



250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
11062016	08/15/2017	ENTITLEMENT SUBMISSION
	11/06/2016	CITY PLANNING 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. (646) 478-7455

STRUCTURAL ENGINEER:
MAGNUSSON KLEMMENCIC ASSOCIATES
1301 Fifth Avenue Suite 3200
Seattle, WA 98101-2699
T. (206) 252-1200

MEP ENGINEER:
CS ENGINEERS
445 10th Street
San Francisco, CA 94103
T. (415) 437-7330

ELEVATOR CONSULTANT:
GYK ELEVATOR CONSULTING SERVICES INC
50 California Street Suite 3510
San Francisco, CA 94111
T. (415) 412-5232

LAND USE CONSULTANT:
BRVNE & ASSOCIATES INC.
633 West 5th St. Suite #3200
Los Angeles, CA 90071
T. (213) 694-3107

LAND USE COUNSEL:
LINES LLP
633 West 5th St. Suite #3200
Los Angeles, CA 90071
T. (213) 694-3115

TRAFFIC ENGINEER:
THE MOBILITY GROUP
18301 Von Karman, Suite 490
Inglewood, CA 91612
T. (949) 474-1591

KEY PLAN

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



11TH STREET

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

SITE LOCATION

A-001.2

PAGE: 03 OF 35

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01	08/15/2017	ENTITLEMENT SUBMISSION
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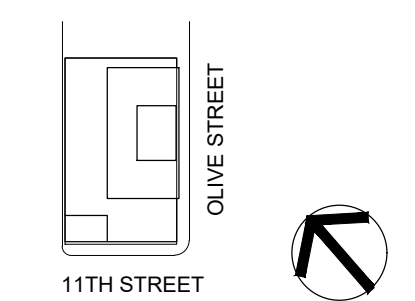
LAND USE CONSULTANT:
RIVINE & ASSOCIATES INC.
633 West 5th St. Suite #3200
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T. (213) 694-3107

