

REVISED NOVEMBER 1, 2004

CENTURY CITY TRIP ALLOCATIONS
CITY OF LOS ANGELES, DEPARTMENT OF CITY PLANNING

CUMULATIVE ACCOUNT OF PHASE 1 TRIPS UTILIZED			CUMULATIVE ACCOUNT OF PHASE 2 TRIGGER TRIPS UTILIZED (Sec. 3A)	
Year	Parcel/Building	Phase 1 Trips		Phase 2 Trigger Trips
1982	1/Northrup	4,200.000		3,625.606
	11/Century Plaza Hotel (3,220.000 - 2,000.000 Transferred			
1983	Trips - 2.343 Replacement Trips)	1,217.657		1,217.657
	10/1999 Avenue of the Stars (10,132.444 - 143.444 Transferred			
1988	Trips)	9,989.000		9,305.059
	4/9 Constellation Place			
2001	10250 Constellation Blvd.	1,077.284		1,077.284
	13/Shopping Center			
1982	Minor Projects	20.160		
1985	Gelson's	44.618		
1986	Theater/Food Court	1,606.136		
1993	Broadway	50.288		
2004	Expansion & theater relocation	1,766.100		
TOTAL PHASE 1 TRIPS USED: 19,971.243			TOTAL PHASE 2 TRIGGER TRIPS USED: 15,225.606	
REMAINING UNUTILIZED PHASE 1 TRIPS			REMAINING UNUTILIZED TRIGGER TRIPS: 0.000	
	Parcel 13 (Shopping Center)	28.757		

TOTAL PHASE 1 TRIPS: 20,000.000 TOTAL PHASE 2 TRIGGER TRIPS 15,225.606

Replacement trips balances and transfers are shown in the attached individual parcel accounts.

Revised: 12/07/90
02/11/91
10/23/91
11/13/97
09/02/98
10/02/01
03/01/04
06/01/04
11/01/04

CENTURY CITY NORTH
PARCEL 1 (Parcel B, P.M. L.A. No. 1483)

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan	574.394	1		Original trip allocation in Specific Plan	363.540
2	01/06/82	CPC 30257 Transfer of 3,625.606 from Parcels 4/9	4,200.000	2	01/06/82	CPC 30257; 82-10513 Transfer of 363.540 trips to Parcels 4/9	0.000
3	01/06/82	CPC 30257 Northrop Office Building No. 2 constructed 4,200.000 Phase I trips utilized	0.000				

CENTURY CITY NORTH
PARCEL 2 (Portion of Lot 4, Tract 26196)

PHASE I				PHASE II			
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan CPC 85-420; 88-159096	38.094	1		Original trip allocation in Specific Plan Doc. # 91-1010260 (recorded 7/2/91)	24.110
2	02/03/88	Transfer of 38.094 trips to Parcel 10	0.000	2	06/20/91	Transfer of 24.110 trips to Parcel 8	0.000

**CENTURY CITY NORTH
 PARCEL 3 (Lot 5, Tract 26196)**

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan CPC 85-420; 88-159096	630.787	1		Original trip allocation in Specific Plan Doc. # 91-1010260 (recorded 7/2/91)	399.232
2	02/03/88	Transfer of 630.787 trips to Parcel 10	0.000	2	06/20/91	Transfer of 399.232 trips to Parcel 8	0.000

CENTURY CITY NORTH
PARCEL 4 (Buffer prortion of C of C No. 81-29)

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
COMBINED WITH PARCEL 9							

CENTURY CITY NORTH

PARCEL 5 (Buffer of Parcel A of P.M. L.A. No. 3635)

PARCEL 12 (Core Portion of Parcel A, P.M. L.A. No. 3635)

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan, Parcel 5 - 400.358		1		Original trip allocation in Specific Plan, Parcel 5 - 253.391	
2		Original trip allocation in Specific Plan, Parcel 12 - 299.970	700.328	2		Original trip allocation in Specific Plan, Parcel 12 - 164.035	417.426
3	02/03/88	CPC 85-420; 88-159097 Transfer of 376.956 trips from Parcel 8 Doc. # 91-1010261 (recorded 7/2/91)	1,077.284	3	06/20/91	Doc. # 91-1010260 (recorded 7/2/91) Transfer of 417.426 trips to Parcel 8	0.000
4	06/20/91	Transfer of 1,077.284 trips to Parcel 8	0.000				

CENTURY CITY NORTH
PARCEL 6 (Parcel 4B, Div of Land Map No. 18)

