

AN APPRAISAL REPORT:

**Residential Land
Located at
9650 Cedarbrook Drive
(3 Residential Estate Lots)
Beverly Hills, California 90210
(City of Los Angeles)**

TG LA/592 F3

Date of Value: August 8, 2023

Date of Transmittal: August 14, 2023

Prepared For:

Treetop Development, LLC, Debtor in Possession
Mr. J. Michael Issa
19800 MacArthur Boulevard, Suite 820
Irvine, California 92612

Prepared By:

Paul Jackle & Associates, Inc.
18652 Florida Street, Suite 360
Huntington Beach, California 92648

Paul Jackle & Associates, Inc.

Real Estate Appraisers and Consultants

August 14, 2023
PJA File No. 4864 FE

Mr. J. Michael Issa, Independent Manager
Treetop Development, LLC, Debtor in Possession
19800 MacArthur Boulevard, Suite 820
Irvine, California 92612

Re: Residential Land
9650 Cedarbrook Drive
Beverly Hills, California 90210

Dear Mr. Issa:

As requested, enclosed is a narrative appraisal report of the above-referenced property. The report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (2022-2023 Edition); the Code of Ethics and Standards of Professional Practice of the Appraisal Institute; Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA); and the appraisal requirements of Treetop Development, LLC, Debtor in Possession. As of the date of this report, I have completed the continuing education requirement for Practicing Affiliates of the Appraisal Institute.

I have the knowledge and experience necessary to complete this appraisal assignment, and the appraisal assignment was not based on a requested minimum or specific valuation or the approval of a loan.

The purpose of this appraisal is to provide a credible opinion of the subject's market value as defined herein, at the request of the client. The value stated represents the "As Is" value of the subject property as unimproved land. The property rights appraised for the subject are the fee simple estate. The value contained herein excludes business value, going concern, and/or goodwill.



Residential/Commercial/Industrial

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Mr. J. Michael Issa
Treetop Development, LLC, Debtor in Possession
August 14, 2023
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Based upon my research and analysis, and subject to the enclosed assumptions and limiting conditions, it is my opinion that the market values of the subject property, as of August 8, 2023, are as follows:

MARKET VALUE – "AS IS"
SIXTY FIVE MILLION DOLLARS \$65,000,000
MARKET VALUE – "SUBJECT TO COMPLETION OF DEVELOPMENT"
NINETY MILLION DOLLARS \$90,000,000

As detailed in the Marketing Period section of this report, current market conditions indicated that a reasonable period to transact a sale of the subject property is nine to twelve months. The reader is directed to that section of the report for additional detail.

The narrative report that follows sets forth the data and analyses upon which my opinion of value is predicated.

Respectfully submitted,

Paul Jackle & Associates, Inc.



Paul Jackle
Certified General Appraiser
CA #AG004094

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ASSUMPTIONS, CONTINGENCIES, AND IMPORTANT CONSIDERATIONS

Assumptions:

1. The assumed encumbrances include: real estate taxes, financing, leases, easements, and assessment bonds. No title report was provided for the appraiser's review. For the purpose of this analysis, it is assumed that there are no liens, easements of record, or encroachments which affect either the title or marketability of the subject property (assumption of clear title).
2. It is assumed that the subject property is in full compliance with all applicable federal, state, local, and environmental regulations and laws, unless otherwise stated in this report.
3. The appraiser (Paul Jackle) did not notice any signs of environmental contamination or the presence of any hazardous substances at the time of his inspection. Determining the existence of environmental contamination that is not readily apparent is outside the appraiser's expertise and is, therefore, beyond the scope of this assignment. This appraisal does not guarantee that the property is free of defects or environmental problems. No environmental site assessment report was provided to the appraiser. For the purpose of this analysis, it is assumed that the subject site is free of environmental contamination.
4. The appraiser (Paul Jackle) performed an inspection of visible and accessible areas of the subject property only. The possibility exists that mold may be present in areas the appraiser cannot readily observe. The determination of such conditions is beyond the scope of this assignment. For the purpose of this analysis, it is assumed that the subject improvements are free from mold.

Contingencies:

1. The value conclusions contained herein are contingent upon the completion of the infrastructure and access roads providing ingress and egress to the lots.

Important Considerations:

1. This report was prepared for bank lending and decision-making purposes. It was neither intended nor prepared to be submitted as evidence in a court of law. The data and descriptions shown in this report were researched by the appraiser and are believed to be reliable. No guarantee, however, is made as to the absolute accuracy of the data shown.
2. I have performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Specifically, I performed an appraisal of the subject on November 9, 2022 for the same client, and provided value update letters on appraisals of several parcels, including the subject parcels, on August 4, 2022.

Important Considerations, Cont'd.:

3. The client has requested an Appraisal Report. The subject is residential land that is being developed. The client has requested land value "As Is" and "Subject to Completion of Development". The Sales Comparison Approach is included herein. The Income and Cost approaches are excluded because they are irrelevant to the assignment of determining the value of the land.
4. The value conclusion contained herein relates directly to both "fair value" and "market value". The most comprehensive definition relating to the two is stated herein and adhered to in regard to my opinions of value.
5. The subject site size was obtained from the Los Angeles County Tax Assessor's plat map, a source deemed to be reliable. No site survey was performed and is beyond the scope of this assignment.
6. The subject is comprised of three adjacent lots, all of which are unimproved. The largest of these (APN 4387-025-002) was, at one time, two separate parcels (APN 4387-022-021 and 4387-025-001) that were combined into a single parcel in 2019. The Los Angeles County Tax Assessor's plat map shows the single parcel. However, the assessment information continues to be reported under the old, individual parcel numbers. One of those parcels (APN 4387-022-021) has an assigned address of 9650 Cedarbrook Drive, Beverly Hills, California 90210. Upon completion of development, it is expected that the lots will have Beverly Hills mailing addresses, although they are located within the City of Los Angeles.
7. Written information pertaining to the subject, including usable pad areas, costs to date, and costs to complete development (both of the access infrastructure and of the building pad areas) has been requested but has not been provided for review. Accordingly, I reserve the right to amend the appraisal and the value conclusions contained herein should specific information become available.
8. According to the Los Angeles County Treasurer-Tax Collector, each of the parcels are on the Defaulted Tax Roll. The County is in the process of preparing the 2023-2024 tax bills, so limited information is available. Copies of the Los Angeles County Treasurer-Tax Collector's records are included in Addendum C.
9. The subject property consists of three parcels of undeveloped residential land. One of the parcels has undergone work to create a buildable site; the two other parcels will need grading, fill, retaining walls, and pilasters to create buildable sites. In addition, infrastructure and access roads will be required. The developer has stated that the estimated costs to complete the infrastructure are \$10,000,000, and the estimated costs to complete the site work on the parcels is \$7,500,000 per site, bringing the total cost to complete development to \$25,000,000. These costs must be deducted from the "Subject to Completion of Development" value (\$90,000,000) to obtain the "As Is" value, resulting in an "As Is" value of \$65,000,000. (No Cost Breakdown or written costs were provided to the appraiser.)

Important Considerations, Cont'd.:

10. The City of Los Angeles is considering a proposed ordinance that would create a Wildlife District in the area north of Sunset Boulevard, west of Cahuenga Boulevard, south of Valley Vista Boulevard, and east of Sepulveda Boulevard. The ordinance would place restrictions on any development project that creates or results in 6,000 square feet or more of residential floor area, limiting site grading and requiring a site plan review. It is unclear when the proposed ordinance would take effect and whether existing sites in the permitting process would be excepted from the ordinance. However, it is likely that the value of sites such as the subject would be adversely affected by application of the proposed ordinance. The value conclusion contained herein assumes that the development will proceed unaffected by the proposed ordinance. A copy of the proposed ordinance is included in Addendum D.
11. Real estate values are contingent on a variety of economic factors. Although those factors are generally relatively stable, they can become volatile, triggering drastic economic changes which, in turn, trigger drastic changes in real estate values. While it is possible to stay abreast of trends in the real estate market, the appraiser cannot predict volatility or crisis in the general economy. Currently, we are experiencing the economic effects of COVID-19 pandemic and rising interest rates, and the effect these will have on real estate values is unclear. Therefore, the reader is reminded that the value conclusion contained herein is *as of the specified date of value*.
12. This report was prepared exclusively for Treetop Development, LLC, Debtor in Possession, which is the client; and Treetop Development, LLC, Debtor in Possession's officers, administrators, employees, lending co-participants (if any), assignees, and appropriate regulatory agencies are the "intended users" of the report. The appraiser is aware that one or more third parties may receive a copy of the appraisal. Receipt of the report does not, however, make any third party an intended user, nor does it entitle any third party to rely on the report.
13. Such third parties include, but are not limited to, buyers and sellers of the subject property, borrowers using the subject property as collateral for a loan, developers, and investors in a business being conducted on the subject property. No such third party should use or rely on this appraisal for any purpose. All third parties are advised to consult with appraisers or other professionals of their own choosing.

Special and Extraordinary Assumptions and Conditions:

1. The undersigned appraiser is not qualified to survey or analyze physical items that are not readily visible. If any party to this transaction has questions or concerns regarding any mechanical or structural physical problem, condition, infestation, contamination, or other issue regarding the subject property, an expert in that field of specialty should be consulted.

ASSUMPTIONS AND LIMITING CONDITIONS

In compliance with Uniform Standards of Professional Appraisal Practice, and to assist the reader in interpreting this report, the analyses and opinions set forth in this appraisal are subject to the following assumptions and limiting conditions.

Basic Assumptions and Limiting Conditions

The conclusions and opinions expressed in this report apply to the date of value set forth in the letter of transmittal accompanying this report. The dollar amount of any value opinion or conclusion rendered or expressed in this report is based upon the purchasing power of the American dollar existing on the date of value.

The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of the letter of transmittal accompanying this report. The appraiser is not obligated to predict future political, economic or social trends.

In preparing this report, the appraiser was required to rely on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied, is given by the appraiser for the accuracy of such information and the appraiser assumes no responsibility for information relied upon later found to have been inaccurate. The appraiser reserves the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

No opinion as to the title of the subject property is rendered. Data related to ownership and legal description was obtained from a client-provided title report, and is considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.

The appraiser assumes no responsibility for hidden or unapparent conditions of the property, subsoil, groundwater or structures that render the subject property more or less valuable. No responsibility is assumed for arranging for engineering, geologic or environmental studies that may be required to discover such hidden or unapparent conditions.

The appraiser has not been provided any information regarding the presence of any material or substance on or in any portion of the subject property or improvements thereon, which material or substance possesses or may possess toxic, hazardous and/or other harmful and/or dangerous characteristics. Unless otherwise stated in the report, the appraiser did not become aware of the presence of any such material or substance during the appraiser's inspection of the subject property. However, the appraiser is not qualified to investigate or test for the presence of such materials or substances. The presence of such materials or substances may adversely affect the value of the subject property. The value estimated in this report is predicated on the assumption that no such material or substance is present on or in the subject property or in such proximity thereto that it would cause a loss in value. The appraiser assumes no responsibility for the presence of any such substance or material on or in the subject property, nor for any expertise or engineering knowledge required to discover the presence of such substance or material. Unless otherwise stated, this report assumes the subject property is in compliance with all federal, state and local environmental laws, regulations and rules. Unless otherwise stated, the subject is appraised assuming it to be in full compliance with all applicable zoning and land use regulations and restrictions.

Unless otherwise stated, the property is appraised assuming that all required licenses, permits, certificates, consents or other legislative and/or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use upon which the value estimate contained in this report is based.

No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable and no encroachment of real property improvements is considered to exist.

No opinion is expressed as to the value of sub-surface oil, gas, or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated. Maps, plats and exhibits included in this report are for illustration only to serve as an aid in visualizing matters discussed within this report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from this report.

No opinion is intended to be expressed on matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.

The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

The possession of this report, or copy thereof, does not carry with it the right of publication. Without the written consent of the appraiser, this report may not be used for any purpose by any person other than the party to whom it is addressed. In any event, this report may be used only with the written qualification and only in its entirety for its stated purpose.

Information contained in this appraisal has been gathered from sources which are believed to be reliable. No responsibility is assumed for the accuracy of information supplied by others.

The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.

Any dispute of claim made with respect to this report shall be submitted to and resolved in accordance with the rules of the American Arbitration Association for arbitration, and the decision of the Association shall be binding. All appraisal services, pursuant to this report, shall be deemed to be contracted for and rendered in Orange County, California, and any arbitration or judicial proceedings shall take place in Orange County, California.

Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

This report may contain prospective financial information, estimates or opinions that represent the appraiser's view of expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that a particular level of income or profit will be achieved, that events will occur, or that a particular price will be offered or accepted. This appraisal is based on market conditions existing as of the date of the appraisal.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the property's market value. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in our market value estimates.

One or more of the signatories of this appraisal are candidates for the MAI designation of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member or candidate to control the use and distribution of each report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this report was prepared may distribute copies of this report, in its entirety, to such third parties as may be selected by the party for whom this report was prepared; however, selected portions of this report shall not be given to third parties without the prior written consent of the signatory of this report. Further, neither all nor part of this report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatory of this report.

We shall not be required, by reason of this report, to give testimony or to be in attendance in court or any governmental or other hearing with reference to the property without prior arrangements having first been made with us relative to such additional employment.

Under the terms of the engagement, we will have no obligation to revise this report to reflect events or conditions which occur subsequent to the date of the transmittal. However, we will be available to discuss the necessity for revision resulting from changes in economic or market factors affecting the subject.

In accordance with the Fair Housing Amendments Act, it is illegal for an appraiser to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. This appraisal complies with all rules and regulations prohibiting discrimination on the basis of race, color, religion, sex, national origin, and marital status.

EXECUTIVE SUMMARY

Property Location	9650 Cedarbrook Drive (3 Residential Estate Lots) Beverly Hills, California 90210 (City of Los Angeles)
Property Owner	Treetop Development LLC (per public records)
Thomas Brothers Map Reference	LA/592 F3
Assessor's Parcel Number	Lot 1: 4387-025-002 Lot 2: 4352-001-047 Lot 3: 4352-001-051
Zoning	RE40-1-H: Residential Estate, Height District 1, Hillside
Census Tract Number	2611.04
Flood Zone	FEMA CPN: 06037C-1585F, Zone X, dated 09/26/2008. Flood insurance typically is not required.
Property Description	The property consists of a 27.69 acre, 3-parcel, irregular-shaped, interior site that includes a 19.96-acre parcel, a 4.34-acre parcel, and a 3.39-acre parcel). All are residential estate parcels that are under development.
Site Area	
Lot 1	19.96 acres (869,458 square feet)
Lot 2	4.34 acres (188,978 square feet)
Lot 3	3.39 acres (147,742 square feet)
Total	27.69 acres (1,206,178 square feet)
Interest Appraised	Fee Simple
Date of Property Inspection	August 8, 2023
Date of Value	August 8, 2023
Personal Property Included	None
Marketing Period/Exposure Time	9 to 12 Months/9 to 12 Months
Market Value Indicators	
Lot 1	Sales Comparison Approach \$45,000,000
Lot 2	Sales Comparison Approach \$22,500,000
Lot 3	Sales Comparison Approach \$22,500,000
"Subject to Completion of Development" Value	\$90,000,000
Less Developer Cost to Complete Development	<u>(\$25,000,000)</u>
Value Estimate – "As Is"	\$65,000,000

SUMMARY OF VALUATION APPROACHES

Commercial, Industrial, and Residential Properties

9650 Cedarbrook Drive, Beverly Hills

C O S T																									

I N C O M E																									

THE INCOME APPROACH HAS BEEN OMITTED DUE TO ITS IRRELEVANCE TO THE ASSIGNMENT AS DEFINED HEREIN.

S A L E S C O M P A R I S O N	PLEASE REFER TO THE FOLLOWING NARRATIVE REPORT FOR SUPPORTING DATA AND ANALYSIS													
	The indicated overall market value for the subject is calculated as follows:													
	APN 4387-025-002		\$45,000,000											
	APN 4352-001-047		\$22,500,000											
	APN 4352-001-051		<u>\$22,500,000</u>											
	Total:		\$90,000,000											
	INDICATED VALUE BY SALES COMPARISON APPROACH ®												\$90,000,000	

"SUBJECT TO COMPLETION" VALUE ESTIMATE:	\$90,000,000
LESS ESTIMATED COST TO COMPLETE DEVELOPMENT:	<u>\$25,000,000</u>
"AS IS" MARKET VALUE ESTIMATE:	\$65,000,000

INTRODUCTION

Identification of the Property Appraised

The subject property consists of a 27.69 acre, 3-parcel, irregular-shaped, interior site comprised of a 19.96-acre parcel, a 4.34-acre parcel, and a 3.39-acre parcel. All are unimproved and are under development. The largest parcel (APN 4387-025-002) is located at 9650 Cedarbrook Drive, in the City of Los Angeles, County of Los Angeles, State of California. The other two parcels (APN 4352-001-047 and 4352-001-051) have not yet been assigned addresses, but are located within the City of Los Angeles and are expected to have Beverly Hills mailing addresses.

Identification of the Appraisal Problem

The appraisal problem is to develop a *credible opinion* of the "Subject to Completion of Development" and "As Is" market values of the subject property as of a specific date.

Intent of the Appraisal

The intent of the appraisal, as agreed upon with the client, and as judged appropriate by the appraiser, is to summarize the data, analyses, and conclusions relative to my opinion of the "Subject to Completion of Development" and "As Is" market values of the subject property on August 8, 2023.

Use of the Appraisal Report

This appraisal is being prepared exclusively for Treetop Development, LLC, Debtor in Possession, which is the client; and Treetop Development, LLC, Debtor in Possession's officers, administrators, employees, lending co-participants (if any), assignees, and appropriate regulatory agencies are the "intended users" of the report. It is my understanding that the appraisal will be used to determine the "As Is" market value of the subject for bank lending and decision-making purposes. This report was not prepared for any other use.

I am aware that one or more third parties may receive a copy of the appraisal. However, receipt of the report does not make any third party an intended user, nor does it entitle any third party to rely on the report. Such third parties include, but are not limited to, buyers and sellers of the subject property, borrowers using the subject property as collateral for a loan, developers, and investors in a business being conducted on the subject property.

Date of Valuation/Transmittal

The opinions expressed in this report are stated as of August 8, 2023. This report is transmitted on August 14, 2023.

Interest Appraised

The value opinion stated herein pertains to the subject's fee simple estate.

SCOPE OF WORK

This is a narrative appraisal which has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (2022-2023 Edition); the Code of Ethics and Standards of Professional Practice of the Appraisal Institute; Title XI of FIRREA, 1989; and the appraisal requirements of the client.

To develop the opinion of value, I have investigated residential land transactions and residential building transfers in the subject's competitive area. In addition, I have spoken with buyers, sellers, brokers, developers, and public officials with respect to the subject property. Since the subject is residential land, only the Sales Comparison Approach is presented herein; the Cost Approach is excluded because there are no improvements, and the Income Approach is excluded because there is no market data for lease of residential land.

As a part of the Scope of Work for this appraisal, the appraiser made a number of independent investigations and analyses. The investigations undertaken and the major data sources used are as follows:

Area, Neighborhood, Demographic Analysis. I examined data supplied by the California Department of Finance, U.S. Census Bureau, Chamber of Commerce, the California Economic Development Department, Los Angeles County, and the City of Los Angeles for demographic data, area growth trends, and forecasts.

Market Overview. I obtained general trend and specific statistical information on residential property supply and demand for the Los Angeles County markets from reports prepared by CB Richard Ellis. I also researched specific supply and demand for the subject sub-market through interviews with area brokers and visual/physical examination of residential land and buildings in the primary and secondary market areas.

Site/Improvement Description and Analysis. I reviewed the public records and data provided to me by the owner. I physically inspected and photographed the subject property on August 8, 2023. Where possible, I have conducted drive-by exterior inspections of the comparable properties utilized herein, although many properties in this area are gated and inaccessible.

Market Data. I obtained data on land and improved property transactions by researching transfers, and verified these transactions with buyers, sellers, or brokers. My search began with the subject's immediate market area and was gradually expanded into the greater Southern California region, as necessary, to ensure an adequate data pool upon which to value the subject. Other typical search parameters, such as sale date and size, were also expanded as necessary. In addition to published sources, I also considered information provided to me by private sources and information contained within my files.

Rental Data. I interviewed brokers, managers, and leasing agents in the subject market and the adjacent cities and communities concerning current leasing activity in the residential market.

Definitions

Intended Use. The use or uses of an appraiser's reported appraisal, consulting, or review assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment.

"As Is" Market Value. An estimate of the market value, as defined herein, in the same condition as observed at the time of physical inspection by the appraiser (Paul Jackle), as it physically and legally exists, without any hypothetical conditions, assumptions, or qualifications.

Highest and Best Use. Highest and best use is defined by *The Dictionary of Real Estate Appraisal, 3rd Edition*, as follows:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Fee Simple Estate. The real estate interest appraised is the fee simple estate as of the effective date of the appraisal. *The Dictionary of Real Estate Appraisal, 3rd Edition*, defines fee simple estate as follows:

Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Insurable Value. Value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost less deterioration and non-insurable items. Sometimes cash value or market value but often entirely a cost concept. *The Dictionary of Real Estate Appraisal, 3rd Edition*.

Market Value. *Market value* means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: 12 CFR, Part 34, Subpart C-Appraisals, §34.42 Definitions, (g)

Credible. Worthy of belief.

Cash Equivalency. Cash equivalency is a price expressed in terms of cash, as distinguished from a price expressed totally or partly in terms of the face amounts of notes or other securities that cannot be sold at their face amounts.

Property Ownership

According to public records, fee title to the subject property is currently vested in Treetop Development LLC.

Subject History

According to public records, the large subject parcel (APN 4387-025-002) last transferred title on April 30, 2018, by Correction Deed, as recorded on Document Number 418766; no sale price was reported. The last market sale was on April 2, 2012, by Grant Deed, as recorded on Document Number 496344; a \$2,470,500 sale price was reported.

The other two subject parcels (APN 4352-001-047 and 4352-001-051) last transferred title on July 13, 2011, by Grand Deed, on Document Number 942036; a \$1,600,000 sale price was recorded. To the best of my knowledge, there have been no sales of the subject parcels in the past three years.

It appears that the large subject parcel (APN 4387-025-002) was, at one time, two separate parcels (APN 4387-022-021 and 4387-025-001) that were combined into a single Los Angeles County Tax Assessor parcel in 2019. While the combined parcel is reflected on the current plat map, the assessment information is still reported under the old individual parcel numbers.

Also, the subject property is part of a bankruptcy proceeding involving Treetop Development LLC, which is the Debtor in Possession. J. Michael Issa, of B Riley Advisory Services has been appointed as Independent Manager.

LEGAL DESCRIPTION

The property referred to in this report is situated in the State of California, County of Los Angeles, City of Los Angeles. The property is most commonly referred to as assessor's parcel numbers (APN) 4387-025-002 (formerly 4387-022-021 and 4387-025-001), 4352-001-047, and 4352-001-051. Legal descriptions for the parcels are included in Addendum B.

COUNTY OF LOS ANGELES

Los Angeles County is located in Southern California. It is the dominant population and economic center in the southern portion of the state. It is the most populous county in the United States. The economic base, while centered in Los Angeles County, has expanded to include neighboring areas including Ventura County to the west, San Bernardino and Riverside counties (the Inland Empire) to the east, and Orange County to the south. San Diego County, south of Orange County, is by some definitions, part of the larger regional economy.

The county seat is the City of Los Angeles - the largest city in California and the second largest city in the country.

Los Angeles County is home to 88 incorporated cities and many unincorporated areas. The southern portion is the most heavily urbanized and is home to the vast majority of the population which lives along the Southern California coastline and the inland basins and valleys. The county is home to over a quarter of all California residents.

Population Trends

Due to the mature nature of the central portion of the region, population growth has shifted to outlying areas (primarily in the Santa Clarita and Antelope valleys) and in the adjoining counties, which are typically less developed. Historical and projected population growth for the five-county Southern California region is presented in the following chart.

POPULATION TRENDS						
County	1980 Census	1990 Census	2000 Census	2010 Census	Annual % Change 1990/2000	Annual % Change 2000/2010
Los Angeles	7,477,421	8,863,164	9,519,338	9,818,605	0.70%	0.31%
Orange	1,932,708	2,410,556	2,846,289	3,010,232	1.70%	0.57%
San Bernardino	895,016	1,418,380	1,709,434	2,035,210	1.90%	1.90%
Riverside	663,199	1,170,413	1,545,387	2,189,641	2.80%	4.17%
Ventura	529,174	669,016	753,197	823,318	1.20%	0.85%

Source: US Census and California State Department of Finance

As shown in the preceding chart, historical and projected population increases in Los Angeles County are the highest of the five counties summarized in terms of absolute numbers. However, the rate of growth is the lowest due to the high total population base and built-out nature of the county. Population increases in San Bernardino and Riverside counties were/are the highest primarily due to growth pressures from Los Angeles and Orange counties, available land for new development, and generally pro-growth governments.

Geography

Los Angeles County encompasses 4,572 square miles and borders 70 miles of coast on the Pacific Ocean. 691 square miles of the county is water. Other natural landscapes within the county include mountains, deep valleys, forests, islands, lakes, rivers, and desert. The primary mountain ranges are the Santa Monica Mountains and the San Gabriel Mountains. The county area includes the Los Angeles River, Rio Hondo, San Gabriel River, and the Santa Clara River. It also includes the westernmost part of the Mojave Desert, San Clemente Island, and Santa Catalina Island.

Education

The five-county Southern California region is a major center for higher education. Specifically, there are multiple higher education institutions in the area including three University of California campuses (Los Angeles, Irvine, and Riverside), eight California State University campuses, and numerous nationally recognized private universities and colleges (including the California Institute of Technology, which was rated the number one university in the United States by U.S. News and World Report). The largest private institution is the University of Southern California.

Economic Forces

Historical Perspective

Economic growth in Los Angeles County accelerated in the 1940's due to a large in-migration of new residents who were drawn to the area for employment and climate-related reasons. Employment growth initially occurred in the manufacturing (primarily aerospace- and defense-related companies) and entertainment industries. During the post-World War II period, the manufacturing sector diversified into consumer durables. The expansion of the manufacturing sector, coupled with a continuing and increasing in-migration, resulted in rapid growth in the construction and services industries.

While slowed by several economic recessions, the economic expansion effectively continued through the late 1980's/early 1990's. At the culmination of this economic expansion, Los Angeles County became the largest center of financial services, business services, and international trade in the western United States. It also became the largest export-manufacturing region in the country.

Economic growth in Los Angeles County resulted in intensified development within the county as well as strong growth in the surrounding counties (particularly during the late 1980s). The highly advanced network of freeways in the region and lower land costs in outlying counties facilitated this inter-related growth. However, the geographic expansion also resulted in longer traveling distances and times for goods, services, and employees. The expansion and related new development caused substantial increases in real estate prices for residential, commercial, and industrial properties. Together, these and other factors made Southern California less competitive on a cost basis with other regions in the state and nation.

Employment and Unemployment Trends

As with the general national economy, employment in the Los Angeles County area has softened over the past few years and unemployment remains high. A summary of historical and projected non-farm employment trends is shown in the following table.

HISTORICAL & PROJECTED EMPLOYMENT AND UNEMPLOYMENT TRENDS							
	Los Angeles			California			Los Angeles
Year	Employment (000s)	Percent Change	Unemployment Rate	Employment (000s)	Percent Change	Unemployment Rate	Relative Growth
1990	4,133	--	5.9%	12,499	--	5.8%	--
1995	3,747	1.2%	7.9%	12,421	2.2%	7.8%	-0.9%
2000	4,072	1.7%	5.3%	14,487	3.6%	4.9%	-1.8%
2005	4,104	1.6%	6.1%	14,784	1.4%	5.9%	0.2%
2009	4,329	5.5%	12.6%	16,254	9.9%	12.1%	0.5%
2010	4,280	-1.7%	12.5%	13,867	-1.5%	12.4%	0.7%

Source: US Census and California State Department of Finance

As shown in the far right column, employment growth in Los Angeles County has lagged the state over the past decade, which has resulted in a higher overall unemployment rate. One reason for this long-term characteristic is differences in the labor pool, particularly as it relates to a higher concentration of unskilled workers in Los Angeles County.

Employment by Industry

Los Angeles County historically had a diversified economic base. The diversified economy led to the perception that the county and Southern California region were considered to be relatively recession proof. However, the 1990-1994 economic recession changed this opinion as the region was more adversely impacted than the state and nation overall. The overall employment levels by major industry are presented in the following table.

LOS ANGELES NON-FARM EMPLOYMENT BY INDUSTRY						
Industry	1991 Employment	Percent of Total	2006 Employment	Percent of Total	2010 Employment	Percent of Total
Mining	6,800	0.2%	3,800	0.1%	4,100	0.1%
Construction	130,700	3.3%	159,200	3.4%	101,600	2.7%
Manufacturing	750,900	18.9%	656,800	14.0%	670,200	9.8%
Durable Goods*	474,200	11.9%	359,500	7.7%	206,100	5.5%
Non-durable Goods*	276,800	7.0%	297,300	6.3%	164,100	4.3%
Transportation & Utilities	160,000	4.0%	278,700	5.9%	148,300	3.9%
Wholesale Trade	222,300	5.6%	290,100	6.2%	196,300	5.1%
Retail Trade	393,100	9.9%	680,700	14.5%	381,400	10.1%
F.I.R.E.	266,300	6.7%	437,460	9.3%	429,700	11.4%
Services	1,512,700	38.0%	1,495,000	33.0%	1,553,800	41.4%
Government	539,900	13.6%	637,300	13.6%	580,700	15.5%
Total	3,982,700	100.0%	4,893,560	100.0%	3,746,100	100.0%

*Percentage is an allocation of Manufacturing employment and is not included in Total
Source: State of California Employment Development Department

Governmental Forces

Jurisdiction

Los Angeles County was established in 1850 and encompasses 4,083 square miles. Approximately 65 percent of the county is in unincorporated territory with the remaining 35 percent contained within the borders of 88 incorporated cities. A five-member Board of Supervisors controls government within Los Angeles County. The Board has executive, legislative, and quasi-judicial roles. It appoints all district heads except the assessor, district attorney, and sheriff, all of which are elected positions. Information on local government jurisdictions, where applicable, is discussed in other sections of this report.

