

## GLASSELL PARK IMPROVEMENT ASSOCIATION

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June 15, 1987

Mr. James Barthe  
Vice President  
Thrifty Realty Company  
3424 Wilshire Boulevard  
Los Angeles, CA 90010

Mr. Elliot Megdahl  
Owner Developer

Re: Thrifty/Megdahl Development  
Eagle Rock Blvd. & Ave. 40  
Los Angeles, California

Dear Messrs. Barthe and Megdahl:

As you know, we recently provided Mr. Arthur Snyder with an updated traffic count for Avenue 40. The updated count clearly shows far greater traffic volume on this street than originally estimated. We were pleased to learn that Mr. Snyder will correct the original report prepared by Cain & Associates to reflect the more accurate traffic count.

The greater traffic count does, however, substantiate our previously stated concerns; i.e., that Ave. 40 cannot safely handle the anticipated ingress and egress into your development without some relief.

We strongly urge the following measures be taken with the expense for same being paid by you:

1. That left turns from Ave. 40 into the development be restricted during the hours of 7:30 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.; and
2. That a left/u-turn signal be installed at the intersection of Eagle Rock Boulevard and Ave. 40 to allow for southbound traffic on Eagle Rock Boulevard to make u-turn at the intersection in order to enter the development from Eagle Rock Boulevard.

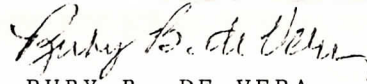
As we have indicated, we are delighted you have selected our community in which to invest. With opportunity, however, comes responsibility. In this instance we expect you to assume responsibility for the negative as well as positive implications of your decisions.

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Your decision to commit substantial sums to the revitalization of the shopping center indicates your long term commitment to this project. A long term commitment to the community to which you look to meet your return on investment goals is also needed. You can demonstrate that commitment by undertaking the actions we are requesting.

We would like your respective responses to our requests by June 30, 1987. We need to know whether you are committed to our community.

Very truly yours,



RUBY B. DE VERA  
President

RD:jb

cc: Mr. Arthur Snyder  
Councilman Richard Alatorre  
Councilman Gloria Molina  
Assemblyman Richard Polanco  
K. Warner, Esq.  
L. Herbert, Area Chairperson