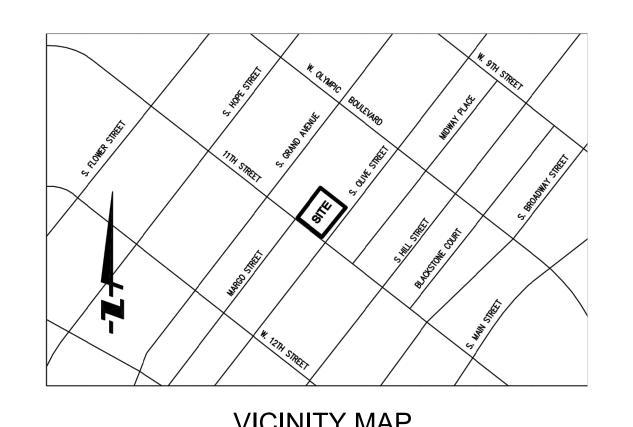
REVISED VESTING TENTATIVE AIRSPACE TRACT MAP NO.74531



NOT TO SCALE

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER A PRELIMINARY TITLE REPORT, POLICY NO. CA-FBSC-IMP-72306-1-15-00023367, DATED JANUARY 14, 2015, PREPARED BY CHICAGO TITLE INSURANCE COMPANY. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF EITHER REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3: (APN: 5139-010-001)

APN: 5139-010-002

STREET RUNNING THENCE NORTHERLY ON SAID WEST LINE OF OLIVE STREET 50 FEET; THENCE AT RIGHT ANGLES WESTERLY ON A LINE PARALLEL WITH ELEVENTH STREET 165 FEET AT RIGHT ANGLES SOUTHERLY ON A LINE PARALLEL WITH OLIVE STREET 50 FEET; AND THENCE AT RIGHT ANGLES EASTERLY ON A INE PARALLEL WITH ELEVENTH STREET 165 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PROPERTY IS SHOWN AS A PORTION OF LOT "A" ON THE MAP OF TRACT NO. 1011, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 26 OF MAPS.

HAT PORTION OF LOTS 2 AND 3 IN BLOCK 70 OF ORD'S SURVEY. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP

PARCEL 2: (APN: 5139-010 -011) THE SOUTHEASTERLY 165 FEET OF TRACT NO. 62, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK

THE SOUTHERLY 50 FEET OF LOT 1, IN BLOCK 70 OF ORDS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY APN: 5139-010-001,010 & 011

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PART OF LOTS 3 AND 4 IN BOOK 70 OF THE SUBDIVISION OF BLOCKS 62, 70 AND 78 OF ORD 'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAG E 74 OF M I S ELLANE OUS RE ORDS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF OLIVE STREET, DISTANT 150 FEET NORTHEASTERLY FROM ITS INTERSECTION, WITH THE NORTHEASTERLY LINE OF ELEVENTH STREET, THENCE NORTHWESTERLY AT RIGHT ANGLES TO A POINT WHICH WOULD BE INTERSECTED BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 4 OF HAYWARD'S SUBDIVISION, AS PER MAP RECORDED IN BOOK J PA GE 33 O F LAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY 50 FEET MORE OR LESS, TO THE WESTERLY CORNER OF SAID LOT 4 OF HAYWARD'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG I'HE SOUTHWESTERLY LINE THEREOF, 167.30 FEET TO THE NORTHWESTERLY LINE OF OLIVE STREET; THENC'E SOUTHWESTERLY ALONG SAID LINE OF OLIVE STREET, 50 FEET

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS LOT 4 OF HAYWARD'S SUBDIVISION OF PART OF BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND ALL ASSOCIATED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 100 FEET FROM THE SURFACE OF SAID LAND, WITHOUT ANY RIGHT OF SURFACE ENTRY OR SUBSURFACE ENTRY TO A DEPTH OF 100 FEET TO DEVELOP OR PRODUCE THE SUBSTANCES HEREBY RESERVED, AS EXCEPTED AND RESERVED IN THE DEED FROM CHARLES H. ENDY, A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, AND PAUL S. ENDY, JR., A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN APN: 5139-010-008

- (1A.) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE. PURPOSE: PUBLIC ALLEY
- RECORDED: MAY 3, 1927 IN BOOK 6696 PAGE 46 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
- A) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY
- RECORDED: JANUARY 11, 1929 IN BOOK 7374 PAGE 205 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
- 3A. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY AS SET FORTH THEREIN.
- LESSOR: ACME DISPLAY FIXTURE COMPANY LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
- RECORDED: APRIL 15, 1964 AS INSTRUMENT NO. 5458, OF OFFICIAL RECORDS
- REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT TO ENTER UPON OR
- USE ANY PORTION OF SAID LAND LYING ABOVE SAID DEPTH. NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.
- 4A. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH
- LESSOR: GROVER T. GARLAND, A MARRIED MAN AS HIS SEPARATE PROPERTY LESEE: STANDARD OIL COMPANY OF CALIFORNIA RECORDED: JUNE 25, 1965 IN BOOK M-190 L PAGE 867, OF OFFICIAL RECORDS
- REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT TO ENTER UPON OR USE ANY PORTION OF SAID LAND LYING ABOVE SAID DEPTH. NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING
- EASEMENTS, IF ANY AS SET FORTH THEREIN.
- LESSOR: RALPH M. SPROWLS, STEPHEN C. TURNER, MARY T. PALMER AND ALVA B. TURNER LESEE: STANDARD OIL COMPANY OF CALIFORNIA
- RECORDED: JULY 2, 1965 IN NOOK M 1909 PAGE 59, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- AN AGREEMENT TO MODIFY CERTAIN PROVISIONS OF SAID LEASE, AS SET FORTH IN THE DOCUMENT
- RECORDED: MARCH 7, 1967 AS INSTRUMENT NO. 1796, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT TO ENTER UPON OR USE ANY PORTION OF SAID LAND LYING ABOVE SAID DEPTH. NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE
- 6A. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CENTRAL DISTRICT BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED.
- JULY 22 . 1975 AS INSTRUMENT NO . 3675, OF OFFICIAL RECORDS, AND RE-RECORDED: JULY 30 . 1975 AS INSTRUMENT NO . 3868 OF OFFICIAL RECORDS 7A. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
- ENTITLED: NOTICE OF BUILDINGS WITHIN THE SCOPE OF DIVISION 88 EARTHQUAKE HAZARD REDUCTION IN EXISTING BUILDINGS RECORDED: AUGUST 14, 1986 AS INSTRUMENT NO. <u>86-1053976</u>, OF OFFICIAL RECORDS
- 8A. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND COVENANT AND AGREE THAT SAID LAND SHALL BE HELD AS ONE PARCEL IND NO PORTION SHALL BE SOLD SEPARATELY, WHICH COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE
- AFFECTS: PARCELS 2 AND 3 9A. INTENTIONALLY DELETED.
- 10A. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.