Real Estate Taxes

In 1978, the residents of California voiced their opposition to increasing taxes through the legislative process. This major consumer "tax revolt" culminated in the passage of Proposition 13, also known as the Jarvis-Gann Initiative, which was later made into law under the provisions of Article XIII-A of the California Tax and Revenue Code. In essence, Proposition 13 determined a maximum tax rate of one percent of market value plus an increment for pre-existing bonded indebtedness. The maximum allowable increase on property assessments, and hence taxes, was set at two percent per year, except when a property sells or undergoes major construction.

Automobile Transportation

The Los Angeles County transportation network is dominated by an extensive freeway system. Major north/south routes include the San Diego Freeway (Interstate 405), the Golden State Freeway (Interstate 5), the Pasadena/Harbor Freeway (State Highway/Interstate 110), the Long Beach Freeway (Interstate 710), and the San Gabriel River Freeway (Interstate 605). The primary north/south route is the Golden State Freeway, which traverses the entire length of the state of California.

Major east/west routes include the Foothill Freeway (Interstate 210), the Ventura Freeway (State Highway 134/US Highway 101), the Hollywood Freeway (US Highway 101), the Santa Monica-San Bernardino Freeway (Interstate 10), the Pomona Freeway (State Highway 60), the Century Freeway (Interstate 105), and the Artesia Freeway (State Highway 91). The primary east/west route is the Santa Monica-San Bernardino Freeway, which extends from the Pacific Ocean to the Arizona State line and beyond.

The Los Angeles County Metropolitan Transit Authority (MTA) is in the process of completing a 25-year blueprint for freeway and mass transit projects in order to alleviate growth-related congestion. Projections by the MTA are that the average speed on most area freeways during peak morning commuting hours will decline from 34 to 20 (or less) miles per hour over the next 25 years. The primary cause of this slowdown is an increase in population and employment combined with an estimate that 73 percent of all commuters represent motorists traveling alone.

The long-term impact of traffic congestion on the region is not known. However, it is clear from these projections that a massive political and public effort will be needed to obtain the funding and approvals for capital projects to alleviate peak commuting traffic.

Rail Service

Rail freight service is provided by numerous carriers and is available throughout the Southern California region. Passenger rail service is available on a more limited basis, but is being expanded through the development of a regional passenger train system. Completed portions of this system are commonly known as the Blue Line (a light rail train from Downtown Los Angeles to Downtown Long Beach), the Red Line (a subway from Downtown Los Angeles to Hollywood), and the Green Line (a light rail train from the Los Angeles International Airport area to Norwalk). The Gold Line, running from downtown Los Angeles to Pasadena was completed in 2003. The preceding lines serve locations proximate to downtown Los Angeles and are generally served by small trains with relatively frequent departure schedules.

Wider service areas (i.e. locations farther from downtown Los Angeles) are served by the more conventional MetroRail trains. The MetroRail lines extend to Oxnard in Ventura County, Lancaster in Los Angeles County, San Bernardino in San Bernardino County, Riverside in Riverside County, and Oceanside in San Diego County. Amtrak also provides commuter service from San Diego, Orange, and Ventura Counties.

All commuter rail lines use Union Station in Downtown Los Angeles as their hub (with transfers to the other rail systems and bus lines). Future planned expansions of the light rail and commuter rail lines are now largely on hold due to high per rider cost as compared to buses. However, it appears that governmental authorities will continue to pursue new rail or bus service systems to try and alleviate ongoing congestion.

Los Angeles International Airport

Los Angeles International Airport (LAX) is the dominant passenger and airfreight facility in the Southern California region. While there are regional airports in the other areas of Los Angeles County (and the adjacent counties), their passenger and airfreight volumes are substantially lower than LAX. Efforts to divert traffic from LAX to the regional facilities have largely been unsuccessful.

Overall, the Los Angeles International Airport was projected to serve 98,000,000 passengers and 4,200,000 tons of air cargo by 2015. In order to accommodate this growth, the management at the airport is considering a series of airport improvements and expansions. Recent capital improvements included a \$1.9 billion renovation to the Tom Bradley International terminal that was completed in 2013 and a \$200,000,000 renovation of Terminals 6, 7, and 8 by United Airlines.

On a regional basis, the Federal Aviation Administration is projecting regional air passenger volume to increase from 98,000,000 to 180,000,000 over the next 20 years. Air cargo will grow from 3,000,000 tons to 9,000,000 tons over the next 15 years. To meet these future capacities, there are planned expansions of Ontario International Airport (in San Bernardino County) and other regional airports. Most of the regional airport expansions face significant local opposition, and there are likely to be limitations on the number of take-offs and landings. A new airport proposed as the redevelopment of the former El Toro Marine Base in Orange County was voted down by residents, with the majority of the facility likely to be open space/park land.

Port Activity

The Ports of Los Angeles and Long Beach, while adjacent to each other, are operated as separate entities. On a regional basis, however, the ports are often considered a single economic entity.

Together, the ports and their related trade activities form a cornerstone of the Los Angeles economy. Combined, the ports of Long Beach and Los Angeles rank first in the United States and third in the world in terms of container volume (behind Hong Kong and Singapore). Both ports are primarily import locations, with exports comprising less than 35 percent of the total cargo volume.

With their significant cargo volumes and economic contributions to the regional economy, both ports are planning expansions and capital improvements designed to increase volumes and efficiency.

In addition to the capital improvements at each port, the two adjacent facilities jointly worked on facilitating the development of the Alameda Corridor, a 20-mile access route that links the two ports with major transcontinental rail facilities in downtown Los Angeles. Improvements on the Alameda Corridor largely consisted of grade-separated rail tracks (dramatically reducing the number of street crossings) and additional truck routes. The total cost of this project was \$2.4 billion. Approximately half of these costs were underwritten by the ports and by federal, state, and county sources; the remainder was in the form of a federal loan and bonds. The project was completed in early 2002.

Current projects in the Port of Long Beach include construction of a new bridge, scheduled for completion in 2019, which will have higher clearance to accommodate large container ships, more travel lanes, and more-efficient transition ramps and connectors to improve traffic flow (especially truck traffic).

In terms of container volume, the Port of Los Angeles ranks first in the nation and eighth in the world. The top imports are furniture, apparel, electronic products, toys, and computer equipment. The top five exports are wastepaper, synthetic resins, fabric (including raw cotton), animal feeds, and scrap metal. The top five trading partners are China, Japan, Taiwan, Thailand, and South Korea. Container volume rose to a record 8.8 million twenty-foot equivalent units (TEUs) in 2016. In November of 2017, the port moved 924,225 TEUs, the most containerized monthly cargo in its 110-year history. The port was on track to be the first port in the Western Hemisphere to surpass 9 million TEUs in a calendar year.

In addition to cargo, the Port of Los Angeles houses the largest passenger facilities in the region. A total of 12 cruise lines use the port. It is ranked first on the West Coast and fourth in the nation in terms of number of passengers.

In terms of container volume, the Port of Long Beach ranks second in the nation and 10th in the world. The top imports are primarily from Asia and include machinery, vehicles, clothing, and shoes. The top five exports are machinery, plastics, electric machinery, chemicals, and hides. By the end of November of 2017, the Port of Long Beach had already exceeded its cargo total for 2016 and was on track to handle more than 7 million TEUs for the fourth time in its 106-year history.

SUMMARY

Los Angeles County is the dominant economic center in Southern California and accounts for approximately 28 percent of the total state employment. Trends in Los Angeles County closely mirror those for the state.

CITY OF LOS ANGELES

Location

The City of Los Angeles is the second most populous city in the United States, with an estimated population of 3,923,341 as of January 1, 2021. Los Angeles is the principal city of a metropolitan region which stretches from the southern boundary of Ventura County on the north, the southern boundary of the County of Orange on the south, the Pacific Ocean on the west and the City of San Bernardino on the east. The California Department of Finance reports the population of the greater metropolitan area is greater than 17.5 million.

History

Los Angeles was founded in 1781. For its first century, the city was a provincial outpost under the succession of Spanish, Mexican, and American rule. It incorporated as a charter city in 1850. In 1876, Los Angeles was chosen as the Southern California terminal for a rail line from San Francisco in Northern California. Los Angeles was selected because its shallow natural harbor seemed to offer little challenge to San Francisco. A population boom followed. What the region lacked in commerce and industry, it made up for in temperate climate and unspoiled real estate, and soon many of the people living in the Northeastern and Midwestern United States migrated to new homes in the region. Its population climbed to 50,000 in 1890, and then swelled to 1.5 million by 1940. Agriculture and oil production, followed by the creation of a deep-water port, the opening of the Panama Canal, and the completion of the city-financed Owens Valley Aqueduct to provide additional water, all contributed to an expanding economic base. During this same period, the motor car became the principal mode of American transportation and Los Angeles developed as the first major city of the automotive age. Following World War II, Los Angeles became the focus of a new wave of migration, with its population reaching 2.4 million by 1960.

Both the city and its surrounding metropolitan region have historically experienced growth in population and economic diversity. Services, wholesale and retail trade, manufacturing, government, financial service industries, transportation, utilities, and construction contributed significantly to local employment. The city's 470 square miles contain 11.5% of the area and 38.7% of the population of the County of Los Angeles. Los Angeles is larger geographically than both New York City and Chicago.

Los Angeles County is a top ranked county in manufacturing of such diverse products as aircraft and aircraft equipment, aluminum, dental equipment, games and toys, gas transmissions and distribution equipment, guided missiles, space vehicles and propulsion units and women's apparel. Fueled by trade with the Pacific Rim countries, the Port of Los Angeles/Long Beach ranks first in the nation in volume.

As home to the film, television, and recording industries, as well as important cultural facilities, Los Angeles serves as a principal global cultural center. With air access via Los Angeles International Airport, the metropolitan region has achieved ethnic and cultural diversity.

There are several major universities located in Los Angeles, including: University of California at Los Angeles, University of Southern California, California State University at Los Angeles, California State University at Northridge, Occidental College, and Loyola Marymount University. There are seven community colleges located within the city.

Public services provided by the City of Los Angeles include police; fire and paramedics; residential refuse collection and disposal, wastewater collection and treatment, street maintenance and other public works functions; enforcement of ordinances and statutes relating to building safety; public libraries; recreation and parks; community development, housing and aging services and planning.

Neighborhoods and Districts

Los Angeles is divided into numerous neighborhoods, many of which were towns that were annexed as the city expanded. There are also several independent municipalities in and around Los Angeles, but they are popularly grouped with the City of Los Angeles by most people as they lie within the county and are thus intertwined. Generally, the city is divided into the following areas: Downtown, East Los Angeles, South Los Angeles, Hollywood, Mid-City, Westside Los Angeles, the San Fernando Valley and the San Gabriel Valley. Some well-known communities of Los Angeles include the Downtown Financial District, Los Feliz, Silverlake, Burbank, Glendale, Pasadena, Hollywood, Hancock Park and the affluent neighborhoods and towns of the western metro area such as West Hollywood, Beverly Hills, Bel Air, Century City, Westwood, Brentwood, Santa Monica, Pacific Palisades, and Malibu.

Los Angeles is home to people from more than 140 countries, who speak at least 224 different languages. Ethnic enclaves include Chinatown, Koreatown, Little India (Artesia), Little Armenia, Thai Town, Historic Filipinotown, and Little Ethiopia.

Los Angeles Municipal Government

Los Angeles is governed by a mayor-council system. The current mayor is Eric Garcetti. There are 15 City Council districts. Under the State Constitution, charter cities such as Los Angeles are generally independent of the State legislature in matters relating to municipal affairs, and in their ability to raise revenues. Los Angeles originally incorporated in 1850. The present city charter was adopted in 1925 and has been amended from time to time. On June 8, 1999, an election was held and a new charter was approved and became operative July 1, 2000. The new charter increased the authority of the Mayor and the Controller, decreased the authority of the City Council, established a new Office of Finance, and enlarged the city Planning Commission, among other things.

The Los Angeles Police Department (LAPD) polices the city of Los Angeles while the Los Angeles County Sheriff's Department polices all unincorporated areas of Los Angeles County and some cities which have contracted for law enforcement services because they lack departments of their own.

The LAPD, Los Angeles Public Library System, and Los Angeles Unified School District are among the largest of such organizations in the country.

Budget

The city's budget system is the process of allocating resources to programs for public services. The city's fiscal year runs from July 1 to June 30. Early in the fiscal year, the Mayor releases a budget policy letter that defines city objectives for the next fiscal year. This policy letter guides the various city departments, bureaus and other offices in preparing their annual budget requests, which are submitted in the fall.

The city has a budget-monitoring process that provides for periodic review. If it is determined that actual revenues are underperforming what was anticipated, budgetary adjustments can be made as necessary. These adjustments may include hiring freezes, reduction of appropriations, and transfers from the reserve fund.

Population

The City of Los Angeles has increased in population since the most recent U.S. Census. The city, county, and state populations are summarized as follows:

CITY, COUNTY AND STATE POPULATION STATISTICS			
Year	City of Los Angeles	County of Los Angeles	State of California
2005	3,934,714	10,166,417	36,728,196
2010	3,792,621	9,818,605	37,253,956
2011	3,806,411	9,847,712	37,427,946
2012	3,825,297	9,884,632	37,678,563
2013	3,866,133	9,963,811	37,984,138
2014	3,914,359	10,054,852	38,357,121
2015	3,980,423	10,155,069	38,907,642
2016	3,999,237	10,182,961	39,189,035
2017	4,021,488	10,231,271	39,500,973
2018	4,038,313	10,254,658	39,740,508
2019	4,013,170	10,184,378	39,695,376
2020	3,975,234	10,135,614	39,648,938
2021	3,923,341	10,044,458	39,466,855

Source: U. S. Census for 2010; other figures are State Department of Finance estimates as of January 1 of each year.

Transportation

Auto

Los Angeles has one of the largest freeway systems in the world. Daily commuters in the metro region travel a cumulative 99 million miles. The major north-south route, Interstate 5, is a heavily-traveled freeway that bisects both Los Angeles proper and the entire metropolitan area. From the north, this inland route approaches through the San Joaquin Valley, crosses the Tehachapi Mountains and enters the city as the Golden State Freeway. From the south at San Diego, it follows the coast to Capistrano Beach, turns inland, then, as the Santa Ana Freeway, passes through Anaheim and sweeps into central Los Angeles.

Interstate 405 joins I-5 at San Fernando in the north and to the south of the City of Irvine in Orange County. As an alternate route, it avoids the busy downtown area, although it is typically as heavily traveled as the central route.

From the north, two other controlled-access routes, State Route 99 and US Highway 101, roughly parallel I-5 on the east and the west, respectively. SR 99 crosses the San Joaquin Valley and merges with I-5 a few miles south of Bakersfield.

Direct access from the east is via Interstate 10, which enters Los Angeles as the San Bernardino Freeway and ends at Santa Monica. Indirect access from points east is provided by Interstate 40, a fast route across the desert that ends at Interstate 15 in Barstow.

Air Travel

The Los Angeles metro area is served by more airports than any major city in the world, with five major commercial airports. Los Angeles International Airport, at Century and Sepulveda Boulevards near the City Inglewood, is one of the busiest airports in the world. Other major metropolitan airports in the regional are Burbank-Glendale-Pasadena Airport, 14 miles northwest; Long Beach Airport, 22 miles south; John Wayne Orange County Airport, 30 miles southeast in Santa Ana; and Ontario International Airport, about 40 miles east in San Bernardino County.

Rail Travel

Rail service is provided by Amtrak with Union Station being the major hub for inbound and outbound passengers. The station is located near the Civic Center. The Metro Rail system has four lines in daily operation. The Blue Line runs 22 miles from Los Angeles to downtown Long Beach. The Red Line subway runs from Union Station/Gateway Center to Wilshire Boulevard and Western Avenue in the Wilshire district. The 20-mile Green Line serves an east-west corridor across southern Los Angeles County and provides access to Los Angeles International Airport via shuttle buses from the Aviation Station. The Gold Line runs between Pasadena, in the San Gabriel Valley, and Chinatown, just northeast of the Civic Center.

Metrolink, a regional commuter rail system, operates lines serving 44 stations from Union Station/Gateway Center, connecting downtown Los Angeles with Lancaster, Oxnard, San Bernardino, Riverside, Santa Clarita, and Oceanside.

DASH (Downtown Area Short Hop), a mini-bus shuttle system, operates throughout downtown Los Angeles with frequent service daily. The routes of the minibuses pass close to most business centers, retail stores, points of interest, Metro Rail stations and major hotels in the central city.

Water travel

The sea ports of the Port of Los Angeles and the Port of Long Beach together make-up the busiest and overall third-largest container shipping port in the world. Numerous steamship and cruise lines operate out of the city's man-made harbor. There are also smaller, non-industrial harbors along the Los Angeles coastline such as Redondo Beach and Marina Del Rey.

Bus travel

The Los Angeles County Metropolitan Transportation Authority and other agencies operate an extensive bus line, as well as subway and light rail lines which carry over a million passengers a day. The main terminal is located at 7th and Alameda streets. The red Metro Rapid bus lines operate like a rail line and run through the most well-known parts of the city.

Arts & Entertainment

The largest entertainment industries in the city are television and film production, with music and art falling not far behind. The city has begun offering more institutions of culture, following behind New York and Chicago. Some of the most notable of these include the Los Angeles County Museum of Art (LACMA), the Getty Center, the Museum of Contemporary Art (MOCA), the Museum of Neon Art (MONA), Norton Simon Museum, Museum of Tolerance, Skirball Cultural Center, the California Science Center, and the Natural History Museum of Los Angeles County. There are numerous art galleries in the area, with the largest concentrations in West Hollywood and Santa Monica.

Main performance venues include the Music Center of Los Angeles, Ford Amphitheatre, the Greek Theatre, Hollywood Bowl, Pantages Theatre, and Kodak Theatre, the new home of the Academy Awards.

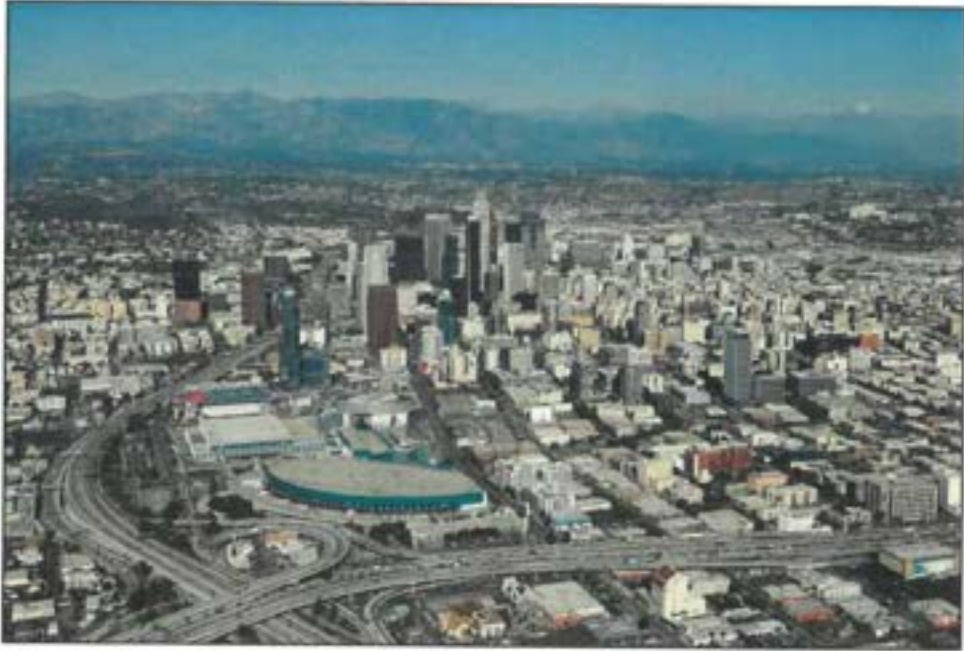
There are various architectural landmarks in the city including the Walt Disney Concert Hall (home of the LA Philharmonic), the Cathedral of Our Lady of the Angels, and the Bradbury Building.

The Los Angeles metropolitan region is home to numerous theme parks including Disneyland, Universal Studios, Knott's Berry Farm, and Magic Mountain.

Media

The major daily newspaper in the area is *The Los Angeles Times*. There are a variety of smaller regional newspapers, weeklies and magazines. *La Opinion* is the city's major Spanish-language paper.

The Los Angeles metro area is served by a variety of local television stations, and is the second largest designated market area (DMA) in the U.S. with 5,654,260 homes.



Aerial Photograph of Los Angeles, California



View of Downtown Los Angeles



Los Angeles Basin



Skyscrapers in Downtown Los Angeles



Port of Los Angeles



Los Angeles Coastline

NEIGHBORHOOD DESCRIPTION

Location and Boundaries

The subject property is located in the City of Los Angeles, just north of the City of Beverly Hills and has Beverly Hills mailing. The neighborhood is generally bounded by Mulholland Drive on the north, the City of Beverly Hills and Trousdale Estates on the east, Sunset Boulevard on the south, and Beverly Glen Boulevard on the west. Coldwater Canyon Drive is one-half block east, and turns into Beverly Drive one-quarter mile north of Sunset Boulevard. Sunset Boulevard is one-and-one-half miles south. Beverly Park is one-half mile northwest. The Santa Monica Mountains National Recreation Area is immediately west. The Lower Franklin Reservoir is immediately southwest, and the Upper Franklin Reservoir is one-half mile northwest. In general, the subject neighborhood is centrally located with respect to business and commercial centers, labor markets, transportation, and a wide range of single-family and multi-family housing. An aerial view and a neighborhood map are presented on the following pages for reference.

Land Uses

The subject is located in an established residential area. The neighborhood is predominantly improved with residential estates, varying in size, age, and architectural design. Many of the larger, better-quality dwellings are security gated, and others are situated within exclusive gated communities. Surrounding land uses include primarily older single-family residences, residential estates on hillside lots, and gated communities. Improvements consist mainly of estate-type, large, two-story and three-story residences on large, estate-size sites. Views range from fair to excellent.

Conclusions

The subject neighborhood is well-established and is among the most-prestigious residential areas within the Los Angeles metropolitan area. The variety of dwellings in the area results in a broad range of values, with many properties in excess of ten million dollars. Proximity to major shopping, transportation, beach and harbor areas, and educational and entertainment facilities is good. In general, real estate values have been appreciating, consistent with the entire Southern California region, although the post-COVID-19 economic uncertainty and rising interest rates may have a chilling effect. The subject is located in the West Los Angeles submarket of Los Angeles County.

AERIAL VIEW – SUBJECT NEIGHBORHOOD



NEIGHBORHOOD LOCATION MAP



THE SITE

Site Area	19.96 acres – APN 4387-025-002 4.34 acres – APN 4352-001-047 <u>3.39 acres</u> – APN 4352-001-051 19.96 acres (1,206,178 square feet)
Access and Exposure	Average (Interior)
Topography/Drainage	Rolling and Hilly, Level Pad Areas/Appears Adequate
Shape	Irregular – no adversity
Soils	No soils report was provided for the subject property. For the purpose of this report, it is assumed that the subject's soil is stable and the underlying geology adequate to support the existing improvements.
Earthquake	The State of California is subject to tremors from earthquakes and, as such, all properties can experience earthquake damage depending on quake magnitude and proximity of the property to the epicenter. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. According to the State of California Department of Conservation, the City of Los Angeles is "affected" by an Alquist-Priolo Fault Study Zone. According to the Los Angeles Department of Building & Safety, the subject is not affected by an Alquist-Priolo Fault Study Zone. It is, however, within an earthquake-induced landslide and liquefaction hazard area.
Flood Zone	FEMA CPN: 06037C-1585F, Zone X, dated 09/26/2008. Flood insurance typically is not required.
Environmental Hazards & Nuisances	No formal environmental site assessment reports were provided to the appraiser. Please see "Assumptions", Page i. The appraised value assumes the subject site to be free of environmental contamination.
Easements, Encroachments	Please see "Assumptions", Page i. The appraisal assumes there to be no easements or encroachments which affect the use, development, or marketability of the site.
Zoning	RE40-1-H: Residential Estate (minimum lot size 40,000 square feet), Height District 1, Hillside. Permits a variety of single-family and recreational uses.
Utilities	All adequate and available

Conclusion – Subject Site

The subject property consists of 3 residential parcels, ranging from 3.39 acres (147,742 square feet) to 19.96 acres (869,458 square feet).

Parcel 4387-025-002 (combining former APN 4387-022-021 and 4387-025-001) has 19.96 acres (869,458 square feet). It is the northerly parcel and has received extensive development, including retaining walls, grading, and fill. Due to its large size, it has the potential for multiple pad areas and will have unobstructed 360° views.

Parcel 4352-001-047 has 4.34 acres (188,978 square feet). It is the southerly parcel. Due to its size, it has the potential for multiple pad areas and will have unobstructed views.

Parcel 4352-001-051 has 3.39 acres (147,742 square feet). It is the middle parcel. Due to its size, it has the potential for multiple pad areas and will have unobstructed views.

Each of the lots can be developed into larger-than-typical residential estate sites with extensive level pad areas. The pad areas could be at staggered elevations, which would give each lot 360° unobstructed views, all oriented to Century City, Downtown Los Angeles, and the Pacific Ocean.

The lots will be part of a gated project, with main ingress and egress via Cedarbrook Drive and Royalton Drive (to the north). Secondary access could be provided via Heather Road and Arrowhead Drive, and multiple points for ingress and egress would enhance the value and appeal of the lots.

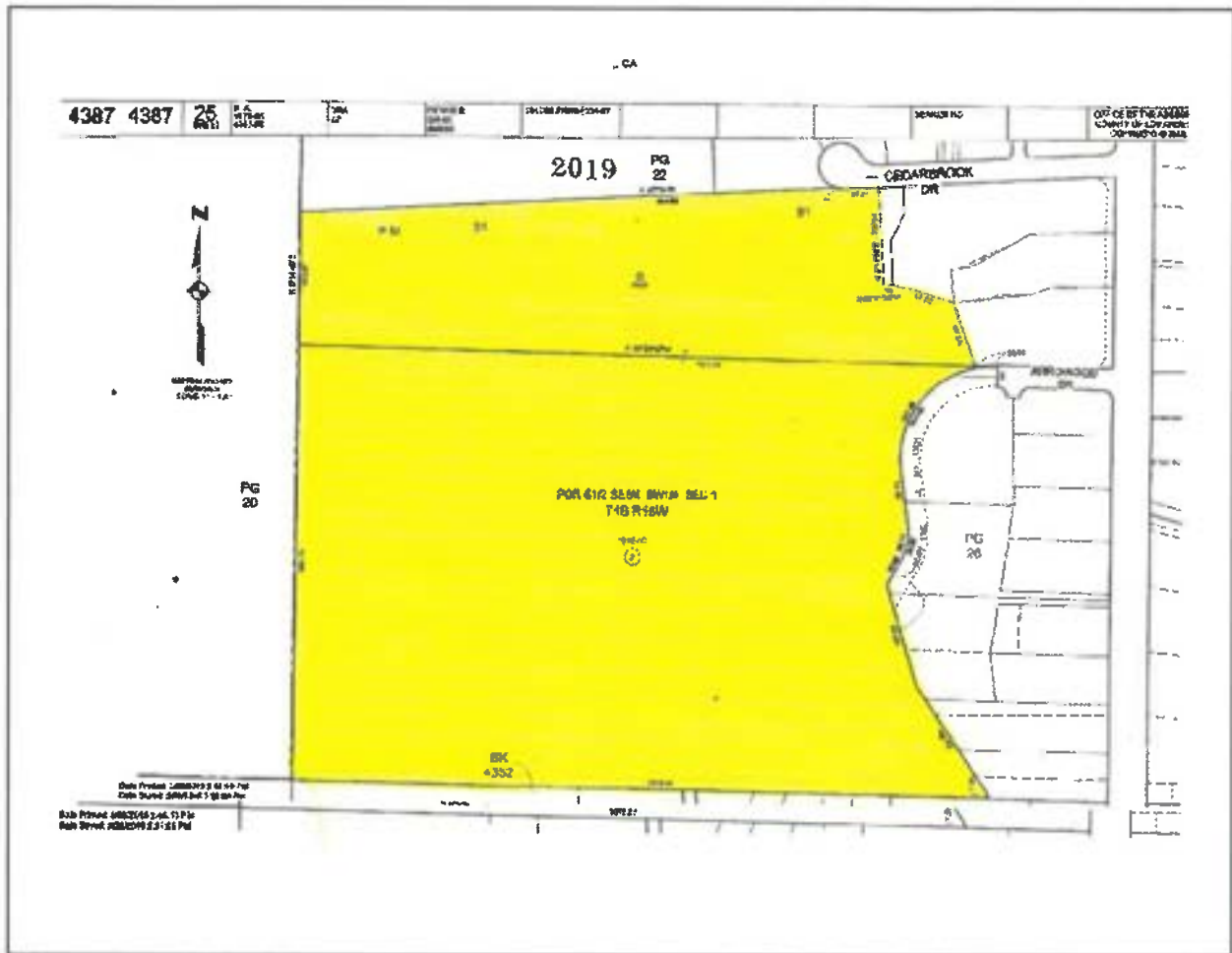
According to Sergio Tiscareno, the owner's representative, the hillside erosion control and sprinkler system is completed, as is some of the driveway work for the large site. Work continues on the bridges for the access to the smaller sites and the development of the site pads for the smaller sites. The builder is estimating costs of \$25,000,000 to bring the sites to the stage where they are essentially "finished" and ready for construction to begin on the improvements.

