan goal to promote the economic vitality and expansion of Hollywood's entertainment and tourism industry. Allowing some outdoor dining above the first floor would not hinder the achievement of community redevelopment goals, nor would it negatively affect the character of development in the immediate neighborhood. Therefore, the granting of the variance would not adversely affect any element of the General Plan.

**BUREAU OF ENGINEERING
PLANNING CASE REFERRAL FORM (BOE-PCRF)
(For Discretionary Projects)**

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Part I. To be Completed By Applicant

DCP Case Number (if available): _____

Applicant/Owner Name/Phone/Email: AG SCH 8150 Sunset Boulevard Owner, LP

Contact Name/Phone/Email: Michael Nytzen/(213) 683-6000/michaelnytzen@paulhastings.com

Project address: 8150 Sunset Boulevard APN: 5554-007-014 & 015

Project description (attach ZIMAS map with highlighted parcel(s)): New 249-unit / 111,308 sf retail mixed-use building (total area 333,872 sf) with 849 parking spaces.

Is there a tract or parcel map being filed in conjunction with this application? Yes No

If yes, Tract Map No: 72370 Parcel Map No: _____

Has the Tract/Parcel report been prepared and submitted to DCP by BOE staff? Yes No

If yes, please refer to the Tract or Parcel map conditions. If not, then proceed.

Is any part of this project on a corner lot? Yes No

Applicant / Representative: _____ Date: _____

Part II. To be Completed By BOE Staff

What is/are the street classification(s) for the adjacent streets (list all)?

Does the project front an intersection of two major or secondary highways? Yes No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See Standard Plan S-470-0.

Apparent width of existing half right of way (street centerline to property line): _____ ft.
Standard dimension for half right of way (from S-470-0), (street centerline to property line): _____ ft.

Apparent width of existing half roadway (street centerline to curb face): _____ ft.
Standard street dimension for half roadway (street centerline to curb face): _____ ft.

Form Prepared By: _____ Date: _____

Part II. (Continued)

Is the lot connected to the sewer? Yes No

Distance from subject lot to nearest main line sewer: _____ ft.

Is the subject lot(s) within the hillside ordinance boundary? Yes No

Preliminary Required Improvements: _____

BOE- PCRFB Recommendation >>> Dedication Required: Yes No
Street Widening Required: Yes No
Other Improvements Required: Yes No

NOTE: The information provided in this form is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what may be required by BOE. If the BOE-PCRFB Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Street Trees: If the BO-PCRFB Recommendation for Street Widening is marked "Yes", street tree removals may be required. All street tree removals must be approved by the Board of Public Works. Applicant shall contact the Urban Forestry Division at (213) 847-3077 before proceeding with the Master Land Use Application.

In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

Applicants with a BOE-PCRFB Recommendation of "Yes" for Dedication or Street Widening are advised to submit the following documents and pay the BOE investigation fee.

- 1) BOE investigation fee.
- 2) Two (2) copies of the planning master land use application.
- 3) Two (2) copies of the project site plan.
- 4) Two (2) copies of the radius map.
- 5) Pictures of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

**BUREAU OF ENGINEERING
PLANNING CASE REFERRAL FORM (BOE-PCRF)
(For Discretionary Projects)**

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

CPC 2013-2551
DCP Case Number (if available) CUB 21-D18-SFR

Part I. To be Completed By Applicant

Applicant/Owner Name/Phone/Email: AG SCH 8150 Sunset Boulevard Owner, LP

Contact Name/Phone/Email: Michael Nytzen/(213) 683-6000/michaelnytzen@paulhastings.com

Project address: 8150 Sunset Boulevard APN: 5554-007-014 & 015

Project description (attach ZIMAS map with highlighted parcel(s)): New 249-unit / 111,308 sf retail mixed-use building (total area 333,872 sf) with 849 parking spaces.

Is there a tract or parcel map being filed in conjunction with this application? Yes No

If yes, Tract Map No: 72370 Parcel Map No: _____

Has the Tract/Parcel report been prepared and submitted to DCP by BOE staff? Yes No

If yes, please refer to the Tract or Parcel map conditions. If not, then proceed.

Is any part of this project on a corner lot? Yes No

Applicant / Representative: _____ Date: _____

Part II. To be Completed By BOE Staff

What is/are the street classification(s) for the adjacent streets (list all)?

Does the project front an intersection of two major or secondary highways? Yes No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See Standard Plan S-470-0.

Apparent width of existing half right of way (street centerline to property line): _____ ft.
Standard dimension for half right of way (from S-470-0), (street centerline to property line): _____ ft.

Apparent width of existing half roadway (street centerline to curb face): _____ ft.
Standard street dimension for half roadway (street centerline to curb face): _____ ft.

Form Prepared By: _____ Date: _____

Part II. (Continued)

Is the lot connected to the sewer? Yes No

Distance from subject lot to nearest main line sewer: _____ ft.

Is the subject lot(s) within the hillside ordinance boundary? Yes No

Preliminary Required Improvements: _____

BOE- PCRFB Recommendation >>> Dedication Required: Yes No
Street Widening Required: Yes No
Other Improvements Required: Yes No

NOTE: The information provided in this form is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what may be required by BOE. If the BOE-PCRFB Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

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In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

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- 5) Pictures of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

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POST

ORDINANCE NO. 164 714

CPC 86-831 GPC
EFF: May 16, 1989

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An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1.

Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

CPC 2013-2551

1 Sec. 2 Pursuant to Section 12.32 K of the Los Angeles Municipal Code, the
2 following limitations are hereby imposed upon the use of that property shown
3 in Section 1 hereof which is subject to the "T" Tentative and "Q" Qualified
4 classifications:

5
6 1. Crescent Heights Tract, Sheet 1, Block C Lots 1-3, 28, 29:
7 comprising property zoned [T][Q]C2-1: The (T) and (Q) conditions
8 described in CPC No. 87-368-ZC and as published in Ordinance
9 No. 163513 are hereby made permanent.

10
11 2. Crescent Heights Tract, Sheet 1, Block B, Lots 1-3 and the
12 southerly 40 feet of Lot 29: comprising property zoned [T][Q]C2-1:
13 The (T) and (Q) conditions described in CPC No. 84-451-ZC and as
14 published in Ordinance No. 163084 are hereby made permanent.

15
16
17 Sec. 3 Pursuant to Section 12.32 L of the Los Angeles Municipal Code, the
18 following limitations are hereby imposed upon the use of that property shown
19 in Section 1 hereof which is subject to the "D" Development limitation:

20
21 1. Crescent Heights Tract, Sheet 1, Block A Lots 1, the southerly 50
22 feet of Lot 2, Lots 28-30; Block B Lot 30 and the northerly 40 feet
23 of Lot 29; Block E Lot 1; Tract No. 31173 Lot 1; Tract No. 1607
24 Lots 7, 8, 16, 25 26, 35, 36, 46-48; Cielo Vista Terrace Tract Lots
25 1, 2, 23-25; Tract No. 4721 Lots 1, 2 and the property extending
26 from the westerly line of Tract No. 4721 Lots 1 and 2 to the easterly
27 line of Tract No. 4067 Lot 28: comprising property zoned C4-1D:
28 The total floor area of all buildings on a lot shall not exceed one (1)
times the buildable area of the lot.

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2. Tract No. 4721 Lot 3, comprising property zoned CR-1D: The total floor area of all buildings on a lot shall not exceed one (1) times the buildable area of the lot.

3. Crescent Heights Tract Sheet 1 Block B Lot 28; Tract No. 4067 Lot 28: comprising property zoned R4-1D: The total floor area of all buildings on a lot shall not exceed one (1) times the buildable area of the lot.

Sec. 4 The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the east entrance to the Hall of Justice in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the said City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 22 1989

ELIAS MARTINEZ, City Clerk,

By Edward W. Cadden,
Deputy.

Approved.....

Tom Bradley
Mayor.

Approved as to Form and Legality

.....
JAMES K. HAHN, City Attorney,

By.....

Pursuant to Sec. 97.6 of the City Charter,
approval of this ordinance recommended
for the City Planning Commission.....

MAR 01 1989.

File No. 86-0695-SV

See attached report
Kenneth C. Stopp
Director of Planning

City Clerk Form 193

MAR 22 1989

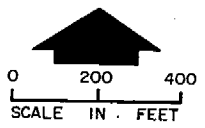
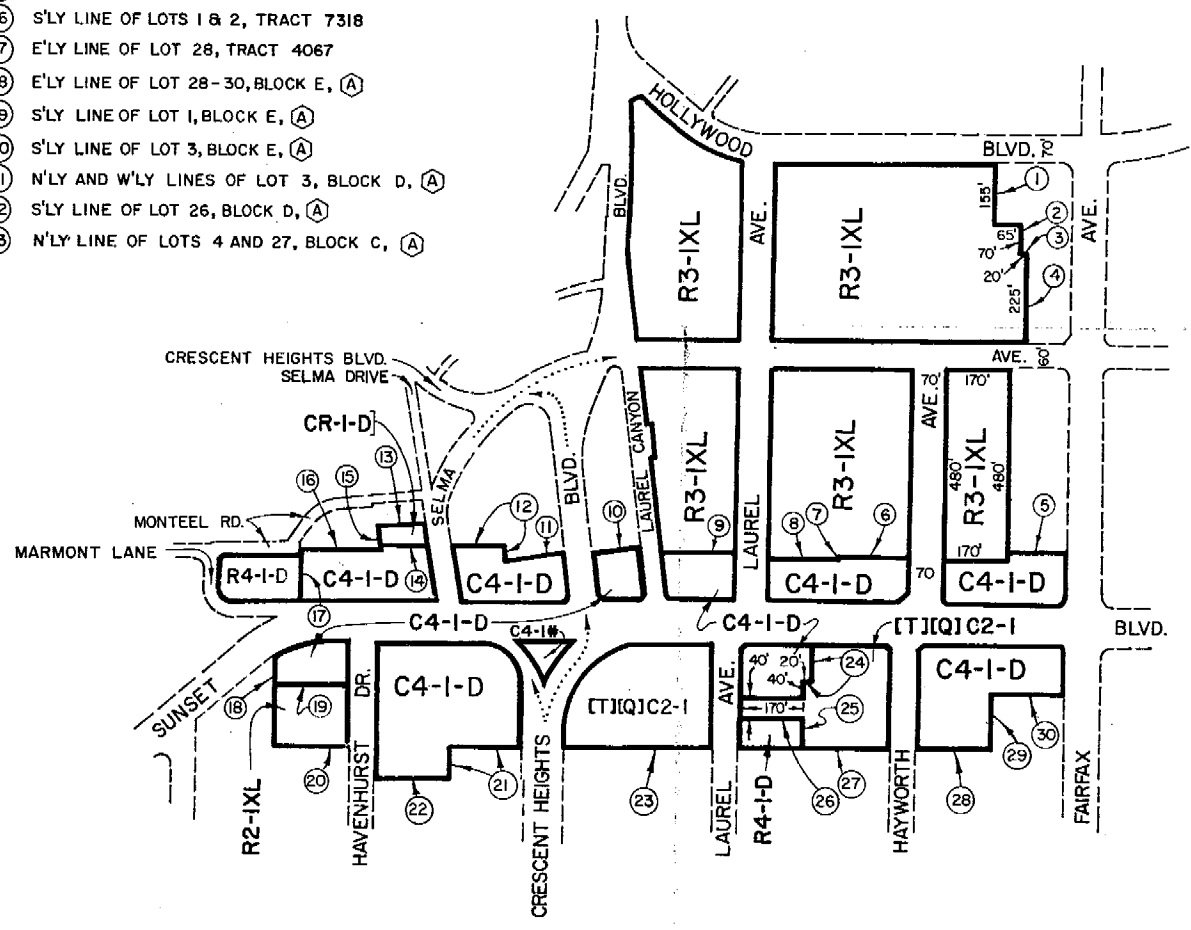
MAR 22 1989

- ① W'LY LINE OF LOT 5, TRACT NO. 5757
- ② E'LY LINE OF LOT 5, TRACT NO. 5757
- ③ S'LY LINE OF LOT 8, TRACT NO. 5757
- ④ LINE PARALLEL WITH AND LYING 106' WEST OF W'LY LINE OF FAIRFAX AVE. 88' WIDE
- ⑤ N'LY LINE OF LOT 46, TRACT NO. 1607
- ⑥ N'LY LINE OF LOT 25, TRACT NO. 1607
- ⑦ W'LY LINE OF LOT 25, TRACT NO. 1607
- ⑧ N'LY LINE OF THE S'LY 35' OF LOT 15, TRACT 1607
- ⑨ S'LY LINE OF THE N'LY 15' OF LOT 7, TRACT 1607
- ⑩ N'LY LINE OF LOT 2, CIELO VISTA TERRACE
- ⑪ N'LY LINE OF LOT 22, CIELO VISTA TERRACE
- ⑫ N'LY AND E'LY LINES OF LOT 25, CIELO VISTA TERRACE
- ⑬ N'LY LINE OF LOT 3, TRACT NO. 4721
- ⑭ S'LY LINE OF LOT 3, TRACT NO. 4721
- ⑮ W'LY LINE OF LOTS 2 AND 3, TRACT NO. 4721
- ⑯ S'LY LINE OF LOTS 1 & 2, TRACT 7318
- ⑰ E'LY LINE OF LOT 28, TRACT 4067
- ⑱ E'LY LINE OF LOT 28-30, BLOCK E, (A)
- ⑲ S'LY LINE OF LOT 1, BLOCK E, (A)
- ⑳ S'LY LINE OF LOT 3, BLOCK E, (A)
- ㉑ N'LY AND W'LY LINES OF LOT 3, BLOCK D, (A)
- ㉒ S'LY LINE OF LOT 26, BLOCK D, (A)
- ㉓ N'LY LINE OF LOTS 4 AND 27, BLOCK C, (A)

- ㉔ E'LY AND S'LY LINES OF LOT 30, BLOCK B, (A)
- ㉕ W'LY LINE OF THE E'LY 20' OF LOT 28, BLOCK B, (A)
- ㉖ N'LY LINE OF LOT 28, BLOCK B, (A)
- ㉗ N'LY LINE OF LOTS 4, 27, BLOCK B, (A)
- ㉘ S'LY LINE OF LOT 28, BLOCK A, (A)
- ㉙ E'LY LINE OF LOTS 28 AND 29, BLOCK A, (A)
- ㉚ N'LY LINE OF THE S'LY 50' OF LOT 2, BLOCK A, (A)

LEGEND

(A) CRESCENT HEIGHTS SHEET 1



SHEET NO. 470	DM	7017	CPC 86-831 GPC
RX / FA		7016	29 of 47
		4966	Ord 164714

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POST

ORDINANCE NO. 164 714

CPC 86-831 GPC
EFF: MAY 16, 1989

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An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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Section 1.

Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

1 Sec. 2 Pursuant to Section 12.32 K of the Los Angeles Municipal Code, the
2 following limitations are hereby imposed upon the use of that property shown
3 in Section 1 hereof which is subject to the "T" Tentative and "Q" Qualified
4 classifications:

- 5
- 6 1. Crescent Heights Tract, Sheet 1, Block C Lots 1-3, 28, 29:
7 comprising property zoned [T][Q]C2-1: The (T) and (Q) conditions
8 described in CPC No. 87-368-ZC and as published in Ordinance
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 - 15

16

17 Sec. 3 Pursuant to Section 12.32 L of the Los Angeles Municipal Code, the
18 following limitations are hereby imposed upon the use of that property shown
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- 21 1. Crescent Heights Tract, Sheet 1, Block A Lots 1, the southerly 50
22 feet of Lot 2, Lots 28-30; Block B Lot 30 and the northerly 40 feet
23 of Lot 29; Block E Lot 1; Tract No. 31173 Lot 1; Tract No. 1607
24 Lots 7, 8, 16, 25 26, 35, 36, 46-48; Cielo Vista Terrace Tract Lots
25 1, 2, 23-25; Tract No. 4721 Lots 1, 2 and the property extending
26 from the westerly line of Tract No. 4721 Lots 1 and 2 to the easterly
27 line of Tract No. 4067 Lot 28: comprising property zoned C4-1D:
28 The total floor area of all buildings on a lot shall not exceed one (1)
times the buildable area of the lot.

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2. Tract No. 4721 Lot 3, comprising property zoned CR-1D: The total floor area of all buildings on a lot shall not exceed one (1) times the buildable area of the lot.

3. Crescent Heights Tract Sheet 1 Block B Lot 28; Tract No. 4067 Lot 28: comprising property zoned R4-1D: The total floor area of all buildings on a lot shall not exceed one (1) times the buildable area of the lot.

Sec. 4 The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the east entrance to the Hall of Justice in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the said City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 22 1989

ELIAS MARTINEZ, City Clerk,

By Edward W. Cadden,
Deputy.

Approved.....

Tom Bradley
Mayor.

Approved as to Form and Legality

.....
JAMES K. HAHN, City Attorney.

By.....

Pursuant to Sec. 97.8 of the City Charter,
approval of this ordinance recommended
for the City Planning Commission.....

MAR 01 1989.

File No. 86-0695-SV

See attached report

Kenneth C. Topping
Director of Planning

City Clerk Form 193

MAR 22 1989

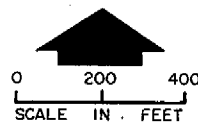
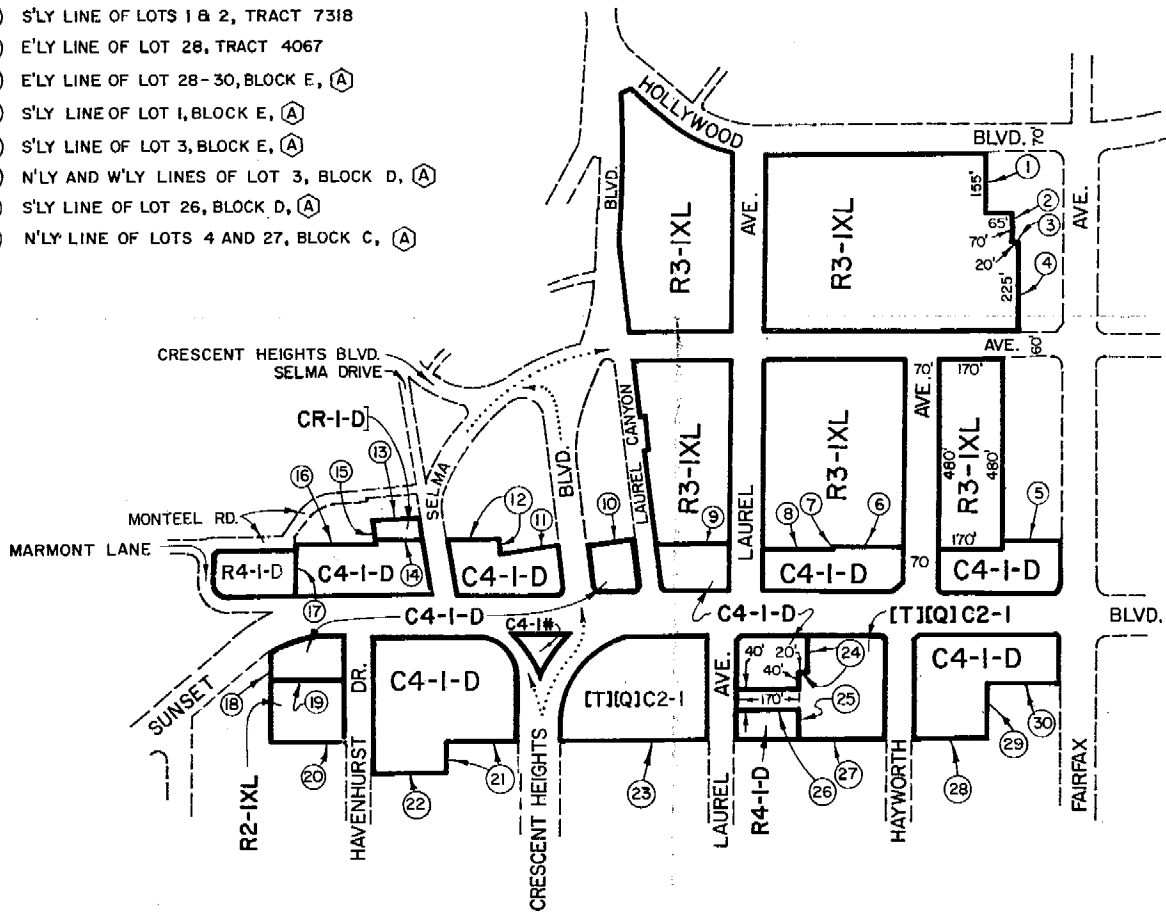
MAR 22 1989

- ① W'LY LINE OF LOT 5, TRACT NO. 5757
- ② E'LY LINE OF LOT 5, TRACT NO. 5757
- ③ S'LY LINE OF LOT 8, TRACT NO. 5757
- ④ LINE PARALLEL WITH AND LYING 106' WEST OF W'LY LINE OF FAIRFAX AVE 88' WIDE
- ⑤ N'LY LINE OF LOT 46, TRACT NO. 1607
- ⑥ N'LY LINE OF LOT 25, TRACT NO. 1607
- ⑦ W'LY LINE OF LOT 25, TRACT NO. 1607
- ⑧ N'LY LINE OF THE S'LY 35' OF LOT 15, TRACT 1607
- ⑨ S'LY LINE OF THE N'LY 15' OF LOT 7, TRACT 1607
- ⑩ N'LY LINE OF LOT 2, CIELO VISTA TERRACE
- ⑪ N'LY LINE OF LOT 22, CIELO VISTA TERRACE
- ⑫ N'LY AND E'LY LINES OF LOT 25, CIELO VISTA TERRACE
- ⑬ N'LY LINE OF LOT 3, TRACT NO. 4721
- ⑭ S'LY LINE OF LOT 3, TRACT NO. 4721
- ⑮ W'LY LINE OF LOTS 2 AND 3, TRACT NO. 4721
- ⑯ S'LY LINE OF LOTS 1 & 2, TRACT 7318
- ⑰ E'LY LINE OF LOT 28, TRACT 4067
- ⑱ E'LY LINE OF LOT 28-30, BLOCK E, (A)
- ⑲ S'LY LINE OF LOT 1, BLOCK E, (A)
- ⑳ S'LY LINE OF LOT 3, BLOCK E, (A)
- ㉑ N'LY AND W'LY LINES OF LOT 3, BLOCK D, (A)
- ㉒ S'LY LINE OF LOT 26, BLOCK D, (A)
- ㉓ N'LY LINE OF LOTS 4 AND 27, BLOCK C, (A)

- ㉔ E'LY AND S'LY LINES OF LOT 30, BLOCK B, (A)
- ㉕ W'LY LINE OF THE E'LY 20' OF LOT 28, BLOCK B, (A)
- ㉖ N'LY LINE OF LOT 28, BLOCK B, (A)
- ㉗ N'LY LINE OF LOTS 4, 27, BLOCK B, (A)
- ㉘ S'LY LINE OF LOT 28, BLOCK A, (A)
- ㉙ E'LY LINE OF LOTS 28 AND 29, BLOCK A, (A)
- ㉚ N'LY LINE OF THE S'LY 50' OF LOT 2, BLOCK A, (A)

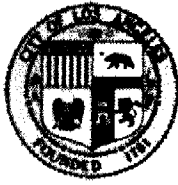
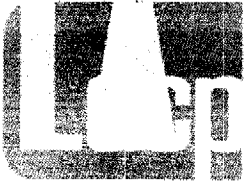
LEGEND

(A) CRESCENT HEIGHTS SHEET 1



SHEET NO. 470	DM	7017	CPC 86-831 GPC
RX / PA		7016	29 of 47
		4966	

Ord 164714



City of Los Angeles Department of City Planning

8/19/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1441 1/2 N CRESCENT HEIGHTS BLVD
 1439 1/2 N CRESCENT HEIGHTS BLVD
 1437 1/2 N CRESCENT HEIGHTS BLVD
 1435 1/2 N CRESCENT HEIGHTS BLVD
 ✓ 8150 W SUNSET BLVD
 8148 W SUNSET BLVD
 8152 W SUNSET BLVD
 1443 N CRESCENT HEIGHTS BLVD
 1441 N CRESCENT HEIGHTS BLVD
 1439 N CRESCENT HEIGHTS BLVD
 1437 N CRESCENT HEIGHTS BLVD
 1435 N CRESCENT HEIGHTS BLVD
 8156 W SUNSET BLVD
 8154 W SUNSET BLVD
 8158 W SUNSET BLVD
 8160 W SUNSET BLVD
 8162 W SUNSET BLVD
 8164 W SUNSET BLVD
 8166 W SUNSET BLVD
 8170 W SUNSET BLVD
 8168 W SUNSET BLVD
 8172 W SUNSET BLVD
 8178 W SUNSET BLVD
 8174 W SUNSET BLVD
 8176 W SUNSET BLVD
 8182 W SUNSET BLVD
 8180 W SUNSET BLVD
 1480 N HAVENHURST DR
 1486 N HAVENHURST DR
 1474 N HAVENHURST DR
 1470 N HAVENHURST DR
 1466 N HAVENHURST DR

ZIP CODES

90046

RECENT ACTIVITY

ENV-2007-3627

CASE NUMBERS

CPC-1986-831-GPC
 CPC-1986-209-PC
 CPC-1984-1-HD
 CPC-10366

Address/Legal Information

PIN Number 147B173 327
 Lot/Parcel Area (Calculated) 96,328.6 (sq ft)
 Thomas Brothers Grid PAGE 593 - GRID A5
 Assessor Parcel No. (APN) 5554007014
 Tract TR 31173
 Map Reference M B 860-26/27
 Block None
 Lot LT 1
 Arb (Lot Cut Reference) None
 Map Sheet 147B173
 147B177

Jurisdictional Information

Community Plan Area Hollywood
 Area Planning Commission Central
 Neighborhood Council Hollywood Hills West
 Council District CD 4 - Tom LaBonge
 Census Tract # 1942.00
 LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
 Zoning C4-1D
 Zoning Information (ZI) ZI-1722
 General Plan Land Use Neighborhood Office Commercial
 General Plan Footnote(s) Yes
 Hillside Area (Zoning Code) No
 Baseline Hillside Ordinance No
 Baseline Mansionization Ordinance No
 Specific Plan Area None
 Special Land Use / Zoning None
 Design Review Board No
 Historic Preservation Review No
 Historic Preservation Overlay Zone None
 Other Historic Designations None
 Other Historic Survey Information None
 Mills Act Contract None
 POD - Pedestrian Oriented Districts None
 CDO - Community Design Overlay None
 NSO - Neighborhood Stabilization Overlay No
 Streetscape No
 Sign District No
 Adaptive Reuse Incentive Area None
 CRA - Community Redevelopment Agency None
 Central City Parking No
 Downtown Parking No
 Building Line None
 500 Ft School Zone No

CPC 2013-2557

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ORD-95452
 ORD-164714
 ORD-161116-SA1
 ORD-129944
 ORD-118364
 ZA-6928
 ZA-2007-3626-CUB
 ZA-2001-5784-CU-CUB
 ZA-1993-211-ZV
 ZA-1992-1141-CUZ-ZV-PAD
 ZA-1988-939-E
 ZA-1983-398-CUB
 YD-7975
 ENV-2007-3627-CE
 ENV-2001-5785-CE
 OB-15548
 AFF-3066
 AFF-2837
 AF-89-146951

500 Ft Park Zone

No

Assessor Information

Assessor Parcel No. (APN)	5554007014
Ownership (Assessor)	
Owner1	AG SCH 8150 SUNSET BOULEVARD OWNER LP C/O C/O TOWNSCAPE MANAGEMENT INC
Address	0 PO BOX 10506 BEVERLY HILLS CA 90213
Ownership (City Clerk)	
Owner	AG SCH 8150 SUNSET BOULEVARD OWNER L P C/O TOWNSCAPE MANAGEMENT INC
Address	PO BOX 10506 BEVERLY HILLS CA 90213
APN Area (Co. Public Works)*	2.218 (ac)
Use Code	1500 - Shopping Center (Neighborhood)
Assessed Land Val.	\$10,404,000
Assessed Improvement Val.	\$2,601,000
Last Owner Change	01/12/12
Last Sale Amount	\$14,000,140
Tax Rate Area	67
Deed Ref No. (City Clerk)	SUBD 990244 56461 529508 340309 2062067-68 1970986-7 1803528,30 1534055-57 1414789 1253487 1135611

Building 1

Year Built	1960
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	28,561.0 (sq ft)

Building 2

Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	24,350.0 (sq ft)

Building 3

Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	10,182.0 (sq ft)

Building 4

Year Built	1988
Building Class	BX

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	
Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,533.0 (sq ft)

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.246692340586188
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	70
Maximum Magnitude	6.4

Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	632

Fire Information

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Division	3
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-1986-209-PC
Required Action(s):	PC-PLAN CONSISTENCY APPEAL
Project Descriptions(s):	PLAN CONSISTENCY DETERMINATION APPEAL
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ZA-2007-3626-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ZA-2001-5784-CU-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) CU-CONDITIONAL USE
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT
Case Number:	ZA-1993-211-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT OF A RETAIL DRY CLEANING BUSINESS IN AN EXISTING SHOPPING CENTER, AS NOT PERMITTED IN THE C4 ZONE.
Case Number:	ZA-1992-1141-CUZ-ZV-PAD
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1988-939-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
Project Descriptions(s):	EXCEPTION FROM CONDITIONAL USE TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN A 75-SEAT RESTAURANT IN THE C2-1 ZONE.
Case Number:	ZA-1983-398-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2007-3627-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ENV-2001-5785-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT

DATA NOT AVAILABLE

CPC-10366
ORD-95452
ORD-164714
ORD-161116-SA1
ORD-129944
ORD-118364
ZA-6928
YD-7975
OB-15548

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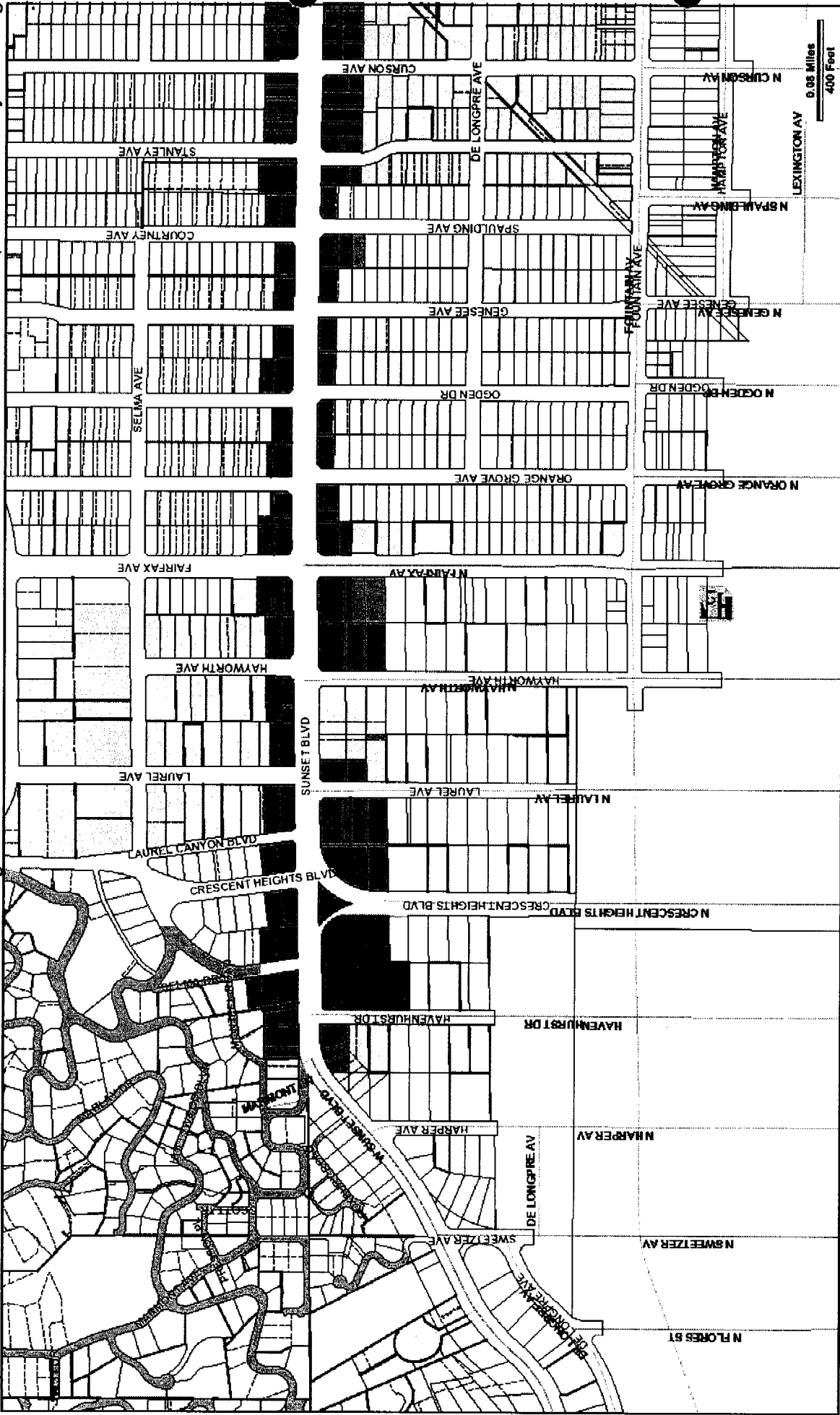
AFF-3066
AFF-2837
AF-89-146951

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08/19/2013

Generalized Zoning

ZIMAS INTRANET



Zoning: C4-1D

Tract: TR 31173

Address: 1441 1/2 N CRESCENT
HEIGHTS BLVD

APN: 5554007014

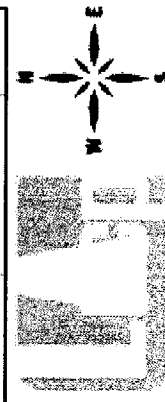
Block: None

PIN #: 147B173 327

Lot: LT 1









Arb: None

General Plan: Neighborhood Office Commercial



LEGEND

GENERALIZED ZONING

-  OS
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
-  CM, MR, WC, CCS, M1, M2, M3, SL
-  P, PB
-  PF
-  HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL





-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing

PARKING

-  Parking Buffer





PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial


CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway



MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST





























-  Alternative Youth Hostel (Proposed)
-  Animal Shelter
-  Area Library
-  Area Library (Proposed)
-  Bridge
-  Campground
-  Campground (Proposed)
-  Cemetery
- HW** Church
-  City Hall
-  Community Center
-  Community Library
-  Community Library (Proposed Expansion)
-  Community Library (Proposed)
-  Community Park
-  Community Park (Proposed Expansion)
-  Community Park (Proposed)
-  Community Transit Center
-  Convalescent Hospital
-  Correctional Facility
-  Cultural / Historic Site (Proposed)
-  Cultural / Historical Site
-  Cultural Arts Center
- DMV** DMV Office
- DWP** DWP
-  DWP Pumping Station
-  Equestrian Center
-  Fire Department Headquarters
-  Fire Station
-  Fire Station (Proposed Expansion)
-  Fire Station (Proposed)
-  Fire Supply & Maintenance
-  Fire Training Site
-  Fireboat Station
-  Health Center / Medical Facility
-  Helistop
-  Historic Monument
-  Historical / Cultural Monument
-  Horsekeeping Area
-  Horsekeeping Area (Proposed)
-  Horticultural Center
-  Hospital
-  Hospital (Proposed)
- HW** House of Worship
-  Important Ecological Area
-  Important Ecological Area (Proposed)
-  Interpretive Center (Proposed)
-  Junior College
-  MTA / Metrolink Station
-  MTA Station
-  MTA Stop
- MWD** MWD Headquarters
-  Maintenance Yard
-  Municipal Office Building
-  Municipal Parking lot
-  Neighborhood Park
-  Neighborhood Park (Proposed Expansion)
-  Neighborhood Park (Proposed)
-  Oil Collection Center
-  Parking Enforcement
-  Police Headquarters
-  Police Station
-  Police Station (Proposed Expansion)
-  Police Station (Proposed)
-  Police Training site
- PO** Post Office
-  Power Distribution Station
-  Power Distribution Station (Proposed)
-  Power Receiving Station
-  Power Receiving Station (Proposed)
- C** Private College
- E** Private Elementary School
-  Private Golf Course
-  Private Golf Course (Proposed)
- JH** Private Junior High School
- PS** Private Pre-School
-  Private Recreation & Cultural Facility
- SH** Private Senior High School
- SF** Private Special School
-  Public Elementary (Proposed Expansion)
-  Public Elementary School
-  Public Elementary School (Proposed)
-  Public Golf Course
-  Public Golf Course (Proposed)
-  Public Housing
-  Public Housing (Proposed Expansion)
-  Public Junior High School
-  Public Junior High School (Proposed)
-  Public Middle School
-  Public Senior High School
-  Public Senior High School (Proposed)
-  Pumping Station
-  Pumping Station (Proposed)
-  Refuse Collection Center
-  Regional Library
-  Regional Library (Proposed Expansion)
-  Regional Library (Proposed)
-  Regional Park
-  Regional Park (Proposed)
- RPD** Residential Plan Development
-  Scenic View Site
-  Scenic View Site (Proposed)
-  School District Headquarters
-  School Unspecified Loc/Type (Proposed)
-  Skill Center
-  Social Services
-  Special Feature
-  Special Recreation (a)
-  Special School Facility
-  Special School Facility (Proposed)
-  Steam Plant
-  Surface Mining
-  Trail & Assembly Area
-  Trail & Assembly Area (Proposed)
- UTL** Utility Yard
-  Water Tank Reservoir
-  Wildlife Migration Corridor
-  Wildlife Preserve Gate

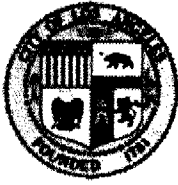
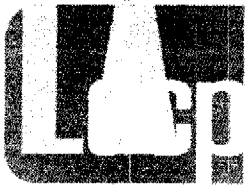
SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
- Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

OTHER SYMBOLS

- | | | |
|--|---|--|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |



City of Los Angeles Department of City Planning

8/19/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1441 1/2 N CRESCENT HEIGHTS BLVD
 1439 1/2 N CRESCENT HEIGHTS BLVD
 1437 1/2 N CRESCENT HEIGHTS BLVD
 1435 1/2 N CRESCENT HEIGHTS BLVD
 ✓ 8150 W SUNSET BLVD
 8148 W SUNSET BLVD
 8152 W SUNSET BLVD
 1443 N CRESCENT HEIGHTS BLVD
 1441 N CRESCENT HEIGHTS BLVD
 1439 N CRESCENT HEIGHTS BLVD
 1437 N CRESCENT HEIGHTS BLVD
 1435 N CRESCENT HEIGHTS BLVD
 8156 W SUNSET BLVD
 8154 W SUNSET BLVD
 8158 W SUNSET BLVD
 8160 W SUNSET BLVD
 8162 W SUNSET BLVD
 8164 W SUNSET BLVD
 8166 W SUNSET BLVD
 8170 W SUNSET BLVD
 8168 W SUNSET BLVD
 8172 W SUNSET BLVD
 8178 W SUNSET BLVD
 8174 W SUNSET BLVD
 8176 W SUNSET BLVD
 8182 W SUNSET BLVD
 8180 W SUNSET BLVD
 1480 N HAVENHURST DR
 1486 N HAVENHURST DR
 1474 N HAVENHURST DR
 1470 N HAVENHURST DR
 1466 N HAVENHURST DR

ZIP CODES

90046

RECENT ACTIVITY

ENV-2007-3627

CASE NUMBERS

CPC-1986-831-GPC
 CPC-1986-209-PC
 CPC-1984-1-HD
 CPC-10366

Address/Legal Information

PIN Number 147B173 327
 Lot/Parcel Area (Calculated) 96,328.6 (sq ft)
 Thomas Brothers Grid PAGE 593 - GRID A5
 Assessor Parcel No. (APN) 5554007014
 Tract TR 31173
 Map Reference M B 860-26/27
 Block None
 Lot LT 1
 Arb (Lot Cut Reference) None
 Map Sheet 147B173
 147B177

Jurisdictional Information

Community Plan Area Hollywood
 Area Planning Commission Central
 Neighborhood Council Hollywood Hills West
 Council District CD 4 - Tom LaBonge
 Census Tract # 1942.00
 LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
 Zoning C4-1D
 Zoning Information (ZI) ZI-1722
 General Plan Land Use Neighborhood Office Commercial
 General Plan Footnote(s) Yes
 Hillside Area (Zoning Code) No
 Baseline Hillside Ordinance No
 Baseline Mansionization Ordinance No
 Specific Plan Area None
 Special Land Use / Zoning None
 Design Review Board No
 Historic Preservation Review No
 Historic Preservation Overlay Zone None
 Other Historic Designations None
 Other Historic Survey Information None
 Mills Act Contract None
 POD - Pedestrian Oriented Districts None
 CDO - Community Design Overlay None
 NSO - Neighborhood Stabilization Overlay No
 Streetscape No
 Sign District No
 Adaptive Reuse Incentive Area None
 CRA - Community Redevelopment Agency None
 Central City Parking No
 Downtown Parking No
 Building Line None
 500 Ft School Zone No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CPC 2013-2551-CUB-
 2U-DB-SPP

ORD-95452
 ORD-164714
 ORD-161116-SA1
 ORD-129944
 ORD-118364
 ZA-6928
 ZA-2007-3626-CUB
 ZA-2001-5784-CU-CUB
 ZA-1993-211-ZV
 ZA-1992-1141-CUZ-ZV-PAD
 ZA-1988-939-E
 ZA-1983-398-CUB
 YD-7975
 ENV-2007-3627-CE
 ENV-2001-5785-CE
 OB-15548
 AFF-3066
 AFF-2837
 AF-89-146951

500 Ft Park Zone

No

Assessor Information

Assessor Parcel No. (APN)	5554007014
Ownership (Assessor)	
Owner1	AG SCH 8150 SUNSET BOULEVARD OWNER LP C/O C/O TOWNSCAPE MANAGEMENT INC
Address	0 PO BOX 10506 BEVERLY HILLS CA 90213
Ownership (City Clerk)	
Owner	AG SCH 8150 SUNSET BOULEVARD OWNER L P C/O TOWNSCAPE MANAGEMENT INC
Address	PO BOX 10506 BEVERLY HILLS CA 90213
APN Area (Co. Public Works)*	2.218 (ac)
Use Code	1500 - Shopping Center (Neighborhood)
Assessed Land Val.	\$10,404,000
Assessed Improvement Val.	\$2,601,000
Last Owner Change	01/12/12
Last Sale Amount	\$14,000,140
Tax Rate Area	67
Deed Ref No. (City Clerk)	SUBD
	990244
	56461
	529508
	340309
	2062067-68
	1970986-7
	1803528,30
	1534055-57
	1414789
	1253487
	1135611
Building 1	
Year Built	1960
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	28,561.0 (sq ft)
Building 2	
Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	24,350.0 (sq ft)
Building 3	
Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	10,182.0 (sq ft)
Building 4	
Year Built	1988
Building Class	BX

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	
Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,533.0 (sq ft)

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.246692340586188
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	70
Maximum Magnitude	6.4

Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	632

Fire Information

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Division	3
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-1986-209-PC
Required Action(s):	PC-PLAN CONSISTENCY APPEAL
Project Descriptions(s):	PLAN CONSISTENCY DETERMINATION APPEAL
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ZA-2007-3626-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ZA-2001-5784-CU-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) CU-CONDITIONAL USE
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT
Case Number:	ZA-1993-211-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT OF A RETAIL DRY CLEANING BUSINESS IN AN EXISTING SHOPPING CENTER, AS NOT PERMITTED IN THE C4 ZONE.
Case Number:	ZA-1992-1141-CUZ-ZV-PAD
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1988-939-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
Project Descriptions(s):	EXCEPTION FROM CONDITIONAL USE TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN A 75-SEAT RESTAURANT IN THE C2-1 ZONE.
Case Number:	ZA-1983-398-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2007-3627-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ENV-2001-5785-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT

