

EXHIBIT 4 (Revised for Addendum No. 1)

Clarification on Scope of Plan Check Review for Renovation Project

The Project includes the partial interior and exterior renovation of the existing Hollywood Park Casino of approximately 108,000 SF, a new 3 level parking structure, the construction of new roads and adjacent surface parking, together with related landscape and site improvements. The existing casino building consists of approximately 72,000 SF of main level floor space, approximately 32,000 SF of basement level floor space, and a 4-level office/storage area of about 4,000 SF attached to the casino building. The Project site is approximately 13 acres.

The project developer has estimated that approximately 50% of the interior space on the main level of the existing casino building and approximately 10% of the basement level will undergo major renovation with new design including the demolition and new construction of interior improvements; and approximately 50% of the interior space on the main level and approximately 20% of the basement level will undergo minor remodeling with new architectural design features, finishes, equipment, and fixtures.

Generally, all new addition and major renovation shall conform to current codes. All remaining areas unaffected by the new addition and major renovation, as well as existing construction in areas undergo minor remodeling with new finishes will not be required to upgrade to current codes.

The following are more detail clarifications of applicable scope of Plan Check Review for renovation and new addition versus existing conditions to remain. Notwithstanding any code year of building codes referenced in this RFQ/RFP, all design and plan check shall follow the prevailing California Codes as amended by the City of Inglewood.

1. Architectural and ADA
 - a. All new exterior construction including Porte cohere, an architectural exterior studio wall, entry, loading dock, mechanical yard screen wall, exterior stair case access roads, surface parking, site improvements will be designed and plan checked against prevailing CBC as amended by City of Inglewood.
 - b. For the existing casino building: A portion of new building exterior wall at the north east portion of the building (to cover the building exterior facing to the old connecting pavilion building that will be removed) will be designed and plan checked against prevailing CBC as amended by City of Inglewood. New Title 24 energy calculation will not be required

for the existing casino building. Remaining existing exterior wall and roof not affected by renovation will remain as is.

- c. For the existing casino building: A new kitchen and new interior construction comprising of approximately 50% of the existing interior areas receiving major renovation will be designed and plan checked per prevailing CBC as amended by City of Inglewood.
- d. Existing restrooms will have lowered countertops in conformance with State of California Title 24 accessibility regulations.
- e. All existing construction in remaining areas unaffected by the new addition and major renovation, as well as areas undergo minor remodeling with new finishes will not be required to upgrade to current codes.

1. Structural and Foundation

- a) Perform structural plan check per prevailing CBC as amended by City of Inglewood including the following:
 - 1. New structural additions including Porte cohere, studio wall, new exterior retaining walls, new exterior staircase, new loading dock and equipment pads, supporting foundations for the new additions, and new partial interior raised floor of 2' high at the existing depressed floor area.
 - 2. Replacement and addition of new building exterior wall at the north east portion of the building to provide enclosure over the length where interface with the connecting Pavilion Building to be demolished. (Remaining existing exterior wall and roof not affected by renovation will remain as is.)
 - 3. A small four level building section consisting of elevator shaft, staircase, and small office/storage space will remain connected to the casino building after demolition of the existing Pavilion Building. Review associated structural modifications and impacts.
- b) The existing structural system for the Casino building is not anticipated to be changed or impacted by the renovation and will remain intact.
- c) Review Soil Report for foundation design for new structural additions. Existing building foundation construction will remain as is.
- d) New structural retaining walls will be added as necessary.

2. Mechanical, Electrical, and Fire Life Safety

- a. Fire Sprinkler – will be upgraded based on the current code of prevailing CFC and prevailing CBC. (This will be plan checked by the Fire Department)
- b. A new fire alarm system will be designed and plan checked per prevailing CBC as amended by City of Inglewood. (This will be plan checked by the Fire Department)
- c. New site lighting will be designed and plan checked per prevailing CBC as amended by City of Inglewood. This will meet the Title 24 exterior lighting compliance

- d. New electrical service, additional electrical transformer, switchgears, and panels, emergency generator, and new central plant will be designed and plan checked per prevailing CBC as amended by City of Inglewood.
 - e. Most of the existing Air Handling Units, associated ductwork and distribution will remain unchanged. The upcoming renovation involved modification of ductwork re-routed with revised air distribution to suit the new programmed space. Several individual cooling units will be added for new equipment rooms in the basement. The new kitchen will either reuse an existing Air Handling Unit or require a new replacement.
 - f. A new kitchen and new interior construction comprising of approximately 50% of the existing interior areas on the casino main floor receiving major renovation will be designed and plan checked per prevailing CBC as amended by City of Inglewood. New kitchen hoods will be added along with new makeup air supply units at the kitchen based on prevailing CMC and CBC, new plumbing fixtures and floor sinks will be added based prevailing CPC
 - g. The existing interior MEP systems will be kept for the remaining interior areas that will receive new finishes only.
 - h. New Title 24 energy calculation will not be required for the existing casino building.
3. Elevators at the existing casino building
- a. The existing elevators will be reused.
4. New parking structure
- a. A new 3 level parking structure of about 800 stalls will be designed and plan checked against prevailing CBC as amended by City of Inglewood.
 - b. Notwithstanding the above sections, the new parking structure shall include all new construction associated with a complete facility, including but not limited to architectural work, structural and foundation work, mechanical, electrical, and fire life safety work, elevators, and site work.
5. Site work
- a. New private roads, surface parking, landscape, and site work will be designed and plan checked in conformance with current codes.
 - b. New structural retaining wall will be provided where needed for new grade changes.