

**10131 CONSTELLATION BOULEVARD
DRAFT CONSTRUCTION MANAGEMENT AND MITIGATION PLAN**

1. INTRODUCTION

1.1. Background

The following sets forth the methods and procedures to be followed by Century City Realty LLC, its successors and assigns (collectively, the “Developer”), its General Contractor, and its subcontractors, in connection with the construction of the 10131 Constellation Boulevard project (the “Project”). This Construction Management Plan (the “Plan”) shall apply during all phases of construction related to the Project, including the demolition of existing structures on the property and all phases of construction for the two 47-story towers and one 12-story building.

The provisions of this Plan include, but are not limited to, the construction-related mitigation measures contained in the 10131 Constellation Boulevard Environmental Impact Report.

1.2. Statement of Purpose

The purpose of this Plan is to facilitate timely completion of the Project and to minimize any potential impacts experienced by the surrounding community in connection with the construction of the Project.

2. CONSTRUCTION ACTIVITIES

2.1. Construction Hours

Construction shall take place in compliance with the provisions of Section 41.40 of the Los Angeles Municipal Code. In order to ensure timely completion of the Project while minimizing impacts on the surrounding community, exterior construction hours shall be limited to Monday through Friday from 7:00 a.m. to 6:00 p.m. and from 8:00 a.m. to 6:00 p.m. on Saturday, except when extended hours are required or specifically permitted by the City. Management, supervisory, administrative, and inspection activities shall take place within the designated construction hours to the extent feasible, however, such activities may take place outside of the designated construction hours.

2.2. Site Office

Prior to beginning construction activity and until construction of the Project is complete, the General Contractor will maintain a site office located at _____. The site office will be open at all times when construction activity is underway. A representative of the General Contractor may be reached at the site office by phone at _____. In the event of an emergency at a time when the site office is not open, the General Contractor may also be reached by phone at _____.

2.3. Community Liaison Officer

The Developer shall appoint a Community Liaison Officer (“CLO”) to respond to inquiries or concerns of surrounding residents and businesses, as well as the general public. The CLO may be an employee or representative of either the General Contractor or the Developer.

The CLO will be located on the site during construction hours and may be contacted via a “Project Hot-Line” at _____. The name of the CLO and the Hot-Line phone number shall be conspicuously posted at the construction site.

The CLO shall notify the Developer if the CLO is notified of any construction activities that potentially violate this Plan or any of the construction-related mitigation measures.

2.4. Phasing and Staging

2.4.1 In General

Construction of the Project will include the demolition of approximately 39,000 square feet of floor area associated with the Century Club and the City National Bank building and drive-through bank facility and the construction of two 47-story towers and one 12-story building. Construction activities will include concrete pours for foundations, slabs, and walls. Building frames and interiors will require crane hoisting and other activities typical of large-scale high-rise development.

It is anticipated that construction will occur in three phases associated with each of the proposed buildings. Although phasing will occur in response to market conditions, it is anticipated that Tower 1 and the underlying parking structure will be developed in Phase I, Tower 2 will be developed in Phase II, and the 12-story building will be developed in Phase III of the Project.

2.4.2 Staging During Development Phases

Phase I of the Project will involve the construction of the four-level subterranean parking garage and Tower 1. The top level of the garage will be used as the staging area for the development of Tower 1 and the remaining phases of the Project. Given its size (approximately 5.0 acres), it will provide the Developer with the ability to ensure an adequate staging area for the Project. Construction vehicles would access the site at the new curb cut on Constellation Boulevard. Construction vehicles would not be permitted to access the site at the two existing curb cuts on Constellation Boulevard and Avenue of the Stars, which serve the adjacent parking structure and loading docks.

2.5. Barricades

The General Contractor will construct a solid plywood construction barrier at the perimeter of the site at the southwest corner, extending 200 feet along Constellation Boulevard and Avenue of the Stars, prior to the start of construction. All construction barriers will be maintained in accordance with City regulations, and their appearance will be maintained in a visually attractive manner throughout the construction period.