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan	0.000	1		Original trip allocation in Specific Plan	156.789

POTENTIAL REPLACEMENT TRIPS			
No.	DATE	ACTION	TRIP BALANCE
1		Existing trips for Auto Club Building per original trip allocation calculations	260.951

CENTURY CITY NORTH
PARCEL 7 (Parcel C, P.M. Ex. No. 2122)

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan	2,088.043	1		Original trip allocation in Specific Plan	1,141.819
2	02/03/88	CPC 85-420; 88-159096 Transfer of 2088.043 trips to Parcel 10	0.000	2	12/19/96	C & A # 96-2053618 Transfer of 1,141.819 trips to Parcels 4/9	0.000
				3	03/01/04	Doc. # 04-0484335 Transfer of 1,541.190 trips from Parcels 4/9	1,541.190

CENTURY CITY NORTH
PARCEL 8 (Parcel D, P.M. Ex. No. 2122)

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan	830.688	1		Original trip allocation in Specific Plan	1,609.713
2	02/03/88	CPC 85-420; 88-159097 Transfer of 453.732 trips to Parcel 10	376.956	2	06/20/91	Doc. # 91-1010260 (recorded 7/2/91) Transfer of 7,248.468 trips from Parcel 2, 3, 4 & 9, and 5 & 12	8,858.181
3	02/03/88	CPC 85-420; 88-159097 Transfer of 376.956 trips to Parcels 5/12	0.000	3	12/19/96	C & A # 96-2053617 Transfer of 8,858.181 trips to Parcels 4/9	0.000
4	06/20/91	Doc. # 91-1010261 (recorded 7/2/91) Transfer of 1,077.284 trips from Parcel 5/12	1,077.284				
5	12/19/96	C & A # 96-2053616 Transfer of 1,077.284 trips to Parcels 4/9	0.000				

POTENTIAL REPLACEMENT TRIPS			
No.	DATE	ACTION	TRIP BALANCE
1		Existing trips for Hy's Restaurant (Senor Pico) per original trip allocation calculations - 793.485	793.485
2		Existing trips for First Los Angeles Bank building per original trip allocation calculations - 1,319.506	2,112.991

CENTURY CITY NORTH

PARCEL 4 (Buffer prortion of C of C No. 81-29)

PARCEL 9 (Core prortion of C of C No. 81-029)

PHASE I				PHASE II			
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan, Parcel 9 - 4,235.717		1		Original trip allocation in Specific Plan, Parcel 9 - 2,316.247	
2		Original trip allocation in Specific Plan, Parcel 4 - 732.370	4,968.087	2		Original trip allocation in Specific Plan, Parcel 4 - 463.526	2,779.773
3	01/06/82	CPC 30257 Transfer of 3,625.606 trips to Lot 1	1,342.481	3	01/06/82	CPC 30257; 82-10513 Transfer of 363.540 trips from Parcel 1	3,143.313
4	02/03/88	# 88-159096 Transfer of 610.111 trips to Parcel 10	732.370	4	04/20/83	CPC 83-021; 83-453232 Transfer of 1,895.785 trips from Parcel 11	5,039.098
5	02/03/88	# 85-420 and # 88-159096 Transfer of 732.370 trips to Parcel 10	0.000	5	04/20/88	Doc. # 88-539862 Transfer of 1,368.602 from Parcel 10	6,407.700
6	12/19/96	C & A # 96-2053616 Tranfer of 1,077.284 trips from Parcel 8	1,077.284	6	06/20/91	Doc. # 91-1010260 (recorded 07/02/91) Transfer of 6,407.700 trips to Parcel 8	0.000
7	01/24/01	Building Permit 00101000001671 CPC 97-0284 PP/98-0054 SPE Constellation Place (704,000 sq-ft) 1,077.284 Phase I trips utilized	0.000	7	12/19/96	C & A # 96-2053618 Transfer of 1,141.819 trips from Parcel 7	1,141.819
				8	12/19/96	C & A # 96-2053617 Transfer of 8,858.181 trips from Parcel 8	10,000.000
				9	01/24/01	Building Permit 00101000001671 CPC 97-0284 PP/98-0054 SPE Constellation Place (704,000 sq-ft) 8,458.810 Phase II trips utilized	1,541.190
				10	03/01/04	Doc. # 04-0484335 Transfer of 1,541.190 trips to Parcel 7	0.000

