

CITIES OF GREATER LOS ANGELES DISCLOSURES

(REV December 2020)

These Cities of Los Angeles Disclosures (the "LA Disclosures") are intended to provide Buyer with information regarding issues that may affect the Property. However, the information available to Broker and contained in the LA Disclosures may not be current or complete. Buyer is advised to contact the appropriate local agency or the office of the member of the City Council representing the specific area where the Property is located to obtain additional information regarding developments, restrictions, traffic, project schedules and other community concerns. In addition, Broker recommends Buyer consult professionals to determine any impact on the Property.

1. **Sunset Specific Plan.** Buyer and Seller are advised the City of West Hollywood has implemented a 20-year plan (commencing in 1996) relating to the development of Sunset Boulevard from Hayvenhurst Drive on the East to Sierra Alta Way on the West. Implementation of the plan may impact traffic and parking, as well as views and lights for certain properties. Buyer is advised to obtain information regarding the plan, including its timing and potential impact on the Property. Information can be obtained from the Planning Department, City of West Hollywood.
2. **Sunset La Cienega Project.** Buyer and Seller are advised that the Sunset La Cienega project is a multi-million dollar development ranging over four buildings around the intersection of Sunset and La Cienega. The project includes various use development of a hotel, apartments, shops and restaurants. The project began demolition of the existing buildings in the late summer of 2013. The project will likely take multiple years and could cause traffic and congestion around that area. Additional information, regarding current or future development may be obtained from the City of West Hollywood's Planning Commission.
3. **Paramount Studios "Hollywood Project".** Buyer and Seller are advised that Paramount Studios (located on Melrose between Gower and Van Ness) is planning to expand its facilities within the current location. Information can be obtained from Paramount Studios and appropriate government agencies.
4. **Pacific Palisades Tract 9300.** Buyer and Seller are advised that the Deed of Conveyance for certain properties located in Tract 9300 of Pacific Palisades provides in part, "No building or other structure shall be erected of the erection thereof done on said premises until the plans and specifications thereof shall have first been presented to, and approved in writing by the Palisades Corporation, its successors or assigns, as to outward appearance and design." The Pacific Palisades Civic League is the successor to the Palisades Corporation. The quoted language governs even minor exterior construction, additions or alterations that affect the Property. The Reversionary Rights Committee of The Pacific Palisades Civic League must approve any change of the outward appearance and design for all buildings, signs, fences, satellite dishes, or other structures or features. Buyer is advised to review the Deed to the Property to determine if these restrictions apply, and if so, to determine the potential impact on the Property. Information can be obtained from the Pacific Palisades Civic League.
5. **Playa Del Rey/Westbluff Underground Gas Storage.** Buyer and Seller are advised the Southern California Gas Company maintains an underground gas storage facility encompassing approximately 460 acres located more than half a mile below the surface approximately under the West Bluffs area of Playa del Rey. Gas is stored and pressurized in the facility. Area residents have brought two pending court cases with respect to the facility, including Prop 65 concerns. Buyer is advised to obtain additional information by contacting Public Affairs Manager at Southern California Gas Company.

Buyer's Initials () ()

Seller's Initials () ()

6. **Pier Bridge (Colorado Avenue) Rehabilitation, City of Santa Monica.** Buyer and Seller are advised the City of Santa Monica is planning to rehabilitate the bridge on Colorado Avenue between Ocean Avenue and the Santa Monica Municipal Pier. Local street closures and detours may be required during construction. Projected Schedule: Not likely to begin earlier than Fall 2016 and is slated to last between 12 and 18 months.
7. **Mulholland Scenic Parkway Specific Plan.** Buyer is aware that all property in the City of Los Angeles that is bounded on the East by the Hollywood Freeway, on the West by the Los Angeles City/County boundary line, and within approximately one-half mile North or South of Mulholland Drive is subject to the Mulholland Scenic Parkway Specific Plan, (Ordinance #167943 of the City of Los Angeles). If the property lies within the Specific Plan area, Buyer is strongly advised to obtain a copy of the ordinance and to investigate thoroughly the impact that the Specific Plan may have on the Property. Buyer may obtain an official copy of the ordinance by calling or going to the Los Angeles City Ordinance Division, 200 N. Spring Street #395, Los Angeles CA 90012 (213) 978-1133.
8. **Universal Studios Expansion.** Buyer and Seller are advised Universal Studios, Inc. is planning to expand the scope of the existing office, studio, hotel, residential, commercial and entertainment developments at Universal City. Information can be obtained from Universal Studios, Inc. and appropriate government agencies.
9. **San Fernando Valley/Burbank Lockheed Contamination Removal System.** Buyer and Seller are advised that Lockheed Corporation has installed a system to remove soil contamination from property previously owned by Lockheed. Buyer is advised to determine if the Property or surrounding areas are impacted by this system.
10. **San Fernando Valley/Technicolor, Inc.-Proposition 65 Warning.** Buyer and Seller are advised that the operations of Technicolor, Inc. emit perchloroethylene (a chemical known to the State of California to cause cancer) into the air at levels determined by the State of California to require a warning pursuant to Proposition 65 to any person, residence or commercial establishment located within the following boundaries: a line 100 feet south of the Los Angeles River on the South, Whipple Street on the North, Weddington Park and Satsuma Avenue on the West and Arcola Avenue and Lakeside Country Club golf course on the East and also within that portion of Universal Studios north of James Stewart Avenue and west of Avenue H. Buyer is advised to contact Technicolor's Director of Health, Safety and Environmental Affairs and the South Coast Air Management District for more information.
11. **City of Burbank/Removal of Wood Roofs.** Buyer and Seller are advised the City of Burbank requires that all wood shake or shingle roofs, including all exposed wood shake or shingle roofs and all wood shake or shingle roofs covered by other roofing materials, installed on all residential or commercial structures located within the City of Burbank must be removed by August 14, 2012. Buyer is advised to investigate whether the existing roofing materials meet current requirements and to consider the impact of this requirement with respect to the existing roof of the Property or with respect to any future development of or construction (including remodeling of existing structure) on the Property. Buyer is advised to contact the City of Burbank Building Division or burbldg@ciburbank.ca.us.

Buyer

Date

Seller

Date

Buyer

Date

Seller

Date