DATA NOT AVAILABLE

CPC-10366
ORD-95452
ORD-164714
ORD-161116-SA1
ORD-129944
ORD-118364
ZA-6928
YD-7975
OB-15548

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AFF-3066

AFF-2837

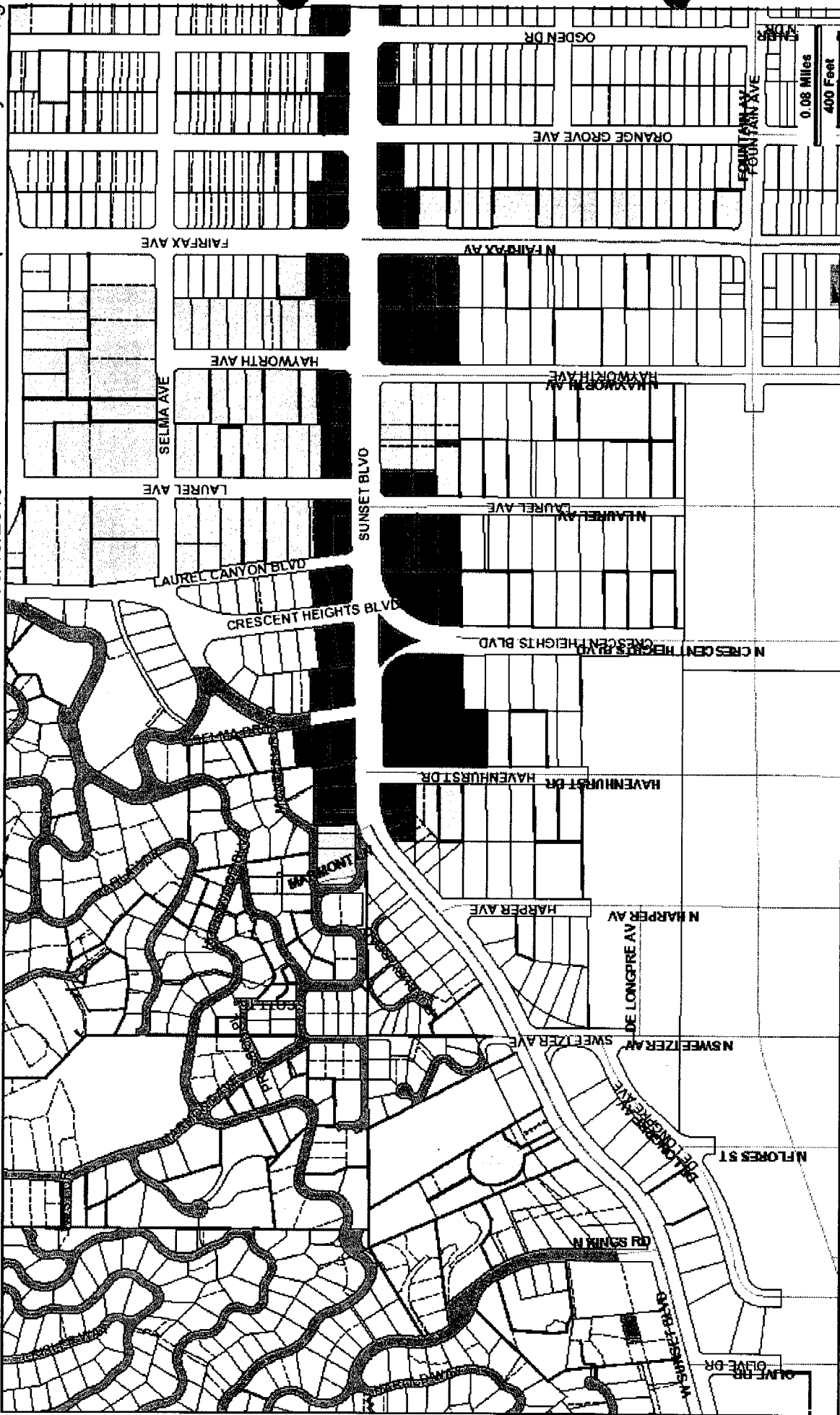
AF-89-146951

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08/19/2013

Generalized Zoning

ZIMAS INTRANET



Zoning: C4-1D

Tract: TR 31173

Address: 1441 1/2 N CRESCENT
HEIGHTS BLVD

APN: 5554007014

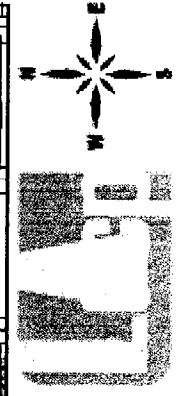
Block: None

PIN #: 147B173 327

Lot: LT 1










Arb: None

General Plan: Neighborhood Office Commercial



LEGEND

GENERALIZED ZONING

-  OS
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
-  CM, MR, WC, CCS, M1, M2, M3, SL
-  P, PB
-  PF
-  HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL





-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing

PARKING

-  Parking Buffer






PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities














INDUSTRIAL

-  Limited Industrial
-  Light Industrial






CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway



MISC. LINES















-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST





























-  Alternative Youth Hostel (Proposed)
-  Animal Shelter
-  Area Library
-  Area Library (Proposed)
-  Bridge
-  Campground
-  Campground (Proposed)
-  Cemetery
- HW** Church
-  City Hall
-  Community Center
- ML** Community Library
-  Community Library (Proposed Expansion)
-  Community Library (Proposed)
-  Community Park
-  Community Park (Proposed Expansion)
-  Community Park (Proposed)
-  Community Transit Center
-  Convalescent Hospital
-  Correctional Facility
-  Cultural / Historic Site (Proposed)
-  Cultural / Historical Site
-  Cultural Arts Center
- DMV** DMV Office
- DWP** DWP
-  DWP Pumping Station
-  Equestrian Center
-  Fire Department Headquarters
-  Fire Station
-  Fire Station (Proposed Expansion)
-  Fire Station (Proposed)
-  Fire Supply & Maintenance
-  Fire Training Site
-  Fireboat Station
-  Health Center / Medical Facility
-  Helistop
-  Historic Monument
-  Historical / Cultural Monument
-  Horsekeeping Area
-  Horsekeeping Area (Proposed)
-  Horticultural Center
-  Hospital
-  Hospital (Proposed)
- HW** House of Worship
- e** Important Ecological Area
-  Important Ecological Area (Proposed)
-  Interpretive Center (Proposed)
-  Junior College
-  MTA / Metrolink Station
-  MTA Station
-  MTA Stop
- MWD** MWD Headquarters
-  Maintenance Yard
-  Municipal Office Building
-  Municipal Parking lot
-  Neighborhood Park
-  Neighborhood Park (Proposed Expansion)
-  Neighborhood Park (Proposed)
-  Oil Collection Center
-  Parking Enforcement
-  Police Headquarters
-  Police Station
-  Police Station (Proposed Expansion)
-  Police Station (Proposed)
-  Police Training site
- PO** Post Office
-  Power Distribution Station
-  Power Distribution Station (Proposed)
-  Power Receiving Station
-  Power Receiving Station (Proposed)
- C** Private College
- E** Private Elementary School
-  Private Golf Course
-  Private Golf Course (Proposed)
- JH** Private Junior High School
- PS** Private Pre-School
-  Private Recreation & Cultural Facility
- SH** Private Senior High School
- SF** Private Special School
-  Public Elementary (Proposed Expansion)
-  Public Elementary School
-  Public Elementary School (Proposed)
-  Public Golf Course
-  Public Golf Course (Proposed)
-  Public Housing
-  Public Housing (Proposed Expansion)
-  Public Junior High School
-  Public Junior High School (Proposed)
-  Public Middle School
-  Public Senior High School
-  Public Senior High School (Proposed)
-  Pumping Station
-  Pumping Station (Proposed)
-  Refuse Collection Center
-  Regional Library
-  Regional Library (Proposed Expansion)
-  Regional Library (Proposed)
-  Regional Park
-  Regional Park (Proposed)
- RPD** Residential Plan Development
-  Scenic View Site
-  Scenic View Site (Proposed)
-  School District Headquarters
-  School Unspecified Loc/Type (Proposed)
-  Skill Center
- SS** Social Services
-  Special Feature
-  Special Recreation (a)
-  Special School Facility
-  Special School Facility (Proposed)
-  Steam Plant
-  Surface Mining
-  Trail & Assembly Area
-  Trail & Assembly Area (Proposed)
- UY** Utility Yard
-  Water Tank Reservoir
-  Wildlife Migration Corridor
-  Wildlife Preserve Gate

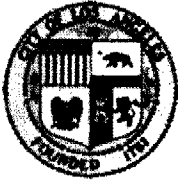
SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
- Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

OTHER SYMBOLS

- | | | |
|--|---|--|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |



City of Los Angeles Department of City Planning

8/19/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1441 1/2 N CRESCENT HEIGHTS BLVD
 1439 1/2 N CRESCENT HEIGHTS BLVD
 1437 1/2 N CRESCENT HEIGHTS BLVD
 1435 1/2 N CRESCENT HEIGHTS BLVD
 8150 W SUNSET BLVD
 8148 W SUNSET BLVD
 8152 W SUNSET BLVD
 1443 N CRESCENT HEIGHTS BLVD
 1441 N CRESCENT HEIGHTS BLVD
 1439 N CRESCENT HEIGHTS BLVD
 1437 N CRESCENT HEIGHTS BLVD
 1435 N CRESCENT HEIGHTS BLVD
 8156 W SUNSET BLVD
 8154 W SUNSET BLVD
 8158 W SUNSET BLVD
 8160 W SUNSET BLVD
 8162 W SUNSET BLVD
 8164 W SUNSET BLVD
 8166 W SUNSET BLVD
 8170 W SUNSET BLVD
 8168 W SUNSET BLVD
 8172 W SUNSET BLVD
 8178 W SUNSET BLVD
 8174 W SUNSET BLVD
 8176 W SUNSET BLVD
 8182 W SUNSET BLVD
 8180 W SUNSET BLVD
 1480 N HAVENHURST DR
 1486 N HAVENHURST DR
 1474 N HAVENHURST DR
 1470 N HAVENHURST DR
 1466 N HAVENHURST DR

ZIP CODES

90046

RECENT ACTIVITY

ENV-2007-3627

CASE NUMBERS

CPC-1986-831-GPC
 CPC-1986-209-PC
 CPC-1984-1-HD
 CPC-10366

Address/Legal Information

PIN Number 147B173 327
 Lot/Parcel Area (Calculated) 96,328.6 (sq ft)
 Thomas Brothers Grid PAGE 593 - GRID A5
 Assessor Parcel No. (APN) 5554007014
 Tract TR 31173
 Map Reference M B 860-26/27
 Block None
 Lot LT 1
 Arb (Lot Cut Reference) None
 Map Sheet 147B173
 147B177

Jurisdictional Information

Community Plan Area Hollywood
 Area Planning Commission Central
 Neighborhood Council Hollywood Hills West
 Council District CD 4 - Tom LaBonge
 Census Tract # 1942.00
 LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
 Zoning C4-1D
 Zoning Information (ZI) ZI-1722
 General Plan Land Use Neighborhood Office Commercial
 General Plan Footnote(s) Yes
 Hillside Area (Zoning Code) No
 Baseline Hillside Ordinance No
 Baseline Mansionization Ordinance No
 Specific Plan Area None
 Special Land Use / Zoning None
 Design Review Board No
 Historic Preservation Review No
 Historic Preservation Overlay Zone None
 Other Historic Designations None
 Other Historic Survey Information None
 Mills Act Contract None
 POD - Pedestrian Oriented Districts None
 CDO - Community Design Overlay None
 NSO - Neighborhood Stabilization Overlay No
 Streetscape No
 Sign District No
 Adaptive Reuse Incentive Area None
 CRA - Community Redevelopment Agency None
 Central City Parking No
 Downtown Parking No
 Building Line None
 500 Ft School Zone No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CPC 2013-2551-
 CWB-21-DB-SPR

ORD-95452
 ORD-164714
 ORD-161116-SA1
 ORD-129944
 ORD-118364
 ZA-6928
 ZA-2007-3626-CUB
 ZA-2001-5784-CU-CUB
 ZA-1993-211-ZV
 ZA-1992-1141-CUZ-ZV-PAD
 ZA-1988-939-E
 ZA-1983-398-CUB
 YD-7975
 ENV-2007-3627-CE
 ENV-2001-5785-CE
 OB-15548
 AFF-3066
 AFF-2837
 AF-89-146951

500 Ft Park Zone

No

Assessor Information

Assessor Parcel No. (APN)	5554007014
Ownership (Assessor)	
Owner1	AG SCH 8150 SUNSET BOULEVARD OWNER LP C/O C/O TOWNSCAPE MANAGEMENT INC
Address	0 PO BOX 10506 BEVERLY HILLS CA 90213
Ownership (City Clerk)	
Owner	AG SCH 8150 SUNSET BOULEVARD OWNER L P C/O TOWNSCAPE MANAGEMENT INC
Address	PO BOX 10506 BEVERLY HILLS CA 90213
APN Area (Co. Public Works)*	2.218 (ac)
Use Code	1500 - Shopping Center (Neighborhood)
Assessed Land Val.	\$10,404,000
Assessed Improvement Val.	\$2,601,000
Last Owner Change	01/12/12
Last Sale Amount	\$14,000,140
Tax Rate Area	67
Deed Ref No. (City Clerk)	SUBD
	990244
	56461
	529508
	340309
	2062067-68
	1970986-7
	1803528,30
	1534055-57
	1414789
	1253487
	1135611
Building 1	
Year Built	1960
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	28,561.0 (sq ft)
Building 2	
Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	24,350.0 (sq ft)
Building 3	
Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	10,182.0 (sq ft)
Building 4	
Year Built	1988
Building Class	BX

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	
Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,533.0 (sq ft)

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.246692340586188
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	70
Maximum Magnitude	6.4
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	632
Fire Information	

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Division	3
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-1986-209-PC
Required Action(s):	PC-PLAN CONSISTENCY APPEAL
Project Descriptions(s):	PLAN CONSISTENCY DETERMINATION APPEAL
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ZA-2007-3626-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ZA-2001-5784-CU-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) CU-CONDITIONAL USE
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT
Case Number:	ZA-1993-211-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT OF A RETAIL DRY CLEANING BUSINESS IN AN EXISTING SHOPPING CENTER, AS NOT PERMITTED IN THE C4 ZONE.
Case Number:	ZA-1992-1141-CUZ-ZV-PAD
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1988-939-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
Project Descriptions(s):	EXCEPTION FROM CONDITIONAL USE TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN A 75-SEAT RESTAURANT IN THE C2-1 ZONE.
Case Number:	ZA-1983-398-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2007-3627-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ENV-2001-5785-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT

DATA NOT AVAILABLE

CPC-10366
ORD-95452
ORD-164714
ORD-161116-SA1
ORD-129944
ORD-118364
ZA-6928
YD-7975
OB-15548

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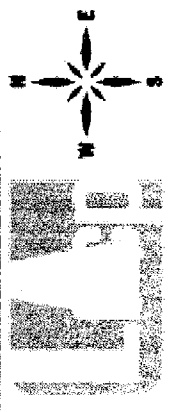
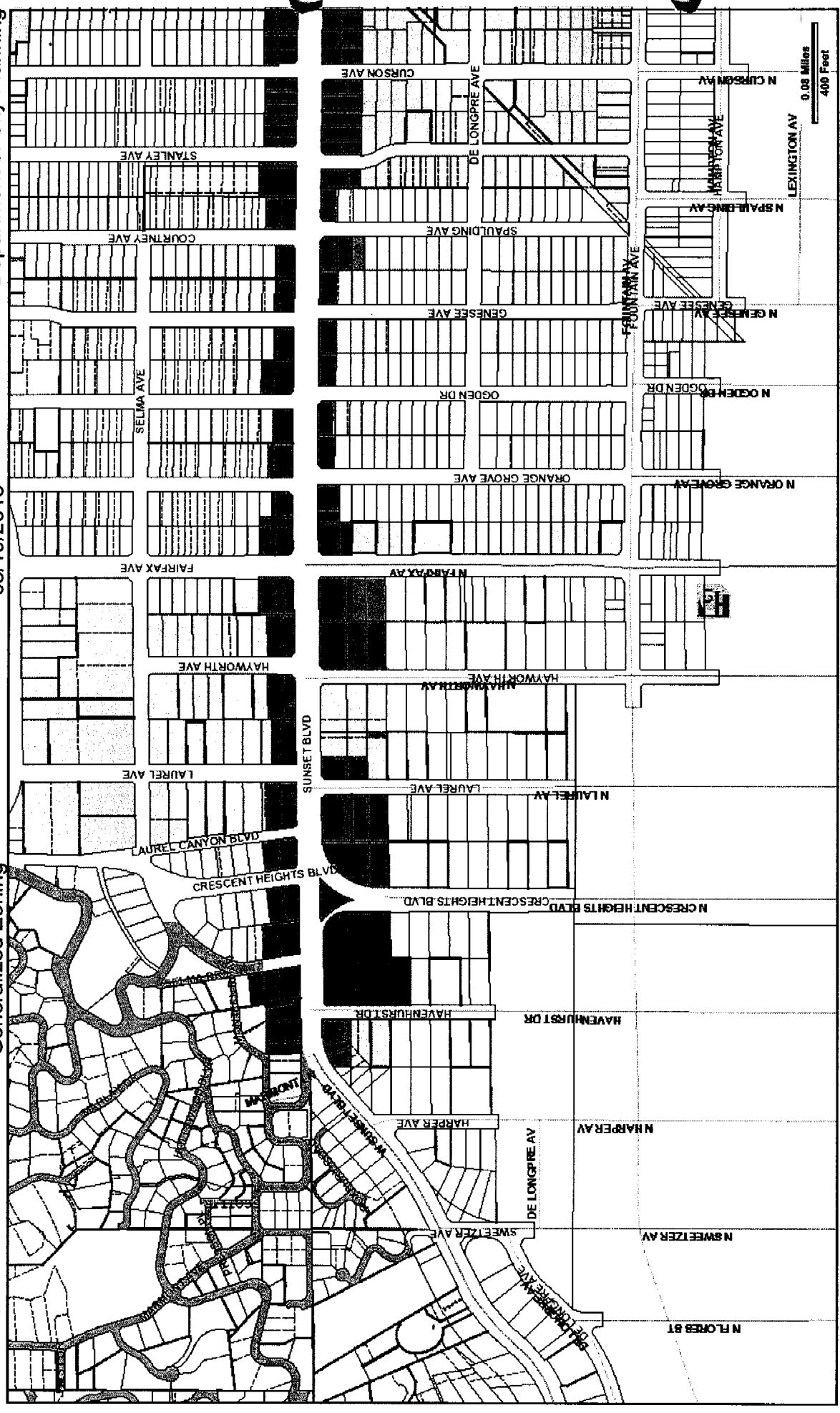
AFF-3066
AFF-2837
AF-89-146951

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08/19/2013

Generalized Zoning

ZIMAS INTRANET












Address: 1441 1/2 N CRESCENT HEIGHTS BLVD
 APN: 5554007014
 PIN #: 147B173 327

Tract: TR 31173
 Block: None
 Lot: LT 1
 Arb: None

Zoning: C4-1D
 General Plan: Neighborhood Office Commercial

LEGEND




GENERALIZED ZONING

-  OS
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
-  CM, MR, WC, CCS, M1, M2, M3, SL
-  P, PB
-  PF
-  HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL





-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing

PARKING

-  Parking Buffer





PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities





INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway



MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST





























- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW** Church
- City Hall
- Community Center
- M** Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV** DMV Office
- DWP** DWP
- DWP Pumping Station
- Equestrian Center
- Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW** House of Worship
- e** Important Ecological Area
- Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- JC** Junior College
- MTA / Metrolink Station
- MTA Station
- MTA Stop
- MWD** MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P** Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- Parking Enforcement
- Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO** Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C** Private College
- E** Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH** Private Junior High School
- PS** Private Pre-School
- Private Recreation & Cultural Facility
- SH** Private Senior High School
- SF** Private Special School
- Public Elementary (Proposed Expansion)
- Public Elementary School
- Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- JH** Public Junior High School
- Public Junior High School (Proposed)
- MS** Public Middle School
- SH** Public Senior High School
- Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD** Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- School District Headquarters
- School Unspecified Loc/Type (Proposed)
- Skill Center
- Social Services
- Special Feature
- Special Recreation (a)
- Special School Facility
- Special School Facility (Proposed)
- Steam Plant
- Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL** Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

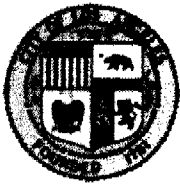
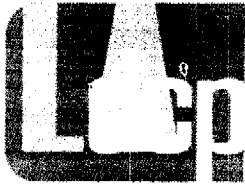
SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
- Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

OTHER SYMBOLS

- | | | |
|--|---|---|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |



City of Los Angeles Department of City Planning

8/19/2013 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1441 1/2 N CRESCENT HEIGHTS BLVD
 1439 1/2 N CRESCENT HEIGHTS BLVD
 1437 1/2 N CRESCENT HEIGHTS BLVD
 1435 1/2 N CRESCENT HEIGHTS BLVD
 ✓ 8150 W SUNSET BLVD
 8148 W SUNSET BLVD
 8152 W SUNSET BLVD
 1443 N CRESCENT HEIGHTS BLVD
 1441 N CRESCENT HEIGHTS BLVD
 1439 N CRESCENT HEIGHTS BLVD
 1437 N CRESCENT HEIGHTS BLVD
 1435 N CRESCENT HEIGHTS BLVD
 8156 W SUNSET BLVD
 8154 W SUNSET BLVD
 8158 W SUNSET BLVD
 8160 W SUNSET BLVD
 8162 W SUNSET BLVD
 8164 W SUNSET BLVD
 8166 W SUNSET BLVD
 8170 W SUNSET BLVD
 8168 W SUNSET BLVD
 8172 W SUNSET BLVD
 8178 W SUNSET BLVD
 8174 W SUNSET BLVD
 8176 W SUNSET BLVD
 8182 W SUNSET BLVD
 8180 W SUNSET BLVD
 1480 N HAVENHURST DR
 1486 N HAVENHURST DR
 1474 N HAVENHURST DR
 1470 N HAVENHURST DR
 1466 N HAVENHURST DR

ZIP CODES

90046

RECENT ACTIVITY

ENV-2007-3627

CASE NUMBERS

CPC-1986-831-GPC
 CPC-1986-209-PC
 CPC-1984-1-HD
 CPC-10366

Address/Legal Information

PIN Number 147B173 327
 Lot/Parcel Area (Calculated) 96,328.6 (sq ft)
 Thomas Brothers Grid PAGE 593 - GRID A5
 Assessor Parcel No. (APN) 5554007014
 Tract TR 31173
 Map Reference M B 860-26/27
 Block None
 Lot LT 1
 Arb (Lot Cut Reference) None
 Map Sheet 147B173
 147B177

Jurisdictional Information

Community Plan Area Hollywood
 Area Planning Commission Central
 Neighborhood Council Hollywood Hills West
 Council District CD 4 - Tom LaBonge
 Census Tract # 1942.00
 LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
 Zoning C4-1D
 Zoning Information (ZI) ZI-1722
 General Plan Land Use Neighborhood Office Commercial
 General Plan Footnote(s) Yes
 Hillside Area (Zoning Code) No
 Baseline Hillside Ordinance No
 Baseline Mansionization Ordinance No
 Specific Plan Area None
 Special Land Use / Zoning None
 Design Review Board No
 Historic Preservation Review No
 Historic Preservation Overlay Zone None
 Other Historic Designations None
 Other Historic Survey Information None
 Mills Act Contract None
 POD - Pedestrian Oriented Districts None
 CDO - Community Design Overlay None
 NSO - Neighborhood Stabilization Overlay No
 Streetscape No
 Sign District No
 Adaptive Reuse Incentive Area None
 CRA - Community Redevelopment Agency None
 Central City Parking No
 Downtown Parking No
 Building Line None
 500 Ft School Zone No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ORD-95452

500 Ft Park Zone

No

ORD-164714

Assessor Information

ORD-161116-SA1

Assessor Parcel No. (APN)

5554007014

ORD-129944

Ownership (Assessor)

ORD-118364

Owner1

AG SCH 8150 SUNSET BOULEVARD OWNER LP C/O C/O
TOWNSCAPE MANAGEMENT INC

ZA-6928

Address

0 PO BOX 10506
BEVERLY HILLS CA 90213

ZA-2007-3626-CUB

Ownership (City Clerk)

ZA-2001-5784-CU-CUB

Owner

AG SCH 8150 SUNSET BOULEVARD OWNER L P C/O TOWNSCAPE
MANAGEMENT INC

ZA-1993-211-ZV

Address

PO BOX 10506
BEVERLY HILLS CA 90213

ZA-1992-1141-CUZ-ZV-PAD

ZA-1988-939-E

ZA-1983-398-CUB

YD-7975

APN Area (Co. Public Works)*

2.218 (ac)

ENV-2007-3627-CE

Use Code

1500 - Shopping Center (Neighborhood)

ENV-2001-5785-CE

Assessed Land Val.

\$10,404,000

OB-15548

Assessed Improvement Val.

\$2,601,000

AFF-3066

Last Owner Change

01/12/12

AFF-2837

Last Sale Amount

\$14,000,140

AF-89-146951

Tax Rate Area

67

Deed Ref No. (City Clerk)

SUBD

990244

56461

529508

340309

2062067-68

1970986-7

1803528,30

1534055-57

1414789

1253487

1135611

Building 1

Year Built

1960

Building Class

CX

Number of Units

0

Number of Bedrooms

0

Number of Bathrooms

0

Building Square Footage

28,561.0 (sq ft)

Building 2

Year Built

1988

Building Class

BX

Number of Units

0

Number of Bedrooms

0

Number of Bathrooms

0

Building Square Footage

24,350.0 (sq ft)

Building 3

Year Built

1988

Building Class

BX

Number of Units

0

Number of Bedrooms

0

Number of Bathrooms

0

Building Square Footage

10,182.0 (sq ft)

Building 4

Year Built

1988

Building Class

BX

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	
Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,533.0 (sq ft)

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.246692340586188
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	70
Maximum Magnitude	6.4
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	632

Fire Information

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Division	3
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-1986-209-PC
Required Action(s):	PC-PLAN CONSISTENCY APPEAL
Project Descriptions(s):	PLAN CONSISTENCY DETERMINATION APPEAL
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ZA-2007-3626-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ZA-2001-5784-CU-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) CU-CONDITIONAL USE
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT
Case Number:	ZA-1993-211-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT OF A RETAIL DRY CLEANING BUSINESS IN AN EXISTING SHOPPING CENTER, AS NOT PERMITTED IN THE C4 ZONE.
Case Number:	ZA-1992-1141-CUZ-ZV-PAD
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1988-939-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
Project Descriptions(s):	EXCEPTION FROM CONDITIONAL USE TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN A 75-SEAT RESTAURANT IN THE C2-1 ZONE.
Case Number:	ZA-1983-398-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2007-3627-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ENV-2001-5785-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT

DATA NOT AVAILABLE

CPC-10366
ORD-95452
ORD-164714
ORD-161116-SA1
ORD-129944
ORD-118364
ZA-6928
YD-7975
OB-15548

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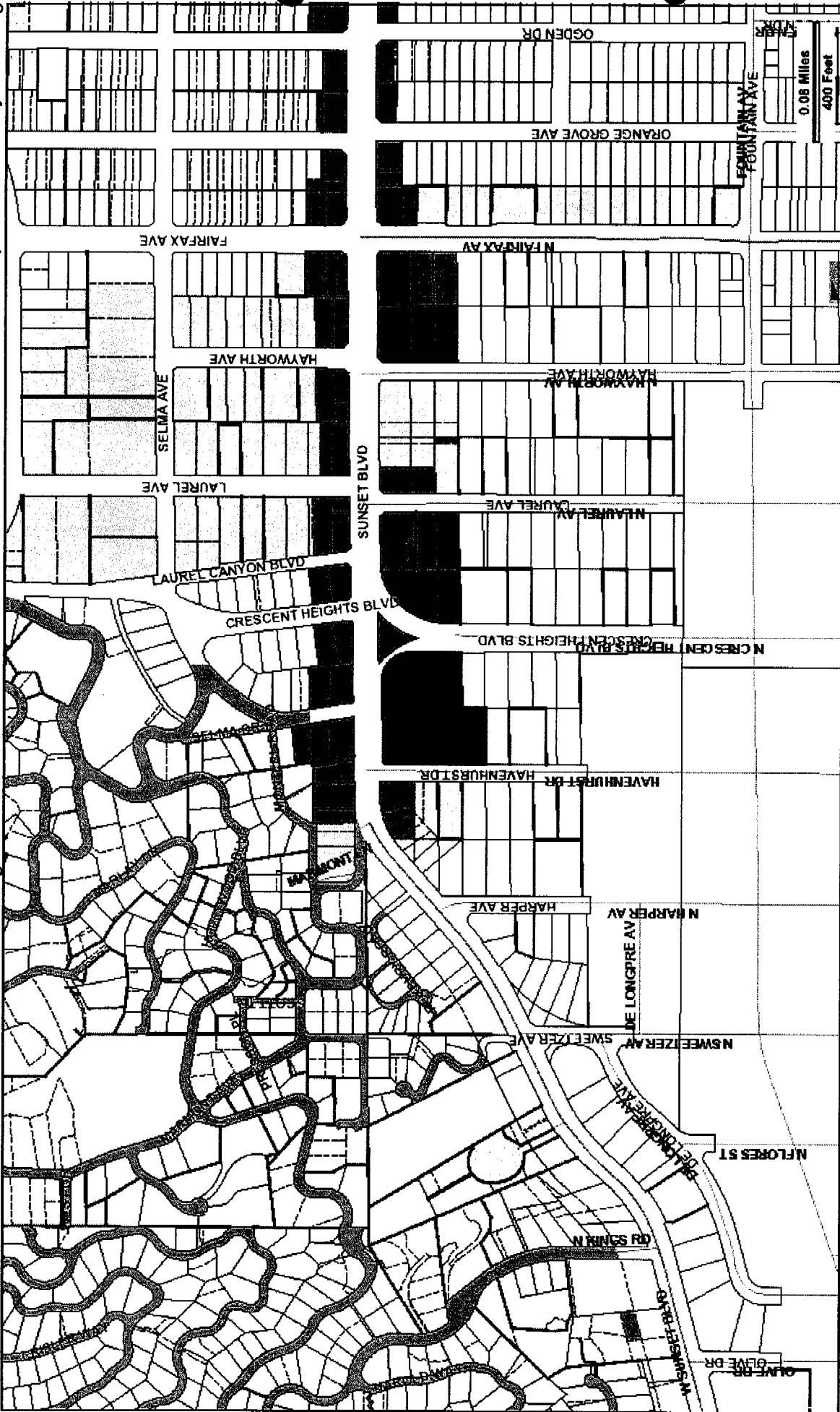
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AFF-2837
AF-89-146951

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08/19/2013

Generalized Zoning

ZIMAS INTRANET



Zoning: C4-1D

Tract: TR 31173

Address: 1441 1/2 N CRESCENT
HEIGHTS BLVD

Block: None

General Plan: Neighborhood Office Commercial

Lot: LT 1

APN: 5554007014










Arb: None

PIN #: 147B173 327



LEGEND


GENERALIZED ZONING

-  OS
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
-  CM, MR, WC, CCS, M1, M2, M3, SL
-  P, PB
-  PF
-  HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL


-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL





-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing


PARKING

-  Parking Buffer






PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial



CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway



MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST





























-  Alternative Youth Hostel (Proposed)
-  Animal Shelter
-  Area Library
-  Area Library (Proposed)
-  Bridge
-  Campground
-  Campground (Proposed)
-  Cemetery
- HW** Church
-  City Hall
-  Community Center
-  Community Library
-  Community Library (Proposed Expansion)
-  Community Library (Proposed)
-  Community Park
-  Community Park (Proposed Expansion)
-  Community Park (Proposed)
-  Community Transit Center
-  Convalescent Hospital
-  Correctional Facility
-  Cultural / Historic Site (Proposed)
-  Cultural / Historical Site
-  Cultural Arts Center
- DMV** DMV Office
- DWP** DWP
-  DWP Pumping Station
-  Equestrian Center
-  Fire Department Headquarters
-  Fire Station
-  Fire Station (Proposed Expansion)
-  Fire Station (Proposed)
-  Fire Supply & Maintenance
-  Fire Training Site
-  Fireboat Station
-  Health Center / Medical Facility
-  Helistop
-  Historic Monument
-  Historical / Cultural Monument
-  Horsekeeping Area
-  Horsekeeping Area (Proposed)
-  Horticultural Center
-  Hospital
-  Hospital (Proposed)
- HW** House of Worship
-  Important Ecological Area
-  Important Ecological Area (Proposed)
-  Interpretive Center (Proposed)
-  Junior College
-  MTA / Metrolink Station
-  MTA Station
-  MTA Stop
- MWD** MWD Headquarters
-  Maintenance Yard
-  Municipal Office Building
-  Municipal Parking lot
-  Neighborhood Park
-  Neighborhood Park (Proposed Expansion)
-  Neighborhood Park (Proposed)
-  Oil Collection Center
-  Parking Enforcement
-  Police Headquarters
-  Police Station
-  Police Station (Proposed Expansion)
-  Police Station (Proposed)
-  Police Training site
- PO** Post Office
-  Power Distribution Station
-  Power Distribution Station (Proposed)
-  Power Receiving Station
-  Power Receiving Station (Proposed)
- C** Private College
- E** Private Elementary School
-  Private Golf Course
-  Private Golf Course (Proposed)
- JH** Private Junior High School
- PS** Private Pre-School
-  Private Recreation & Cultural Facility
- SH** Private Senior High School
- SF** Private Special School
-  Public Elementary (Proposed Expansion)
-  Public Elementary School
-  Public Elementary School (Proposed)
-  Public Golf Course
-  Public Golf Course (Proposed)
-  Public Housing
-  Public Housing (Proposed Expansion)
-  Public Junior High School
-  Public Junior High School (Proposed)
-  Public Middle School
-  Public Senior High School
-  Public Senior High School (Proposed)
-  Pumping Station
-  Pumping Station (Proposed)
-  Refuse Collection Center
-  Regional Library
-  Regional Library (Proposed Expansion)
-  Regional Library (Proposed)
-  Regional Park
-  Regional Park (Proposed)
- RPD** Residential Plan Development
-  Scenic View Site
-  Scenic View Site (Proposed)
-  School District Headquarters
-  School Unspecified Loc/Type (Proposed)
-  Skill Center
-  Social Services
-  Special Feature
-  Special Recreation (a)
-  Special School Facility
-  Special School Facility (Proposed)
-  Steam Plant
-  Surface Mining
-  Trail & Assembly Area
-  Trail & Assembly Area (Proposed)
- UTL** Utility Yard
-  Water Tank Reservoir
-  Wildlife Migration Corridor
-  Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

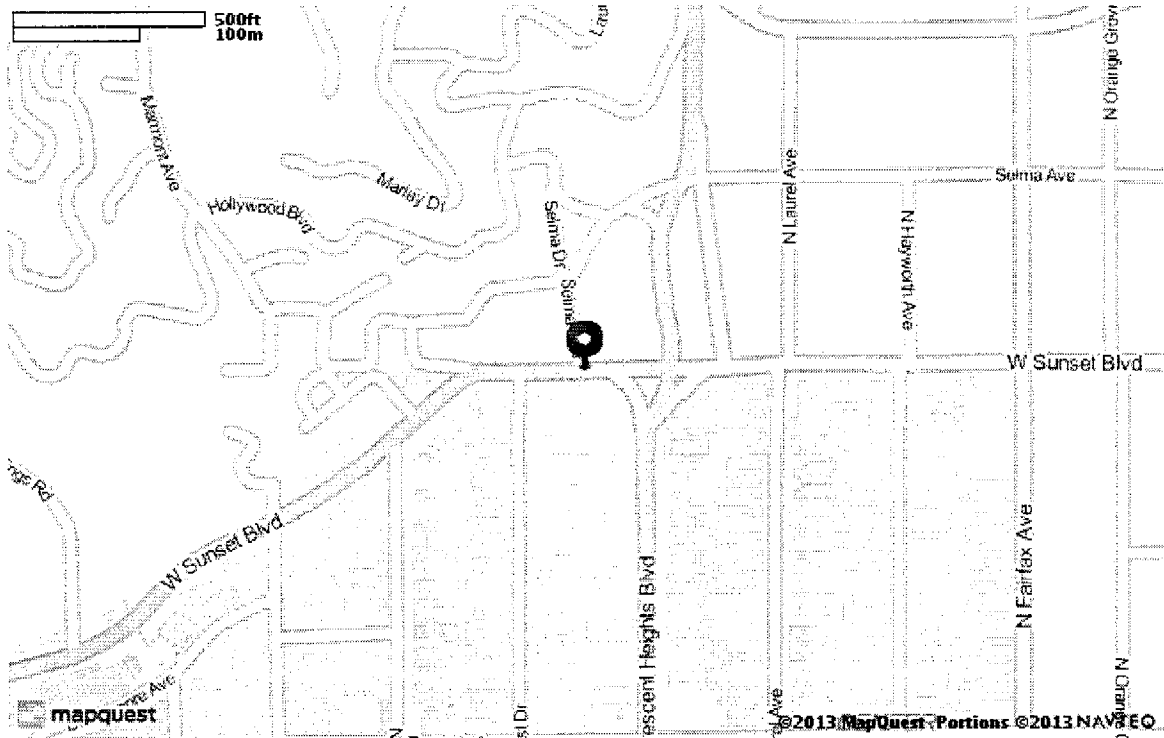
-  Existing School/Park Site
-  Planned School/Park Site
- Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

OTHER SYMBOLS

- | | | |
|--|---|---|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |

Vicinity Map



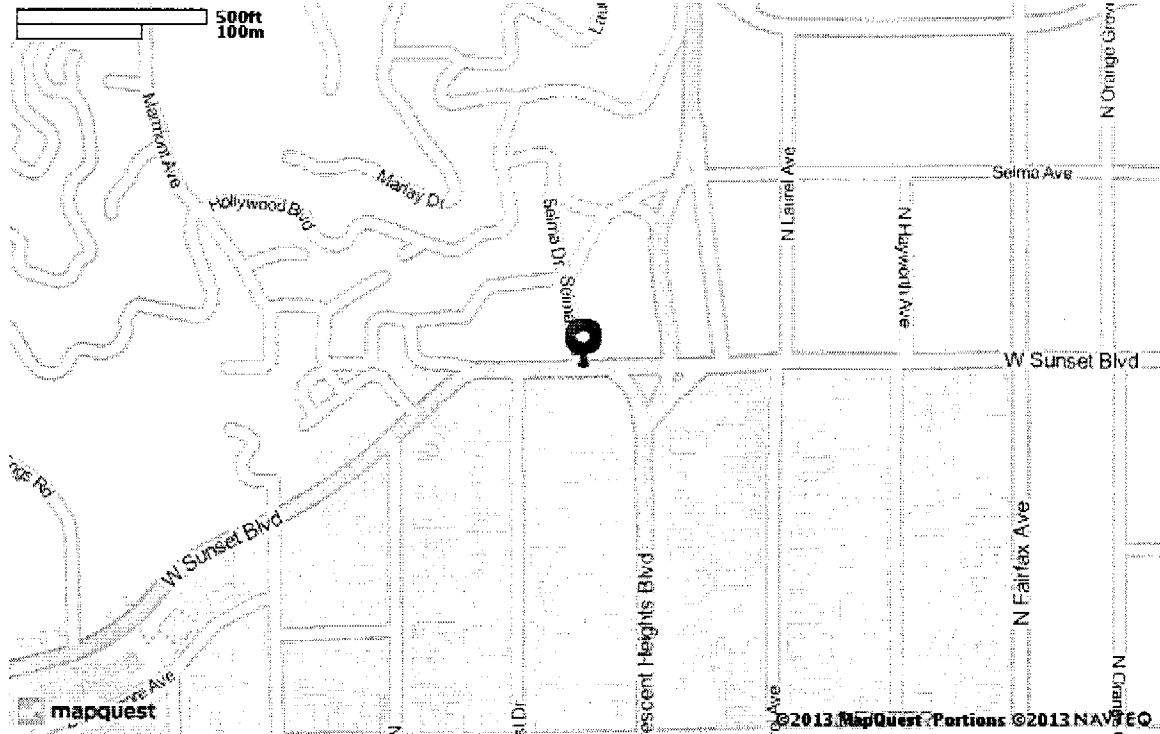
Address: 8150 Sunset Blvd.



13-142

CPC 2013-2551-CUB-2V-DB-SPL

Vicinity Map

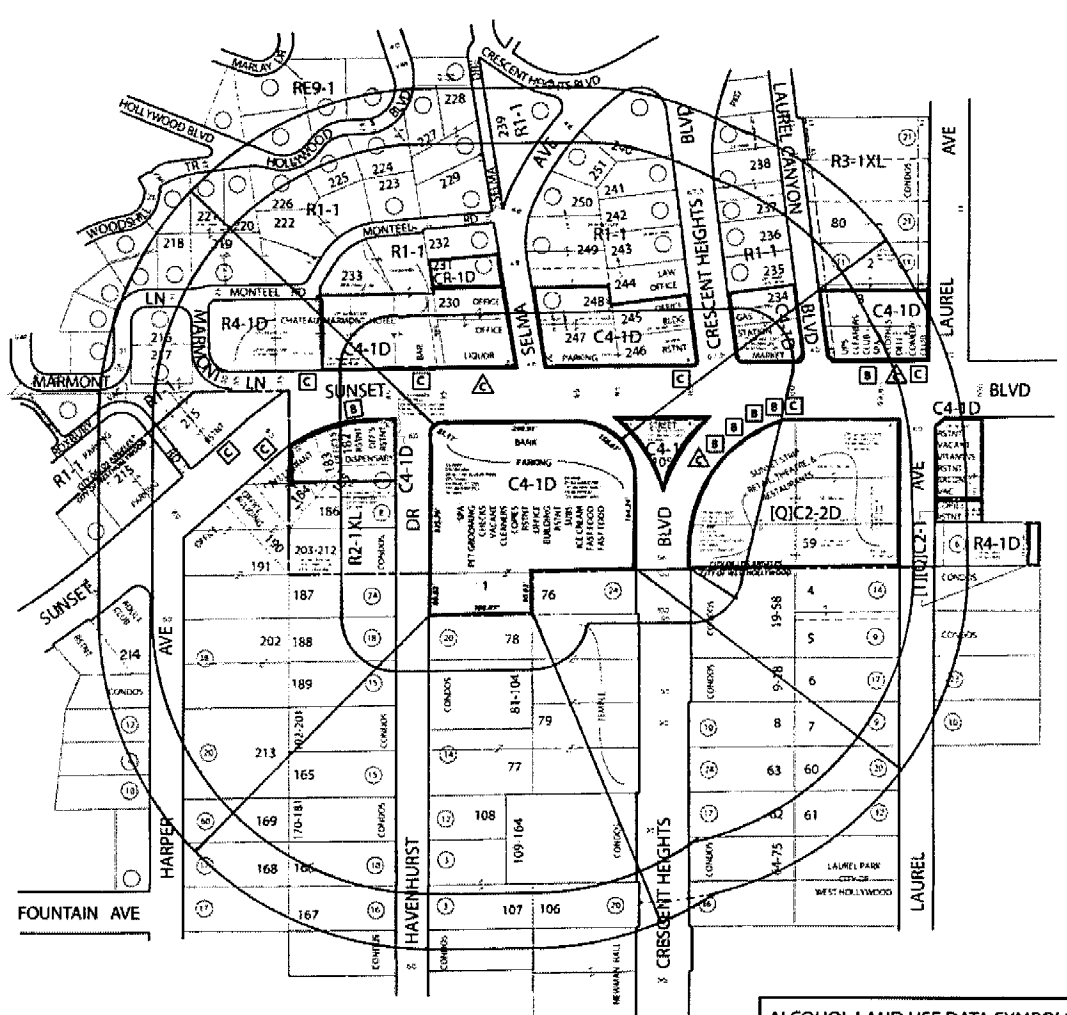


Address: 8150 Sunset Blvd.