TRANSFERRED TRIPS			
No.	DATE	ACTION	TRIP BALANCE
1	04/04/89	Doc # 89-519458 Transfer of 319.906 trips from CCS Plan Parcel 16 (R4 Parcel North of Olympic)	319.906
2	01/24/01	Building Permit 00101000001671 Constelation Place 319.906 transferred trips utilized.	0.000

**CENTURY CITY NORTH
PARCEL 10 (Parcel B, P.M. L.A. No. 3784)**

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan CPC 83-077; 83-245643	2,502.760	1		Original trip allocation in Specific Plan Doc. # 88-539862	1,368.602
2	02/24/83	Transfer of 683.941 unrestricted trips from Shopping Center, Parcel 13	3,186.701	2	04/20/88	Transfer of 1,368.602 trips to Lot 7B, Parcels 4/9	0.000
3	4/20/83	CPC 83-021; 83-453231 Transfer of 2,249.162 trips from Parcel 11	5,435.863				
4	02/03/88	CPC 85-420; 88-159096 Transfer of 4,553.137 trips from Parcels 2, 3, 7, 8, & 4/9	9,989.000				
5	02/17/88	CPC 85-310PA Construction of the 1999 Avenue of the Stars Building 9,989.000 Phase I trips utilized	0.000				

TRANSFERRED TRIPS					
No.	DATE	ACTION	TRIP BALANCE		
1	04/04/89	Doc # 89-519458 Transfer of 143.444 trips from CCS Plan Parcel 16 (R4 Parcel North of Olympic)	143.444		
2	05/22/89	CPC 85-310 Addition to 1999 Avenue of the Stars Building (Worksheet No. 89-1596, Building Permit LA 32693) 143.444 trips utilized	0.000		

**CENTURY CITY NORTH
 PARCEL 11 (C of C No. 81-030)
 CENTURY PLAZA HOTEL TOWER (ADDITION)**

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan	3,466.819	1		Original trip allocation in Specific Plan	1,895.785
2	04/20/83	CPC 83-021; 83-453231 Transfer of 2,249.162 trips to Parcel 10	1,217.657	2	04/20/83	CPC 83-021; 83-453232 Transfer of 1,895.785 trips to Parcels 4 and 9	0.000
3	10/06/83	CPC 83-021 Century Plaza Hotel Tower built 1,217.657 Phase I trips utilized	0.000				

TRANSFERRED TRIPS			REPLACEMENT TRIPS				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1	11/30/82	CPC 30791 Transfer of 2,000.000 trips from Parcel 17 (CCS) to Parcels 11 & 19 jointly	2,000.000	1	04/20/83	CPC 83-021 2.343 replacement trips transferred from Century Plaza Hotel site, Parcel 19.	2.343
2	04/20/83	CPC 83-021 Transfer of 2,000.000 "Transferred Trips" from Parcels 11 & 19 jointly to Parcel 11	2,000.000	2	10/06/83	CPC 83-021 Century Plaza Hotel Tower built, 2.343 "Replacement Trips" utilized	0.000
3	10/06/83	CPC 83-021 Century Plaza Hotel Tower built 2,000.000 "Transferred Trips" utilized	0.000				

CENTURY CITY NORTH
PARCEL 12 (Core Portion of Parcel A, P.M. L.A. No. 3635)
EAST PORTION OF MOAT

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
COMBINED WITH PARCEL 5							

**CENTURY CITY NORTH
 PARCEL 13 (Parcel A, P.M. L.A. No. 3784)
 SHOPPING CENTER**

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan	4,200.000	1		Original trip allocation in Specific Plan	0.000
2	07/01/82	Rosebrook vegetable Center Minor Project - 320 sq-ft addition 8.960 Phase I trips utilized	4,191.040				
3	07/01/82	Newsstand Minor Project - 400 sq-ft addition 11.200 Phase I trips utilized	4,179.840				
4	02/24/83	CPC 83-077; 83-245643 Transfer of 683.941 unrestricted trips to Parcel 10	3,495.899				
5	08/13/85	CPC 85-100 Remodeling of Gelson's Market (1,593.5 sq-ft) 44.618 Phase I trips utilized	3,451.281				
6	09/10/86	CPC 85-734 Theater and Food Court (57,362 sq-ft) 1,606.136 Phase I trips utilized	1,845.145				
7	01/21/93	Affidavit 93-129555 Shopping Center Expansion (Broadway - 1,796 sq-ft) 50.288 Phase I trips utilized	1,794.857				
8	05/28/04	Affidavit 04-1418128 Addition of 63,075 s.f. and theater relocation. Permit 03014-10000-09326 1,766.100 trips utilized	28.757				

