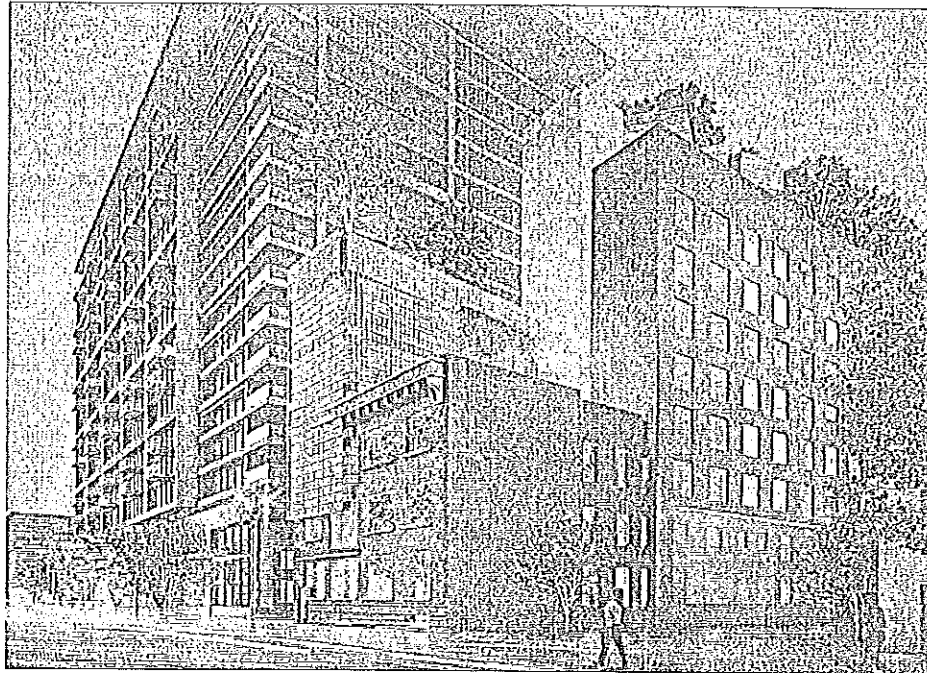


Hope Street Hotel Project

Location: 1130 S. Hope Street, Los Angeles, CA 90015



1130 HOPE ST.

marshallprojects

Mitigation of Issues raised by Residents

A. Noise

The owner will strictly comply with noise restrictions contained in the Municipal Code of Los Angeles. The owners of 1130 S. Hope St. have committed themselves to a design concept that respects the quality of life of its guests and area residents. The bar has been placed in the basement in order to prevent music being audible by area residents and surrounding businesses. The pool deck area has been designed to protect the privacy of residents and guests alike by placing the penthouse suites above and to the north of the pool deck. In addition, the owner will not permit loitering on the premises, including in front of the building.

B. Construction

The owner of 1130 S. Hope St. will abide by the construction code guidelines set by the City of Los Angeles. The hours of construction will be weekdays from 8:00 a.m.

to 6:00 p.m. and weekends from 10:00 a.m. to 6:00 p.m. The building will seek a permit from the City to authorize construction staging in the front of the building. The construction contractor will have security at the building during construction to keep equipment safe. During construction, there may be a need for trucks to bring equipment and drop off, but that will be done early in the morning. Scaffolding may be constructed that would block sections of the sidewalk and the easement; however a space will be created to allow pedestrians to bypass the scaffolding. As required, construction safety cones and signage will be used to direct traffic during the time that traffic is impacted.

C. Parking

An analysis of available parking spaces found that there are approximately 7,037 pay to park spaces operated by various companies and landowners located within 1,500 feet radius of the subject site. The owner of 1130 S. Hope St. is pursuing lease agreements with nearby parking lots to provide parking space for guests and employees.

The owner has committed substantial investment to its vision to create a transit oriented development hotel that promotes the notion of a walkable community and the use of public transportation. 1130 S Hope St. guests will be encouraged to use car services, shuttles, taxis and the metro rail in order to make their way to downtown from any of the Los Angeles area airports. As a transit oriented development, 1130 S Hope St. is served by 30 public transit routes (including two subway lines and one DASH line) within three blocks of the project. The owner will work to incorporate several transit oriented development concepts into its operation plan in order to create incentives for guests and employees to use public transportation.

The owner is amenable to discussing shared valet parking services provided that there are no adverse impacts caused by such arrangement.

D. Loading Activities

The proposed loading activities for hotel operations will occur either in the front of the hotel through its main entrance or the alleyway/easement as permitted by those in control of these properties. The owner is seeking a relocation of the fire hydrant in the front of the building, which would create two parking spaces in the front that could be used as a loading area. The owner is also seeking an agreement with the owner of the easement to the south of the building in order to utilize the parking stalls in the easement for loading.