13-142

CPC 2013-2551-CVB-2V-DB-SPR



- ALCOHOL LAND USE DATA SYMBOLS**
- C ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - D ON-SITE CONSUMPTION OF BEER AND/OR WINE
 - A OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - B OFF-SITE CONSUMPTION OF BEER AND / OR WINE

CPC 2013-2551-CUB-ZV-PS-SPR

**VESTING TENTATIVE TRACT NUMBER 72370
 VARIANCE / CONDITIONAL USE PERMIT - CUB
 SITE PLAN REVIEW & DENSITY BONUS**

QMS
 Quality Mapping Service
 14549 Archwood St. Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 • Fax (818) 997-0351
 qmapping@qmsqms.com

DRAWN BY: ELIZABETH LIEBERMAN

THOMAS BROTHERS
 Page: 593 Grid: A-5

A.P.N.
 5554-007-(014,015)

LEGAL
 LOT: 1

TRACT: TR 31173
 M B 860-26-27

CONTACT: PAUL, HASTINGS, JANOFSKY & WALKER

SITE ADDRESS
 8150 SUNSET BLVD

CASE NO:

SCALE: 1"=100'

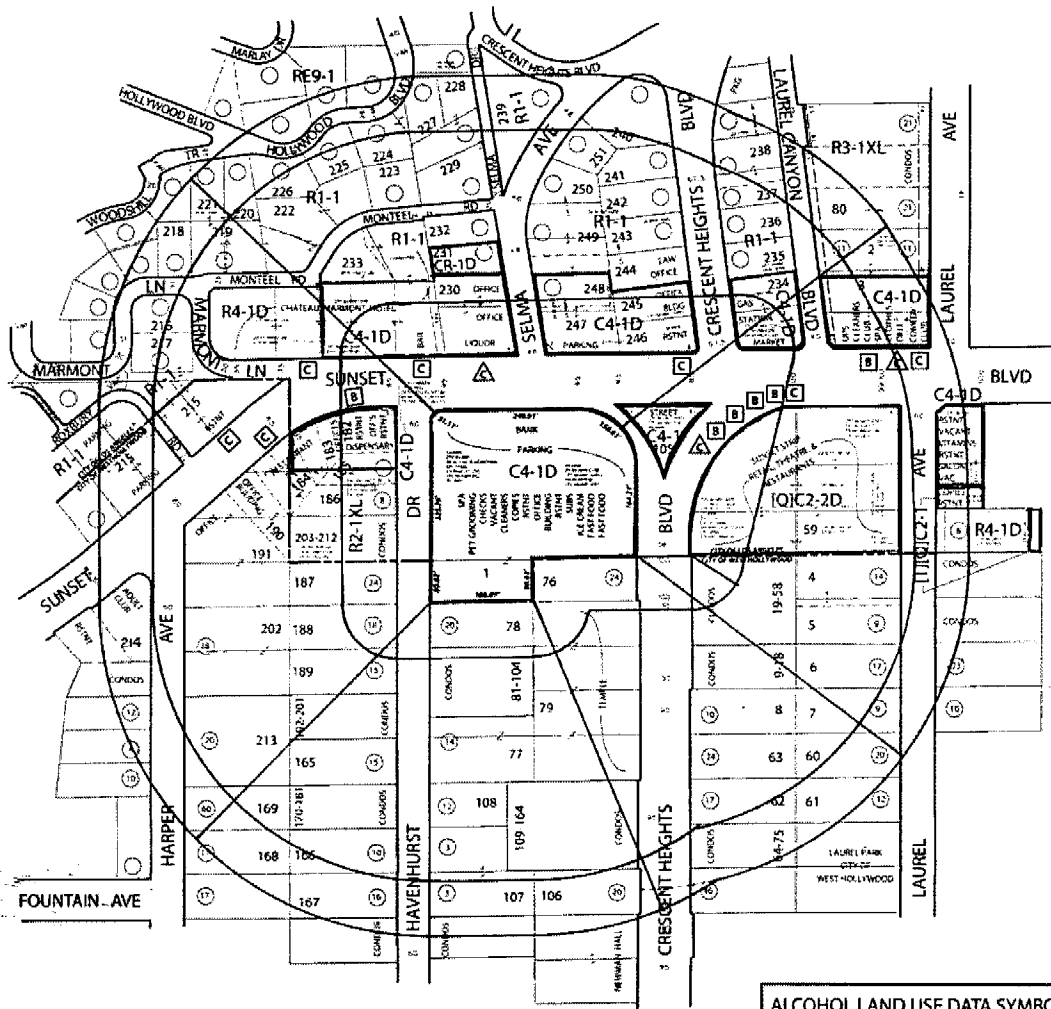
D.M.: 1473173, 147B177

PHONE: 213-883-5713

DATE: 06-10-13
Update:

NET AC: 2.54





ALCOHOL LAND USE DATA SYMBOLS

- C ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- B ON-SITE CONSUMPTION OF BEER AND/OR WINE
- A OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- B OFF-SITE CONSUMPTION OF BEER AND / OR WINE

CPD 2014-2015 - CUB-W-DB-SPR

**VESTING TENTATIVE TRACT NUMBER 72370
VARIANCE / CONDITIONAL USE PERMIT - CUB
SITE PLAN REVIEW & DENSITY BONUS**

QMS Quality Mapping Service
14549 Archwood St. Suite 301
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qmapping@qmsqms.com

DRAWN BY: ELIZABETH LIEBERMAN

THOMAS BROTHERS
Page: 593 Grid: A-5

A.P.N.
5554-007-(014,015)

LEGAL
LOT: 1

TRACT: TR 31173
M B 860-26-27

CONTACT: PAUL, HASTINGS, JANOFSKY & WALKER

CD: 4
CT: 1942.00
PA: 107 - HOLLYWOOD
USES: FIELD

SITE ADDRESS
8150 SUNSET BLVD

CASE NO:

SCALE: 1"=100'

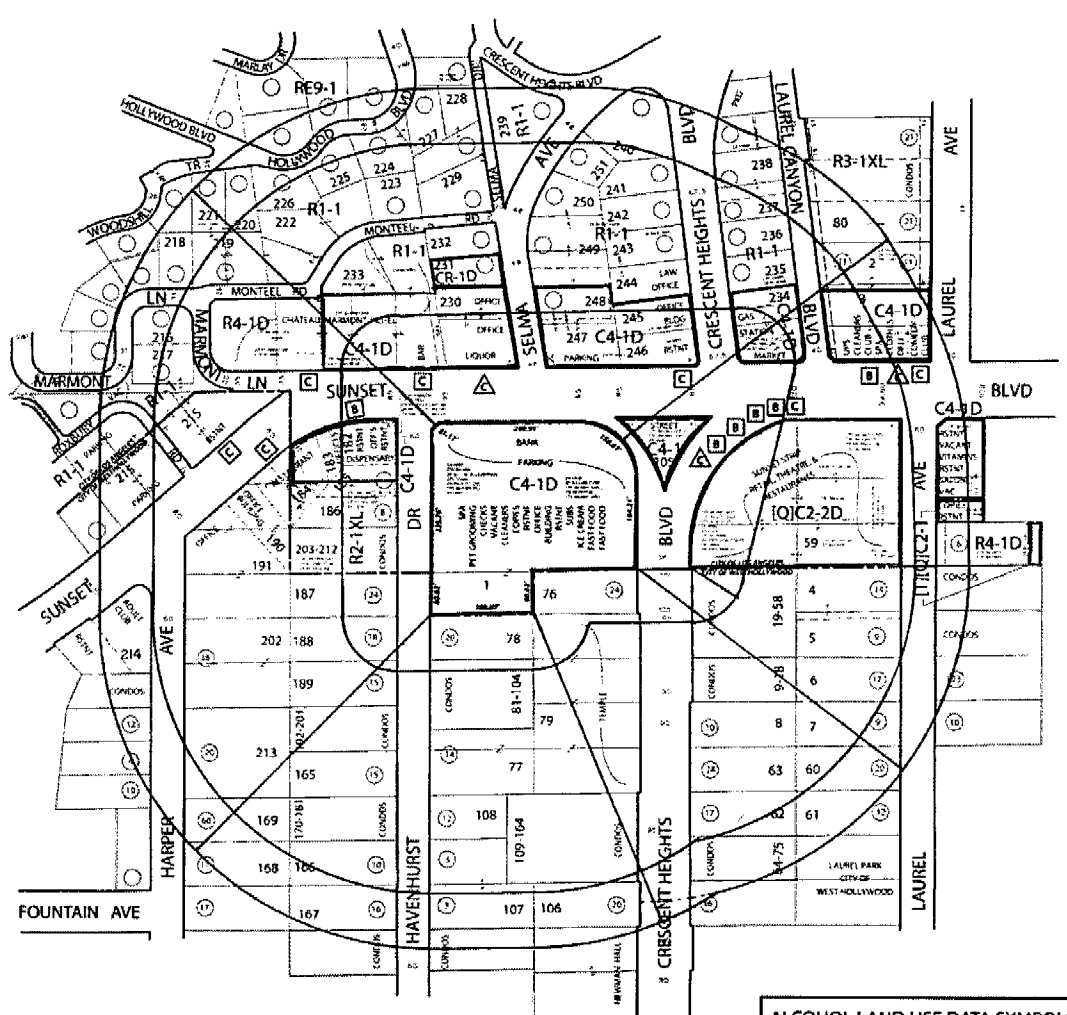
D.M.: 1473173, 147B177

PHONE: 213-683-5713

DATE: 06-10-13
Update: _____

NET AC: 2.54





OPC 2012-200 - CUB W.D.R. - SPR

ALCOHOL LAND USE DATA SYMBOLS	
	ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	ON-SITE CONSUMPTION OF BEER AND/OR WINE
	OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
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VESTING TENTATIVE TRACT NUMBER 72370
VARIANCE / CONDITIONAL USE PERMIT - CUB
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QMS Quality Mapping Service
 14549 Archwood St. Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 • Fax (818) 997-0351
 qmapping@qesqms.com

DRAWN BY: ELIZABETH LIEBERMAN

THOMAS BROTHERS A.P.N. 5554-007-(014,015)
 Page: 593 Grid: A-5

LEGAL CD: 4
 CT: 1942.00
 PA: 107 - HOLLYWOOD
 USES: FIELD

LOT: 1

TRACT: TR 31173
 M B 860-26-27

CONTACT: PAUL, HASTINGS, JANOFSKY & WALKER

SITE ADDRESS
 8150 SUNSET BLVD

CASE NO:

SCALE: 1"=100'

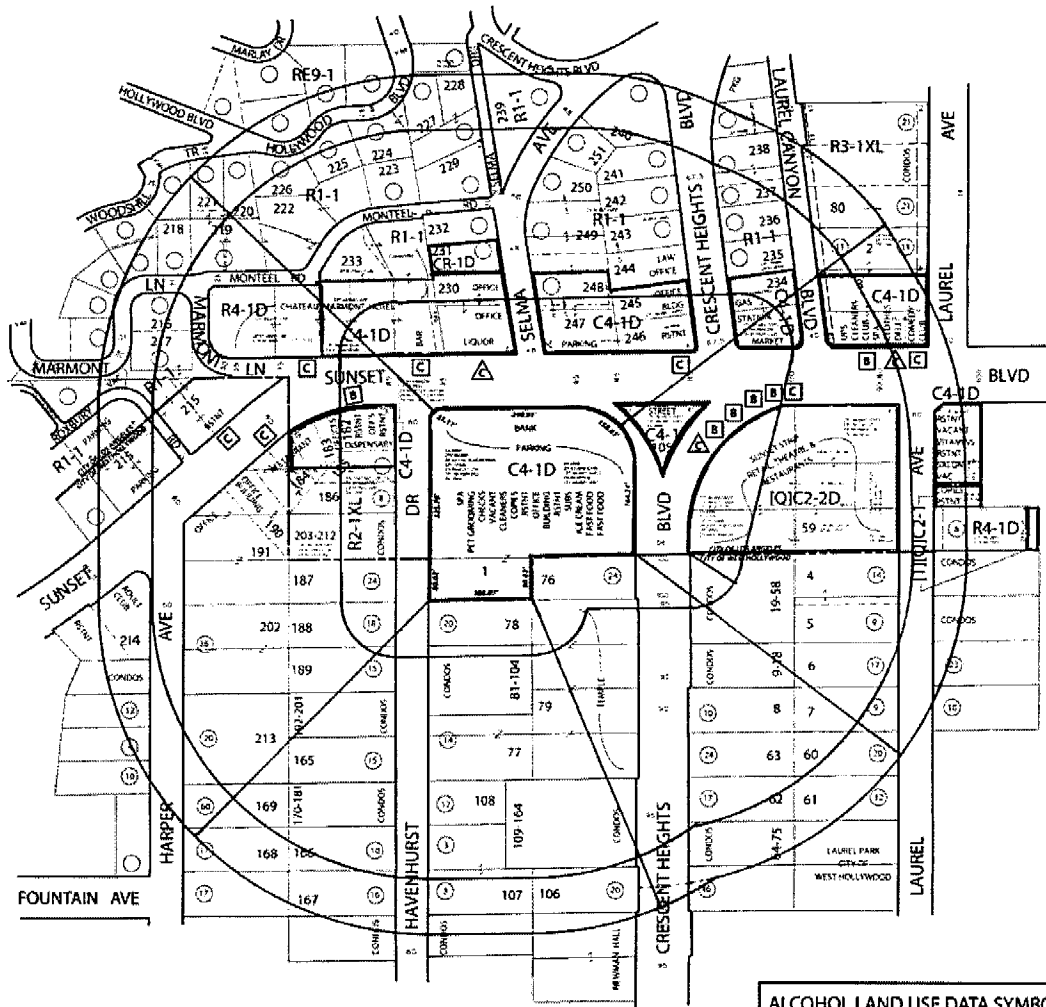
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PHONE: 213-683-5713

DATE: 06-10-13
 Update: _____

NET AC. 2.54





ALCOHOL LAND USE DATA SYMBOLS	
	ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	ON-SITE CONSUMPTION OF BEER AND/OR WINE
	OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	OFF-SITE CONSUMPTION OF BEER AND/OR WINE

CPC 2013-2551-CUB-2V-BB-SPR

VESTING TENTATIVE TRACT NUMBER 72370
 VARIANCE / CONDITIONAL USE PERMIT - CUB
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 Van Nuys, California 91405
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THOMAS BROTHERS
 Page: 593 Grid: A-5
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A.P.N.
 5554-007-(014,015)
CD: 4
CT: 1942.00
PA: 107 - HOLLYWOOD
USES: FIELD
SITE ADDRESS
 8150 SUNSET BLVD
CASE NO:
SCALE: 1"=100'
D.M.: 1479173, 147B177
PHONE: 213-683-5713

DATE: 05-10-13
Update:



DRAWN BY: ELIZABETH LIEBERMAN

NET AC. 2.54

QMS:13-142



LOS ANGELES
 201 N. LOS ANGELES ST., STE. 13A
 LOS ANGELES, CA 90012
 TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
 14540 SYLVAN ST.
 VAN NUYS, CA 91411
 TEL: (818) 779-8866, FAX: (818) 779-8870

CASE NUMBER: **CPC 2013-2551** ^{CUB-ZW-DB-SPR} BTCID: **LA13-589**
 REFERENCE: DATE: **8-19-13**
 SITE ADDRESS: **8150 SUNSET BLVD**
 AUTHORIZED BY: **WINSTON**

DESCRIPTION OF SERVICES AND FEES:

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	9586	x \$1.42	\$ 1357⁵²
Appeals - Number		x \$1.52	
Posting of Site - Number of signs	1	x \$75.00 (1 st)	\$ 75⁻
	2	x \$60.00 (addtl.)	\$ 120
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE: \$ 1664⁷²

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"	
Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.	x <i>[Signature]</i>
The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).	x <i>[Signature]</i>
Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. If case goes to appeal, processing & mailing costs of \$1.52/label will be paid.	x <i>[Signature]</i>

Signature: *[Signature]*
 Telephone: **213-688-5713 / 213-996-3003**
 Print Name: **AG-SCH 8150 SUNSET BLVD / MICHAEL NYTZEN**

Refunds and Credits only valid one year from the original filing date.

CPC 2013-2551-CUB-ZW-DB-SPR





6-10-13

PROJECT LOCATION:

1 KURA-SUSHI 8162 W SUNSET BLVD #J BEER/WINE – ON SITE

LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600 FEET OF THE SITE

2	VIVOLI CAFÉ	7994 W SUNSET BLVD	BEER/WINE – ON SITE
3	MALIBU FISH GRILL	8000 W SUNSET BLVD #A120	BEER/WINE – ON SITE
4	PEI WEI	8000 W SUNSET BLVD #A110	BEER/WINE – ON SITE
5	THE VEGGIE GRILL	8000 W SUNSET BLVD #112	BEER/WINE – ON SITE
6	TRADER JOES	8000 W SUNSET BLVD #C120	FULL LINE – OFF SITE
7	SUSHI DAN	8000 W SUNSET BLVD #A202	FULL LINE – ON SITE
8	SUNDANCE LA	8000 W SUNSET BLVD #D230	BEER/WINE – ON SITE
9	GAUCHO CHICKEN CAGE	7980 W SUNSET BLVD	BEER/WINE – ON SITE
10	LAUGH FACTORY	8001 W SUNSET BLVD	FULL LINE – ON SITE
11	GREENBLATT'S	8017, 8019 W SUNSET BLVD	FULL LINE – OFF SITE
			BEER/WINE – ON SITE
12	XIV	8117 W SUNSET BLVD	FULL LINE – ON SITE
13	LIQUOR LOCKER	8161 W SUNSET BLVD	FULL LINE – OFF SITE
14	CHATEAU MARMONT HOTEL	8221 W SUNSET BLVD	FULL LINE – ON SITE
15	BAR MARMONT	8221 W SUNSET BLVD	FULL LINE – ON SITE
16	PINK TACO	8225 W SUNSET BLVD	FULL LINE – ON SITE
17	THE DEN	8226 W SUNSET BLVD	FULL LINE – ON SITE
18	OLIVES	8210 W SUNSET BLVD	BEER/WINE – ON SITE

LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600 TO 1,000' FEET OF THE SITE

19	THE COUNTER	7919 W SUNSET BLVD	BEER/WINE – ON SITE
20	EVO KITCHEN	7950 W SUNSET BLVD #104	BEER/WINE – ON SITE
21	LUCA	7950 W SUNSET BLVD #103	BEER/WINE – ON SITE
22	CABO CANTINA	8301 W SUNSET BLVD	FULL LINE – ON SITE
23	THE STANDARD HOTEL	8300 W SUNSET BLVD	FULL LINE – ON SITE
24	SUNSET TROCADERO	8280 W SUNSET BLVD	FULL LINE – ON SITE

SENSITIVE LAND USES WITHIN 1000 FEET

25	LAUREL PARK	1343 N LAUREL AVE
26	HOLLYWOOD TEMPLE BETH EL	1317 N CRESCENT HEIGHTS
27	NICHIREN SHOSHU MYOHOJI TEMPLE	1401 N CRESCENT HEIGHTS
28	PEL DISPENSARY	1483 HAVENHURST DR
29	NEMAN HALL	1317 N CRESCENT HEIGHTS

CPC 2013-2001-01B-21-PB-SPR



6-10-13

PROJECT LOCATION:

1 KURA-SUSHI 8162 W SUNSET BLVD #J BEER/WINE – ON SITE

LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600 FEET OF THE SITE

2	VIVOLI CAFÉ	7994 W SUNSET BLVD	BEER/WINE – ON SITE
3	MALIBU FISH GRILL	8000 W SUNSET BLVD #A120	BEER/WINE – ON SITE
4	PEI WEI	8000 W SUNSET BLVD #A110	BEER/WINE – ON SITE
5	THE VEGGIE GRILL	8000 W SUNSET BLVD #112	BEER/WINE – ON SITE
6	TRADER JOES	8000 W SUNSET BLVD #C120	FULL LINE – OFF SITE
7	SUSHI DAN	8000 W SUNSET BLVD #A202	FULL LINE – ON SITE
8	SUNDANCE LA	8000 W SUNSET BLVD #D230	BEER/WINE – ON SITE
9	GAUCHO CHICKEN CAGE	7980 W SUNSET BLVD	BEER/WINE – ON SITE
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			BEER/WINE – ON SITE
12	XIV	8117 W SUNSET BLVD	FULL LINE – ON SITE
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LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600 TO 1,000' FEET OF THE SITE

19	THE COUNTER	7919 W SUNSET BLVD	BEER/WINE – ON SITE
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SENSITIVE LAND USES WITHIN 1000 FEET

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26	HOLLYWOOD TEMPLE BETH EL	1317 N CRESCENT HEIGHTS
27	NICHIREN SHOSHU MYOHOJI TEMPLE	1401 N CRESCENT HEIGHTS
28	PEL DISPENSARY	1483 HAVENHURST DR
29	NEMAN HALL	1317 N CRESCENT HEIGHTS

CPC 2013-2551-CUB-ZW-DB-SPR

QMS #13-142



LOS ANGELES
 201 N. LOS ANGELES ST., STE. 13A
 LOS ANGELES, CA 90012
 TEL: (213) 617-9600, FAX: (213) 617-9963

VAN NUYS
 14540 SYLVAN ST.
 VAN NUYS, CA 91411
 TEL: (818) 779-8866, FAX: (818) 779-8870

CASE NUMBER: **GPC 2013-2551**
~~CF 2551~~ BTCID: **LA13-589**
 REFERENCE: **8150 SUNSET BLVD** DATE: **8-19-13**
 SITE ADDRESS: **8150 SUNSET BLVD**
 AUTHORIZED BY: **WINSTON**

DESCRIPTION OF SERVICES AND FEES:

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	9586	x \$1.42	\$ 1357 ⁵²
Appeals - Number		x \$1.52	
Posting of Site - Number of signs	1	x \$75.00 (1 st)	\$ 75 ⁻
	2	x \$60.00 (addtl.)	\$ 120
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

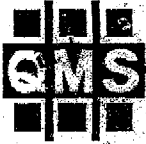
TOTAL DUE: \$ 1664⁷²

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Signature: *Michael Nytzen*
 Telephone: **213-683-5713 / 213-996-3003**
 Print Name: **AG-SCH 8150 SUNSET BLVD / MICHAEL NYTZEN**

Refunds and Credits only valid one year from the original filing date.





I hereby certify that the information contained herein is true and correct in accordance with the records in the City Clerk's and City Planning Department Offices.

I further hereby certify that to the best of my knowledge and under penalty of perjury the attached ownership list correctly shows the latest names and addresses on the City Clerk's records and the Los Angeles County Tax Assessor's Role as of:

6/10/13
Date

Furthermore, I hereby certify that the attached occupant list was attained by an actual physical inspection of the property and is correct to the best of my knowledge and ability.

Peter Elias
Peter Elias (mg)

The following is a color-coded key for distribution of this material:

- GREEN CLIENT COPY
- BLUE BTC, INC
- PINK CITY OF LOS ANGELES, ORIGINAL
- RED ADJACENT LABELS (for Zoning Administration Cases only)
- GOLDEN COUNCIL DISTRICT COPIES (for 11 or 12 only)
- WHITE NEIGHBORHOOD COUNCIL COPY

Situs Address: 8150 Sunset Blvd. Total Notification: 956

CAUTION: THIS MAP MUST BE FILED WITHIN (90) NINETY DAYS FROM THE DATE ON THE MAP.

CPC 2013-2551-CUB-2V-DB-SPR



OCCUPANT WAIVER

In certain instances, I was unable to verify ALL occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Planning Department will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to notify*	Attempts made to notify**
5,107,165,189	not marked well	
77,168	locked	

- *(1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- ** (1) Returned to building on 3 separate occasions
- (2) Efforts to Contact owner or manager without success
- (3) Contact made with owner or manager, who refused to provide the information
- (4) Other: Specify

6/10/13
Date

Peter Elias
Peter Elias (mg)

1) VTT #72370
AG-SCH 8150 SUNSET BOULEVARD O
PO BOX 10506
BEVERLY HILLS CA 90213-3506

2) VTT #72370
1519 LAUREL LLC
1519 N LAUREL AVE
LOS ANGELES CA 90046-2513

3) VTT #72370
8017 SUNSET BOULEVARD PROPERTY
COMPANY LLC
4911 COLUSA DR
OCEANSIDE CA 92056-5465

4) VTT #72370
COLVIN RICHARD A & SHERREE L
11334 CHALON RD
LOS ANGELES CA 90049-1721

5) VTT #72370
LAUREL MANOR LLC
9760 CHARLEVILLE BLVD #B
BEVERLY HILLS CA 90212-1823

6) VTT #72370
MUZNIK MEWS LLC
5879 E KATHLEEN RD
SCOTTSDALE AZ 85254-1862

7) VTT #72370
RUBIN EMMA & TRUST
6254 DEL VALLE DR
WEST HOLLYWOOD CA 90048-5306

8) VTT #72370
PENNINO FRANK K & TRUST
8654 HOLLOWAY PLAZA DR
WEST HOLLYWOOD CA 90069-2308

9) VTT #72370
PETRASEK DANNY
1412 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3805

10) VTT #72370
STEINMETZ HELEN & FAMILY
1412 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046-4584

11) VTT #72370
GANG JOHN & KARI
10119 GREENSWARD LINK
IJAMSVILLE MD 21754-9636

12) VTT #72370
ROVEN STEPHANIE H
9200 W SUNSET BLVD #10TH
WEST HOLLYWOOD CA 90069-3608

13) VTT #72370
FAREBERMAN THEA M
1412 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046-4584

14) VTT #72370
BOYD RYAN LIVING TRUST
1412 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3805

15) VTT #72370
AGULNEK MICHAEL
1412 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046-4585

16) VTT #72370
LE MARE MICHAEL
1412 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046-4585

17) VTT #72370
MATTA PAUL
1412 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046-4585

18) VTT #72370
ZLATKIN BORIS & GALINA
1412 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046-4584

19) VTT #72370
KLEIN SHERRY D
5020 AMBROSE AVE
LOS ANGELES CA 90027-1762

20) VTT #72370
SWANSON DAVID R
1424 N CRESCENT HEIGHTS BLVD #18
WEST HOLLYWOOD CA 90046-3801

21) VTT #72370
KLUGER CHARLES E
1855 CORONADO AVE
SIGNAL HILL CA 90755-1245

22) VTT #72370
OSULLIVAN BARBARA
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

23) VTT #72370
PETRI SHIVA
1424 N CRESCENT HEIGHTS BLVD #20
WEST HOLLYWOOD CA 90046-3801

24) VTT #72370
US BANK NA 2007-7AX
1424 N CRESCENT HEIGHTS BLVD #28
WEST HOLLYWOOD CA 90046-3801

25) VTT #72370
BRINKMANN R 2011 FAMILY TRUST
4421 GAINSBOROUGH AVE
LOS ANGELES CA 90027-1224

26) VTT #72370
WINSTON MORTON M
1424 N CRESCENT HEIGHTS BLVD #27
WEST HOLLYWOOD CA 90046-3801

27) VTT #72370
SELZNICK J K
1424 N CRESCENT HEIGHTS BLVD #29
WEST HOLLYWOOD CA 90046-3801

28) VTT #72370
LOBELL MICHAEL & AASE & TRUST
9477 LLOYDCREST DR
BEVERLY HILLS CA 90210-2556

29) VTT #72370
RAHR MARC
1424 N CRESCENT HEIGHTS BLVD #30
WEST HOLLYWOOD CA 90046-3801

30) VTT #72370
MERVIS M ANTONY
1108 S CITRUS AVE
LOS ANGELES CA 90019-1642

31) VTT #72370
CHAN PAUL Y
1424 N CRESCENT HEIGHTS BLVD #34
WEST HOLLYWOOD CA 90046-3801

32) VTT #72370
LUCIANO JOHN
1424 N CRESCENT HEIGHTS BLVD #37
WEST HOLLYWOOD CA 90046-3801

33) VTT #72370
BROOK DEVIN
1424 N CRESCENT HEIGHTS BLVD #39
WEST HOLLYWOOD CA 90046-3801

34) VTT #72370
PECK ROBERT M
200 E 32ND ST #18E
NEW YORK NY 10016-6522

35) VTT #72370
ELISEEV ANDREW
1 DANIEL BURNHAM CT #423
SAN FRANCISCO CA 94109-5457

36) VTT #72370
FINSTAD SUZANNE
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

37) VTT #72370
FORKNER BENJAMIN S
537 MONTANA AVE #B
SANTA MONICA CA 90403-1309

38) VTT #72370
LOCKHART DONALD A & JANE R & FAMILY
1424 N CRESCENT HEIGHTS BLVD #47
WEST HOLLYWOOD CA 90046-3802

39) VTT #72370
AVRAHAMI GIDEON
1424 N CRESCENT HEIGHTS BOULEVARD #
WHITTIER CA 90046

40) VTT #72370
LONG TIMOTHY E
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

41) VTT #72370
AL FAISAL KHALID F
1010 BASIL RD
MCLEAN VA 22101-1801

42) VTT #72370
FARAHANI KASRA
1424 N CRESCENT HEIGHTS BLVD #58
WEST HOLLYWOOD CA 90046-3802

43) VTT #72370
FLAX LARRY
16830 VENTURA BLVD #300
ENCINO CA 91436-1715

44) VTT #72370
OLIVER BRIAN
1424 N CRESCENT HEIGHTS BLVD #57
WEST HOLLYWOOD CA 90046-3802

45) VTT #72370
HATHERLEY JOHN E
11377 W OLYMPIC BLVD
LOS ANGELES CA 90064-1625

46) VTT #72370
IMPICCIATORE GABRIEL & SILVA
4 CHEMIN DE LA GATILLARDE

47) VTT #72370
DALAL YITZHAK
1424 N CRESCENT HEIGHTS BLVD #78
WEST HOLLYWOOD CA 90046-3802

48) VTT #72370
DHONDY MEHER TRUST
1424 N CRESCENT HEIGHTS BLVD #68
WEST HOLLYWOOD CA 90046-3802

49) VTT #72370
TOMIAK MATTHEW J
1424 N CRESCENT HEIGHTS BLVD #64
WEST HOLLYWOOD CA 90046-3802

50) VTT #72370
MIONIE LISA B
1424 N CRESCENT HEIGHTS BLVD #67
WEST HOLLYWOOD CA 90046-3802

51) VTT #72370
ZALIS RACHEL
1424 N CRESCENT HEIGHTS BLVD #69
WEST HOLLYWOOD CA 90046-3802

52) VTT #72370
GOLDBERG RONALD W TRUST
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

53) VTT #72370
TAVITIAN AVEDIS
801 S CHEVY CHASE DR #20
GLENDALE CA 91205-4437

54) VTT #72370
KHADAVI ALEX A
1424 N CRESCENT HEIGHTS BLVD #78
WEST HOLLYWOOD CA 90046-3802

55) VTT #72370
PRINCE COTTON LLC
528 W 21ST AVE #D
COVINGTON LA 70433-3014

56) VTT #72370
EUBANK WILLIAM
3350 CALLE BONITA
SANTA YNEZ CA 93460-9309

57) VTT #72370
RAWLINGS DAVID T
PO BOX 60007
NASHVILLE TN 37206-0007

58) VTT #72370
WALL SCOTTMAN D
1424 N CRESCENT HEIGHTS BLVD #71
WEST HOLLYWOOD CA 90046-3802

59) VTT #72370
WEINGARTEN NOSTAT INC
8000 W SUNSET BLVD
LOS ANGELES CA 90046-2439

60) VTT #72370
SONG GEI WO DU ER LLC
2582 WALLINGFORD DR
BEVERLY HILLS CA 90210-1073

61) VTT #72370
HOELSCHER VILLA D ESTE LLC
1355 N LAUREL AVE
WEST HOLLYWOOD CA 90046-4629

62) VTT #72370
FPM PARTNERS LLC IV
PO BOX 66035
LOS ANGELES CA 90066-0035

63) VTT #72370
S H E LLC
PO BOX 10061
BEVERLY HILLS CA 90213-3061

64) VTT #72370
BINDER DIANE B & FAMILY
PO BOX 292143
LOS ANGELES CA 90029-8643

65) VTT #72370
HERRIMAN DAMON C
1346 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046-4535

66) VTT #72370
SOASH BRITTANY M
1344 N CRESCENT HEIGHTS BOULEVARD #
WEST HOLLYWOOD CA 90069

67) VTT #72370
PILLER DEAN C & LAURA D & TRUST
4443 CALLADA PL
TARZANA CA 91356-5105

68) VTT #72370
LYNN KATHLEEN M
4229 SAINT CLAIR AVE
STUDIO CITY CA 91604-1610

69) VTT #72370
GOULD SHERRY B
1346 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046-4535

70) VTT #72370
NGUYEN CHRISTINE U
1342 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046-4533

71) VTT #72370
NITOWSKI MATT
1342 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046-4533

72) VTT #72370
DIAZ JOCELYN E
1344 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046-4505

73) VTT #72370
BOUSSELOUB BOUALEM & CALKIN /TR
1142 ARMADA DR
PASADENA CA 91103-2829

74) VTT #72370
STONE MELISSA B
8033 W SUNSET BLVD #631
WEST HOLLYWOOD CA 90046-2401

75) VTT #72370
HANSON CURTIS
2454 LOUELLA AVE
VENICE CA 90291-5007

76) VTT #72370
SUMMERS JULIE
1425 N CRESCENT HEIGHTS BLVD #307
WEST HOLLYWOOD CA 90046-4587

77) VTT #72370
GROSSMAN GARY M & TRUST
1412 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046-3815

78) VTT #72370
BUSINESS INVESTORS GROUP
13245 RIVERSIDE DR #360
SHERMAN OAKS CA 91423-5607

79) VTT #72370
NICHIREN SHOSHU TEMPLE
1401 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3812

80) VTT #72370
KLUBIS BELLA
705 WESTMOUNT DR #104
WEST HOLLYWOOD CA 90069-5131

81) VTT #72370
POLAKOFF CAROL L
1416 HAVENHURST DR #1C
WEST HOLLYWOOD CA 90046-3884

82) VTT #72370
WILLIAMS RONALD P
10 MINT PLZ #5
SAN FRANCISCO CA 94103-1874

83) VTT #72370
COHEN MERYL S
1416 HAVENHURST DR #1B
WEST HOLLYWOOD CA 90046-3884

84) VTT #72370
HOWARD CYNTHIA D
1416 HAVENHURST DR #1D
WEST HOLLYWOOD CA 90046-3884

85) VTT #72370
BARISH RORY
1416 HAVENHURST DR #1E
WEST HOLLYWOOD CA 90046-3885

86) VTT #72370
SMALL COURTNEY C
1416 HAVENHURST DR #2C
WEST HOLLYWOOD CA 90046-3885

87) VTT #72370
ROELFS JAN
1416 HAVENHURST DR #2A
WEST HOLLYWOOD CA 90046-3885

88) VTT #72370
HAVENHURST DRIVE TRUST
155 W 13TH ST
NEW YORK NY 10011-7801

89) VTT #72370
BLACK MICHAEL R & TRUST
8383 WILSHIRE BLVD #500
BEVERLY HILLS CA 90211-2408

90) VTT #72370
ELIASON JOYCE
10390 SANTA MONICA BLVD #270
LOS ANGELES CA 90025-5091

91) VTT #72370
BUXTON SARAH G
1416 HAVENHURST DR #3C
WEST HOLLYWOOD CA 90046-3885

92) VTT #72370
MCMILLAN CHRISTOPHER
5900 WILSHIRE BLVD #2250
LOS ANGELES CA 90036-5025

93) VTT #72370
STEUER PHILIP
8033 W SUNSET BLVD #216
WEST HOLLYWOOD CA 90046-2401

94) VTT #72370
SIEGEL BARRY
850 OCEAN PARK BLVD #300
SANTA MONICA CA 90405

95) VTT #72370
GOLD DAVID L
8707 ST IVES DR
LOS ANGELES CA 90069-1232

96) VTT #72370
HASLINGDEN EDWARD D
1416 HAVENHURST DR #4B
WEST HOLLYWOOD CA 90046-3887

97) VTT #72370
SMALL KATHY
1416 HAVENHURST DR #5C
WEST HOLLYWOOD CA 90046-3887

98) VTT #72370
CURRIN WILLIAM L & BETTY J
148 VIA DE LA VALLE
SOLANA BEACH CA 92075-1952

99) VTT #72370
MARTIN JONATHON K
PO BOX 16056
BEVERLY HILLS CA 90209-2056

100) VTT #72370
ROWLEY CHRISTOPHER N & WILLIAM N
1416 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046-3883

101) VTT #72370
SMALL COURTNEY C
1416 HAVENHURST DR #GF
WEST HOLLYWOOD CA 90046-3883

102) VTT #72370
1416 NORTH HAVENHURST DRIVE
21535 HAWTHORNE BLVD #530
TORRANCE CA 90503-6654

103) VTT #72370
SMALL COURTNEY C
1416 HAVENHURST DR #GF
WEST HOLLYWOOD CA 90046-3883

104) VTT #72370
1416 NORTH HAVENHURST DRIVE
1627 PONTIUS AVE #203
LOS ANGELES CA 90025-3332

105) VTT #72370
L A CITY
8116 W SUNSET BLVD
LOS ANGELES CA 90046

106) VTT #72370
PTASHKIN JERALD
PO BOX 46732
WEST HOLLYWOOD CA 90046-0732

107) VTT #72370
ALABASTUR EBON
1344 HAVENHURST DR
WEST HOLLYWOOD CA 90046-4511

108) VTT #72370
SNIJDER LEONARD D
1409 ELEVADO ST
LOS ANGELES CA 90026-1637

109) VTT #72370
SOKOLSKY LEV
1351 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046-4576

110) VTT #72370
DJANDJOLIA TSISSANA
1351 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046-4576

111) VTT #72370
STREDICKE JANET M
1351 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046-4576

112) VTT #72370
HOOD PAUL T
1351 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046-4576

113) VTT #72370
LEDERKRAMER MARK
1351 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046-4576

114) VTT #72370
KENNEDY KAREN D
1351 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046-4576

115) VTT #72370
JASPER JAY R TRUST
1351 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046-4576

116) VTT #72370
SOHIGIAN LISA S & WILLIAM A
1756 N BEVERLY DR
BEVERLY HILLS CA 90210-1609

117) VTT #72370
TOUMAYAN SAMUEL E
1351 N CRESCENT HEIGHTS BLVD #110
WEST HOLLYWOOD CA 90046-4576

118) VTT #72370
UPSHAW NAIDRA
1351 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-4561

119) VTT #72370
MASON PATRICIA A
1351 N CRESCENT HEIGHTS BLVD #112
WEST HOLLYWOOD CA 90046-4576

120) VTT #72370
BREGMAN HAROLD & JUDITH BREGMAN
622 DAUPHINE AVE
NORTHBROOK IL 60062-2116

121) VTT #72370
MOTIWALA NAZNEEN S
5323 ALFONSO DR
AGOURA HILLS CA 91301-4063

122) VTT #72370
WELIRANG DEYNICA
7435 WOODROW WILSON DR
WEST HOLLYWOOD CA 90046-1322

123) VTT #72370
ORR JAMES
1351 N CRESCENT HEIGHTS BLVD #116
WEST HOLLYWOOD CA 90046-4577

124) VTT #72370
LANDIS ANDREW J
1351 N CRESCENT HEIGHTS BLVD #117
WEST HOLLYWOOD CA 90046-4577

125) VTT #72370
WANG PAUL T
1351 N CRESCENT HEIGHTS BLVD #118
WEST HOLLYWOOD CA 90046-4577

126) VTT #72370
HIDBER ERNEST
1351 N CRESCENT HEIGHTS BLVD #119
WEST HOLLYWOOD CA 90046-4577

127) VTT #72370
BAYE SULA
1351 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046-4577

128) VTT #72370
SHLIMAK VLADIMIR ANDTANYA
1351 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046-4577

129) VTT #72370
FREIBERG MOSHE I & FAMILY
1351 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046-4577

130) VTT #72370
SANDUKOV KENNY & SIMA
1351 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046-4577

131) VTT #72370
GRAY ANNABEL
1351 N CRESCENT HEIGHTS BLVD #205
WEST HOLLYWOOD CA 90046-4577

132) VTT #72370
SCHULZ HARLAND A
1351 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046-4577

133) VTT #72370
GRAY ANNABEL
1351 N CRESCENT HEIGHTS BLVD #207
WEST HOLLYWOOD CA 90046-4577

134) VTT #72370
GULANI AMAN R
1351 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-4561

135) VTT #72370
SHAPIRO JUDITH & MARNIE N
1351 N CRESCENT HEIGHTS BLVD #209
WEST HOLLYWOOD CA 90046-4578

136) VTT #72370
VAYNER DAVID & FAMILY
8609 W WEST KNOLL DR #H
WEST HOLLYWOOD CA 90069-4191

137) VTT #72370
D ITRI CARLO
1351 N CRESCENT HEIGHTS BLVD #211
WEST HOLLYWOOD CA 90046-4578

138) VTT #72370
FOUNTAIN TRUST
1351 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-4561

139) VTT #72370
GUREVICH LEV & SHIPKOVA /TR
1351 N CRESCENT HEIGHTS BLVD #213
WEST HOLLYWOOD CA 90046-4578

140) VTT #72370
HYATT DAVID
1351 N CRESCENT HEIGHTS BLVD #214
WEST HOLLYWOOD CA 90046-4578

141) VTT #72370
PATACIL JAMES
1351 N CRESCENT HEIGHTS BLVD #215
WEST HOLLYWOOD CA 90046-4578

142) VTT #72370
ANCEL RICHARD J TRUST & TERESA B TRUST
330 E 33RD ST #1K
NEW YORK NY 10016-9425

143) VTT #72370
KOLEGAYEV DMITRIY
1351 N CRESCENT HEIGHTS BLVD #217
WEST HOLLYWOOD CA 90046-4578

144) VTT #72370
BROWN EDWARD J
1351 N CRESCENT HEIGHTS BLVD #218
WEST HOLLYWOOD CA 90046-4578

145) VTT #72370
GOUPIL PASCAL
1351 N CRESCENT HEIGHTS BLVD #219
WEST HOLLYWOOD CA 90046-4578

146) VTT #72370
BEHAR SOLOMON & TRUST
1351 N CRESCENT HEIGHTS BLVD #301
WEST HOLLYWOOD CA 90046-4578

147) VTT #72370
ZHANG MIJIA & ZHIXANG
1351 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046-4561

148) VTT #72370
WOMBWELL GEORGE & ANDREW
1351 N CRESCENT HEIGHTS BLVD #303
WEST HOLLYWOOD CA 90046-4549

149) VTT #72370
LOMBE MUEMA
163 SAINT NICHOLAS AVE #4H
NEW YORK NY 10026-1216

150) VTT #72370
KARLI SEMA & SELIN
ADIM #25D19GOZTEPEKADIKOY

151) VTT #72370
ASPDEN CRAIG
1351 N CRESCENT HEIGHTS BLVD #306
WEST HOLLYWOOD CA 90046-4549

152) VTT #72370
MOGHTADER KUMARS
1621 N LAUREL AVE
PHOENIX AZ 85007-1635

153) VTT #72370
ROSEN WILLIAM & BELLA
1351 N CRESCENT HEIGHTS BLVD #308
WEST HOLLYWOOD CA 90046-4549

154) VTT #72370
ONEILL MATTHEW E
1387 CAMINITO ARRIATA
LA JOLLA CA 92037-7186

155) VTT #72370
JARDIN ROBERT P
4499 WHITE EGRET LN
SARASOTA FL 34238-5640

156) VTT #72370
SAYAAN NICHOLAS & CARMELITA A
10 CORDOBA
IRVINE CA 92614-5389

157) VTT #72370
STEIN TODD J
1351 N CRESCENT HEIGHTS BLVD #312
WEST HOLLYWOOD CA 90046-4549

158) VTT #72370
FIORINA CHARLES & DORIS & FAMILY
1351 N CRESCENT HEIGHTS BLVD #313
WEST HOLLYWOOD CA 90046-4549

159) VTT #72370
BURCHIERE NIKKI & MICHAEL & MARGARET J
2226 GIBALTAR RD
SANTA BARBARA CA 93105-2358

160) VTT #72370
BARNATHAN DAVID
1351 N CRESCENT HEIGHTS BLVD #315
WEST HOLLYWOOD CA 90046-4549

161) VTT #72370
STEPHENSON LARRY G
1351 N CRESCENT HEIGHTS BLVD #316
WEST HOLLYWOOD CA 90046-4579

162) VTT #72370
CONNORS DIANE E
1351 N CRESCENT HEIGHTS BLVD #317
WEST HOLLYWOOD CA 90046-4579

163) VTT #72370
BARAK MELISSA G
1351 N CRESCENT HEIGHTS BLVD #318
WEST HOLLYWOOD CA 90046-4579

164) VTT #72370
SCHOOLSKY DIANE F
1351 N CRESCENT HEIGHTS BLVD #319
WEST HOLLYWOOD CA 90046-4579

165) VTT #72370
ALWAYS FULL LLC
210 MANTUA RD
PACIFIC PALISADES CA 90272-3349

166) VTT #72370
1345 HAVENHURST LLC
2443 FILLMORE ST
SAN FRANCISCO CA 94115-1814

167) VTT #72370
SHERRY DEAN
166 N WILLAMAN DR
BEVERLY HILLS CA 90211-2113

168) VTT #72370
CLG FAMILY FUND LLC
10600 SANTA MONICA BLVD
LOS ANGELES CA 90025-4808

169) VTT #72370
UPTOWN MANOR 1
PO BOX 1813
STUDIO CITY CA 91614-0813

170) VTT #72370
SMITH TIMOTHY G
1351 HAVENHURST DR #101
WEST HOLLYWOOD CA 90046-4589

171) VTT #72370
HUERTA NINA
1351 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046-4589

172) VTT #72370
POLLEY MICHAEL K LIVING TRUST
1351 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046-4589

173) VTT #72370
KAYE JONATHAN M & JEFFREY B
1351 HAVENHURST DR #201
WEST HOLLYWOOD CA 90046-4589

174) VTT #72370
LY T VI
1351 HAVENHURST DR #202
WEST HOLLYWOOD CA 90046-4589

175) VTT #72370
SHAHID SALESS CAMERON J
1351 HAVENHURST DR #203
WEST HOLLYWOOD CA 90046-4589

176) VTT #72370
JASMIN LUC
1269 N CLARK ST
LOS ANGELES CA 90069-2017

177) VTT #72370
LUDMIR JOSHUA
1351 HAVENHURST DR #302
WEST HOLLYWOOD CA 90046-4590

178) VTT #72370
WELLS GEORGE
1351 HAVENHURST DR #303
WEST HOLLYWOOD CA 90046-4590

179) VTT #72370
SZYMANSKI ROBERT M
1351 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046-4588