The site is zoned Residential Estate, Height District 1, Hillside (RE40-1-H) a classification which permits construction of a single-family residential estate, parks, playgrounds, community centers, truck gardening, accessory living quarters, and home occupations. (Pertinent portions of the zoning code are included in Addendum C.)

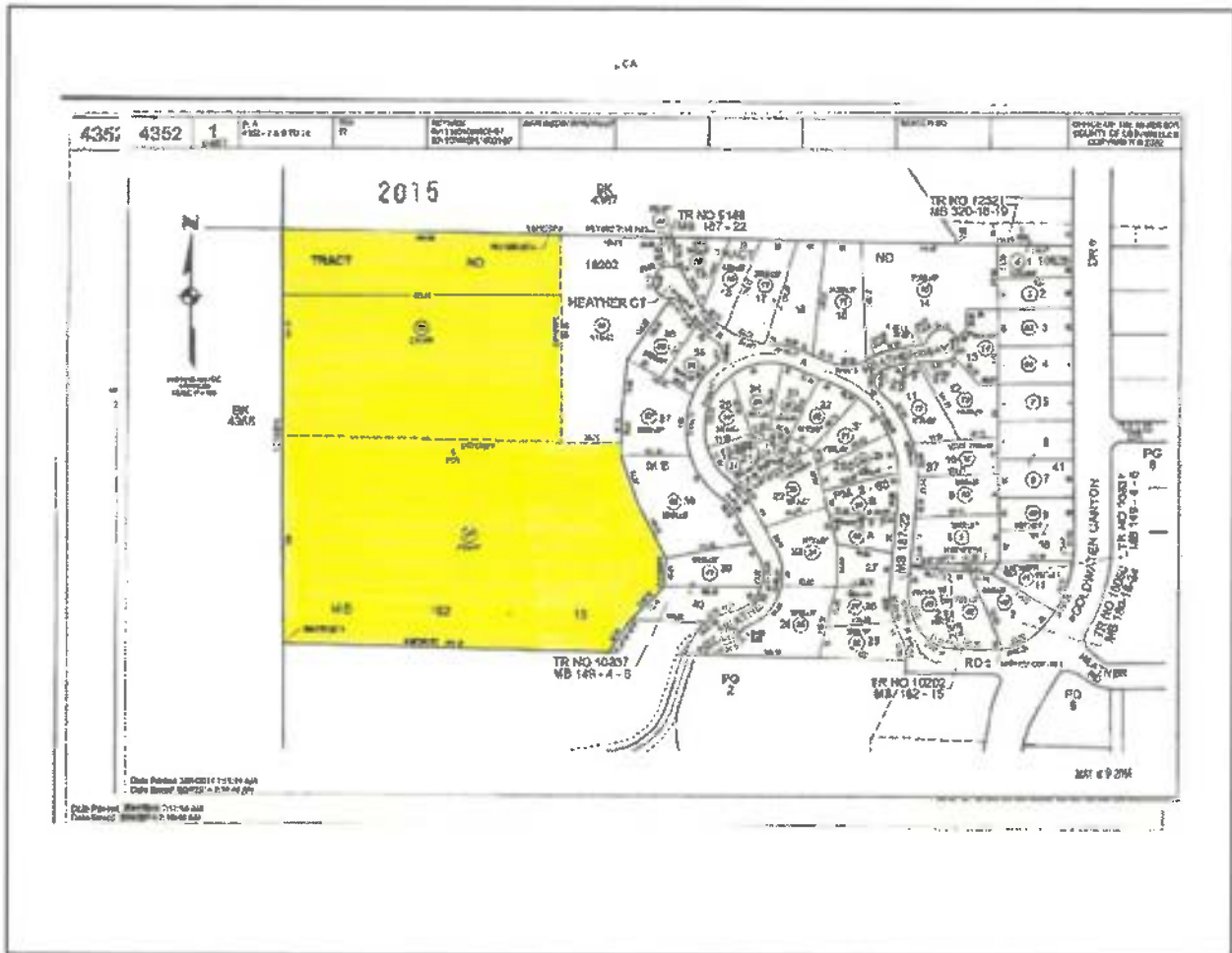
Development standards require a minimum site size of 40,000 square feet and a minimum site width of 80'. The minimum front setback is 20% of the site depth, with a maximum requirement of 25'. The minimum side setback is 10', with an additional foot for each story over the second. The minimum rear setback is 25% of the site depth, with a maximum requirement of 25'. Maximum building height in the Hillside zone is 45 feet. The maximum floor-area-ratio (FAR) is 3:1.

The City of Los Angeles is considering a proposed ordinance that would create a Wildlife District in the area north of Sunset Boulevard, west of Cahuenga Boulevard, south of Valley Vista Boulevard, and east of Sepulveda Boulevard. The ordinance would place restrictions on any development project that creates or results in 6,000 square feet or more of residential floor area, limiting site grading and requiring an additional site plan review. It is unclear when the proposed ordinance would take effect and whether existing sites in the permitting process would be excepted from the ordinance. However, it is likely that the value of sites such as the subject would be adversely affected by application of the proposed ordinance. It is reported that the subject properties have approved plans and permits. The value conclusion contained herein assumes that the development will proceed unaffected by the proposed ordinance. A copy of the proposed ordinance is included in Addendum D.

SUBJECT PLAT MAP – APN 4387-025-002



SUBJECT PLAT MAP – APN 4352-001-047 and 051



OVERHEAD VIEW OF SITE



SUBJECT FLOOD MAP



FLOOD INFORMATION

Community: CITY OF LOS ANGELES
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 06037C1585F
Panel: 06037C1585
Zone: X
Map Date: 09-26-2008
FIPS: 06037
Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area = High Risk
-  = Moderate and Minimal Risk Areas
- Road View:**
 -  = Forest
 -  = Water

Sky Flood™

This report and its contents are provided as a public service. The accuracy, reliability or completeness of the data shown, including any third party data, is not guaranteed. No liability is accepted for any third party's use or misuse of the data shown on this data. No liability is accepted for any third party's use or misuse of the data shown on this data.

SUBJECT PHOTOGRAPHS



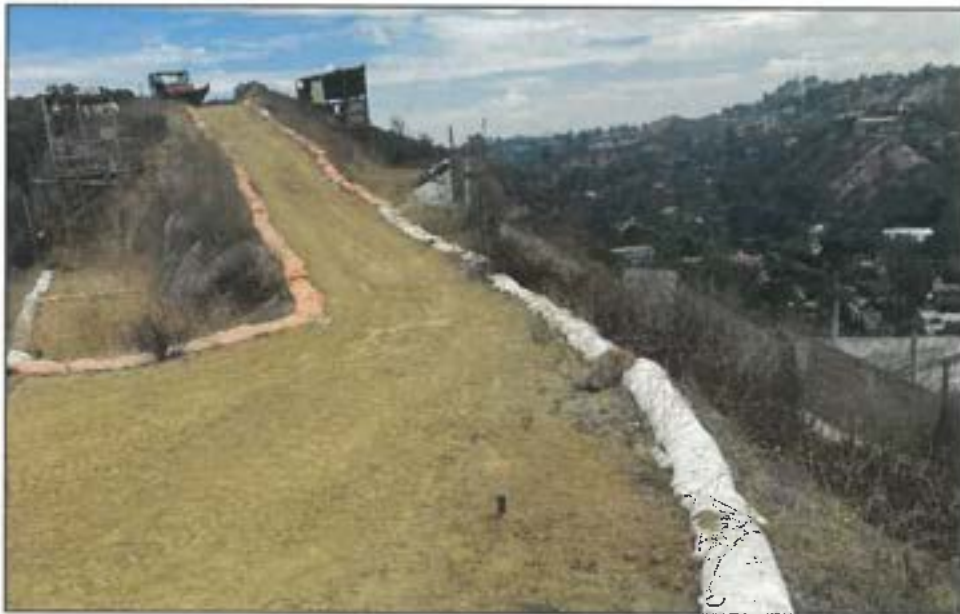
Access Road



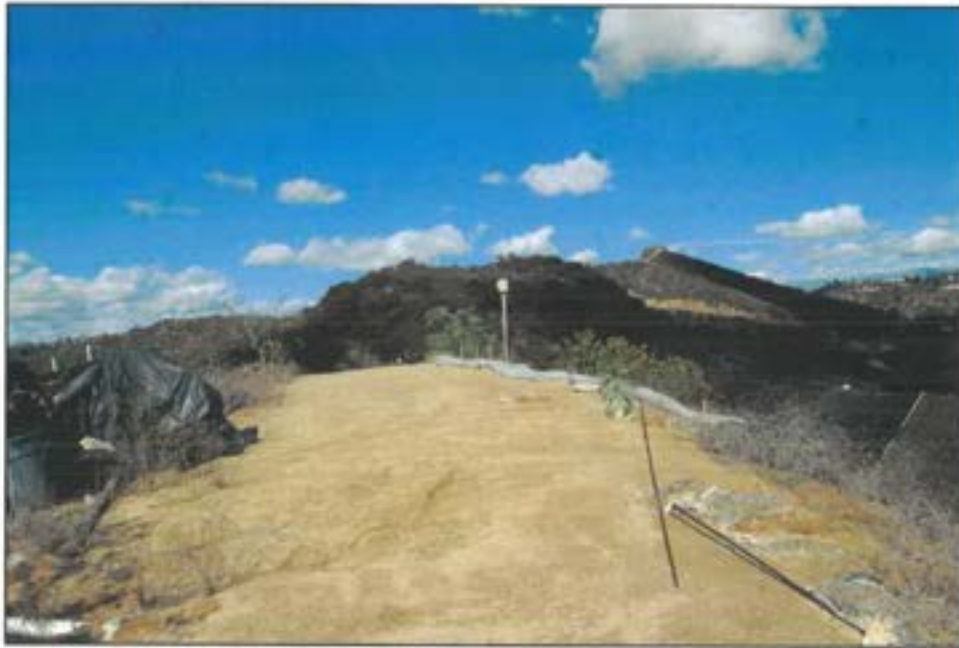
Access Road with Erosion Control



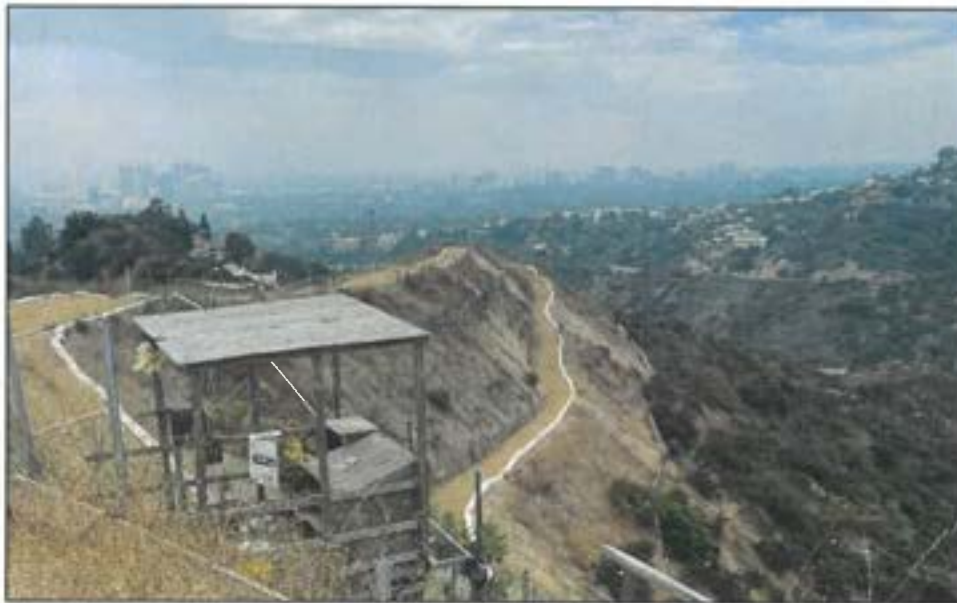
Access Road with Erosion Control



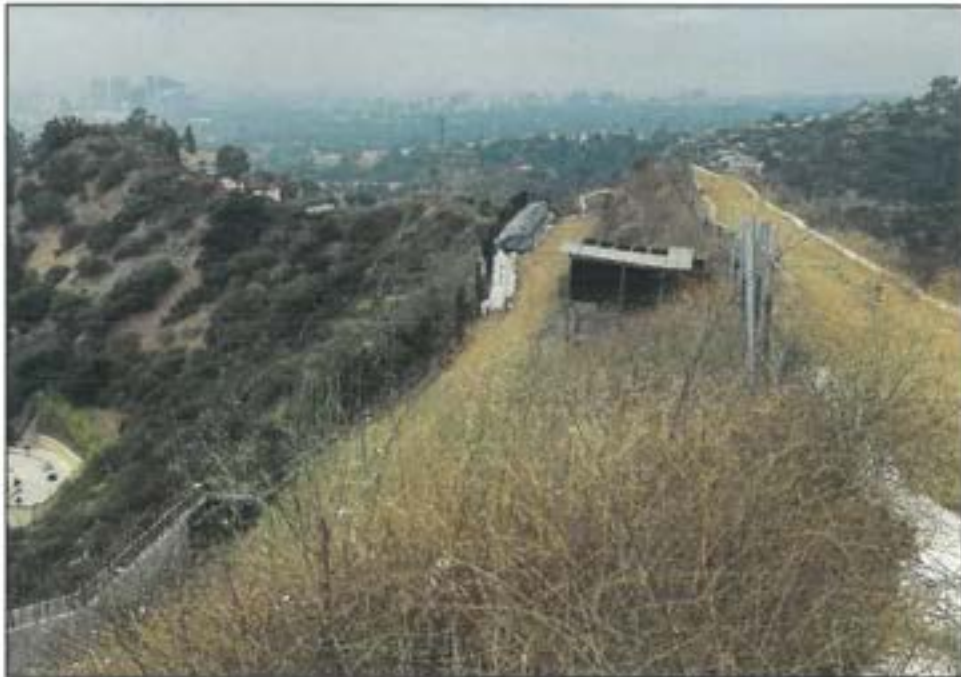
Upper Portion of Large Parcel



Large Parcel Building Pad



View From Upper Portion of Large Parcel



Lower Levels of Large Parcel



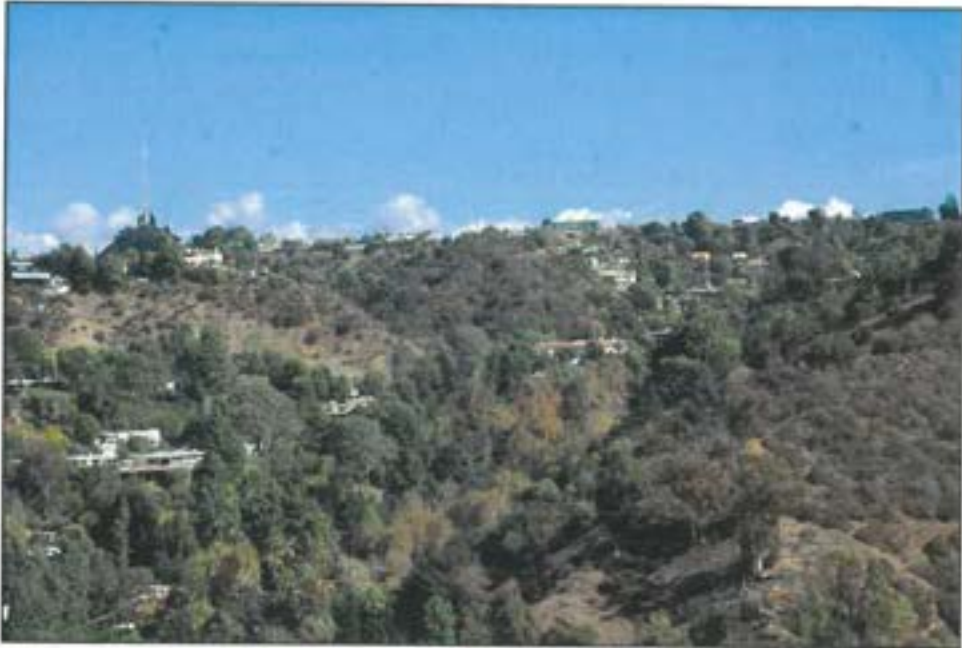
Retaining Wall



Retaining Wall



Retaining Wall



View Looking East (Towards Truesdale Estates)



View Looking South (City, Ocean, & Catalina Island)

ASSESSED VALUE AND TAXES

Real property taxes in California are limited to one percent of assessed value of the property, as of the specified base year. The base year valuation is the Assessor's market value estimate, or market value indicated by a sale, new construction, or the leasing of the property on a long-term basis. In addition to the taxes as a percent of the base year assessed value, there is an additional tax to amortize any previous voter-approved bonded indebtedness, or bonded indebtedness later approved by a vote of the electorate.

To provide for inflation, if there is no sale, lease, or new construction, there is a maximum two percent per year increase allowed in the assessed values assigned to the land and improvements.

<i>Assessor's Parcel Number</i>	<i>Assessed Value (2022)</i>	<i>Property Tax (2021)</i>	<i>Tax Rate Area</i>
4387-022-021	\$2,923,511	\$33,979.16	67
4387-025-001	\$1,450,173	\$16,892.38	67
4352-001-047	\$412,739	\$5,000.55	67
4352-001-051	\$323,500	\$3,907.91	67

Source: RealQuest Professional

If the subject property sold at the value conclusion contained herein, taxes would increase. According to the Los Angeles County Treasurer-Tax Collector, All of the parcels are on the Defaulted Tax Roll. The Los Angeles County Treasurer-Tax Collector records are included in Addendum C.

HIGHEST AND BEST USE

The highest and best use is that use which is most likely to produce the greatest net return over a given period of time. Net return refers to the residual left over from gross yield, after all costs have been deducted. Only those uses which are natural, probable, and legally permissible may be considered; thus, highest and best use may be defined as the available use and program of future utilization that produces the highest present land value.

Even when improvements exist on a site, it is possible that the current use does not represent the highest and best use. An estimate of highest and best use requires two separate analyses: the highest and best use of the property as improved, and the highest and best use of the property as if vacant. The purpose of the separate analysis is to ensure consistency of uses between the subject and the land sales used to value the subject site, as well as to analyze whether the existing improvements have contributory value which warrants their continuance. In other words, an existing use may not represent the highest and best use of the site as if vacant; but the economic benefit (or value) the improvements contribute exceeds the value of the site at its highest and best use, less removal costs.

It is necessary to consider both the highest and best use of the site as-if vacant and as-improved. Consideration is given to the following items:

Highest and Best Use As-If Vacant

Legally Permissible. The subject site is zoned for residential estate uses with minimum site size of 40,000 square feet. The subject's zoning designation permits residential estate uses. The highest and best use of vacant land is typically that use (or uses) permitted by the zoning ordinance.

Physically Possible. The physical characteristics of the subject site, such as size, frontage, topography, accessibility, and availability of utilities are adequate for the existing use. No soils report was provided for review. As evidenced by the surrounding improvements, soil conditions appear adequate for all potential legal uses.

Economically Feasible. The analysis of economic feasibility is more difficult than the previous two criteria. It requires examination of the neighborhood and current uses within it, as well as an evaluation of the operating performance of alternative uses. The subject is located in a residential neighborhood which has a mix of residential estates. Therefore, construction of one or more residential estates represents a consistent use.

Maximally Productive. Based on the preceding analysis, it is my opinion that the highest and best use of the subject site as-if vacant is to develop residential estate properties. This would produce the highest residual land value and, therefore, would be considered the best use since it should command the highest sales price.

Highest and Best Use as Improved

A portion of the subject property was improved with a single-family residence, but those improvements have been demolished and the site is vacant land.

Most Probable Buyer

An integral part of the Highest and Best Use is identification of the most probable buyer. The subject is residential land. Based on my research, this product type is typically purchased by an owner-user or by a developer for eventual sale to an owner-user. As a result, the most probable buyer for the subject is a developer/owner-user.

VALUATION METHODOLOGY

Valuation is based upon general and specific background experience, opinions of qualified, informed persons, consideration of all data gathered during the investigative phase of the appraisal and analysis of all market data available to the appraiser. Three basic approaches to value are available to the appraiser: the Cost, Sales Comparison, and Income approaches; these techniques are discussed below.

The Cost Approach is based on the premise that the value of the land as if vacant, plus the depreciated costs of the improvements, represents the cost (not value) of the property. The addition of entrepreneurial profit, or margin of return for undertaking the development project, is necessary to equate the estimated cost to an indication of value.

The Sales Comparison Approach is based upon the theory that the value of a property tends to be set by the price at which comparable properties have recently sold, or for which they can be acquired. This approach requires a detailed comparison of the sales of similar properties with the subject. One of the main requisites is that a sufficient number of transactions of comparable properties be available to provide an accurate indicator of value and that accurate information regarding price, terms, property description, and use be obtained through interview and observation.

The Income Approach is based upon the theory that there is a relationship between the income a property is capable of producing and its value. Several techniques are available to measure the value of the income stream, including the direct capitalization approach (the conversion of one year's income into an indication of value) and the discounted cash flow. The direct capitalization approach is most relevant and has been employed herein.

As previously noted, the Cost Approach and the Income Approach have been excluded from this analysis. The Sales Comparison Approach is presented and considered herein.

The Sales Comparison Approach

SALES COMPARISON APPROACH

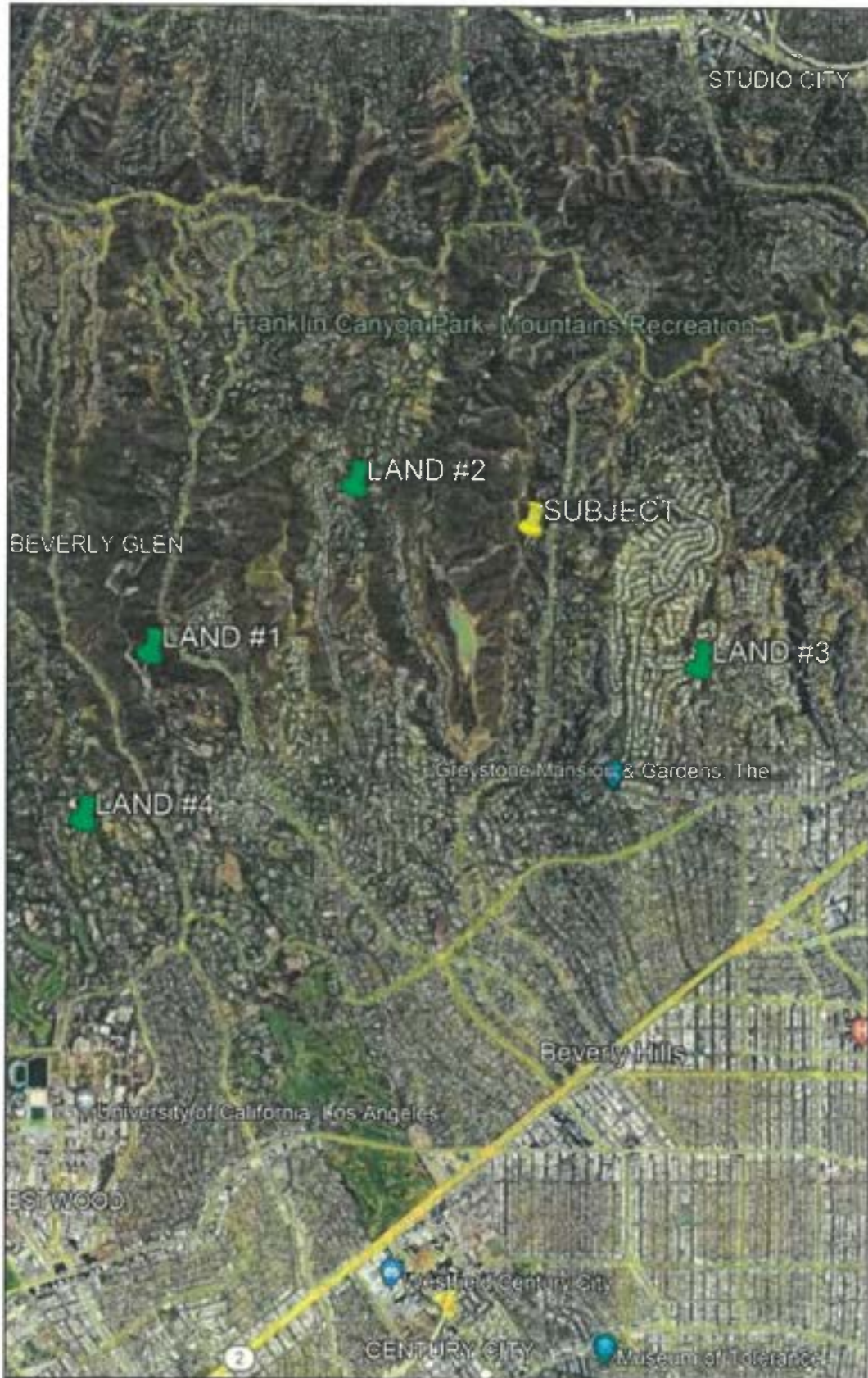
The Sales Comparison Approach is based on the premise that knowledgeable investors will pay no more for a specific property than the cost of acquiring a substitute property of equal utility. The reliability of this technique depends on the degree of comparability of the property appraised with each sale; the length of time since the sale; the quantity, quality, and accuracy of the sales data; and the absence of unusual conditions affecting the sale. The sale prices are reduced to common units of comparison, and where appropriate, adjustments for dissimilarities are made to the sale prices of the comparable properties. When the indicated unit value is applied to the subject, it yields an estimate of the market value for the subject.

The subject's immediate and surrounding area was surveyed for sales with similar use and features. In analyzing the selected sales, it was found that the sales price per site is the most appropriate unit of comparison for the subject. As such, the selling price of the comparable properties is divided by the number of buildable lots to provide a common unit of comparison. This technique provides a useful indicator of value because market participants examine this relationship when making buy/sell decisions.

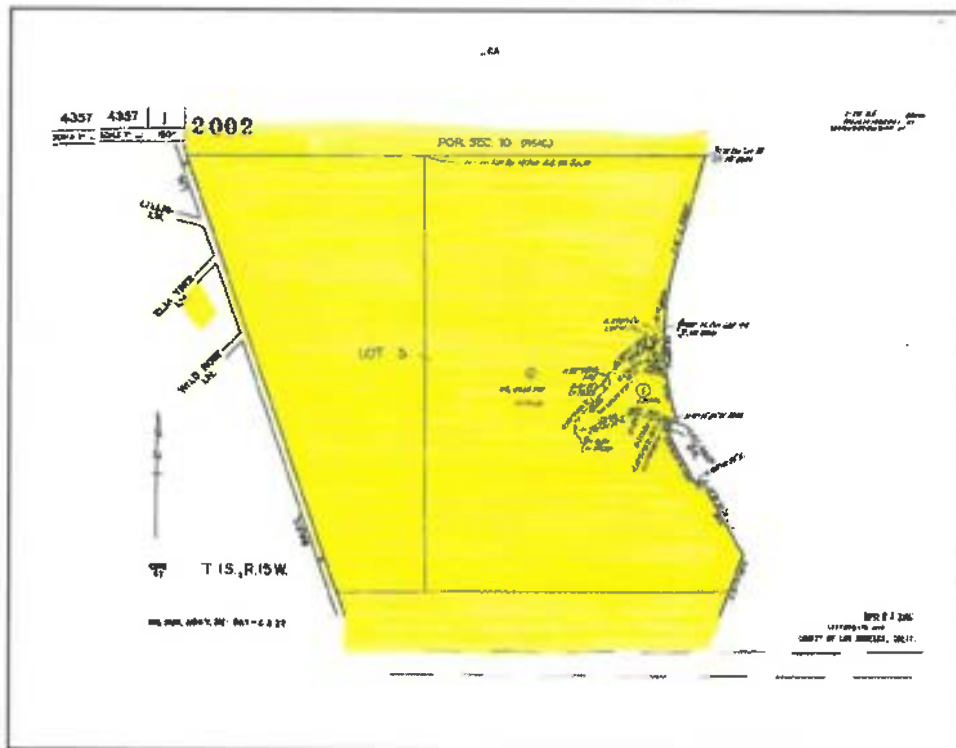
Market Data Investigation

I conducted a search to identify recent sales and listings of similar residential properties. Because of the difference in size between the large subject lot and the smaller subject lots, two separate analyses are included. The most relevant sales, sales location map and comparable photos are included on the following pages for reference, followed by the Sales Comparison adjustment grid. For the purpose of this analysis, "adjustments" are mathematical changes made to basic data to facilitate comparison or understanding (The Dictionary of Real Estate Appraisal). The "adjustment" process is not intended to be a precise, scientific procedure which exactly calculates and quantifies the differences between the subject and comparable properties. It is, however, a reasonable method of assessing the rationale of adjustments and purchase decisions made by informed market participants.

