







# ALTA/ACSM LAND TITLE SURVEY



NO.	DATE	REVISION
1	1/15/18	ISSUED FOR PERMITS
2	1/15/17	ISSUED FOR PERMITS

**OWNER / APPLICANT**  
 1045 OLIVE, LLC  
 2200 BISCAYNE BLVD  
 MIAMI, FL 33137

**CONSULTANTS**  
**LANDSCAPE ARCHITECT:**  
 COA ARCHITECTURE P.C.  
 250 Park Avenue South 20th Fl  
 New York, NY 10003  
 T: (646) 478-7455

**STRUCTURAL ENGINEER:**  
 MAGNUSON ENGINEERING ASSOCIATES  
 1301 7th Avenue Suite 2000  
 Seattle, WA 98101-2599  
 T: (206) 252-1200

**MVP ENGINEER:**  
 CB ENGINEERS  
 445 10th Street  
 San Francisco, CA 94103  
 T: (415) 457-2300

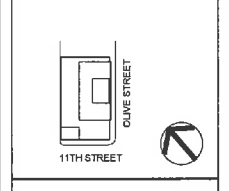
**ELEVATOR CONSULTANT:**  
 ORV ELEVATOR CONSULTING SERVICES INC.  
 50 California Street Suite 3516  
 San Francisco, CA 94111  
 T: (415) 412-9202

**LAND USE CONSULTANT:**  
 FINE & ASSOCIATES INC.  
 653 West 9th St. Suite 2000  
 Los Angeles, CA 90071  
 T: (213) 654-3107

**LAND USE COUNSEL:**  
 LINLEY LLP  
 635 West 9th St. Suite 2000  
 Los Angeles, CA 90071  
 T: (213) 654-3115

**TRAFFIC ENGINEER:**  
 THE MOBILITY GROUP  
 18301 Van Kesteron, Suite 430  
 Irvine CA 92612  
 T: (949) 474-1591

**KEY PLAN**  
 103, 104, 104S, 105, 107 S OLIVE ST  
 LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

DATE: FEBRUARY 6, 2015  
 SCALE: 1"=50'  
 FN: 1382-003 ALTA3.dwg  
 JR: 1382.003.01  
 DRAWN BY: RLJ  
 CHECKED BY: AL  
**SHEET 1 OF 2**

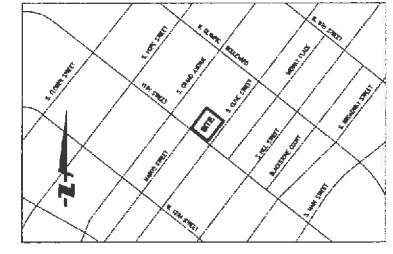
**A-003**

PROJECT NO: 1055.00 SCALE

**SITE SURVEY**

**A-003**

PAGE 04 OF 30



**TITLE REPORT (CONTINUED)**  
 REPORT C: NO. 00045265

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

12. 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.

13. 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.

14. 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.

15. AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEN PROVIDED.

16. AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEN PROVIDED.

17. AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEN PROVIDED.

18. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

19. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THEM FROM COVERAGE.

20. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

21. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT.

22. INTENTIONALLY DELETED.

23. INTENTIONALLY DELETED.

24. INTENTIONALLY DELETED.

25. INTENTIONALLY DELETED.

26. INTENTIONALLY DELETED.

27. INTENTIONALLY DELETED.

28. INTENTIONALLY DELETED.

## TITLE REPORT (CONTINUED)

4A. 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.

4B. 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.

4C. 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.

4D. 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.

4E. 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.

4F. 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.

4G. 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.

4H. 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.

4I. 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.

4J. 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.

4K. 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.

4L. 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.

4M. 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.

4N. 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.

4O. 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.

4P. 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.

4Q. 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.

4R. 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.

4S. 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.

4T. 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.

4U. 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.

4V. 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.

## OWNERS

THE ESTATE OR INTEREST IN THE LAND HEREIN DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
 REPORT A: 00023367, DATED AS OF JANUARY 14, 2015  
 1045 OLIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

REPORT B: 00026831, DATED AS OF MAY 12, 2015  
 1045 OLIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

REPORT C: 00045265, DATED AS OF DECEMBER 10, 2015  
 1045 OLIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

REPORT D: 00023367

REPORT E: 00026831

REPORT F: 00045265

REPORT G: 00023367

REPORT H: 00026831

REPORT I: 00045265

REPORT J: 00023367

REPORT K: 00026831

REPORT L: 00045265

REPORT M: 00023367

REPORT N: 00026831

REPORT O: 00045265

REPORT P: 00023367

REPORT Q: 00026831

REPORT R: 00045265

REPORT S: 00023367

REPORT T: 00026831

REPORT U: 00045265

## LEGAL DESCRIPTION

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

REPORT A: 00023367  
 THAT 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 RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

REPORT B: 00026831  
 COMMENCING ON THE WEST LINE OF OLIVE STREET AT A POINT DISTANT 100 FEET NORTHERLY FROM THE NORTHWEST CORNER OF OLIVE STREET AND ELEVENTH 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 LINE PARALLEL WITH ELEVENTH STREET 165 FEET TO THE POINT OF BEGINNING.

REPORT C: 00045265  
 THE ABOVE DESCRIBED PROPERTY IS SHOWN AS A PORTION OF LOT 1A 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 10 PAGE 25 OF MAPS.

REPORT D: 00023367  
 THE SOUTHWESTERLY 165 FEET OF TRACT NO. 55, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 104 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REPORT E: 00026831  
 THE SOUTHERLY 50 FEET OF LOT 1, IN BLOCK 70 OF ORD'S 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.