RECORDED: OCTOBER 3, 1989 AS INSTRUMENT NO. 89-1594800, OF OFFICIAL RECORDS

- RECORDED: MAY 17, 2001 AS INSTRUMENT NO. <u>01-0850225</u>, OF OFFICIAL RECORDS
- REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR
- 11A. INTENTIONALLY DELETED. 12A. INTENTIONALLY DELETED.

AFFECTS; PARCELS 1 AND 2

- 13A. INTENTIONALLY DELETED.

- 15A. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 16A. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY SURVEY, JOB NO. 1382.001.01, DATED JANUARY 8, 2015 PREPARED BY JERRY L. USELTON, L.S. 5347, FOR FUSCOE ENGINEERING
- (b) THE FACT THAT THE SOUTHWESTERLY BUILDING COMER, WITHIN PARCEL3, LIES 0.2' SOUTH OF THE PROPERTY LINE.

(a) THE FACT THAT A PORTION OF A WATERVAULT LIES ALONG THE NORTHEASTERLY PORTION OF THE PROPERTY.

- (c) THE FACT THAT THE NORTHWESTERLY BUILDING COMER, WITHIN PARCEL3, LIES 0.2' SOUTHWEST OF THE PROPERTY LINE.
- 17A. THE TENANCY RIGHTS ONLY OF ACME DISPLAY FIXTURE CO., UNDER AN UNRECORDED LEASE AGREEMENT BETWEEN 1045 OLIVE, LLC, AS LESSOR, AND
- 18A. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
- ENTITLED: RECIPROCAL TEMPORARY LICENSE AGREEMENT RECORDED: DECEMBER 16,2014 AS INSTRUMENT NO. 20141368065, OF OFFICIAL RECORDS

EXCEPTIONS (CONTINUED)

- (1B.) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- IN BOOK 6696. PA GE(S) 46.. OFFICIAL RECORDS THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO
- (3B.) THE EFFECT OF A PARTY WALL AGREEMENT AFFECTING THE SOUTHWESTERLY 0.43 FEET OF THE NORTHWESTERLY 85 FEET OF THE PROPERTY HEREIN DESCRIBED BY AND BETWEEN TITLE INSURANCE AND TRUST COMPANY, AND KATHERIN E B . GRAVES, WILLIAM P. BANNING, JOSEPH B. BANNING, JR. AND ALICE M. MORSE BANNING, HIS WIFE, AND ITIZENS NATI ONAL TRU ST AND SAVIN'GS BANK OF LOS ANGELES, AS TRUSTEE,
- RECORDING DATE: APRIL 10, 1939 RECORDING NO.: IN BOOK 16519 PAGE 185 O F OFFI CIAL RECORDS THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO
- 4B. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW. AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

3868 BOTH OF OFFICIAL RECORDS

- JULY 30, 1975 RECORDING DATE:
- RECORDING NO.: 5B. INTENTIONALLY DELETED.
- 6B. INTENTIONALLY DELETED.
- 7B. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS
- 8B. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY SURVEY, JOB NO. 1382.002.01, DATED FEBRUARY 6, 2015 PREPARED BY JERRY L. USELTON L. L. S. NO. 5347 FOR FUSCOE ENGINEERING:
- (a) THE FACT THAT THE SOUTHWESTERLY COMER OF A "I STORY WOOD/BRICK BUILDING (SHOWN AS 1041 S OLIVE STREET) LIES 0.1' SOUTHEASTERLY OF THE PROPERTY LINE AND AS DEPICTED ON SAID SURVEY DRAWING. (b) INTENTIONALLY DELETED.
- (d) THE FACT THAT A "FENCE POST ON PROPERTY LINE" AS LOCATED ALONG THE NORTHEASTERLY BOUNDARY LINE OF SUBJECT PROPERTY AND AS DEPICTED ON SAID SURVEY DRAWING.
- 9B. LICENSE RIGHTS OF EDNA Y. CHANIN, AS TRUSTEE OF THE EDNA Y. CHAKIN FAMILY TRUST DATED DECEMBER 6, 1975 ("SELLER"), UNDER SECTION 2.13 OF AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE AND ESCROW INSTRUCTIONS BETWEEN SELLER AND CH ACQUISITIONS 2, LLC, DATED JANUARY 23, 2015, AS ASSIGNED TO 1045 OLIVE, LLC, AND AS MODIFIED BY AMENDMENT DATED MAY 8, 2015.

11B. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY

- 10B. INTENTIONALLY DELETED.
- RECORDED: JANUARY 11, 1929 IN BOOK 7374 PAGE 205 OF OFFICIAL RECORDS
- AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
- 1C. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- $\langle 2C \rangle$ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, SUPERIOR COURT
- CASE NO.: RECORDING DATE: IN BOOK 6696 PAGE 46 OF OFFICIAL RECORDS
- OF PORTION OF SAID LAND
- REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. 3C. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.
- LESSOR PAUL S. ENDY, SR.
- STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
- RECORDING DATE: MAY 6, 1968 RECORDING NO.: 2955 OF OFFICIAL RECORDS
- NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF.
- SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY. 4C. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY
- REDEVELOPMENT AGENCY: CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA RECORDING DATE: JULY 22, 1975
- 3675 OF OFFICIAL RECORDS AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED

AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

- RECORDING DATE: JULY 30, 1975 RECORDING NO.: 3868 OF OFFICIAL RECORDS
- AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED RECORDING DATE: NOVEMBER 30, 2007
- RECORDING NO.: 5C. INTENTIONALLY DELETED.