SALE COMPARABLE LOCATION MAP – LARGE PARCEL



COMPARABLE SALE #1



LOCATION: 1441 Angelo Drive
Beverly Hills (592 B3)
APN: 4357-004-020, 4357-004-020, 4357-001-006, 4383-015-017

SALE DATE: 12/29/2021

DOC. NO.: 1923522

SALE PRICE: \$65,000,000 **PRICE PER LOT:** \$65,000,000

BUYER/SELLER: EHE Properties LLC/Philbert Trust

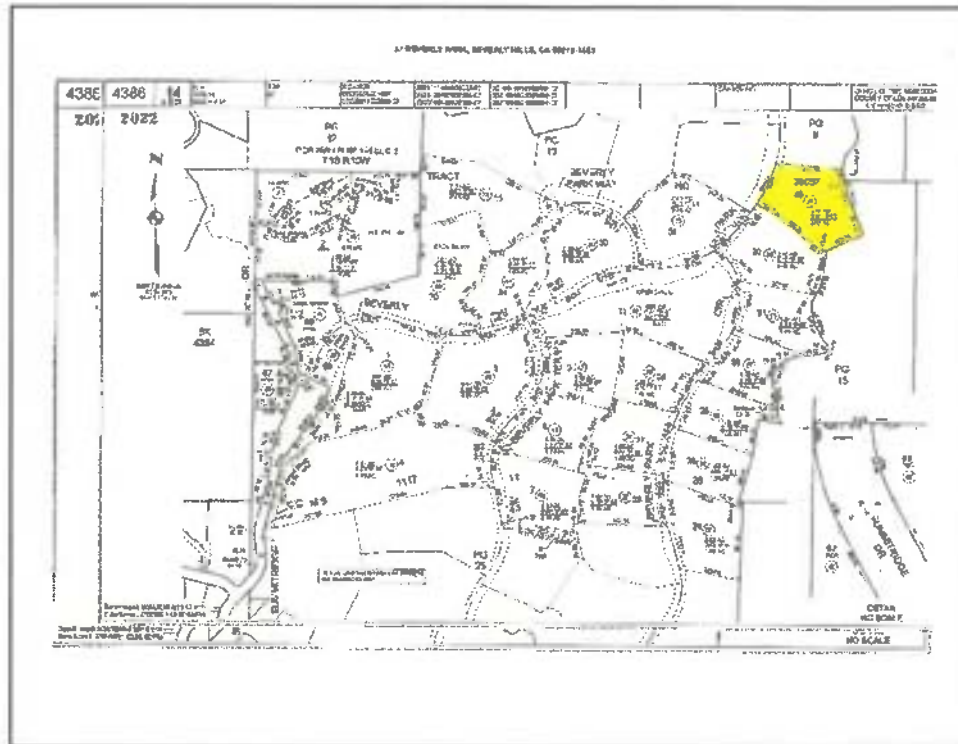
FINANCING: N/A

SOURCE: MLS #19-516808, Public Records

DESCRIPTION: The property consists of a 120-acre, irregular-shaped, sloping, interior site zoned RE40. It has panoramic city, canyon, and ocean views. It sold with private street, utilities, and gated entrances.

COMMENTS: Similar location. Superior site size; similar configuration, topography and views. Interior site provides similar access and exposure. According to TheMLS, the property was on the market for 703 days. The original list price of \$110,000,000 was reduced to \$95,000,000 prior to sale.

COMPARABLE SALE #2



LOCATION: 57 Beverly Park
Beverly Hills (592 E2)
APN: 4386-014-034

SALE DATE: 9/2/2022

DOC. NO.: 873190

SALE PRICE: \$28,000,000 **PRICE PER LOT:** \$28,000,000

BUYER/SELLER: 57 Beverly Park LLC/Gembright Developments Ltd.

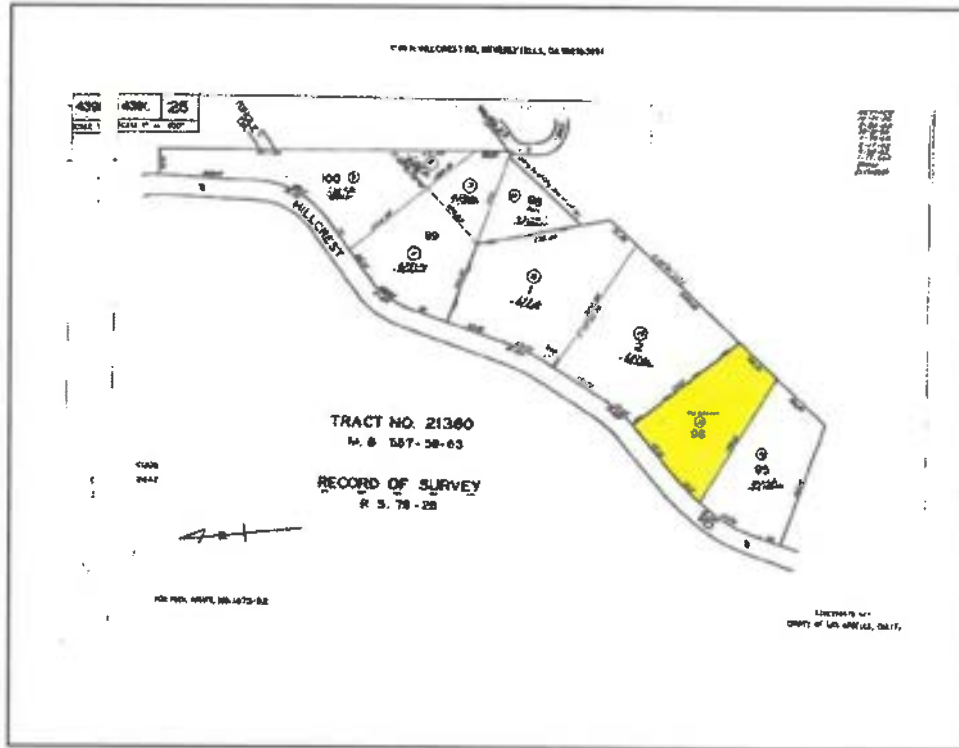
FINANCING: N/Av

SOURCE: MLS #22-134519, Public Records

DESCRIPTION: The property consists of a 2.86-acre, basically-rectangular, sloping, interior site zoned RE40. It has city, city lights, and canyon views.

COMMENTS: Similar location. Inferior site size and views; similar configuration and topography. Interior site provides similar access and exposure. According to TheMLS, the property was on the market for 176 days. The original list price of \$29,500,000 was unchanged prior to sale.

COMPARABLE SALE #3



LOCATION: 1169 N. Hillcrest Road
Beverly Hills (592 G5)
APN: 4391-028-015

SALE DATE: 11/20/2020

DOC. NO.: 1494325

SALE PRICE: \$33,750,000 **PRICE PER LOT:** \$33,750,000

BUYER/SELLER: Randall Van Wolfswinkel/Barham Trust

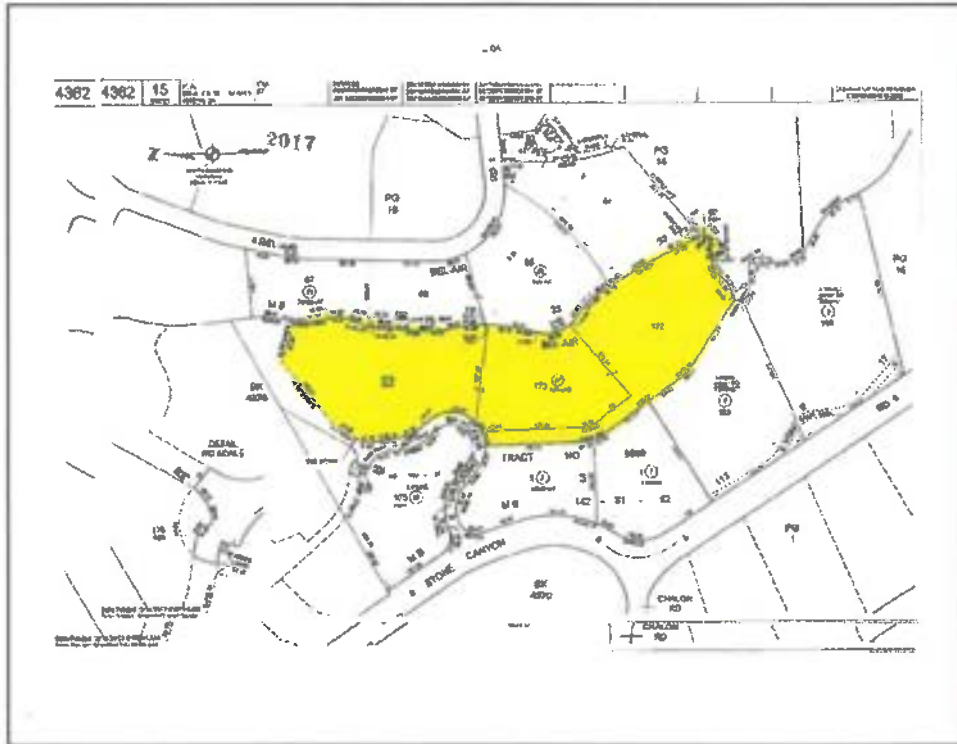
FINANCING: N/Av

SOURCE: MLS #18-348668, Public Records

DESCRIPTION: The property consists of a 1-acre, basically-rectangular, sloping, interior site zoned R1. It has city, city lights, canyon, and ocean views.

COMMENTS: Similar location. Inferior site size; similar configuration, topography, and views. Interior site provides similar access and exposure. According to TheMLS, the property was on the market for 399 days. The original list price of \$39,000,000 was reduced to \$35,995,000 prior to sale.

COMPARABLE SALE #4



LOCATION: 780 Tortuoso Way
Los Angeles (592 A6)
APN: 4362-015-031

SALE DATE: Listing

DOC. NO.: NA

SALE PRICE: \$47,000,000 **PRICE PER LOT:** \$47,000,000

BUYER/SELLER: NA/Park Bel Air Holdings LLC

FINANCING: NA

SOURCE: MLS #23-292985, Public Records

DESCRIPTION: The property consists of a 4.56-acre, irregular-shaped, sloping, interior site zoned RE20. It has city, city lights, and hillside views.

COMMENTS: Similar location. Interior site size and views; similar configuration and topography. Interior site provides similar access and exposure. According to TheMLS, the property was listed on July 21, 2023. The original list price of \$47,000,000 is unchanged.

**LAND VALUE ANALYSIS - Large Parcel
9650 Cedarbrook Drive, Beverly Hills**

	Subject	Land Sale 1	Land Sale 2	Land Sale 3	Land Sale 4
Property Address	9650 Cedarbrook Drive Beverly Hills 592 F3	1441 Angelo Drive Beverly Hills 592 E2	57 Beverly Park Beverly Hills 592 G5	1169 N. Hillcrest Road Beverly Hills 592 G5	780 Tortuosos Way Los Angeles 592 A6
City/Community					
Thomas Guide Page/Gnd					
Assessor's Parcel Number	4387-022-021, 4387-025-001	4357-004-020+	4366-014-034	4391-028-015	4362-015-031
Date of Transfer		12/29/2021	9/2/2022	11/20/2020	Listing
Document Number		1923522	873190	1494325	NA
Sale Price		\$65,000,000	\$28,000,000	\$33,750,000	\$47,000,000
Add: Cost of Demo/Removal		\$0	\$0	\$0	\$0
Less: Contributory Value of Improvements		\$0	\$0	\$0	\$0
Net Price/Land Value		\$65,000,000	\$28,000,000	\$33,750,000	\$47,000,000
Zoning	RE40	RE40	RE40	R1	RE20
Site Size (Acres)	19.96	120.00	2.86	1.01	4.56
Configuration	Basically rectangular	Irregular	Basically rectangular	Basically rectangular	Irregular
Topography	Sloping, level pad	Sloping, level pads	Sloping, level pad	Sloping, level pad	Sloping, level pad
View	Excellent	Similar	Inferior	Similar	Inferior
Contamination	None reported	None reported	None reported	None reported	None reported
Marketing Period (Days)		703	176	399	10
Condition of Sale (e.g. REO)		None	None	None	None
Price Per Square Lot		\$65,000,000	\$28,000,000	\$33,750,000	\$47,000,000
Adjustments					
Property Rights		0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price		\$65,000,000	\$28,000,000	\$33,750,000	\$47,000,000
Listing Adjustment		0.00%	0.00%	0.00%	-15.00%
Adjusted Sale Price		\$65,000,000	\$28,000,000	\$33,750,000	\$39,950,000
Financing Adjustment		0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price		\$65,000,000	\$28,000,000	\$33,750,000	\$39,950,000
Condition of Sale		0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price		\$65,000,000	\$28,000,000	\$33,750,000	\$39,950,000
Market Conditions		0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price		\$65,000,000	\$28,000,000	\$33,750,000	\$39,950,000
Location		0.00%	0.00%	-5.00%	0.00%
Site Size		-20.00%	40.00%	45.00%	10.00%
Configuration		0.00%	0.00%	0.00%	0.00%
Topography		-5.00%	-5.00%	-5.00%	-5.00%
View		0.00%	15.00%	0.00%	5.00%
Other (Air Space/Privacy)		0.00%	0.00%	0.00%	0.00%
Sum of Adjustments		-25.00%	50.00%	35.00%	10.00%
Adjusted Price Per Lot		\$48,750,000	\$42,000,000	\$45,562,500	\$43,945,000
Indicated Mean		\$45,064,375			
Concluded Land Value For Subject		\$45,000,000			

Discussion of Land Sales – Large Parcel

The preceding grid summarizes relevant acquisition detail. Adjustments have been applied to the comparables for essential elements of dissimilarity. The preceding sales represent the most recent, relevant comparable sale data available. My search began with the subject's immediate market area and was gradually expanded into the greater Southern California region, as necessary, to ensure an adequate data pool upon which to value the subject. Other typical search parameters, such as sale date and size, were also expanded as necessary. There was very limited data for large estate land parcels.

Property Rights. The comparables utilized herein were transfers of either the fee simple or fee simple interests. No under-market or over-market rents were noted. The interest appraised for the subject property is the fee simple estate. No adjustments were warranted.

Listing. Comparable #4 is a listing and was adjusted downward in anticipation of sale price negotiations.

Financing. Adjustments for financing terms are warranted when a property is purchased using non-market financing arrangements. Non-market financing can include seller-carried notes or assumable loans with interest rates below terms currently achievable. Consideration was given to the influence of financing terms and arrangements. No adjustments were warranted.

Condition of Sale. An adjustment is warranted for condition of sale when a transaction involves atypical motivations that affect the price of the property. In regard to the sales utilized herein, no such conditions were reported.

Changes in Market Conditions. The preceding *closed* sales were recorded between November, 2020, and September, 2022. Real estate values for residential land in the subject and surrounding market areas has been generally stable, and the economic effects of the COVID-19 pandemic appear to be having a chilling effect. Based on information provided by local brokers, as well as market reports prepared by CAR, CLAW, and NAR, no adjustments were warranted.

Location. The subject is located in a desirable residential estate neighborhood. Comparable #3 has a slightly superior location and was adjusted downward as warranted. The adjustments were based on the appraiser's observations.

Site Size. Size adjustments often are made based upon economies of scale, which dictate that a larger property will generally tend to sell for a lower price per square foot than a smaller property of otherwise similar appeal. When dealing with residential estate land, however, larger site sizes present opportunities for more extensive improvements on development. Adjustments were applied as warranted.

Configuration. Site configuration is an important element in the valuation of land, because the configuration affects the utility of the site; rectangular sites typically offer 100% utility and present few design challenges, while triangular or irregular-shaped sites may have sharp or multiple angles and curves that create areas that cannot be utilized or require creative design to maximize utility. The subject is basically rectangular, which is common in sloping areas, but has few sharp angles. No adjustments were warranted.

Topography. The subject has a downslope, but extensive grading, as well as construction of significant retaining walls and support pilings, has created level pad area. The comparables are similar in that regard, but it appears that the subject will require additional grading. Minor downward adjustments were warranted.

View. The subject has panoramic views of the city, city lights, canyons, and ocean. Adjustments were applied as warranted, based on the appraiser's observations.

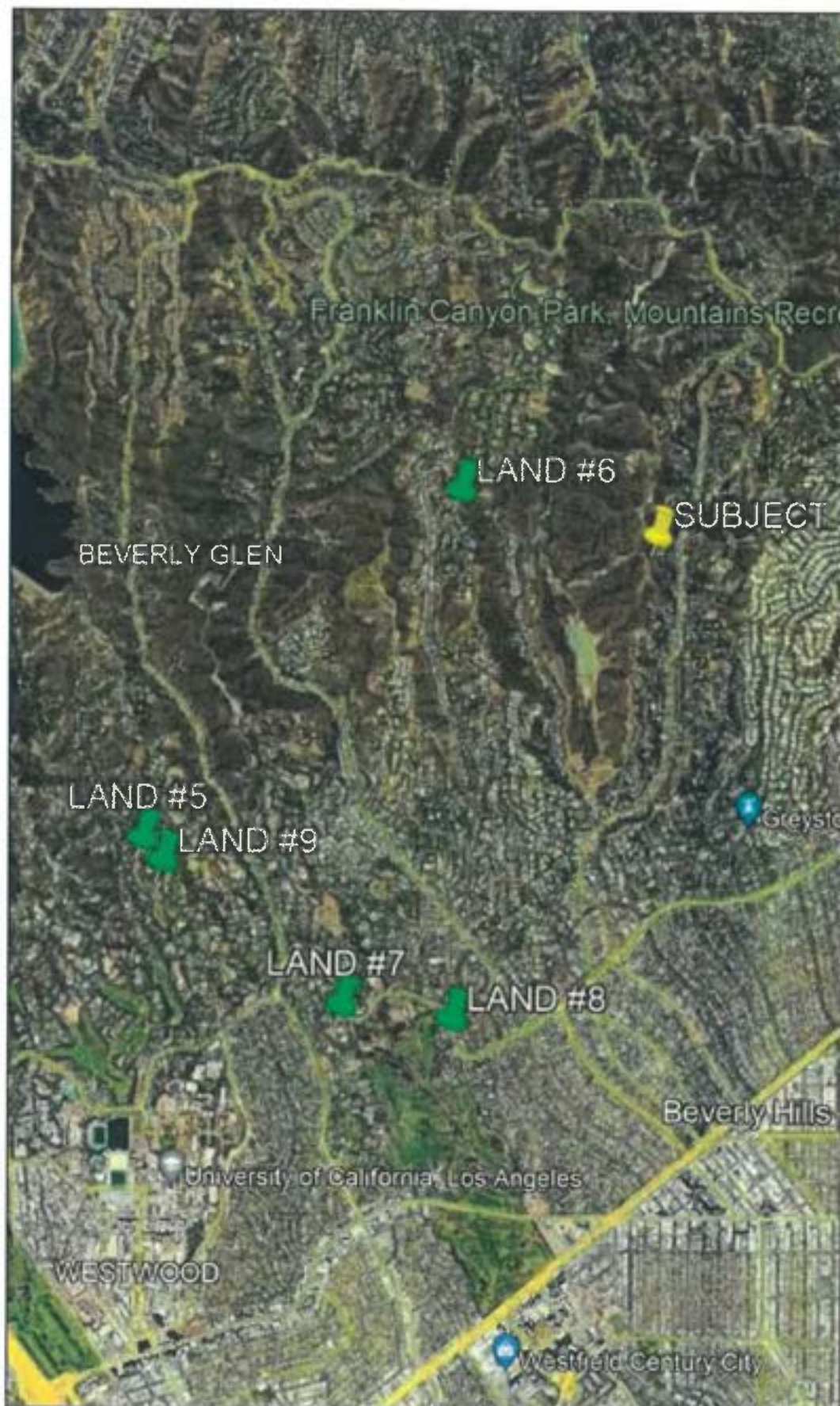
Other. No other adjustments were warranted.

Value Conclusion – Large Parcel

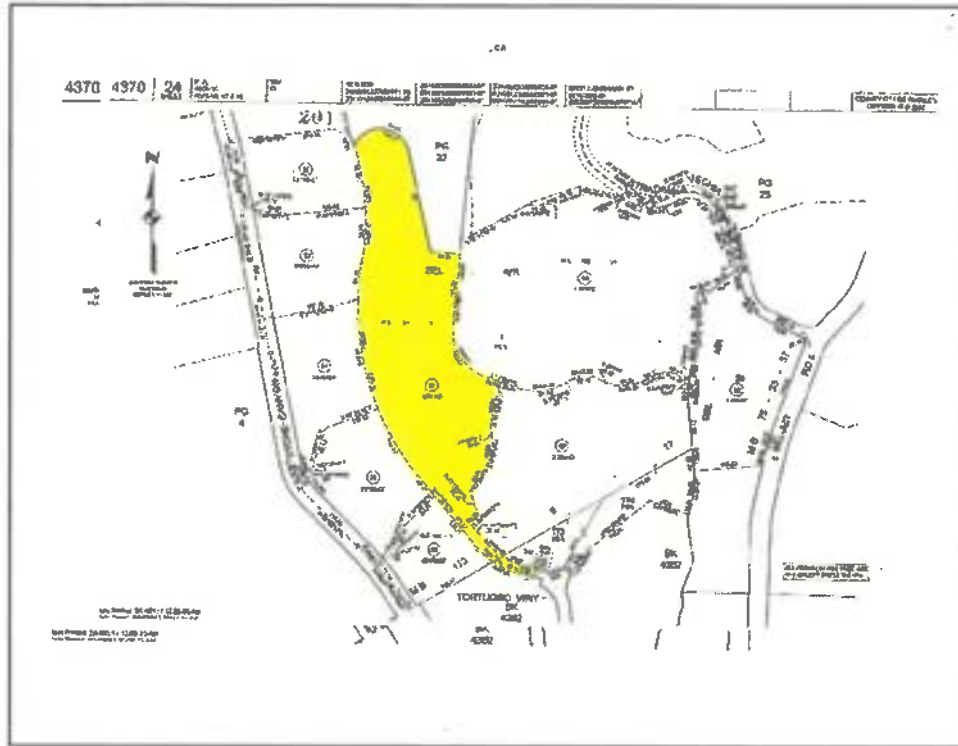
The adjustments applied and corresponding indicators of value for the subject are calculated on the preceding Land Value Analysis adjustment grid. The adjusted range indicated by the preceding analysis is \$42,000,000 to \$48,750,000, with a mean of \$45,064,375. Generally equal weight was given to all comparables.

Taking into consideration the subject's size, location, topography, and view, as well as appropriate rounding protocols, a value of \$45,000,000 for the large parcel is concluded.

SALE COMPARABLE LOCATION MAP – SMALLER PARCELS



COMPARABLE SALE #5



LOCATION: 800 Tortuoso Way
Los Angeles (592 A6)
APN: 4370-024-041

SALE DATE: 3/24/2022

DOC. NO.: 336216

SALE PRICE: \$25,000,000 **PRICE PER LOT:** \$25,000,000

BUYER/SELLER: 800 The Park LLC/Park Bel Air Holdings LLC

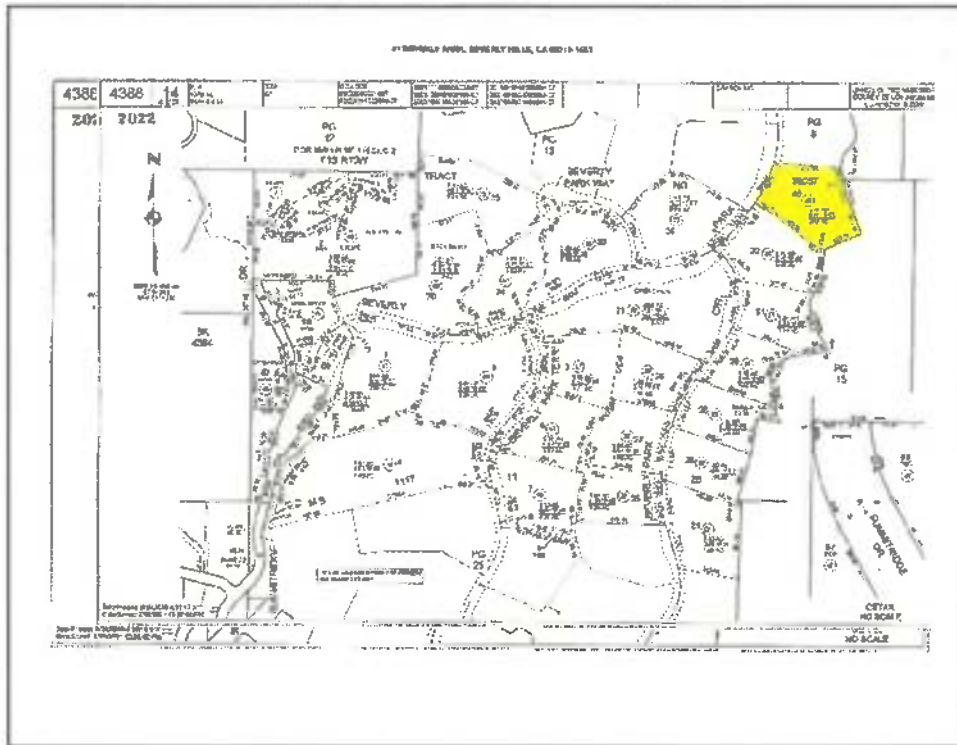
FINANCING: N/Av

SOURCE: MLS #22-115775, Public Records

DESCRIPTION: The property consists of a 2.90-acre, irregular-shaped, sloping, interior site zoned RE20. It has panoramic city, city lights, canyon, and ocean views. It has a level pad area.

COMMENTS: Similar location. Similar site size, configuration, and views; superior topography. Interior site provides similar access and exposure. According to TheMLS, the property was on the market for 48 days. The original list price of \$30,000,000 was unchanged prior to sale.

COMPARABLE SALE #6



LOCATION: 57 Beverly Park
Beverly Hills (592 E2)
APN: 4386-014-034

SALE DATE: 9/2/2022

DOC. NO.: 873190

SALE PRICE: \$28,000,000 **PRICE PER LOT:** \$28,000,000

BUYER/SELLER: 57 Beverly Park LLC/Gembright Development Ltd.

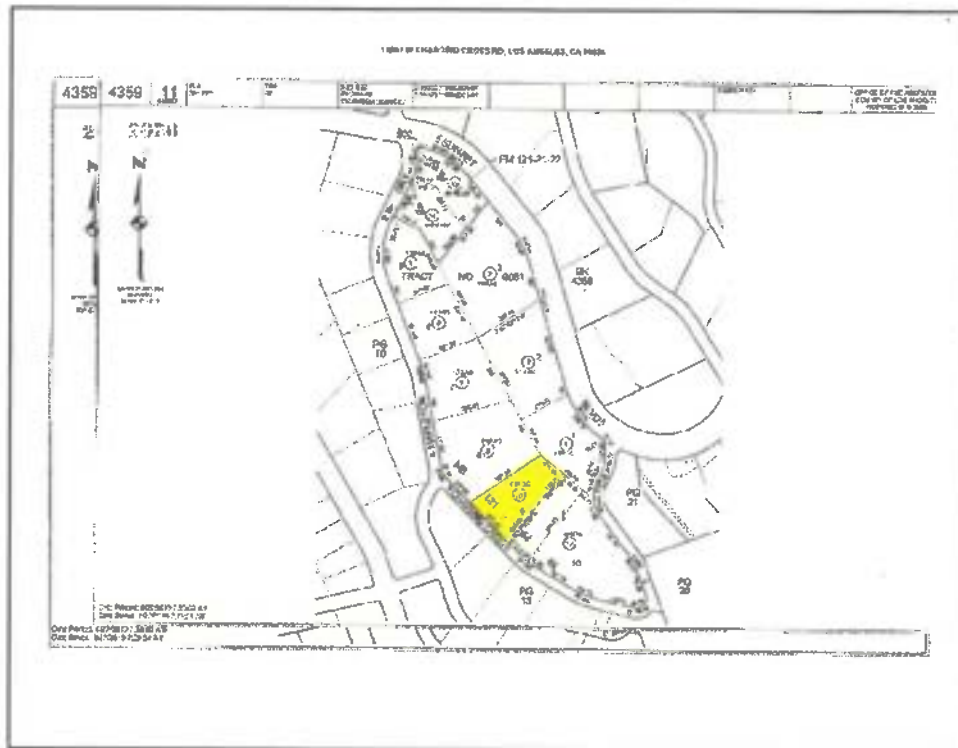
FINANCING: N/Av

SOURCE: MLS #22-134519, Public Records

DESCRIPTION: The property consists of a 2.86-acre, basically-rectangular, sloping, interior site zoned RE40. It has city, city lights, and canyon views. It has a level pad area.

COMMENTS: Similar location. Similar site size and configuration; superior topography; inferior views. Interior site provides similar access and exposure. According to TheMLS, the property was on the market for 176 days. The original list price of \$29,500,000 was unchanged prior to sale.