REPORT F: 00045265  
 PART OF LOTS 3 AND 4 IN BLOCK 70 OF THE SUBDIVISION OF BLOCKS 82, 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 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REPORT G: 00023367  
 BEGINNING AT A POINT IN THE NORTHERLY LINE OF OLIVE STREET, DISTANT 160 FEET NORTHERLY FROM ITS INTERSECTION WITH THE NORTHERLY LINE OF ELEVENTH STREET; THENCE NORTHERLY AT RIGHT ANGLES TO A POINT WHICH WOULD BE INTERSECTED BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 4 OF HAYWARD'S SUBDIVISION, AS PER MAP RECORDED IN BOOK 1 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHERLY 50 FEET MORE OR LESS TO THE WESTERLY CORNER OF SAID LOT 4 OF HAYWARD'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE THEREOF, 167.30 FEET TO THE NORTHERLY LINE OF OLIVE STREET; THENCE SOUTHWESTERLY ALONG SAID LINE OF OLIVE STREET, 50 FEET TO THE POINT OF BEGINNING.

REPORT H: 00026831  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

REPORT I: 00045265  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

REPORT J: 00023367  
 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. ENO, A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, AND PAUL S. DAVIS, JR., A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, RECORDED MAY 18, 1975.

REPORT K: 00026831  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

REPORT L: 00045265  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

REPORT M: 00023367  
 AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, COVERED BY FINAL DECREE.

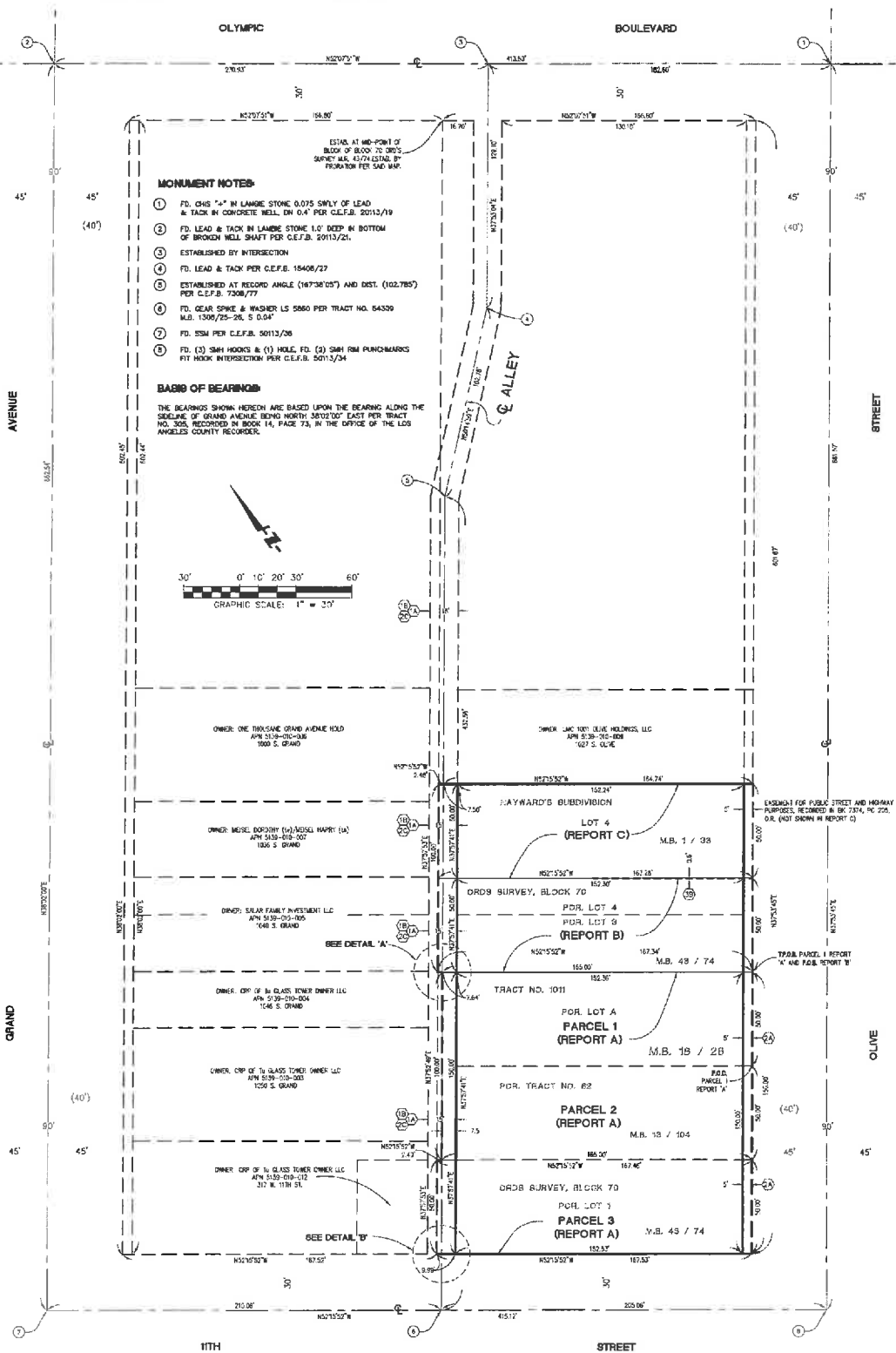
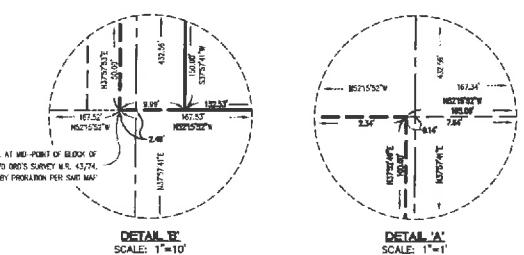
REPORT N: 00026831  
 AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, COVERED BY FINAL DECREE.

REPORT O: 00045265  
 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.

REPORT P: 00023367  
 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.

REPORT Q: 00026831  
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REPORT R: 00045265  
 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.



