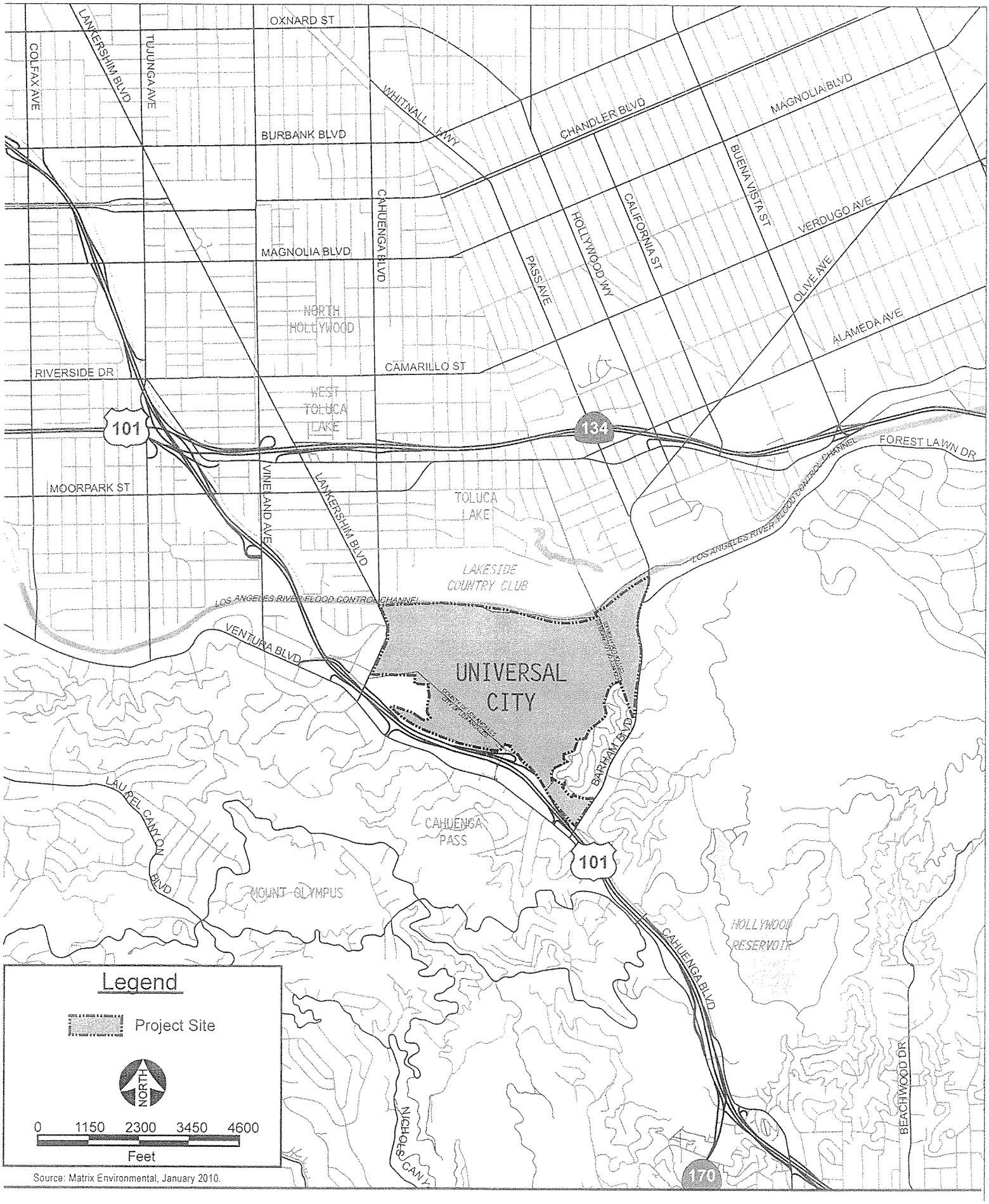


Source: Matrix Environmental, January 2010.

Source: Matrix Environmental, 2010.