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KEY PLAN

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LOS ANGELES, CA 90015



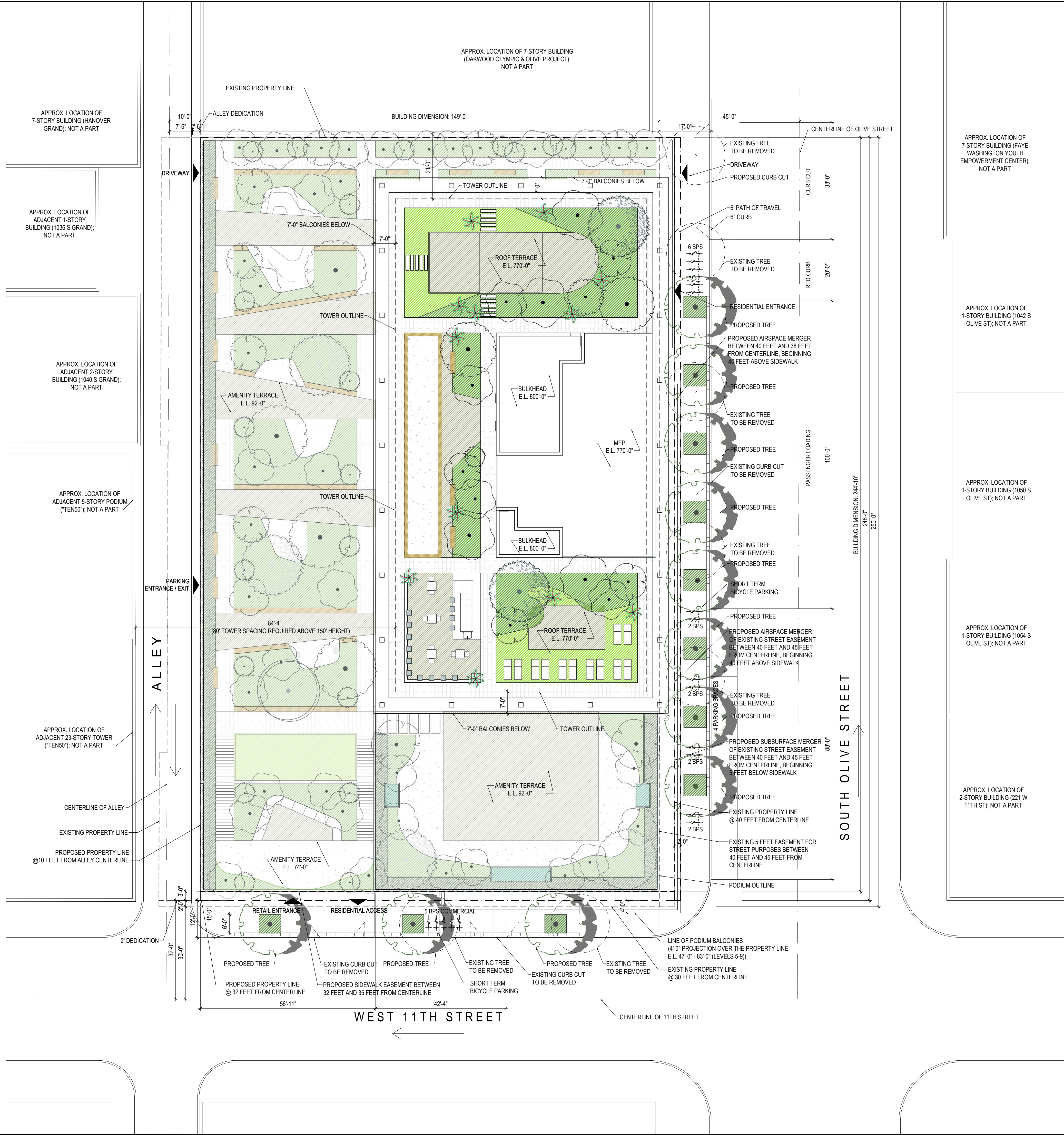
1045 OLIVE