**BOUNDARY ANALYSIS**  
 SCALE: 1" = 50'

**NOTE:** SEE SHEET 2 FOR TOPOGRAPHIC MAP, LAND AREA, USE ZONE, AND FLOOD HAZARD.

NO.	DATE	REVISION
1	1/15/18	ISSUED PERMITS A, B, C AND OWNERS NOTE
2	1/15/17	ISSUED PERMITS A, B, C AND OWNERS NOTE

**ALTA/ACSM LAND TITLE SURVEY**  
 11TH & SOUTH OLIVE STREET  
 LOS ANGELES COUNTY, CALIFORNIA

**FUSCOE ENGINEERING**  
 16795 Van Kesteron, Suite 100  
 Irvine, California 92615  
 Tel: 949.474.1900 • Fax: 949.474.5315  
 www.fuscoe.com

DATE: FEBRUARY 6, 2015  
 SCALE: 1"=50'  
 FN: 1382-003 ALTA3.dwg  
 JR: 1382.003.01  
 DRAWN BY: RLJ  
 CHECKED BY: AL  
**SHEET 1 OF 2**



NO.	DATE	REVISION
01	08/15/2017	ENTIREMENT SUBMISSION

**OWNER / APPLICANT**  
1045 OLIVE, LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

**CONSULTANTS**

**LANDSCAPE ARCHITECT:**  
ODA Architecture P.C.  
250 Park Avenue South 3rd Fl  
New York, NY 10003  
T: (212) 475-1200

**STRUCTURAL ENGINEER:**  
MAGNUSON KLEINBERG ASSOCIATES  
1301 Fifth Avenue, Suite 3200  
New York, NY 10019-2099  
T: (212) 262-1300

**MEP ENGINEERS:**  
CS ENGINEERS  
440 10th Street  
San Francisco, CA 94103  
T: (415) 437-7330

**ELEVATOR CONSULTANT:**  
GDK ELEVATOR CONSULTING SERVICES Inc  
50 California Street Suite 5510  
San Francisco, CA 94111  
T: (415) 412-8232

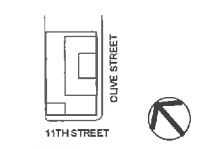
**LAND USE CONSULTANT:**  
FRYNE & ASSOCIATES Inc.  
633 West 5th St, Suite #2200  
Los Angeles, CA 90071  
T: (213) 694-3107

**LAND USE COUNSEL:**  
LUNER LLP  
633 West 5th St, Suite #2200  
Los Angeles, CA 90071  
T: (213) 694-3115

**TRAFFIC ENGINEER:**  
THE MOBILITY GROUP  
16001 Von Karman, Suite 406  
Irvine CA 92612  
T: (949) 414-1551

**KEY PLAN**

1033, 1041, 1045, 1053, 1057 S OLIVE ST  
LOS ANGELES, CA 90015



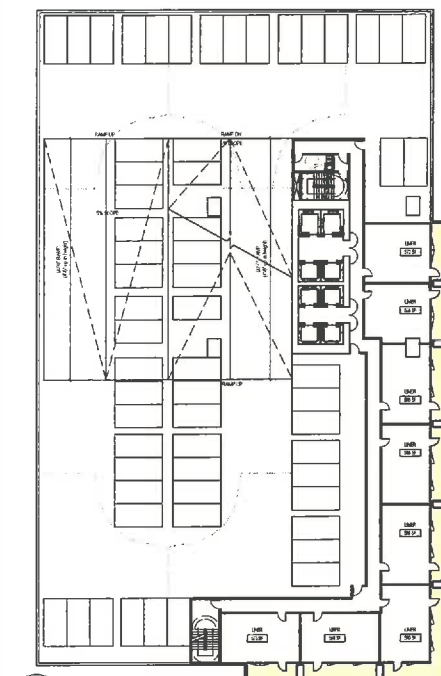
1045 OLIVE

NEW CONSTRUCTION

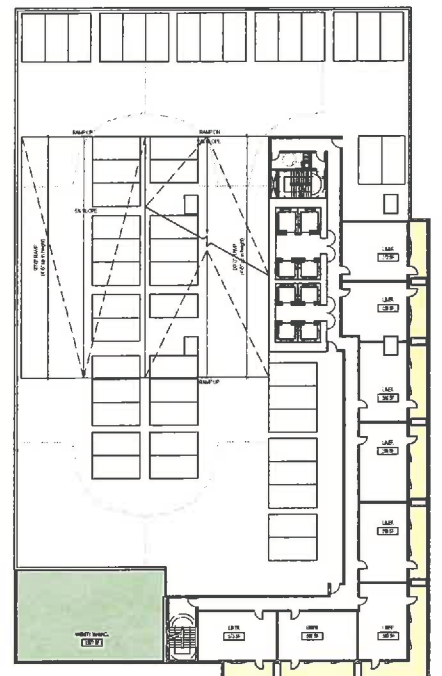
PROJECT NO	SCALE
NO. 1668-00	1/32" = 1'-0"