RECORDING NO.:

- 6C. INTENTIONALLY DELETED.
- 7C. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY SURVEY, JOB NO. 1382.002.01, DATED FEBRUARY 6, 2015, LAST REVISED JANUARY 11, 2016, PREPARED BY JERRY L. USELTON L.L.S. NO. 5347 FOR FUSCOE ENGINEERING: a. THE FACT THAT THE SOUTHWESTERLY CORNER OF THE 1 STORY BUILDING LIES 0.1' SOUTHEASTERLY OF THE PROPERTY LINE, AS DEPICTED ON SAID b. NORTH FACE OF A PARTY WALL ENCROACHES 0.1' TO 0.4' ALONG THE SOUTHWESTERLY PROPERTY LINE, AS DEPICTED ON SAID SURVEY.
- 8C. THE RIGHTS OF THE FOLLOWING TENANT, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

20072636449 OF OFFICIAL RECORDS

- 9C. INTENTIONALLY DELETED.
- 10C. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL CASE NO.: 175836
- RECORDED: JANUARY 11, 1929 IN BOOK 7374 PAGE 205 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
- DEA DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE TITLE INFORMATION

GENERAL NOTES

- OWNER/ SUBDIVIDER: 1045 OLIVE, LLC. 2200 BISCAYNE BLVD CONTACT PERSON: MICHAEL SHEITELMAN
- CIVIL ENGINEER: DAVID EVANS & ASSOCIATES, INC. 201 S FIGUEROA STREET, SUITE 240 LOS ANGELES, CA 90012
- CONTACT PERSON: ALEX MOORE PHONE: (213) 337-3948 EMAIL: AMOORE@DEAINC.COM OWNER REPRESENTATIVE: IRVINE & ASSOCIATES, INC.
- 633 W. 5TH STREET, SUITE 3200 LOS ANGELES, CA 90071 CONTACT PERSON: ALEXANDER IRVINE 213.694.3107 EMAIL: ALEX@IRVINEASSOC.COM
- DLA PIPER (US), LLP 633 WEST 5TH STREET | SUITE 3200 CONTACT PERSON: RYAN LEADERMAN EMAIL: RYAN.LEADERMAN@DLAPIPER.COM PROJECT ARCHITECT:
- NEW YORK NY 10003 PHONE: (646) 478-7455 PROJECT ADDRESS:

SEWER MAIN IN OLIVE STREET.

3RD FLOOR

ODA ARCHITCTURE,LLC

250 PARK AVENUE SOUTH

- 1033-1057 S OLIVE ST. LOS ANGELES, CA 90015 THE PROPOSED METHOD OF PROVIDING SEWAGE DISPOSAL IS TO CONNECT TO THE EXISTING 14"
- THE PROPOSED METHOD OF PROVIDING STORM DRAINAGE IS TO USE SURFACE FLOW DOWN OLIVE STREET INTO EXISTING CATCH BASIN 51610461212310 AND SURFACE FLOW DOWN 11TH STREET INTO EXISTING CATCH BASIN 51610461212311.

ZONING INFORMATION

- CURRENT ZONING: [Q] R5 4D O
- COMMUNITY PLAN AREA: CENTRAL CITY
- EXISTING PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL PROPOSED PARKING: PER LAMC 12.21.A.4(p) AND LAMC 12.21.A.4(i)
- MAXIMUM 794 RESIDENTIAL CONDOMINIUMS AND 12,504 SQ FT COMMERCIAL RETAIL CENTRAL CITY PARKING EXCEPTION AND DOWNTOWN BUSINESS DISTRICT PARKING DISTRICT:
- DISTRICT MAP: 126A207 & 127-5A207
- TBG: 634-E5 COUNCIL DISTRICT:
- COMMUNITY REDEVELOPMENT AREA: CITY CENTER REDEVELOPMENT PROJECT
- APN: 5139-010-001, 5139-010-010, 5139-010-011, 5139-010-002, 5139-010-008
- LOS ANGELES STATE ENTERPRISE ZONE: YES
- LIQUEFACTION ZONE:

- GROSS TO CENTERLINE: 57,829 SQFT = 1.328 ACRES 41,603 SQFT = 0.955 ACRES

TREES: NO OAK, SYCAMORE, BAY OR BLACK WALNUT TREES ON SITE

35,948 SQFT = 0.825 ACRES

PROPOSED USE:

PROPOSED USE

- LOT 1: MASTER LOT AIRSPACE LOT 1: PARKING AIRSPACE LOT 2: PARKING
- AIRSPACE LOT 3: CORE AIRSPACE LOT 4: RESIDENTIAL UNITS AIRSPACE LOT 5: COMMERCIAL AIRSPACE LOT 6: PLAZA AIRSPACE LOT 7: PARKING
- AIRSPACE LOT 8: PARKING AIRSPACE LOT 9: AMENITY AIRSPACE LOT 10: RESIDENTIAL AIRSPACE LOT 11: AMENITY AIRSPACE LOT 12: AMENITY AIRSPACE LOT 13: RESIDENTIAI AIRSPACE LOT 14: MECHANICAL