Universal City Aerial
Existing Jurisdictional Boundaries

Aerial Photograph of Project Site

OFFICES

- O-1 NEW 14-LEVEL OFFICE W/ PARKING BELOW
- O-2 NEW 12-LEVEL OFFICE W/ PARKING BELOW

STUDIOS/STUDIO OFFICES

- S-1 PROP/COSTUME EXPANSION
- S-2 POST PRODUCTION
- S-3 NEW 500 SEAT THEATER
- S-5 NEW STUDIO OFFICES
- S-6 NEW STUDIO OFFICES
- S-7 REDEVELOP TWO STAGES
- S-8 NEW REHEARSAL HALL
- S-9 NEW FILM VAULT
- S-12 MILL EXPANSION
- S-13 SET REDEVELOPMENT AREAS
- S-14 PRODUCTION SUPPORT
- S-15 (CITY) ADDITION TO CHILDCARE
- S-16 (CITY) PRODUCTION SERVICES
- S-17 (CITY) ADMINISTRATION OFFICES W/ PARKING BELOW 250,000 SQ FT
- S-20 STUDIO OFFICES/GARAGE REPAIR
- S-21 NEW UCBC TECH SUPPORT
- S-22 NEW LIGHTING, GRIP AND SCENIC STORAGE
- S-24 NEW PRODUCTION SUPPORT
- S-25 NEW PRODUCTION SUPPORT
- S-26 NEW VIDEO VAULT
- S-27 (CITY) NEW STUDIO OFFICES

ENTERTAINMENT (THEME PARK)

- T-1 NEW CENTRAL PARK
- T-2 NEW THEME PARK ATTRACTION
- T-3 NEW THEME PARK ATTRACTION W/ FOOD & BEVERAGE RETAIL
- T-4 NEW THEME PARK ATTRACTION W/ FOOD & BEVERAGE RETAIL
- T-5 TECH SERVICES REPLACEMENT
- T-6 NEW ATTRACTION
- T-7 NEW ATTRACTION
- T-8 NEW ATTRACTION
- T-9 REFURBISHED EXISTING ATTRACTION
- T-10 ADDITION TO WAREHOUSE
- T-11 NEW ATTRACTION

ENTERTAINMENT RETAIL (CITYWALK) / AMPHITHEATER

- C-1 NEW TOUR PLAZA RETAIL
- C-3 FUTURE DESTINATION VENUE
- C-4 MISCELLANEOUS CITYWALK RETAIL

PARKING

- P-1 NEW 7-LEVEL PARKING
- P-2 NEW 6-LEVEL TRANSPORTATION STRUCTURE
- P-3 NEW PARKING STRUCTURE (LEVELS TBD)
- P-4 NEW TRANSPORTATION HUB VIP, BUS & RV PARKING
- P-6 NEW PARKING STRUCTURE (LEVELS TBD)
- P-7 (CITY) NEW PARKING STRUCTURE (LEVELS TBD)
- P-8 NEW PARKING STRUCTURE (4 LEVELS BELOW GRADE)
- P-9 NEW PARKING STRUCTURE (LEVELS TBD)
- P-10 (CITY) NEW 6 LEVEL ABOVE GRADE PARKING, 2 LEVELS BELOW GRADE
- P-11 (CITY) NEW PARKING STRUCTURE (LEVELS TBD)
- P-12 HOTEL ENTRY & PARKING
- P-13 NEW PARKING / TRAM MAINTENANCE
- P-14 (CITY) HOTEL PARKING

HOTEL

- H-1 NEW HOTEL APPROX. 500 ROOMS
- H-2 (CITY) NEW HOTEL APPROX. 500 ROOMS

LEGEND

- Studio
- Business
- Entertainment
- Existing Universal Facilities
- Proposed County Boundary
- NBCU Property Line
- Current City/County Boundary

0 200' 400'