NEW CONSTRUCTION

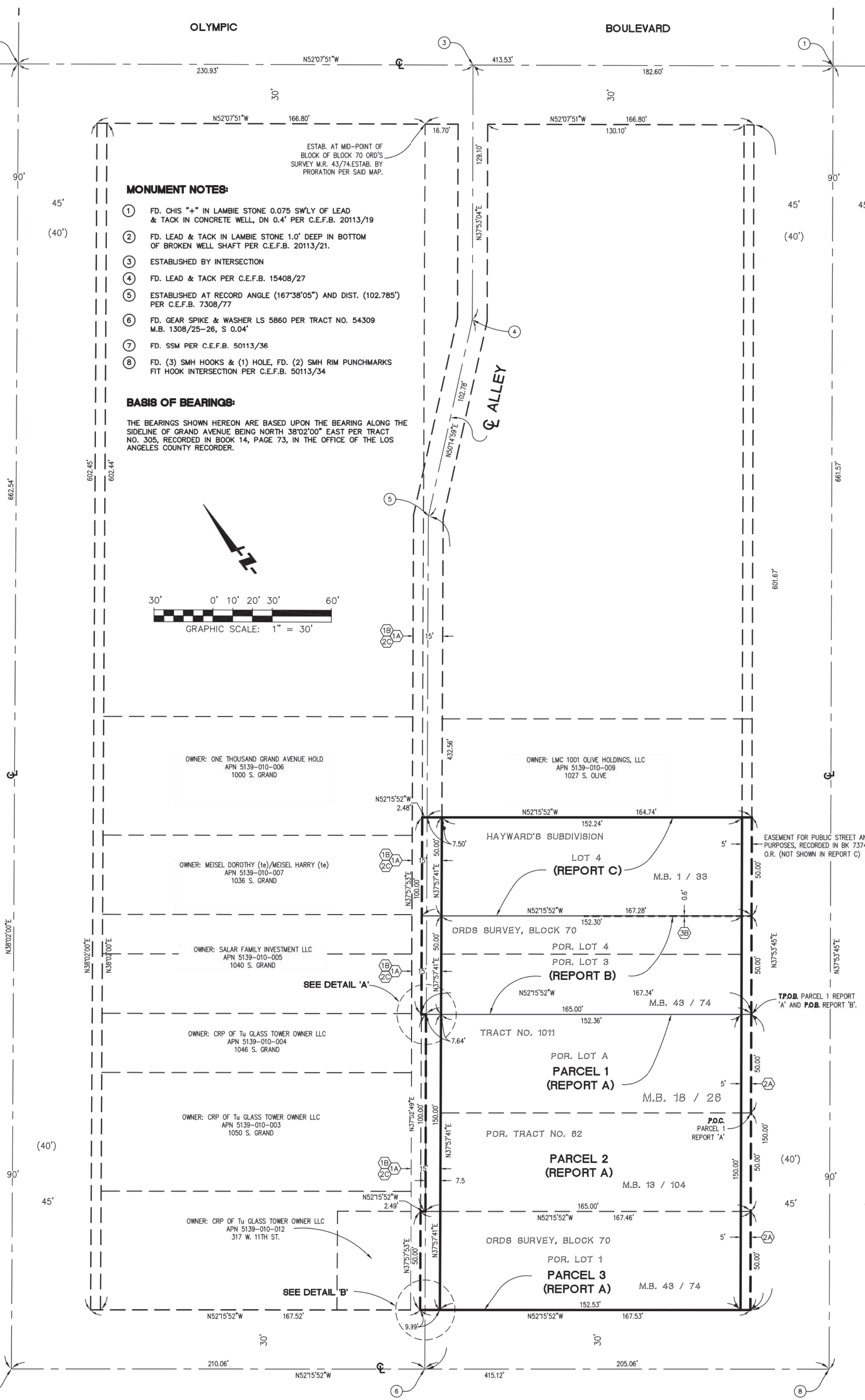
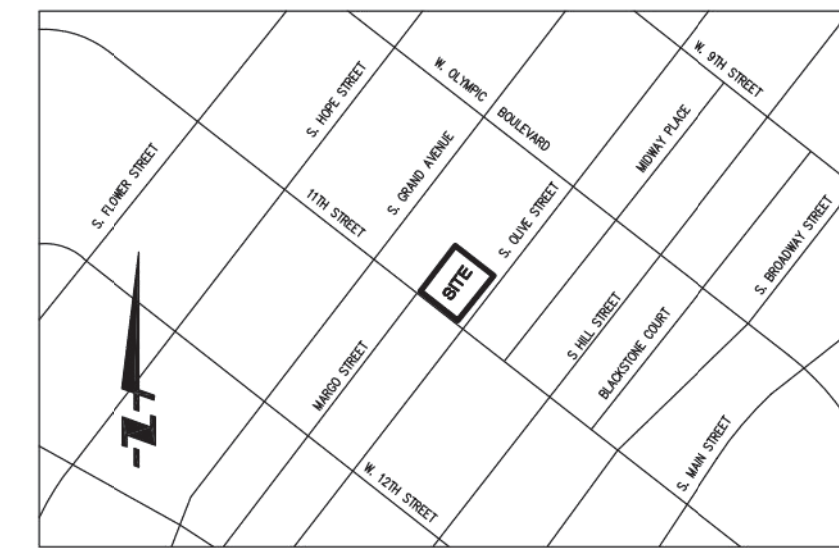
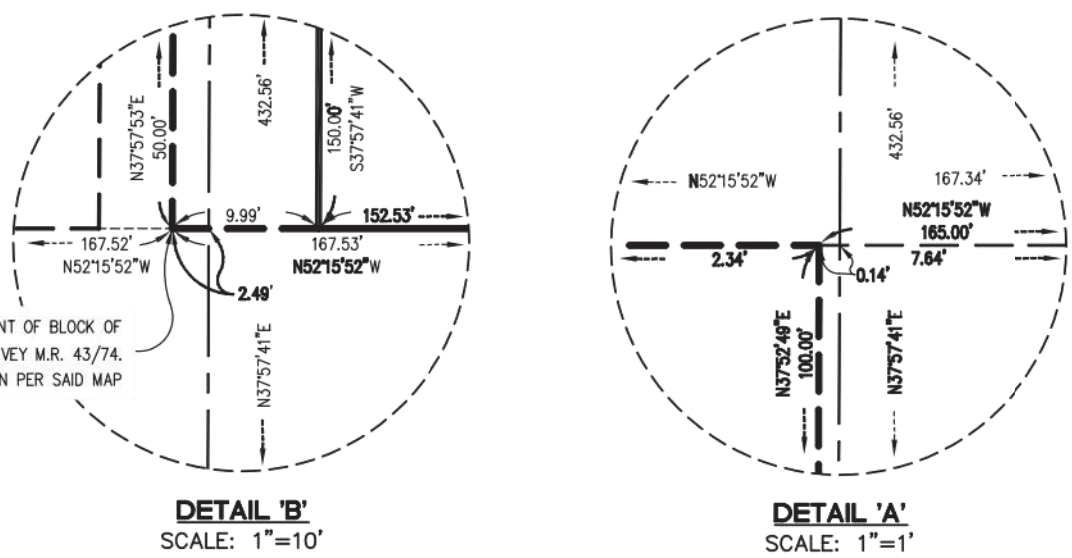
PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