REPLACEMENT TRIPS			
No.	DATE	ACTION	TRIP BALANCE
1	10/13/83	Demolition of restaurant 7,000 sq-ft 196.000 replacement trips created	196.000
2	05/15/85	CPC 85-281 Demolition of 240' X 14' overhang (3,719 sq-ft) 104.132 replacement trips created	300.132
3	01/03/86	CPC 85-281 Various addition & demolitions (net reduction of 3,471 sq-ft) 97.188 replacement trips created	397.320
4	06/20/86	CPC 85-281.1 Bullocks addition & Building F addition and demolition (net addition of 3,065 sq- ft) 85.820 replacement trips utilized	311.500
5	09/16/86	CPC 85-281.2 Merrit Photo Lab (623 sq-ft) 17.440 replacement trips utilized	294.060

		CPC 85-281 Stage Deli Expansion (565 sq-ft)	
6	08/09/88	15.820 replacement trips utilized	278.240
		Affidavit 93-2144903 RREEF USA Fund II Project (Ann Taylor - 1,607 sq-ft)	
7	11/02/93	44.968 replacement trips utilized	233.272
		Affidavit 97-762703 Ames Reid Ltd. (Candy) & Men's Clothing (Signature) expansion (620 sq-ft)	
8	05/21/97	17.360 replacement trips utilized	215.912
		C & A # 97-1779448 Bank of America ATM teller machine (47 sq-ft)	
9	11/07/97	1.316 replacement trips utilized	214.596

CENTURY CITY NORTH
PARCEL 14
ABC ENTERTAINMENT CENTER
 2000 (formerly 2020 and 2040) Avenue of the Stars
 Lots 3 and 4, Tract No. 51450-A

PARCEL 14

Balance of replacement trips resulting from changes sites with no original trip allocation in the Specific Plan:

No.	DATE	ACTION	TRIP' BALANCE
1	06/25/86	CPC 86-018 (covenant re: Changes of use in 8 suites) Doc. # 86-790452 (recorded 6/24/86) ABC Entertainment Center (Retail to office: 110, 144, 204, 210, 212, 214 created 253.995 trips) (Retail to restaurant: 116, 118, used 98.440 trips)	155.555
2	01/27/93	Affidavit 93-165147 (covenant re: Shubert Theater expansion) Doc. # 93-165147 (recorded 1/27/93) Shubert Organization, Inc. (-70.000 trips)	85.555
3	06/07/96	Swap 2,253 sq-ft restaurant from (space 220) 2020 Club to space 116 (retail) for Fiesta Grill and vice versa. (no recorded copy). NO NET CHANGE IN TRIPS	85.555
4	11/13/96	Covenant to swap trips from 1,380 sq-ft of restaurant space from 2020 Club (c-220) to proposed restaurant (Mrs. Winston's) (P-132-00) and vice versa (no recorded copy). NO NET CHANGE IN TRIPS	85.555
5	08/16/04	Demolish ABC Entertainment Center (created 19,160.949 new replacement trips); and construct new office building (2000 Avenue of the Stars -- utilized 11,930.072 replacement trips) Covenant Nos. 04-2108702 and 04-2108703 NET CHANGE: Created 7,230.877 additional replacement trips	7,316.432

CENTURY CITY NORTH
PARCEL 19 (C of C No. 81-028)
CENTURY PLAZA HOTEL TOWER (ORIGINAL)

PHASE I			PHASE II				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE

TRANSFERRED TRIPS			REPLACEMENT TRIPS				
No.	DATE	ACTION	TRIP BALANCE	No.	DATE	ACTION	TRIP BALANCE
1	11/30/82	CPC 30791 Transfer of 2,000.000 trips from Parcel 17 (CCS) to Parcels 11 & 19 jointly	2,000.000	1	04/20/83	CPC 83-021 Café Plaza Remodeled 2.343 replacement trips generated	2.343
2	04/20/83	CPC 83-021 Transfer of 2,000.000 "Transferred Trips" from Parcels 11 & 19 jointly to Parcel 11	0.000	2	04/20/83	CPC 83-021 Transfer of 2.343 replacement trips to Parcel 11	0.000