180) VTT #72370
PONOMAREV DMITRI S
1351 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046-4588

181) VTT #72370
RUSSELL-SHAPIO W H TRUST 1987
100 1ST ST #1400
SAN FRANCISCO CA 94105-4631

182) VTT #72370
WARD PRODUCTIONS INC
1638 BABCOCK ST #F
COSTA MESA CA 92627-4378

183) VTT #72370
TORRES MINDY
1950 NW 93RD AVE
DORAL FL 33172-2925

184) VTT #72370
KERMANI DAVID
1154 N DOHENY DR
LOS ANGELES CA 90069-1750

185) VTT #72370
KALT PAUL M & TRUST
PO BOX 48702
LOS ANGELES CA 90048-0702

186) VTT #72370
MANNERS ZEKE & TRUST
1229 N OLIVE DR
LOS ANGELES CA 90069-2706

187) VTT #72370
HAVENHURST LIMITED PARTNERSHIP
8285 W SUNSET BLVD #3
WEST HOLLYWOOD CA 90046-2420

188) VTT #72370
SUNHAVEN APARTMENTS LLC
333 S BEVERLY DR #205
BEVERLY HILLS CA 90212-4304

189) VTT #72370
YODER STEPHEN J
1421 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046-3814

190) VTT #72370
8228 ASSOCIATES
11684 VENTURA BLVD #807
STUDIO CITY CA 91604-2699

191) VTT #72370
8240 SUNSET ASSOCIATES
11684 VENTURA BLVD #807
STUDIO CITY CA 91604-2699

192) VTT #72370
TARGUM HERBERT R & MICKIE
11222 CARMEL CREEK RD
SAN DIEGO CA 92130-2624

193) VTT #72370
FREEMAN MICHAEL E
424 N SKYEWAY RD
LOS ANGELES CA 90049-2845

194) VTT #72370
REYES ROMEO A
97 WHIPSTICK RD
WILTON CT 06897-1229

195) VTT #72370
BRODIE WHITNEY A
1409 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046-3881

196) VTT #72370
SCHMALZ WILLIAM J
1409 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046-3881

197) VTT #72370
DIAZ ROBIN C & LISA N
1409 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046-3882

198) VTT #72370
MAH JEAN
1409 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046-3882

199) VTT #72370
TRAYNE JOHN & MARY J
1409 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046-3882

200) VTT #72370
SOHIGIAN LISA S & WILLIAM A
1756 N BEVERLY DR
BEVERLY HILLS CA 90210-1609

201) VTT #72370
KISER MARY E
1409 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046-3882

202) VTT #72370
HOELSCHER REGENCY LLC
2752 BAYSHORE DR
NEWPORT BEACH CA 92663-5611

203) VTT #72370
RADFORD MICHAEL
1640 5TH ST #205
SANTA MONICA CA 90401-3325

204) VTT #72370
VENEKLASEN GORDON
34 GRAMERCY PARK E #8BF
NEW YORK NY 10003-1731

205) VTT #72370
DAVID NATHANIEL E
1471 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046-3814

206) VTT #72370
DAVID NATHANIEL E
1471 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046-3814

207) VTT #72370
ARDEN LISA
149 N ORANGE DR
LOS ANGELES CA 90036-3014

208) VTT #72370
MCGUCKIAN MARY
5 RUE HENRI BIAIS VILLEFRANCHE

209) VTT #72370
SCHMIT TIMOTHY B & JEAN & FAMILY
824 MORAGA DR
LOS ANGELES CA 90049-1632

210) VTT #72370
HOFER ROBERT J
1471 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046-3814

211) VTT #72370
SCHWARTZMAN JASON F
16530 VENTURA BLVD #305
ENCINO CA 91436-4594

212) VTT #72370
WALKER JOSEPH A & J A
1475 1/4 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

213) VTT #72370
ISOLA BELLA INC
1404 N HARPER AVE
WEST HOLLYWOOD CA 90046

214) VTT #72370
ROFEH MASSOOD & FAMILY
17969 MEDLEY DR
ENCINO CA 91316-4377

215) VTT #72370
LEGG E T & ASSOCIATES
3837 HOLLYWOOD BLVD #B
HOLLYWOOD FL 33021-1243

216) VTT #72370
MELCHIOR IB J & MERLE C & FAMILY
8228 MARMONT LN
LOS ANGELES CA 90069-1624

217) VTT #72370
BESSEMER TRUST COMPANY TRUS
10250 CONSTELLATION BLVD #2600
LOS ANGELES CA 90067-6240

218) VTT #72370
HERMAN RYAN
8235 MARMONT LN
LOS ANGELES CA 90069-1623

219) VTT #72370
LEVIN SAMUEL J
11661 SAN VICENTE BLVD #609
LOS ANGELES CA 90049-5114

220) VTT #72370
FURMAN JEROME & CLAIRE TRUST
8246 WOODSHILL TRL
LOS ANGELES CA 90069-1636

221) VTT #72370
SOREF RANDYE B
8250 WOODSHILL TRL
LOS ANGELES CA 90069-1636

222) VTT #72370
OVERSTREET DENNIS & CHRISTINE
1913 PONTIUS AVE
LOS ANGELES CA 90025-5611

223) VTT #72370
WONG HERBERT Y
8213 MONTEEL RD
LOS ANGELES CA 90069-1625

224) VTT #72370
JCF INVESTMENTS LLC
44 SHOREHAVEN RD
NORWALK CT 06855-2807

225) VTT #72370
GRAHAM ANGELO P
8230 HOLLYWOOD BLVD
LOS ANGELES CA 90069-1612

226) VTT #72370
PENN KIM M
8238 HOLLYWOOD BLVD
LOS ANGELES CA 90069-1612

227) VTT #72370
SHIN THOMAS & JENNY M
1941 S MANGRUM CT
LA HABRA CA 90631-2078

228) VTT #72370
REED CHARLOTTE
1305 N FLORES ST
LOS ANGELES CA 90069-2614

229) VTT #72370
SCHNEIDER MARTIN
1531 SELMA DR
LOS ANGELES CA 90046-2411

230) VTT #72370
PITZ SELMA LLC
712 N ARDEN DR
BEVERLY HILLS CA 90210-3512

231) VTT #72370
HANLEY ANTHONY H
552 N NORMANDIE AVE
LOS ANGELES CA 90004-2010

232) VTT #72370
LOHR SCHMIDT BERNDT
PO BOX 3824
HOLLYWOOD CA 90028

233) VTT #72370
CHATEAU HOLDINGS LTD
8221 W SUNSET BLVD
WEST HOLLYWOOD CA 90046-2413

234) VTT #72370
CHEVRON U S A INC
PO BOX 1392
BAKERSFIELD CA 93302-1392

235) VTT #72370
KOUYOUMDJIAN ALEXANDRE S & LAURIE E
PO BOX 691158
LOS ANGELES CA 90069-9158

236) VTT #72370
KAHANA YORAM & MARGERY A
PO BOX 93368
LOS ANGELES CA 90093-0368

237) VTT #72370
PELAYO JAIME
1524 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2406

238) VTT #72370
BOLTON PETER
1530 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2406

239) VTT #72370
MORAN PATRICK
10201 W PICO BLVD #5126
LOS ANGELES CA 90064-2606

240) VTT #72370
GLOBAL EYE INVESTMENTS LLC
1901 AVENUE OF THE STARS #700
LOS ANGELES CA 90067-6009

241) VTT #72370
SPIRER PETER S & KELLY B
1531 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2405

242) VTT #72370
ST JOHN PAUL R & MELODY S
1525 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2405

243) VTT #72370
INDRIATI ENDAH
1521 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2405

244) **VTT #72370**
BACHRACH DONALD & KAREN & FAMILY
20007 WELLS DR
WOODLAND HILLS CA 91364-4727

245) **VTT #72370**
FELDMAN JOEL B & CATHRYN H & FAMILY
11999 FOXBORO DR
LOS ANGELES CA 90049-4110

246) **VTT #72370**
OVERMAN KENNETH & TRUST
2121 TERRY AVE #1502
SEATTLE WA 98121-2719

247) **VTT #72370**
PALERMO GROUP
2121 TERRY AVE #1502
SEATTLE WA 98121-2719

248) **VTT #72370**
ALLEMAND DENIS & FAMILY
1220 S ARROYO BLVD
PASADENA CA 91105-2805

249) **VTT #72370**
CLARK CRAIG S LIVING TRUST
8082 SELMA AVE
LOS ANGELES CA 90046-2505

250) **VTT #72370**
HECK AARON M
8078 SELMA AVE
LOS ANGELES CA 90046-2505

251) **VTT #72370**
TELLMAN LUKAS F
27533 AVENUE HOPKINS
SANTA CLARITA CA 91355-3910

VTT #72370
HOLLYWOOD HILLS WEST
NEIGHBORHOOD COUNCIL
7095 HOLLYWOOD BLVD #1004
HOLLYWOOD CA 90028

VTT #72370
PLANNING DIVISION
CITY OF WEST HOLLYWOOD
8300 SANTA MONICA BLVD.
WEST HOLLYWOOD, CA 90069-4314

VTT #72370
PLANNING DIVISION
CITY OF GLENDALE
633 E. BROADWAY, ROOM 103
GLENDALE, CA 91206-4386

VTT #72370
DIRECTOR OF PLANNING
CITY OF BEVERLY HILLS
455 NO. REXFORD DR., #G40
BEVERLY HILLS, CA 90210

VTT #72370
CITY OF BURBANK - PLANNING DIV.
COMMUNITY DEV. DEPARTMENT
275 E. OLIVE AVE.
BURBANK, CA 91502

VTT #72370
PLANNING & PROGRAM DIV. DEPT.
ATTN: EXECUTIVE
1 GATEWAY PLAZA
LOS ANGELES, CA 90012

VTT #72370
THE DEPARTMENT
OF REGIONAL PLANNING
320 W. TEMPLE ST., ROOM 1382
LOS ANGELES, CA 90012

VTT #72370
L.A. UNIFIED SCHOOL DISTRICT
PLANNING & RESEARCH DIVISION
333 S. BEAUDRY AVE., 23RD FL.
LOS ANGELES, CA 90017-1466

VTT #72370
CALTRANS - DISTRICT 7
DEPT. OF TRANSPORTATION
100 S MAIN STREET
LOS ANGELES, CA 90012

VTT #72370
E. MICHAEL NYTZEN
PAUL HASTINGS JANOFFSKY & WALKER
515 S FLOWER ST 26TH FLR
LOS ANGELES CA 90071

VTT #72370
13-142
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

1) VTT #72370
OCCUPANT
8150 W SUNSET BLVD
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8180 W SUNSET BLVD
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8182 W SUNSET BLVD #201
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8182 W SUNSET BLVD #202
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8166 W SUNSET BLVD #G
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8168 W SUNSET BLVD #F
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8170 W SUNSET BLVD #E
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8172 W SUNSET BLVD #D
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8174 W SUNSET BLVD #C
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8176 W SUNSET BLVD #B
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8178 W SUNSET BLVD #A
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8154 W SUNSET BLVD #N
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8156 W SUNSET BLVD #M
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8158 W SUNSET BLVD #L
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8160 W SUNSET BLVD #K
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8162 W SUNSET BLVD #J
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8142 W SUNSET BLVD
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8148 W SUNSET BLVD
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #1
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #2
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #3
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #4
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #5
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #6
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #7
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #8
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #9
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #10
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #11
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #1
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #2
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #3
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #4
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #5
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #6
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #7
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #8
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #9
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #10
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #11
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
1510 LAUREL CANYON BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8017 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8025 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8027 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8029 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8031 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8033 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8001 W SUNSET BLVD
LOS ANGELES CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #14
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #15
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1417 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1417 1/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1417 1/2 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1417 3/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1419 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1419 1/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1419 1/2 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1419 3/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #14
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #15
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #16
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #17
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #18
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1401 N LAUREL AVE
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #A
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #B
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #C
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #D
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #E
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #F
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1405 N LAUREL AVE
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1407 N LAUREL AVE
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #5
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #6
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #7
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #8
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #9
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #10
WEST HOLLYWOOD CA 90046

9) VTT #72370
OCCUPANT
1412 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

11) VTT #72370
OCCUPANT
1412 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

12) VTT #72370
OCCUPANT
1412 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

14) VTT #72370
OCCUPANT
1412 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046

19) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #10
WEST HOLLYWOOD CA 90046

21) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #11
WEST HOLLYWOOD CA 90046

22) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #19
WEST HOLLYWOOD CA 90046

25) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #24
WEST HOLLYWOOD CA 90046

28) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #21
WEST HOLLYWOOD CA 90046

30) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #38
WEST HOLLYWOOD CA 90046

34) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #31
WEST HOLLYWOOD CA 90046

35) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #40
WEST HOLLYWOOD CA 90046

36) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #48
WEST HOLLYWOOD CA 90046

37) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #44
WEST HOLLYWOOD CA 90046

39) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #49
WEST HOLLYWOOD CA 90046

40) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #41
WEST HOLLYWOOD CA 90046

41) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #50
WEST HOLLYWOOD CA 90046

43) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #54
WEST HOLLYWOOD CA 90046

45) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #59
WEST HOLLYWOOD CA 90046

46) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #51
WEST HOLLYWOOD CA 90046

47) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #60
WEST HOLLYWOOD CA 90046

52) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #61
WEST HOLLYWOOD CA 90046

53) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #70
WEST HOLLYWOOD CA 90046

55) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #74
WEST HOLLYWOOD CA 90046

56) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #77
WEST HOLLYWOOD CA 90046

57) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #79
WEST HOLLYWOOD CA 90046

59) VTT #72370
CRUNCH
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
SALON REPUBLIC
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
SUNDANCE CINEMA
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
SUSHI DAN
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
BODY FACTORY
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
BURKE WILLIAMS
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
CB2
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
DNA CLOTHING
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
MALIBU FISH GRILL
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
PEI WEI ASIAN MARKET
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
STARBUCKS CORPORATION
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
THE VEGGIE GRILL
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
TRADER JOES
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
WEINGARTEN REALTY
8000 W SUNSET BLVD
LOS ANGELES CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #14
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #15
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #16
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #17
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #18
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #19
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #20
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #21
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #5
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #6
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #7
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #8
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #9
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #10
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #11
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #12
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #14
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #15
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #16
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #17
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #18
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #19
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #20
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #21
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #100
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #107
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #109
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #110
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #111
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #112
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #113
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #114
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #115
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #116
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #117
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #118
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #119
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #120
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #121
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #122
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #123
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #124
WEST HOLLYWOOD CA 90046

64) VTT #72370
OCCUPANT
1342 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

65) VTT #72370
OCCUPANT
1342 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

66) VTT #72370
OCCUPANT
1344 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

67) VTT #72370
OCCUPANT
1344 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

68) VTT #72370
OCCUPANT
1346 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

73) VTT #72370
OCCUPANT
1344 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

74) VTT #72370
OCCUPANT
1346 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

75) VTT #72370
OCCUPANT
1346 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #107
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #205
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #207
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #208
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #301
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #302
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #303
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #304
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #305
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #306
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #307
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #308
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1400 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1400 1/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1400 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1400 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1414 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1414 1/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1414 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1414 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1412 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1412 1/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1412 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1412 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #11
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #12
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #13
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #14
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #15
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #16
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #17
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #18
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #19
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #20
WEST HOLLYWOOD CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #101
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #102
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #103
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #104
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #105
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #106
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #107
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #108
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #109
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #110
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #111
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #201
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #202
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #203
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #204
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #205
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #206
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #207
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #208
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #209
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #210
LOS ANGELES CA 90046

82) VTT #72370
OCCUPANT
1416 HAVENHURST DR #1A
WEST HOLLYWOOD CA 90046

88) VTT #72370
OCCUPANT
1416 HAVENHURST DR #2B
WEST HOLLYWOOD CA 90046

89) VTT #72370
OCCUPANT
1416 HAVENHURST DR #2D
WEST HOLLYWOOD CA 90046

90) VTT #72370
OCCUPANT
1416 HAVENHURST DR #2E
WEST HOLLYWOOD CA 90046

92) VTT #72370
OCCUPANT
1416 HAVENHURST DR #3A
WEST HOLLYWOOD CA 90046

93) VTT #72370
OCCUPANT
1416 HAVENHURST DR #3B
WEST HOLLYWOOD CA 90046

94) VTT #72370
OCCUPANT
1416 HAVENHURST DR #4C
WEST HOLLYWOOD CA 90046

95) VTT #72370
OCCUPANT
1416 HAVENHURST DR #4A
WEST HOLLYWOOD CA 90046

98) VTT #72370
OCCUPANT
1416 HAVENHURST DR #5A
WEST HOLLYWOOD CA 90046

99) VTT #72370
OCCUPANT
1416 HAVENHURST DR #6C
WEST HOLLYWOOD CA 90046

100) VTT #72370
OCCUPANT
1416 HAVENHURST DR #6A
WEST HOLLYWOOD CA 90046

102) VTT #72370
OCCUPANT
1416 HAVENHURST DR #22
WEST HOLLYWOOD CA 90046

104) VTT #72370
OCCUPANT
1416 HAVENHURST DR #23
WEST HOLLYWOOD CA 90046

104) VTT #72370
OCCUPANT
1416 HAVENHURST DR #24
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #107
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #109
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #110
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #205
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #207
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #208
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #209
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #210
WEST HOLLYWOOD CA 90046

107) VTT #72370
OCCUPANT
1332 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107) VTT #72370
OCCUPANT
1336 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107) VTT #72370
OCCUPANT
1340 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107) VTT #72370
OCCUPANT
1342 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107) VTT #72370
OCCUPANT
1344 HAVENHURST DR
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1350 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1350 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1350 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1350 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1352 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1352 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1352 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1352 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1354 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1354 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1354 HAVENHURST DR #11
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1354 HAVENHURST DR #12
WEST HOLLYWOOD CA 90046

116) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #109
WEST HOLLYWOOD CA 90046

118) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #111
WEST HOLLYWOOD CA 90046

120) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #113
WEST HOLLYWOOD CA 90046

121) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #114
WEST HOLLYWOOD CA 90046

122) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #115
WEST HOLLYWOOD CA 90046

134) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #208
WEST HOLLYWOOD CA 90046

136) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #210
WEST HOLLYWOOD CA 90046

138) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #212
WEST HOLLYWOOD CA 90046

142) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #216
WEST HOLLYWOOD CA 90046

147) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #302
WEST HOLLYWOOD CA 90046

149) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #304
WEST HOLLYWOOD CA 90046

150) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #305
WEST HOLLYWOOD CA 90046

152) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #307
WEST HOLLYWOOD CA 90046

154) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #309
WEST HOLLYWOOD CA 90046

155) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #310
WEST HOLLYWOOD CA 90046

156) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #311
WEST HOLLYWOOD CA 90046

159) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #314
WEST HOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #3
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #4
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #5
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #6
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #7
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #8
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #9
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #10
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #11
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #12
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #13
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #14
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #15
WEST HOOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #101
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #104
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #105
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #106
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #107
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #108
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #201
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #202
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #203
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #204
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #205
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #206
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #207
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #208
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1338 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1340 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1342 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1344 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1346 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1348 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1350 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1352 N HARPER AVE
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #101
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #102
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #103
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #104
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #105
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169) VTT #72370
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1354 N HARPER AVE #106
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169) VTT #72370
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1354 N HARPER AVE #107
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169) VTT #72370
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1354 N HARPER AVE #108
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #109
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #110
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #112
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #114
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #115
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #116
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #201
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #202
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #203
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
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169) VTT #72370
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169) VTT #72370
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1354 N HARPER AVE #206
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #209
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169) VTT #72370
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1354 N HARPER AVE #210
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169) VTT #72370
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1354 N HARPER AVE #212
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169) VTT #72370
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #214
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #215
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #216
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #301
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #302
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #303
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #304
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #305
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #306
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #307
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #308
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169) VTT #72370
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1354 N HARPER AVE #309
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #310
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169) VTT #72370
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1354 N HARPER AVE #312
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169) VTT #72370
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #314
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #315
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #316
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #401
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #402
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #403
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #404
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #405
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #406
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #407
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #408
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #409
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #410
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #412
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #412
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #414
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #415
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #416
WEST HOLLYWOOD CA 90046

176) VTT #72370
OCCUPANT
1351 HAVENHURST DR #301
WEST HOLLYWOOD CA 90046

179) VTT #72370
OCCUPANT
1351 HAVENHURST DR #PH1
WEST HOLLYWOOD CA 90046

180) VTT #72370
OCCUPANT
1351 HAVENHURST DR #PH2
WEST HOLLYWOOD CA 90046

181) VTT #72370
OCCUPANT
1351 HAVENHURST DR #PH3
WEST HOLLYWOOD CA 90046

182) VTT #72370
OCCUPANT
1483 HAVENHURST DR
WEST HOLLYWOOD CA 90046

182) VTT #72370
OCCUPANT
8200 SUNSET BLVD
WEST HOLLYWOOD CA 90046

182) VTT #72370
OCCUPANT
8210 SUNSET BLVD
WEST HOLLYWOOD CA 90046

182) VTT #72370
OCCUPANT
8212 SUNSET BLVD
WEST HOLLYWOOD CA 90046

183) VTT #72370
THE S AGENCY
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

183) VTT #72370
JOHN-MARK'S MUSIC BOX
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

183) VTT #72370
DS VOCOLOGY
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

183) VTT #72370
INGRID VOCAL STUDIO
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184) VTT #72370
OCCUPANT
8218 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184) VTT #72370
OCCUPANT
8224 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184) VTT #72370
OCCUPANT
8226 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184) VTT #72370
OCCUPANT
8222 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

185) VTT #72370
OCCUPANT
1481 HAVENHURST DR
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1477 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1477 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1477 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1477 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1479 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1479 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1479 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1479 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #101
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #104
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #105
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #106
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #107
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #201
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #202
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #203
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #204
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #205
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #206
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #207
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #208
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #209
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #301
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #302
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #303
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #304
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #305
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #306
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #307
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #308
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #21
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #22
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #23
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #24
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #25
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #26
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #27
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #28
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #29
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1417 HAVENHURST DR
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1417 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1417 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1417 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1417 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1415 HAVENHURST DR
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1421 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1421 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1421 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1421 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1421 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

190) VTT #72370
OCCUPANT
8228 W SUNSET BLVD #100
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #105
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #106
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #109
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #200
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #201
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #202
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #203
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #204
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #208
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #209
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #210
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #211
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #300
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #304
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #307
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #311
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #312
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #313
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #315
WEST HOLLYWOOD CA 90046

191) VTT #72370
OCCUPANT
8240 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

192) VTT #72370
OCCUPANT
1409 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

193) VTT #72370
OCCUPANT
1409 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

194) VTT #72370
OCCUPANT
1409 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

200) VTT #72370
OCCUPANT
1409 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #101
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #102
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #103
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #104
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #105
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #201
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #202
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #203
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #204
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
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WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #206
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #207
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #208
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202) VTT #72370
OCCUPANT
1430 N HARPER AVE #209
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OCCUPANT
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OCCUPANT
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WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #212
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202) VTT #72370
OCCUPANT
1430 N HARPER AVE #214
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #301
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #302
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #303
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #304
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #305
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #306
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #307
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #308
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #309
WEST HOLLYWOOD CA 90046

202) VTT #72370
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1430 N HARPER AVE #310
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OCCUPANT
1430 N HARPER AVE #311
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202) VTT #72370
OCCUPANT
1430 N HARPER AVE #312
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202) VTT #72370
OCCUPANT
1430 N HARPER AVE #314
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #401
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #402
WEST HOLLYWOOD CA 90046

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OCCUPANT
1430 N HARPER AVE #403
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1430 N HARPER AVE #404
WEST HOLLYWOOD CA 90046

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OCCUPANT
1430 N HARPER AVE #405
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #406
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #407
WEST HOLLYWOOD CA 90046

203) VTT #72370
OCCUPANT
1471 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

204) VTT #72370
OCCUPANT
1471 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

207) VTT #72370
OCCUPANT
1471 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

208) VTT #72370
OCCUPANT
1471 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

209) VTT #72370
OCCUPANT
1471 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

211) VTT #72370
OCCUPANT
1471 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

212) VTT #72370
OCCUPANT
1475 HAVENHURST DR
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #1
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #2
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #3
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #4
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #5
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #6
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #7
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #8
WEST HOLLYWOOD CA 90046

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OCCUPANT
1414 N HARPER AVE #9
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213) VTT #72370
OCCUPANT
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213) VTT #72370
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1414 N HARPER AVE #11
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213) VTT #72370
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1414 N HARPER AVE #12
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1414 N HARPER AVE #14
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213) VTT #72370
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1414 N HARPER AVE #15
WEST HOLLYWOOD CA 90046

213) VTT #72370
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1414 N HARPER AVE #16
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OCCUPANT
1414 N HARPER AVE #17
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213) VTT #72370
OCCUPANT
1414 N HARPER AVE #18
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #19
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #20
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #21
WEST HOLLYWOOD CA 90046

214) VTT #72370
OCCUPANT
8254 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

215) VTT #72370
OCCUPANT
8225 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

217) VTT #72370
OCCUPANT
8222 MARMONT LN
LOS ANGELES CA 90069

219) VTT #72370
OCCUPANT
8235 MONTEEL RD
LOS ANGELES CA 90069

219) VTT #72370
OCCUPANT
8231 MARMONT LN
LOS ANGELES CA 90069

222) VTT #72370
OCCUPANT
8221 MONTEEL RD
LOS ANGELES CA 90069

224) VTT #72370
OCCUPANT
8222 HOLLYWOOD BLVD
LOS ANGELES CA 90069

227) VTT #72370
OCCUPANT
8218 HOLLYWOOD BLVD
LOS ANGELES CA 90069

228) VTT #72370
OCCUPANT
1545 SELMA DR
LOS ANGELES CA 90046

228) VTT #72370
OCCUPANT
1541 SELMA DR
LOS ANGELES CA 90046

230) VTT #72370
OCCUPANT
8157 W SUNSET BLVD
LOS ANGELES CA 90046

230) VTT #72370
OCCUPANT
8161 W SUNSET BLVD
LOS ANGELES CA 90046

230) VTT #72370
OCCUPANT
8091 SELMA AVE
LOS ANGELES CA 90046

231) VTT #72370
OCCUPANT
8085 SELMA AVE
LOS ANGELES CA 90046

232) VTT #72370
OCCUPANT
8079 SELMA AVE
LOS ANGELES CA 90046

233) VTT #72370
OCCUPANT
8171 W SUNSET BLVD
LOS ANGELES CA 90046

234) VTT #72370
OCCUPANT
8101 W SUNSET BLVD
LOS ANGELES CA 90046

235) VTT #72370
OCCUPANT
1514 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

236) VTT #72370
OCCUPANT
1520 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

238) VTT #72370
OCCUPANT
1535 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

239) VTT #72370
OCCUPANT
8071 SELMA AVE
LOS ANGELES CA 90046

240) VTT #72370
OCCUPANT
8050 SELMA AVE
LOS ANGELES CA 90046

244) VTT #72370
OCCUPANT
1515 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #5
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #6
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #7
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #8
WEST HOLLYWOOD CA 90046

246) VTT #72370
OCCUPANT
8117 W SUNSET BLVD
LOS ANGELES CA 90046

248) VTT #72370
OCCUPANT
8090 SELMA AVE
LOS ANGELES CA 90046

251) VTT #72370
OCCUPANT
8070 SELMA AVE
LOS ANGELES CA 90046

1) VTT #72370
AG-SCH 8150 SUNSET BOULEVARD O
PO BOX 10506
BEVERLY HILLS CA 90213-3506

2) VTT #72370
1519 LAUREL LLC
1519 N LAUREL AVE
LOS ANGELES CA 90046-2513

3) VTT #72370
8017 SUNSET BOULEVARD PROPERTY
COMPANY LLC
4911 COLUSA DR
OCEANSIDE CA 92056-5465

4) VTT #72370
COLVIN RICHARD A & SHERREE L
11334 CHALON RD
LOS ANGELES CA 90049-1721

5) VTT #72370
LAUREL MANOR LLC
9760 CHARLEVILLE BLVD #B
BEVERLY HILLS CA 90212-1823

6) VTT #72370
MUZNIK MEWS LLC
5879 E KATHLEEN RD
SCOTTSDALE AZ 85254-1862

7) VTT #72370
RUBIN EMMA & TRUST
6254 DEL VALLE DR
WEST HOLLYWOOD CA 90048-5306

8) VTT #72370
PENNINO FRANK K & TRUST
8654 HOLLOWAY PLAZA DR
WEST HOLLYWOOD CA 90069-2308

9) VTT #72370
PETRASEK DANNY
1412 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3805

10) VTT #72370
STEINMETZ HELEN & FAMILY
1412 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046-4584

11) VTT #72370
GANG JOHN & KARI
10119 GREENSWARD LINK
IJAMSVILLE MD 21754-9636

12) VTT #72370
ROVEN STEPHANIE H
9200 W SUNSET BLVD #10TH
WEST HOLLYWOOD CA 90069-3608

13) VTT #72370
FAREBERMAN THEA M
1412 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046-4584

14) VTT #72370
BOYD RYAN LIVING TRUST
1412 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3805

15) VTT #72370
AGULNEK MICHAEL
1412 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046-4585

16) VTT #72370
LE MARE MICHAEL
1412 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046-4585

17) VTT #72370
MATTA PAUL
1412 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046-4585

18) VTT #72370
ZLATKIN BORIS & GALINA
1412 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046-4584

19) VTT #72370
KLEIN SHERRY D
5020 AMBROSE AVE
LOS ANGELES CA 90027-1762

20) VTT #72370
SWANSON DAVID R
1424 N CRESCENT HEIGHTS BLVD #18
WEST HOLLYWOOD CA 90046-3801

21) VTT #72370
KLUGER CHARLES E
1855 CORONADO AVE
SIGNAL HILL CA 90755-1245

22) VTT #72370
OSULLIVAN BARBARA
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

23) VTT #72370
PETRI SHIVA
1424 N CRESCENT HEIGHTS BLVD #20
WEST HOLLYWOOD CA 90046-3801

24) VTT #72370
US BANK NA 2007-7AX
1424 N CRESCENT HEIGHTS BLVD #28
WEST HOLLYWOOD CA 90046-3801

25) VTT #72370
BRINKMANN R 2011 FAMILY TRUST
4421 GAINSBOROUGH AVE
LOS ANGELES CA 90027-1224

26) VTT #72370
WINSTON MORTON M
1424 N CRESCENT HEIGHTS BLVD #27
WEST HOLLYWOOD CA 90046-3801

27) VTT #72370
SELZNICK J K
1424 N CRESCENT HEIGHTS BLVD #29
WEST HOLLYWOOD CA 90046-3801

28) VTT #72370
LOBELL MICHAEL & AASE & TRUST
9477 LLOYDCREST DR
BEVERLY HILLS CA 90210-2556

29) VTT #72370
RAHR MARC
1424 N CRESCENT HEIGHTS BLVD #30
WEST HOLLYWOOD CA 90046-3801

30) VTT #72370
MERVIS M ANTONY
1108 S CITRUS AVE
LOS ANGELES CA 90019-1642

31) VTT #72370
CHAN PAUL Y
1424 N CRESCENT HEIGHTS BLVD #34
WEST HOLLYWOOD CA 90046-3801

32) VTT #72370
LUCIANO JOHN
1424 N CRESCENT HEIGHTS BLVD #37
WEST HOLLYWOOD CA 90046-3801

33) VTT #72370
BROOK DEVIN
1424 N CRESCENT HEIGHTS BLVD #39
WEST HOLLYWOOD CA 90046-3801

34) VTT #72370
PECK ROBERT M
200 E 32ND ST #18E
NEW YORK NY 10016-6522

35) VTT #72370
ELISEEV ANDREW
1 DANIEL BURNHAM CT #423
SAN FRANCISCO CA 94109-5457

36) VTT #72370
FINSTAD SUZANNE
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

37) VTT #72370
FORKNER BENJAMIN S
537 MONTANA AVE #B
SANTA MONICA CA 90403-1309

38) VTT #72370
LOCKHART DONALD A & JANE R & FAMILY
1424 N CRESCENT HEIGHTS BLVD #47
WEST HOLLYWOOD CA 90046-3802

39) VTT #72370
AVRAHAMI GIDEON
1424 N CRESCENT HEIGHTS BOULEVARD #
WHITTIER CA 90046

40) VTT #72370
LONG TIMOTHY E
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

41) VTT #72370
AL FAISAL KHALID F
1010 BASIL RD
MCLEAN VA 22101-1801

42) VTT #72370
FARAHANI KASRA
1424 N CRESCENT HEIGHTS BLVD #58
WEST HOLLYWOOD CA 90046-3802

43) VTT #72370
FLAX LARRY
16830 VENTURA BLVD #300
ENCINO CA 91436-1715

44) VTT #72370
OLIVER BRIAN
1424 N CRESCENT HEIGHTS BLVD #57
WEST HOLLYWOOD CA 90046-3802

45) VTT #72370
HATHERLEY JOHN E
11377 W OLYMPIC BLVD
LOS ANGELES CA 90064-1625

46) VTT #72370
IMPICCIATORE GABRIEL & SILVA
4 CHEMIN DE LA GATILLARDE

47) VTT #72370
DALAL YITZHAK
1424 N CRESCENT HEIGHTS BLVD #78
WEST HOLLYWOOD CA 90046-3802

48) VTT #72370
DHONDY MEHER TRUST
1424 N CRESCENT HEIGHTS BLVD #68
WEST HOLLYWOOD CA 90046-3802

49) VTT #72370
TOMIAK MATTHEW J
1424 N CRESCENT HEIGHTS BLVD #64
WEST HOLLYWOOD CA 90046-3802

50) VTT #72370
MIONIE LISA B
1424 N CRESCENT HEIGHTS BLVD #67
WEST HOLLYWOOD CA 90046-3802

51) VTT #72370
ZALIS RACHEL
1424 N CRESCENT HEIGHTS BLVD #69
WEST HOLLYWOOD CA 90046-3802

52) VTT #72370
GOLDBERG RONALD W TRUST
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

53) VTT #72370
TAVITIAN AVEDIS
801 S CHEVY CHASE DR #20
GLENDALE CA 91205-4437

54) VTT #72370
KHADAVI ALEX A
1424 N CRESCENT HEIGHTS BLVD #78
WEST HOLLYWOOD CA 90046-3802

55) VTT #72370
PRINCE COTTON LLC
528 W 21ST AVE #D
COVINGTON LA 70433-3014

56) VTT #72370
EUBANK WILLIAM
3350 CALLE BONITA
SANTA YNEZ CA 93460-9309

57) VTT #72370
RAWLINGS DAVID T
PO BOX 60007
NASHVILLE TN 37206-0007

58) VTT #72370
WALL SCOTTMAN D
1424 N CRESCENT HEIGHTS BLVD #71
WEST HOLLYWOOD CA 90046-3802

59) VTT #72370
WEINGARTEN NOSTAT INC
8000 W SUNSET BLVD
LOS ANGELES CA 90046-2439

60) VTT #72370
SONG GEI WO DU ER LLC
2582 WALLINGFORD DR
BEVERLY HILLS CA 90210-1073

61) VTT #72370
HOELSCHER VILLA D ESTE LLC
1355 N LAUREL AVE
WEST HOLLYWOOD CA 90046-4629

62) VTT #72370
FPM PARTNERS LLC IV
PO BOX 66035
LOS ANGELES CA 90066-0035

63) VTT #72370
S H E LLC
PO BOX 10061
BEVERLY HILLS CA 90213-3061

64) VTT #72370
BINDER DIANE B & FAMILY
PO BOX 292143
LOS ANGELES CA 90029-8643

65) VTT #72370
HERRIMAN DAMON C
1346 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046-4535

66) VTT #72370
SOASH BRITTANY M
1344 N CRESCENT HEIGHTS BOULEVARD #
WEST HOLLYWOOD CA 90069

67) VTT #72370
PILLER DEAN C & LAURA D & TRUST
4443 CALLADA PL
TARZANA CA 91356-5105

68) VTT #72370
LYNN KATHLEEN M
4229 SAINT CLAIR AVE
STUDIO CITY CA 91604-1610

69) VTT #72370
GOULD SHERRY B
1346 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046-4535

70) VTT #72370
NGUYEN CHRISTINE U
1342 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046-4533

71) VTT #72370
NITOWSKI MATT
1342 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046-4533

72) VTT #72370
DIAZ JOCELYN E
1344 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046-4505

73) VTT #72370
BOUSSELOUB BOUALEM & CALKIN /TR
1142 ARMADA DR
PASADENA CA 91103-2829

74) VTT #72370
STONE MELISSA B
8033 W SUNSET BLVD #631
WEST HOLLYWOOD CA 90046-2401

75) VTT #72370
HANSON CURTIS
2454 LOUELLA AVE
VENICE CA 90291-5007

76) VTT #72370
SUMMERS JULIE
1425 N CRESCENT HEIGHTS BLVD #307
WEST HOLLYWOOD CA 90046-4587

77) VTT #72370
GROSSMAN GARY M & TRUST
1412 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046-3815

78) VTT #72370
BUSINESS INVESTORS GROUP
13245 RIVERSIDE DR #360
SHERMAN OAKS CA 91423-5607

79) VTT #72370
NICHIREN SHOSHU TEMPLE
1401 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3812

80) VTT #72370
KLUBIS BELLA
705 WESTMOUNT DR #104
WEST HOLLYWOOD CA 90069-5131

81) VTT #72370
POLAKOFF CAROL L
1416 HAVENHURST DR #1C
WEST HOLLYWOOD CA 90046-3884

82) VTT #72370
WILLIAMS RONALD P
10 MINT PLZ #5
SAN FRANCISCO CA 94103-1874

83) VTT #72370
COHEN MERYL S
1416 HAVENHURST DR #1B
WEST HOLLYWOOD CA 90046-3884

84) VTT #72370
HOWARD CYNTHIA D
1416 HAVENHURST DR #1D
WEST HOLLYWOOD CA 90046-3884

85) VTT #72370
BARISH RORY
1416 HAVENHURST DR #1E
WEST HOLLYWOOD CA 90046-3885

86) VTT #72370
SMALL COURTNEY C
1416 HAVENHURST DR #2C
WEST HOLLYWOOD CA 90046-3885

87) VTT #72370
ROELFS JAN
1416 HAVENHURST DR #2A
WEST HOLLYWOOD CA 90046-3885

88) VTT #72370
HAVENHURST DRIVE TRUST
155 W 13TH ST
NEW YORK NY 10011-7801

89) VTT #72370
BLACK MICHAEL R & TRUST
8383 WILSHIRE BLVD #500
BEVERLY HILLS CA 90211-2408

90) VTT #72370
ELIASON JOYCE
10390 SANTA MONICA BLVD #270
LOS ANGELES CA 90025-5091

91) VTT #72370
BUXTON SARAH G
1416 HAVENHURST DR #3C
WEST HOLLYWOOD CA 90046-3885

92) VTT #72370
MCMILLAN CHRISTOPHER
5900 WILSHIRE BLVD #2250
LOS ANGELES CA 90036-5025

93) VTT #72370
STEUER PHILIP
8033 W SUNSET BLVD #216
WEST HOLLYWOOD CA 90046-2401

94) VTT #72370
SIEGEL BARRY
850 OCEAN PARK BLVD #300
SANTA MONICA CA 90405

95) VTT #72370
GOLD DAVID L
8707 ST IVES DR
LOS ANGELES CA 90069-1232

96) VTT #72370
HASLINGDEN EDWARD D
1416 HAVENHURST DR #4B
WEST HOLLYWOOD CA 90046-3887

97) VTT #72370
SMALL KATHY
1416 HAVENHURST DR #5C
WEST HOLLYWOOD CA 90046-3887

98) VTT #72370
CURRIN WILLIAM L & BETTY J
148 VIA DE LA VALLE
SOLANA BEACH CA 92075-1952

99) VTT #72370
MARTIN JONATHON K
PO BOX 16056
BEVERLY HILLS CA 90209-2056

100) VTT #72370
ROWLEY CHRISTOPHER N & WILLIAM N
1416 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046-3883

101) VTT #72370
SMALL COURTNEY C
1416 HAVENHURST DR #GF
WEST HOLLYWOOD CA 90046-3883

102) VTT #72370
1416 NORTH HAVENHURST DRIVE
21535 HAWTHORNE BLVD #530
TORRANCE CA 90503-6654

103) VTT #72370
SMALL COURTNEY C
1416 HAVENHURST DR #GF
WEST HOLLYWOOD CA 90046-3883

104) VTT #72370
1416 NORTH HAVENHURST DRIVE
1627 PONTIUS AVE #203
LOS ANGELES CA 90025-3332

105) VTT #72370
L A CITY
8116 W SUNSET BLVD
LOS ANGELES CA 90046

106) VTT #72370
PTASHKIN JERALD
PO BOX 46732
WEST HOLLYWOOD CA 90046-0732

107) VTT #72370
ALABASTUR EBON
1344 HAVENHURST DR
WEST HOLLYWOOD CA 90046-4511

108) VTT #72370
SNIJDER LEONARD D
1409 ELEVADO ST
LOS ANGELES CA 90026-1637

109) VTT #72370
SOKOLSKY LEV
1351 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046-4576

110) VTT #72370
DJANDJOLIA TSISSANA
1351 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046-4576

111) VTT #72370
STREDICKE JANET M
1351 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046-4576

112) VTT #72370
HOOD PAUL T
1351 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046-4576

113) VTT #72370
LEDERKRAMER MARK
1351 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046-4576

114) VTT #72370
KENNEDY KAREN D
1351 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046-4576

115) VTT #72370
JASPER JAY R TRUST
1351 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046-4576

116) VTT #72370
SOHIGIAN LISA S & WILLIAM A
1756 N BEVERLY DR
BEVERLY HILLS CA 90210-1609

117) VTT #72370
TOUMAYAN SAMUEL E
1351 N CRESCENT HEIGHTS BLVD #110
WEST HOLLYWOOD CA 90046-4576

118) VTT #72370
UPSHAW NAIDRA
1351 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-4561

119) VTT #72370
MASON PATRICIA A
1351 N CRESCENT HEIGHTS BLVD #112
WEST HOLLYWOOD CA 90046-4576

120) VTT #72370
BREGMAN HAROLD & JUDITH BREGMAN
622 DAUPHINE AVE
NORTHBROOK IL 60062-2116

121) VTT #72370
MOTIWALA NAZNEEN S
5323 ALFONSO DR
AGOURA HILLS CA 91301-4063

122) VTT #72370
WELIRANG DEYNICA
7435 WOODROW WILSON DR
WEST HOLLYWOOD CA 90046-1322

123) VTT #72370
ORR JAMES
1351 N CRESCENT HEIGHTS BLVD #116
WEST HOLLYWOOD CA 90046-4577

124) VTT #72370
LANDIS ANDREW J
1351 N CRESCENT HEIGHTS BLVD #117
WEST HOLLYWOOD CA 90046-4577

125) VTT #72370
WANG PAUL T
1351 N CRESCENT HEIGHTS BLVD #118
WEST HOLLYWOOD CA 90046-4577

126) VTT #72370
HIDBER ERNEST
1351 N CRESCENT HEIGHTS BLVD #119
WEST HOLLYWOOD CA 90046-4577

127) VTT #72370
BAYE SULA
1351 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046-4577

128) VTT #72370
SHLIMAK VLADIMIR ANDTANYA
1351 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046-4577

129) VTT #72370
FREIBERG MOSHE I & FAMILY
1351 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046-4577

130) VTT #72370
SANDUKOV KENNY & SIMA
1351 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046-4577

131) VTT #72370
GRAY ANNABEL
1351 N CRESCENT HEIGHTS BLVD #205
WEST HOLLYWOOD CA 90046-4577

132) VTT #72370
SCHULZ HARLAND A
1351 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046-4577

133) VTT #72370
GRAY ANNABEL
1351 N CRESCENT HEIGHTS BLVD #207
WEST HOLLYWOOD CA 90046-4577

134) VTT #72370
GULANI AMAN R
1351 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-4561

135) VTT #72370
SHAPIRO JUDITH & MARNIE N
1351 N CRESCENT HEIGHTS BLVD #209
WEST HOLLYWOOD CA 90046-4578

136) VTT #72370
JAYNER DAVID & FAMILY
3609 W WEST KNOLL DR #H
WEST HOLLYWOOD CA 90069-4191

137) VTT #72370
D ITRI CARLO
1351 N CRESCENT HEIGHTS BLVD #211
WEST HOLLYWOOD CA 90046-4578

138) VTT #72370
FOUNTAIN TRUST
1351 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-4561