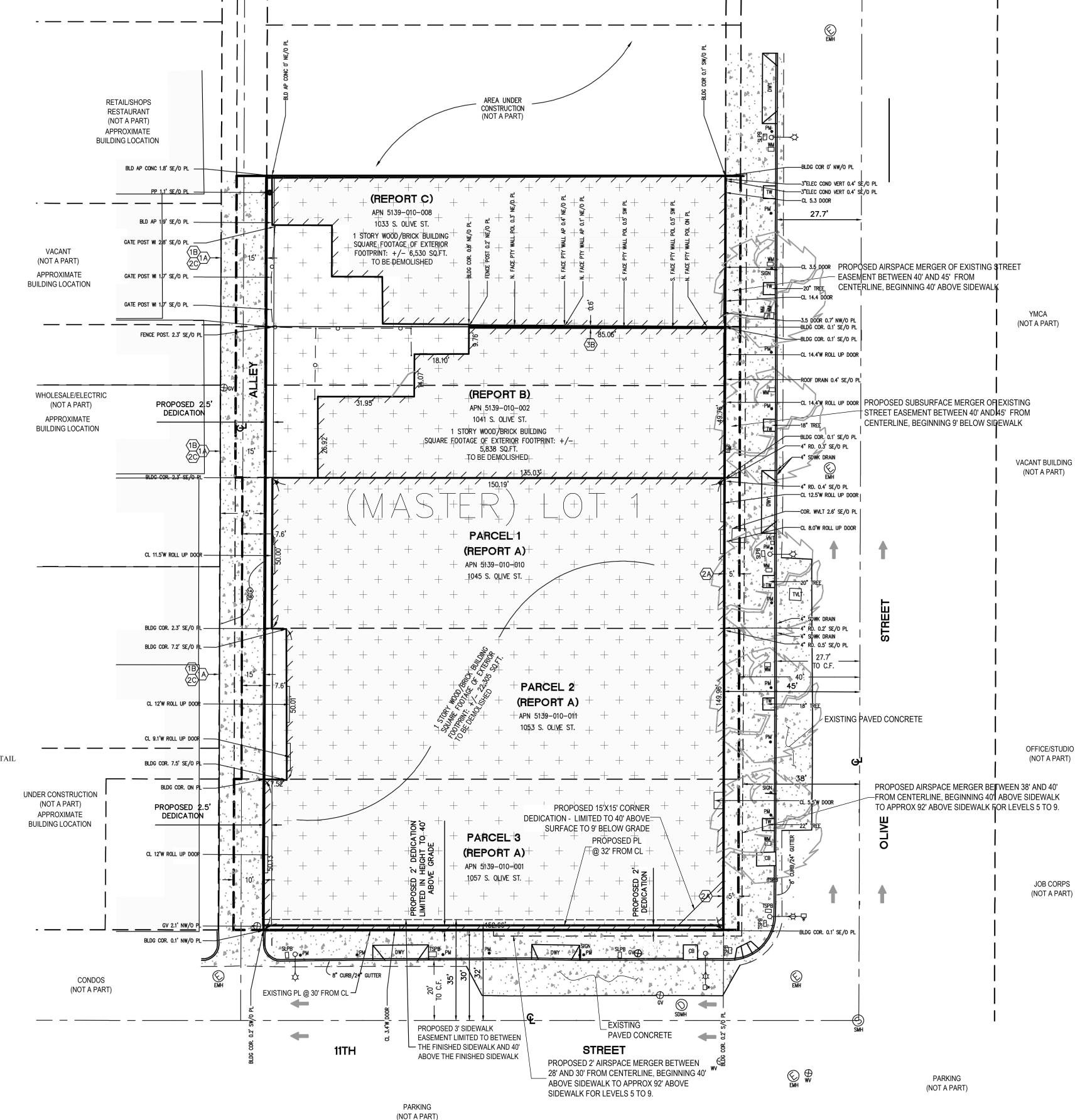
AIRSPACE LOT 15: AMENITY

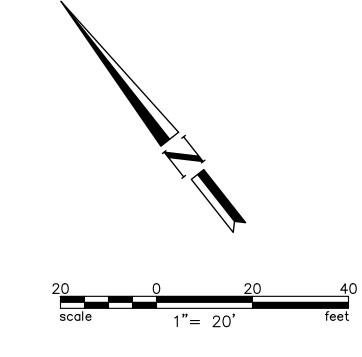
AIRSPACE LOT 16: MECHANICAL

AIRSPACE LOT 17: AMENITY **ENTITLEMENT REQUESTS**

DEVELOPMENT AGREEMENT ETC.)

- 1. SITE PLAN REVIEW
- 2. TRANSFER OF FLOOR AREA FOR GREATER THAN 50,000 SQFT
- 3. MASTER CONDITIONAL USE PERMIT ANY OTHER ENTITLEMENTS WHICH MAY BE NECESSARY TO CONSTRUCT THE PROPOSED PROJECT (WHICH MAY INCLUDE, BUT NOT BE LIMITED TO A CONDITIONAL USE PERMIT, ZONE VARIANCE, ZONING ADMINISTRATOR'S ADJUSTMENT, DENSITY BONUS,
- NOTE: A HAUL ROUTE IS BEING APPLIED FOR WITH THIS MAP.





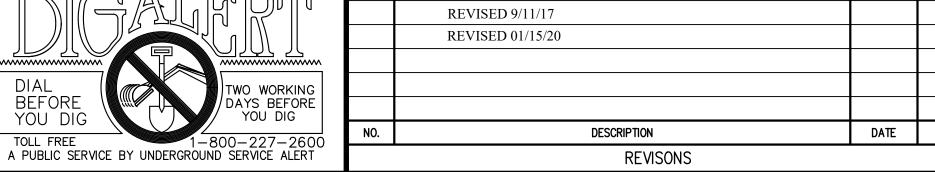
EXISTING BUILDING PROPOSED BUILDING



LOS ANGELES, CA 90012 Phone: 213.337.3948

DEA

CITY OF LOS ANGELES 11TH & OLIVE 1045 S OLIVE ST. 01/16/2020 LOS ANGELES, CA 90015



REVISED VESTING TENTATIVE AIRSPACE TRACT MAP NO.74531 149.74 154.74' 5' WIDE MERGER OF EXISTING STREET EASEMENT BETWEEN 40' AND 45' FROM & **PARKING PARKING** AIRSPACE LOT 2 AIRSPACE LOT 1 PROPOSED PL-155.00' W 11TH ST LEVEL B1 LEVEL B6-B2 AIRSPACE LOTS 2,3 AIRSPACE LOTS 1,3 154.74 149.74 **PARKING** 74.61 AIRSPACE LOT 2 **AMENITY** AIRSPACE LOT LOT 1 MASTER LOT 51.24 VE PARKING AIRSPACE LOT 7 S HT -100' AND BELOW COMMERCIAL AIRSPACE LOT 5 49.75 PLAZA AIRSPACE LOT 6 154.19 PROPOSED PL-_3' WIDE PROPOSED SIDEWALK EASEMENT W 11TH ST W 11TH ST MASTER LOT CITY OF LOS ANGELES REVISED 9/11/17 DAVID EVANS AND ASSOCIATES INC. 201 S FIGUEROA STREET, SUITE 240 LOS ANGELES, CA 90012 Phone: 213.337.3948 11TH & OLIVE REVISED 01/15/20 LEVEL L1 SCALE: 1" = 20' DATE: 01/16/2020 SHT NO.: 02 OF 06 1045 S OLIVE ST. LOS ANGELES, CA 90015 AIRSPACE LOTS 2,3,5,6,7,17 DESCRIPTION REVISONS

REVISED VESTING TENTATIVE AIRSPACE TRACT MAP NO.74531 MERGER & RESUBDIVISION FOR 1 MASTER LOT AND 17 AIRSPACE LOTS FOR CONDOMINUM PURPOSES 149.74 PARKING AIRSPACE LOT7 PARKING SPACE TO 173 PARKING SPACE TO 173 PARKING AIRSPACE LOT7 PARKING SPACE TO 173 PARKING SPACE TO 173 PARKING SPACE TO 173 PARKING SPACE LOT7 PARKING AIRSPACE LOT7 PARKING SPACE TO 173 PARK