COMPARABLE SALE #7



LOCATION: 10281 Charing Cross Road
Los Angeles (592 C7)
APN: 4359-011-016

SALE DATE: 5/27/2021

DOC. NO.: 852244

SALE PRICE: \$25,000,000 **PRICE PER LOT:** \$25,000,000

BUYER/SELLER: 10281 Charing Cross Property LLC/10281 Charing Cross Road LLC

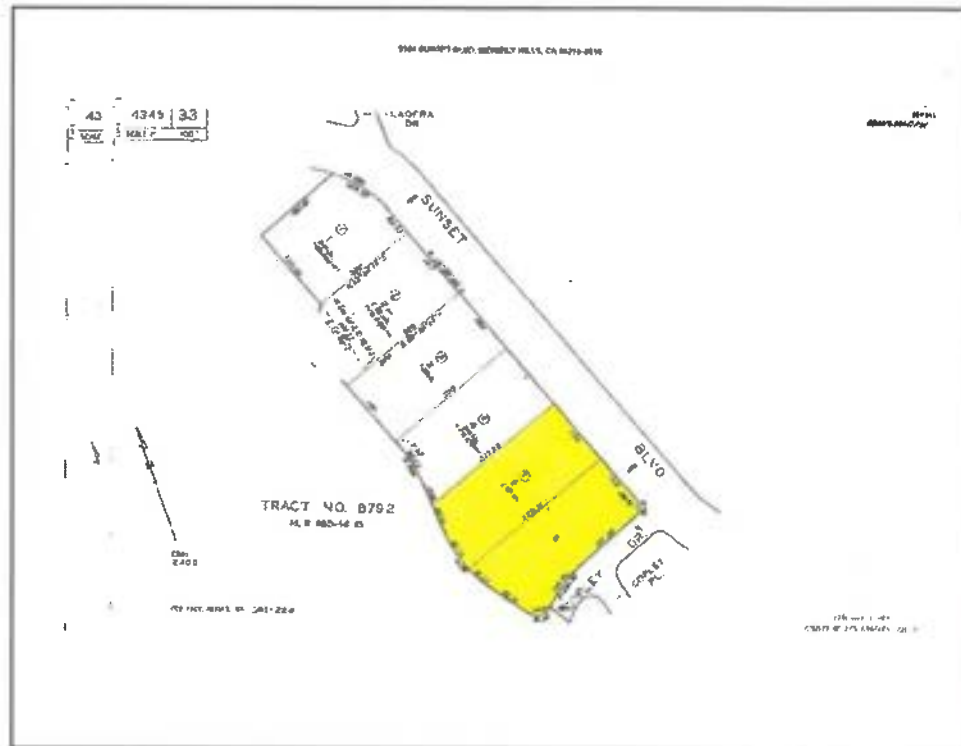
FINANCING: N/A

SOURCE: MLS #20-545198, Public Records

DESCRIPTION: The property consists of a 1.31-acre, basically-rectangular, sloping, interior site zoned RE40. It has canyon views. It has a level pad area.

COMMENTS: Similar location. Similar site size and configuration; superior topography; inferior views. Interior site provides similar access and exposure. According to TheMLS, the property was on the market for 319 days. The original list price of \$29,500,000 was unchanged prior to sale.

COMPARABLE SALE #8



LOCATION: 9954 Sunset Boulevard
Beverly Hills (592 D7)
APN: 4345-033-007

SALE DATE: 7/2/2020

DOC. NO.: 729654

SALE PRICE: \$25,000,000 **PRICE PER LOT:** \$25,000,000

BUYER/SELLER: Yamamoto Family LLC/Donald E. Simon Trust

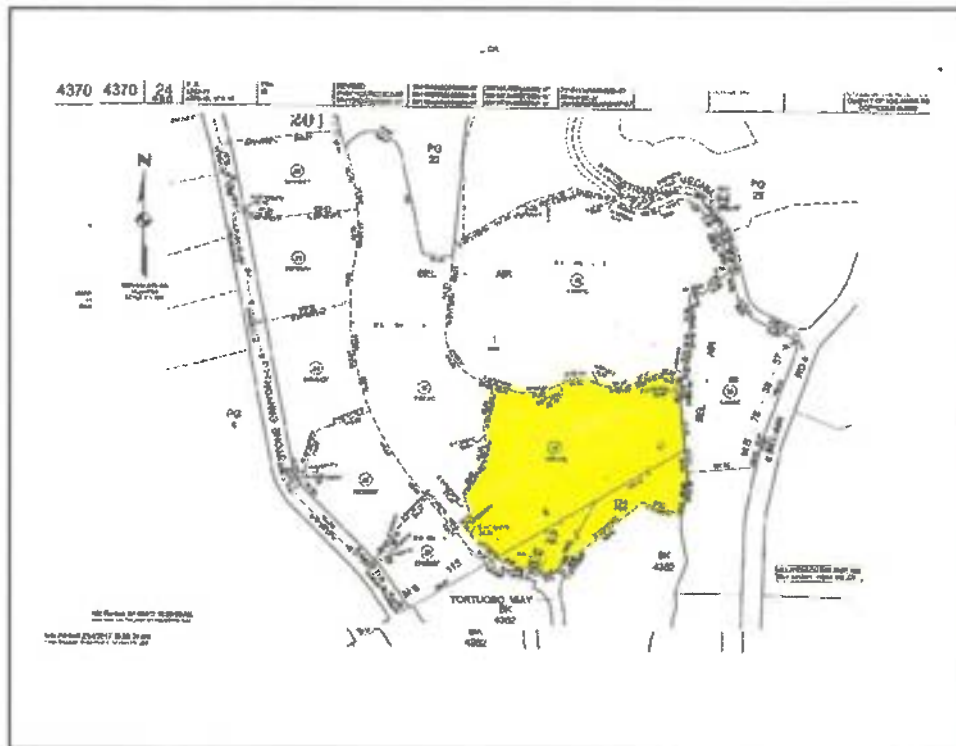
FINANCING: N/Av

SOURCE: MLS #20-623392, Public Records

DESCRIPTION: The property consists of a 2.42-acre, basically-rectangular, sloping, interior site zoned R1. It has golf course views. It has a level pad area.

COMMENTS: Similar location. Similar site size and configuration; superior topography; inferior view. Interior site provides similar access and exposure. According to TheMLS, the property was on the market for 7 days. The original list price of \$34,000,000 was unchanged prior to sale.

COMPARABLE SALE #9



LOCATION: 788 Tortuosa Way
Los Angeles (592 A6)
APN: 4370-024-042

SALE DATE: Listing

DOC. NO.: NA

SALE PRICE: \$33,000,000 **PRICE PER LOT:** \$33,000,000

BUYER/SELLER: NA/Park Bel Air Holdings LLC

FINANCING: NA

SOURCE: MLS #23-292983, Public Records

DESCRIPTION: The property consists of a 2.97-acre, basically-rectangular, sloping, interior site zoned RE20. It has panoramic city, city lights, canyon, and ocean views. It has a level pad area.

COMMENTS: Similar location. Similar site size, configuration, and view; superior topography. Interior site provides similar access and exposure. According to TheMLS, the property was listed on January 5, 2022, (MLS #22-115773) and relisted on July 21, 2023. The original list price of \$33,000,000 is unchanged.

LAND VALUE ANALYSIS - Surplus Parcels
9650 Cedarbrook Drive, Beverly Hills

Subject	Land Sale 5	Land Sale 6	Land Sale 7	Land Sale	Land Sale 9
Property Address	800 Torbuoso Way	57 Beverly Park	10281 Charming Cross Road	9954 Sunset Boulevard	788 Torbuoso Way
City/Community	Los Angeles	Beverly Hills	Los Angeles	Beverly Hills	Los Angeles
Thomas Guide Page/Grid	592 A6	592 E2	592 C7	592 D7	592 A6
Assessor's Parcel Number	4370-024-041	4386-014-034	4359-011-016	4345-033-007	4370-024-042
Date of Transfer	3/24/2022	9/27/2022	9/27/2021	7/2/2020	Listing
Document Number	336216	873190	852244	729654	NA
Sale Price	\$25,000,000	\$28,000,000	\$25,000,000	\$25,000,000	\$33,000,000
Add: Cost of Demo/Removal	\$0	\$0	\$0	\$0	\$0
Less: Contributory Value of Improvements	\$0	\$0	\$0	\$0	\$0
Net Price/Land Value	\$25,000,000	\$28,000,000	\$25,000,000	\$25,000,000	\$33,000,000
Zoning	RE20	RE40	RE40	R1	RE20
Site Size (Acres) (Avg)	2.90	2.86	1.31	2.42	2.97
Configuration	Irregular	Basically rectangular	Basically rectangular	Basically rectangular	Basically rectangular
Topography	Sloping, level pad	Sloping, level pad	Sloping, level pad	Sloping, level pad	Sloping, level pad
View	Similar	Inferior	Inferior	Inferior	Similar
Contamination	None reported	None reported	None reported	None reported	None reported
Marketing Period (Days)	48	176	176	7	623
Condition of Sale (e.g. REO)	None	None	None	None	None
Price Per Square Lot	\$25,000,000	\$28,000,000	\$25,000,000	\$25,000,000	\$33,000,000
Adjustments					
Property Rights	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price	\$25,000,000	\$28,000,000	\$25,000,000	\$25,000,000	\$33,000,000
Listing Adjustment	0.00%	0.00%	0.00%	0.00%	-15.00%
Adjusted Sale Price	\$25,000,000	\$28,000,000	\$25,000,000	\$25,000,000	\$28,050,000
Financing Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price	\$25,000,000	\$28,000,000	\$25,000,000	\$25,000,000	\$28,050,000
Condition of Sale	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price	\$25,000,000	\$28,000,000	\$25,000,000	\$25,000,000	\$28,050,000
Market Conditions	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price	\$25,000,000	\$28,000,000	\$25,000,000	\$25,000,000	\$28,050,000
Location	0.00%	0.00%	0.00%	0.00%	0.00%
Site Size	0.00%	0.00%	0.00%	0.00%	0.00%
Configuration	0.00%	0.00%	0.00%	0.00%	0.00%
Topography	-20.00%	-20.00%	-20.00%	-20.00%	-20.00%
View	0.00%	10.00%	10.00%	10.00%	0.00%
Other (Air Space/Privacy)	0.00%	0.00%	0.00%	0.00%	0.00%
Sum of Adjustments	-20.00%	-10.00%	-10.00%	-10.00%	-20.00%
Adjusted Price Per Lot	\$20,000,000	\$25,200,000	\$22,500,000	\$22,500,000	\$22,440,000
Indicated Mean	\$22,528,000				
Concluded Land Value for Average Subject Lot					

Discussion of Land Sales – Smaller Parcels

The preceding grid summarizes relevant acquisition detail. Adjustments have been applied to the comparables for essential elements of dissimilarity. The preceding sales represent the most recent, relevant comparable sale data available. My search began with the subject's immediate market area and was gradually expanded into the greater Southern California region, as necessary, to ensure an adequate data pool upon which to value the subject. Other typical search parameters, such as sale date and size, were also expanded as necessary.

Property Rights. The comparables utilized herein were transfers of either the fee simple or fee simple interests. No under-market or over-market rents were noted. The interest appraised for the subject property is the fee simple estate. No adjustments were warranted.

Listing. Comparable #5 is a listing and was adjusted downward in anticipation of sale price negotiations.

Financing. Adjustments for financing terms are warranted when a property is purchased using non-market financing arrangements. Non-market financing can include seller-carried notes or assumable loans with interest rates below terms currently achievable. Consideration was given to the influence of financing terms and arrangements. No adjustments were warranted.

Condition of Sale. An adjustment is warranted for condition of sale when a transaction involves atypical motivations that affect the price of the property. In regard to the sales utilized herein, no such conditions were reported.

Changes in Market Conditions. The preceding *closed* sales were recorded between July, 2020, and September, 2022. Real estate values for residential land in the subject and surrounding market areas has been generally stable, and the economic effects of the COVID-19 pandemic appear to be having a chilling effect. Based on information provided by local brokers, as well as market reports prepared by CAR, CLAW, and NAR, no adjustments were warranted.

Location. The subject is located in a desirable residential estate neighborhood. The comparables are similarly located and no adjustments were warranted. The adjustments were based on the appraiser's observations.

Site Size. Size adjustments often are made based upon economies of scale, which dictate that a larger property will generally tend to sell for a lower price per square foot than a smaller property of otherwise similar appeal. When dealing with land, however, larger site sizes present opportunities for more extensive improvements on redevelopment. No adjustments were warranted.

Configuration. Site configuration is an important element in the valuation of land, because the configuration affects the utility of the site; rectangular sites typically offer 100% utility and present few design challenges, while triangular or irregular-shaped sites may have sharp or multiple angles and curves that create areas that cannot be utilized or require creative design to maximize utility. The subject parcels are basically rectangular, which is common in sloping areas, but has few sharp angles. No adjustments were warranted.

Topography. The subject sites are sloping and will require extensive work (including extensive filling and construction of significant retaining walls and support pilings) to build up the sides of the slope and create level pad areas. The comparables are sloping but have level pad areas. Adjustments were applied as warranted.

View. The subject sites have panoramic views of the city, city lights, canyon, and ocean. Adjustments were applied as warranted, based on the appraiser's observations.

Other. No other adjustments were warranted.

Value Per Lot Conclusion – Small Parcels

The adjustments applied and corresponding indicators of value for the subject are calculated on the preceding Land Value Analysis adjustment grid. The adjusted range indicated by the preceding analysis is \$20,000,000 to \$25,200,000 per lot, with a mean of \$22,528,000 per lot. Generally equal weight was given to all comparables.

Taking into consideration the subject's average size, location, topography, and view, as well as appropriate rounding protocols, an average value of \$22,500,000 per lot is concluded.

Conclusion – Value by Sales Comparison

As previously noted, it is my opinion that the value of the large parcel (APN 4387-025-002) is \$45,000,000. It is my opinion that the value of the smaller parcels (APN 4352-001-047 and APN 4352-001-051) is \$22,500,000 per parcel. This results in the following indication of value:

<i>Value Estimate Using the Sales Comparison Approach</i>	
APN 4387-025-002	\$45,000,000
APN 4352-001-047	\$22,500,000
APN 4352-001-051	\$22,500,000
Total @ (Subject to Completion of Development).....	\$90,000,000

DEDUCTION FOR DEVELOPMENT COSTS & RELATED EXPENSES

As previously discussed, the subject property consists of 3 residential estate parcels. The parcels are currently being developed from hilly land with extensive sloping terrain into buildable sites with level pad areas. In addition, because the parcels are interior parcels and do not have direct road access, the infrastructure providing ingress and egress for the parcels must be completed. Work is underway on the infrastructure, but is not yet complete. The remaining costs to complete the development of the sites and infrastructure must be deducted from the values concluded above to determine the "As Is" value of the property. Mr. Sergio Tiscareno, the owner's representative, has stated that the cost to complete the infrastructure is approximately \$10,000,000, and the cost to transform the smaller parcels into buildable sites with level pad areas is approximately \$7,500,000 per parcel. (It should be noted that the appraiser has requested written copies of the developer's Cost Breakdown and costs to complete, but none have been provided. The appraiser reserves the right to amend this appraisal in the event that such documents are provided.) These figures total \$25,000,000. This amount will be deducted from the "Subject to Completion of Development" value to determine the "As Is" Value of the subject:

"Subject to Completion of Development" Value	\$90,000,000
Less Costs to Complete Development	- <u>\$25,000,000</u>
"As Is" Value Estimate	\$65,000,000

RECONCILIATION AND FINAL ESTIMATE OF VALUE

Reconciliation involves the processing of the results of the relevant approaches to determine a final estimate. This process depends on the recognition of the reliability of each approach and the quality and quantity of the data obtained and analyzed. One of the basic approaches to value was considered. The resulting value indicator is restated below:

SUMMARY OF MARKET VALUE ESTIMATES	
Sales Comparison Approach – APN 4387-025-002	\$45,000,000
Sales Comparison Approach – APN 4352-001-047	\$22,500,000
Sales Comparison Approach – APN 4352-001-051	\$22,500,000
Total	\$90,000,000
Deduction for Estimated Costs to Complete Development	(\$25,000,000)

The Income Approach (capitalization) was not presented because the subject is land, not an income-producing property, and the most probable buyer is an owner-user. This technique is widely used by investors, not owner-users, when contemplating a purchase decision.

The Sales Comparison Approach is considered as a reliable indicator of value for the subject since the subject is residential land. This is a reliable method to derive an indicator of market value, as it directly reflects the actions of buyers and sellers. The sale comparables reviewed and utilized herein are located in the subject’s competitive sphere of influence.

The Cost Approach was not presented because the subject is land.

Based upon my research and analysis, and subject to the Assumptions and Limiting Conditions set forth in this report, it is my opinion that the market value of the subject property, as of August 8, 2023, is as follows:

MARKET VALUE – “AS IS”
SIXTY FIVE MILLION DOLLARS
\$65,000,000

MARKET VALUE – “SUBJECT TO COMPLETION OF DEVELOPMENT”
NINETY MILLION DOLLARS
\$90,000,000

MARKETING PERIOD AND REASONABLE EXPOSURE TIME

In compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), the appraiser has analyzed the marketing period necessary to sell the subject property in its "As Is" condition and identified the estimate of exposure time linked to the value estimate.

Marketing Period

The reasonable marketing period is an estimate of the amount of time it might take to sell a property interest in real estate, at the estimated market value, during the period immediately after the effective date of value. Marketing period differs from exposure time in that exposure time precedes the effective date of an appraisal.

The estimate of marketing period uses similar data as analyzed in the process of estimating reasonable exposure time, and is not intended to be a prediction of a date of sale (Appraisal Standards Board). It is an integral part of the appraisal, however, and can be based on one or more of the following sources:

- Statistical information about days on the market;
- Information gathered through sales verifications;
- Interviews with market participants
- Anticipated changes in market conditions.

Related information obtained herein includes other market conditions that may affect marketing time, such as identification of typical buyers and sellers for the type of real estate involved, typical equity investment levels, and financing terms. The reasonable marketing period is a function of price, time, use, and anticipated market conditions such as changes in the cost and availability of funds. It is not an isolated estimate of time alone.

The reader should note that it may be inappropriate to assume that the value estimate herein remains stable over the marketing period. Real estate values are contingent on a variety of economic factors which are generally relatively stable, but can become volatile, triggering drastic economic changes which, in turn, trigger drastic changes in real estate values. Other factors that can affect U.S. real estate values include international instability and political turmoil, and international economics (including Brexit).

The preceding factors make it difficult to quantify the subject's probable marketing period. Accordingly, brokers in the area were surveyed regarding a probable market period for the subject property, and indicated a nine to twelve month period overall. I further investigated other transactions of residential product and found a similar range in marketing periods.

<i>Location</i>	<i>Description</i>	<i>Marketing Period</i>
10281 Charing Cross Road Los Angeles (592 C7)	1.31-acre, basically-rectangular, sloping, interior site zoned RE40.	10.5 Months
57 Beverly Park Beverly Hills (592 E2)	2.86-acre, basically-rectangular, sloping, interior site zoned RE40.	6 Months
1441 Angelo Drive Beverly Hills (592 B3)	120-acre, irregular-shaped, loping, interior site zoned RE40.	23 Months
1169 N. Hillcrest Road Beverly Hills (592 G5)	1-acre, basically-rectangular, sloping, interior site zoned R1.	13 Months
Source: TheMLS		

Based on the preceding, I estimate a marketing period of nine to twelve months to achieve a sale at the value estimated herein.

Exposure Time

Reasonable exposure time is one of a series of conditions in most market value definitions, and exposure time is always presumed to precede the effective date of value (Statement on Appraisal Standards No. 6, Appraisal Standards Board of The Appraisal Foundation).

Exposure time may be defined as the estimated length of time the subject property would have been offered on the market, prior to the hypothetical consummation of a sale, at market value, on the effective date of the appraisal. It is a **retrospective** estimate, based upon analysis of past events and assuming a competitive, open market.

Exposure time is different for various types of real estate, and under various market conditions. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time, but also adequate, sufficient and reasonable effort.

Reasonable exposure time is always presumed to occur prior to the effective date of the appraisal, and is substantiated by related facts in the appraisal process: supply and demand conditions as of the effective date of the appraisal, the use of current cost information; the analysis of historical sales information; and the analysis of future income expectancy estimated from the effective date of the appraisal.

The estimate of exposure time is not intended to be a prediction of the date of sale (Appraisal Standards Board). It is an integral part of the analyses conducted during the appraisal assignment.


Reasonable exposure time is a function of time, price, and use, not an isolated estimate of time alone. In this appraisal, I derived a market value estimate consistent with the prices of land and improved sales over the past two years. To estimate the marketing period, I consulted with sellers as to the marketing periods of the sale properties. I also contacted a number of owners and brokers active in the residential estate market regarding reasonable time to expose the subject product type to the market, in order to obtain a reasonable sales price.

Considering the above analysis, it is determined that reasonable exposure time for the subject is nine to twelve months. Therefore, the market value estimate assumes that the subject has been actively marketed for nine to twelve months prior to the date of value.

CERTIFICATION

The undersigned appraiser hereby certifies that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analysis, opinions, and conclusion are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Specifically, I appraised the property on November 9, 2022, for the same client, and I provided value update letters on appraisals of several parcels, including the subject parcels, on August 4, 2022.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report was prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report. At the client's request, however, I did not reinspect the property for this appraisal.
- as of the date of this report, I have completed the continuing education requirement for Practicing Affiliates of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- the appraiser had significant help from one other individual, namely Lynn Brown, as the research assistant, who collected much of the data, confirmed many of the pertinent details, and assisted in the completion of the report.


Paul Jackle
Certified General Appraiser
CA #AG004094

ADDENDUM A - QUALIFICATIONS

PAUL JACKLE
PROFESSIONAL QUALIFICATIONS
C.R.A., C.R.P.A., N.R.R.A.
CERTIFIED GENERAL APPRAISER
CA #AG004094

EXPERIENCE

- 1972 – Present: Paul Jackle & Associates Inc., Real Estate Appraisers & Consultants. Appraisal of various types of real property including single-family residences, housing tracts, condominium projects, apartment complexes, office and retail buildings, shopping centers, industrial properties, motels, convalescent hospitals, mobile home parks, vacant land, and special purpose properties.
- 1963 – 1972: Staff Appraiser – Security Pacific Bank, American Savings, Great Western Savings, Avco Savings.

EDUCATION

- Bachelor of Science – 1964, California State University, Los Angeles
Major: Finance. Minor: Real Estate.
- Graduate classes 1965-1967, U.C.L.A.
- A.I.R.E.A. COURSES: Appraisal VI (Investment Analysis)
Appraisal IB (Capitalization)
Standards of Professional Practice (Parts A & B)
- S.R.E.A. COURSES: Narrative Report Seminar on Residential & Income-Producing Properties,
Appraisal 101 (SFR Appraising), R-41c Seminar.
- N.A.R.A. COURSES: Principles and techniques of Review Appraising.
- MARSHALL SWIFT: Cost Analysis Seminars.
- OTHER SEMINARS: Additional professional seminars on FNMA Prior Approval, Land Development, Appraisal Practice & Management, Lease Analysis, Computers in Appraising, Property and Appraisal Analysis Guidelines, Property Management, FIRREA update, Special Purpose Properties (Gasoline Service Stations & Restaurants), Statistics, Capitalization, Partial Interest & Reports, Uniform Standards of Professional Appraisal Practice, Federal & State Laws and Regulations.

COURT QUALIFICATIONS:

Expert witness in the Superior Courts in the State of California and Federal Bankruptcy Courts in California and Nevada. Court testimony was required in approximately 50 assignments during the past 10 years.

PROFESSIONAL CERTIFICATION:

Office of Real Estate Appraisers (CA) -Certified General Real Estate Appraiser #AG004094. Expires July 20, 2024.

PROFESSIONAL AFFILIATIONS:

Appraisal Institute – Practicing Affiliate
C.R.A., Senior Member, National Association of Review Appraisers (NARA)
N.R.R.A., Senior Member, National Register of Real Estate Appraisers
C.R.P.A., National Association of Certified Real Property Appraisers

ADDENDUM B – LEGAL DESCRIPTIONS

4

EXHIBIT "A"

PARCEL 1:

LOT 4 OF TRACT NO. 10202, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 182 PAGE(S) 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHERLY 330 FEET OF SAID LOT 4.

ALSO EXCEPT THAT PORTION INCLUDED IN TRACT NO. 10926 AS PER MAP RECORDED IN BOOK 206 PAGES 37 TO 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THAT PORTION OF SAID LOT 4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT NO. 9146, IN SAID CITY, COUNTY AND STATE, AS RECORDED IN BOOK 187 PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4 NORTH 88 DEGREES 59 MINUTES 39 SECONDS WEST 156.14 FEET; THENCE SOUTHERLY, LEAVING SAID NORTHERLY LINE ALONG A LINE THAT IS PARALLEL TO AND DISTANT 441.44 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4, SOUTH 0 DEGREE 32 MINUTES 49 SECONDS EAST 331.64 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 52 SECONDS EAST 99.75 FEET TO A POINT IN THE WESTERLY LINE OF TRACT NO. 10926, IN SAID CITY, COUNTY AND STATE AS PER MAP RECORDED IN BOOK 206, PAGES 37 TO 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHERLY ALONG THE SAID WESTERLY LINE NORTH 1 DEGREE 31 MINUTES 03 SECONDS EAST 57.12 FEET; THENCE NORTH 5 DEGREES 13 MINUTES 42 SECONDS EAST 76.82 FEET; THENCE NORTH 34 DEGREES 26 MINUTES 49 SECONDS EAST 120.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 26.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 2 DEGREES 54 MINUTES 50 SECONDS WEST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 135 DEGREES 26 MINUTES 26 SECONDS AN ARC DISTANCE OF 61.46 FEET TO A POINT IN THE WESTERLY LINE OF SAID TRACT NO. 9146; THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 3 DEGREES 03 MINUTES 11 SECONDS WEST TO THE TRUE POINT OF BEGINNING.

APN: 4352-001-048 (NOW SHOWN ON ASSESSOR'S MAP AS: 4352-001-051)

PARCEL 2:

THAT PORTION OF TRACT NO. 9146, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 187 PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WEST OF THE WEST LINE OF LOT 19 OF TRACT NO. 10926, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 206 PAGES 37 TO 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4352-001-044

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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PARCEL 3:

THE SOUTHERLY 330 FEET OF LOT 4 OF TRACT NO. 10202, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 182 PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT INCLUDED WITHIN TRACT NO. 10926, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 206 PAGES 37 TO 43 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4352-001-047

PARCEL 4:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH RANGE 15 WEST OF THE SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF MANAGEMENT.

EXCEPT THE EASTERLY 20 FEET THEREOF, CONVEYED TO THE COUNTY OF LOS ANGELES FOR PUBLIC RECORDS.

ALSO EXCEPT THE WESTERLY 10 FEET OF THE EASTERLY 30 FEET THEREOF.

ALSO EXCEPT THAT PORTION OF SAID SOUTH HALF INCLUDED WITHIN THE LINES OF TRACT NO. 12321, AS PER MAP RECORDED IN BOOK 320 PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4387-025-001

PARCEL 5:

LOT 12 OF TRACT NO. 12321, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 320 PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4387-026-012

WAT

EXHIBIT "A"

PARCEL D, OF PARCEL MAP NO. 1987, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGE 81 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL D, SAID CORNER ALSO BEING A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF CEDARBROOK DRIVE, 34 FEET WIDE, AS SHOWN ON SAID PARCEL MAP, THENCE ALONG THE EASTERLY LINE OF SAID PARCEL D SOUTH 2° 44' 22" EAST 42.36 FEET, THENCE SOUTH 27° 27' 10" WEST 46.00 FEET, THENCE SOUTH 3° 30' 00" EAST 87.00 FEET, THENCE LEAVING SAID EASTERLY LINE AT RIGHT ANGLES TO COLDWATER CANYON DRIVE, NORTH 89° 41' 30" WEST 15.00 FEET, THENCE PARALLEL TO SAID COLDWATER CANYON DRIVE, NORTH 0° 18' 30" EAST 148.53 FEET TO A POINT IN SAID SOUTHERLY RIGHT OF WAY, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 87° 15' 15" EAST 29.33 FEET TO THE POINT OF BEGINNING.

ADDENDUM C – LA COUNTY TAX INFORMATION



Property Tax Payment Inquiry

Last updated Thursday August 10, 2023

Assessor ID Number: 4387-022-021

Your annual tax information for the 2023-2024 fiscal year will not be available until the end of September 2023. You will not be able to make online payments and should not mail in any payments for your 2023-2024 annual taxes until the annual tax information is available online or you receive your Annual Property Tax Bill in the mail. We will begin mailing the Annual Property Tax Bills in October 2023. If you do not receive a bill by November 1, you can call us on our automated voice mail service at 1(213) 893-1103 to request a Substitute Secured Property Tax Bill.

You can now subscribe to receive emails from the Treasurer and Tax Collector regarding special notices and upcoming events, such as annual property tax deadline reminders, office location updates and other news. To subscribe to receive these notices, go to Email Notification Service at <http://ttc.lacounty.gov/eNotify> and enter your information.

Defaulted Tax Roll

Last updated Thursday August 10, 2023

AIN Number	4387-022-021	5-Pay Account Number	<input type="text"/>
Default Year	2023	5-Pay Status	<input type="text"/>
Redemption Amount	\$38,865.37	5-Pay Installment Amount Due	<input type="text"/>
Monthly Penalty Amount	\$515.58	5-Pay Due Date	<input type="text"/>
Amount Paid	\$0.00	5-Pay Installment Paid	<input type="text"/>
Last Payment Date	<input type="text"/>		

Message:

STATE LAW REQUIRES THAT WE APPLY PAYMENTS TO COSTS, PENALTIES AND THE BALANCE TO TAXES. IF YOU HAVE QUESTIONS, PLEASE CALL US TOLL-FREE AT (888) 807-2111.