139) VTT #72370
GUREVICH LEV & SHIPKOVA /TR
1351 N CRESCENT HEIGHTS BLVD #213
WEST HOLLYWOOD CA 90046-4578

140) VTT #72370
HYATT DAVID
1351 N CRESCENT HEIGHTS BLVD #214
WEST HOLLYWOOD CA 90046-4578

141) VTT #72370
PATACSIL JAMES
1351 N CRESCENT HEIGHTS BLVD #215
WEST HOLLYWOOD CA 90046-4578

142) VTT #72370
ANCEL RICHARD J TRUST & TERESA B TRUST
330 E 33RD ST #1K
NEW YORK NY 10016-9425

143) VTT #72370
KOLEGAYEV DMITRIY
1351 N CRESCENT HEIGHTS BLVD #217
WEST HOLLYWOOD CA 90046-4578

144) VTT #72370
BROWN EDWARD J
1351 N CRESCENT HEIGHTS BLVD #218
WEST HOLLYWOOD CA 90046-4578

145) VTT #72370
GOUPIL PASCAL
1351 N CRESCENT HEIGHTS BLVD #219
WEST HOLLYWOOD CA 90046-4578

146) VTT #72370
BEHAR SOLOMON & TRUST
1351 N CRESCENT HEIGHTS BLVD #301
WEST HOLLYWOOD CA 90046-4578

147) VTT #72370
ZHANG MIJIA & ZHIXANG
1351 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046-4561

148) VTT #72370
WOMBWELL GEORGE & ANDREW
1351 N CRESCENT HEIGHTS BLVD #303
WEST HOLLYWOOD CA 90046-4549

149) VTT #72370
LOMBE MUEMA
163 SAINT NICHOLAS AVE #4H
NEW YORK NY 10026-1216

150) VTT #72370
KARLI SEMA & SELIN
ADIM #25D19GOZTEPEKADIKOY

151) VTT #72370
ASPDEN CRAIG
1351 N CRESCENT HEIGHTS BLVD #306
WEST HOLLYWOOD CA 90046-4549

152) VTT #72370
MOGHTADER KUMARS
1621 N LAUREL AVE
PHOENIX AZ 85007-1635

153) VTT #72370
ROSEN WILLIAM & BELLA
1351 N CRESCENT HEIGHTS BLVD #308
WEST HOLLYWOOD CA 90046-4549

154) VTT #72370
ONEILL MATTHEW E
1387 CAMINITO ARRIATA
LA JOLLA CA 92037-7186

155) VTT #72370
JARDIN ROBERT P
4499 WHITE EGRET LN
SARASOTA FL 34238-5640

156) VTT #72370
SAYAAN NICHOLAS & CARMELITA A
10 CORDOBA
IRVINE CA 92614-5389

157) VTT #72370
STEIN TODD J
1351 N CRESCENT HEIGHTS BLVD #312
WEST HOLLYWOOD CA 90046-4549

158) VTT #72370
FIORINA CHARLES & DORIS & FAMILY
1351 N CRESCENT HEIGHTS BLVD #313
WEST HOLLYWOOD CA 90046-4549

159) VTT #72370
BURCHIERE NIKKI & MICHAEL & MARGARET J
2226 GIBRALTAR RD
SANTA BARBARA CA 93105-2358

160) VTT #72370
BARNATHAN DAVID
1351 N CRESCENT HEIGHTS BLVD #315
WEST HOLLYWOOD CA 90046-4549

161) VTT #72370
STEPHENSON LARRY G
1351 N CRESCENT HEIGHTS BLVD #316
WEST HOLLYWOOD CA 90046-4579

162) VTT #72370
CONNORS DIANE E
1351 N CRESCENT HEIGHTS BLVD #317
WEST HOLLYWOOD CA 90046-4579

163) VTT #72370
BARAK MELISSA G
1351 N CRESCENT HEIGHTS BLVD #318
WEST HOLLYWOOD CA 90046-4579

164) VTT #72370
SCHOOLSKY DIANE F
1351 N CRESCENT HEIGHTS BLVD #319
WEST HOLLYWOOD CA 90046-4579

165) VTT #72370
ALWAYS FULL LLC
210 MANTUA RD
PACIFIC PALISADES CA 90272-3349

166) VTT #72370
1345 HAVENHURST LLC
2443 FILLMORE ST
SAN FRANCISCO CA 94115-1814

167) VTT #72370
SHERRY DEAN
166 N WILLAMAN DR
BEVERLY HILLS CA 90211-2113

168) VTT #72370
CLG FAMILY FUND LLC
10600 SANTA MONICA BLVD
LOS ANGELES CA 90025-4808

169) VTT #72370
UPTOWN MANOR 1
PO BOX 1813
STUDIO CITY CA 91614-0813

170) VTT #72370
SMITH TIMOTHY G
1351 HAVENHURST DR #101
WEST HOLLYWOOD CA 90046-4589

171) VTT #72370
HUERTA NINA
1351 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046-4589

172) VTT #72370
POLLEY MICHAEL K LIVING TRUST
1351 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046-4589

173) VTT #72370
KAYE JONATHAN M & JEFFREY B
1351 HAVENHURST DR #201
WEST HOLLYWOOD CA 90046-4589

174) VTT #72370
LY T VI
1351 HAVENHURST DR #202
WEST HOLLYWOOD CA 90046-4589

175) VTT #72370
SHAHID SALESS CAMERON J
1351 HAVENHURST DR #203
WEST HOLLYWOOD CA 90046-4589

176) VTT #72370
JASMIN LUC
1269 N CLARK ST
LOS ANGELES CA 90069-2017

177) VTT #72370
LUDMIR JOSHUA
1351 HAVENHURST DR #302
WEST HOLLYWOOD CA 90046-4590

178) VTT #72370
WELLS GEORGE
1351 HAVENHURST DR #303
WEST HOLLYWOOD CA 90046-4590

179) VTT #72370
SZYMANSKI ROBERT M
1351 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046-4588

180) VTT #72370
PONOMAREV DMITRI S
1351 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046-4588

181) VTT #72370
RUSSELL-SHAPIO W H TRUST 1987
100 1ST ST #1400
SAN FRANCISCO CA 94105-4631

182) VTT #72370
WARD PRODUCTIONS INC
1638 BABCOCK ST #F
COSTA MESA CA 92627-4378

183) VTT #72370
TORRES MINDY
1950 NW 93RD AVE
DORAL FL 33172-2925

184) VTT #72370
KERMANI DAVID
1154 N DOHENY DR
LOS ANGELES CA 90069-1750

185) VTT #72370
KALT PAUL M & TRUST
PO BOX 48702
LOS ANGELES CA 90048-0702

186) VTT #72370
MANNERS ZEKE & TRUST
1229 N OLIVE DR
LOS ANGELES CA 90069-2706

187) VTT #72370
HAVENHURST LIMITED PARTNERSHIP
8285 W SUNSET BLVD #3
WEST HOLLYWOOD CA 90046-2420

188) VTT #72370
SUNHAVEN APARTMENTS LLC
333 S BEVERLY DR #205
BEVERLY HILLS CA 90212-4304

189) VTT #72370
YODER STEPHEN J
1421 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046-3814

190) VTT #72370
8228 ASSOCIATES
11684 VENTURA BLVD #807
STUDIO CITY CA 91604-2699

191) VTT #72370
8240 SUNSET ASSOCIATES
11684 VENTURA BLVD #807
STUDIO CITY CA 91604-2699

192) VTT #72370
TARGUM HERBERT R & MICKIE
11222 CARMEL CREEK RD
SAN DIEGO CA 92130-2624

193) VTT #72370
FREEMAN MICHAEL E
424 N SKYEWAY RD
LOS ANGELES CA 90049-2845

194) VTT #72370
REYES ROMEO A
97 WHIPSTICK RD
WILTON CT 06897-1229

195) VTT #72370
BRODIE WHITNEY A
1409 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046-3881

196) VTT #72370
SCHMALZ WILLIAM J
1409 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046-3881

197) VTT #72370
DIAZ ROBIN C & LISA N
1409 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046-3882

198) VTT #72370
MAH JEAN
1409 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046-3882

199) VTT #72370
TRAYNE JOHN & MARY J
1409 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046-3882

200) VTT #72370
SOHIGIAN LISA S & WILLIAM A
1756 N BEVERLY DR
BEVERLY HILLS CA 90210-1609

201) VTT #72370
KISER MARY E
1409 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046-3882

202) VTT #72370
HOELSCHER REGENCY LLC
2752 BAYSHORE DR
NEWPORT BEACH CA 92663-5611

203) VTT #72370
RADFORD MICHAEL
1640 5TH ST #205
SANTA MONICA CA 90401-3325

204) VTT #72370
VENEKLASEN GORDON
34 GRAMERCY PARK E #8BF
NEW YORK NY 10003-1731

205) VTT #72370
DAVID NATHANIEL E
1471 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046-3814

206) VTT #72370
DAVID NATHANIEL E
1471 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046-3814

207) VTT #72370
ARDEN LISA
149 N ORANGE DR
LOS ANGELES CA 90036-3014

208) VTT #72370
MCGUCKIAN MARY
5 RUE HENRI BIAIS VILLEFRANCHE

209) VTT #72370
SCHMIT TIMOTHY B & JEAN & FAMILY
824 MORAGA DR
LOS ANGELES CA 90049-1632

210) VTT #72370
HOFER ROBERT J
1471 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046-3814

211) VTT #72370
SCHWARTZMAN JASON F
16530 VENTURA BLVD #305
ENCINO CA 91436-4594

212) VTT #72370
WALKER JOSEPH A & J A
1475 1/4 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

213) VTT #72370
ISOLA BELLA INC
1404 N HARPER AVE
WEST HOLLYWOOD CA 90046

214) VTT #72370
ROFEH MASSOOD & FAMILY
17969 MEDLEY DR
ENCINO CA 91316-4377

215) VTT #72370
LEGG E T & ASSOCIATES
3837 HOLLYWOOD BLVD #B
HOLLYWOOD FL 33021-1243

216) VTT #72370
MELCHIOR IB J & MERLE C & FAMILY
8228 MARMONT LN
LOS ANGELES CA 90069-1624

217) VTT #72370
BESSEMER TRUSTUST COMPANY TRUS
10250 CONSTELLATION BLVD #2600
LOS ANGELES CA 90067-6240

218) VTT #72370
HERMAN RYAN
8235 MARMONT LN
LOS ANGELES CA 90069-1623

219) VTT #72370
LEVIN SAMUEL J
11661 SAN VICENTE BLVD #609
LOS ANGELES CA 90049-5114

220) VTT #72370
FURMAN JEROME & CLAIRE TRUST
8246 WOODSHILL TRL
LOS ANGELES CA 90069-1636

221) VTT #72370
SOREF RANDYE B
8250 WOODSHILL TRL
LOS ANGELES CA 90069-1636

222) VTT #72370
OVERSTREET DENNIS & CHRISTINE
1913 PONTIUS AVE
LOS ANGELES CA 90025-5611

223) VTT #72370
WONG HERBERT Y
8213 MONTEEL RD
LOS ANGELES CA 90069-1625

224) VTT #72370
JCF INVESTMENTS LLC
44 SHOREHAVEN RD
NORWALK CT 06855-2807

225) VTT #72370
GRAHAM ANGELO P
8230 HOLLYWOOD BLVD
LOS ANGELES CA 90069-1612

226) VTT #72370
PENN KIM M
8238 HOLLYWOOD BLVD
LOS ANGELES CA 90069-1612

227) VTT #72370
SHIN THOMAS & JENNY M
1941 S MANGRUM CT
LA HABRA CA 90631-2078

228) VTT #72370
REED CHARLOTTE
1305 N FLORES ST
LOS ANGELES CA 90069-2614

229) VTT #72370
SCHNEIDER MARTIN
1531 SELMA DR
LOS ANGELES CA 90046-2411

230) VTT #72370
PITZ SELMA LLC
712 N ARDEN DR
BEVERLY HILLS CA 90210-3512

231) VTT #72370
HANLEY ANTHONY H
552 N NORMANDIE AVE
LOS ANGELES CA 90004-2010

232) VTT #72370
LOHR SCHMIDT BERNDT
PO BOX 3824
HOLLYWOOD CA 90028

233) VTT #72370
CHATEAU HOLDINGS LTD
8221 W SUNSET BLVD
WEST HOLLYWOOD CA 90046-2413

234) VTT #72370
CHEVRON U S A INC
PO BOX 1392
BAKERSFIELD CA 93302-1392

235) VTT #72370
KOUYOUMDJIAN ALEXANDRE S & LAURIE E
PO BOX 691158
LOS ANGELES CA 90069-9158

236) VTT #72370
KAHANA YORAM & MARGERY A
PO BOX 93368
LOS ANGELES CA 90093-0368

237) VTT #72370
PELAYO JAIME
1524 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2406

238) VTT #72370
BOLTON PETER
1530 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2406

239) VTT #72370
MORAN PATRICK
10201 W PICO BLVD #5126
LOS ANGELES CA 90064-2606

240) VTT #72370
GLOBAL EYE INVESTMENTS LLC
1901 AVENUE OF THE STARS #700
LOS ANGELES CA 90067-6009

241) VTT #72370
SPIRER PETER S & KELLY B
1531 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2405

242) VTT #72370
ST JOHN PAUL R & MELODY S
1525 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2405

243) VTT #72370
INDRIATI ENDAH
1521 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2405

244) VTT #72370
BACHRACH DONALD & KAREN & FAMILY
20007 WELLS DR
WOODLAND HILLS CA 91364-4727

245) VTT #72370
FELDMAN JOEL B & CATHRYN H & FAMILY
11999 FOXBORO DR
LOS ANGELES CA 90049-4110

246) VTT #72370
OVERMAN KENNETH & TRUST
2121 TERRY AVE #1502
SEATTLE WA 98121-2719

247) VTT #72370
PALERMO GROUP
2121 TERRY AVE #1502
SEATTLE WA 98121-2719

248) VTT #72370
ALLEMAND DENIS & FAMILY
1220 S ARROYO BLVD
PASADENA CA 91105-2805

249) VTT #72370
CLARK CRAIG S LIVING TRUST
8082 SELMA AVE
LOS ANGELES CA 90046-2505

250) VTT #72370
HECK AARON M
8078 SELMA AVE
LOS ANGELES CA 90046-2505

251) VTT #72370
TELLMAN LUKAS F
27533 AVENUE HOPKINS
SANTA CLARITA CA 91355-3910

VTT #72370
HOLLYWOOD HILLS WEST
NEIGHBORHOOD COUNCIL
7095 HOLLYWOOD BLVD #1004
HOLLYWOOD CA 90028

VTT #72370
PLANNING DIVISION
CITY OF WEST HOLLYWOOD
8300 SANTA MONICA BLVD.
WEST HOLLYWOOD, CA 90069-4314

VTT #72370
PLANNING DIVISION
CITY OF GLENDALE
633 E. BROADWAY, ROOM 103
GLENDALE, CA 91206-4386

VTT #72370
DIRECTOR OF PLANNING
CITY OF BEVERLY HILLS
455 NO. REXFORD DR., #G40
BEVERLY HILLS, CA 90210

VTT #72370
CITY OF BURBANK - PLANNING DIV.
COMMUNITY DEV. DEPARTMENT
275 E. OLIVE AVE.
BURBANK, CA 91502

VTT #72370
PLANNING & PROGRAM DIV. DEPT.
ATTN: EXECUTIVE
1 GATEWAY PLAZA
LOS ANGELES, CA 90012

VTT #72370
THE DEPARTMENT
OF REGIONAL PLANNING
320 W. TEMPLE ST., ROOM 1382
LOS ANGELES, CA 90012

VTT #72370
L.A. UNIFIED SCHOOL DISTRICT
PLANNING & RESEARCH DIVISION
333 S. BEAUDRY AVE., 23RD FL.
LOS ANGELES, CA 90017-1466

VTT #72370
CALTRANS - DISTRICT 7
DEPT. OF TRANSPORTATION
100 S MAIN STREET
LOS ANGELES, CA 90012

VTT #72370
E. MICHAEL NYTZEN
PAUL HASTINGS JANOFSKY & WALKER
515 S FLOWER ST 26TH FLR
LOS ANGELES CA 90071

VTT #72370
13-142
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

1) VTT #72370
OCCUPANT
8150 W SUNSET BLVD
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8180 W SUNSET BLVD
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8182 W SUNSET BLVD #201
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8182 W SUNSET BLVD #202
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8166 W SUNSET BLVD #G
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8168 W SUNSET BLVD #F
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8170 W SUNSET BLVD #E
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8172 W SUNSET BLVD #D
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8174 W SUNSET BLVD #C
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8176 W SUNSET BLVD #B
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8178 W SUNSET BLVD #A
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8154 W SUNSET BLVD #N
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8156 W SUNSET BLVD #M
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8158 W SUNSET BLVD #L
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8160 W SUNSET BLVD #K
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8162 W SUNSET BLVD #J
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8142 W SUNSET BLVD
LOS ANGELES CA 90046

1) VTT #72370
OCCUPANT
8148 W SUNSET BLVD
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #1
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #2
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #3
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #4
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #5
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #6
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #7
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #8
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #9
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #10
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1519 N LAUREL AVE #11
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #1
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #2
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #3
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #4
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #5
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #6
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #7
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #8
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #9
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #10
LOS ANGELES CA 90046

2) VTT #72370
OCCUPANT
1518 LAUREL CANYON BLVD #11
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
1510 LAUREL CANYON BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8017 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8025 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8027 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8029 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8031 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8033 W SUNSET BLVD
LOS ANGELES CA 90046

3) VTT #72370
OCCUPANT
8001 W SUNSET BLVD
LOS ANGELES CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #14
WEST HOLLYWOOD CA 90046

4) VTT #72370
OCCUPANT
1427 N LAUREL AVE #15
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1417 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1417 1/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1417 1/2 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1417 3/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1419 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1419 1/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1419 1/2 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5) VTT #72370
OCCUPANT
1419 3/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #14
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #15
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #16
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #17
WEST HOLLYWOOD CA 90046

6) VTT #72370
OCCUPANT
1411 N LAUREL AVE #18
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1401 N LAUREL AVE
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #A
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #B
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #C
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #D
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #E
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1403 N LAUREL AVE #F
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1405 N LAUREL AVE
WEST HOLLYWOOD CA 90046

7) VTT #72370
OCCUPANT
1407 N LAUREL AVE
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #5
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #6
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #7
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #8
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #9
WEST HOLLYWOOD CA 90046

8) VTT #72370
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #10
WEST HOLLYWOOD CA 90046

9) VTT #72370
OCCUPANT
1412 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

11) VTT #72370
OCCUPANT
1412 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

12) VTT #72370
OCCUPANT
1412 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

14) VTT #72370
OCCUPANT
1412 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046

19) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #10
WEST HOLLYWOOD CA 90046

21) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #11
WEST HOLLYWOOD CA 90046

22) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #19
WEST HOLLYWOOD CA 90046

25) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #24
WEST HOLLYWOOD CA 90046

28) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #21
WEST HOLLYWOOD CA 90046

30) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #38
WEST HOLLYWOOD CA 90046

34) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #31
WEST HOLLYWOOD CA 90046

35) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #40
WEST HOLLYWOOD CA 90046

36) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #48
WEST HOLLYWOOD CA 90046

37) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #44
WEST HOLLYWOOD CA 90046

39) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #49
WEST HOLLYWOOD CA 90046

40) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #41
WEST HOLLYWOOD CA 90046

41) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #50
WEST HOLLYWOOD CA 90046

43) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #54
WEST HOLLYWOOD CA 90046

45) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #59
WEST HOLLYWOOD CA 90046

46) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #51
WEST HOLLYWOOD CA 90046

47) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #60
WEST HOLLYWOOD CA 90046

52) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #61
WEST HOLLYWOOD CA 90046

53) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #70
WEST HOLLYWOOD CA 90046

55) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #74
WEST HOLLYWOOD CA 90046

56) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #77
WEST HOLLYWOOD CA 90046

57) VTT #72370
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #79
WEST HOLLYWOOD CA 90046

59) VTT #72370
CRUNCH
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
SALON REPUBLIC
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
SUNDANCE CINEMA
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
SUSHI DAN
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
BODY FACTORY
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
BURKE WILLIAMS
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
CB2
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
DNA CLOTHING
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
MALIBU FISH GRILL
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
PEI WEI ASIAN MARKET
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
STARBUCKS CORPORATION
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
THE VEGGIE GRILL
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
TRADER JOES
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59) VTT #72370
WEINGARTEN REALTY
8000 W SUNSET BLVD
LOS ANGELES CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #14
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #15
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #16
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #17
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #18
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #19
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #20
WEST HOLLYWOOD CA 90046

60) VTT #72370
OCCUPANT
1361 N LAUREL AVE #21
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

61) VTT #72370
OCCUPANT
1355 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #5
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #6
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #7
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #8
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #9
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #10
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #11
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #12
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #14
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #15
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #16
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #17
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #18
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #19
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #20
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #21
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #100
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #107
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #109
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #110
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #111
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #112
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #113
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #114
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #115
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #116
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #117
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #118
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #119
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #120
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #121
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #122
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #123
WEST HOLLYWOOD CA 90046

63) VTT #72370
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #124
WEST HOLLYWOOD CA 90046

64) VTT #72370
OCCUPANT
1342 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

65) VTT #72370
OCCUPANT
1342 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

66) VTT #72370
OCCUPANT
1344 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

67) VTT #72370
OCCUPANT
1344 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

68) VTT #72370
OCCUPANT
1346 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

73) VTT #72370
OCCUPANT
1344 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

74) VTT #72370
OCCUPANT
1346 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

75) VTT #72370
OCCUPANT
1346 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #107
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #205
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #207
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #208
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #301
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #302
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #303
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #304
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #305
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #306
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #307
WEST HOLLYWOOD CA 90046

76) VTT #72370
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #308
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1400 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1400 1/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1400 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1400 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1414 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1414 1/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1414 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1414 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1412 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1412 1/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1412 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77) VTT #72370
OCCUPANT
1412 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #11
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #12
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #13
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #14
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #15
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #16
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #17
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #18
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #19
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #20
WEST HOLLYWOOD CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #101
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #102
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #103
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #104
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #105
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #106
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #107
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #108
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #109
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #110
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #111
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #201
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #202
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #203
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #204
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #205
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #206
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #207
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #208
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #209
LOS ANGELES CA 90046

80) VTT #72370
OCCUPANT
1537 N LAUREL AVE #210
LOS ANGELES CA 90046

82) VTT #72370
OCCUPANT
1416 HAVENHURST DR #1A
WEST HOLLYWOOD CA 90046

88) VTT #72370
OCCUPANT
1416 HAVENHURST DR #2B
WEST HOLLYWOOD CA 90046

89) VTT #72370
OCCUPANT
1416 HAVENHURST DR #2D
WEST HOLLYWOOD CA 90046

90) VTT #72370
OCCUPANT
1416 HAVENHURST DR #2E
WEST HOLLYWOOD CA 90046

92) VTT #72370
OCCUPANT
1416 HAVENHURST DR #3A
WEST HOLLYWOOD CA 90046

93) VTT #72370
OCCUPANT
1416 HAVENHURST DR #3B
WEST HOLLYWOOD CA 90046

94) VTT #72370
OCCUPANT
1416 HAVENHURST DR #4C
WEST HOLLYWOOD CA 90046

95) VTT #72370
OCCUPANT
1416 HAVENHURST DR #4A
WEST HOLLYWOOD CA 90046

98) VTT #72370
OCCUPANT
1416 HAVENHURST DR #5A
WEST HOLLYWOOD CA 90046

99) VTT #72370
OCCUPANT
1416 HAVENHURST DR #6C
WEST HOLLYWOOD CA 90046

100) VTT #72370
OCCUPANT
1416 HAVENHURST DR #6A
WEST HOLLYWOOD CA 90046

102) VTT #72370
OCCUPANT
1416 HAVENHURST DR #22
WEST HOLLYWOOD CA 90046

104) VTT #72370
OCCUPANT
1416 HAVENHURST DR #23
WEST HOLLYWOOD CA 90046

104) VTT #72370
OCCUPANT
1416 HAVENHURST DR #24
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #107
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #109
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #110
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #205
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #207
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #208
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #209
WEST HOLLYWOOD CA 90046

106) VTT #72370
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #210
WEST HOLLYWOOD CA 90046

107) VTT #72370
OCCUPANT
1332 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107) VTT #72370
OCCUPANT
1336 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107) VTT #72370
OCCUPANT
1340 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107) VTT #72370
OCCUPANT
1342 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107) VTT #72370
OCCUPANT
1344 HAVENHURST DR
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1350 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1350 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1350 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1350 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1352 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1352 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1352 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1352 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1354 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1354 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1354 HAVENHURST DR #11
WEST HOLLYWOOD CA 90046

108) VTT #72370
OCCUPANT
1354 HAVENHURST DR #12
WEST HOLLYWOOD CA 90046

116) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #109
WEST HOLLYWOOD CA 90046

118) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #111
WEST HOLLYWOOD CA 90046

120) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #113
WEST HOLLYWOOD CA 90046

121) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #114
WEST HOLLYWOOD CA 90046

122) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #115
WEST HOLLYWOOD CA 90046

134) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #208
WEST HOLLYWOOD CA 90046

136) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #210
WEST HOLLYWOOD CA 90046

138) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #212
WEST HOLLYWOOD CA 90046

142) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #216
WEST HOLLYWOOD CA 90046

147) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #302
WEST HOLLYWOOD CA 90046

149) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #304
WEST HOLLYWOOD CA 90046

150) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #305
WEST HOLLYWOOD CA 90046

152) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #307
WEST HOLLYWOOD CA 90046

154) VTT #72370
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WEST HOLLYWOOD CA 90046

155) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #310
WEST HOLLYWOOD CA 90046

156) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #311
WEST HOLLYWOOD CA 90046

159) VTT #72370
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #314
WEST HOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #3
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #4
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #5
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #6
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #7
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #8
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #9
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #10
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165) VTT #72370
OCCUPANT
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165) VTT #72370
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1401 HAVENHURST DR #12
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #13
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #14
WEST HOOLLYWOOD CA 90046

165) VTT #72370
OCCUPANT
1401 HAVENHURST DR #15
WEST HOOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
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WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

166) VTT #72370
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1345 HAVENHURST DR #6
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166) VTT #72370
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166) VTT #72370
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WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

166) VTT #72370
OCCUPANT
1345 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #101
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #104
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #105
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #106
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #107
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #108
WEST HOLLYWOOD CA 90046

167) VTT #72370
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1331 HAVENHURST DR #201
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167) VTT #72370
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1331 HAVENHURST DR #202
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167) VTT #72370
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1331 HAVENHURST DR #203
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167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #204
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #205
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #206
WEST HOLLYWOOD CA 90046

167) VTT #72370
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1331 HAVENHURST DR #207
WEST HOLLYWOOD CA 90046

167) VTT #72370
OCCUPANT
1331 HAVENHURST DR #208
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1338 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1340 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1342 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1344 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1346 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1348 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1350 N HARPER AVE
WEST HOLLYWOOD CA 90046

168) VTT #72370
OCCUPANT
1352 N HARPER AVE
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #101
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #102
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #103
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #104
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169) VTT #72370
OCCUPANT
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
OCCUPANT
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169) VTT #72370
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169) VTT #72370
OCCUPANT
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
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169) VTT #72370
OCCUPANT
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #212
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #212
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169) VTT #72370
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #215
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #216
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #301
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #302
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #303
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #304
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #305
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #306
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #307
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #308
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #309
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #310
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #312
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #312
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #314
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #315
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #316
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #401
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #402
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #403
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #404
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169) VTT #72370
OCCUPANT
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #406
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #407
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169) VTT #72370
OCCUPANT
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #409
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169) VTT #72370
OCCUPANT
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169) VTT #72370
OCCUPANT
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169) VTT #72370
OCCUPANT
1354 N HARPER AVE #412
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
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WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #415
WEST HOLLYWOOD CA 90046

169) VTT #72370
OCCUPANT
1354 N HARPER AVE #416
WEST HOLLYWOOD CA 90046

176) VTT #72370
OCCUPANT
1351 HAVENHURST DR #301
WEST HOLLYWOOD CA 90046

179) VTT #72370
OCCUPANT
1351 HAVENHURST DR #PH1
WEST HOLLYWOOD CA 90046

180) VTT #72370
OCCUPANT
1351 HAVENHURST DR #PH2
WEST HOLLYWOOD CA 90046

181) VTT #72370
OCCUPANT
1351 HAVENHURST DR #PH3
WEST HOLLYWOOD CA 90046

182) VTT #72370
OCCUPANT
1483 HAVENHURST DR
WEST HOLLYWOOD CA 90046

182) VTT #72370
OCCUPANT
8200 SUNSET BLVD
WEST HOLLYWOOD CA 90046

182) VTT #72370
OCCUPANT
8210 SUNSET BLVD
WEST HOLLYWOOD CA 90046

182) VTT #72370
OCCUPANT
8212 SUNSET BLVD
WEST HOLLYWOOD CA 90046

183) VTT #72370
THE S AGENCY
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

183) VTT #72370
JOHN-MARK'S MUSIC BOX
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

183) VTT #72370
DS VOCOLOGY
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

183) VTT #72370
INGRID VOCAL STUDIO
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184) VTT #72370
OCCUPANT
8218 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184) VTT #72370
OCCUPANT
8224 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184) VTT #72370
OCCUPANT
8226 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184) VTT #72370
OCCUPANT
8222 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

185) VTT #72370
OCCUPANT
1481 HAVENHURST DR
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1477 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1477 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1477 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1477 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1479 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1479 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1479 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

186) VTT #72370
OCCUPANT
1479 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #101
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #104
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #105
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #106
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #107
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #201
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #202
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #203
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #204
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #205
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187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #206
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #207
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187) VTT #72370
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1435 HAVENHURST DR #208
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187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #209
WEST HOLLYWOOD CA 90046

187) VTT #72370
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1435 HAVENHURST DR #301
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #302
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #303
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #304
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #305
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #306
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #307
WEST HOLLYWOOD CA 90046

187) VTT #72370
OCCUPANT
1435 HAVENHURST DR #308
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #21
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #22
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #23
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #24
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #25
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #26
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #27
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #28
WEST HOLLYWOOD CA 90046

188) VTT #72370
OCCUPANT
1429 HAVENHURST DR #29
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1417 HAVENHURST DR
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1417 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1417 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1417 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1417 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1415 HAVENHURST DR
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1421 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1421 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1421 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1421 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1421 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

190) VTT #72370
OCCUPANT
8228 W SUNSET BLVD #100
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #105
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #106
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #109
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #200
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #201
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #202
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #203
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #204
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #208
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #209
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #210
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #211
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #300
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #304
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #307
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #311
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #312
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #313
WEST HOLLYWOOD CA 90046

189) VTT #72370
OCCUPANT
1419 HAVENHURST DR #315
WEST HOLLYWOOD CA 90046

191) VTT #72370
OCCUPANT
8240 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

192) VTT #72370
OCCUPANT
1409 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

193) VTT #72370
OCCUPANT
1409 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

194) VTT #72370
OCCUPANT
1409 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

200) VTT #72370
OCCUPANT
1409 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #101
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #102
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #103
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #104
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #105
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #201
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #202
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #203
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #204
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #205
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #206
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #207
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #208
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #209
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #210
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #211
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #212
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #214
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #301
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #302
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #303
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #304
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #305
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #306
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #307
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #308
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #309
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #310
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #311
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #312
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #314
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #401
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #402
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #403
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #404
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #405
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #406
WEST HOLLYWOOD CA 90046

202) VTT #72370
OCCUPANT
1430 N HARPER AVE #407
WEST HOLLYWOOD CA 90046

203) VTT #72370
OCCUPANT
1471 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

204) VTT #72370
OCCUPANT
1471 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

207) VTT #72370
OCCUPANT
1471 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

208) VTT #72370
OCCUPANT
1471 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

209) VTT #72370
OCCUPANT
1471 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

211) VTT #72370
OCCUPANT
1471 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

212) VTT #72370
OCCUPANT
1475 HAVENHURST DR
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #1
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #2
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #3
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #4
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #5
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #6
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #7
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #8
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #9
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #10
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #11
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #12
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #13
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #14
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #15
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #16
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #17
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #18
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #19
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #20
WEST HOLLYWOOD CA 90046

213) VTT #72370
OCCUPANT
1414 N HARPER AVE #21
WEST HOLLYWOOD CA 90046

214) VTT #72370
OCCUPANT
8254 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

215) VTT #72370
OCCUPANT
8225 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

217) VTT #72370
OCCUPANT
8222 MARMONT LN
LOS ANGELES CA 90069

219) VTT #72370
OCCUPANT
8235 MONTEEL RD
LOS ANGELES CA 90069

219) VTT #72370
OCCUPANT
8231 MARMONT LN
LOS ANGELES CA 90069

222) VTT #72370
OCCUPANT
8221 MONTEEL RD
LOS ANGELES CA 90069

224) VTT #72370
OCCUPANT
8222 HOLLYWOOD BLVD
LOS ANGELES CA 90069

227) VTT #72370
OCCUPANT
8218 HOLLYWOOD BLVD
LOS ANGELES CA 90069

228) VTT #72370
OCCUPANT
1545 SELMA DR
LOS ANGELES CA 90046

228) VTT #72370
OCCUPANT
1541 SELMA DR
LOS ANGELES CA 90046

230) VTT #72370
OCCUPANT
8157 W SUNSET BLVD
LOS ANGELES CA 90046

230) VTT #72370
OCCUPANT
8161 W SUNSET BLVD
LOS ANGELES CA 90046

230) VTT #72370
OCCUPANT
8091 SELMA AVE
LOS ANGELES CA 90046

231) VTT #72370
OCCUPANT
8085 SELMA AVE
LOS ANGELES CA 90046

232) VTT #72370
OCCUPANT
8079 SELMA AVE
LOS ANGELES CA 90046

233) VTT #72370
OCCUPANT
8171 W SUNSET BLVD
LOS ANGELES CA 90046

234) VTT #72370
OCCUPANT
8101 W SUNSET BLVD
LOS ANGELES CA 90046

235) VTT #72370
OCCUPANT
1514 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

236) VTT #72370
OCCUPANT
1520 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

238) VTT #72370
OCCUPANT
1535 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

239) VTT #72370
OCCUPANT
8071 SELMA AVE
LOS ANGELES CA 90046

240) VTT #72370
OCCUPANT
8050 SELMA AVE
LOS ANGELES CA 90046

244) VTT #72370
OCCUPANT
1515 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #5
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #6
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #7
WEST HOLLYWOOD CA 90046

245) VTT #72370
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #8
WEST HOLLYWOOD CA 90046

246) VTT #72370
OCCUPANT
8117 W SUNSET BLVD
LOS ANGELES CA 90046

248) VTT #72370
OCCUPANT
8090 SELMA AVE
LOS ANGELES CA 90046

251) VTT #72370
OCCUPANT
8070 SELMA AVE
LOS ANGELES CA 90046

1) VTT #72370
AG-SCH 8150 SUNSET BOULEVARD O
PO BOX 10506
BEVERLY HILLS CA 90213-3506

59) VTT #72370
WEINGARTEN NOSTAT INC
8000 W SUNSET BLVD
LOS ANGELES CA 90046-2439

76) VTT #72370
SUMMERS JULIE
1425 N CRESCENT HEIGHTS BLVD #307
WEST HOLLYWOOD CA 90046-4587

78) VTT #72370
BUSINESS INVESTORS GROUP
13245 RIVERSIDE DR #360
SHERMAN OAKS CA 91423-5607

79) VTT #72370
NICHIREN SHOSHU TEMPLE
1401 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3812

105) VTT #72370
L A CITY
8116 W SUNSET BLVD
LOS ANGELES CA 90046

182) VTT #72370
WARD PRODUCTIONS INC
1638 BABCOCK ST #F
COSTA MESA CA 92627-4378

185) VTT #72370
KALT PAUL M & TRUST
PO BOX 48702
LOS ANGELES CA 90048-0702

186) VTT #72370
MANNERS ZEKE & TRUST
1229 N OLIVE DR
LOS ANGELES CA 90069-2706

187) VTT #72370
HAVENHURST LIMITED PARTNERSHIP
8285 W SUNSET BLVD #3
WEST HOLLYWOOD CA 90046-2420

188) VTT #72370
SUNHAVEN APARTMENTS LLC
333 S BEVERLY DR #205
BEVERLY HILLS CA 90212-4304

203) VTT #72370
RADFORD MICHAEL
1640 5TH ST #205
SANTA MONICA CA 90401-3325

204) VTT #72370
VENEKLASEN GORDON
34 GRAMERCY PARK E #8BF
NEW YORK NY 10003-1731

205) VTT #72370
DAVID NATHANIEL E
1471 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046-3814

206) VTT #72370
DAVID NATHANIEL E
1471 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046-3814

207) VTT #72370
ARDEN LISA
149 N ORANGE DR
LOS ANGELES CA 90036-3014

208) VTT #72370
MCGUCKIAN MARY
5 RUE HENRI BIAIS VILLEFRANCHE

209) VTT #72370
SCHMIT TIMOTHY B & JEAN & FAMILY
824 MORAGA DR
LOS ANGELES CA 90049-1632

210) VTT #72370
HOFER ROBERT J
1471 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046-3814

211) VTT #72370
SCHWARTZMAN JASON F
16530 VENTURA BLVD #305
ENCINO CA 91436-4594

212) VTT #72370
WALKER JOSEPH A & J A
1475 1/4 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

231) VTT #72370
HANLEY ANTHONY H
552 N NORMANDIE AVE
LOS ANGELES CA 90004-2010

234) VTT #72370
CHEVRON U S A INC
PO BOX 1392
BAKERSFIELD CA 93302-1392

246) VTT #72370
OVERMAN KENNETH & TRUST
2121 TERRY AVE #1502
SEATTLE WA 98121-2719

247) VTT #72370
PALERMO GROUP
2121 TERRY AVE #1502
SEATTLE WA 98121-2719

VTT #72370
E. MICHAEL NYTZEN
PAUL HASTINGS JANOFKY & WALKER
515 S FLOWER ST 26TH FLR
LOS ANGELES CA 90071

VTT #72370
13-142
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

ADJACENT LABELS

*For the Office of Zoning Administration
City of Los Angeles*

1) VTT #72370
AG-SCH 8150 SUNSET BOULEVARD O
PO BOX 10506
BEVERLY HILLS CA 90213-3506

59) VTT #72370
WEINGARTEN NOSTAT INC
8000 W SUNSET BLVD
LOS ANGELES CA 90046-2439

76) VTT #72370
SUMMERS JULIE
1425 N CRESCENT HEIGHTS BLVD #307
WEST HOLLYWOOD CA 90046-4587

78) VTT #72370
BUSINESS INVESTORS GROUP
13245 RIVERSIDE DR #360
SHERMAN OAKS CA 91423-5607

79) VTT #72370
NICHIREN SHOSHU TEMPLE
1401 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3812

105) VTT #72370
L A CITY
8116 W SUNSET BLVD
LOS ANGELES CA 90046

182) VTT #72370
WARD PRODUCTIONS INC
1638 BABCOCK ST #F
COSTA MESA CA 92627-4378

185) VTT #72370
KALT PAUL M & TRUST
PO BOX 48702
LOS ANGELES CA 90048-0702

186) VTT #72370
MANNERS ZEKE & TRUST
1229 N OLIVE DR
LOS ANGELES CA 90069-2706

187) VTT #72370
HAVENHURST LIMITED PARTNERSHIP
8285 W SUNSET BLVD #3
WEST HOLLYWOOD CA 90046-2420

188) VTT #72370
SUNHAVEN APARTMENTS LLC
333 S BEVERLY DR #205
BEVERLY HILLS CA 90212-4304

203) VTT #72370
RADFORD MICHAEL
1640 5TH ST #205
SANTA MONICA CA 90401-3325

204) VTT #72370
VENEKLASEN GORDON
34 GRAMERCY PARK E #8BF
NEW YORK NY 10003-1731

205) VTT #72370
DAVID NATHANIEL E
1471 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046-3814

206) VTT #72370
DAVID NATHANIEL E
1471 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046-3814

207) VTT #72370
ARDEN LISA
149 N ORANGE DR
LOS ANGELES CA 90036-3014

208) VTT #72370
MCGUCKIAN MARY
5 RUE HENRI BIAIS VILLEFRANCHE

209) VTT #72370
SCHMIT TIMOTHY B & JEAN & FAMILY
824 MORAGA DR
LOS ANGELES CA 90049-1632

210) VTT #72370
HOFER ROBERT J
1471 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046-3814

211) VTT #72370
SCHWARTZMAN JASON F
16530 VENTURA BLVD #305
ENCINO CA 91436-4594

212) VTT #72370
WALKER JOSEPH A & J A
1475 1/4 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

231) VTT #72370
HANLEY ANTHONY H
552 N NORMANDIE AVE
LOS ANGELES CA 90004-2010

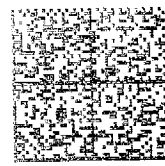
234) VTT #72370
CHEVRON U S A INC
PO BOX 1392
BAKERSFIELD CA 93302-1392

246) VTT #72370
OVERMAN KENNETH & TRUST
2121 TERRY AVE #1502
SEATTLE WA 98121-2719

247) VTT #72370
PALERMO GROUP
2121 TERRY AVE #1502
SEATTLE WA 98121-2719

VTT #72370
E. MICHAEL NYTZEN
PAUL HASTINGS JANOFKY & WALKER
515 S FLOWER ST 26TH FLR
LOS ANGELES CA 90071

VTT #72370
13-142
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

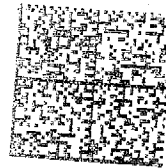



U.S. POSTAGE  FITNEY BOWES

ZIP 90071 \$ 003.32⁰
02 1W
0001373946 - - - - -

Bel Air-Beverly Crest Neighborhood Council
P.O. Box 252007
Los Angeles, CA 90025

CPC 2013-2551



U.S. POSTAGE  PITNEY BOWES

ZIP 90071 \$ 003.32⁰
02 1W
0001373946

Hollywood Hills West Neighborhood Council
7095 Hollywood Blvd., Suite #1004
Los Angeles, CA 90028

CPC 2013-2551

Office: Downtown
 Return to Planning Copy
 Application Invoice No: 12807

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: AG SCH 8150 SUNSET BOULEVARD OWNER, LP - SIEGEL, TYLER (310-2857081)
Representative: PAUL HASTINGS LLP - NYTZEN, MICHAEL (213-6836000)
Project Address: 8150 W SUNSET BLVD, 90046

NOTES:

CPC-2013-2551-CUB-ZV-DB-SPR			
Item	Fee	%	Charged Fee
APPLICATION FOR DENSITY BONUS (Request for Incentives not included in the Menu of Incentives) *	\$23,287.00	100%	\$23,287.00
SITE PLAN REVIEW (All Other) *	\$7,925.00	50%	\$3,962.50
CONDITIONAL USE BY ZA (Alcohol (on or off-side sales), Entertainment (dance halls, hostess dance halls, massage parlors)) *	\$6,459.00	25%	\$1,614.75
VARIANCES (all) *	\$6,448.00	25%	\$1,612.00
Case Total			\$30,476.25
ENV-2013-2552-EIR			
Item	Fee	%	Charged Fee
EIR INITIAL DEPOSIT (1 acre or more and less than 5 acres) *	\$11,520.00	100%	\$11,520.00
Case Total			\$11,520.00

Item	Charged Fee
Fees Subject to Surcharges*	\$41,996.25
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$41,996.25
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$839.93
Development Surcharge (6%)	\$2,519.78
Operating Surcharge (7%)	\$2,939.74
General Plan Maintenance Surcharge (5%)	\$2,099.81
Grand Total	\$50,395.51
Total Credit	\$0.00
Total Invoice	\$50,395.51
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$50,395.51

LA Department of Building and Safety
 LA 0005 104016997 8/19/2013 3:37:19 PM

PLAN & LAND USE \$50,395.51

Sub Total: \$50,395.51

Receipt #: 0104190739

Council District: 5
 Plan Area: Hollywood
 Processed by KIM, STEVE on 08/19/2013
 Signature:

FEE RECEIPT

12573

8,720.00

Invoice No. 129575/130871, in the amount of \$

for:

Ordinance No. 167769 to be deposited into Account No. _____

(Program Expenses), in the amount of \$ _____

for:

JAL FILINGS

PLANNING CASES

1.00 X \$180.00				
1.00 X \$560.00				
1.00 X \$560.00				
1.00 X \$560.00				

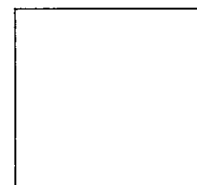
- FPMLA
- FCONDO
- FTRACT<20 LOTS
- FTRACT>20 LOTS
- AIRSPACE

- | | |
|--------------------------|----------------------|
| <input type="checkbox"/> | ZONE CHANGE |
| <input type="checkbox"/> | CONDITIONAL USE |
| <input type="checkbox"/> | SITE PLAN REVIEW |
| <input type="checkbox"/> | COASTAL DEV. PERMIT |
| <input type="checkbox"/> | CERT. OF COMPLIANCE |
| <input type="checkbox"/> | PARCEL MAP EXEMPT |
| <input type="checkbox"/> | OTHER PLANNING CASES |