OPEN SPACE  
DIAGRAMS

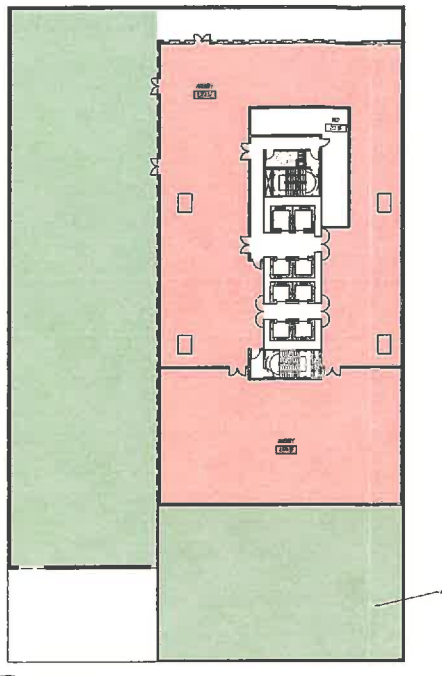
**A-005**



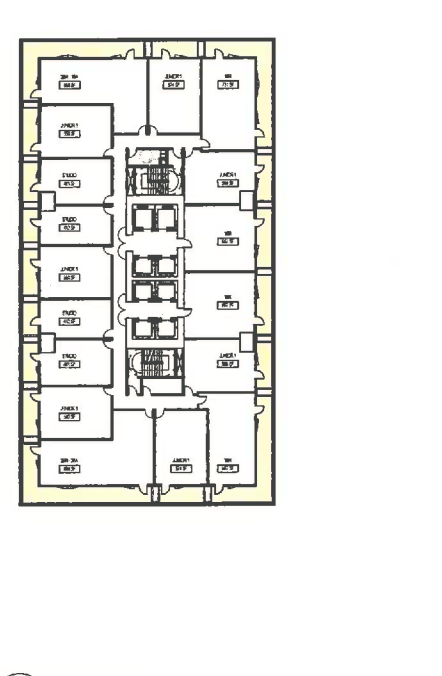
**1 LEVELS 5-7**  
SCALE: 1/32" = 1'-0"  
PRIVATE OPEN SPACE: 1,308 SF  
(50 SF MAX PER BALCONY)  
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 8 X 50 SF = 400 SF  
3 FLOORS X 400 SF = 1,200 SF TOTAL



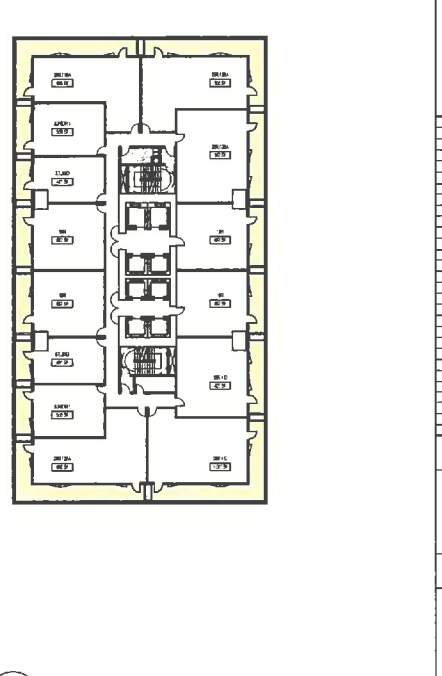
**2 LEVEL 8-9**  
SCALE: 1/32" = 1'-0"  
EXTERIOR COMMON OPEN SPACE (LOCATED ONLY ON LEVEL 8): 1,972 SF  
PRIVATE OPEN SPACE: 1,308 SF  
(50 SF MAX PER BALCONY)  
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 8 X 50 SF = 400 SF  
2 FLOORS X 400 SF = 800 SF



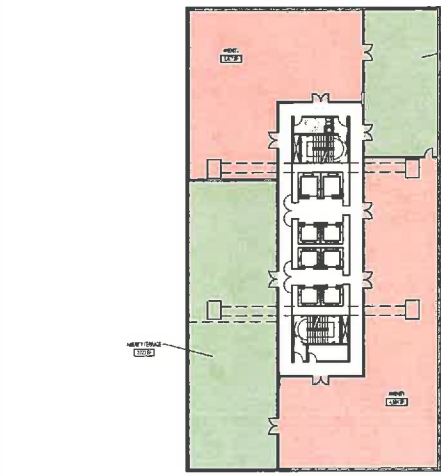
**3 LEVEL 10**  
SCALE: 1/32" = 1'-0"  
INTERIOR COMMON OPEN SPACE: 13,013 SF  
EXTERIOR COMMON OPEN SPACE: 16,751 SF



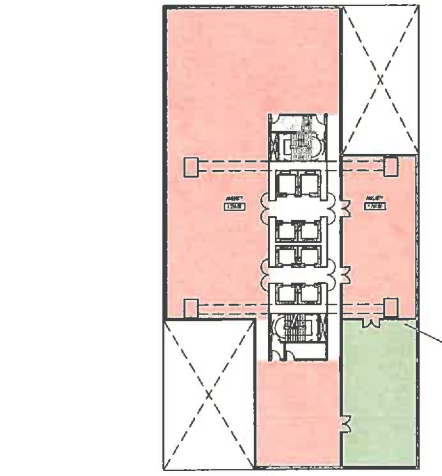
**4 LEVELS 11-20**  
SCALE: 1/32" = 1'-0"  
PRIVATE OPEN SPACE: 2,740 SF  
(50 SF MAX PER BALCONY)  
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 17 X 50 SF = 850 SF  
10 FLOORS X 850 SF = 8,500 SF TOTAL



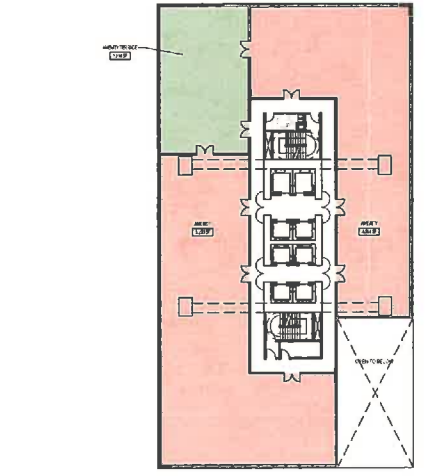
**5 LEVELS 21-51, 56-60**  
SCALE: 1/32" = 1'-0"  
PRIVATE OPEN SPACE: 2,794 SF  
(50 SF MAX PER BALCONY)  
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 14 X 50 SF = 700 SF  
36 FLOORS X 700 SF = 25,200 SF



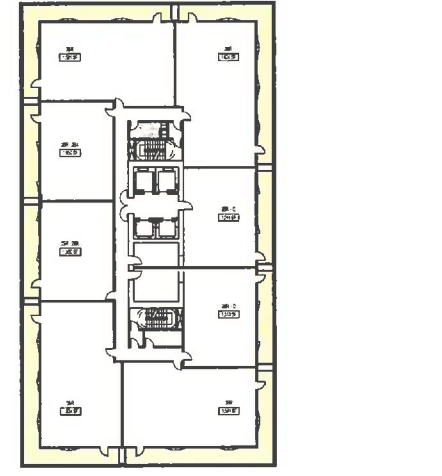
**6 LEVEL 53**  
SCALE: 1/32" = 1'-0"  
INTERIOR COMMON OPEN SPACE: 8,000 SF  
EXTERIOR COMMON OPEN SPACE: 5,331 SF