E. Alley Use

We are more than willing to work with the neighboring residents and homeowners associations to come up with pedestrian friendly uses for the alleys around the building.

F. Setbacks

The 1130 S Hope St. site is a relatively small site at only 50 feet by 156 feet. The proposed hotel will maintain and rehabilitate the exterior walls of the existing building. The building footprint will not increase. Conforming to the set back requirements for new construction would require the demolition of the existing building and prevent the retrofit of the 1909 masonry brick façade and exterior walls. The set back requirements would limit the building to 24 feet by 121 feet, a buildable area that would be too narrow to develop any feasible project on the site.

A very wide permanent setback surrounds the building at 1130 S. Hope St. already. A 50-foot wide two-way improved access driveway easement borders the south side of the building. Uniquely, a 20-foot alleyway also borders the north side of the building and a 20-foot access/alley/fire lane borders the east side of the building.

G. Filming Activity

The owner of 1130 S. Hope St. welcomes filming around the hotel and in the South Park neighborhood. The owner does not own the alley to the north and to the east of the building. The City of Los Angeles is the entity that permits filming in the alley. The owner does not anticipate having any issues with permits granted to film crews in the surrounding area.

H. Building Views

1130 S. Hope St. will actually be a small development relative to the adjacent high-density residential buildings, which are several floors taller. 1130 S. Hope St. has been carefully designed to limit the obstruction of views of nearby residential buildings. Every effort has been made to keep the height of the building as small as possible. The front half of the building only rises six stories from the street, while the back half of the building rises only 10 stories from the street. The 20 foot wide alleys on the north and east side of the building provide a significant separation between the hotel and the neighboring buildings. In addition, all floors are in line with those of the nearby residential buildings on the north. The design of 1130 S. Hope St.'s upper floors and the design of the adjacent properties allows sunlight to reach each building without significant obstruction as it passes from east to west each day. In

addition, we do not believe that light to the neighboring 4th floor pool terrace will be blocked.

I. Hotel Signage

Signage will be constructed in accordance with the City signage policy.

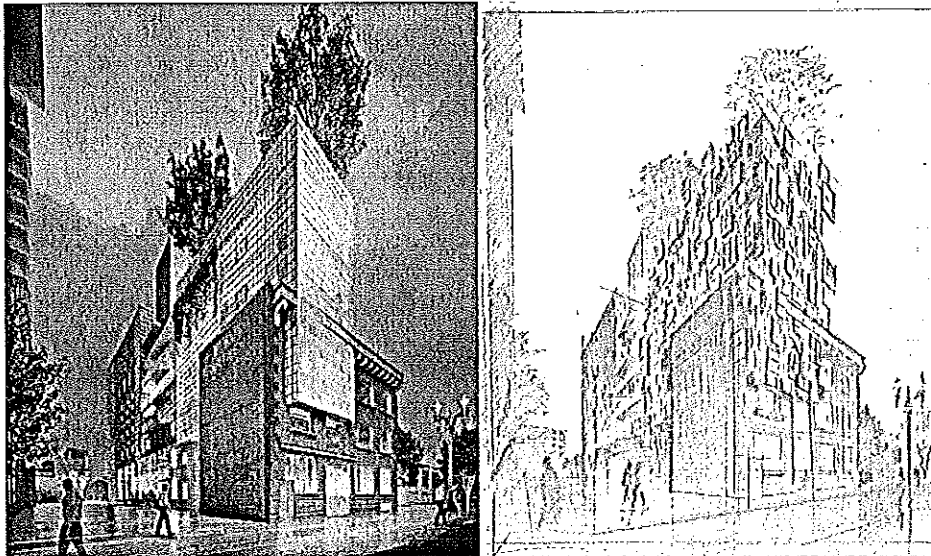
J. Joint Meeting

The developers are open to meeting with residents and residential associations upon request.