Signs will be posted along the plywood fencing stating that no unauthorized materials are permitted to be posted. The General Contractor will ensure through daily morning walks by designated personnel that no unauthorized materials are posted on any temporary barricades or any temporary pedestrian walkways. Graffiti on barricades will be removed or covered over at the earliest possible time after the General Contractor is aware of its existence.

2.6. Construction Site Security

The Developer will utilize all appropriate security measures, including but not limited to: security guards, lighting of trailer areas and the construction site, fencing of trailer areas and the construction site, and locks at all entrances to the trailer areas and construction site.

2.7. Fire Safety

Prior to commencement of construction work, the Developer shall have submitted plans to the Los Angeles Fire Department (“LAFD”) that satisfy the requirements for obtaining the necessary building permits.

2.8. Emergency Access

Emergency access to the Project site and adjacent areas shall be kept clear and unobstructed during all phases of demolition and construction work.

2.9. LAUSD Notification

The Developer shall provide the Los Angeles Unified School District (“LAUSD”) with a construction schedule and shall notify it of the commencement of Project construction. The LAUSD shall also be notified of any planned lane closures in the vicinity of the Project during construction.

All construction crews shall be notified of school locations and will be instructed to stop when school bus red lights are flashing.

3. CIRCULATION

3.1. Traffic

3.1.1 Construction Traffic Control Plan

A Project construction traffic control plan shall be developed, to the satisfaction of LADOT, including a designated haul route and staging area, traffic control procedures, emergency access provisions, and construction crew parking, to mitigate traffic impacts during construction.

3.1.2 Traffic Control Procedures

The Developer shall obtain prior LADOT approval for any lane closures, detours, on-street staging areas or other temporary changes in traffic control. Temporary traffic control

procedures will be employed as appropriate to address particular circulation requirements. These procedures include, but are not limited to: traffic cones, temporary signs, changeable message signs, and flagmen. All traffic control procedures shall be undertaken in accordance with the standards in the LADOT Work Area Traffic Control Handbook.

3.1.3 Haul Routes

Haul routes shall be established in coordination with the City of Los Angeles Department of Building and Safety (“LADBS”) to minimize congestion to public streets and highways.

Haul routes for construction materials shall, to the extent feasible, be restricted to truck routes approved by LADBS. Hauling trucks shall be directed to use commercial streets and highways, and, to the extent feasible, shall minimize the use of residential streets. The haul routes and staging areas for the Project will be established, to the extent feasible, to minimize the impact of construction traffic on nearby residential neighborhoods and schools.

Where necessary, flagmen with communication devices shall be used to coordinate hauling activities, in particular, ingress and egress on public streets.

Permits for oversized or overweight loads, if any, on haul routes will be obtained from the Department of Building and Safety. Such permit loads will be subject to the conditions of the permit at the time of issuance.

3.2. Construction Traffic Schedule

To the extent feasible, the arrival and departure of construction trucks shall occur outside of and be minimized during peak a.m. and p.m. commute hours.

3.3. Construction-Related Parking

Construction employees commuting to the Project site shall not be allowed to park on public streets. Prior to build-out of the four-level subterranean parking garage on the site, the unused portion of the Project site and the garage located at 2030 Century Park West will be available for construction employee parking. After completion of the on-site parking garage, construction employee parking will also be accommodated on-site.

3.4. Pedestrian Safety and Access

It is anticipated that pedestrian sidewalks adjacent to the Towers will be covered during construction. Sidewalks shall not be closed without proximate usable alternative walkways being available.

4. AIR QUALITY CONTROLS

4.1. Fugitive Dust Control Plan

The General Contractor shall implement a fugitive dust control program during construction pursuant to the provisions of South Coast Air Quality Management District

(“SCAQMD”) Rule 403, which requires the implementation of Reasonably Available Control Measures (“RACM”) for all fugitive dust sources. The General Contractor shall also comply with the Air Quality Management Plan (“AQMP”), which identifies Best Available Control Measures (“BACM”) and Best Available Control Technologies (“BACT”) for area sources and point sources, respectively.