NBCUNIVERSAL EVOLUTION PLAN - CONCEPTUAL PLAN

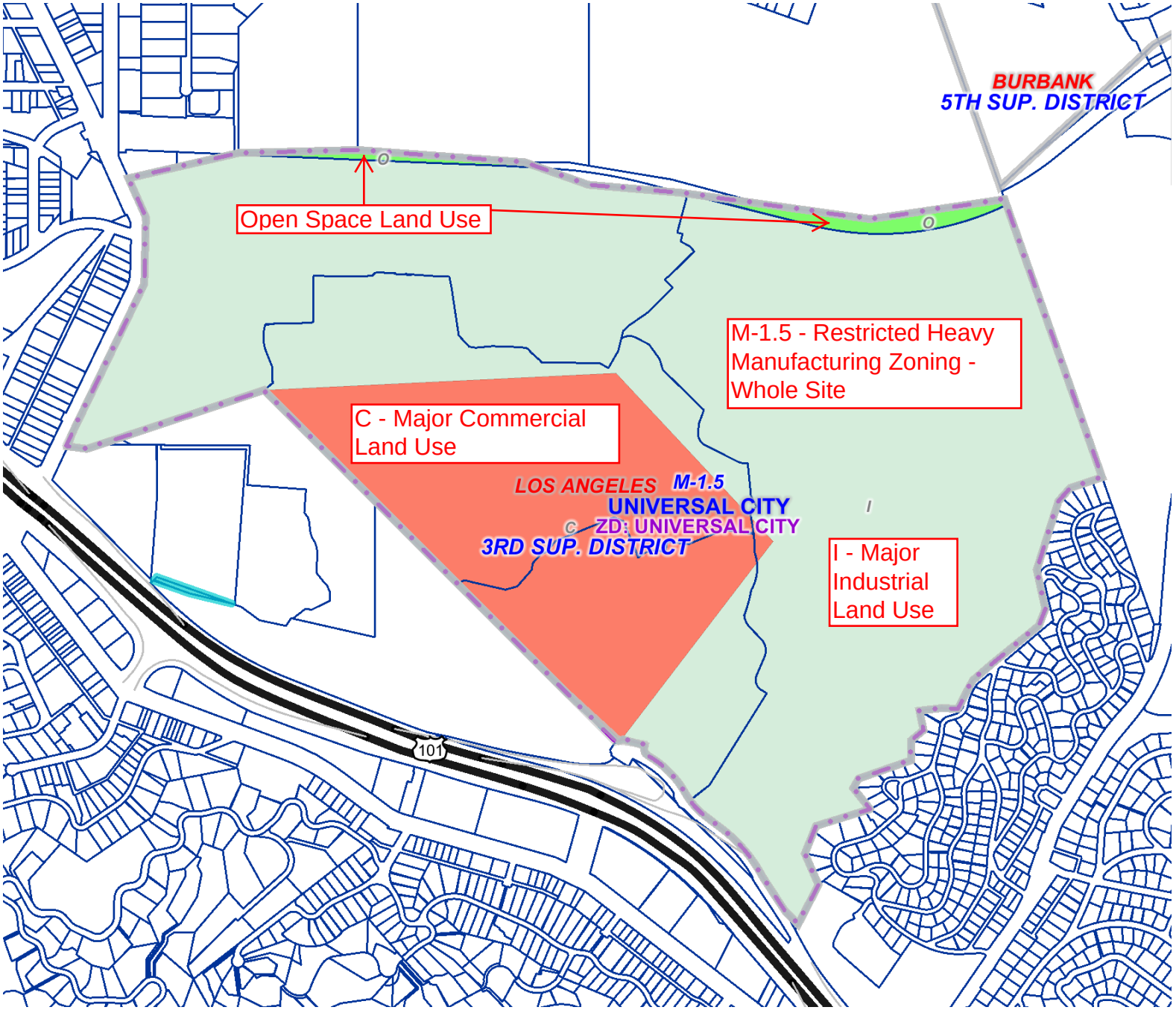
NBCUNIVERSAL | FEBRUARY 13, 2013

RIOS CLEMENTI HALE STUDIOS

gisNET department of regional planning

NBC Universal Evolution Plan
Existing Land Use and Zoning Map

Printed on 1/03/13



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

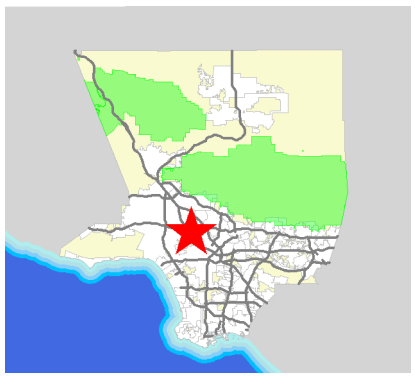
- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.