K. Hotel Operations Issues from Residents

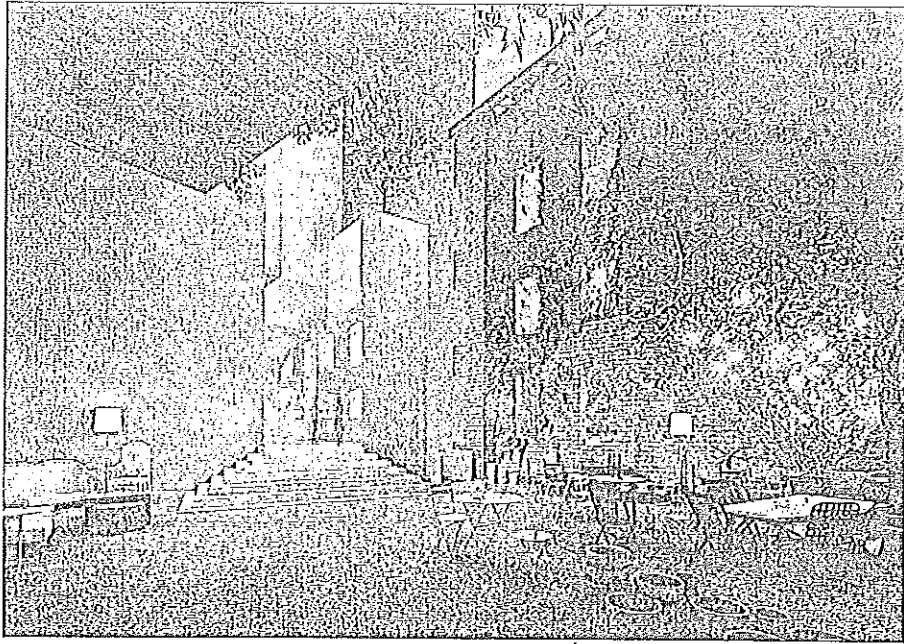
The residents will be provided an 800 number and a local number to contact the hotel and address any concerns they may have.

L. Design of the Proposed Project



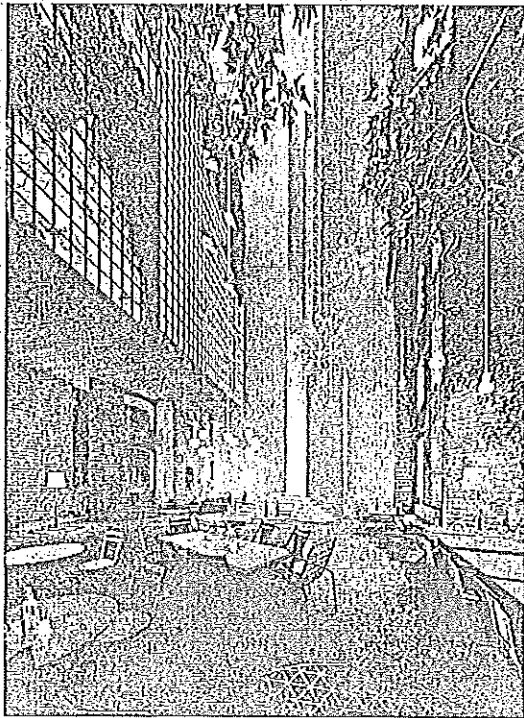
EXTERIOR

marshallprojects



THE
COURTYARD

marshallprojects



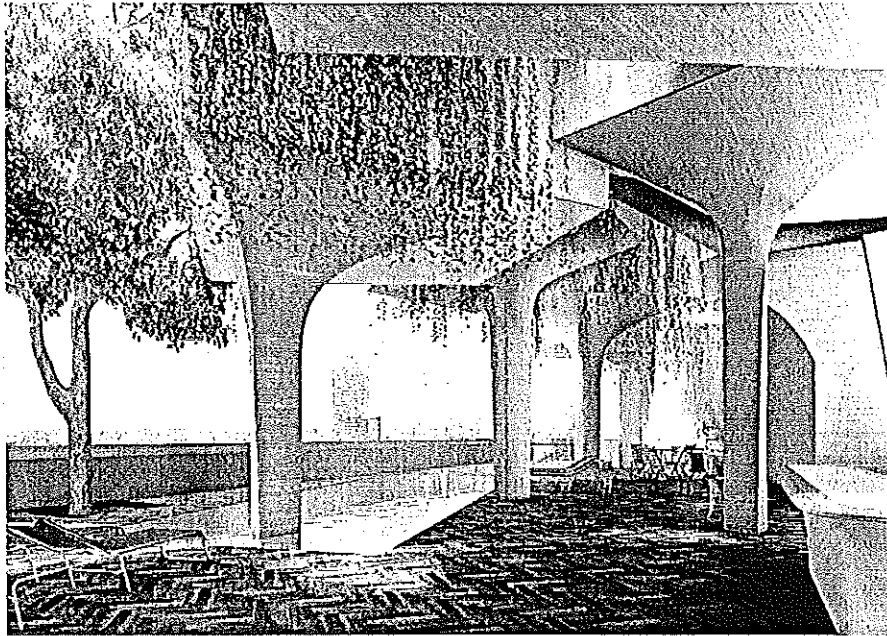
MAIN LEVEL
PUBLIC SPACES

marshallprojects



GREEN SPACES

marshallprojects



ROOFTOP POOL

marshallprojects