4.2. Dust Fences

The General Contractor will phase and schedule demolition activities in order to reduce dust emissions and will install dust fences at least four feet in height atop all fencing erected at the perimeter of the Project site during demolition activities. Dust fences of between three and five feet in height shall be used elsewhere as appropriate to implement the SCAQMD Rule 403 fugitive dust plan.

4.3. Watering

The General Contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind. All loads shall either be sufficiently watered or securely covered to prevent excessive amounts of dust.

4.4. Cessation of Grading Activity Due to Smog

The General Contractor will not perform any grading activities during second stage smog alerts.

4.5. Equipment Operation and Maintenance

The General Contractor shall maintain and operate construction equipment so as to minimize exhaust emissions. All construction equipment shall be properly tuned and maintained in accordance with manufacturers’ specifications. During construction, trucks and vehicles in loading and unloading queues will turn their engines off when not in use to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

4.6. Idling

All construction vehicles shall be prohibited from idling in excess of ten minutes, both on-site and off-site.

4.7. Use of Generators

Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.

4.8. Coatings and Solvents

The General Contractor shall use coatings and solvents that are consistent with applicable SCAQMD rules and regulations.

5. NOISE CONTROLS

5.1. Construction Hours

All on-site construction activities that generate noise in excess of 75 dBA at a distance of 50 feet shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday, unless extension of such hours is approved by the City.

5.2. Noise Barriers

Natural and artificial barriers such as ground elevation changes and existing buildings can shield construction noise. During the initial stage of construction, including site demolition and site preparation/excavation, and when construction activities are within 200 feet of the southwestern boundary of the site, an eight-foot temporary sound barrier (e.g., wood fence), with at least one-half inch thickness, shall be erected at the southwest corner of the Project site extending 200 feet along Constellation Boulevard and Avenue of the Stars.

5.3. Equipment Controls

5.3.1 Noise Control

The General Contractor and its subcontractors will inspect construction equipment to ensure that such equipment is in proper operating condition and fitted with standard factory silencing features. Construction equipment shall use available noise control devices, such as equipment mufflers, enclosures, and barriers. Additionally, pile drivers shall be equipped with noise control having a minimum quieting factor of 10 dBA.

5.3.2 Limited Idling

Engine idling from construction equipment, such as bulldozers and haul trucks, shall be limited to the extent feasible.

6. HAZARDOUS MATERIALS CONTROLS

6.1. In General

Construction contracts shall include provisions requiring continuous compliance with all applicable federal, state, and local government regulations and conditions related to hazardous materials and waste management.

6.2. Soil and Groundwater Contamination

Any contaminated soil, groundwater, and/or toxic materials encountered during excavation and grading shall be evaluated and excavated/disposed of, treated in-situ, or

otherwise managed in accordance with applicable regulatory requirements. If contamination is discovered during grading activities, grading within such area shall be temporarily halted and redirected around the area until the appropriate health and safety measures are implemented and any required investigation and/or remediation is conducted pursuant to all applicable laws and regulations so as to render the area suitable for grading activities to resume.

6.3. Asbestos

In accordance with SCAQMD Rule 1403, pre-demolition building surveys will be performed to identify regulated asbestos-containing building materials that would be removed by a certified asbestos containment contractor prior to demolition. In the event that asbestos removal is necessary, all asbestos-containing materials will be removed prior to any activity that potentially may disturb the materials, and prescribed procedures, such as the use of leak-tight containers or wrapping, will be used. Any asbestos-containing material required to be removed will be disposed of as required by applicable regulations for the disposal of hazardous waste. The General Contractor will provide advance notice of asbestos removal and related building demolition activities to the necessary regulatory oversight agencies in compliance with applicable legal requirements.