PLOT PLAN

A-002



ALTA/ACSM LAND TITLE SURVEY



OWNERS:

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER 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

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

PARCEL 1:

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:

COMMENCING ON THE WEST LINE OF OLIVE STREET AT A POINT DISTANT 100 FEET NORTHERLY FROM THE NORTHEAST CORNER OF OLIVE STREET AND ELEVENDH STREET RUNNING THENCE NORTHERLY ON SAID WEST LINE OF OLIVE STREET 50 FEET; THENCE AT RIGHT ANGLES WESTERLY ON A LINE PARALLEL WITH ELEVENDH 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 ELEVENDH 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 28 OF MAPS.

(APN: 5139-010-010)

PARCEL 2:

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 13 PAGE 104 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(APN: 5139-010-011)

PARCEL 3:

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.

(APN: 5139-010-001)

REPORT B: 00026831

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 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 PAGE 74 OF MISCELLANEOUS RECORDS, 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 ELEVENDH 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 1 PAGE 33 OF MAPS, 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 SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE THEREOF, 167.30 FEET TO THE NORTHWESTERLY LINE OF OLIVE STREET; THENCE SOUTHWESTERLY ALONG SAID LINE OF OLIVE STREET, 50 FEET TO THE POINT OF BEGINNING.

(APN: 5139-010-002)

REPORT C: 00045265

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 DESCRIBED AS FOLLOWS:

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 UNDIVIDED ONE-HALF INTEREST, RECORDED MAY 16, 1973.

TITLE REPORT:

BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER THE FOLLOWING TITLE REPORTS:

A) REPORT A: CHICAGO TITLE COMPANY NO. 00023367, DATED AS OF DECEMBER 8, 2014.

B) REPORT B: CHICAGO TITLE COMPANY NO. 00026831, DATED AS OF MAY 12, 2015.

C) REPORT C: CHICAGO TITLE COMPANY NO. 00045265, DATED AS OF OCTOBER 1, 2015.

THE ITEMS REFERRED TO BELOW ARE EXCEPTIONS TO COVERAGE AS CITED IN SCHEDULE B OF SAID REPORT.

REPORT A: NO. 00023367

(1A) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED.

PURPOSE: PUBLIC ALLEY

CASE NO.: 158500

RECORDED: JULY 22, 1975

RECORDING DATE: JULY 30, 1975

AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

(2A) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED.

PURPOSE: STREET

CASE NO.: 178836

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.

AFFECTS: PARCEL 2

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.

LESSOR: GROVER T. GARLAND, A MARRIED MAN AS HIS SEPARATE PROPERTY

LESSEE: STANDARD OIL COMPANY OF CALIFORNIA

RECORDED: JUNE 25, 1965 IN BOOK M-1901 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 THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 3

5A. 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: RALPH M. SPROWLS, STEPHEN C. TURNER, MARY T. PALMER AND ALVA B. TURNER

LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION

RECORDED: JULY 2, 1965 IN BOOK M1909 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.

AFFECTS: PARCEL 1

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.