CENTURY CITY NORTH

PARCEL 21

1930 Century Park West

Por Lot 1 of Tract 26196

PARCEL 21

No.	DATE	ACTION	TRIP BALANCE
		No trips originally allocated by Specific Plan	0.000
		Covenant (01-0601873) re: change of use from a former drive-through bank at 1930 Century Park West.	
		Area - 7,077 sq-ft; Drive-In Bank (192 trips/1,000 sq-ft) - 1,358.784 replacement trips; Office (14 trips/1,000 sq-ft) - 99.078 replacement	
1	04/10/01	trips utilized.	1,259.706

CENTURY CITY NORTH
PARCEL 22
 2049 Century Park East
 Lot 2 of Tract 51450-A

PARCEL 22

No.	DATE	ACTION	TRIP BALANCE
		No trips originally allocated by Specific Plan	0.000

CUMULATIVE TOTAL OF MINOR PROJECTS			
No.	DATE	ACTION	TRIP BALANCE
		Minor Project allowance per Section 2 of Specific Plan	35.000
		Removal of tenant elevator and infill floor openings at 2nd/3rd floors, convert 3rd floor mechanical room to office space. Net increase of 359 square feet of office floor area at 14 trips/1,000 sq-ft, utilized	
1	10/15/04	5.026 trips. Covenant No. 04-2657794	29.974

**CENTURY CITY SOUTH
TRIP ALLOCATION**

PARCEL 15

**FOX Plaza
C2
Lot 1, Tract 37916**

No.	DATE	ACTION	TRIP BALANCE
		CPC 85-285 Covenant recorded 8/22/84 Transfer of 1,760.000 trips from Parcel 17 (CCS)	
1	05/15/85	(NOT AVAILABLE FOR USE ON THIS SITE)	1,760.000
		Doc. # 85-655408 (covenant recorded 6/11/85)	
2	06/11/85	Allocation of 9,093.966 trips	10,853.966
		CPC 85-088PA Plans approved for 649,569sq-ft office building	
3	05/15/85	9,093.966 trips utilized	1,760.000
		Doc. # 85-952929 (covenant recorded 8/16/85)	
4	08/16/85	Transfer of 1,760.000 residential trips to Parcel 17	0.000

PARCEL 16

**R4 Parcel North of Olympic
(Parcel B, P.M. L.A. No. 3635)**

No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan	1,090.000
		Century Woods	
2		83 x 7.550 (-626.650)	463.350
		Doc. # 89-519458 (recorded 4/4/89)	
3	04/04/89	Transfer of 143.444 trips to Parcel 10 (CCN)	319.906
		Doc. # 89-519458 (recorded 4/4/89)	
4	04/04/89	Transfer of 319.906 trips to Parcels 4/9 (CCN)	0.000

PARCEL 17

**FOX Studios
R4/R5 Parcel South of Olympic**

No.	DATE	ACTION	TRIP BALANCE
1		Original trip allocation in Specific Plan	18,120.000
		CPC 30791	
2	11/30/82	Transfer of 2,000.000 trips to Parcel 1.1 (CCN)	16,120.000
		CPC 85-285; Doc. # 84-1014374 (recorded 8/22/84)	
3	05/15/85	Transfer of 1,760.000 trips to Parcel 15 (CCS)	14,360.000
4	08/16/85	Transfer of 1,760 trips from Parcel 15 (CCS)	16,120.000
		Ord. 168,682 replaced Trip Balance with Studio Zone. No trip allocation (1,895 million gross sq-ft of studio use)	
5		TRANSFERS PROHIBITED (Sec. 6B(b).)	N/A

PARCEL 18

Hotel
Lot 2, Tract 37916

No.	DATE	ACTION	TRIP BALANCE
1		Approval of Marriott Hotel	0.000

PARCEL 20

C2 FOX Studios
Not Part of Lot 1, Tract 37916

No.	DATE	ACTION	TRIP BALANCE
		Doc. # 85-655408 (recorded 6/11/85)	
1	05/15/85	Trip Allocation	6,034.000
		See Parcel 17	
2		(Ord. 168,682 replaced trip balance with Studio Z one)	N/A

CUMULATIVE TRANSFERS TO CENTURY CITY NORTH

1	Permitted in Specific Plan CPC 30791; Doc. # 83-23269 (recorded 1/3/83)	5,000.000
2	11/30/82 Transfer of 2,000.000 trips to Parcels 11 & 19 Doc. # 89-519458 (recorded 4/4/89)	3,000.000
3	03/20/89 Transfer of 463.350 trips to Parcels 4/9 & 10	2,536.650
4	Ord. No. 168,682 removed trip balances from Parcels 17 & 20	