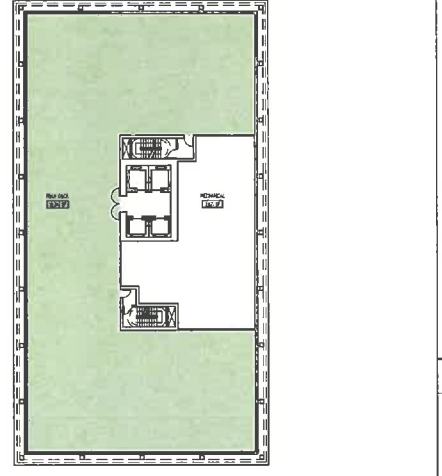
**7 LEVEL 54**  
SCALE: 1/32" = 1'-0"  
INTERIOR COMMON OPEN SPACE: 8,474 SF  
EXTERIOR COMMON OPEN SPACE: 1,608 SF



**8 LEVEL 55**  
SCALE: 1/32" = 1'-0"  
INTERIOR COMMON OPEN SPACE: 9,759 SF  
EXTERIOR COMMON OPEN SPACE: 1,916 SF



**9 LEVELS 61-70**  
SCALE: 1/32" = 1'-0"  
PRIVATE OPEN SPACE: 2,902 SF  
(50 SF MAX PER BALCONY)  
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 8 X 50 SF = 400 SF  
10 FLOORS X 400 SF = 4,000 SF



**10 ROOF**  
SCALE: 1/32" = 1'-0"  
EXTERIOR COMMON OPEN SPACE: 10,349 SF

**OPEN SPACE REQUIREMENTS:**  
LAMC sec 12.21 G

**COMMON OPEN SPACE:**  
1. MIN. AREA OF 400 SF AND NO HORIZONTAL DIMENSION LESS THAN 15'.  
2. RECREATION ROOM AT LEAST 600 SF

**PRIVATE OPEN SPACE:**  
1. 50 SF MIN. AND NO HORIZONTAL DIMENSION LESS THAN 6'.  
2. 8' MIN. VERTICAL CLEARANCE

EXTERIOR COMMON OPEN SPACE  
INTERIOR COMMON OPEN SPACE  
PRIVATE OPEN SPACE

USABLE OPEN SPACE REQUIRED (PER LAMC 12.21 G):			
	UNIT COUNT	SF PER UNIT	AREA
UNITS WITH LESS THAN 3 HABITABLE ROOMS	478	100	47,800SF
UNITS WITH 3 HABITABLE ROOMS	220	125	27,500SF
UNITS WITH 4 OR MORE HABITABLE ROOMS	95	175	16,800SF
<b>TOTAL USABLE OPEN SPACE REQUIRED</b>			<b>92,100SF</b>
CREDITED OPEN SPACE PROVIDED			
<b>COMMON OPEN SPACE [EXTERIOR]</b>			
8TH FLOOR			1,972SF
10TH FLOOR			16,751SF
53RD FLOOR			5,331SF
54TH FLOOR			1,608SF
55TH FLOOR			1,916SF
ROOF DECK			10,349SF
<b>SUBTOTAL</b>			<b>37,927SF</b>

CREDITED COMMON OPEN SPACE [INTERIOR]	
PROVIDED INTERIOR COMMON SPACE (compliant with LAMC 12.21 G)	39,246SF
INTERIOR COMMON SPACE CREDITED TO OPEN SPACE (max 25% of required open space)	
<b>SUBTOTAL</b>	<b>23,025SF</b>
<b>TOTAL USABLE COMMON OPEN SPACE PROVIDED</b> (excluded private open space)	<b>60,952SF</b>
<b>PRIVATE OPEN SPACE</b>	
TOTAL CREDITED (794* Units x 50 SF)	39,700SF
* 100% of units with private balcony compliant with LAMC 12.21 G	
<b>TOTAL USABLE OPEN SPACE PROVIDED</b> (common & private)	<b>100,652SF</b>

LANDSCAPED AREA:	
REQUIRED (25% of EXTERIOR common open space)	9,482SF
<b>PROVIDED</b>	<b>11,290SF</b>

TREES REQUIREMENTS:			
TREES REQUIRED	CRITERIA	UNIT COUNT	# of TREES
TOTAL TREES	1 TREE / 4 DWELLING UNITS	794	199
CANOPY TREES	50 % OF TOTAL TREES		99
Per Downtown Design Guide			
TREES PROPOSED:			
TOTAL TREES			639
CANOPY TREES			137



NO.	DATE	REVISION
01	09/22/17	INITIAL SUBMISSION

**OWNER / APPLICANT**  
 1645 OLIVE, LLC  
 2300 BISCAYNE BLVD  
 MIAMI, FL 33137

**CONSULTANTS**  
**LANDSCAPE ARCHITECT:**  
 OJA ARCHITECTS P.C.  
 250 Park Avenue South 3rd Fl  
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**STRUCTURAL ENGINEER:**  
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 1301 Fifth Avenue, Suite 3200  
 Seattle, WA 98101-2698  
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**MEP ENGINEERS:**  
 GE ENGINEERS  
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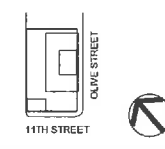
**ELEVATOR CONSULTANT:**  
 GYM ELEVATOR CONSULTING SERVICES INC  
 50 California Street Suite 3010  
 San Francisco, CA 94111  
 T: (415) 412-0202

**LAND USE CONSULTANT:**  
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 T: (213) 594-5107

**LAND USE COUNSEL:**  
 DIMER LLP  
 633 West 5th St, Suite 4200  
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 T: (213) 594-3115