Total Due: \$8,720.00
 Check: \$8,720.00
 HAVE A NICE DAY

City of Los Angeles
 Department of Public Works
 Bureau of Engineering

By Doug Thompson Date 8/19/13
 Land Development and Mapping Division



DPW ENGINEERING
 LAND DEVELOPMENT GROUP
 LD 45 96 012611 08/19/13 03:37PM

55 232 TEN TRC MAP FEE < 20 LOTS
 1.00 X \$8,000.00
 Invoice #: TR 72370 \$8,000.00

34 502 ONE STOP PERMIT CENTER MIN FEE
 1.00 X \$160.00
 \$160.00

34 503 EQUIP & TRAINING SURCHARGE MIN
 1.00 X \$560.00
 \$560.00

Received from: AG-SCH 8150 Sunset Blvd.
P.O. Box 10506
Beverly Hills, CA 90213

2) Chase BK
CK# 6262

7/17/13

FEE RECEIPT

8,720.00 12573

Map Checking Fee, as provided by Ordinance No. 29575/130871, in the amount of \$

Surcharge \$ _____ for:

Subdivision Report Fee, as provided by Ordinance No. 167769 to be deposited into Account No. _____

(Engineering Land Use Activities - Program Expenses), in the amount of \$ _____

Surcharge \$ _____ for:

TENTATIVE FILINGS

MOD	NEW	NOT LOT

DPW ENGINEERING
MID DEVELOPMENT TRIP
012611 02/19/13
55 27' X 100' TRC MAP FEE (2 LOTS
\$8,720.00 X 48,000.00
Invoice #: TR 72370

FINAL FILINGS

MOD	NEW	NOT LOT

34 502 ONE STOP PERMIT
1.00 X 1.00
34 503 EQUIP. TRADING SURCHARGE NTP
1.00 X 550.00
RECK

Netal Due:
LOT CHARGE
HAVE A NICE DAY

PLANNING CASES

- ZONE CHANGE
- CONDITIONAL USE
- SITE PLAN REVIEW
- COASTAL DEV. PERMIT
- CERT. OF COMPLIANCE
- PARCEL MAP EXEMPT
- OTHER PLANNING CASES

Project Location _____

Project No. TR 72370

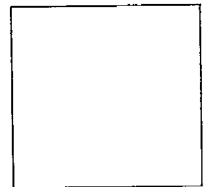
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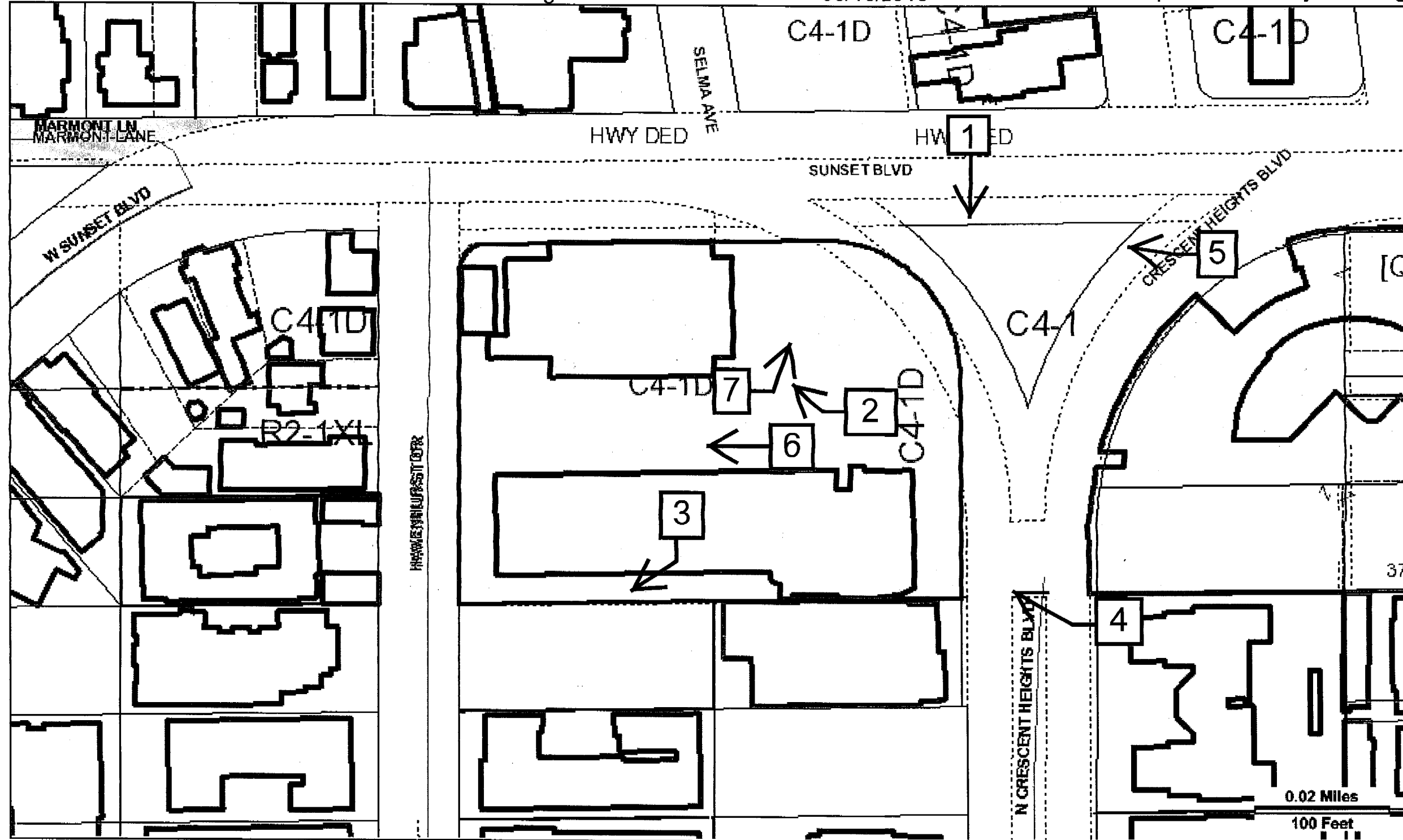
P.O. Box 10506

Beverly Hills, CA 90213

City of Los Angeles
Department of Public Works
Bureau of Engineering

By Dee Chapman Date 8/19/13
Land Development and Mapping Division





Address: 8150 W SUNSET BLVD
 APN: 5554007014
 PIN #: 147B173 327

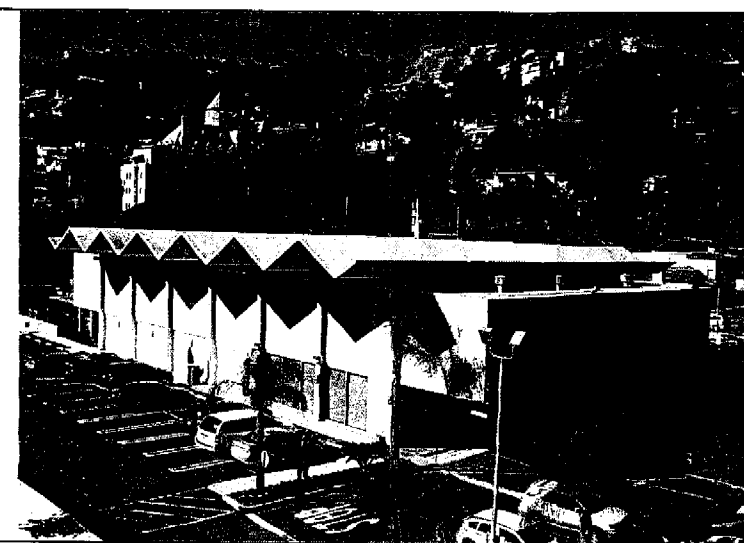
Tract: TR 31173
 Block: None
 Lot: LT 1
 Arb: None

Zoning: C4-1D
 General Plan: Neighborhood Office Commercial





SUNSET AND NORTH CRESCENT LOOKING SOUTH



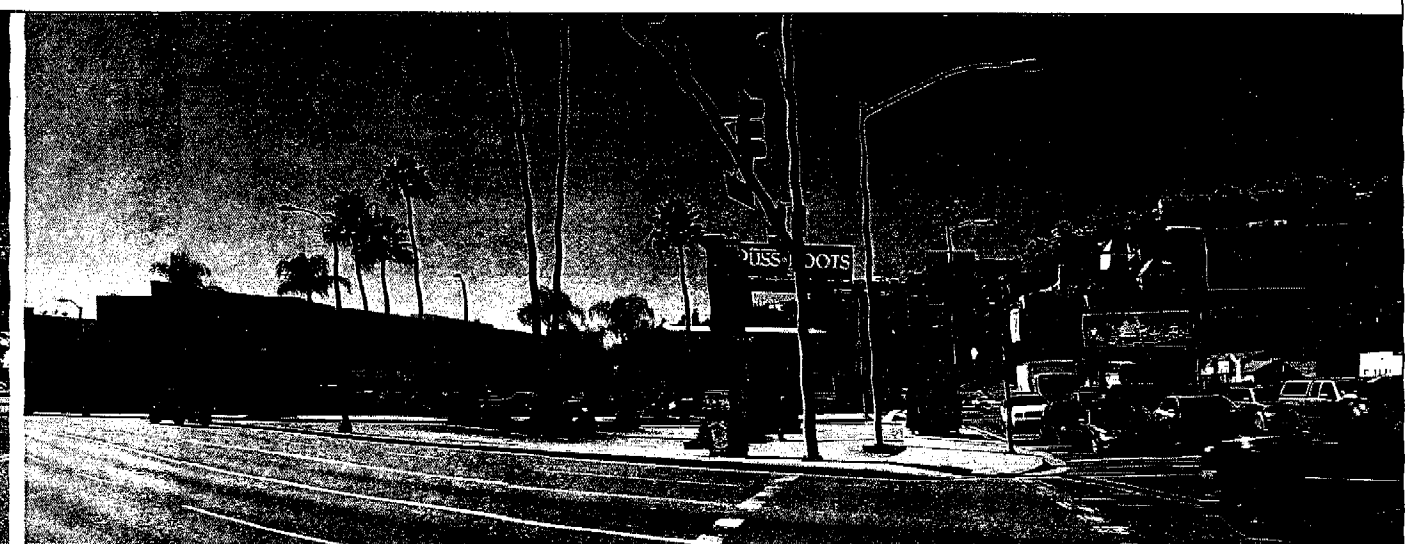
2 CHASE BANK, SUNSET AND HAVENHURST



3 VIEW TOWARDS HAVENHURST



4 NORTH CRESCENT GARAGE ENTRANCE



5 CORNER OF SUNSET AND NORTH CRESCENT, LOOKING WEST



6 EXISTING RETAIL



7 SUNSET AND NORTH CRESCENT, LOOKING NORTH

HART HOWERTON

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8150 SUNSET BOULEVARD
Los Angeles, California

EXISTING PHOTOS | **G002**
AUGUST 2, 2013



8150 SUNSET BOULEVARD

PROJECT DIRECTORY

SHEET INDEX

OWNER

Townscape Management
P.O. Box 10506
Beverly Hills, CA 90213
www.townscapepartners.com
Contact: Tyler Siegel
310.285.7081

ARCHITECT

Hart Howerton
One Union St. 3rd Floor
San Francisco, CA 94111
415 439 2200 Main
415 439 2201 Fax
www.harthowerton.com
Contact: Tim Slattery

LANDSCAPE ARCHITECT

Hart Howerton
One Union St. 3rd Floor
San Francisco, CA 94111
415 439 2200 Main
415 439 2201 Fax
www.harthowerton.com
Contact: Todd Pace

PARKING DESIGN

Watry Design
San Jose, CA
408.392.7900
www.watrydesign.com
Contact: Jess McInerney

GEOTECHNICAL

Golder Associates
Contact: Jaime Bueno
JBueno@golder.com
(714) 460-8356

STRUCTURAL ENGINEER

DCI Engineers
818 Stewart Street, Ste 1000
Seattle, WA 98101
(206) 332-1900 Main
(206) 332-1600 Fax
www.dci-engineers.com
Contact: John Tessem

MEP ENGINEER

CB Engineers
449 10th Street
San Francisco, CA 94103
415 437 7330 Main
415 437 7333 Fax
www.CBengineers.com
Contact: Igor Tartakovsky

CIVIL ENGINEER

Psomas
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
509.455.4448 Main
509.455.7492 Fax
www.psomas.com
Contact: David Martin

TRAFFIC ENGINEER

Hirsch/Green Transportation Consulting
13333 Ventura Blvd, Suite 204
Sherman Oaks, CA 91423
818 325 0530 Main
818 325 0534 Fax
www.hgtraffic.com
Contact: Ron Hirsch

FIRE PROTECTION ENGINEER

Aon Fire Protection Engineering
707 Wilshire Blvd., 2600
Los Angeles, CA 90017
213.630.2020 Main
213.630.2098 Fax
www.AonFPE.com
Contact: Vidar Landa
vidar.landa@aon.com

GENERAL

G001 COVER SHEET X
G002 EXISTING SITE PHOTOS X

LANDSCAPE

L101 HARDSCAPE PLAN PLAZA X
L102 HARDSCAPE PLAN LEVEL 03 X

ARCHITECTURE

A001 PLOT PLAN X
A002 EXISTING SITE PLAN X
A003 OPEN SPACE PLAN X
A101 FLOOR PLAN B02 X
A102 FLOOR PLAN B01 X
A103 FLOOR PLAN B01M X
A104 FLOOR PLAN 01 X
A104.5 FLOOR PLAN 01.5 X
A105 FLOOR PLAN 02 X
A106 FLOOR PLAN 03 X
A107 FLOOR PLAN 04 X
A108 FLOOR PLAN 05-08 X
A109 FLOOR PLAN 09 X
A110 FLOOR PLAN 10-11 X
A111 FLOOR PLAN 12-15 X
A112 FLOOR PLAN 16 X
A114 ROOF PLAN X
A201 EAST ELEVATION X
A202 NORTH ELEVATION X

ARCHITECTURE CONT.

A203 WEST ELEVATION X
A204 SOUTH ELEVATION X
A301 SECTION LOOKING WEST X
A302 SECTION LOOKING EAST X
A303 SECTION LOOKING NORTH X
A401 RENDERING - SUNSET AND CRESCENT X

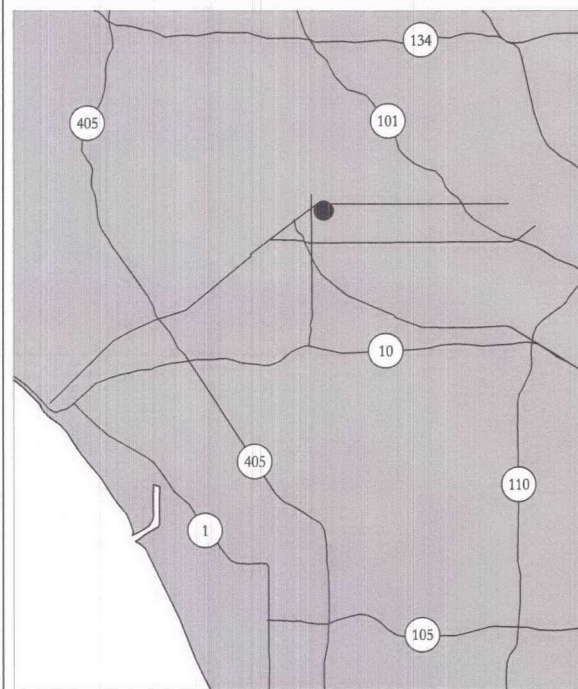
CIVIL

C0.0 COVER SHEET X
C1.0 EXISTING SITE SURVEY X
C2.0 SITE DEMOLITION PLAN X
C3.0 TEMP. SEDIMENT & EROSION CONTROL X
C4.0 SITE CONCEPTUAL GRADING PLAN X
C5.0 PRELIMINARY UTILITY PLAN X
C6.0 NOTES X

Initial Submission 7.12.2013

Initial Submission 7.12.2013

LOCATION MAP



VICINITY MAP



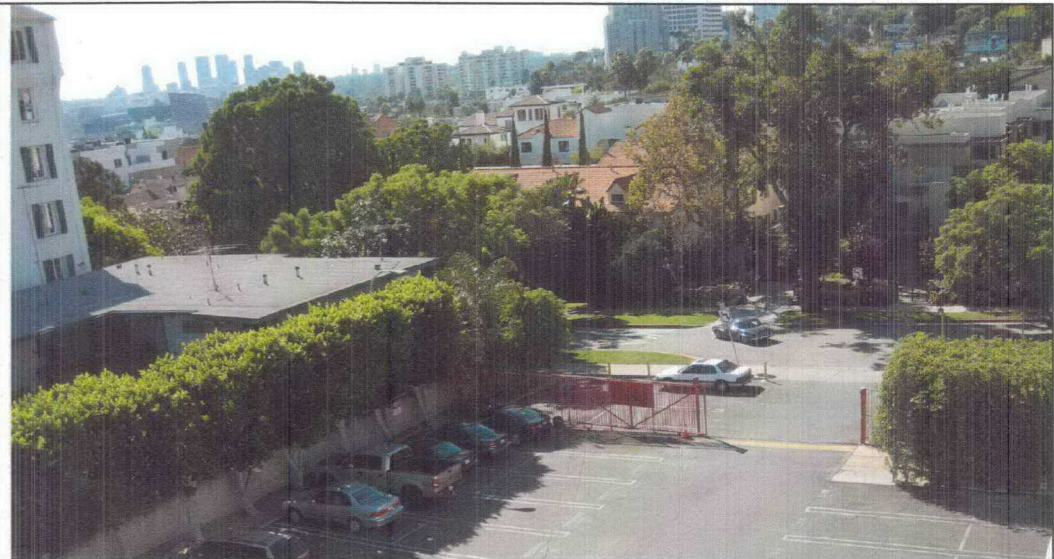
CPC 2013-2551



SUNSET AND NORTH CRESCENT LOOKING SOUTH



CHASE BANK, SUNSET AND HAVENHURST



VIEW TOWARDS HAVENHURST



NORTH CRESCENT GARGE ENTRANCE



CORNER OF SUNSET AND NORTH CRESCENT, LOOKING WEST



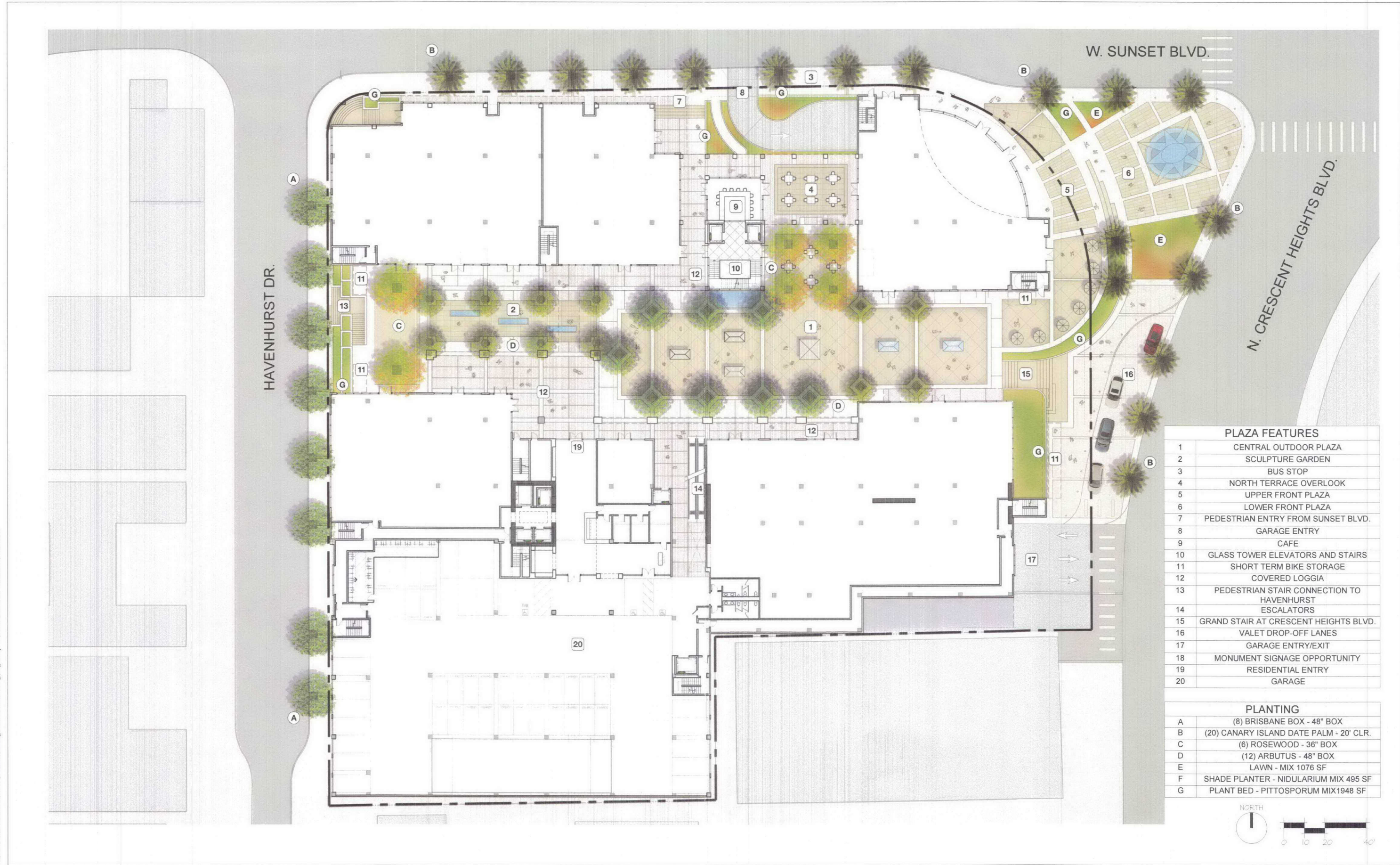
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SUNSET AND NORTH CRESCENT, LOOKING NORTH

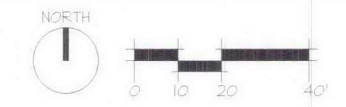
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HA\2012\12-005 8150 sunset\101 Plaza Plan L101.dwg - Page Setup - 11/11/13, Plot Scale: 1/8"=1'-0", Adobe PDF



PLAZA FEATURES	
1	CENTRAL OUTDOOR PLAZA
2	SCULPTURE GARDEN
3	BUS STOP
4	NORTH TERRACE OVERLOOK
5	UPPER FRONT PLAZA
6	LOWER FRONT PLAZA
7	PEDESTRIAN ENTRY FROM SUNSET BLVD.
8	GARAGE ENTRY
9	CAFE
10	GLASS TOWER ELEVATORS AND STAIRS
11	SHORT TERM BIKE STORAGE
12	COVERED LOGGIA
13	PEDESTRIAN STAIR CONNECTION TO HAVENHURST
14	ESCALATORS
15	GRAND STAIR AT CRESCENT HEIGHTS BLVD.
16	VALET DROP-OFF LANES
17	GARAGE ENTRY/EXIT
18	MONUMENT SIGNAGE OPPORTUNITY
19	RESIDENTIAL ENTRY
20	GARAGE

PLANTING	
A	(8) BRISBANE BOX - 48" BOX
B	(20) CANARY ISLAND DATE PALM - 20' CLR.
C	(6) ROSEWOOD - 36" BOX
D	(12) ARBUTUS - 48" BOX
E	LAWN - MIX 1076 SF
F	SHADE PLANTER - NIDULARIUM MIX 495 SF
G	PLANT BED - PITTOSPORUM MIX 1948 SF



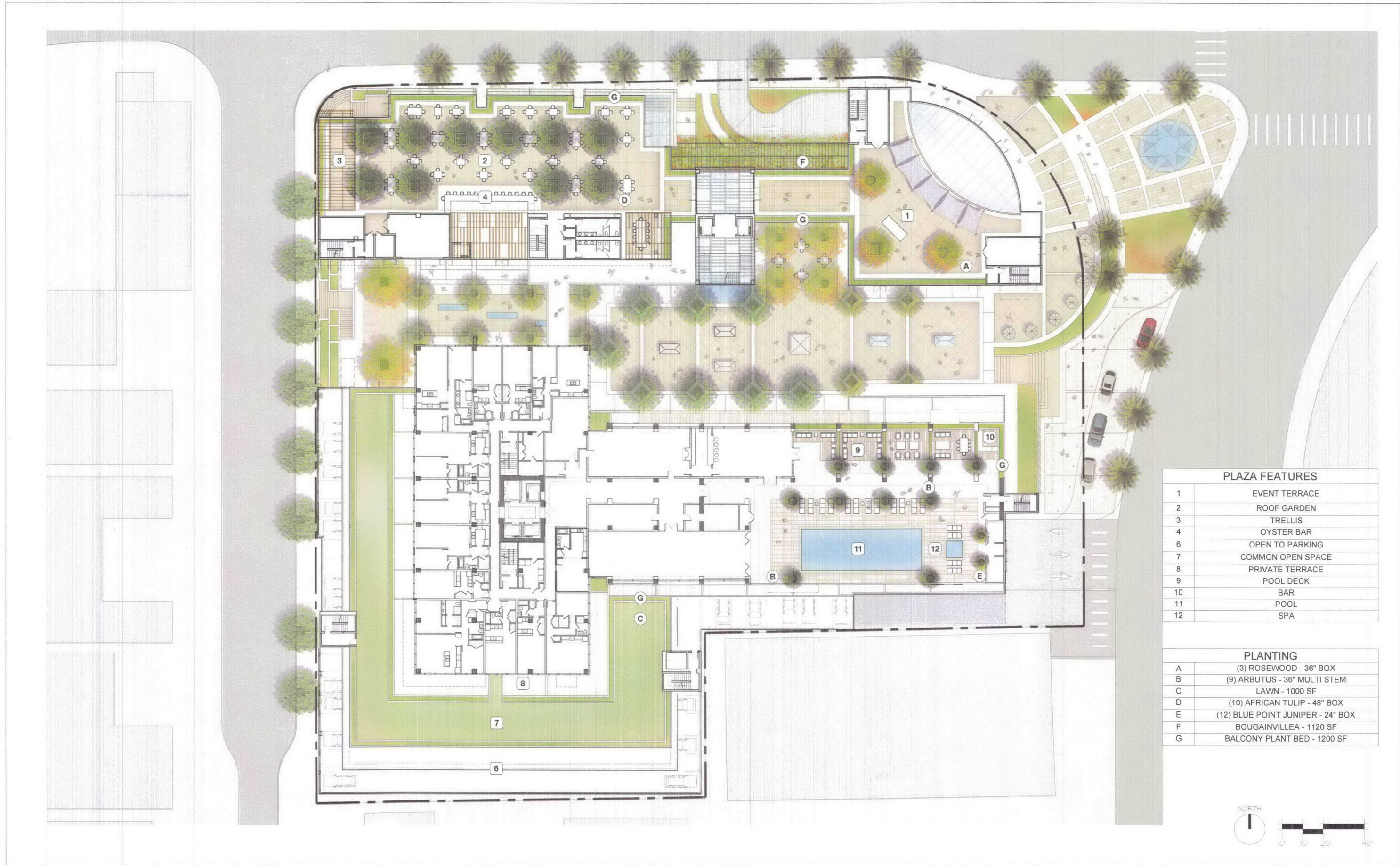
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8150 SUNSET BOULEVARD
Los Angeles, California

PLAZA PLAN L101
AUGUST 2, 2013

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PLAZA FEATURES	
1	EVENT TERRACE
2	ROOF GARDEN
3	TRELLIS
4	OYSTER BAR
6	OPEN TO PARKING
7	COMMON OPEN SPACE
8	PRIVATE TERRACE
9	POOL DECK
10	BAR
11	POOL
12	SPA

PLANTING	
A	(3) ROSEWOOD - 36" BOX
B	(9) ARBUTUS - 36" MULTI STEM
C	LAWN - 1000 SF
D	(10) AFRICAN TULIP - 48" BOX
E	(12) BLUE POINT JUNIPER - 24" BOX
F	BOUGAINVILLEA - 1120 SF
G	BALCONY PLANT BED - 1200 SF

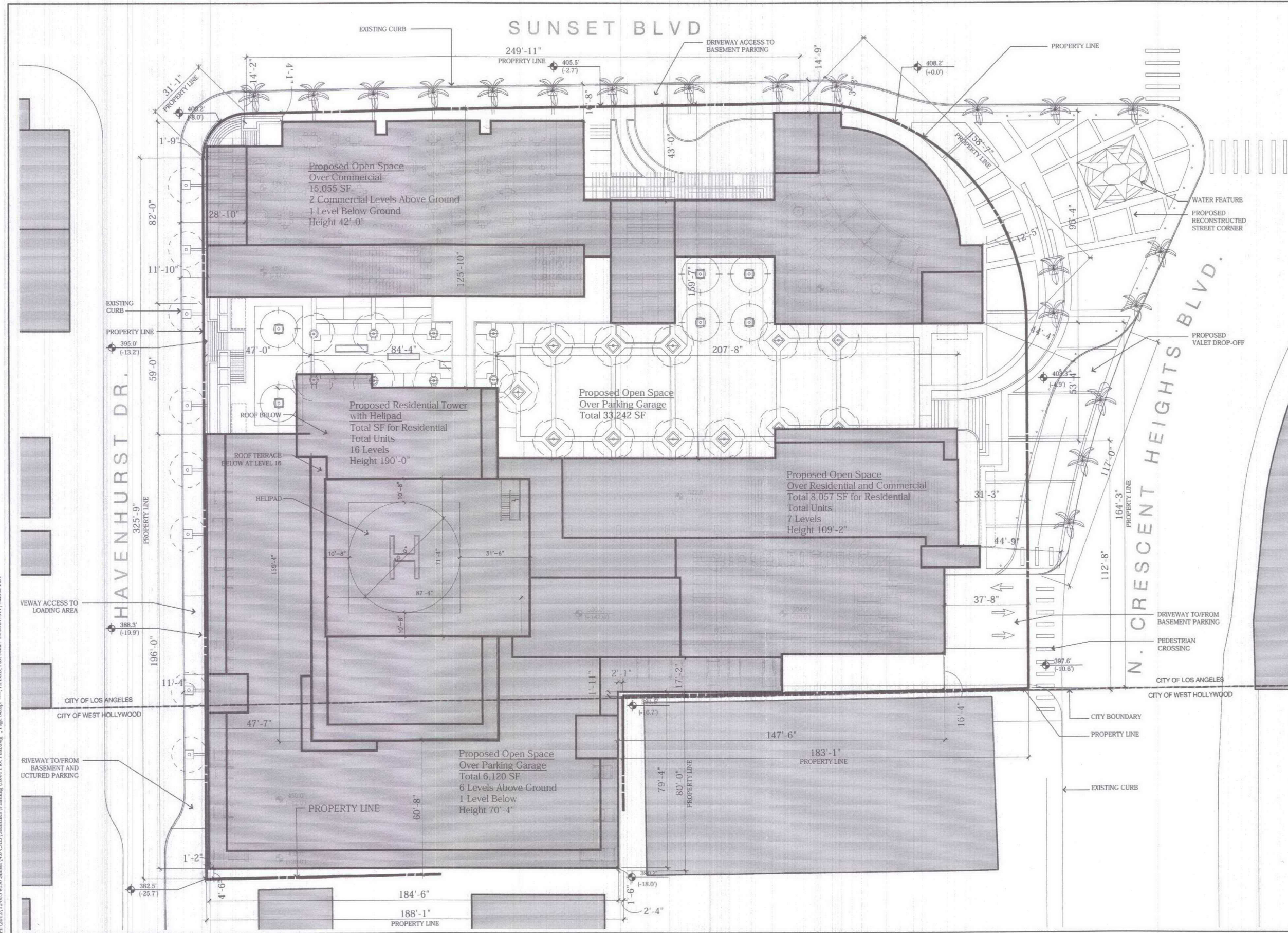
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8150 SUNSET BOULEVARD
 Los Angeles, California

OVERALL PLAN | L102
 AUGUST 2, 2013

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PROJECT DESCRIPTION	
Lot	1
Tract	31173
ARB	None
PROGRAM SUMMARY	
Residential (NSF)	222,564
Commercial (NSF)	111,308
Total Floor Area:	333,872
AREA SUMMARY	
Lot Area	111,339
FAR	3.00
COMMERCIAL AREA SUMMARY	
Retail	51,150
Restaurant	22,189
Supermarket	24,811
Health Club/Fitness	8,095
Walk-in Bank	5,094
Total	111,339
VEHICULAR PARKING	
Residential - Provided	295
Commercial - Provided	554
Total	849
BICYCLE PARKING	
Residential - Provided	428
Commercial - Provided	557
Total	985
PARKING SPACES PER LEVEL	
Level 3	133
Level 2	55
Level 1.5	55
Level 1	52
B1M	92
B1	89
B2	373
Total Parking Spaces:	849
OPEN SPACE	
Required	26,450
PRIVATE: Balconies	3,650
PRIVATE: Terraces	1,300
COMMON: Recreation Rooms	3,487
COMMON: Roof Decks	18,604
Total Residential Open Space:	27,041
PUBLIC: Plaza	34,050
PUBLIC: Traffic Island	9,134
PUBLIC: Roof Deck	21,668
Total Public Open Space	64,852
Total O/S and Public:	91,893
Total Landscaped Area	8,247



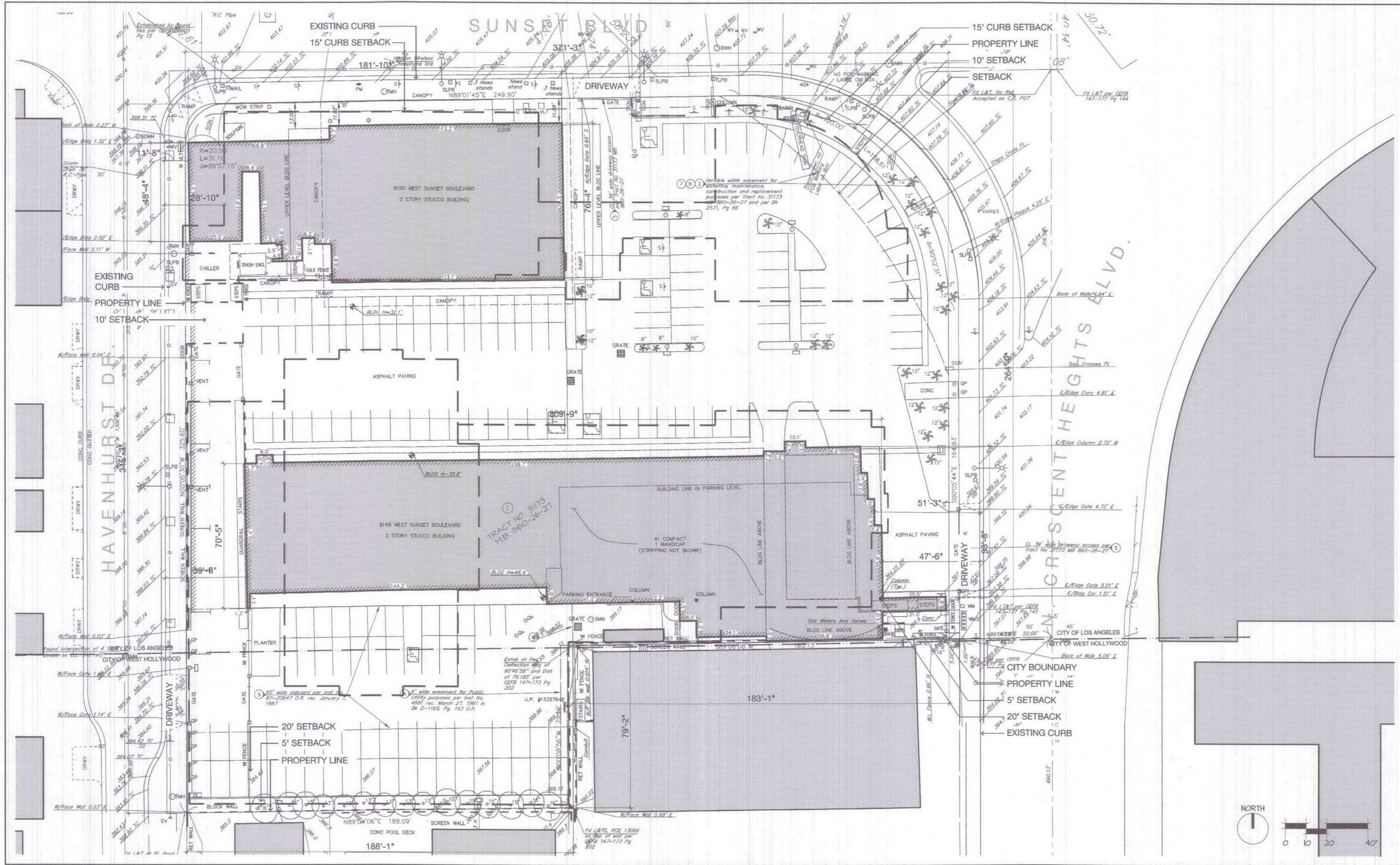
HART HOWERTON

8150 SUNSET BOULEVARD
 Los Angeles, California

PLOT PLAN | A001
 AUGUST 2, 2013

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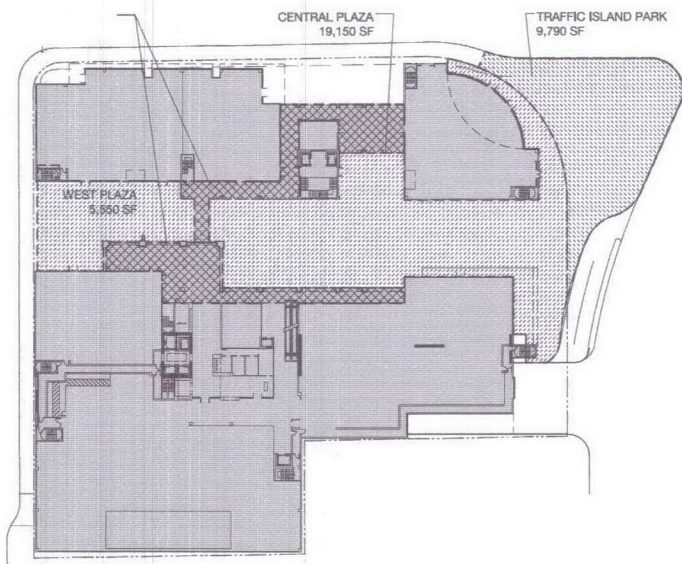
HART HOWERTON

8150 SUNSET BOULEVARD
Los Angeles, California

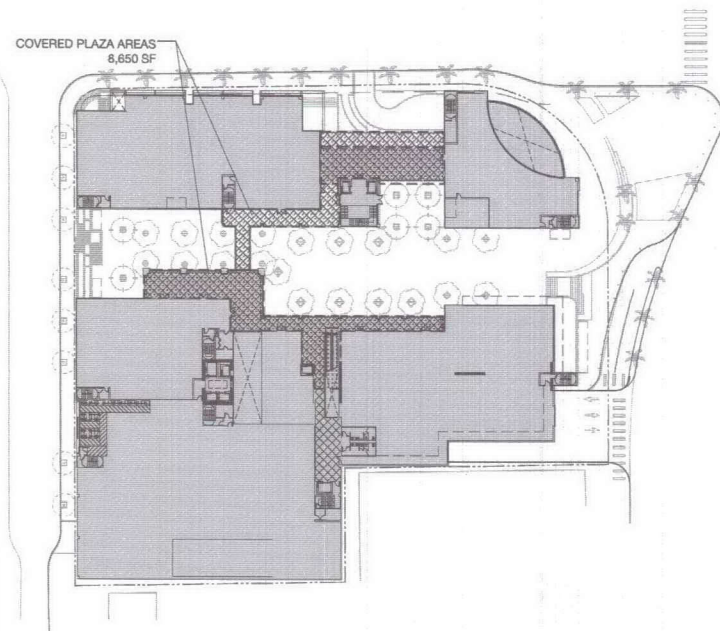
EXISTING SITE PLAN | A002

AUGUST 2, 2013

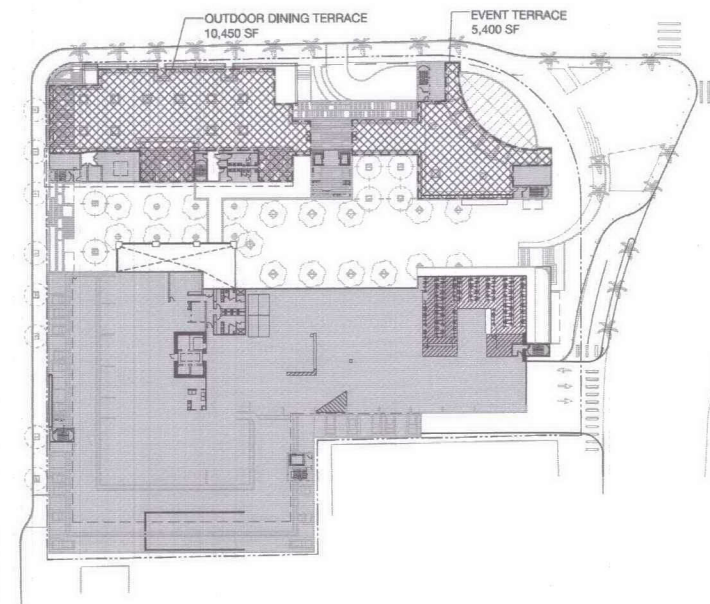
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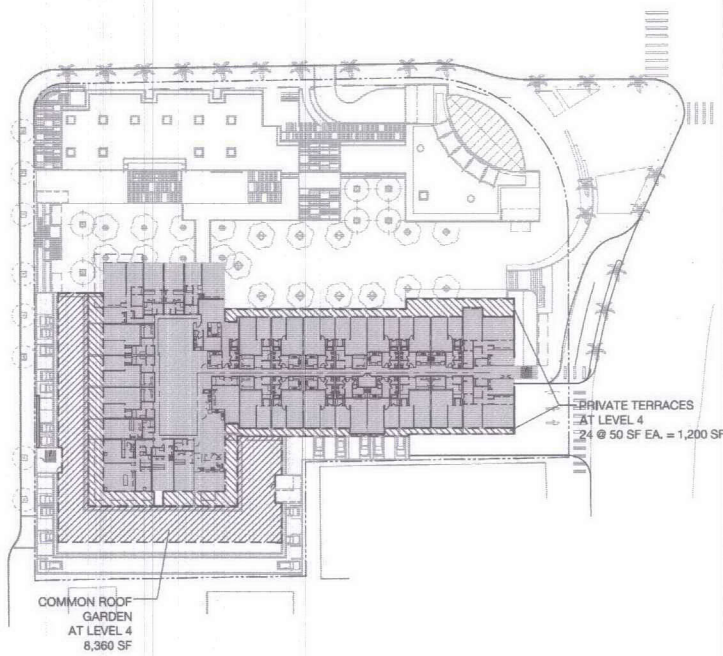
LEVEL 1- GROUND FLOOR PLAN (PLAZA LEVEL)



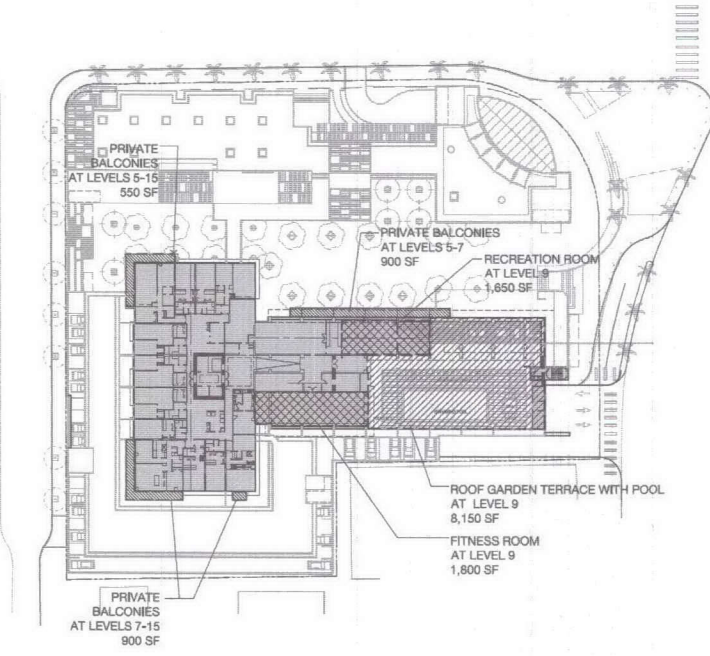
LEVEL 2



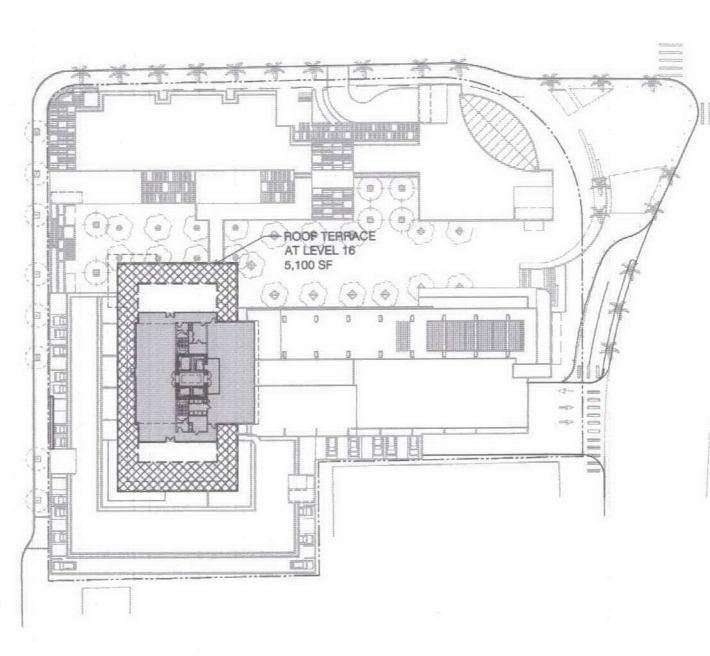
LEVEL 3



LEVEL 4



LEVEL 9- RESID. AMENITY LEVEL PLAN

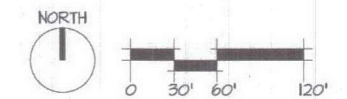


LEVEL 16- ROOF LOUNGE PLAN

	SF	Acres
REQUIRED OPEN SPACE	26,450	0.6
PROVIDED OPEN SPACE		
PRIVATE / RESIDENTIAL		
PRIVATE: Balconies	3,650	
PRIVATE: Terraces	1,300	
COMMON: Recreation Rooms	3,487	
COMMON: Roof Decks	18,604	
Subtotal	27,041	0.6
PUBLIC		
PUBLIC: Roof Decks	21,668	
PUBLIC: Plazas	43,184	
PUBLIC: Traffic Island (City Parcel)	9,134	
Subtotal	73,986	1.7
Open Space Provided On-Parcel	101,027	2.3
Traffic Island Park (City Parcel)	9,134	0.2
TOTAL	110,161	2.5

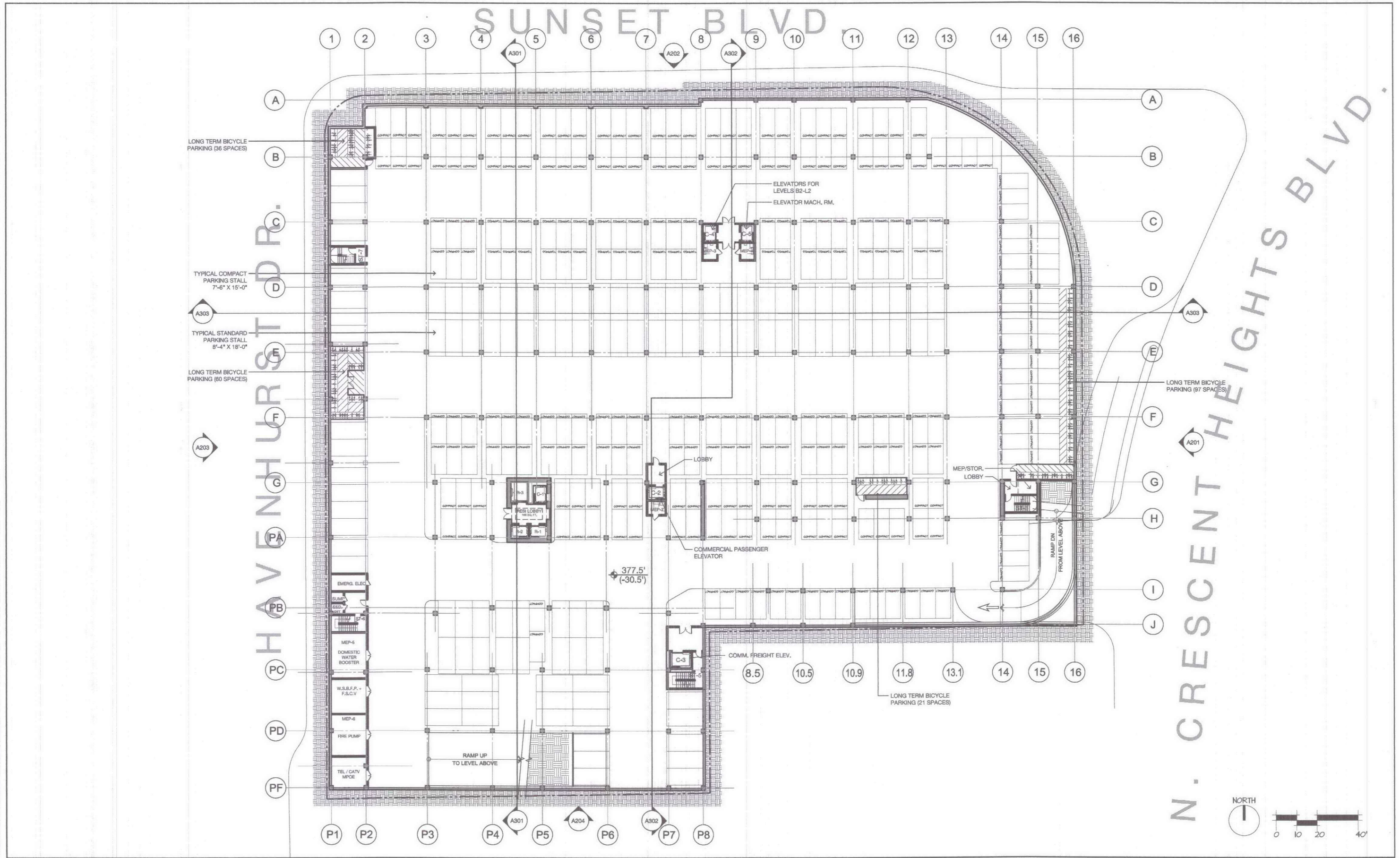
KEY

- PRIVATE BALCONIES
- PRIVATE TERRACES
- COMMON OPEN SPACE
- COMMON OPEN SPACE - ENCLOSED
- PUBLIC OPEN SPACE - COVERED
- PUBLIC OPEN SPACE
- PUBLIC OPEN SPACE - ON PUBLIC R.O.W.