LEVEL MEZZANINE AIRSPACE LOTS 3,5,6,7,17

W 11TH ST

COMMERCIAL

AIRSPACE LOT 5

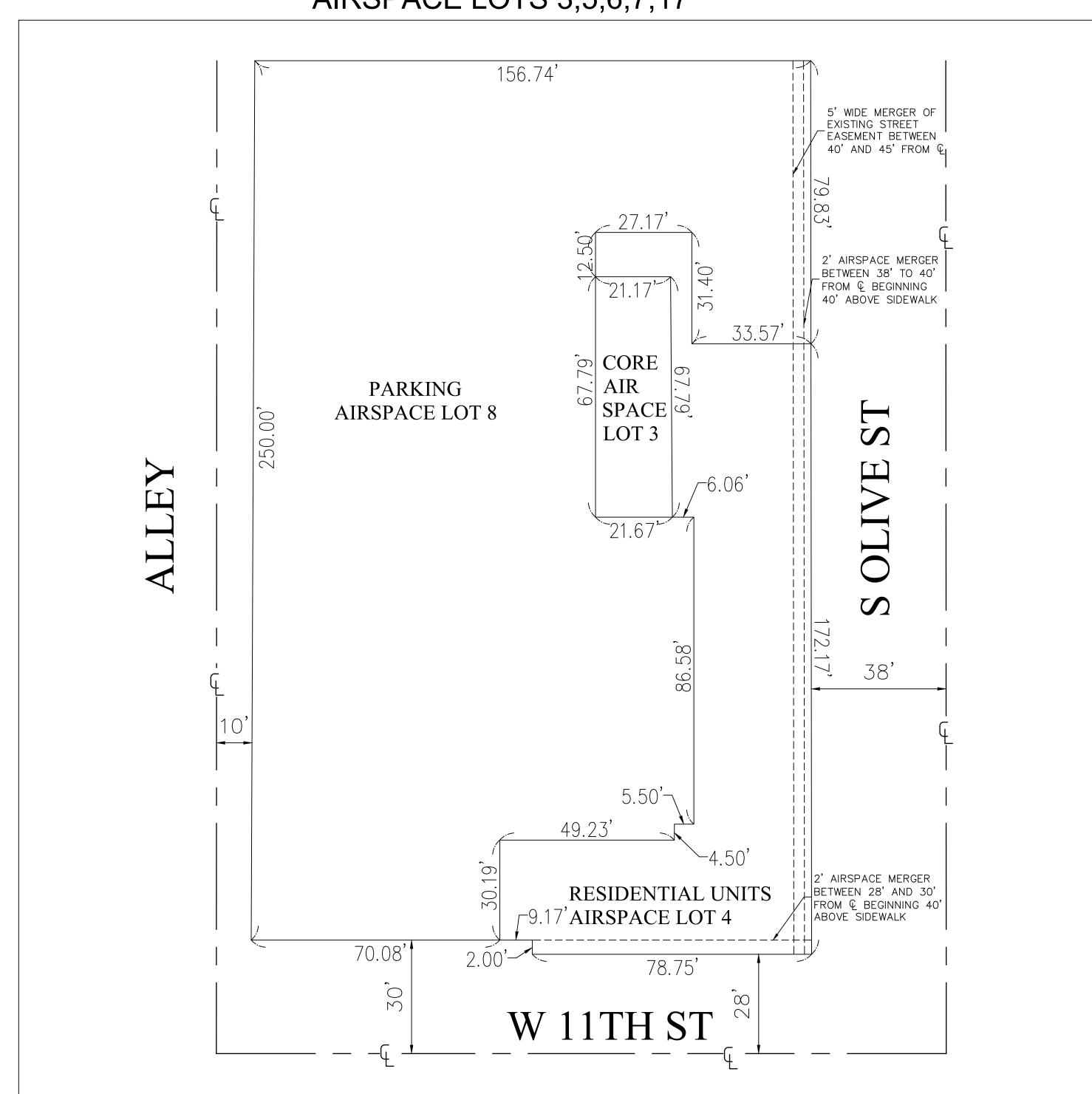
_3' WIDE PROPOSED
SIDEWALK EASEMENT

49.75

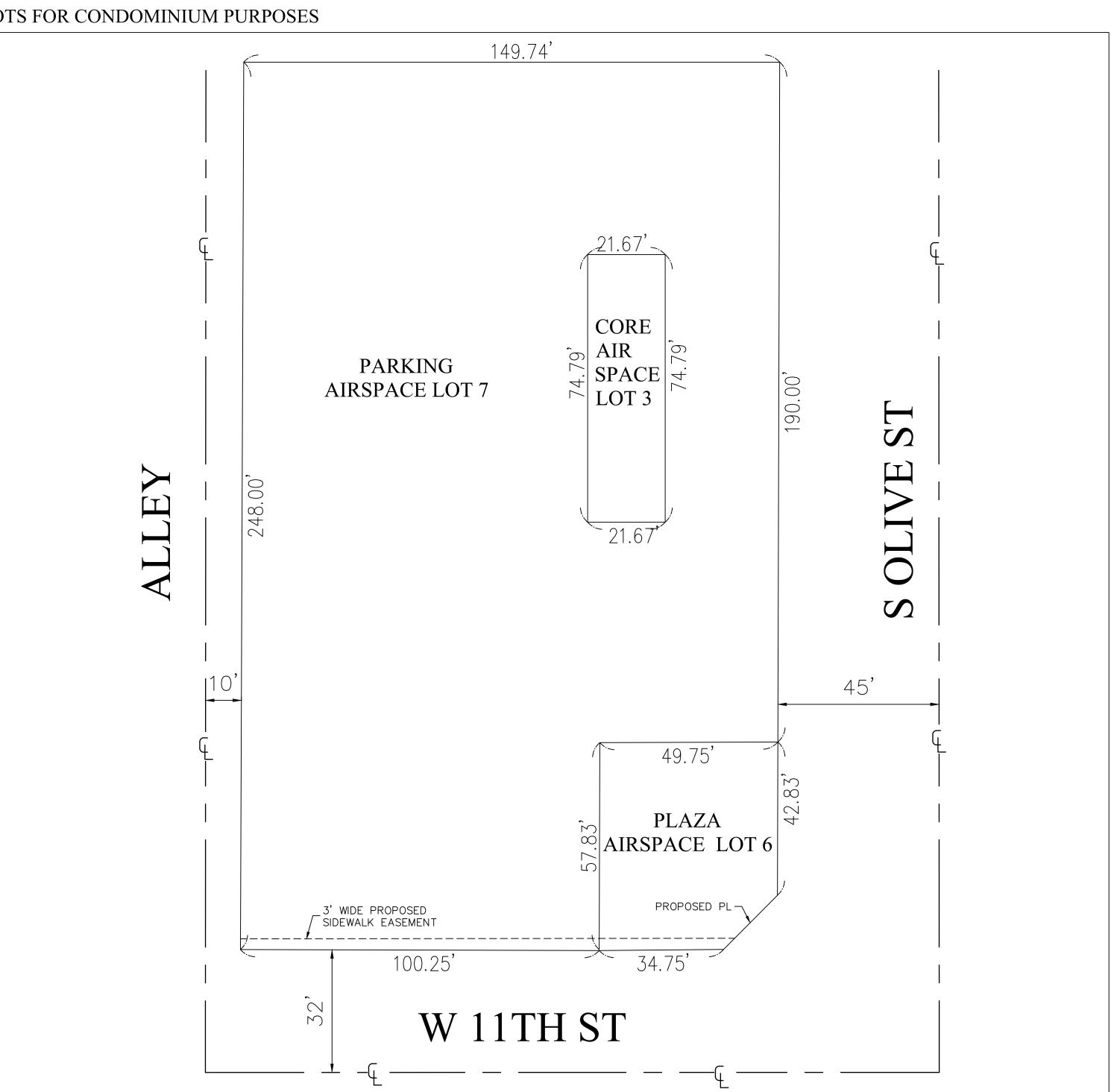
