

CITY OF LOS ANGELES
CALIFORNIA



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**DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL**

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Los Angeles, CA 90012

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DLANC Office Coordinator: Ted Greaton
(10am-2pm/Mon-Thur)

March 14, 2007

Mr. Natsuo Kawada
Kawada Company, Ltd.
222 South Hill Street, Suite 11
Los Angeles, California 90012

RE: ZEN Project – 250 South Hill Street

Dear Mr. Kawada:

We are happy to notify you that at our regularly held public meeting on March 13, 2007, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted pursuant to the motion passed on March 7, 2007 by DLANC’s Planning & Land Use Committee to support the “Zen” mixed-use residential, retail and commercial project to be located at 250 South Hill Street.

Specifically, DLANC supports the City’s approval of the entitlements necessary to authorize the Zen project. DLANC believes this project will have far-reaching future benefits to the revival of residential and retail interests in downtown Los Angeles. Zen will offer transit-oriented, high-density, mixed-use development that will complement the recently approved Grand Avenue project.

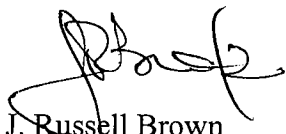
The Zen project site is currently under-utilized as a surface-only parking lot; such properties are prime locations for downtown development, particularly on sites that will otherwise remain fallow. The project will improve the area with neighborhood-serving ground floor retail, a roof-top garden, an upscale market, a restaurant and sports lounge, an urban fitness center, on-site parking, and approximately 330 new condominium units – 20% of which will be much-needed workforce housing.

We understand that Zen will also offer the following project benefits:

- Project Labor Agreement (under negotiation)
- 20% Workforce Housing
- LEEDS-Compliant Construction
- Transit-Oriented Site Development
- On-Site Urban Recreation Fitness Center
- Neighborhood and Project-Serving Retail
- Project and Neighborhood Parking
- Jobs (operational and construction related)

In light of these benefits, this project is a vital opportunity to provide modern, high-end housing and related neighborhood-serving retail improvements to Downtown and Council District 14. We are happy to join in its support.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Russell Brown', written in a cursive style.

J. Russell Brown

President, Downtown Los Angeles Neighborhood Council

CC: Honorable José Huizar (Councilmember, Council District 14)
Jessica Wethington McLean (Planning Director, Council District 14)
Steven W. Weston, Esq. (Weston Benshoof)