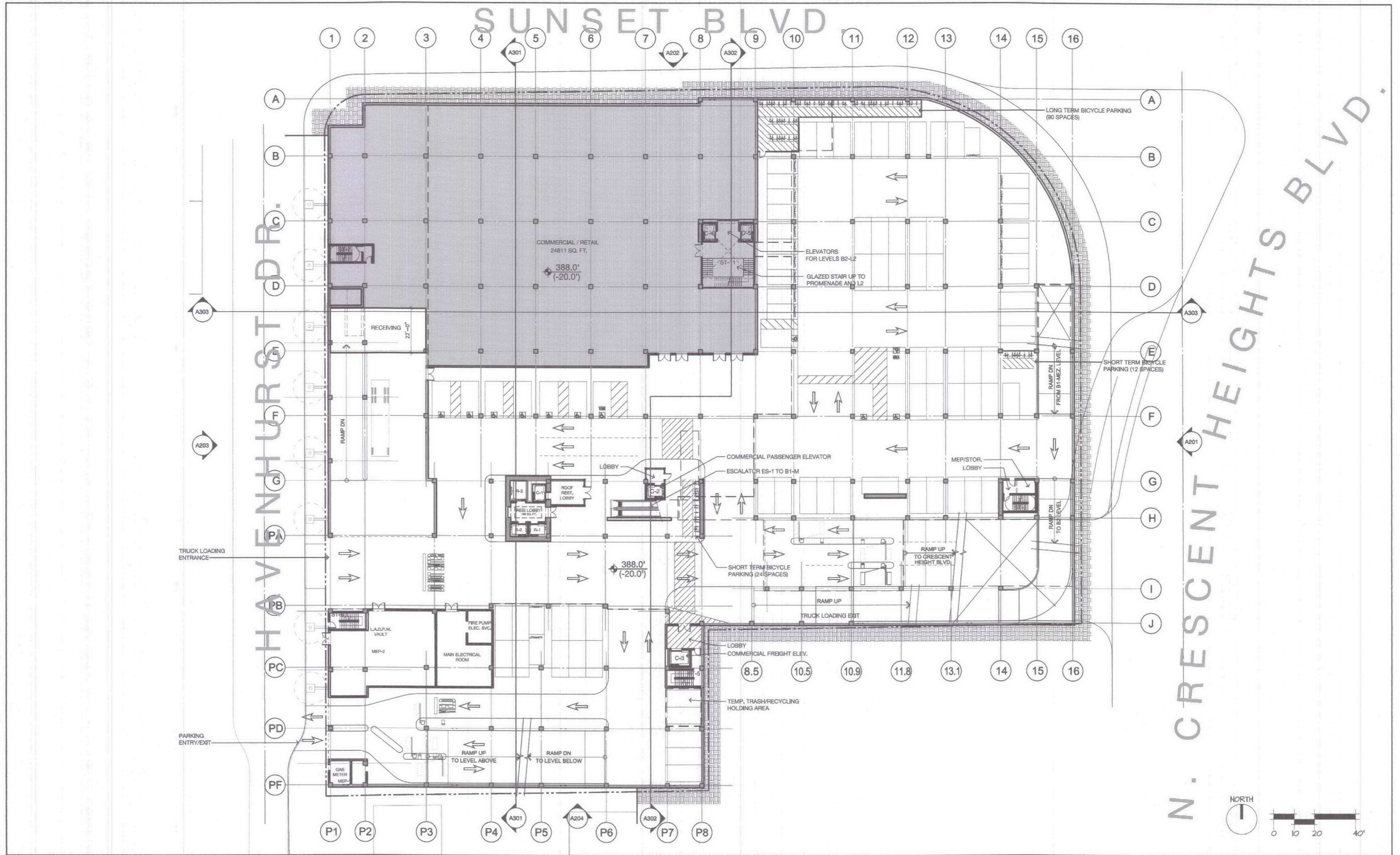


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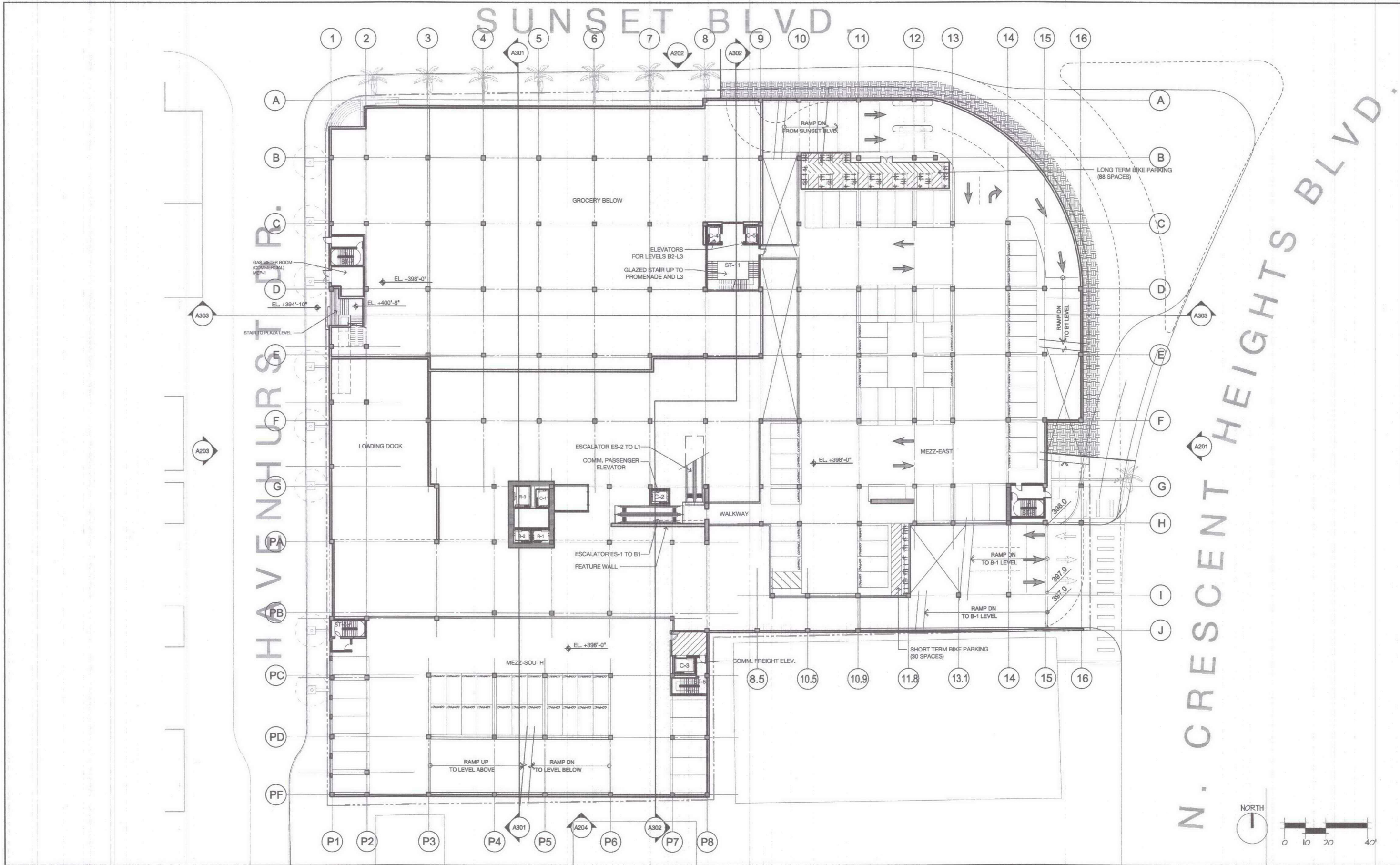
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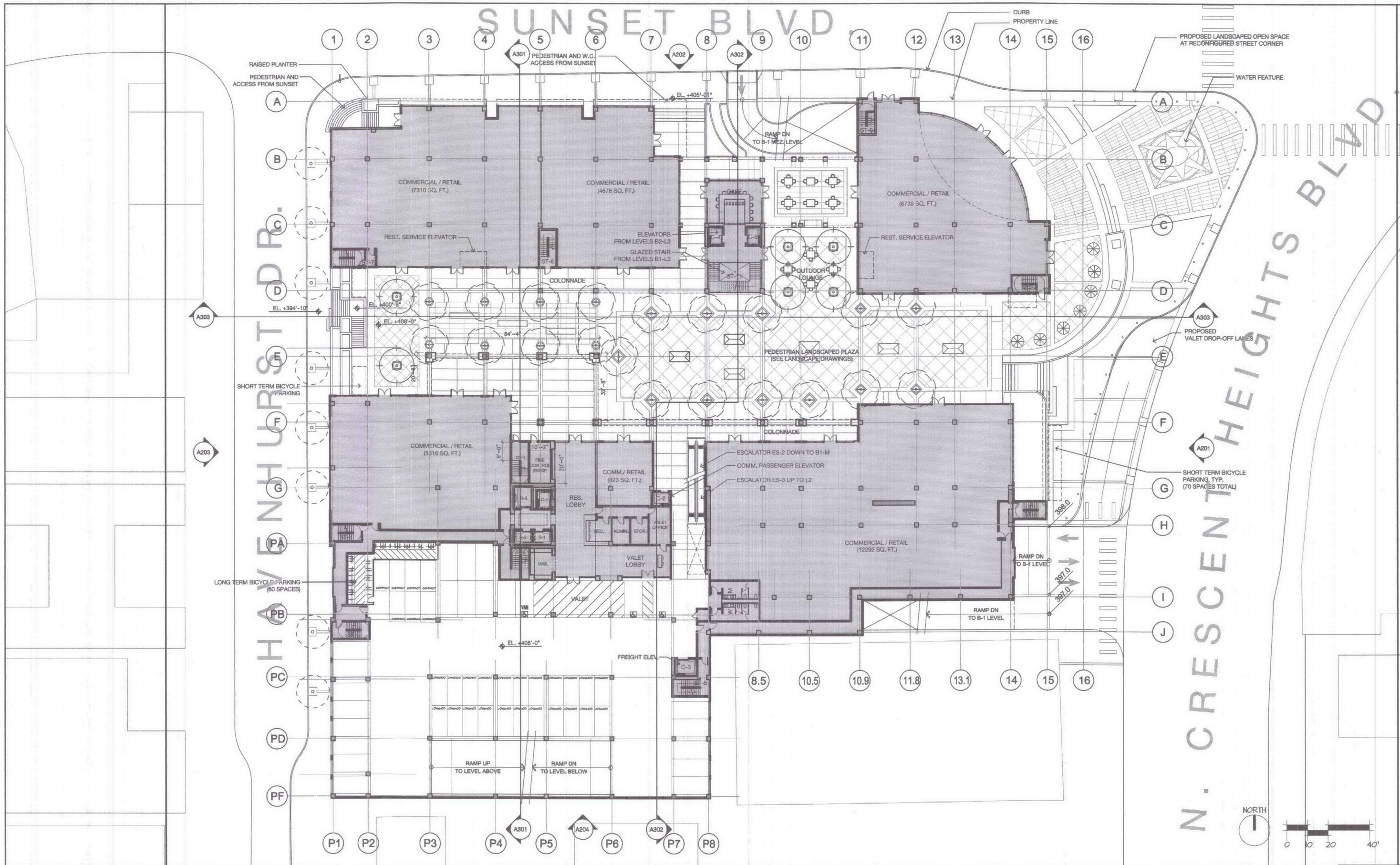
8150 SUNSET BOULEVARD
Los Angeles, California

01 BASEMENT PLAN | A102
AUGUST 2, 2013

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8150 SUNSET BOULEVARD

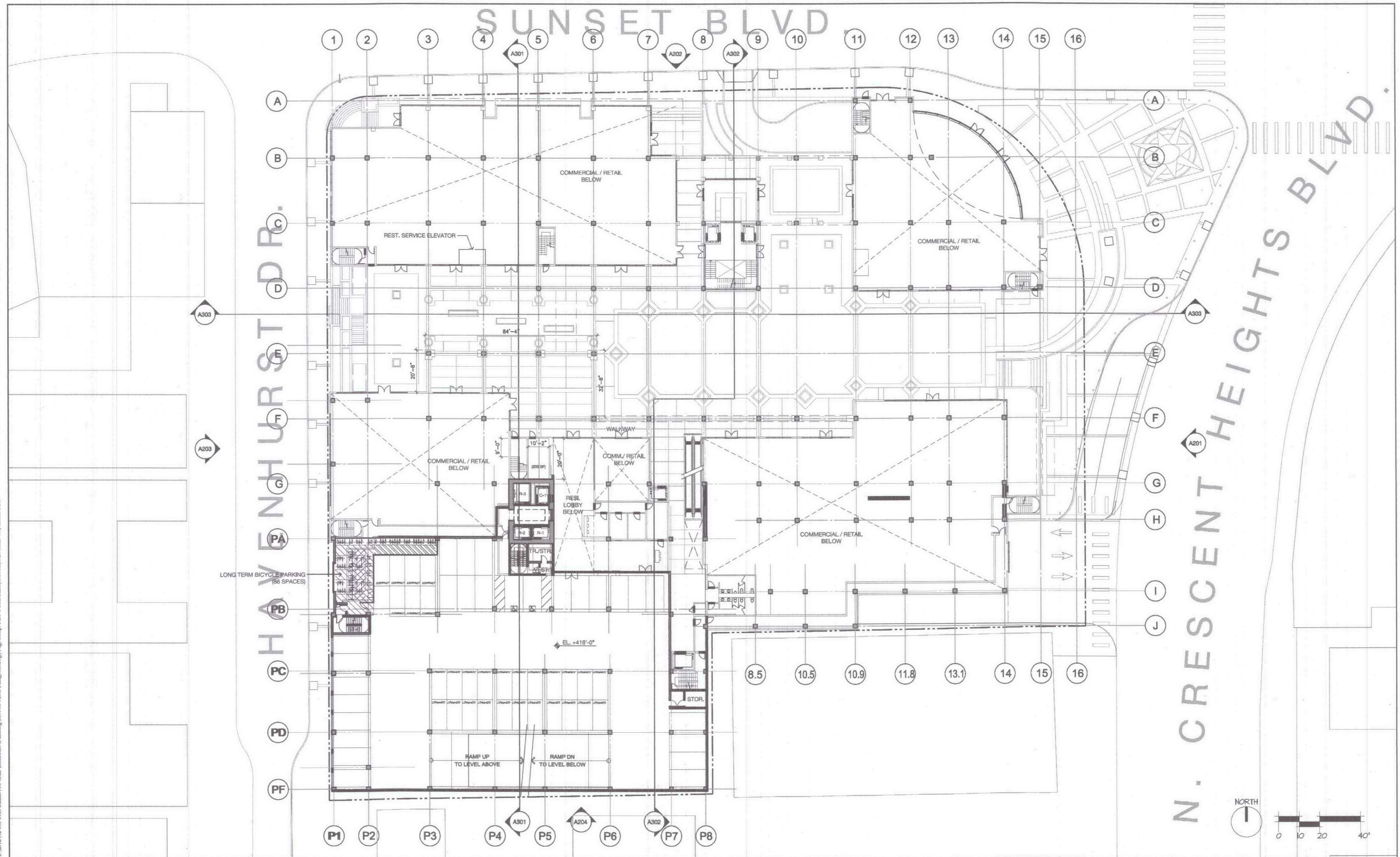
01 FLOOR PLAN | A104

Los Angeles, California

AUGUST 2, 2013

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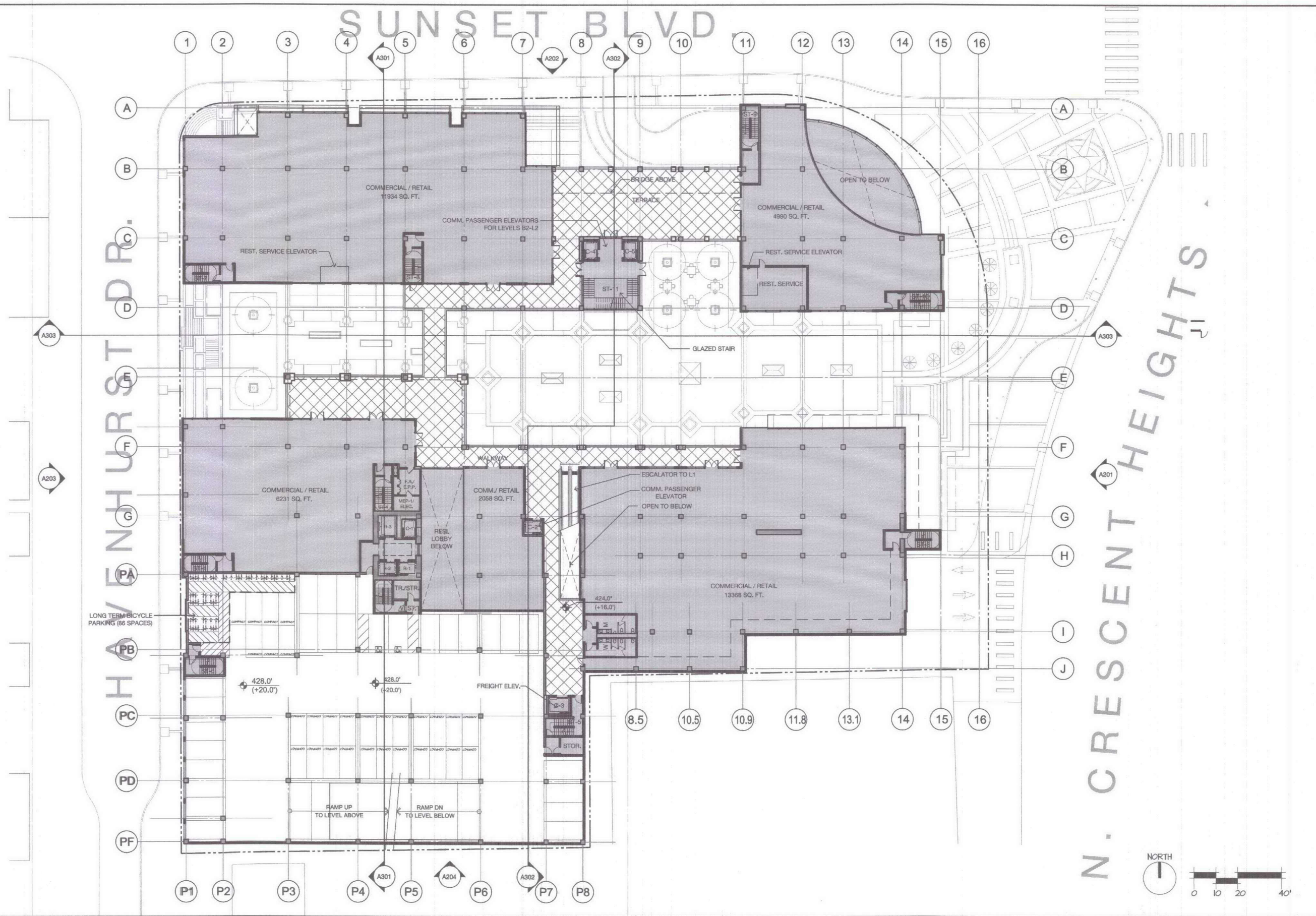
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01.5 FLOOR PLAN | A104.5

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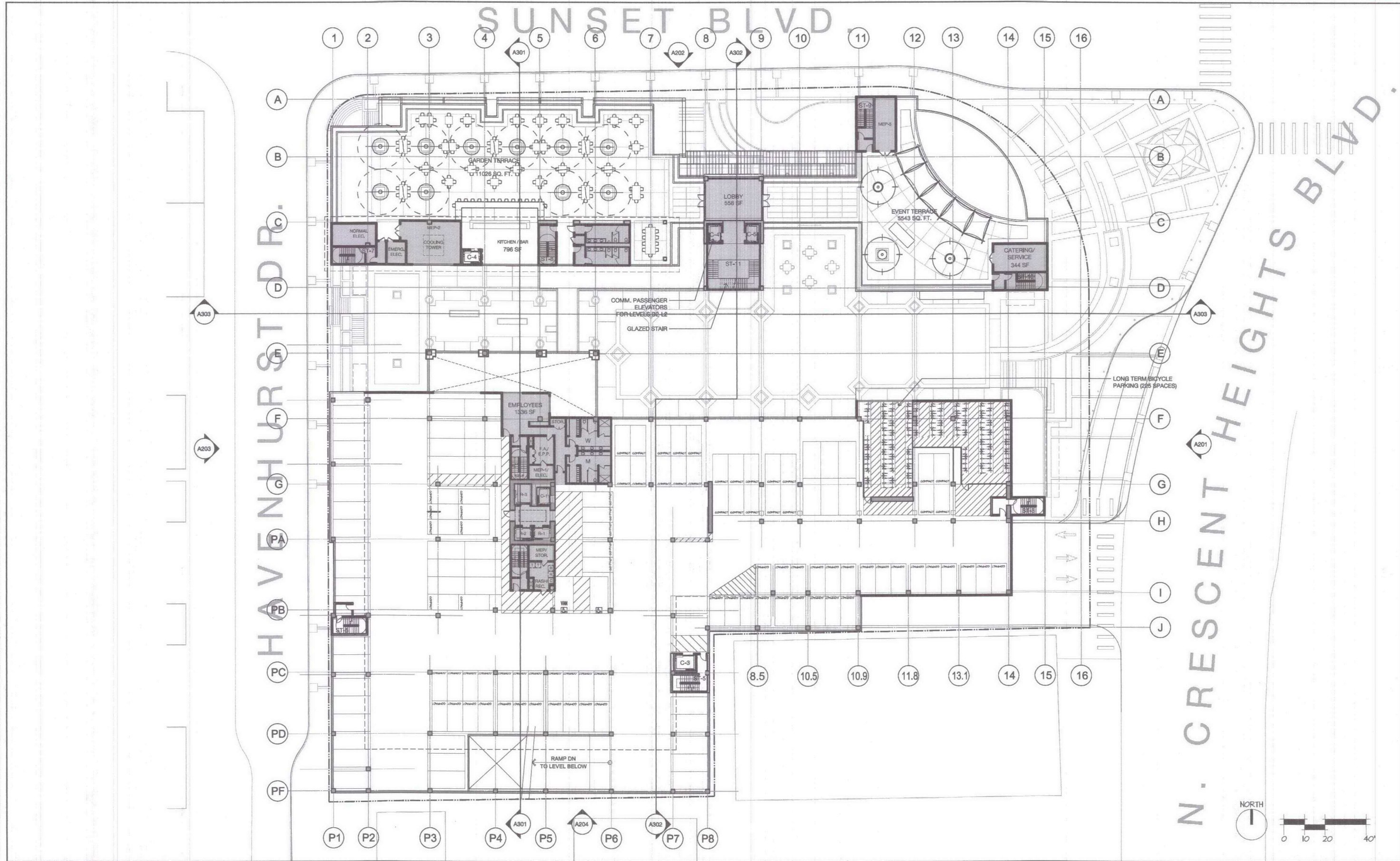
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02 FLOOR PLAN | A105
AUGUST 2, 2013

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H:\2012\12-05 8150 Sunset\40 CAD\Sheetfiles\Planning\A106 Floor Plan_03.dwg, Page Setup: PDF FULL SIZE, HH.ctb, Plot Scale: 1:1, Mobile PDF



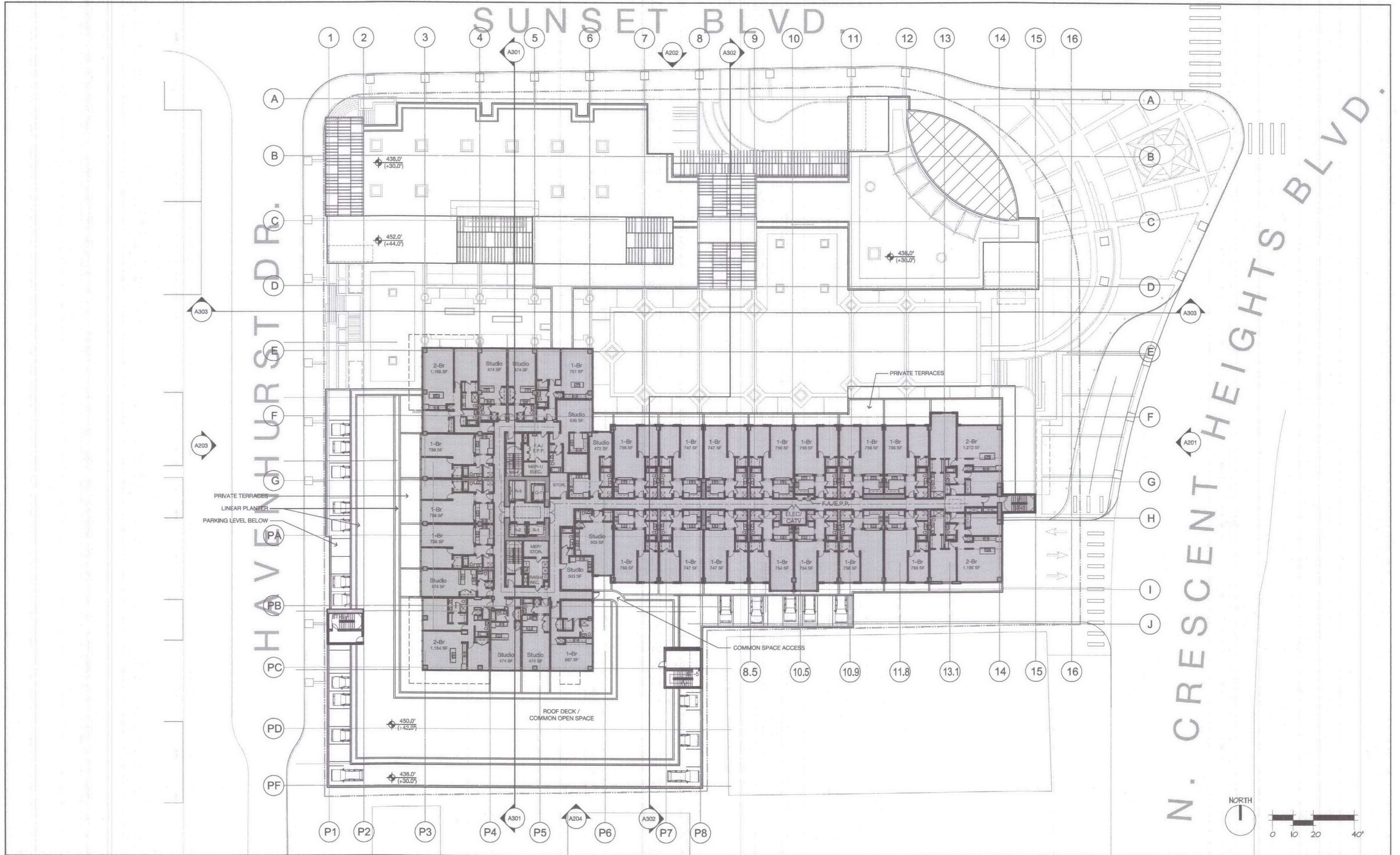
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03 FLOOR PLAN | A106
AUGUST 2, 2013

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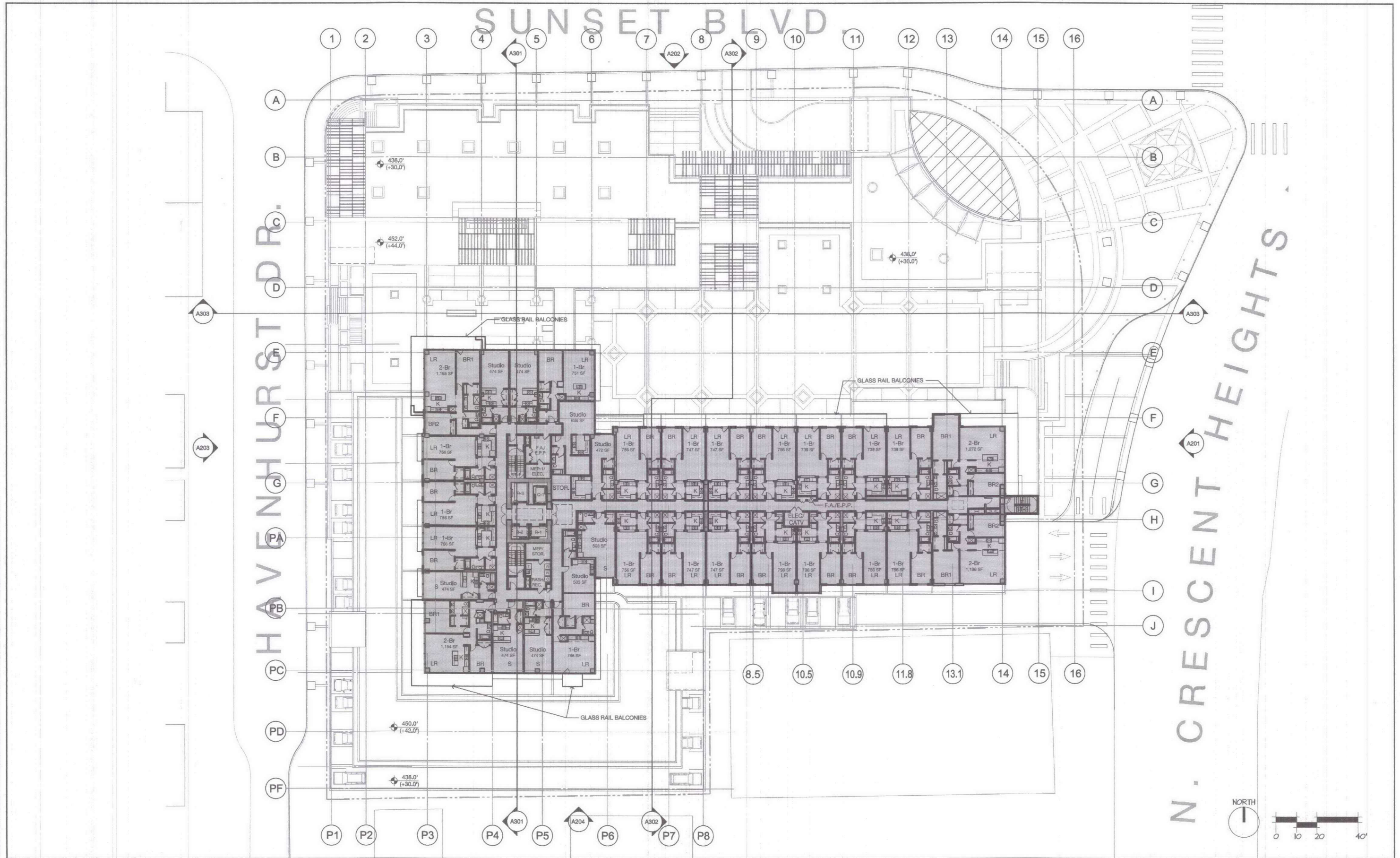
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04 FLOOR PLAN | A107
AUGUST 2, 2013

H:\2012\12-05-15\Sunset\40 CAD\Sheets\1\Drawing\A108 Floor Plan_05-08.dwg, Page Setup: PDF FULL SIZE, HH.ctb, Plot Scale: 1:1, Adobe PDF



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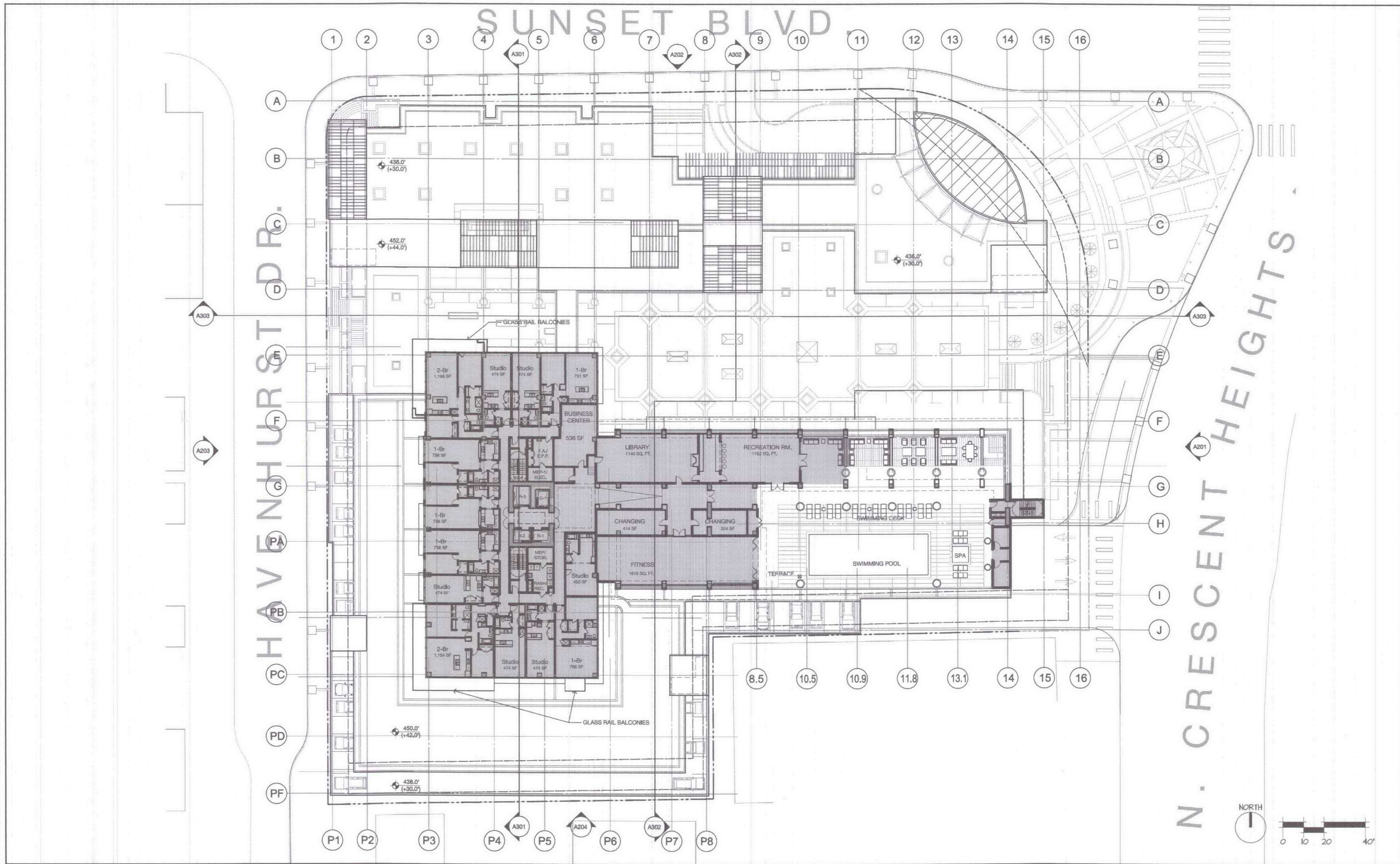
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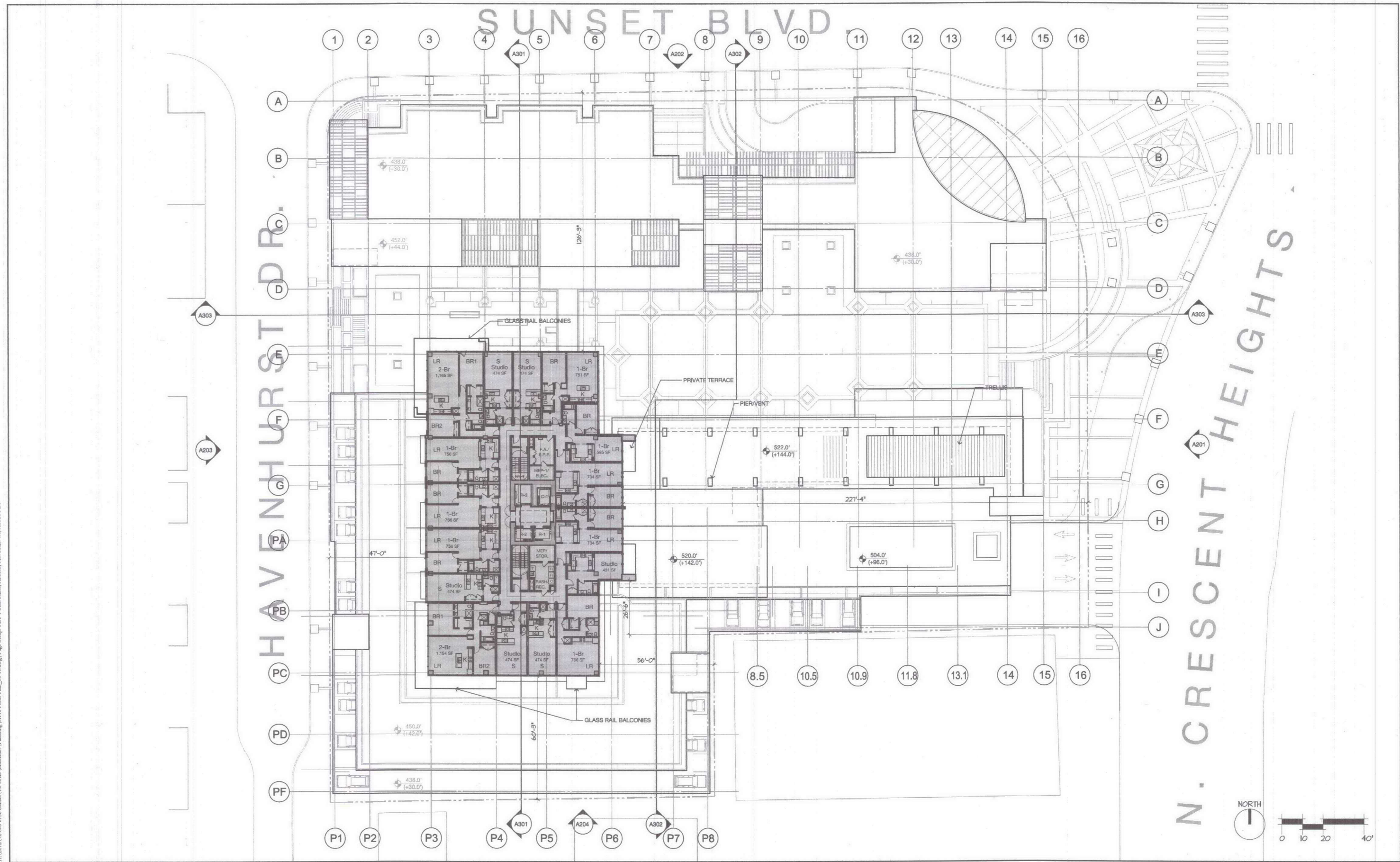
05-08 FLOOR PLAN | **A108**