6.4. Lead-Based Paint

A licensed Lead-Based Paint Inspector shall be retained to confirm whether any lead-based paint or lead-based paint containing materials (“LBPCM”) are present within the structures to be demolished on the Project site. In accordance with applicable legal requirements, the removal of any lead-based paint and LBPCM will be conducted in compliance with the comprehensive set of California regulatory requirements designed to ensure the safe handling and disposal of these materials.

6.5. Soil Gases

The General Contractor shall develop a Health and Safety Plan that addresses combustible gas and hydrogen sulfide concerns and describes procedures the General Contractor intends to institute to minimize potential danger from explosion or exposure in the event elevated concentrations are encountered. The Plan shall comply with all applicable environmental health and safety laws. The Plan shall include, at a minimum, monitoring equipment and specifications for continuous monitoring of methane concentrations and comparison to levels of concerns such as Permissible Exposure Levels (“PELs”), Threshold Limit Values (“TLVs”), or concentrations Immediately Dangerous to Life and Health (“IDLH”) in the breathing zone. In addition, methane concentrations shall be regularly monitored and compared against the Lower Explosive Level (“LEL”). Contingency responses should be established for each scenario. The Plan shall also include specifications for use of the subterranean garage ventilation system, and any additional systems, to ensure maximum air exchanges, as necessary, within the facility during construction operations.

During subsurface excavation activities, including boring, trenching, and grading, Cal/OSHA worker safety measures shall be implemented as required to preclude exposure to unsafe levels of soil gases, including methane and hydrogen sulfide. During grading activities,

field technicians will monitor the soil as it is being excavated with an organic vaporizer and field instruments. Any excavated soil that is impacted with hydrocarbon materials will be stockpiled separately and evaluated with more detailed testing. All impacted soil will be properly treated and disposed of in accordance with applicable regulations. Air monitoring will also be conducted during all subsurface work activities to monitor possible methane and hydrogen sulfide levels. If potentially dangerous levels of methane or hydrogen sulfide are encountered during subsurface work activities, all appropriate safety measures will be followed.

6.6. Routine Maintenance

Hazardous materials generated as a result of routine maintenance of construction-related equipment will be disposed of in accordance with legal disposal procedures.

7. WATER QUALITY CONTROLS

7.1. In General

The General Contractor will control water quality in order to ensure compliance with all applicable federal, state, and local government requirements. To the extent feasible, Best Management Practices (“BMPs”) will be incorporated in the water quality control plan to control construction run-off quality.

7.2. Site Drainage

During construction, drainage of the Project site shall be disposed of in a manner satisfactory to the City Engineer and the Regional Water Quality Control Board.

7.3. Surface Water Quality

The General Contractor will comply with the National Pollutant Discharge Elimination System (“NPDES”) Construction General Permit requirements, which include, in relevant part, the preparation of a Stormwater Pollution Prevention Plan (“SWPPP”). The General Contractor will file a Notice of Intent with the State Water Resources Control. The SWPPP will specify BMPs that would be implemented to reduce the level of pollutants that could be present in stormwater discharges from the site during construction.

7.4. Groundwater Water Quality

If, during excavation and construction of the subterranean parking structure, groundwater is encountered, the groundwater would be tested in accordance with NPDES Permit requirements. If the groundwater is found to contain contaminants, the groundwater will be treated before it is released.

8. SOLID WASTE MANAGEMENT

The General Contractor shall salvage and recycle construction and demolition materials to the extent feasible. The General Contractor shall prepare a recycling plan for demolition and construction waste, and documentation of the recycling plan will be provided to the City of Los

Angeles Department of Public Works. The General Contractor and its subcontractors shall implement measures for the recycling of demolition and construction debris, including utilization of subcontractors specializing in demolition and construction waste management, to reduce the volume of solid waste going to landfills to the extent feasible in furtherance of the City's goal of a 50 percent reduction in the amount of waste going to landfills.