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For help or inquiries regarding online payments, visit ttc.lacounty.gov/public-inquiries.
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Property Tax Payment Inquiry

Last updated Thursday August 10, 2023

Assessor ID Number: 4387-025-001

Your annual tax information for the 2023-2024 fiscal year will not be available until the end of September 2023. You will not be able to make online payments and should not mail in any payments for your 2023-2024 annual taxes until the annual tax information is available online or you receive your Annual Property Tax Bill in the mail. We will begin mailing the Annual Property Tax Bills in October 2023. If you do not receive a bill by November 1, you can call us on our automated voice mail service at 1(213) 893-1103 to request a Substitute Secured Property Tax Bill.

You can now subscribe to receive emails from the Treasurer and Tax Collector regarding special notices and upcoming events, such as annual property tax deadline reminders, office location updates and other news. To subscribe to receive these notices, go to Email Notification Service at <http://ttc.lacounty.gov/eNotify> and enter your information.

Defaulted Tax Roll

Last updated Thursday August 10, 2023

AIN Number	4387-025-001	5-Pay Account Number	
Default Year	2023	5-Pay Status	
Redemption Amount	\$19,334.95	5-Pay Installment Amount Due	
Monthly Penalty Amount	\$256.32	5-Pay Due Date	
Amount Paid	\$0.00	5-Pay Installment Paid	
Last Payment Date			

Message:

STATE LAW REQUIRES THAT WE APPLY PAYMENTS TO COSTS, PENALTIES AND THE BALANCE TO TAXES. IF YOU HAVE QUESTIONS, PLEASE CALL US TOLL-FREE AT (888) 807-2111.

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Property Tax Payment Inquiry

Last updated Thursday August 10, 2023

Assessor ID Number: 4352-001-047

Your annual tax information for the 2023-2024 fiscal year will not be available until the end of September 2023. You will not be able to make online payments and should not mail in any payments for your 2023-2024 annual taxes until the annual tax information is available online or you receive your Annual Property Tax Bill in the mail. We will begin mailing the Annual Property Tax Bills in October 2023. If you do not receive a bill by November 1, you can call us on our automated voice mail service at 1(213) 893-1103 to request a Substitute Secured Property Tax Bill.

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Defaulted Tax Roll

Last updated Thursday August 10, 2023

AIN Number	4352-001-047	5-Pay Account Number	
Default Year	2023	5-Pay Status	
Redemption Amount	\$5,744.59	5-Pay Installment Amount Due	
Monthly Penalty Amount	\$75.92	5-Pay Due Date	
Amount Paid	\$0.00	5-Pay Installment Paid	
Last Payment Date			

Message:

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Property Tax Payment Inquiry

Last updated Thursday August 10, 2023

Assessor ID Number: 4352-001-051

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Defaulted Tax Roll

Last updated Thursday August 10, 2023

AiN Number	4352-001-051	5-Pay Account Number	
Default Year	2023	5-Pay Status	
Redemption Amount	\$4,495.52	5-Pay Installment Amount Due	
Monthly Penalty Amount	\$59.34	5-Pay Due Date	
Amount Paid	\$0.00	5-Pay Installment Paid	
Last Payment Date			

Message:

STATE LAW REQUIRES THAT WE APPLY PAYMENTS TO COSTS, PENALTIES AND THE BALANCE TO TAXES. IF YOU HAVE QUESTIONS, PLEASE CALL US TOLL-FREE AT (888) 807-2111.

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Property Tax Payment Inquiry

Last updated Thursday August 10, 2023

Assessor ID Number: 4387-022-002

Your annual tax information for the 2023-2024 fiscal year will not be available until the end of September 2023. You will not be able to make online payments and should not mail in any payments for your 2023-2024 annual taxes until the annual tax information is available online or you receive your Annual Property Tax Bill in the mail. We will begin mailing the Annual Property Tax Bills in October 2023. If you do not receive a bill by November 1, you can call us on our automated voice mail service at 1(213) 893-1103 to request a Substitute Secured Property Tax Bill.

You can now subscribe to receive emails from the Treasurer and Tax Collector regarding special notices and upcoming events, such as annual property tax deadline reminders, office location updates and other news. To subscribe to receive these notices, go to Email Notification Service at <http://ttc.lacounty.gov/eNotify> and enter your information.

Assessor ID Number: 4387-022-002 Year: 22 Seq. No.: 010

ELECTRONIC FUND TRANSFER (EFT) NUMBER
ID#: 19 4387 022 002 6 YEAR: 22 SEQUENCE: 010 3

Installment 1		Installment 2	
Tax Amount	\$14,370.39	Tax Amount	\$14,370.39
Penalty Amount	\$0.00	Pen/Cost Amount	\$0.00
Total Due	\$14,370.39	Total Due	\$14,370.39
Paid Amount	\$0.00	Paid Amount	\$0.00
Balance Due	\$14,370.39	Balance Due	\$14,370.39
Delinquent If Not Paid By	12/11/2023	Delinquent If Not Paid By	04/10/2024

Message:

Assessor ID Number: 4387-022-002 Year: 21 Seq. No.: 010

ELECTRONIC FUND TRANSFER (EFT) NUMBER
ID#: 19 4387 022 002 6 YEAR: 21 SEQUENCE: 010 4

Installment 1		Installment 2	
Tax Amount	\$2,445.46	Tax Amount	\$2,445.46
Penalty Amount	\$0.00	Pen/Cost Amount	\$0.00
Total Due	\$2,445.46	Total Due	\$2,445.46
Paid Amount	\$0.00	Paid Amount	\$0.00
Balance Due	\$2,445.46	Balance Due	\$2,445.46
Delinquent If Not Paid By	12/11/2023	Delinquent If Not Paid By	04/10/2024

Message:

Tax Status: CURRENT

Select Another Account

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ADDENDUM D – PROPOSED WILDLIFE DISTRICT ORDINANCE

EXHIBIT A:

Proposed Wildlife District Ordinance Components

As Approved by the City Planning Commission 12/08/22

CPC-2022-3413-CA, CPC-2022-3712-ZC, ENV-2022-3414-CE

- A1 – Proposed Wildlife District Ordinance
- A2 – Preferred and Prohibited Plant Lists
- A3 – Wildlife Resources Map
- A4 - Technical Modification Memo

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.04, 12.32, 13.21, 13.22, and 16.05 of the Los Angeles Municipal Code (LAMC) in order to create a "WLD" Wildlife supplemental use district that establishes regulations that aim to maintain and protect existing wildlife, connectivity and ecosystems and to provide co-benefits including climate resilience, resource management, and public health.

WHEREAS, the City Council on April 22, 2016, adopted a motion instructing the Department of City Planning, in conjunction with the City Attorney and in consultation with natural resource agencies such as the Santa Monica Mountains Conservancy, to prepare an ordinance amending the Los Angeles Municipal Code (LAMC) to "create a Wildlife Corridor in the eastern area of the Santa Monica Mountains" with the goal of protecting wildlife and maintaining wildlife connectivity within the Santa Monica Mountains; and

WHEREAS, the Council motion instructed the Department prepare an ordinance to 1) ensure that hillside development accommodate wildlife habitat connectivity, 2) require that easements and deed restrictions be applied to achieve connectivity, 3) designate a zone in the LAMC for wildlife connectivity, and 4) require a biological constraints checklist for every project in the Wildlife Corridor zone and as such a code amendment ordinance and zone change ordinance, collectively referred to as the proposed Ordinance, has been prepared for presentation to City Council in response to the motion; and

WHEREAS, the Santa Monica Mountains Conservancy (SMMC) has studied wildlife habitat and corridors within its territories, with the goal of preventing further injuries and deaths to wildlife, and protecting the remaining open spaces and wildlife linkages that exist, and has prepared and adopted the Eastern Santa Monica Mountains Natural Resource Protection Plan on December 13, 2021 to that end; and

WHEREAS, California Government Code Sections 65302(g) requires cities to prepare a safety element, which establishes policies for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards and other geologic hazards, flooding; and wildland and urban fires, and to implement such policies through local ordinances and regulations, which the City has prepared such regulations in the proposed Ordinance that achieves the co-benefits of safety and natural resource protections; and

WHEREAS, there is a global climate crisis and municipalities are being called upon to develop strategies to combat climate change, build in resiliency and protect biodiversity as evidenced by several California legislative actions and initiatives, including but not limited to, SB1425, SB379 and Governor Newsom's 30x30 initiative; and

WHEREAS, Los Angeles has a multitude of plans and initiatives that highlight the importance of addressing ecological health and resilience in the Los Angeles region, such as: LA's Green New Deal/Sustainability pLAN (pLAN); Resilient Los Angeles Plan (Resilient LA); Biodiversity and Healthy Soils initiatives; One Water LA 2040 Plan; Protected Tree Ordinance (PTO); and the First Step Towards an Urban Forest Management Plan; and

WHEREAS, the Baseline Hillside Ordinance (BHO), Hillside Construction Regulations (HCR), and Mulholland Scenic Parkway Specific Plan (Mulholland Specific Plan) created development standards to ensure that new development matches the scale and character of existing buildings in the hillsides, cumulative grading activities are minimized and the Scenic and natural resources in a portion of the Santa Monica Mountains are preserved, however those regulations do not address wildlife and connectivity explicitly; and

WHEREAS, this proposed Ordinance (Exhibit A) is consistent with the goals and objectives of the General Plan's Framework, Land Use, Conservation, Safety, and Housing elements to protect the city's natural resources and biodiversity and implements those policies by establishing new development standards, removes exemptions, and requires development to plan for wildlife connectivity; addresses lot coverage, floor area, grading and height and as well as native landscaping/trees, fence, trash enclosure, window and lighting requirements; includes regulations that apply to private properties, helping to reduce environmental impacts through standards that limit land and vegetation disturbance, limit impervious development, limit injury to wildlife and maintain wildlife movement corridors, and requiring discretionary review of projects in or proximate to wildlife resources; and

WHEREAS, an initial draft of the Ordinance was released for public review and comment in Spring 2021, and a revised draft was released in Spring 2022 and members of the public had between April 22, 2022 and August 22, 2022 to provide additional comments, and feedback was incorporated into the proposed ordinance for City Planning Commission consideration; and

WHEREAS, consultation with public agencies was conducted, the City received comments on the draft Wildlife Ordinance from SMMC and LA County Fire along with other City departments such as: the Bureau of Engineering (BOE), the Department of Building and Safety (DBS), the Department of Recreation and Parks (RAP), and Department of Water and Power (DWP), the LA Fire Department (LAFD), LA Police Department (LAPD), the Department of Animal Services, Los Angeles Sanitation and Environment (LASAN, including the Biodiversity Expert Council), and the Urban Forestry Division of the Public Works Department (UFD) and incorporated recommendations into the draft presented to the City Planning Commission; and

WHEREAS, beginning in 2018 public workshops, presentations, Informational Sessions, and a public hearing were held. Additionally a project website was developed to share information about the Ordinance, process and timeline. Regular electronic communications and Eblasts were sent throughout the Ordinance development process; and

WHEREAS, a notice of public hearing was published in the "Daily Journal" on June 30, 2022, in accordance with Section 12.32-C4 of the Los Angeles Municipal Code; and

WHEREAS, the Hearing Officer, as a representative of the City Planning Commission held a public hearing on the proposed Ordinance on July 13, 2022, and 62,500 hearing notices were mailed to owners and occupants of the proposed Wildlife District; and

WHEREAS, the City Planning Commission conducted a public hearing on November 17, 2022; and

WHEREAS, the proposed Ordinance is found to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3), 15307 (Class 7) and 15308 (Class 8), and no exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and

WHEREAS, it is urgent to immediately prevent the further alteration or irreversible loss of wildlife habitat and to minimize future obstacles to wildlife connectivity in the Santa Monica Mountains of Los Angeles and delaying the implementation of this ordinance could result in the continuation of the trend toward development which is inconsistent with the objectives of the General Plan, incompatible with the existing neighborhoods, and irreversible and that will also result in further impacts to the quality of life in the communities within the City of Los Angeles, and this ordinance needs to take effect upon its publication.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Sec. 1. Section 12.03 of the LAMC is amended to add the following definition in alphabetical order.

Native Plant. Any plant species listed on Calflora (or its successor standard reference as adopted by the Director) and identified as naturally-occurring and adapted to the environmental conditions of the Los Angeles region and whose presence is not due to human intervention (e.g., planned landscaping). This definition excludes invasive plants like dandelions and other weeds.

Native Tree. Any single trunk Native Plant, including those identified as Protected Trees, which measures four inches or more in diameter, 4 feet 6 inches above the ground level at the base of the plant; or any multiple trunk Native Plant that measures twelve inches or more in diameter immediately below the lowest branch; or any Native Plant planted pursuant to a permit to relocate or remove trees.

Stream. Any perennial or intermittent watercourse having a surface or subsurface flow that supports or has supported riparian vegetation.

Wetland. Any natural lake, intermittent lake, pond, intermittent pond, marsh, swamp, seep or spring.

Wildlife Resource. Features which provide wildlife benefits, ecosystem services, and contribute to the overall quality of the natural and built environment. Wildlife Resources are identified in ~~Map B: Draft Resource Areas~~ the Wildlife Resources Map, and include:

- water features, such as lakes, reservoirs, ponds, wetlands, rivers, streams, creeks, and riparian areas;
- open space, including zoned open space conservation easements, and protected areas;
- open channels;

Sec. 2. Subsection D of Section 12.04. of Article 2 or Chapter 1 of the LAMC is hereby amended to reads as follows:

D. Certain portions of the City are also designated as being in one or more of the following districts, by the provision of Article 3 of this chapter.

"O"	Oil Drilling District
"S"	Animal Slaughtering
"G"	Surface Mining District
"RPD"	Residential Planned Development District
"K"	Equinekeeping District
"CA"	Commercial and Artcraft District
"POD"	Pedestrian Oriented District
"CDO"	Community Design Overlay District
"MU"	Mixed Use District
"FH"	Fence Height District
"SN"	Sign District
"RFA"	Residential Floor Area District
"NSO"	Neighborhood Stabilization Overlay District
"CPIO"	Community Plan Implementation Overlay District
"HS"	Hillside Standards Overlay District
"MPR"	Modified Parking Requirement District
"RIO"	River Improvement Overlay District
"CUGU"	Clean Up Green Up Overlay District
"RG"	Rear Detached Garage District
"HCR"	Hillside Construction Regulation District

"WLD" Wildlife District

The "Zoning Map" is amended to indicate these districts and the boundaries of each district. Land classified in an "O" Oil Drilling District, "S" Animal Slaughtering District, "G" Surface Mining District, "RPD" Residential Planned Development District, "K" Equinekeeping District, "CA" Commercial and Artcraft District, "POD" Pedestrian Oriented District, "CDO" Community Design Overlay District, "MU" Mixed Use District, "FH" Fence Height District, "SN" Sign District, "RFA" Residential Floor Area District, "NSO" Neighborhood Stabilization Overlay District, "CPIO" Community Plan Implementation Overlay District, "RIO" River Improvement Overlay District, "CUGU" Clean Up Green Up Overlay District, "RG" Rear Detached Garage District, "HCR" Hillside Construction Regulation District, or "WLD" Wildlife District is also classified in one or more zones, and land classified in the "P" Automobile Parking Zone may also be classified in an "A" or "R" Zone.

Land classified in the "P" Automobile Parking Zone may also be classified in an "A" or "R" Zone.

These classifications are indicated on the "Zoning Map" with a combination of symbols, e.g., **R2-2-O**, **C2-4-S**, **M1-3-G**, **M1-1-P** and **R2-O**, **C2-G**, etc., where height districts have not been established.

Sec. 3. Subdivision 2 of Subsection S of Section 12.32 of the Los Angeles Municipal Code shall be amended to add a new "WLD" Wildlife Supplemental Use District.

2. Districts. In order to carry out the provisions of this article, the following districts are established:

"O"	Oil Drilling District
"S"	Animal Slaughtering District
"G"	Surface Mining District
"RPD"	Residential Planning Development District
"K"	Equinekeeping District
"CA"	Commercial and Artcraft District
"POD"	Pedestrian Oriented District
"CDO"	Community Design Overlay District
"MU"	Mixed Use District
"FH"	Fence Height District
"SN"	Sign District
"RFA"	Residential Floor Area District

"NSO"	Neighborhood Stabilization Overlay District
"CPIO"	Community Plan Implementation Overlay District
"HS"	Hillside Standards Overlay District
"MPR"	Modified Parking Requirement District
"RIO"	River Improvement Overlay District
"CUGU"	Clean Up Green Up Overlay District
"RG"	Rear Detached Garage District
"HCR"	Hillside Construction Regulation District
"WLD"	Wildlife District

These districts and their boundaries are shown on portions of the "Zoning Map" as provided for in Section 12.04 and made a part thereof by a combination of the zone and district symbols. This map and the notations, references and other information shown on it that pertain to the boundaries of these districts are made a part of this article as fully described here. Reference is hereby made to those maps, notations, references and other information for full particulars.

Sec. 4. Subdivision 4 of Subsection S of Section 12.32 of the Los Angeles Municipal Code shall be amended to read as follows:

4. Administrative Clearance - Director Authority for Sign Off.

(a) Administrative Clearance. An Administrative Clearance is defined as a ministerial approval for Projects that comply with all applicable Supplemental Use District regulations. The term "Project" shall be defined in any Supplemental Use District that seeks to invoke this Administrative Clearance procedure.

(b) Application, Form and Contents. To apply for an Administrative Clearance, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application and any additional submission requirements.

(c) Procedures. An applicant for a Project that complies with the provisions of an adopted Commercial and Aircraft District, Pedestrian Oriented District, Community Design Overlay District, Mixed Use District, Community Plan Implementation Overlay District, River Improvement Overlay District, Clean Up Green Up Overlay District, or Wildlife District shall submit plans to the Director for an Administrative Clearance. The

Director or his/her designee shall review the Project for compliance with the applicable Supplemental Use District development regulations. A Project that does not qualify for Administrative Clearance shall follow the procedures set forth in the applicable Supplemental Use District.

Sec. 5. The table of contents preceding Section 13.00 of the Los Angeles Municipal Code is amended to read as follows:

- [13.01](#) "O" Oil Drilling Districts.
- [13.02](#) "S" Animal Slaughtering Districts.
- [13.03](#) "G" Surface Mining Operations Districts.
- [13.04](#) "RPD" Residential Planned Development Districts.
- [13.05](#) "K" Equinekeeping Districts.
- [13.06](#) Commercial and Artcraft Districts.
- [13.07](#) Pedestrian Oriented District.
- [13.08](#) "CDO" Community Design Overlay District.
- [13.09](#) Mixed Use District.
- [13.10](#) Fence Heights District.
- [13.11](#) "SN" Sign District.
- [13.12](#) "NSO" Neighborhood Stabilization Overlay District.
- [13.13](#) "RFA" Residential Floor Area District.
- [13.14](#) "CPIO" Community Plan Implementation Overlay District.
- [13.15](#) "MPR" Modified Parking Requirement District.
- [13.16](#) "HS" Hillside Standards Overlay District.
- [13.17](#) "RIO" River Improvement Overlay District.
- [13.18](#) "CUGU" Clean Up Green Up District.
- [13.19](#) "RG" Rear Detached Garage District.
- [13.20](#) "HCR" Hillside Construction Regulation District.
- [13.21](#) "WLD" Wildlife District
- [13.22](#) Violation.

Sec. 6. Section 13.21 of the Los Angeles Municipal Code shall be renumbered as Section 13.22, and a new Section 13.21 shall be inserted to read as follows:

SEC. 13.21. "WLD" WILDLIFE DISTRICT.

- A. Purpose.** This section sets forth procedures and standards for the Wildlife Ordinance. The general purpose of the Wildlife Ordinance is to maintain and enhance wildlife habitat and connectivity by providing standards and regulations applicable to development in ecologically important areas. The overall intent of

the ordinance is to achieve protection of natural resources, plants, animals, and open space and thereby advance sustainability, wildlife connectivity, biodiversity, watershed health, wildfire safety, and climate resilience goals for the City.

- B. Relationship to Other Zoning Regulations.** Wherever the provisions of the Wildlife District conflict with any provisions of other Supplemental Use Districts, the underlying zone, or any other regulation, the more restrictive provision shall prevail.
- C. District Identification.** The provisions of this Section apply to any lot designated as WLD as a part of its zone designation. Development on properties within the Wildlife District are subject to the development regulations, as applicable, in Subsection F of this Section. ~~Development initiated by the City is exempt from all regulations contained in this Section.~~
- D. Definitions.** For the purposes of this section, the following words and phrases are defined as follows:

Channel, Open. A stream or river bed; generally refers to the physical form where water commonly flows.

Open Space. Any parcel or area of land or water that is zoned or designated for Open Space, essentially unimproved and devoted to an open-space use, including: (1) protected areas for preservation of natural resources, e.g., preservation of flora and fauna, animal habitats, bird flyways, ecologic and other scientific study areas, watershed; (2) managed production of resources, e.g., recharge of ground water basins or containing mineral deposits that are in short supply; (3) outdoor recreation, e.g., beaches, waterways, ~~utility easements,~~ trails, scenic highway corridors; and/or (4) public health and safety, e.g., flood, seismic, geologic or fire hazard zones, air quality enhancement.

Planting Area. The area on a lot designated and designed for plants, including zones 1 and 2.

Project. Any of the Project Types listed in Section 13.21.E.1 of this Code shall be counted as a Project.

Preferred Plant. Any plant identified on the Preferred Plant List, as adopted and maintained by the Director of Planning.

Prohibited Plant. Any plant identified on the Prohibited Plant List, as adopted and maintained by the Director of Planning.

Protected Tree or Shrub. See definition in Section 46.01.

Riparian Area. Riparian areas are plant communities contiguous to and affected by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes, or drainage ways). Riparian areas are usually transitional between wetland and upland. Riparian areas have one or both of the following characteristics: distinctly different vegetative species than adjacent areas; species similar to adjacent areas, but exhibiting more vigorous or robust growth forms.

Riparian Vegetation. Plants contiguous to and affected by surface and subsurface hydrologic features of perennial or intermittent water bodies (rivers, streams, lakes, or drainage ways). Riparian Areas have one or both of the following characteristics: 1) distinctly different vegetative species than adjacent areas, and/or 2) species similar to adjacent areas, but exhibiting more vigorous or robust growth forms. Riparian Areas are usually transitional between wetland and upland.

Significant Tree. Any tree that measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height.

Water Resources. Sources of permanent or intermittent surface water, including, but not limited to, lakes, reservoirs, ponds, rivers, streams, marshes, seeps springs, vernal pools, and playas.

Wildlife Resource. See Section 12.03.

Wildlife Resource Buffer. An area measuring up to 50 feet from an identified Wildlife Resource.

- E. Applicability.** A Project that satisfies at least one criterion under the "Project Type" list in Subdivision 1 below shall comply with the provisions contained in Subdivision 1 of Subsection F of this Section (13.21.F.1) except where noted in this Section.

Additionally, Projects proposed within identified Wildlife Resources or their buffers must also comply with the provisions established in Subdivision 2 of Subsection F of this Section (13.21.F.2).

In reviewing a Project for an Administrative Clearance, the Director shall only review the Project for compliance with those regulations that are applicable to the proposed scope of construction.

1. Project Type

(a) New Construction. The construction of a new, standalone building exceeding 500 square feet. Reconstruction of a building or structure damaged or destroyed in a natural disaster shall not be considered New Construction.

(b) Additions. Additions exceeding 500 square feet to any building or structure.

(c) Major Remodel- Hillside. Any remodeling of a main building on a lot in the Hillside Area whenever the aggregate value of all alterations within a one-year period exceeds 50 percent of the replacement cost of the main building. Reconstruction of a building or structure damaged or destroyed in a natural disaster shall not be considered Major Remodel-Hillside.

(d) Grading. Cumulative grading on a lot in excess of 500 cubic yards.

(e) Tree Removal. Removal of any Protected Tree, Significant Tree, or tree within the public right of way.

F. Development Regulations. All Projects within a Wildlife District (WLD) shall be subject to the following development regulations. A Project that has been granted vested rights under Section 12.26.A.3 of this Code prior to the effective date of this ordinance is exempt.

1. District-Wide Regulations. All Projects within the Wildlife SUD shall comply with the applicable provisions of this Subdivision.

(a) Fences and Walls (Applies to project types: New Construction, Major Remodel-Hillside)

(1) Intent. To minimize potential for wildlife injury and entrapment by prohibiting materials and design features that present threats to wildlife, and to facilitate wildlife connectivity.

(2) Regulations.

(i) Fence and Wall Standards. All fencing and walls shall comply with the following requirements:

a. Wall and Fence Design and Materials

i. The following materials and design features are prohibited on any fencing:

1. Prohibited Materials:

- a. Barbed wire
- b. Plastic mesh
- ~~c. Woven wire~~
- d.c. Concertina wire
- e.d. Razor wire

2. Prohibited Design Features:

- a. Spikes
- b. Sharp Glass
- c. Uncapped hollow fence posts

(b) Height. (Applies to project types: New Construction, Major Remodels-Hillside, Additions)

(1) Intent. To minimize the alteration of existing landforms and vegetation; limit soil erosion and slope instability, and improve stormwater management and watershed health; maintain hillside ecosystems and reduce visual and physical impact by limiting the amount of landcover, landform, and soil disturbance associated with tall hillside development.

(2) Regulations.

(i) Overall Height.

An overall height limit of 45 feet shall be established for all buildings and structures. The overall height shall be measured from the adjacent lowest elevation point within 5 horizontal feet of the exterior walls of a building or structure to the highest elevation point of the roof Structure or parapet wall.

- a. The overall height requirement shall not apply to the restoration or rebuilding of non-conforming buildings that are damaged or destroyed by natural disasters as outlined in Section 12.23.A.5 of the LAMC.
- b. Roof Structures as described in LAMC [Table 12.21 C.10-5](#), or similar Structures, may be erected above the Overall Height limit.

(c) Grading (Applies to project types: New Construction, Additions, Major Remodel- Hillside, Grading)

(1) Intent. To preserve natural landform, topography, and vegetation; retain watershed function; and reduce surface erosion, soil instability, landslides, and/or site disturbance by limiting grading on steep slopes.

(2) Regulations.

(i) Grading Restrictions

a. Development on lots with slopes in excess of 100%. No grading or structure shall be developed on the portion of lots with natural slopes in excess of 100% and greater as identified on the Slope Analysis Map per 12.21.C.10(b)(1), except that a Project may utilize a Guaranteed Minimum Residential Floor Area per Table 12.21 C.10-3 of the Los Angeles Municipal Code.

b. Grading Exemptions - Do Not Apply. The following grading exemptions established in Sec. 12.21.C.10(f) of this Code do not apply to Projects in Wildlife Districts.

- i. Cut and/or Fill, up to 500 cubic yards, for driveways to the required parking or fire department turnaround closest to the accessible Street for which a Lot has ingress/egress rights.
- ii. Fill resulting from Cut underneath the footprint of the main Building, not to exceed 50 percent of said Cut.

(ii) Remedial Grading.

a. Notwithstanding 12.21.C.10(f), all remedial grading as defined in LAMC Section 12.03, on or of slopes greater than or equal to 60% shall be counted toward the Maximum By-Right Grading Quantity, except for the correction of hazardous soil and earth conditions, when notified by LADBS in accordance with LABC Section 7005.7

(d) Residential Floor Area (Applies to project types: New Construction, Major Remodels-Hillside)

(1) Intent. To minimize the disturbance to and alteration of Wildlife Resources, slopes, vegetation, and undeveloped

areas that provide wildlife habitat and connectivity by retaining existing vegetation and natural landforms in hillside areas.

(2) Regulations.

(i) Within Wildlife Districts, no more than 1,000 square feet of Basement area, where the height from the finished floor of the Basement to the finished ceiling of the Basement does not exceed ten (10) feet, may be exempted from Residential Floor Area calculations. Any portion of a Basement area which exceeds 1,000 square feet or ten feet (10) in height from the finished floor of the Basement to the finished ceiling of the Basement shall count toward maximum allowable floor area. ~~the Basement exemption contained within the Residential Floor Area definition in Section 12.03 shall not apply.~~

(e) Lot Coverage. (Applies to project types: New Construction, Major Remodels-Hillside, Additions)

(1) Intent. To minimize the alteration of existing landforms and vegetation; improve stormwater management and watershed health; limit soil erosion and slope instability, and maintain hillside ecosystems by limiting the amount of impermeable surfaces in the Wildlife District.

(2) Regulations.

(i) For all properties within a Wildlife District, except those zoned R1 and R2, calculation of lot coverage shall include: any structures extending more than six feet above natural ground level; pools; planters; sport courts; pavement, patios, and decks.

(ii) Lot coverage shall not exceed 50% of the total area of the lot, and in no case shall exceed 100,000 square feet.

(f) Trees. (Applies to project types: Tree Removal)

(1) Intent. To maintain habitat and biodiversity, manage stormwater and sequester carbon by retaining Native and Significant Trees, and by incorporating native vegetation that supports wildlife.

(2) Regulations.

(i) Native Tree Requirement

a. One tree must be planted on site for every 1,000 square feet of new floor area introduced to the lot, with a minimum of one (1) Native Tree required. The size of each replacement tree shall be a 15-gallon or larger specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than 7 feet in height, measured from the base.

a. The preservation of onsite Native Tree(s) may be used to satisfy this requirement. All new tree plantings must be Preferred Plants.