AUGUST 2, 2013

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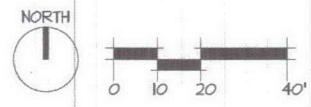


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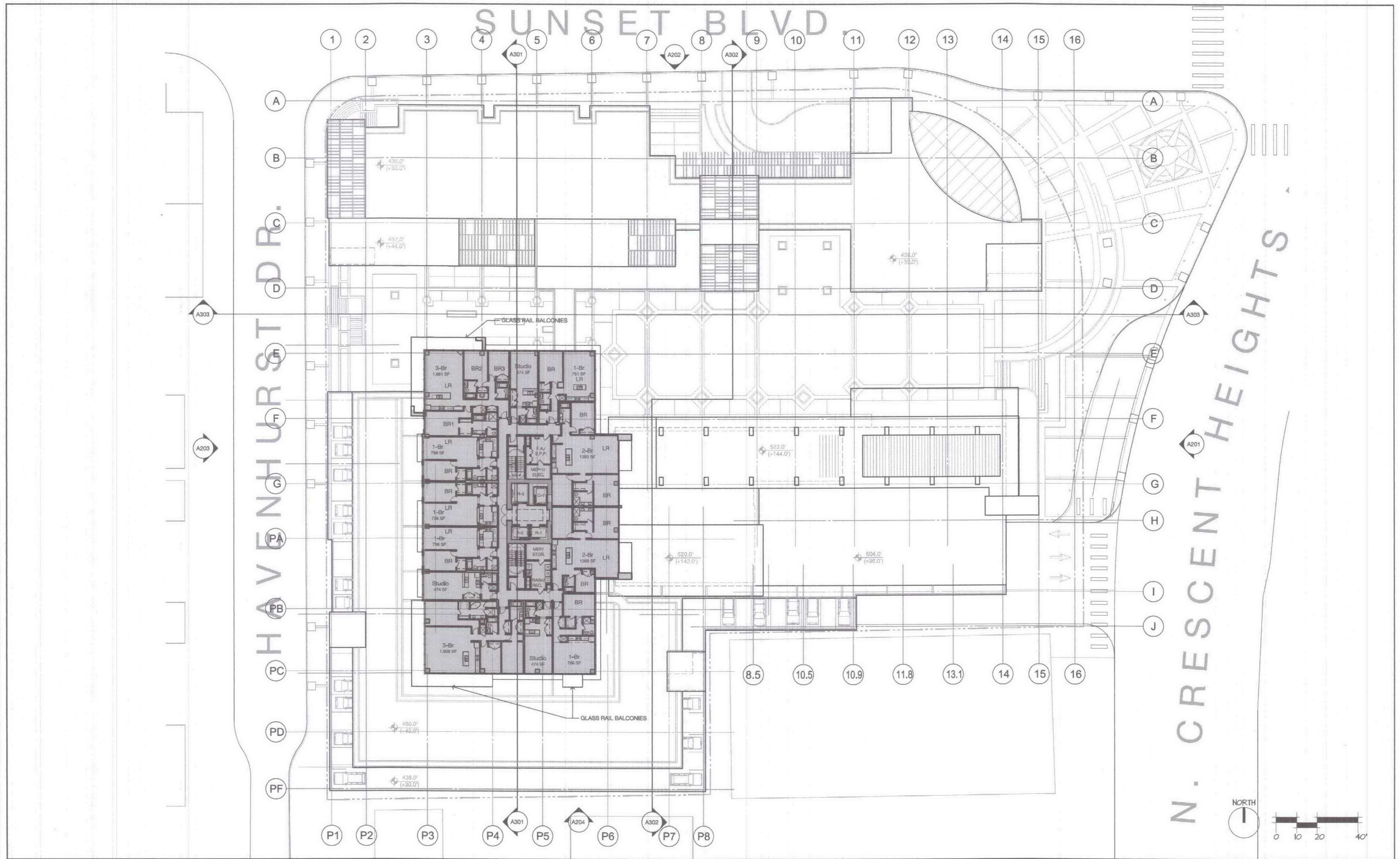
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10-11 FLOOR PLAN | **A110**
AUGUST 2, 2013



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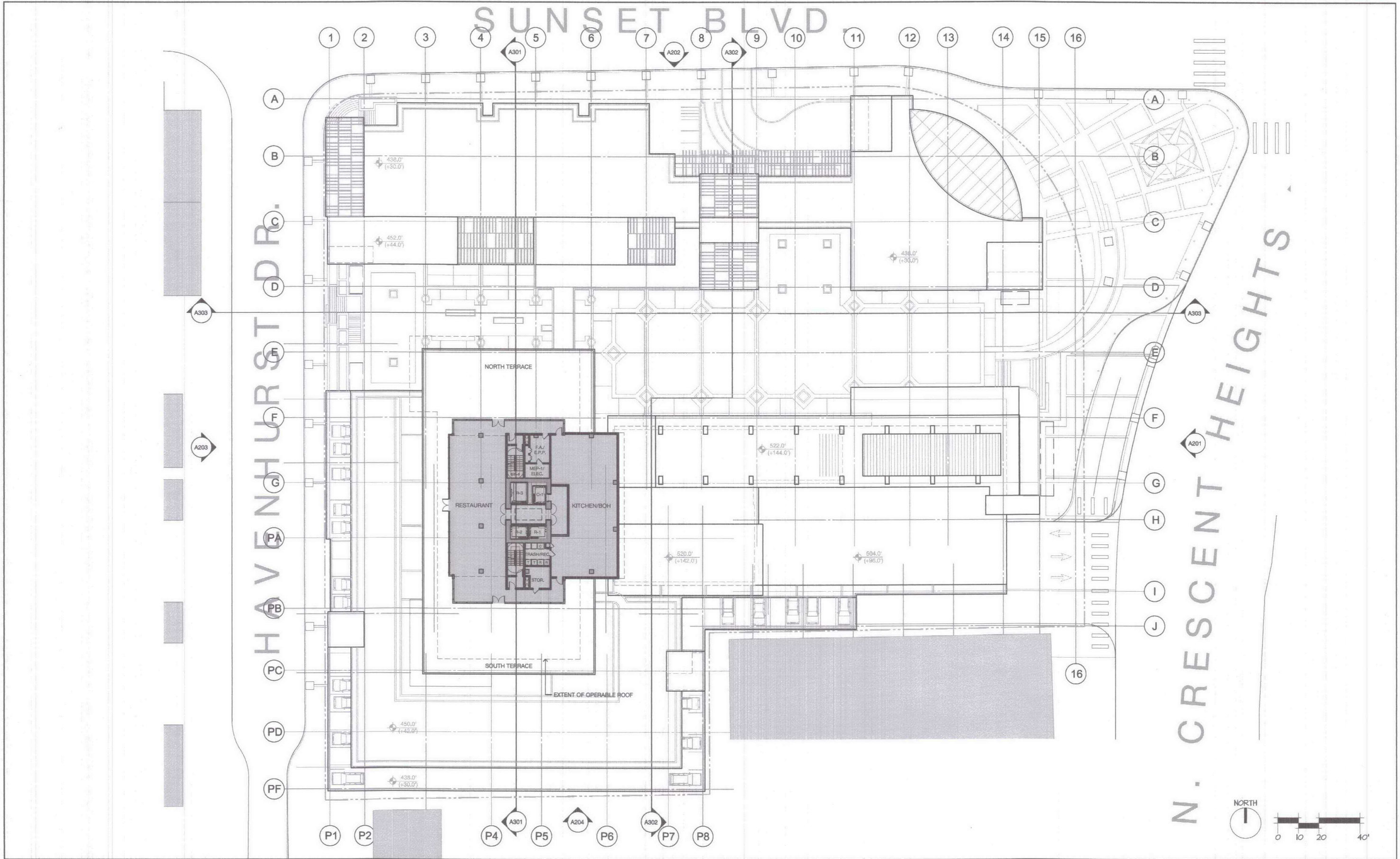
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12-15 FLOOR PLAN | A111
AUGUST 2, 2013

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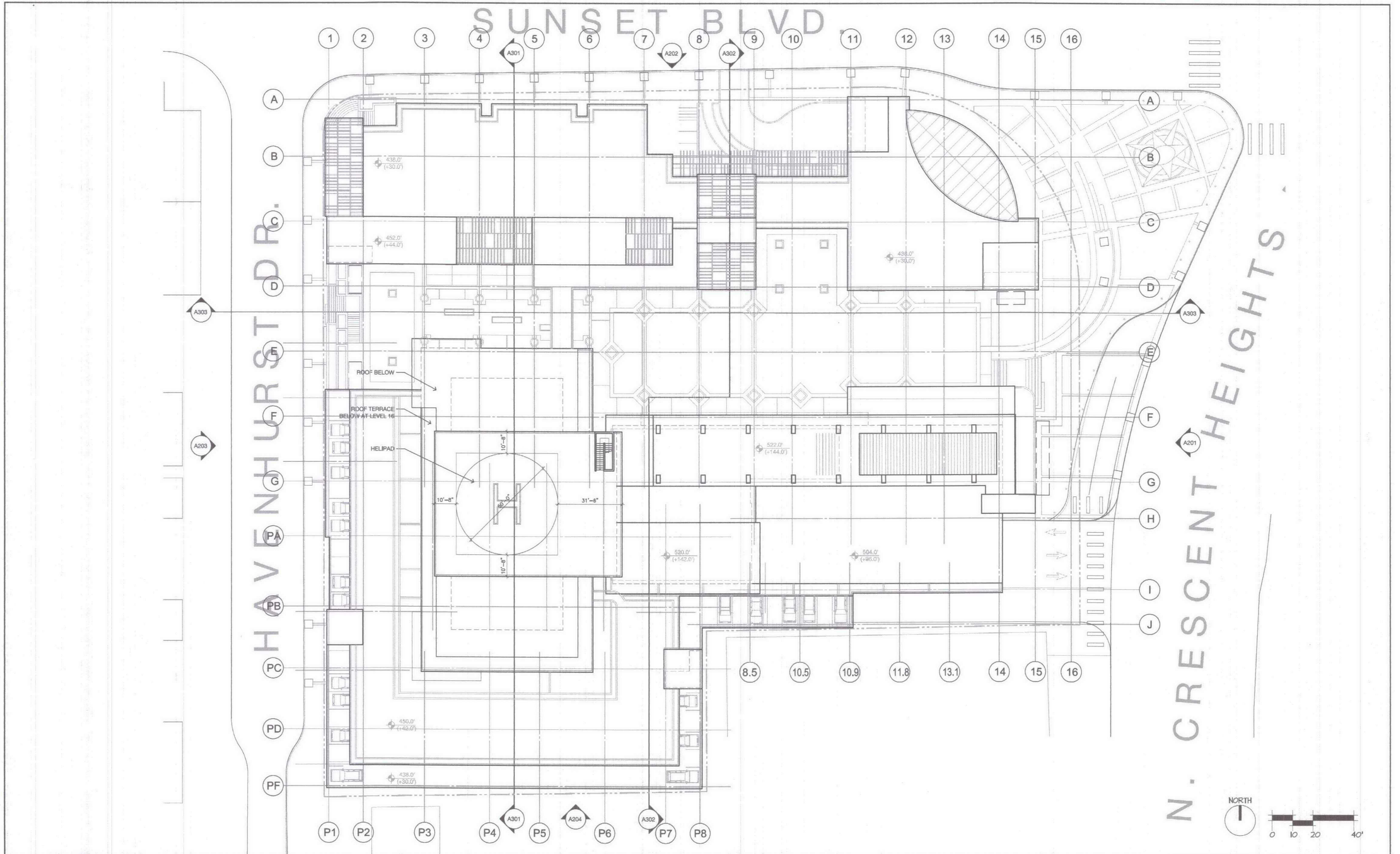
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16 FLOOR PLAN | A112
AUGUST 2, 2013

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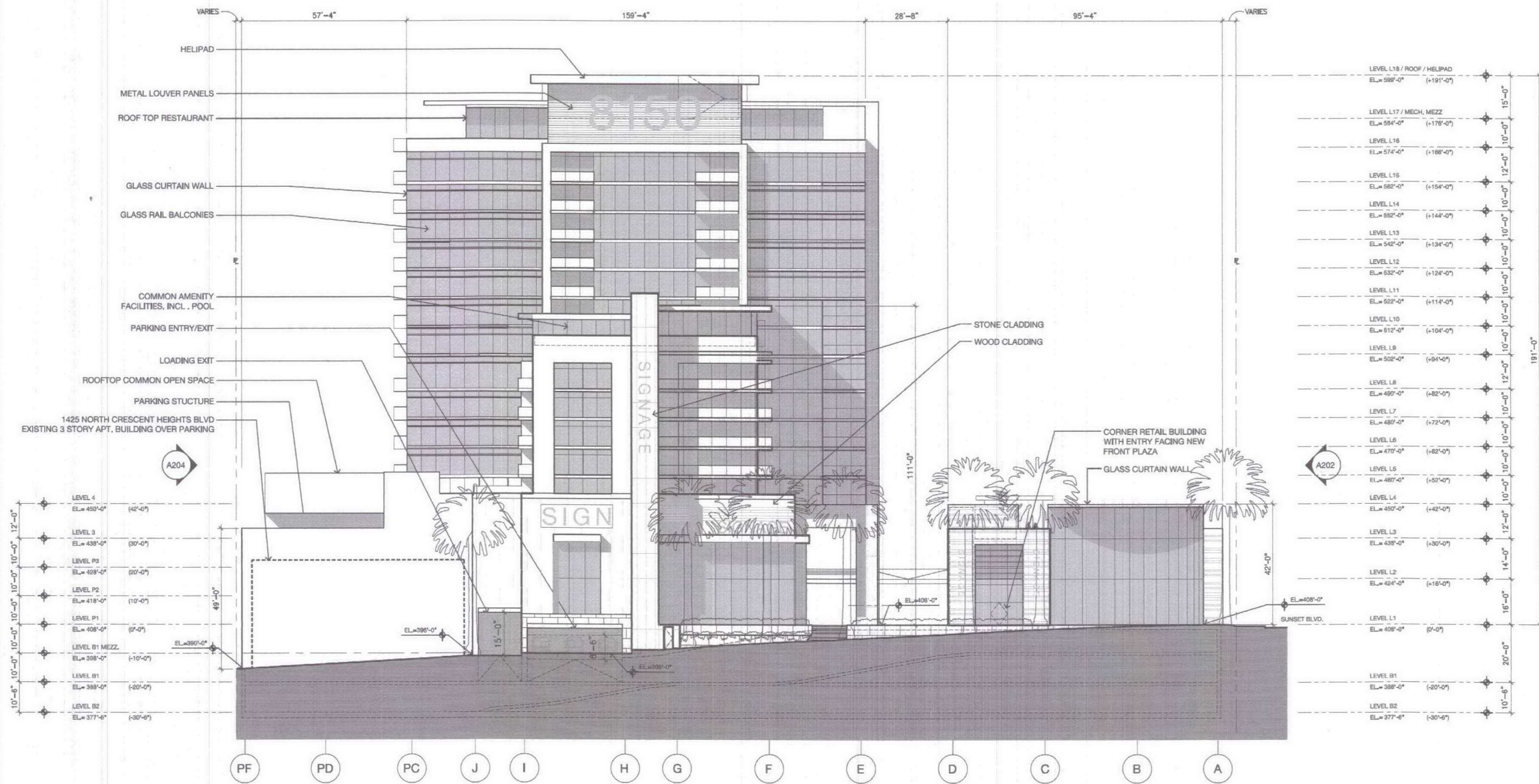
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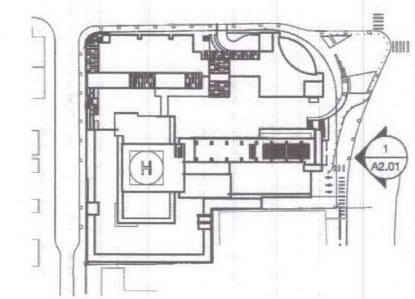
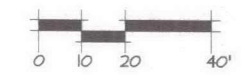
8150 SUNSET BOULEVARD
Los Angeles, California

ROOF PLAN | A114
AUGUST 2, 2013

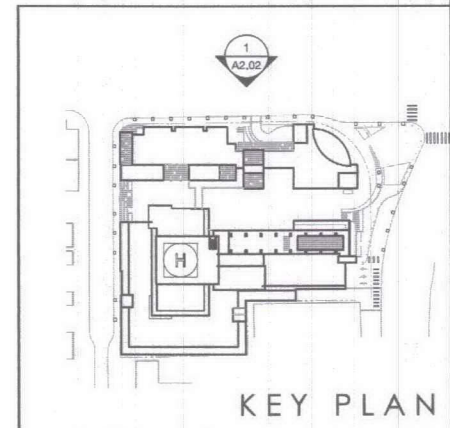
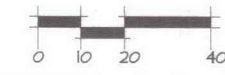
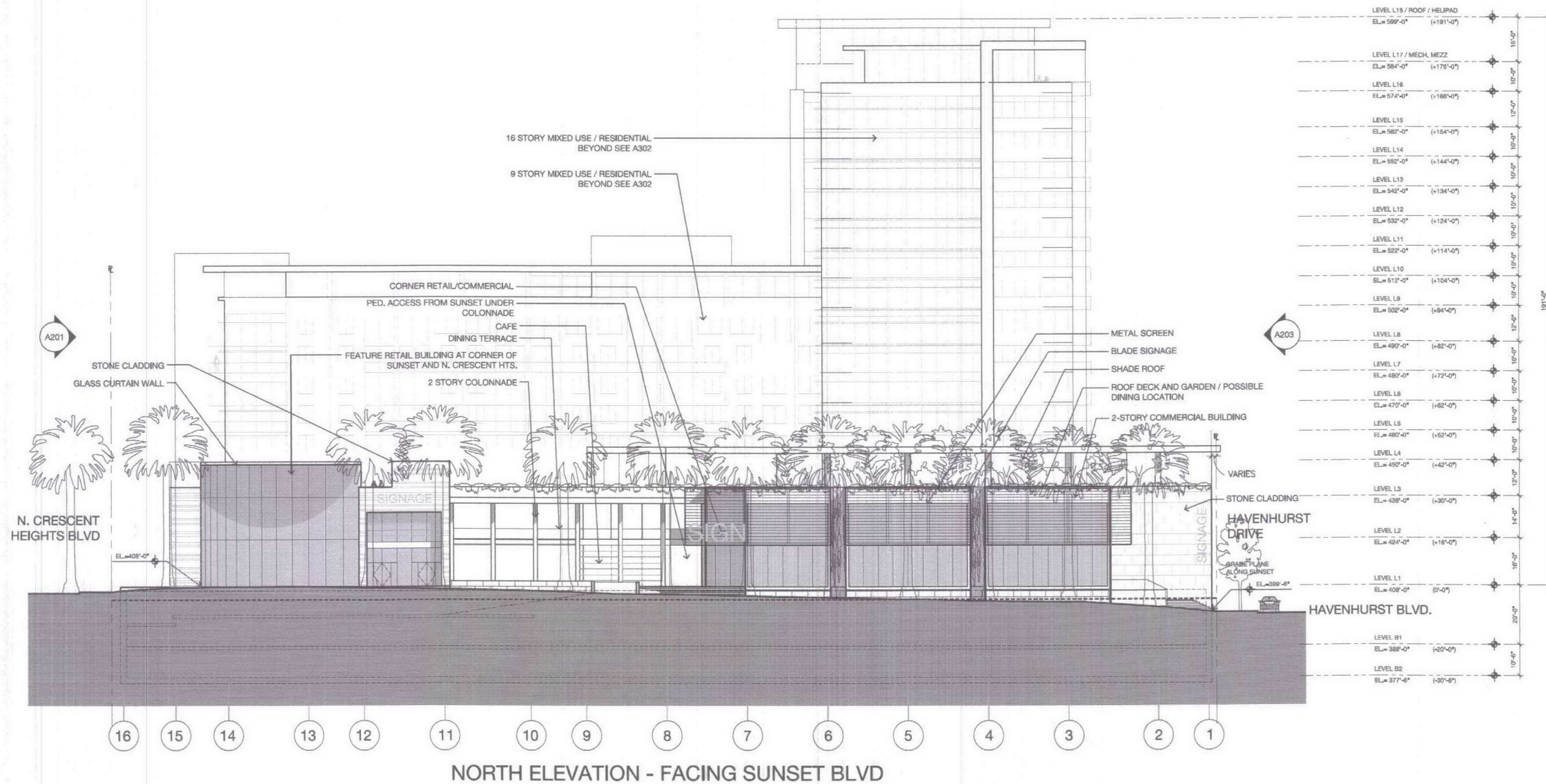
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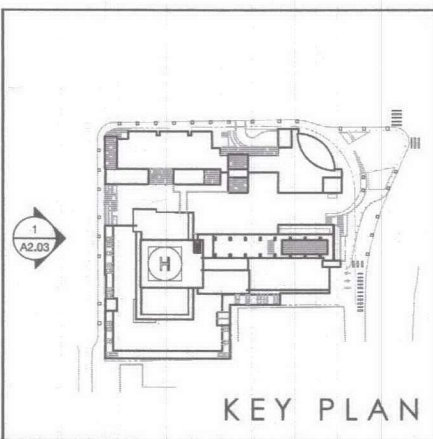
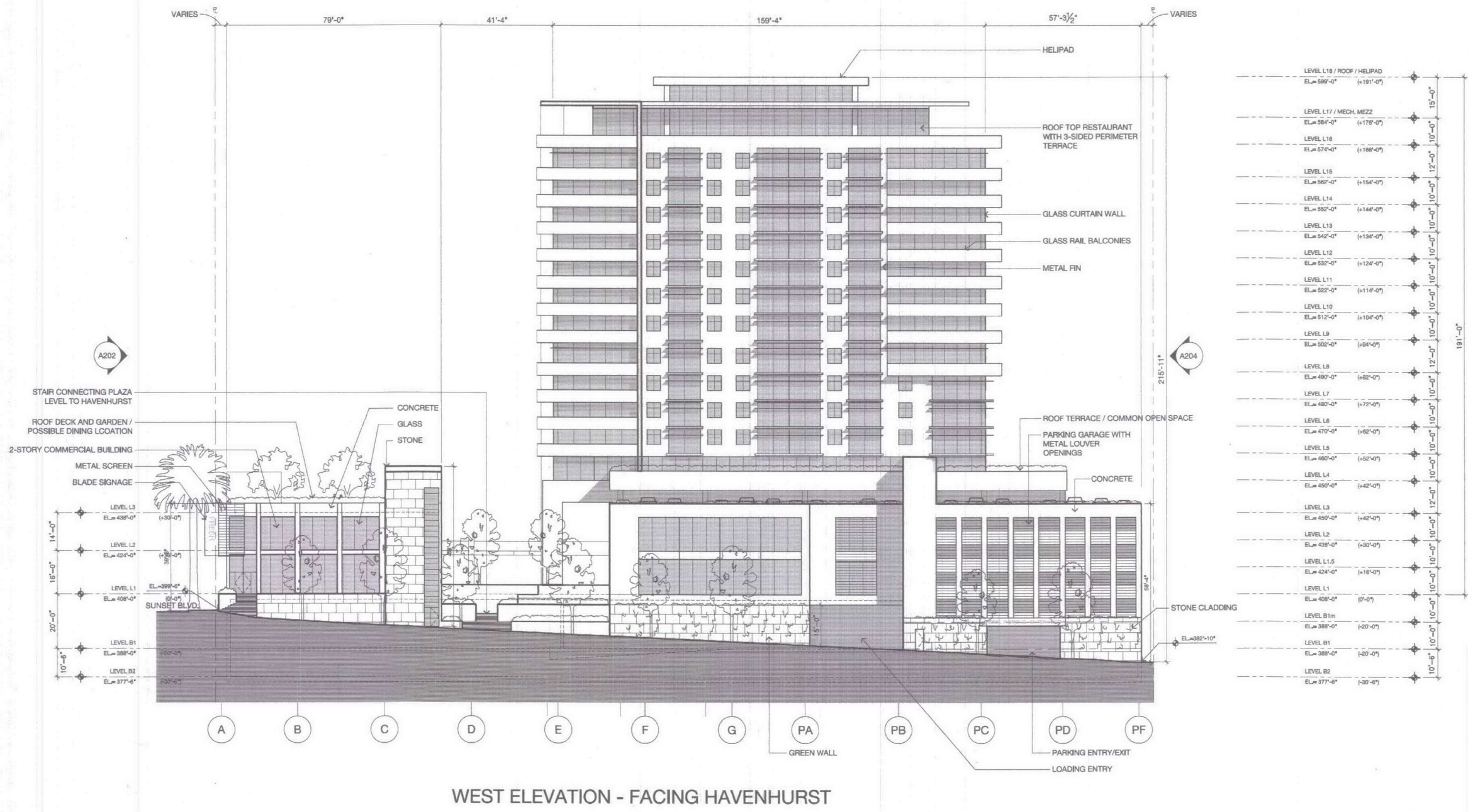
1. EAST ELEVATION - FACING N. CRESCENT HEIGHTS BLVD



H:\2013\2.005\8150 Sunset\4.0 CAD\Sheets\A202 North Elevation.dwg, Page Setup: PDF FULL SIZE, H:\cib, Plot Scale: 1/1, Adobe PDF

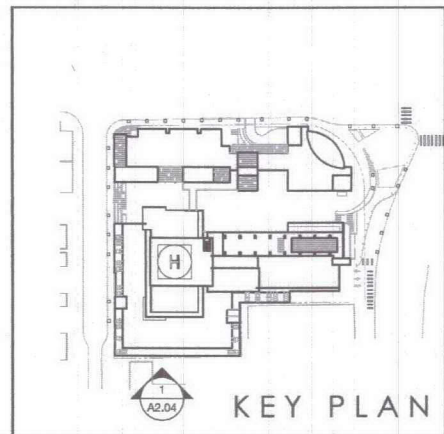
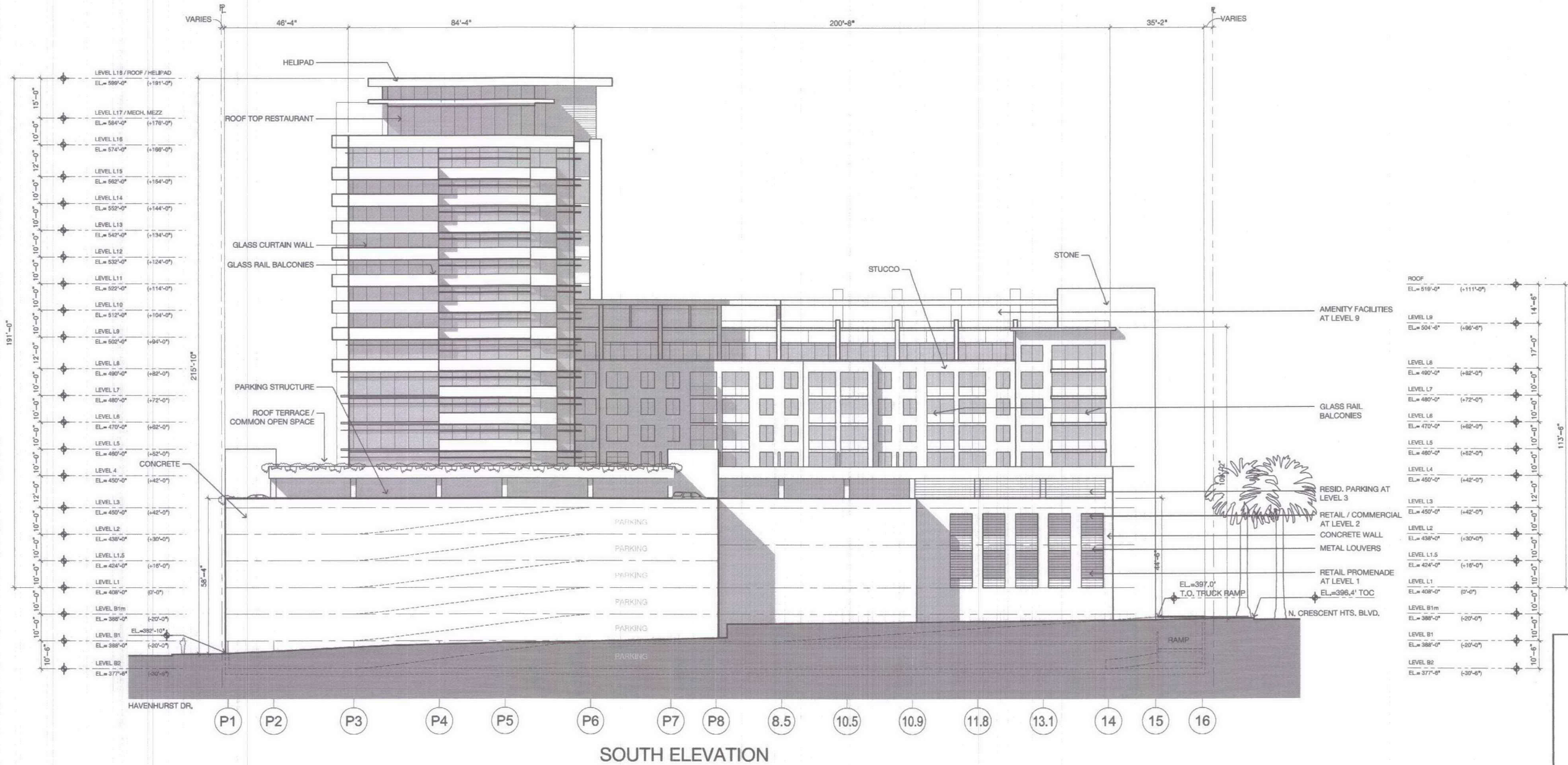


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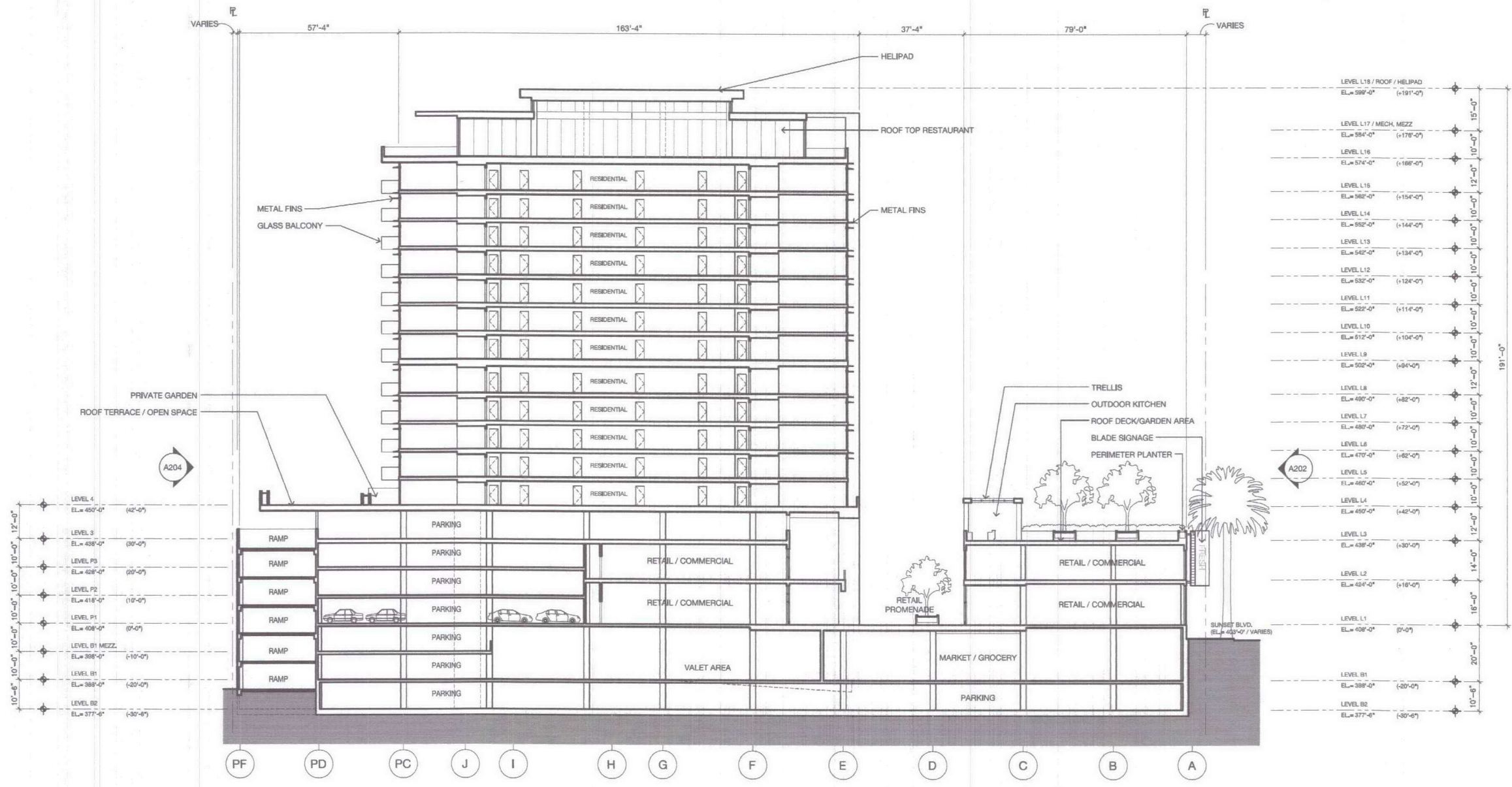


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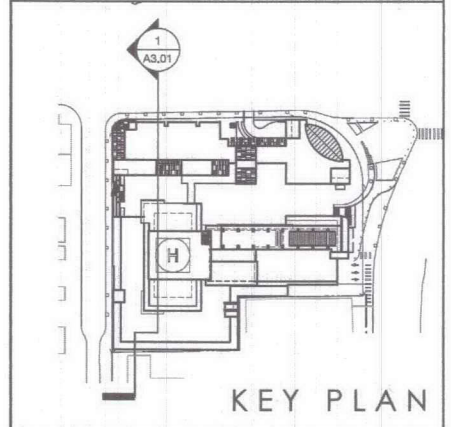
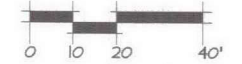
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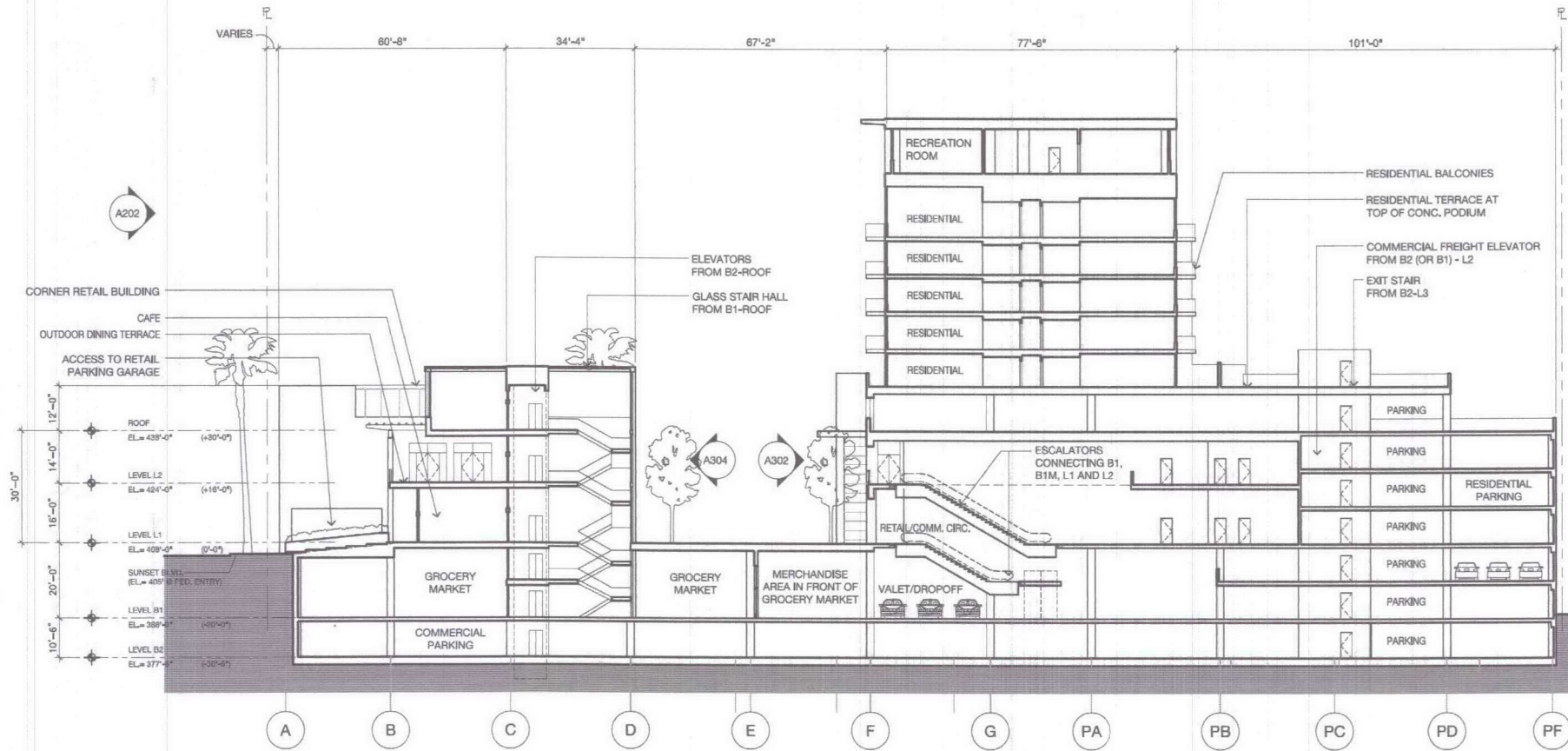


2. SECTION THROUGH PLAZA AT AMENITY DECK - LOOKING WEST



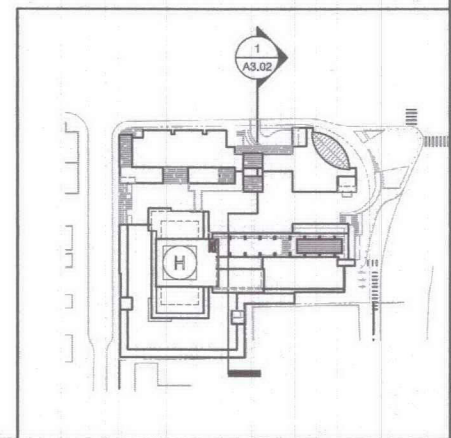
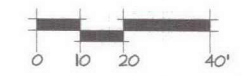
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HA\2013\12-065 8150 Sunset\4.0 CAD\Structural\Planning\A302 Sections.dwg, Page Setup: PDF FULL SIZE, HH.ctb, Plot Scale: 1/1, Adobe PDF

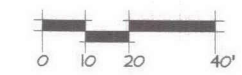
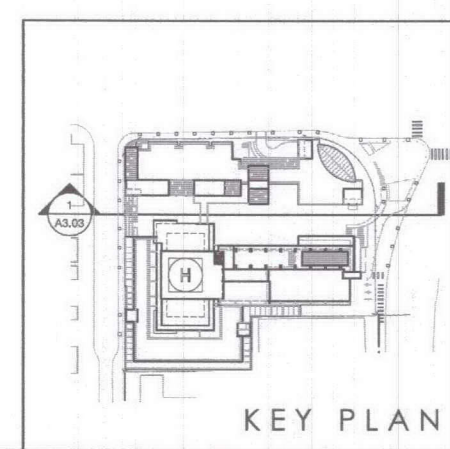
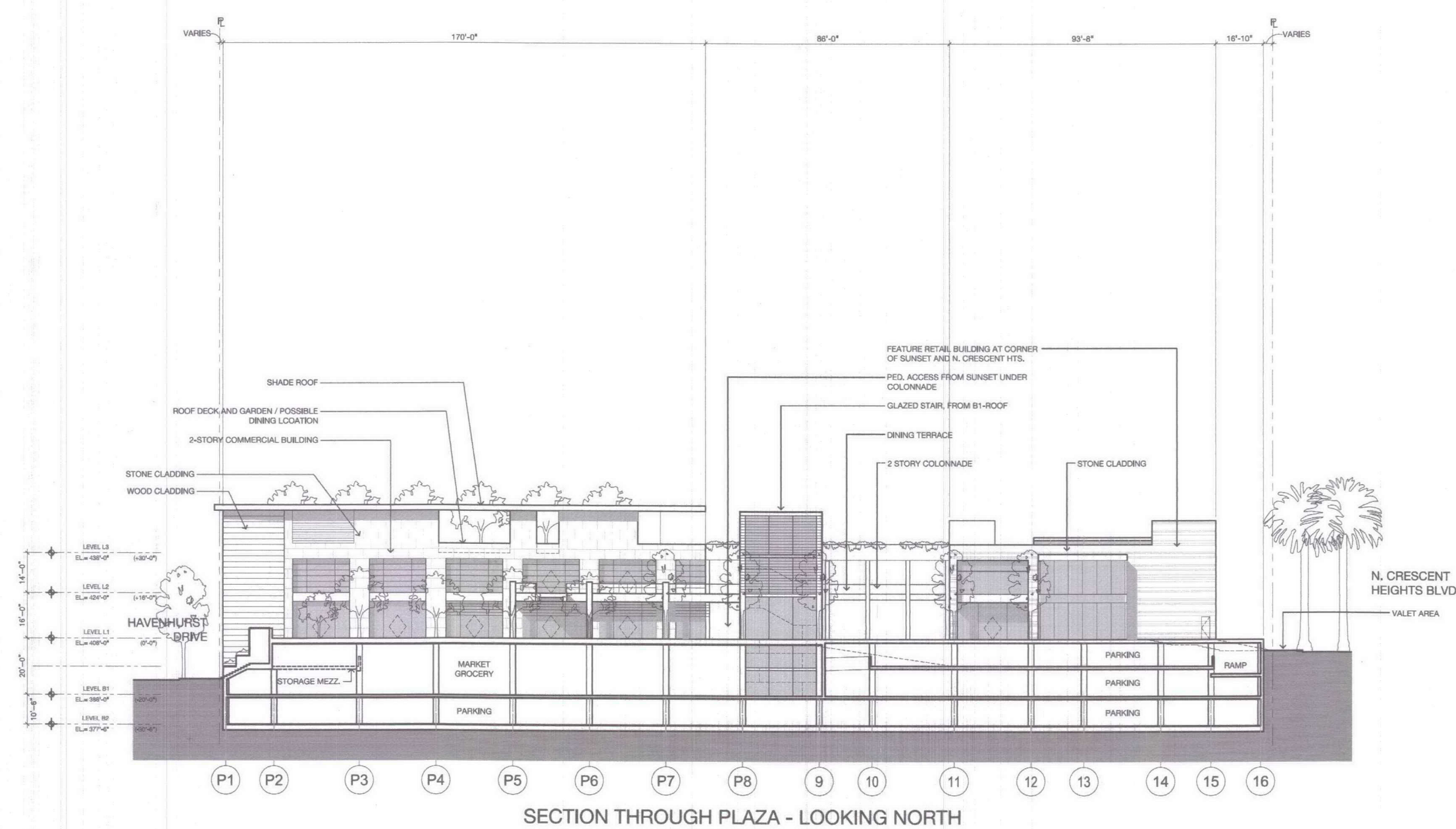


ROOF	EL. 519'-0"	(+111'-0")	14'-8"
LEVEL L9	EL. 504'-0"	(+96'-0")	17'-0"
LEVEL L8	EL. 490'-0"	(+82'-0")	10'-0"
LEVEL L7	EL. 480'-0"	(+72'-0")	10'-0"
LEVEL L6	EL. 470'-0"	(+62'-0")	10'-0"
LEVEL L5	EL. 460'-0"	(+52'-0")	10'-0"
LEVEL L4	EL. 450'-0"	(+42'-0")	12'-0"
LEVEL L3	EL. 450'-0"	(+42'-0")	10'-0"
LEVEL L2	EL. 439'-0"	(+30'-0")	10'-0"
LEVEL L1.5	EL. 424'-0"	(+18'-0")	10'-0"
LEVEL L1	EL. 409'-0"	(0'-0")	10'-0"
LEVEL B1m	EL. 389'-0"	(-20'-0")	10'-0"
LEVEL B1	EL. 389'-0"	(-20'-0")	10'-0"
LEVEL B2	EL. 377'-0"	(-30'-0")	

SECTION THROUGH PLAZA AT VERTICAL CIRCULATION CORES - LOOKING EAST



H:\2012\12-205 8150 Sunset (10 CAD)\Sheets\Planning\A303 Section.dwg, Page Setup: PDF FULL SIZE, HF.ctb, Plot Scale: 1:1, Adobe PDF



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SECTION | A303
AUGUST 2, 2013



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Los Angeles, California

AUGUST 2, 2013