

[Insert Murphy's Bowl/Clippers letterhead]

[DATE]

Artie Fields, City Manager
1 Manchester Boulevard
Inglewood, CA 90301

Subject: Inglewood Basketball and Entertainment Center
AB 987 Application for Certification for CEQA Streamlining
Acknowledgement of Obligations under Public Resources Code Sections
21168.6.8(b)(5), (6), and (7)

Dear Mr. Fields:

I write on behalf of Murphy's Bowl, LLC (the "Applicant"), which proposes to develop that certain Inglewood Basketball and Entertainment Center project located on approximately 28 acres in the vicinity of the intersection of West Century Boulevard and South Prairie Avenue in Inglewood, California (the "Project").

This letter confirms the Applicant's acknowledgment and agreement, in connection with the City of Inglewood's (the "City's") review of the Project, in its capacity as the lead agency, with respect to the obligations described in the following paragraphs, all of which are conditions of qualifying for the Project's certification for streamlined California Environmental Quality Act ("CEQA") review by the judiciary under Assembly Bill 987 ("AB 987").

Accordingly, and as required by Public Resources Code section 21168.6.8(b)(5), by this letter the Applicant is entering into a binding and enforceable agreement that all mitigation measures required pursuant to CEQA and any other environmental measures required by Public Resources Code section 21168.6.8 to certify the Project under AB 987 shall be made conditions of approval of the Project, that these conditions will be fully enforceable by the City's Planning Division or other agency designated by the City, that all mitigation measures required pursuant to CEQA and any other environmental measures required to certify the Project under AB 987 will be monitored and enforced by the City for the life of the obligation, and that Applicant will submit to the City an annual status report on the implementation of the mitigation measures required pursuant to CEQA and any other environmental measures required to certify the Project under AB 987.

As required by Public Resources Code section 21168.6.8(b)(6), the Applicant agrees to pay any additional costs incurred by the courts in hearing and deciding any case subject to Public

Resources Code section 21168.6.8, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the Rules of Court adopted by the Judicial Council pursuant to AB 987.

As required by Public Resources Code section 21168.6.8(b)(7), the Applicant agrees to pay the costs of preparing the record of proceedings for the Project, concurrent with review and consideration of the Project pursuant to CEQA, in a form and manner specified by the City.

In order to comply with CEQA and give the public and decision-makers the opportunity to be fully aware of the environmental consequences of the Project, the parties to this letter agreement acknowledge that the City has no obligation to approve, and the Applicant has no obligation to develop, the Project unless and until the parties have negotiated, executed and delivered mutually acceptable agreements based upon information produced from the CEQA environmental review process and any other public review and hearing processes, subject to all applicable governmental approvals. The City retains the absolute, sole discretion to: (1) modify the Project as the City may, in its sole discretion, deem necessary to comply with CEQA; (2) select other feasible alternatives and/or impose mitigation measures to avoid or reduce significant environmental impacts; (3) balance the benefits of the Project against any significant environmental impacts prior to taking final actions, if such significant impacts cannot otherwise be avoided; and/or (4) determine not to proceed with the Project.

Murphy's Bowl, LLC,
a Delaware limited liability company

By: Brandt Vaughan
Its: Manager

Acknowledged and Agreed to by:

Artie Fields
City Manager