Copyright 2005 - Los Angeles County Department of Regional Planning, created by the GIS Section

Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

N

0 550 1100 ft.

Printed with permission by the Los Angeles County Dept. of Regional Planning. All rights reserved.

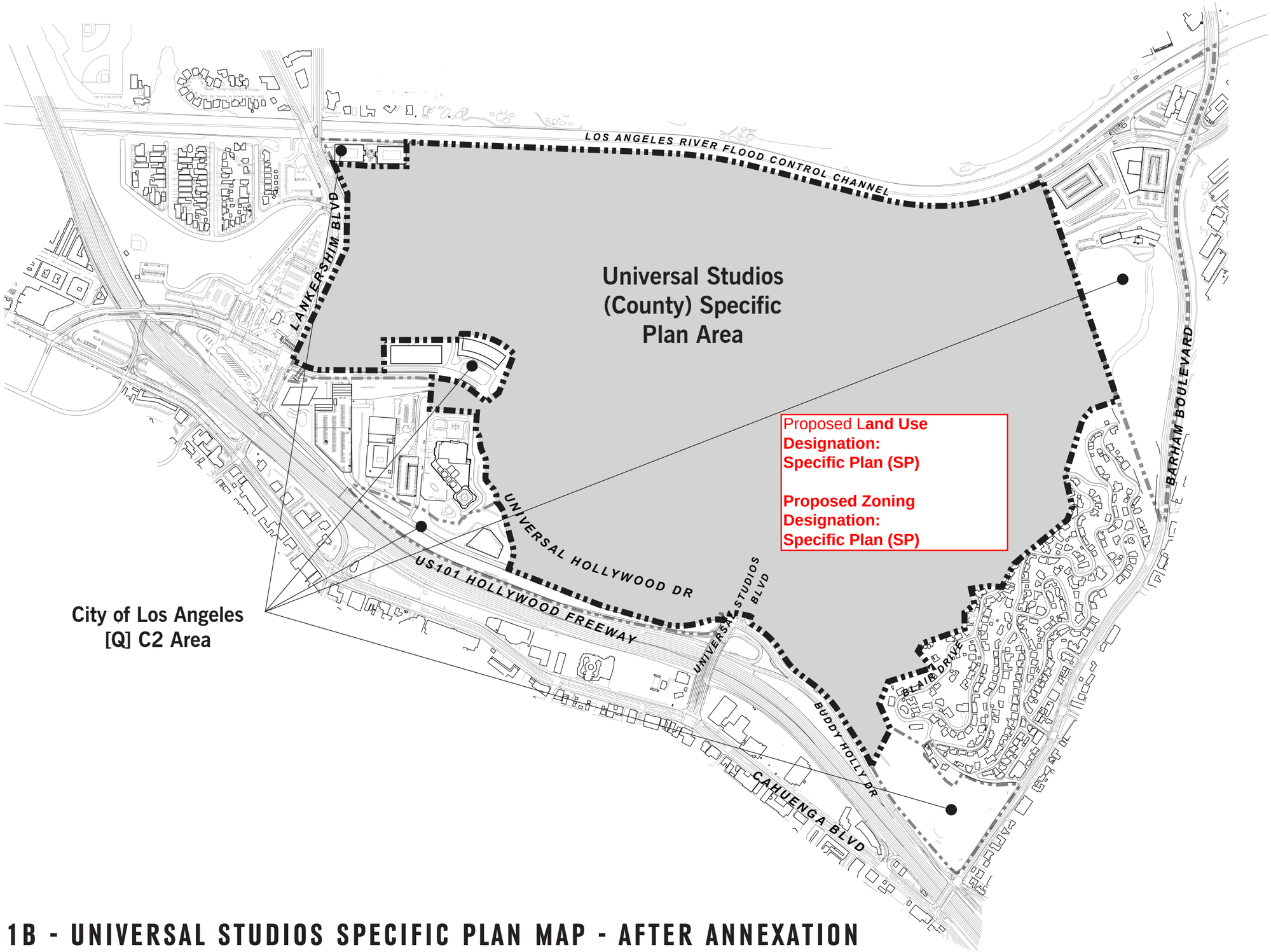
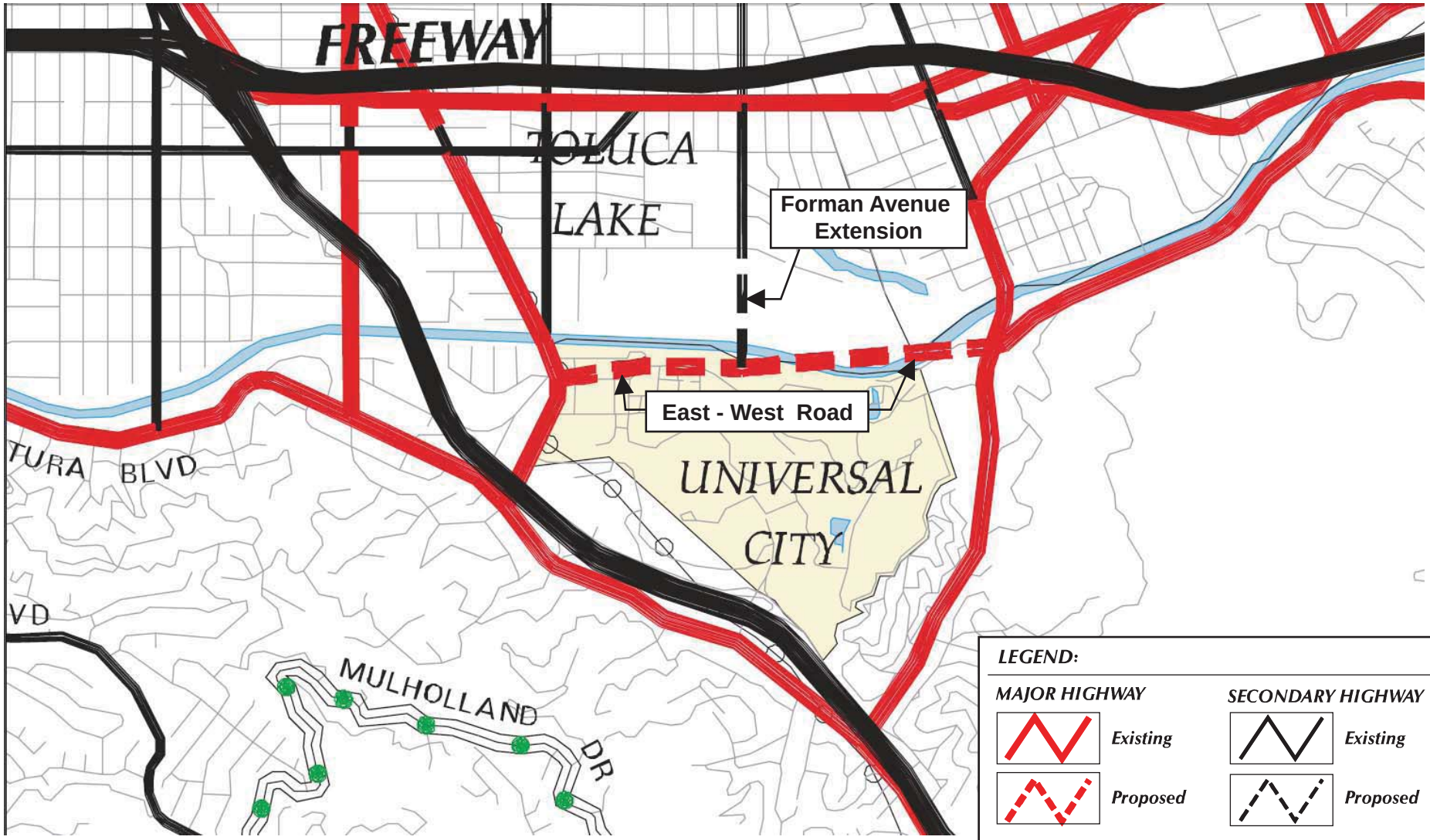


