

Attachment No. 6
Scope of Development

Event Center Project.

The Event Center Project will:

- be designed, developed and constructed by EventCo as a private development, without the use of City funds, pursuant to and in accordance with the Event Center Ground Lease and this IA, at EventCo's sole cost and expense, including hazardous materials and other environmental remediation and the demolition and removal of all the structures and infrastructure on the Event Center Site;
- consist of a structure which shall be sufficient to accommodate a wide variety of recreational, sporting and entertainment uses, including without limitation, NFL football, soccer, conventions and exhibitions, trade shows, concerts and other recreational, entertainment and sporting events;
- be substantially consistent with the schematic design for the Event Center (as identified in *Attachment 5-A*, the Event Center Approved Schematic Design plans attached to the IA), all as more fully described in the Event Center Ground Lease;
- be designed to provide approximately 135,000 square feet of floor space at the event level and approximately 100,000 square feet of meeting space and other ancillary facilities for Convention Center use pursuant to and in accordance with the Event Center Ground Lease.

New Parking Structures Project.

The New Parking Structures Project will:

- be designed, developed and constructed on the New Parking Structures Site pursuant to and in accordance with the New Parking Structures Ground Leases, by ParkingCo as a private development, without use of City funds, at ParkingCo's sole cost and expense, including the demolition, hazardous materials and other environmental remediation and removal of all structures and infrastructure on the New Parking Structures Site and on the underlying property, as needed;
- consist of an at least 928 space parking structure located on the Bond Street property (the "Bond Street Garage") and an at least 3,000 space parking structure located on the former Cherry Street garage location fronting on L.A. Live Way (formerly known as Cherry Street) (the "L.A. Live Way Garage") to: (x) replace approximately 1,600 West Hall and 800 Cherry Street parking spaces, (y) provide approximately 4,000 total parking spaces for use in connection with Convention Center, Event Center, and Staples Center events, and (z) replace the truck marshaling, Convention Center event container

staging, and parking space currently on the Bond Street property, all of which shall be substantially consistent with the schematic design for the New Parking Structures (as identified in *Attachment No. 5-B*, the New Parking Structures Approved Schematic Design plans attached to the IA) all as more fully described in the New Parking Structures Ground Leases.