(ii) Significant Tree Removal, Relocation, and Replacement. Any Significant Tree that is removed or relocated must be replaced by two new trees selected from the Preferred Plant List. Removal shall include any act that will cause a Significant Tree to die, including, but not limited to, acts that inflict damage upon the root system or other part of the tree by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling dripline area around the trunk, or by changing the local drainage pattern, either inside or outside the dripline, such that it significantly affects the amount of water that reaches the tree roots.

a. The size of each replacement tree shall be a 15-gallon or larger specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than 7 feet in height, measured from the base. All tree plantings to satisfy this requirement must be Preferred Plants.

b. Protected Tree or Shrub relocation or removal must follow the procedures established in Section 46.02 of this Code.

(iii) Significant Tree and Protected Tree or Shrub Dripline. No grading or other construction activity shall occur within the Dripline of a Significant Tree or Protected Tree or Shrub. If digging of trenches within the dripline is absolutely necessary for the installation of utilities, hand tools or small hand held power equipment shall be used to avoid cutting roots.

(iv) Treatment of Dead or Fallen Trees. Any dead or fallen tree which is identified by a Tree Expert in a Tree Report of a Protected Tree or Shrub species (see Definitions section) shall be replaced per the Significant Tree replacement ratios. Dead or fallen tree material should be retained on site as mulch, compost, soil amendment or as otherwise recommended by a tree specialist. Dead or fallen trees should be left in place where they are outside the Los Angeles Fire Department brush clearance zone when possible. LAFD shall be consulted for emergency tree removal, and LAFD protocols shall take precedence.

a. Emergency Removal. An exemption for emergency removal may be obtained if a visual inspection by the Fire Department determines removal is necessary due to a hazardous or dangerous condition (e.g., disease, potential for spreading pest and pathogen infestation to other trees, blocking public roadways, etc.). Any emergency removal of infested, dead, or fallen trees which have been shown to have a disease or infestation should follow proper Best Management Practices for tree removal and disposal.

(g) Vegetation and Landscaping (Applies to project types: New Construction, Major Remodel-Hillside, Grading)

(1) Intent. To maintain habitat and biodiversity, manage stormwater and sequester carbon by retaining Native and Significant Trees, and by incorporating native vegetation that supports wildlife.

(2) Regulations.

(i) Wildlife Friendly Landscaping Requirements

- a. **Prohibited Plants.** No Prohibited Plant shall be planted in a Wildlife District.
- b. **Planting Zones.** Any newly planted or landscaped area shall comply with the following Planting Zones in order to increase habitat value and resist the spread of fire:
 - i. **Planting Zone 1.** A minimum of 50% of the total area of any new landscaping shall be planted

- with native species chosen from among the species listed in the Preferred Plant List.
- ii. **Planting Zone 2.** A minimum of 75% of the total area of any new landscaping shall be planted with native species chosen from among the species listed in the Preferred Plant List.
 - iii. **Preferred Plant List.** All plants required to meet the minimum plant coverage standard shall meet the applicable plant type planting specification standards per the Preferred Plant List.

(3) Rules of Measurement.

(i) Planting Zones are areas designated 1 and 2 and surround buildings and structures at their finished grade.

- a. Zone 1 extends thirty (30') feet in a straight horizontal perpendicular line from the edge of any structure larger than 200 square feet.
- b. Zone 2 extends from the edge of Zone A to the property line.

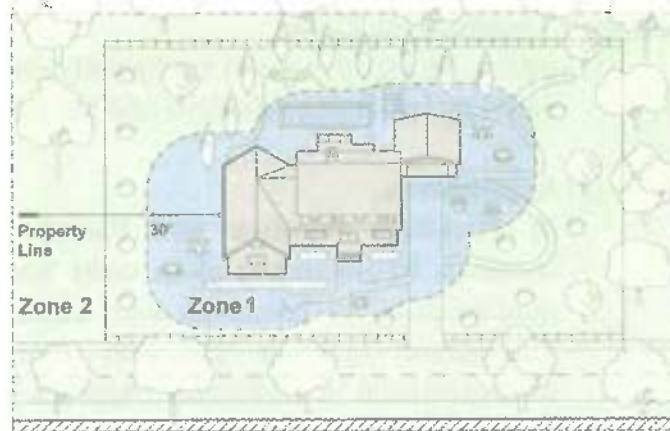


Image for illustrative purposes only.

(h) Lighting (Applies to project types: New Construction, Major Remodels - Hillside, Additions)

(1) Intent. To minimize the indirect impacts to wildlife created by outdoor lighting, such as disorientation of nocturnal species and

the disruption of mating, feeding, migrating, and the predator-prey balance.

(2) Regulations.

(i) Lighting Design Standards

- a. **Light Intrusion.** All lights used to illuminate outdoor areas including around or adjacent to swimming pools shall be designed, located and arranged or shielded so as to reflect the light away from any public right-of-way and from Wildlife Resources.
- b. **Height.** Luminaires affixed to a structure, including building fences, walls, or poles, for the purpose of providing outdoor lighting shall have a maximum height of 20 ft or no higher than height of the fence or structure. Freestanding light fixtures used to light walkways, driveways, and hardscapes shall not exceed 2 ft above ground level.

(ii) Lighting Maximums

- a. All outdoor lighting shall have a maximum output of 800 lumens per luminaire, except:
 - **Security Lighting:** 2600 lumens
 - **Outdoor Recreational Lighting:** 2600 lumens

(i) Windows (Applies to project types: New Construction, Major Remodels - Hillside, Additions)

(1) **Intent.** To improve avian safety and reduce avian injuries and death by restricting reflective and transparent windows.

(2) Regulations.

(i) Bird-Safe Window and Facade Requirement. Any windows, free-standing glass walls and facades, skywalks, greenhouses, or balconies with segments of reflective or transparent building elements that are not visually distinguishable or physically separate from one another by seams, joints, frames, or other opaque material, measuring at least 40 square feet in size must incorporate at least one of the following treatments for bird safety:

- a. **Fritted Glass Window.** Closely spaced opaque dots (frits) fused on the outer surface of glass or other

reflective or transparent materials making them highly visible to birds.

b. Angled Glass. Position windows downward (recommended minimum 20 degrees) to limit reflection of sky and trees on the glass.

c. UV Reflective Glass. Patterned UV coating or use of contrasting patterned UV-absorbing and UV reflective films, which are visible to birds and transparent to humans.

d. Frosted, Stenciled, Etched, or Sandblasted Windows. Any pattern frosted, stenciled, etched or sandblasted onto the glass with recommended dimensions including vertical elements of the window patterns at least 1/8 inch wide at a maximum spacing of 4 inches, and horizontal elements at least 1/8 inch wide at a maximum spacing of 2 inches.

a. Architectural Features. Overhangs, louvers, awnings, screens, or other elements that layer, recess, or otherwise visually break up large expanses of reflective or transparent surfaces into segments smaller than 24 square feet.

(j) Trash Enclosures (Applies to project types: New Construction, Major Remodels - Hillside)

(1) Intent. To minimize occurrences of human-wildlife interaction by restricting unenclosed trash areas.

(2) Regulations.

(i) Locational Standards. All trash and recycling receptacles shall be stored inside a building or within an enclosed structure.

a. For new construction projects, the proposed location of the trash and recycling enclosures shall be identified on the site plan.

(ii) Trash Enclosure Design Standards. All exterior trash and recycling enclosures shall meet the following design standards:

- a. Be contained within a wall height that exceeds the disposal unit;
- b. Have a solid roof to deter birds and animals;
- c. Have solid doors that accommodate a lock and remain closed when not in use;
- d. Not be constructed of chain link;
- e. Not be constructed of wood (or other flammable materials).

(k) Site Plan Review.

(1) Intent. To maintain biodiversity and protection of natural resources, and ensure projects do not negatively impact habitats or cause habitat fragmentation by providing additional technical review of existing resources, potential impacts, and required mitigations.

(2) Regulations.

(i) No grading permit, foundation permit, building permit, or use of land permit shall be issued for any of the following Projects unless a site plan approval has first been obtained pursuant to Section 16.05 of this Code. In addition to the Site Plan Review findings contained in Sec. 16.05.F, the findings established in Section 13.21.F.2(b)(3) must also be met for all Projects in Wildlife Districts requiring Site Plan Review:

- (1)** Any Project in a Wildlife District (WLD) that proposes 1,000 cubic yards or more of Remedial Grading as the term is defined in Section 12.03. of this Chapter.
- (2)** Any Project in a Wildlife District (WLD) that creates or results in ~~7,500~~ 6,000 square feet or more of Residential Floor Area.

2. Wildlife Resources. In addition to the District-Wide regulations contained in Paragraph 1 of Subsection F of this Section, the following regulations apply to all lots in a Wildlife District where a Wildlife Resource has been identified on a map created, maintained, and adopted by the Department of City Planning in conjunction with the application of a Wildlife District.

(a) Intent. To protect Wildlife Resources that provide wildlife habitat and connectivity opportunities by requiring review of projects that may impact such resources, and buffering from waterways and open spaces and limiting disturbance to soils, waterways, vegetation, and habitat areas.

(b) Regulations.

(1) A Biological Assessment is required for any Project proposed within a Wildlife Resource or its buffer, as shown on ~~Map X~~ [the Wildlife Resources Map](#).

(2) Site Plan Review is required for all Projects located within identified Wildlife Resources and their buffers, as outlined in Table 4.1 below:

Wildlife Resource	Buffer
Water features (lakes, reservoirs, ponds, wetlands, rivers, streams, creeks, riparian areas)	50'
Open Channels	15'
Open Space (zoned open space, conservation easements, protected areas)	25'

(i) Rules of Measurement.

- a. All Wildlife Resource buffers should be measured horizontally, in plan view. All wetland delineations should follow the methodology described in the US Fish and Wildlife Service Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, 1979). The Mapping Episodic Stream Activity (MESA) protocol (Vyverberg and Brady, 2013) developed by CDFW and the California Energy Commission should be employed to accurately document episodic streams when water is absent. *Refer to Table 7.2*

Table 7.2 Measurement of Wildlife Resources	
Wildlife Resource	Measured From
Lakes, reservoirs, ponds	High water mark.
Rivers, streams, creeks, riparian	Outside edge of riparian vegetation on either side of the channel. If vegetation is absent or sparse, use the bank of the wet season active channel inclusive of any braided channel conditions.
Wetlands	Edge of saturated soil
Open Channel	Outside edge of riparian vegetation, edge of the channel or basin.
Open Space (open space zoning, conservation easements, protected areas)	Nearest property boundary of any Open Space property.

(3) Site Plan Review. Site Plan Review is required for any Project, including construction staging, requiring a permit within a Wildlife Resource or its buffer. Interior remodeling and additions that do not alter or expand a building's footprint shall not count as Projects.

(i) A Biological Assessment is required for any Project within a Wildlife Resource or its Buffer.

(ii) Additional Findings. In addition to the Site Plan Review findings contained in Sec. 16.05.F, the following findings must also be met for all Projects in Wildlife Districts requiring Site Plan Review:

The applicant must provide information supporting the following additional Wildlife findings:

1. That the proposed Project, roads, and utilities serving the proposed Project are located and designed to be highly compatible with and have minimal impact on any and all natural features and resources present, including landforms, vegetation, and existing natural and altered watercourses.
2. That the Project is located to avoid substantial landform alteration, including by locating development away from steep slopes and/or that alternatives to

substantial landform alteration including, but not limited to, deepened foundations, caissons and soldier piles have been utilized.

3. That the proposed Project is designed to be highly compatible with the biotic resources present, including setting aside of appropriate and sufficient undisturbed areas; retaining native vegetation cover and/or open spaces to buffer critical resource areas from such Project;
4. That any existing Wildlife Resources and Resource Buffers have been clearly identified on site plans and that Project designs, as well as all construction activities and staging, are specifically and explicitly adapted to the preservation or enhancement of identified resources in their existing location, and do not substantially impede wildlife access to the resource.

Project modifications could include: locating the project away from resource areas, additional setbacks from adjacent Wildlife Resource areas, permeable fencing for Resource areas, landscaping with Preferred Plant species, retaining existing Protected Trees, or other such modifications to protect or enhance wildlife habitat or connectivity.

G. Issuance of Building Permits. For any Project within a WLD District, ~~no the Department of Building and Safety shall not issue any~~ permits shall be issued, including, but not limited to, grading, shoring or building permits unless an Administrative Review, WLD Adjustment, WLD Exception, or Site Plan Review approval has been obtained pursuant to the applicable procedures in Section 13.21.H of this Code.

H. Review Procedures for Projects in Wildlife Districts.

1. **Application.** All Projects proposed within a WLD District shall be submitted for approval with a WLD application and form available at the Planning Department's Development Services Counter. Prior to deeming the application complete, the Director shall determine and advise the applicant, if necessary, of the processes to be followed, materials to be submitted, and

fees to be paid. The granting of the WLD approval shall not imply or be deemed to constitute compliance within any other applicable provisions of this Code.

2. WLD Administrative Review. An applicant who complies with the WLD District regulations shall submit plans to the Director for an Administrative Review pursuant to Section 12.32.S.4 of this Code. Applicants requesting an Adjustment shall submit plans per Subdivision 3 (a) below. A Project that cannot comply with the requirements of the WLD District may request relief through the Exception procedures set forth in Subdivision 3 (b) of this Subsection.

3. Relief

(a) WLD Adjustments - Director Authority with Appeal to the Area Planning Commission. The Director or the Director's designee shall have initial decision-making authority to grant a WLD Adjustment with an appeal to the Area Planning Commission in accordance with the procedures set forth in Section 11.5.7.C.4-6. of this Code. In granting an Adjustment from WLD regulations, the Director may impose conditions to assure compliance with the objectives of the General Plan and the purpose and intent of the WLD District.

(1) Limitations.

(i) Unless otherwise limited by the WLD District, a WLD Adjustment shall be limited to deviations of up to 10 percent from each of the quantitative development regulations. If applicable, each adopted WLD District shall indicate those development regulations that are not eligible for an Adjustment through this section. If an application requests more than one WLD Adjustment, the Director may advise the applicant, prior to the application being deemed complete, that the request be filed and processed as a WLD Exception, pursuant to Subdivision 3 (b) of this section. All Projects seeking relief from any development regulation designated in the WLD District as not eligible for Adjustment shall be processed through the WLD Exception procedures listed in Subdivision 3 (b) of this Subsection.

(ii) Findings. The Director may grant an Adjustment upon making all of the following findings:

1. Special circumstances applicable to the Project or Project site exist that make the strict application of the WLD regulation(s) impractical;
2. The Project, as approved, is consistent with the purpose and intent of the WLD District and substantially complies with the applicable WLD regulations; and
3. In granting the Adjustment, the Director has considered and finds no detrimental effects of the Adjustment on surrounding properties, the public, or public rights-of-way.

(b) WLD Exception- Area Planning Commission Authority with Appeals to the City Council.

(1) Authority. The Area Planning Commission shall have initial decision-making authority for granting an Exception from the WLD District regulations with an appeal to the City Council in accordance with the procedures set forth in Section 11.5.7.F of this Code. In granting an Exception from WLD regulations, the Area Planning Commission shall impose conditions to protect the public health, safety, and welfare; and to assure compliance with the objectives of the General Plan and the purpose and intent of the WLD District. An Exception from a WLD regulation shall not be used to grant a special privilege, nor to grant relief from a self-imposed hardship.

(i) Findings. The Area Planning Commission may permit an Exception from a WLD regulation if it makes all the following findings:

1. The strict application of the WLD regulations to the subject property would result in practical difficulties or an unnecessary hardship inconsistent with the general purpose and intent of the WLD District and its regulations;
2. Exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property exist that do not apply generally to other properties in the WLD District;
3. An Exception from the WLD regulation is necessary for the preservation and enjoyment of a substantial

property right or use generally possessed by other property within the WLD District and in the same zone and vicinity, but which, because of a special circumstance and practical difficulties or unnecessary hardship, is denied to the property in question;

4. The granting of an Exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to, or in the vicinity of, the subject property; and
5. The granting of an exception will be consistent with the principles, intent and goals of the WLD District and any applicable element of the General Plan.

I. Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Sec. 7. Paragraph (f) of Subdivision 1 of Subsection C of Section 16.05 shall be moved to Paragraph (e), and new Paragraphs (f), (g), and (h) shall be added to read as follows:

(f) Any Project, as defined in Subsection D of Sec. 13.21 of this Chapter, within an identified Wildlife Resource or its buffer within a Wildlife District (WLD).

(g) Any Project, as defined in Subsection D of Sec. 13.21 of this Chapter, that proposes 1,000 cubic yards or more of Remedial Grading as the term is defined in Section 12.03 of this Chapter, in a Wildlife District (WLD).

(h) Any Project, as defined in Subsection D of Sec. 13.21 of this Chapter, which creates or results in 7,500 square feet or more of Residential Floor Area within a Wildlife District (WLD).

This subdivision shall not apply to one-family dwellings located outside of a HCR District or WLD District

Sec. 8. The City Clerk shall certify that....

DRAFT

City of Los Angeles Wildlife Ordinance PROPOSED Preferred Plant List

Planting of the following species is beneficial to native plant communities and/or wildlife and is, therefore, recommended within the City of Los Angeles where the Wildlife Ordinance applies. Use this list of preferred plants as a general guide only, tailoring the landscaping to the specific environment of the property, if necessary, in consultation with native plant experts.

***Plants with an asterisk are prohibited within Planting Zone A**

Botanical Name	Common Name	Type
<i>Calandrinia ciliata</i>	Red maids	Annual
<i>Castilleja densiflora</i>	Owl's clover	Annual
<i>Castilleja exserta</i>	Purple owl's clover	Annual
<i>Clarkia bottae</i>	Punchbowl godetia	Annual
<i>Clarkia purpurea</i>	Winecup clarkia	Annual
<i>Clarkia unguiculata</i>	Elegant clarkia	Annual
<i>Collinsia heterophylla</i>	Chinese houses	Annual
<i>Erysimum capitatum</i>	Douglas wallflower	Annual
<i>Eschscholzia caepitosa</i>	Collarless poppy	Annual
<i>Eschscholzia californica</i>	California poppy	Annual
<i>Gilia capitata</i>	Globe gilia	Annual
<i>Lasthenia californica</i>	Gold fields	Annual
<i>Lasthenia glabrata</i>	Yellow rayed lasthenia; Goldfields	Annual
<i>Layia platyglossa</i>	Tidy tips	Annual
<i>Lupinus bicolor</i>	Miniature lupine	Annual
<i>Lupinus hirsutissimus</i>	Stinging lupine	Annual
<i>Lupinus succulentus</i>	Arroyo lupine; Succulent lupine	Annual
<i>Nemophila menziesii</i>	Baby blue eyes	Annual
<i>Nicotiana quadrivalvis</i>	Indian tobacco	Annual
<i>Phacelia grandiflora</i>	Large-flowered phacelia	Annual
<i>Phacelia minor</i>	Wild canterbury bells	Annual
<i>Phacelia parryi</i>	Parry's phacelia	Annual
<i>Phacelia tanacetifolia</i>	Lacy phacelia	Annual
<i>Platystemon californicum</i>	Cream cups	Annual
<i>Salvia columbariae</i>	Chia	Annual
<i>Lupinus nanus</i>	Sky lupine	Annual
<i>Clarkia purpurea</i>	Purple clarkia	Annual
<i>Limnanthes douglasii ssp. sulphurea</i>	Meadowfoam	Annual
<i>Limnanthes douglasii</i>	Common meadowfoam, Poached egg plant	Annual
<i>Phacelia grandiflora</i>	Large-flowered phacelia	Annual
<i>Phacelia tanacetifolia</i>	Lacy phacelia	Annual
<i>Bloomeria crocea</i>	Golden stars	Bulb
<i>Calochortus albus</i>	White globe lily	Bulb
<i>Calochortus catalinae</i>	Catalina mariposa lily	Bulb
<i>Calochortus clavatus</i>	Yellow mariposa	Bulb

<i>Dichelostemma capitatum</i>	Blue dicks	Bulb
<i>Lilium humboldtii</i>	Humboldt lily	Bulb
<i>Zigadenus fremontii</i>	Star lily	Bulb
<i>Adiantum capillus veneris</i>	Venus hair fern	Fern
<i>Adiantum jordani</i>	California maiden hair fern	Fern
<i>Dryopteris arguta</i>	Coastal wood fern	Fern
<i>Pellaea andromedaefolia</i>	Coffee fern	Fern
<i>Pellaea mucronata</i>	Bird's foot fern	Fern
<i>Pentagramma triangularis</i>	Goldback fern	Fern
<i>Polypodium californicum</i>	California polypody fern	Fern
<i>Pteridium aquilinum var. pubescens</i>	Brackenfern	Fern
<i>Woodwardia fimbriata</i>	Chain fern	Fern
<i>Abronia umbellata</i>	Sand verbena	Perennial
<i>Achillea millefolium</i>	Common yarrow	Perennial
<i>Acmispon glaber</i>	Deer weed	Perennial
<i>Anemopsis californica</i>	Yerba mansa	Perennial
<i>Antirrhinum multiflorum</i>	Many flowered snapdragon	Perennial
<i>Aolidago velutina spp. californica</i>	California goldenrod	Perennial
<i>Asclepias californica</i>	California milkweed	Perennial
<i>Asclepias eriocarpa</i>	Indian milkweed	Perennial
<i>Asclepias fascicularis</i>	Narrow-Leaf milkweed	Perennial
<i>Astragalus trichopodus</i>	Locoweed	Perennial
<i>Camissonia cheiranthifolia</i>	Dune primrose	Perennial
<i>Castilleja affinis</i>	Indian paintbrush	Perennial
<i>Clinopodium douglasii</i>	Yerba buena	Perennial
<i>Coreopsis gigantea</i>	Tree coreopsis	Perennial
<i>Croton californicus</i>	California croton	Perennial
<i>Delphinium cardinale</i>	Scarlet larkspur	Perennial
<i>Delphinium parryi</i>	Blue larkspur	Perennial
<i>Delphinium patens</i>	Blue larkspur	Perennial
<i>Dicentra ochroleuca</i>	Silver ear drops	Perennial
<i>Diplacus aurantiacus</i>	Bush monkeyflower	Perennial
<i>Dodecatheon clevelandii</i>	Padre's shootingstar	Perennial
<i>Dudleya cymosa S</i>	Canyon dudleya	Perennial
<i>Dudleya lanceolata</i>	Lance live forever	Perennial
<i>Dudleya pulverulenta</i>	Chalk live dudleya	Perennial
<i>Encelia californica</i>	California bush sunflower	Perennial
<i>Epilobium canum</i>	California fuchsia	Perennial
<i>Epipactis gigantea</i>	Stream orchid	Perennial
<i>Eriogonum crocatum</i>	Conejo buckwheat	Perennial
<i>Eriogonum elongatum</i>	Wand buckwheat	Perennial
<i>Eriophyllum confertiflorum</i>	Golden yarrow	Perennial
<i>Erythranthe cardinalis</i>	Scarlet monkeyflower	Perennial
<i>Erythranthe guttata</i>	Seep monkeyflower; Yellow monkeyflower	Perennial
<i>Gnaphalium bicolor</i>	Two-tone everlasting	Perennial

<i>Gnaphalium californicum</i>	California everlasting	Perennial
<i>Grindelia camporum</i> var. <i>bracteosum</i>	Gum plant	Perennial
<i>Haplopappus venetus</i>	Coastal isocoma	Perennial
<i>Helianthus gracilentus</i>	Dwarf sunflower	Perennial
<i>Heliotropium curassavicum</i>	Salt heliotrope	Perennial
<i>Hesperoyucca whipplei</i>	Yucca; Our lord's candle	Perennial
<i>Heuchera maxima</i>	Island alum root	Perennial
<i>Iris douglasiana</i>	Douglas iris	Perennial
<i>Isocoma arguta</i>	Coastal isocoma	Perennial
<i>Iva hayesiana</i>	Poverty weed; Spreading rush	Perennial
<i>Juncus textilis</i>	Basket rush	Perennial
<i>Keckiella cordifolia</i>	Heart-leaved penstemon	Perennial
<i>Lepechinia calycina</i>	White pitcher sage	Perennial
<i>Lepechinia fragrans</i>	Fragrant pitcher sage	Perennial
<i>Leptodactylon californicum</i>	Prickly phlox	Perennial
<i>Lithophragma affine</i>	Woodland star	Perennial
<i>Lupinus bicolor</i>	Miniature lupine	Perennial
<i>Lupinus hirsutissimus</i>	Stinging lupine	Perennial
<i>Lupinus longiflorus</i>	Bush lupine	Perennial
<i>Lupinus succulentus</i>	Arroyo lupine	Perennial
<i>Mentzelia laevicaulis</i>	Blazing star	Perennial
<i>Mirabilis laevis</i> v. <i>crassifolia</i>	Wishbone bush; Wild four o'clock	Perennial
<i>Oenothera elata</i>	Hooker's evening primrose/Tall evening primrose	Perennial
<i>Oenothera elata</i> ssp. <i>hookeri</i>	Evening primrose	Perennial
<i>Paeonia californica</i>	California peony	Perennial
<i>Penstemon centranthifolius</i>	Scarlet bugler	Perennial
<i>Penstemon heterophyllus</i>	Foothill penstemon	Perennial
<i>Penstemon spectabilis</i>	Royal penstemon; Showy penstemon	Perennial
<i>Phyla nodiflora</i>	Turkey tangle fogfruit	Perennial
<i>Potentilla glandulosa</i>	Sticky cinquefoil	Perennial
<i>Romneya coulteri</i>	Coulter's matilija poppy	Perennial
<i>Salvia spathacea</i>	Hummingbird sage	Perennial
<i>Saxifraga californica</i>	California saxifrage	Perennial
<i>Scrophularia californica</i>	California figwort	Perennial
<i>Scutellaria tuberosa</i>	Skull cap	Perennial
<i>Sidalcea malviflora</i>	Checker bloom	Perennial
<i>Silene laciniata</i>	Indian pink	Perennial
<i>Sisyrinchium bellum</i>	Blue-eyed grass	Perennial
<i>Solanum xanti</i>	Purple nightshade	Perennial
<i>Stachys bullata</i>	California hedgenettle	Perennial
<i>Stanleya pinnata</i>	Prince's plume	Perennial
<i>Symphotrichum chilense</i>	California aster	Perennial
<i>Thalictrum fendleri</i>	Meadow rue	Perennial
<i>Trichostema lanatum</i>	Wooly blue curfs	Perennial
<i>Venegasia carpesiodes</i>	Canyon sunflower	Perennial

<i>Verbena lasiostachys</i>	Western verbena	Perennial
<i>Viola pedunculata</i>	Johnny jump up	Perennial
<i>Agropyron parishii</i>	Wheat grass	Perennial Grass
<i>Agrostis diegoensis</i>	San Diego bentgrass	Perennial Grass
<i>Agrostis exarata</i>	Bentgrass	Perennial Grass
<i>Agrostis pallens</i>	Dune bent grass; Thingrass	Perennial Grass
<i>Andropogon glomeratus</i>	Beard grass	Perennial Grass
<i>Andropogon glomeratus var. scabriglumis</i>	Southwestern bushy bluestem	Perennial Grass
<i>Bothriochloa barbinodis</i>	Cane bluestem,; Plumed beard grass	Perennial Grass
<i>Bouteloua curtipendula</i>	Side oats grama	Perennial Grass
<i>Bouteloua dactyloides</i>	Buffalo grass	Perennial Grass
<i>Bouteloua gracilis</i>	Blue grama	Perennial Grass
<i>Bromus carinatus</i>	California brome	Perennial Grass
<i>Bromus laevipes</i>	Woodland brome	Perennial Grass
<i>Carex pansa</i>	Dune Sedge	Perennial Grass
<i>Carex spissa</i>	San Diego sedge	Perennial Grass
<i>Distichlis spicata</i>	Salt grass	Perennial Grass
<i>Elymus condensatus</i>	Giant wild rye	Perennial Grass
<i>Elymus glaucus</i>	Western rye grass	Perennial Grass
<i>Elymus multisetus</i>	Squirreltail	Perennial Grass
<i>Elymus stebbinsii</i>	Wheat grass	Perennial Grass
<i>Elymus triticoides</i>	Creeping wild rye	Perennial Grass
<i>Festuca elmeri</i>	Elmer's fescue	Perennial Grass
<i>Festuca rubra/F. idahoensis/F. occidentalis</i>	Native Mow Free Blend™	Perennial Grass
<i>Festuca rubra/Stipa cernua/S. pulchra</i>	Native Preservation Mix™	Perennial Grass
<i>Hordeum brachyantherum ssp. californicum</i>	Meadow barley	Perennial Grass
<i>Juncus patens</i>	Rush	Perennial Grass
<i>Koeleria macrantha</i>	June grass	Perennial Grass
<i>Melica imperfecta</i>	Chaparral melica	Perennial Grass
<i>Muhlenbergia aspenifolia</i>	Scratch grass	Perennial Grass
<i>Muhlenbergia rigens</i>	Deergrass	Perennial Grass
<i>Poa scabrella</i>	Malpais bluegrass	Perennial Grass
<i>Stipa cernua</i>	Nodding needlegrass	Perennial Grass
<i>Stipa coronata</i>	Porcupine grass	Perennial Grass
<i>Stipa lepida</i>	Foothill needlegrass	Perennial Grass
<i>Stipa pulchra</i>	Purple needlegrass	Perennial Grass
<i>Adenostoma fasciculatum*</i>	Chamise*	Shrub
<i>Adenostoma sparsifolium*</i>	Red shank*	Shrub
<i>Amorpha californica</i>	False indigo	Shrub
<i>Arctostaphylos glandulosa</i>	Eastwood manzanita	Shrub
<i>Arctostaphylos glauca</i>	Big Berry manzanita	Shrub
<i>Artemisia californica*</i>	California sagebrush*	Shrub
<i>Atriplex lentiformis</i>	Quail bush	Shrub
<i>Baccharis pilularis</i>	Coyote brush	Shrub
<i>Baccharis salicifolia</i>	Mulefat	Shrub