**TRAFFIC ENGINEERS:**  
 THE MOBILITY GROUP  
 18011 Von Karman, Suite 406  
 Irvine CA 92612  
 T: (949) 474-1591

**KEY PLAN**  
 1045 OLIVE, 1045, 1052, 1057 S OLIVE ST  
 LOS ANGELES CA 90015

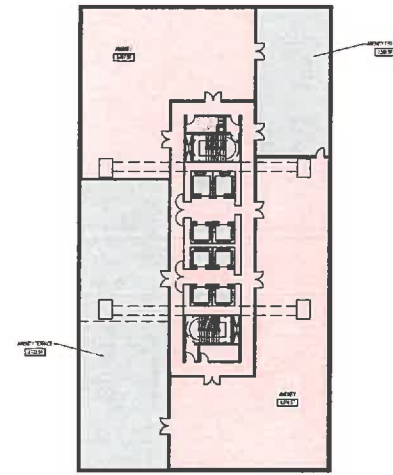


**1045 OLIVE**  
**NEW CONSTRUCTION**

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

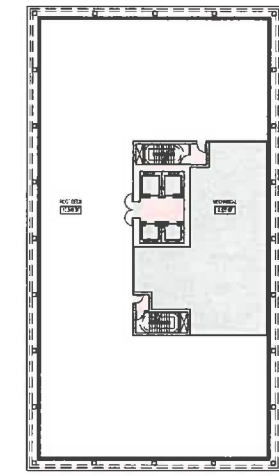
**FLOOR AREA DIAGRAMS**

**A-007**



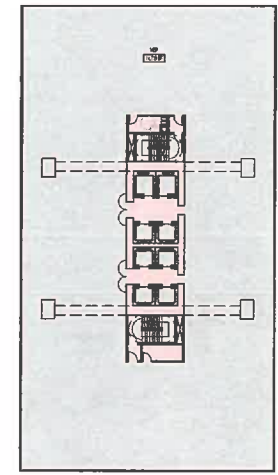
**5 LEVEL 53**  
 SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace	
53rd FL	16,662	353	602	965	0	5,331	9,511



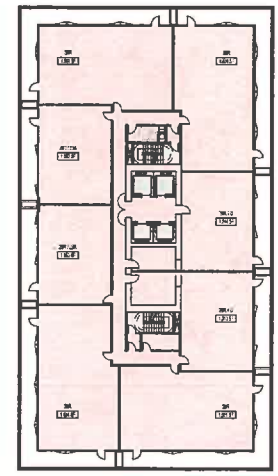
**7 LEVEL 55**  
 SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace	
55th FL	15,054	334	634	965	0	1,516	11,245



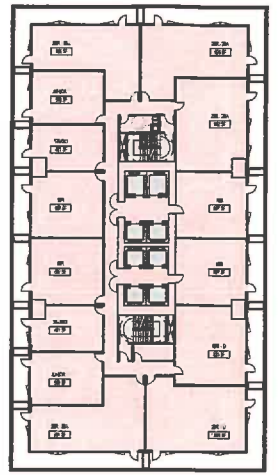
**4 LEVEL 52**  
 SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	FA	
52nd FL	16,662	14,349	313	965	0	1,035	



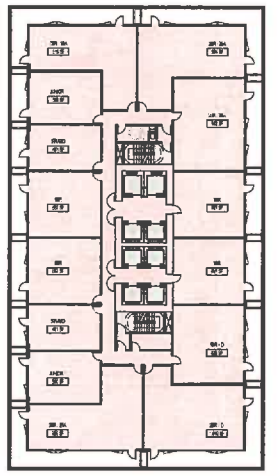
**6 LEVEL 54**  
 SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	FA	
54th FL	13,138	346	502	965	0	1,608	9,717



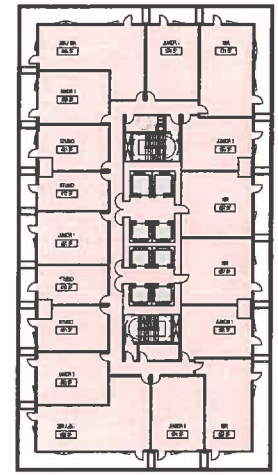
**3 LEVELS 21-51**  
 SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	FA	
21st-51st FL	13,080	392	290	965	0	11,433	



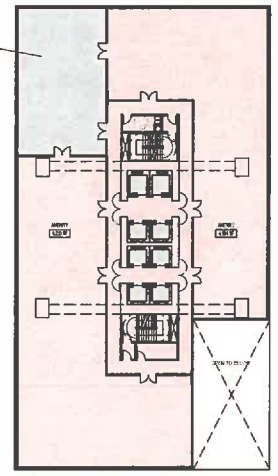
**8 LEVELS 56-60**  
 SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	FA	
56th-60th FL	13,080	392	290	857	0	11,541	



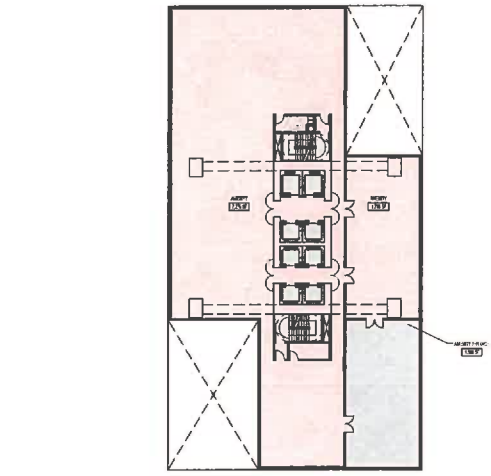
**2 LEVELS 11-20**  
 SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	FA	
11th-20th FL	13,080	352	290	965	0	11,433	