PLAZA

AIRSPACE LOT 6

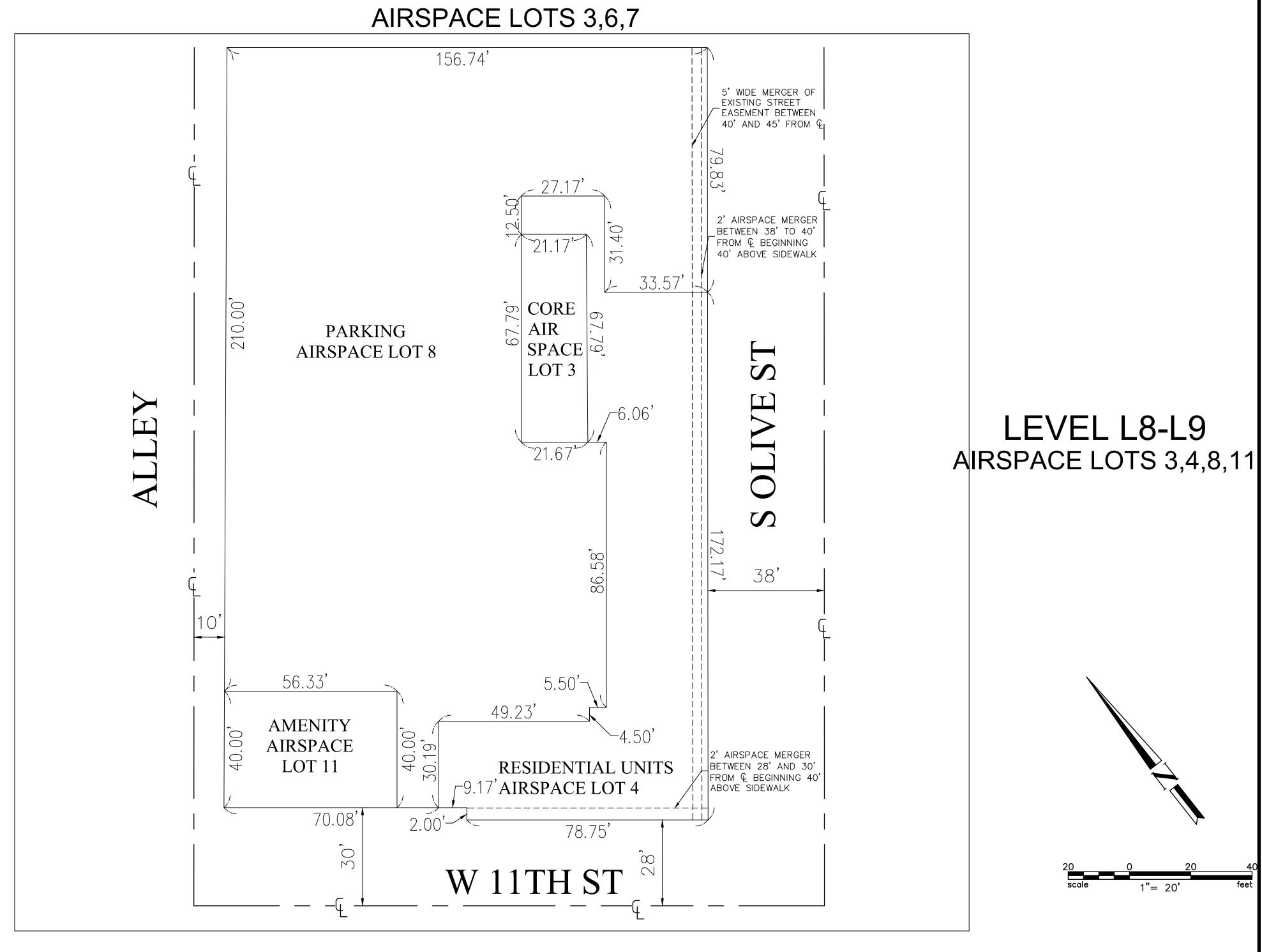
PROPOSED PL

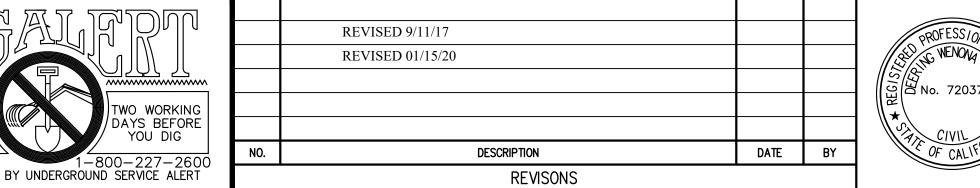


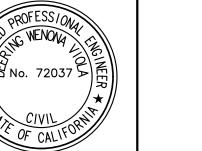
LEVEL L5-L7 AIRSPACE LOTS 3,4,8