EXHIBIT 1B - UNIVERSAL STUDIOS SPECIFIC PLAN MAP - AFTER ANNEXATION

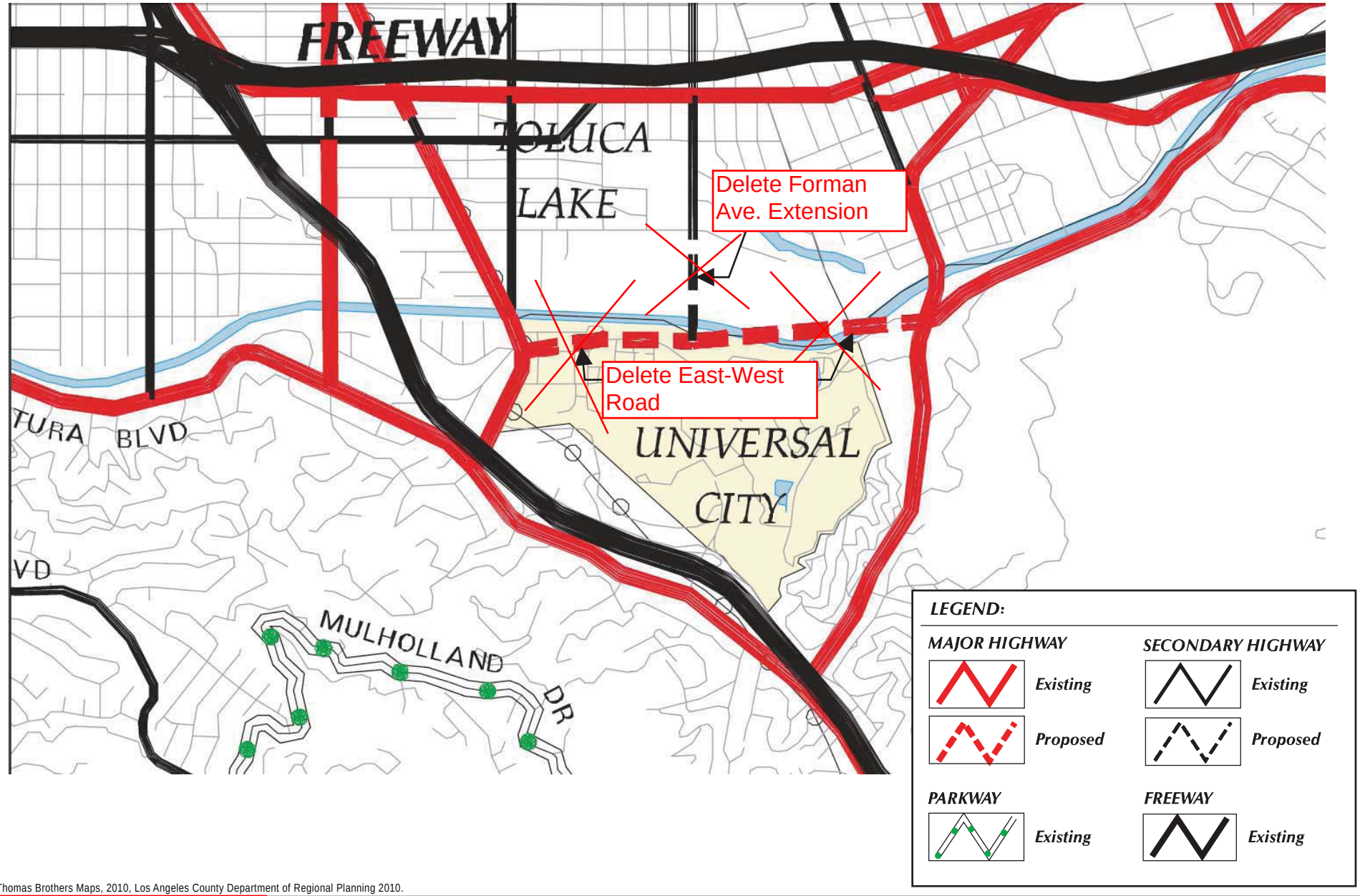
DECEMBER 4, 2012



Thomas Brothers Maps, 2010, Los Angeles County Department of Regional Planning 2010.

Existing County Master Plan of Highways

Location of East-West Road and Forman Avenue Extension as shown on Los Angeles County Highway Plan



Thomas Brothers Maps, 2010, Los Angeles County Department of Regional Planning 2010.

Proposed County Master Plan of Highways

Location of East-West Road and Forman Avenue Extension as shown on Los Angeles County Highway Plan