**1 LEVEL 10**  
 SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	FA	
10th FL	15,941	1,231	430	965	0	13,315	



**6 LEVEL 54**  
 SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace	
54th FL	13,138	346	502	965	0	1,608	9,717

FLOOR	GFA	MECH.	EXT. WALL	STAIRS & ELEV.	PARKING	FA
Roof	3,715	2827	302	620	0	266
51st-70th FL	130,800	12,984	12,984	116,106		
56th-60th FL	65,400	7,997	7,997	57,703		
55th FL	15,054	3,809	3,809	11,245		
54th FL	13,138	3,421	3,421	9,717		
53rd FL	16,662	7,151	7,151	9,511		
52nd FL	16,662	15,627	15,627	1,035		
21st-51st FL	405,480	51,069	51,069	354,411		
11th-20th FL	130,800	18,474	18,474	114,326		
10th FL	15,941	2,826	2,826	13,115		
9th FL	22,338	14,675	14,675	7,663		
8th FL	34,372	27,734	27,734	6,638		
5th - 7th FL	109,032	89,076	89,076	19,956		
3rd - 4th FL	67,504	65,828	65,828	1,676		
2nd FL	33,752	32,814	32,814	938		
Mezzanine	14,110	13,046	13,046	1,064		
1st FL	33,123	13,739	13,739	19,384		
<b>TOTALS ABV. GRADE</b>	<b>1,127,883</b>	<b>360,732</b>	<b>360,732</b>	<b>747,151</b>		
B1	38,480	35,757	35,757	2,723		
B2-B5	150,816	147,924	147,924	2,892		
B6	28,159	27,148	27,148	1,011		
<b>TOTALS BELOW GRADE</b>	<b>218,456</b>	<b>218,456</b>	<b>218,456</b>	<b>4,626</b>		
<b>TOTALS</b>	<b>1,346,339</b>	<b>579,188</b>	<b>579,188</b>	<b>751,777</b>		

□ FLOOR AREA  
 □ DEDUCTIONS











NO.	DATE	REVISION
1	08/15/2017	ENTIREMENT SUBMISSION

**OWNER / APPLICANT**  
1045 OLIVE, LLC  
2208 BISCAYNE BLVD  
MIAMI, FL 33137

**CONSULTANTS**

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**MEP ENGINEER:**  
CB ENGINEERS  
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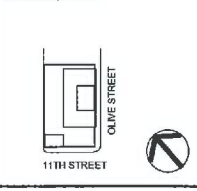
**ELEVATOR CONSULTANT:**  
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**LAND USE CONSULTANT:**  
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**TRAFFIC ENGINEER:**  
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**KEY PLAN**  
1203, 1041, 846, 1983, 1027 S OLIVE ST  
LOS ANGELES, CA 90015



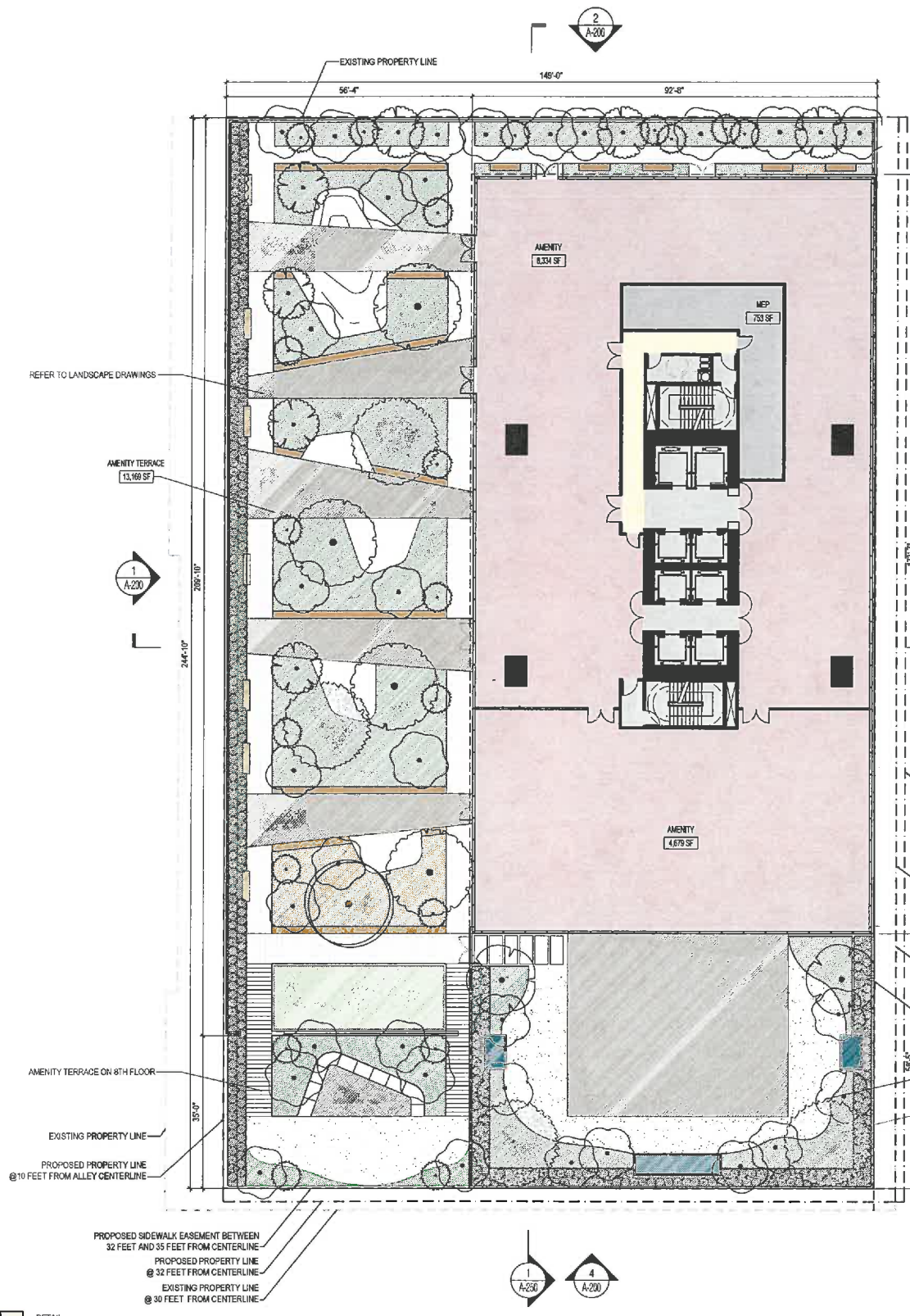
**1045 OLIVE**

**NEW CONSTRUCTION**

PROJECT NO 1668-00 SCALE 1/4" = 1'-0"