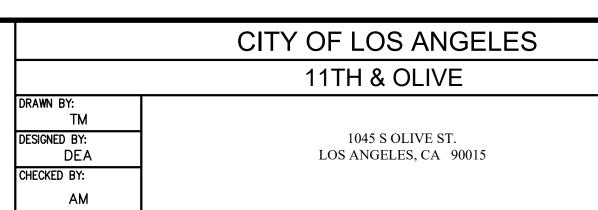
LEVEL L2-L4







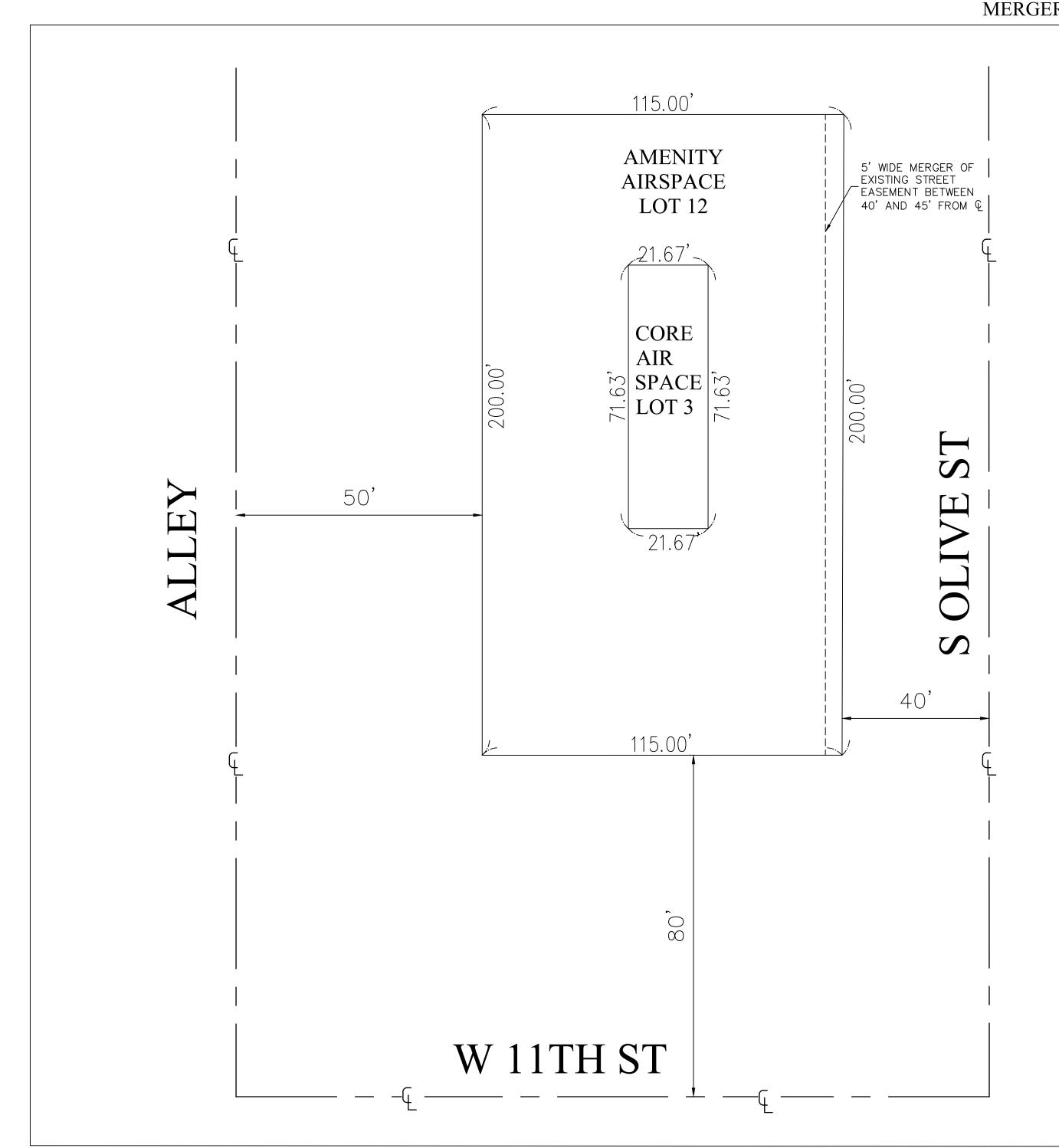




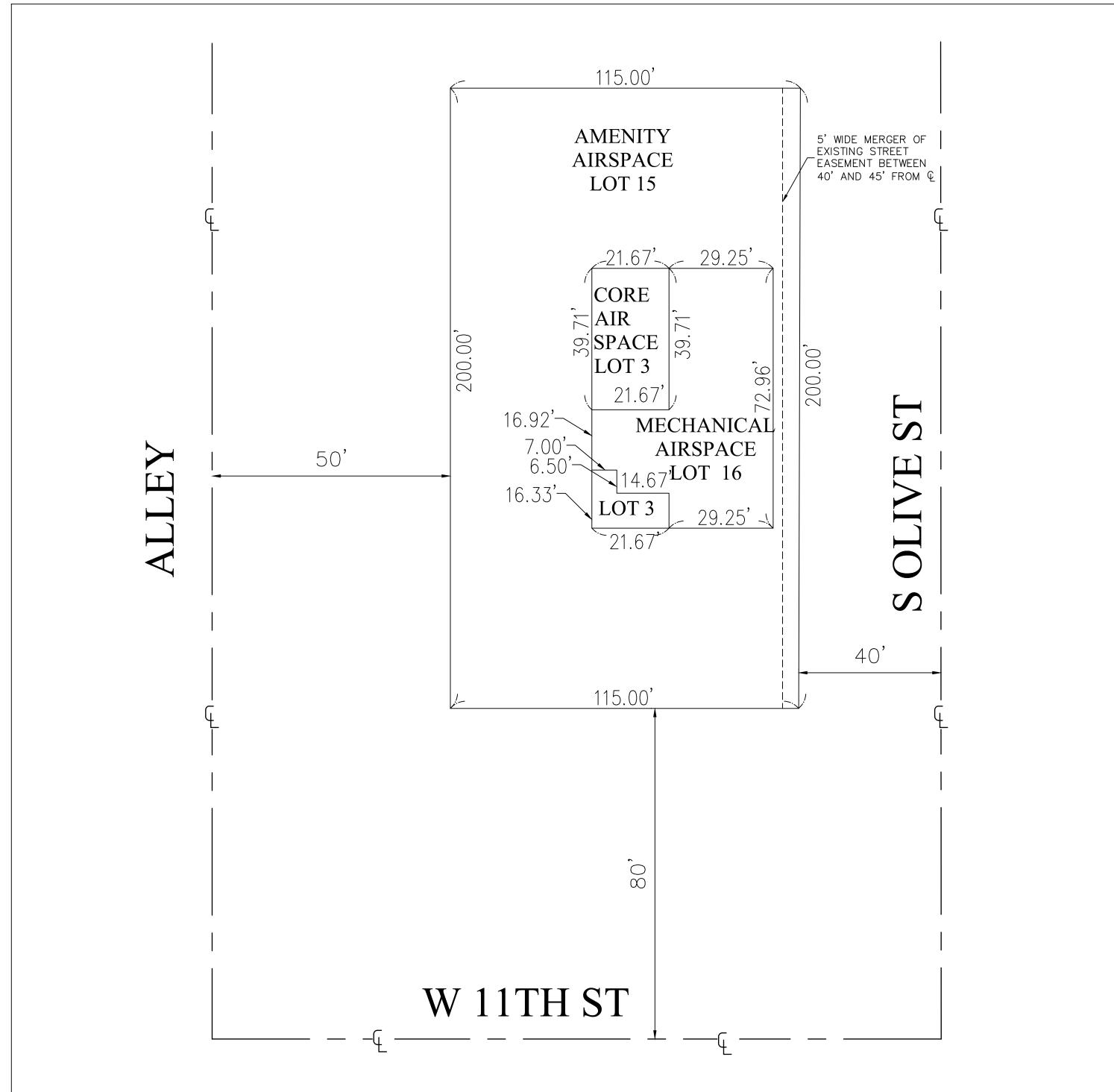
SCALE: 1" = 20' DATE: 01/16/2020 SHT NO.: 03 OF 06