<i>Berberis nevinii</i>	Nevin's barberry	Shrub
<i>Berberis pinnata</i>	Barberry	Shrub
<i>Brickellia californica</i>	California brickellbush	Shrub
<i>Ceanothus crassifolius</i>	Hoaryleaf ceanothus	Shrub
<i>Ceanothus cuneatus</i>	Buckbrush	Shrub
<i>Ceanothus leucodermis</i>	whitebark ceanothus	Shrub
<i>Ceanothus megacarpus</i>	Big Pod ceanothus	Shrub
<i>Ceanothus oliganthus</i>	Hairyleaf ceanothus	Shrub
<i>Ceanothus spinosus</i>	Greenbark ceanothus	Shrub
<i>Ceanothus thyrsiflorus</i> 'Yankee Point'	Blueblossom ceanothus	Shrub
<i>Cercocarpus betuloides</i>	Mountain mahogany	Shrub
<i>Comarostaphylis diversifolia</i>	Summer holly	Shrub
<i>Cornus glabrata</i>	Smooth dogwood	Shrub
<i>Dendromecon rigida</i>	Bush poppy	Shrub
<i>Ericameria linearifolia</i>	Narrowleaf/Linear Leaved Goldenbush	Shrub
<i>Eriodictyon crassifolium</i>	Yerba santa	Shrub
<i>Eriogonum cinereum</i>	Ashleaf buckwheat	Shrub
<i>Eriogonum fasciculatum</i> *	California buckwheat*	Shrub
<i>Eriogonum parvifolium</i>	Seacliff buckwheat	Shrub
<i>Eriogonum wrightii</i> var. <i>membranaceum</i>	Spreading buckwheat	Shrub
<i>Frangula (Rhamnus) californica</i>	Coffeeberry	Shrub
<i>Garrya veatchii</i>	Silktassel bush	Shrub
<i>Hazardia squarrosa</i>	Common hazardia; Goldenbush; Sawtooth goldenb	Shrub
<i>Heteromeles arbutifolia</i>	Toyon	Shrub
<i>Holodiscus discolor</i>	Cream bush	Shrub
<i>Isocoma menziesii</i> var. <i>menziesii</i>	Menzies' goldenbush	Shrub
<i>Lepechinia fragrans</i>	Fragrant pitcher sage	Shrub
<i>Malacothamnus fasciculatus</i>	Chaparral mallow	Shrub
<i>Malosma laurina</i>	Laurel sumac	Shrub
<i>Mirabilis laevis</i> var. <i>crassifolia</i> (<i>M. californica</i>)	Wishbone bush	Shrub
<i>Myrica californica</i>	Pacific wax myrtle	Shrub
<i>Opuntia littoralis</i>	Coastal prickly pear	Shrub
<i>Peritoma (Isomeris) arborea</i>	Bladderpod	Shrub
<i>Pickeringia montana</i>	Chapparal pea	Shrub
<i>Pluchea sericea</i>	Arrow weed	Shrub
<i>Prunus ilicifolia</i>	Hollyleaf cherry	Shrub
<i>Quercus berberidifolia</i>	Scrub oak	Shrub
<i>Quercus dumosa</i>	Nuttals scrub oak	Shrub
<i>Rhamnus crocea</i>	Redberry	Shrub
<i>Rhamnus ilicifolia</i>	Hollyleaf redberry	Shrub
<i>Rhus aromatica trilobata</i>	Fragrant sumac	Shrub
<i>Rhus integrifolia</i>	Lemonade berry	Shrub
<i>Rhus ovata</i>	Sugar bush	Shrub
<i>Rhus trilobata</i>	Squaw bush	Shrub
<i>Ribes aureum</i>	Golden currant	Shrub

<i>Ribes californicum</i>	Hillside currant; Hillside gooseberry	Shrub
<i>Ribes indecorum</i>	White-flowering currant	Shrub
<i>Ribes malvaceum</i>	Chaparral currant	Shrub
<i>Ribes speciosum</i>	Fuchsia-flowering gooseberry	Shrub
<i>Ribes viburnifolium</i>	Evergreen current; Catalina Perfume	Shrub
<i>Rosa californica</i>	California wild rose	Shrub
<i>Salix exigua</i>	Sandbar willow	Shrub
<i>Salvia apiana</i>	White sage	Shrub
<i>Salvia leucophylla</i>	Purple sage	Shrub
<i>Salvia mellifera</i>	Black sage	Shrub
<i>Sambucus nigra</i>	Blue elderberry; Mexican elderberry	Shrub
<i>Symphoricarpos mollis</i>	Snowberry	Shrub
<i>Acer macrophyllum</i>	Big leaf maple	Tree
<i>Alnus rhombifolia</i>	White alder	Tree
<i>Cercis occidentalis</i>	Western redbud	Tree
<i>Fraxinus dipetala</i>	California ash	Tree
<i>Fraxinus velutina</i>	Velvet ash	Tree
<i>Hesperocyparis forbesii</i>	Tecate cypress	Tree
<i>Juglans californica</i>	Black walnut	Tree
<i>Juniperus californica</i>	California juniper	Tree
<i>Lyonothamnus floribundus</i>	Santa Cruz island ironwood	Tree
<i>Platanus racemosa</i>	California sycamore	Tree
<i>Populus balsamifera</i>	Balsam poplar	Tree
<i>Populus fremontii</i>	Fremont cottonwood	Tree
<i>Populus trichocarpa</i>	Black cottonwood	Tree
<i>Quercus agrifolia</i>	Coast live oak	Tree
<i>Quercus lobata</i>	Valley oak	Tree
<i>Quercus wislizeni</i>	Interior live oak	Tree
<i>Salix exigua</i>	Sandbar willow	Tree
<i>Salix laevigata</i>	Red willow	Tree
<i>Salix lasiolepis</i>	Arroyo willow	Tree
<i>Umbellularia californica</i>	California bay laurel	Tree
<i>Calystegia macrostegia</i>	Morning glory	Vine
<i>Clematis lasiantha</i>	Virgin's bower	Vine
<i>Clematis ligusticifolia</i>	Western virgin's bower	Vine
<i>Lathyrus laetiflorus</i>	Wild sweet pea	Vine
<i>Lonicera hispidula</i>	California honeysuckle	Vine
<i>Lonicera interrupta</i>	Chaparral honeysuckle	Vine
<i>Lonicera subspicata</i>	Wild honeysuckle	Vine
<i>Marah macrocarpa</i>	Wild cucumber	Vine
<i>Solanum xanti</i>	Purple nightshade	Vine
<i>Vitis girdiana</i>	Desert wild grape	Vine

City of Los Angeles Wildlife Ordinance

PROPOSED Prohibited Plant List

The Wildlife Ordinance prohibits the installation of any plant material categorized as 'Moderate' or 'High' in the current Invasive Plant Inventory for the Southwest region by the California Invasive Plant Council (CAL-IPC), and plants that are listed as noxious weeds by the California Department of Food & Agriculture or already prohibited by the City or surrounding jurisdictions. This includes the following plant species:

Botanical Name	Common Name
<i>Acacia dealbata</i>	Silver wattle
<i>Acacia longifolia</i>	Sidney golden wattle
<i>Acacia melanoxylon</i>	Blackwood acacia
<i>Acacia retinodes</i>	Water Wattle
<i>Acroptilon repens</i>	Russian knapweed
<i>Aegilops triuncialis</i>	Barb goatgrass
<i>Ageratina adenophora</i>	Eupatory
<i>Ailanthus altissima</i>	Tree-of-heaven
<i>Alhagi maurorum</i>	Camelthorn
<i>Alternanthera philoxeroides</i>	Alligatorweed
<i>Amaranthus albus</i>	Tumbleweed
<i>Ammophila arenaria</i>	European beachgrass
<i>Anthoxanthum odoratum</i>	Sweet vernaigrass
<i>Aptenia cordifolia</i>	Red apple
<i>Arctotheca calendula</i>	Fertile capeweed
<i>Arctotheca calendula</i>	Capeweed
<i>Arctotheca prostrata</i>	Capeweed
<i>Arundo donax</i>	Giant reed
<i>Asparagus asparagoides</i>	Bridal creeper
<i>Asphodelus fistulosus</i>	Onion weed
<i>Atriplex semibaccata</i>	Australian saltbush
<i>Avena barbata</i>	Slender oat
<i>Avena fatua</i>	Wild oats
<i>Bassia hyssopifolia</i>	Bassia
<i>Bellardia trixago</i>	Mediterranean linseed
<i>Brachypodium distachyon</i>	Annual false-brome
<i>Brachypodium sylvaticum</i>	Slender false-brome
<i>Brassica nigra</i>	Black mustard
<i>Brassica rapa</i>	Field mustard
<i>Brassica spp.</i>	Mustard
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus diandrus</i>	Ripgut brome
<i>Bromus hordaceus</i>	Brome grass; Soft chess

<i>Bromus madritensis ssp. rubens</i>	Red brome
<i>Bromus rubens</i>	Foxtail chess
<i>Bromus tectorum</i>	Cheatgrass
<i>Cardaria draba</i>	Hoary cress
<i>Carduus nutans</i>	Musk thistle
<i>Carduus pycnocephalus</i>	Italian thistle
<i>Carpobrotus chilensis</i>	Sea fig; Ice plant
<i>Carpobrotus edulis</i>	Highway iceplant, Hottentot fig
<i>Carpobrotus spp.</i>	Ice Plant
<i>Carrichtera annua</i>	Ward's weed
<i>Carthamus lanatus</i>	Woolly distaff thistle
<i>Centaurea calcitrapa</i>	Purple starthistle
<i>Centaurea diffusa</i>	Diffuse knapweed
<i>Centaurea jacea ssp. pratensis</i>	Meadow knapweed
<i>Centaurea maculosa</i>	Spotted knapweed
<i>Centaurea melitensis</i>	Tocalote
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Centaurea stoebe ssp. micranthos</i>	Spotted knapweed
<i>Centaurea virgata var. squarrosa</i>	Squarrose knapweed
<i>Chenopodium album</i>	Pigweed; lamb's quarters
<i>Chenopodium murale</i>	Goosefoot
<i>Chondrilla juncea</i>	Skeleton weed
<i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
<i>Chrysanthemum coronarium</i>	Garland daisy
<i>Cirsium arvense</i>	Canada thistle
<i>Cirsium spp.</i>	Thistle
<i>Cirsium vulgare</i>	Bull thistle
<i>Clematis vitalba</i>	Old man's beard
<i>Colocasia esculenta</i>	Taro root
<i>Conicosia pugioniformis</i>	Narrow-leaf Iceplant
<i>Conium maculatum</i>	Poison-hemlock
<i>Cortaderia jubata</i>	Jubata Grass
<i>Cortaderia selloana</i>	Pampasgrass
<i>Cotoneaster franchetii</i>	Orange cotoneaster
<i>Cotoneaster lacteus</i>	Milkflower cotoneaster
<i>Cotoneaster pannosus</i>	Silverleaf cotoneaster
<i>Cynara cardunculus</i>	Artichoke thistle
<i>Cynodon dactylon</i>	Bermuda grass
<i>Cynoglossum officinale</i>	Common houndstongue
<i>Cynosurus echinatus</i>	Hedgehog dogtail
<i>Cyperus difformis</i>	Umbrella sedge
<i>Cytisus canariensis</i>	Canary Island broom
<i>Spartium junceum</i>	Spanish broom
<i>Cytisus scoparius</i>	Scotch broom; English broom; Common broom

<i>Cytisus striatus</i>	Portugese broom
<i>Delairea odorata</i>	Cape ivy; German ivy
<i>Descurainia sophia</i>	Flixweed
<i>Digitalis purpurea</i>	Foxglove
<i>Dipsacus fullonum</i>	Common teasel
<i>Dipsacus sativus</i>	Fullers teasel
<i>Dittrichia graveolens</i>	Stinkwort
<i>Egeria densa</i>	Brazilian egeria; Dense waterweed
<i>Ehrharta calycina</i>	Purple veldtgrass; African veldtgrass; Perennial veldtgrass
<i>Ehrharta erecta</i>	Panic veldtgrass
<i>Eichhornia crassipes</i>	Water hyacinth
<i>Elaeagnus angustifolia</i>	Russian olive; Oleaster
<i>Elaeagnus spp.</i>	Silverberry/Oleaster/Russian Olive
<i>Elymus caput-medusae</i>	Medusahead
<i>Emex spinosa</i>	Devil's thorn
<i>Erechtites glomerata</i>	Cutleaf fireweed
<i>Erechtites minima</i>	Australian fire weed
<i>Erodium botrys</i>	Storksbill
<i>Erodium cicutarium</i>	Storksbill; Filaree
<i>Eucalyptus calimaldulensis</i>	Red gum
<i>Eucalyptus globulus</i>	Blue gum eucalyptus
<i>Euphorbia terracina</i>	Geraldton carnation weed
<i>Euphorbia virgata</i>	Leafy spurge
<i>Fallopia japonica</i>	Japanese knotweed
<i>Fallopia sachalinensis</i>	Giant knotweed
<i>Festuca arundinacea</i>	Reed fescue, tall fescue
<i>Festuca myuros</i>	Rat-tail fescue
<i>Festuca perennis</i>	Italian ryegrass
<i>Ficus carica</i>	Edible fig
<i>Foeniculum vulgare</i>	Fennel; sweet fennel; sweet anise
<i>Gazania linearis</i>	Gazania
<i>Genista monosperma</i>	Bridal veil broom
<i>Genista monspessulana</i>	French broom; soft broom
<i>Genista spp.</i>	Brooms
<i>Geranium dissectum</i>	Cutleaf geranium
<i>Gleditsia triacanthos</i>	Honey locust
<i>Glyceria declinata</i>	Mannagrass
<i>Halogeton glomeratus</i>	Halogeton
<i>Hedera canariensis</i>	Algerian ivy
<i>Hedera helix</i>	English ivy
<i>Hedera spp.</i>	Ivy
<i>Hirschfeldia incana</i>	Short-pod mustard
<i>Holcus lanatus</i>	Common velvet grass
<i>Hordeum leporinum</i>	Foxtail barley

<i>Hordeum marinum</i>	Mediterranean barley
<i>Hordeum murinum</i>	Hare barley
<i>Hydrilla verticillata</i>	Hydrilla; Water thyme; Florida elodea
<i>Hypericum canariense</i>	Canary Island St. Johns wort
<i>Hypericum perforatum</i>	Common St. Johns wort
<i>Hypochaeris radicata</i>	Rough cat's-ear
<i>Ilex aquifolium</i>	English holly
<i>Iris pseudacorus</i>	Yellow flag iris
<i>Isatis tinctoria</i>	Dyer's woad
<i>Kochia scoparia</i>	Kochia
<i>Lactuca serriola</i>	Prickly lettuce
<i>Lantana camara</i>	Lantana
<i>Lepidium chalepense</i> ; <i>Cardaria chalepensis</i>	Lens-podded hoary cress
<i>Lepidium draba</i>	Heart-podded hoary cress
<i>Lepidium latifolium</i>	Perennial pepperweed
<i>Lepidium latifolium</i>	Perennial/Broadleaved pepperweed; Tall whitetop
<i>Leptospermum laevigatum</i>	Australian tea tree
<i>Leucanthemum vulgare</i>	Ox-eye daisy
<i>Ligustrum spp.</i>	Privet
<i>Limnobiium laevigatum</i>	South American spongeplant; West Indian sponge
<i>Limnobiium spongia</i>	South American Spongeplant
<i>Limonium duriusculum</i>	European sea lavender
<i>Limonium perezii</i> / <i>L. sinuatum</i>	Statice
<i>Linaria dalmatica ssp. dalmatica</i>	Dalmatian toadflax
<i>Linaria vulgaris</i>	Yellow toadflax
<i>Lobularia maritima</i>	Sweet alyssum
<i>Lonicera japonica</i>	Japanese honeysuckle
<i>Ludwigia hexapetala</i>	creeping waterprimrose; Uruguay waterprimrose
<i>Ludwigia peploides</i>	Floating waterprimrose
<i>Ludwigia peploides ssp. montevidensis</i>	Creeping waterprimrose
<i>Lythrum hyssopifolium</i>	Hyssop loosestrife
<i>Lythrum salicaria</i>	Purple loosestrife
<i>Malva parviflora</i>	Cheeseweed
<i>Marrubium vulgare</i>	Horehound
<i>Mentha pulegium</i>	Pennyroyal
<i>Mesembryanthemum crystallinum</i>	Crystalline iceplant
<i>Myoporum laetum</i>	Ngaio tree
<i>Myriophyllum aquaticum</i>	Parrotfeather; Brazilian watermilfoil; Thread-of-life
<i>Myriophyllum spicatum</i>	Spike watermilfoil
<i>Nicotiana glauca</i>	Tree tobacco
<i>Onopordum acanthium</i>	Scotch thistle; Cotton/wolly/winged thistle; Heraldic thistle
<i>Oryzopsis meliacea</i>	Ricegrass; Smilo grass
<i>Oxalis corniculata</i>	Oxalis
<i>Oxalis pes-caprae</i>	Bermuda buttercup

<i>Oxalis rubra</i>	Oxalis
<i>Pennisetum clandestinum</i>	Kikuyu grass
<i>Pennisetum setaceum</i>	Crimson fountain grass,; Green fountain grass
<i>Phalaris aquatica</i>	Harding grass
<i>Picris echioides</i>	Bristly ox-tongue
<i>Podocarpus spp.</i>	Podocarpus
<i>Potamogeton crispus</i>	Curly-leaved pondweed
<i>Raphanus sativus</i>	Wild radish
<i>Retama monosperma</i>	Bridal Broom
<i>Rhus laucea</i>	African Sumac
<i>Ricinus communis</i>	Castor bean
<i>Robinia pseudoacacia</i>	Black locust
<i>Rubus armeniacus</i>	Himalayan blackberry
<i>Rumex acetosella</i>	Sheep sorrel
<i>Rumex conglomerates</i>	Creek dock
<i>Rumex crispus</i>	Curly dock
<i>Saccharum ravennae</i>	Ravennagrass
<i>Salsola soda</i>	Glasswort
<i>Salsola tragus</i>	Russian thistle
<i>Salvinia molesta</i>	Giant salvinia; Karibaweed; Water velvet; African pyle
<i>Scabiosa spp.</i>	Pincushion flowers
<i>Schinus terebinthifolius</i>	Brazilian pepper tree
<i>Senecio glomeratus</i>	Cutleaf burnweed
<i>Senecio mikanioides</i>	German ivy
<i>Senna (Cassia) didymobotrya</i>	Popcorn senna
<i>Sesbania punicea</i>	Scarlet wisteria
<i>Silybum marianum</i>	Milk thistle
<i>Sisymbrium irio</i>	London rocket
<i>Sisymbrium officinale</i>	Hedge mustard
<i>Sisymbrium orientale</i>	Eastern rocket
<i>Sonchus oleraceus</i>	Sow thistle
<i>Sorghum halepense</i>	Johnsongrass
<i>Spartina alterniflora x S. foliosa</i>	Smooth hybrid cordgrass
<i>Spartina anglica</i>	English cordgrass
<i>Spartina densiflora</i>	Dense-flowered cordgrass; Chilean cordgrass.
<i>Spartium junceum</i>	Spanish broom
<i>Stipa (Nassella) tenuissima</i>	Mexican feathergrass
<i>Stipa capensis</i>	Cape ricegrass, mediterranean steppegrass
<i>Taeniatherum sp.</i>	Medusahead
<i>Tamarix spp.</i>	Tamarisk; Saltcedar
<i>Tanacetum vulgare</i>	Common tansy
<i>Torilis arvensis</i>	Hedgeparsley
<i>Triadica sebifera</i>	Chinese tallow tree
<i>Tribulus terrestris</i>	Puncture vine

<i>Trifolium hirtum</i>	Rose clover
<i>Ulex europaeus</i>	Gorse; Common gorse; Furze; Prickly broom
<i>Vinca spp.</i>	Periwinkles
<i>Vulpia myruros</i>	Rattail fescue
<i>Washingtonia robusta</i>	Mexican fan palm
<i>Xanthium spinosus</i>	Cocklebur
<i>Zostera japonica</i>	Dwarf eelgrass

Proposed Wildlife Resources

CPC-2022-3413-CA CPC-2022-3712-ZC
Exhibit A3

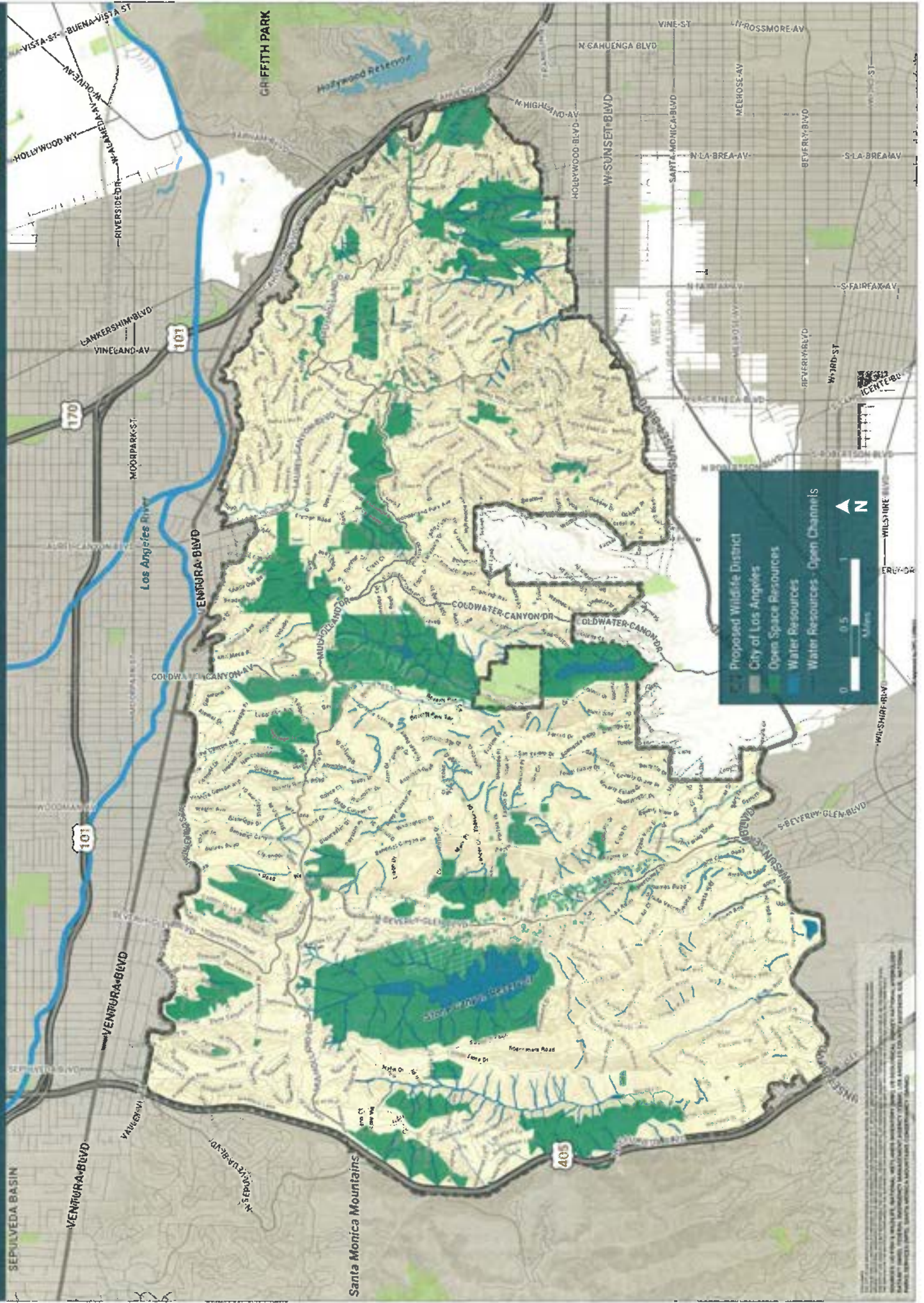


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Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

December 7, 2022

TO: City Planning Commission
FROM: Patrick Whalen, City Planner

TECHNICAL MODIFICATION/CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2022-3413-CA and CPC-2022-3712-ZC; Citywide

The following technical corrections are to be incorporated into the Proposed Ordinance accompanying the staff recommendation report to be considered at the City Planning Commission meeting of December 8, 2022, related to Item Nos. 6 and 7 on the meeting agenda.

1. On page 4 of the Ordinance, the reference to "Map B Draft Resources Map" in the Wildlife Resource definition should be corrected to read "Wildlife Resources Map"
 - a. **"Wildlife Resource.** Features which provide wildlife benefits, ecosystem services, and contribute to the overall quality of the natural and built environment. Wildlife Resources are identified in *Map B: Draft Resource Areas the Wildlife Resources Map*, and include:
 - water features, such as lakes, reservoirs, ponds, wetlands, rivers, streams, creeks, and riparian areas;
 - open space, including zoned open space conservation easements, and protected areas;
 - open channels;"
2. On page 8 of the Ordinance, reference to utility easements should be deleted from the Open Space definition.
 - a. **"Open Space.** Any parcel or area of land or water that is zoned or designated for Open Space, essentially unimproved and devoted to an open-space use, including: (1) protected areas for preservation of natural resources, e.g., preservation of flora and fauna, animal habitats, bird flyways, ecologic and other scientific study areas, watershed; (2) managed production of resources, e.g., recharge of ground water basins or containing mineral deposits that are in short supply; (3) outdoor recreation, e.g., beaches, waterways, utility easements, trails, scenic highway corridors; and/or (4) public health and safety, e.g., flood, seismic, geologic or fire hazard zones, air quality enhancement."

3. On page 8 of the Ordinance, the sentence regarding development initiated by the City being exempt from the Ordinance regulations should be removed.
 - a. **"C. District Identification.** The provisions of this Section apply to any lot designated as WLD as a part of its zone designation. Development on properties within the Wildlife District are subject to the development regulations, as applicable, in Subsection F of this Section. ~~Development initiated by the City is exempt from all regulations contained in this Section.~~"

4. On page 11 of the Ordinance, "woven wire" should be removed from the list of prohibited fencing materials in order to be consistent with the previous removal of chain link fencing as a prohibited fencing material.
 - a. "a. Wall and Fence Design Materials
 - i. The following materials and design features are prohibited on any fencing:
 1. Prohibited Materials
 - a. Barbed Wire
 - b. Plastic Mesh
 - c. ~~Weaved Wire~~
 - d. Concertina Wire
 - e. Razor Wire"

5. On page 20 of the Ordinance, the reference to Map X should be corrected to reference the Wildlife Resource Map.
 - a. "(1) A Biological Assessment is required for any Project proposed within a Wildlife Resource or its buffer, as shown on ~~Map X~~ the Wildlife Resources Map."

6. On page 22 of the Ordinance, the reference to the Department of Building and Safety issuing permits should be removed.
 - a. **"G. Issuance of Building Permits.** For any Project within a WLD District, ~~no the Department of Building and Safety shall not issue any permits shall be issued,~~ including, but not limited to, grading, shoring, or building permits unless an Administrative Review, WLD Adjustment, WLD Exception, or Site Plan Review approval has been obtained pursuant to the applicable procedures in Section 13.21.H of this Code."

ADDENDUM E – ENGAGEMENT LETTER

Paul Jackle & Associates, Inc.

Real Estate Appraisers and Consultants

July 31, 2023

TREETOP DEVELOPMENT, LLC DEBTOR IN POSSESSION

Mr. J. Michael Issa, CPA, CTP
19800 MacArthur Blvd, Suite 820
Irvine, CA 92612

Via email: mjissa@brileyfin.com

Re: Real Estate Appraisal
9650 Cedarbrook Drive
Beverly Hills, California 90210

Dear Mr. Issa:

My office is prepared to perform an appraisal of the residential land located at 9650 Cedarbrook Drive in Beverly Hills for you. The fee for the appraisal will be \$7,000 and the report will be completed by August 11, 2023. It is my understanding that the purpose of the assignment is to establish fair market value for the property for decision-making purposes.

Ordinarily, I request a retainer of 50% of the appraisal fees up front, with the remainder due upon delivery of the appraisal reports. However, since you are ordering the appraisal in your capacity as the court-appointed independent manager of the property, I will accept payment in full upon delivery of the report.

If you wish to proceed with the assignment, please sign this engagement letter where indicated and return it. An electronic copy will be acceptable. Also, please provide me with the contact information so that I can gain access to the property for my inspection.

Thank you for considering Paul Jackle & Associates for this assignment.

Respectfully,


Paul Jackle
Certified General Appraiser
CA #AG004094

I hereby agree to the terms stated in this engagement letter and request that you proceed with the assignment.


Signature J.M. ISSA INDEPENDENT
MANAGER Date 8/8/2023



Residential/Commercial/Industrial

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FAX (714) 848-3321