**FLOOR PLANS: 10TH & 11TH-20TH FLOOR**

**A-105**



**1 10TH FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP/BOH

PROPOSED AIRSPACE MERGER BETWEEN 40 FEET AND 36 FEET FROM CENTERLINE, BEGINNING 40 FEET ABOVE SIDEWALK

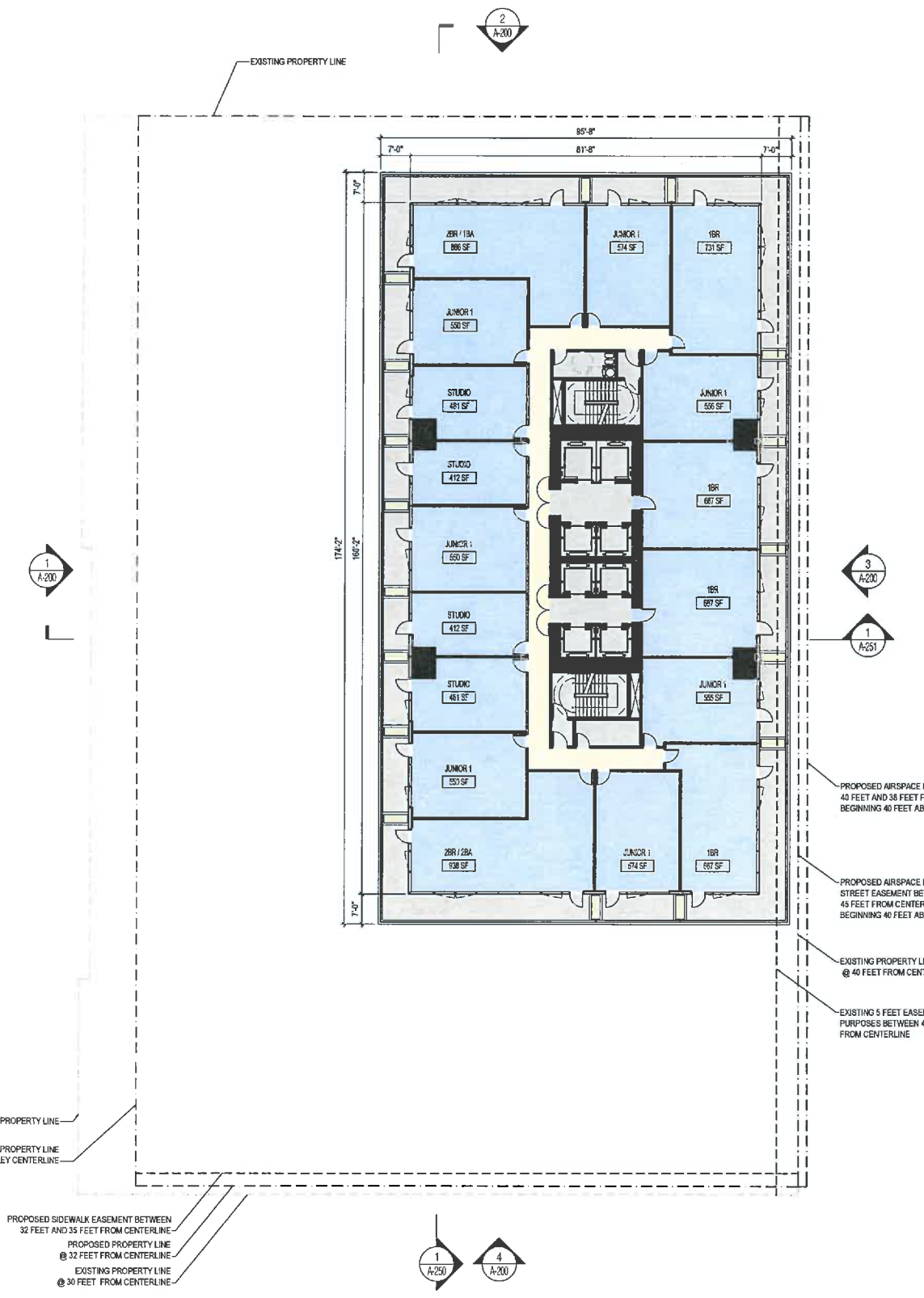
PROPOSED AIRSPACE MERGER OF EXISTING STREET EASEMENT BETWEEN 40 FEET AND 45 FEET FROM CENTERLINE, BEGINNING 40 FEET ABOVE SIDEWALK

EXISTING PROPERTY LINE @ 40 FEET FROM CENTERLINE

EXISTING 5 FEET EASEMENT FOR STREET PURPOSES BETWEEN 40 FEET AND 45 FEET FROM CENTERLINE

AMENITY TERRACE 5,339 SF

REFER TO LANDSCAPE DRAWINGS



**2 11TH-20TH FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

PROPOSED AIRSPACE MERGER BETWEEN 40 FEET AND 36 FEET FROM CENTERLINE, BEGINNING 40 FEET ABOVE SIDEWALK

PROPOSED AIRSPACE MERGER OF EXISTING STREET EASEMENT BETWEEN 40 FEET AND 45 FEET FROM CENTERLINE, BEGINNING 40 FEET ABOVE SIDEWALK

EXISTING PROPERTY LINE @ 40 FEET FROM CENTERLINE

EXISTING 5 FEET EASEMENT FOR STREET PURPOSES BETWEEN 40 FEET AND 45 FEET FROM CENTERLINE

AMENITY TERRACE 5,339 SF

REFER TO LANDSCAPE DRAWINGS

LEVELS 11-20								# OF FLOORS	TOTAL
STUDIO	JUNIOR 1BR	1BR	1BR+D	2BR	2BR+D	3BR	UNITS/FL.		
4	7	4	1BR+D	2	2BR+D	3BR	17	10	170