REVISED VESTING TENTATIVE AIRSPACE TRACT MAP NO.74531 155.00 RESIDENTIAL 5' WIDE MERGER OF EXISTING STREET EASEMENT BETWEEN 40' AND 45' FROM Q AIRSPACE LOT 10 **AMENITY** AIRSPACE LOT 9 155.00' W 11TH ST W 11TH ST LEVEL L11-L51 LEVEL L10 AIRSPACE LOTS 3,10 AIRSPACE LOTS 3,9 5' WIDE MERGER OF EXISTING STREET EASEMENT BETWEEN 40' AND 45' FROM © LOT 1 **MECHANICAL** AIRSPACE MASTER LOT LOT 14 CORE AIR SPACE 50 LOT 3 HT 900' + **ABOVE** HT 110' + ABOVE 155.00' W 11TH ST W 11TH ST MASTER LOT CITY OF LOS ANGELES REVISED 9/11/17 DAVID EVANS AND ASSOCIATES INC. 201 S FIGUEROA STREET, SUITE 240 LOS ANGELES, CA 90012 Phone: 213.337.3948 11TH & OLIVE LEVEL L52 REVISED 01/15/20 SCALE: 1" = 20' DATE: 01/16/2020 SHT NO.: 04 OF 06 AIRSPACE LOTS 3,14 1045 S OLIVE ST. LOS ANGELES, CA 90015 DESCRIPTION REVISONS

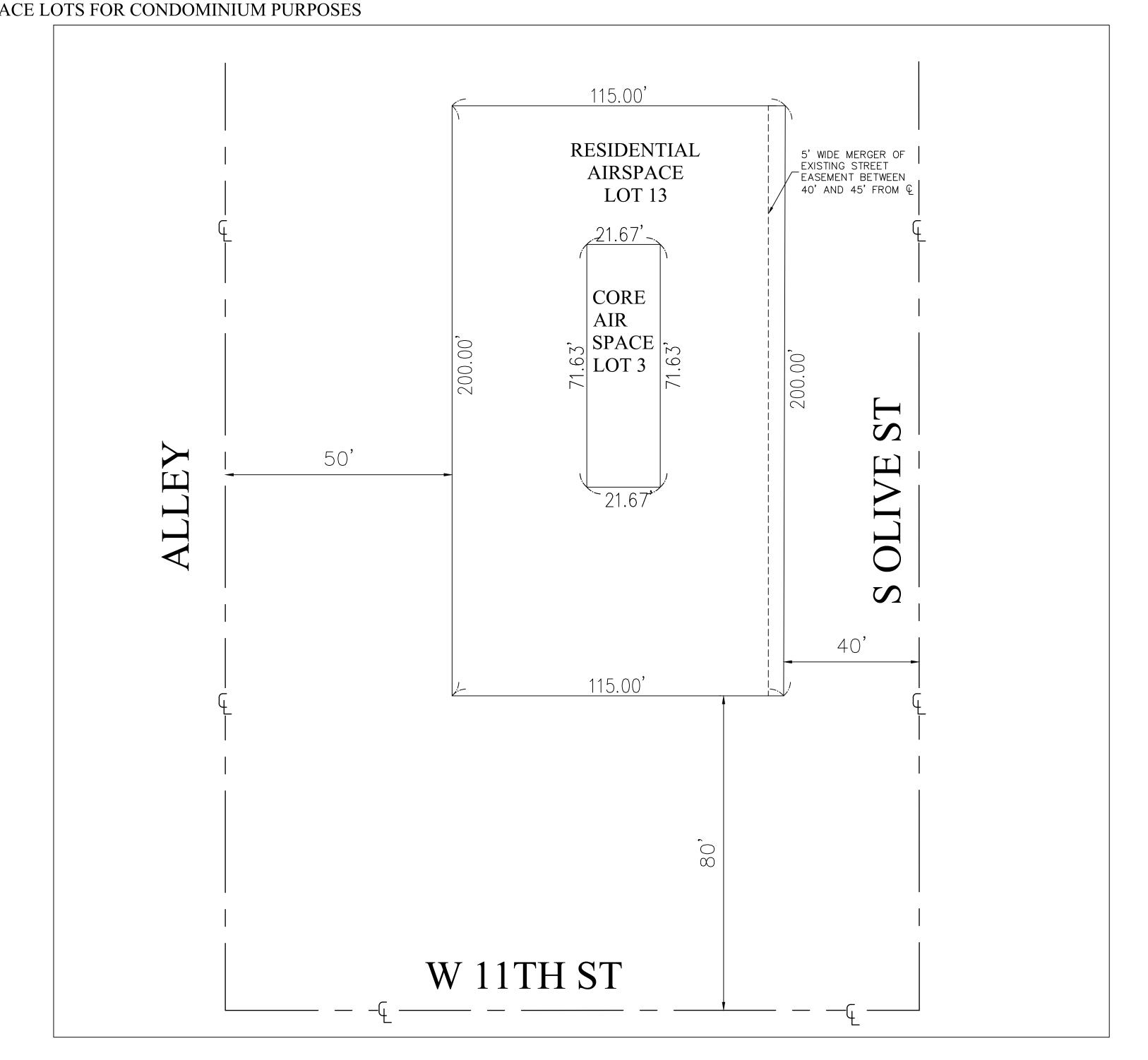
REVISED VESTING TENTATIVE AIRSPACE TRACT MAP NO.74531



LEVEL L53-55 AIRSPACE LOTS 3,12



ROOF TOP AIRSPACE LOTS 3,15,16



LEVEL L56-L70 AIRSPACE LOTS 3,13



