

CRE-HAR Crossroads SPV, LLC  
6363 Wilshire Blvd., #600  
Los Angeles, CA 90048

September 8, 2016

Lisa Webber  
Deputy Director of Planning  
City of Los Angeles  
200 N. Spring Street  
Los Angeles, CA 90012

RE: Crossroads Hollywood Project: Acknowledgement of Obligations under  
Public Resources Code§ 21183(d), (e), and (f)

Dear Ms. Webber:

As you are aware, CRE-HAR Crossroads SPV, LLC ("Applicant") has applied to the California Governor to request certification of the Crossroads Hollywood project (the "Project") as a Leadership Project subjected to streamlined environmental review pursuant to the Jobs and Economic Improvement through Environmental Leadership Act of 2011 (the "Act"), California Public Resource Code§ 21178 et seq as amended by SB 743 and SB 734. By this letter, Applicant acknowledges and agrees to its obligations under the Act as set forth at Public Resources Code§ 21183(d), (e), and (f).

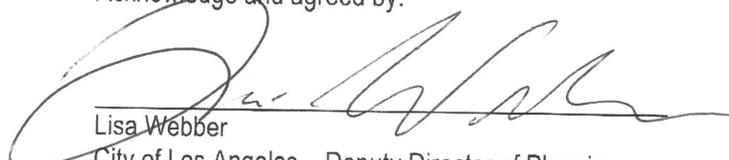
As required by Public Resources Code§ 21183(d), Applicant agrees that all mitigation measures required pursuant to CEQA to certify the Project under the Act shall be conditions of approval, and those conditions will be fully enforceable by the City of Los Angeles (the "City") or another agency designated by the City. Applicant agrees that all environmental mitigation measures required to certify the Project under the Act will be monitored and enforced by the City for the life of the obligation.

As required by Public Resources Code§ 21183(e), Applicant agrees to pay the costs of the Court of Appeal in hearing and deciding any case, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the Rules of Court adopted by the Judicial Council pursuant to the Act.

As required by Public Resources Code§ 21183(f), Applicant agrees to pay the costs of preparing the administrative record for the Project, in a form and manner specified by the City, concurrent with review and consideration of the Project pursuant to CEQA and the Act.

Sincerely,  
CRE-HAR Crossroads SPV, LLC,  
a Delaware limited liability company

Acknowledge and agreed by:

  
Lisa Webber  
City of Los Angeles – Deputy Director of Planning

BY: Crossroads Associates LLC,  
a Delaware limited liability company,  
its Managing Member

By:   
Name: David Schwartzman  
It's: Authorized Representative