

October 5, 2015

To Whom it May Concern,

Based on the items presented and discussed with you or your representatives at the July 30, 2015, meeting at the Westchester field office for Council District 11, 8740 La Tijera (LA) Owner, LLC ("Owner"), and in consideration of the value created by the ability to expeditiously execute the Project, Owner is willing to provide certain community benefits in conjunction with its development and operation of a 136-unit apartment building at 8740 La Tijera Avenue, and 8820 Sepulveda Eastway in the City of Los Angeles ("Project"). The community benefits are:

- **Car Wash.** The Owner shall issue car wash vouchers to those nine neighbors who have a property line that abuts the Project in order to mitigate construction impacts from dust and debris. Each such neighboring household shall be given a packet of 15 vouchers to use at their discretion.
- **Window Placement.** To the extent permitted by code, living unit windows to the rear of the property (i.e. those sides of the Project facing the single family homes on Kittyhawk and not La Tijera or Sepulveda Eastway) will either be located a minimum of 5' above the finished floor, or be opaque below 5'.
- **Security.** Owner shall retain a security provider to provide 24 hour a day on-call service for the Property. Security provider will not provide services for any reported activities not on the Property.

In the event of additional Project cost and delay brought about by an appeal of the Project's entitlements (DIR-2015-583-SPR and ENV-2015-584-MND), Owner may not be able to accommodate the above community benefits. Please accept this letter as an indication of the Developer's willingness to address community concerns.

Sincerely,

8740 La Tijera (LA) Owner, LLC