RECORDED: JULY 22, 1975 AS INSTRUMENT NO. 3675, OF OFFICIAL RECORDS, AND

RE-CORDED: JULY 30, 1975 AS INSTRUMENT NO. 3868 OF OFFICIAL RECORDS

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 1, 1988 AS INSTRUMENT NO. 88-100376, OF OFFICIAL RECORDS

AFFECTS: PARCEL 2

8A. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND COVENANT AND AGREE THAT SAID LAND SHALL BE HELD AS ONE PARCEL, AND NO PORTION SHALL BE SOLD SEPARATELY, WHICH COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

RECORDED: OCTOBER 3, 1989 AS INSTRUMENT NO. 89-184900, OF OFFICIAL RECORDS

AFFECTS: PARCELS 2 AND 3

9A. A DEED OF TRUST

10A. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN

RECORDED: MAY 17, 2001 AS INSTRUMENT NO. 01-0850225, 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 SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.

AFFECTS: PARCELS 1 AND 2

11A. INTENTIONALLY DELETED

12A. INTENTIONALLY DELETED

13A. INTENTIONALLY DELETED

14A. 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 A SURVEY, JOB NO. 1382.002.01, DATED JANUARY 8, 2015, PREPARED BY JERRY L. USELTON, L.S. NO. 5347 FOR FUSCOE ENGINEERING.

17A. THE TENANCY RIGHTS ONLY OF ACME DISPLAY FIXTURE CO., UNDER AN UNRECORDED LEASE AGREEMENT BETWEEN 1045 OLIVE, LLC, AS LESSOR, AND ACME DISPLAY FIXTURE CO., AS LESSEE, DATED JANUARY 8, 2015.

A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

ENTITLED: RECIPROCAL TEMPORARY LICENSE AGREEMENT

RECORDED: DECEMBER 16, 2014 AS INSTRUMENT NO. 20141586065, OF OFFICIAL RECORDS

REPORT B: NO. 00026831

(1B) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: ALLEY

RECORDED: IN BOOK 6696, PAGE(S) 46, OFFICIAL RECORDS

AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO

2B. INTENTIONALLY DELETED

(3B) THE EFFECT OF A PARTY WALL AGREEMENT AFFECTING THE SOUTHWESTERLY 0.43 FEET OF THE NORTHWESTERLY 85 FEET OF THE PROPERTY HEREBY DESCRIBED, BY AND BETWEEN THE INSURANCE AND TRUST COMPANY, AND KATHERINE B. GRAVES, WILLIAM P. BANNING, JOSEPH B. BANNING, JR. AND ALICE M. MORSE BANNING, HIS WIFE, AND CITIZENS NATIONAL TRUST AND SAVINGS BANK OF LOS ANGELES, AS TRUSTEE.

RECORDING DATE: APRIL 10, 1939

RECORDING NO.: IN BOOK 16519 PAGE 185 OF OFFICIAL RECORDS

AFFECTS: 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.

REDEVELOPMENT AGENCY: CENTRAL BUSINESS DISTRICT REDEVELOPMENT AGENCY

RECORDING DATE: JULY 22, 1975

RECORDING NO.: 3675 AND

RECORDING DATE: JULY 30, 1975

RECORDING NO.: 3868, BOTH OF OFFICIAL RECORDS

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 A SURVEY, JOB NO. 1382.002.01, DATED FEBRUARY 6, 2015, PREPARED BY JERRY L. USELTON, L.S. NO. 5347 FOR FUSCOE ENGINEERING.

9B. LICENSE RIGHTS OF EDNA Y. CHANNIN, AS TRUSTEE OF THE EDNA Y. CHANNIN FAMILY TRUST DATED DECEMBER 8, 1975 ("SELLER"), UNDER SECTION 2.13 OF AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE AND ESROW 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.

10B. INTENTIONALLY DELETED.

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

TITLE REPORT (CONTINUED):

REPORT C: NO. 00045265

1C. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

(2C) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT.

COURT: SUPERIOR COURT

CASE NO.: 158500

PURPOSE: ALLEY

RECORDING DATE: IN BOOK 6696 PAGE 46 OF OFFICIAL RECORDS

AFFECTS: A 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.

DATED: APRIL 24, 1968

LESSOR: PAUL S. ENDY, SR.

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

REDEVELOPMENT AGENCY: CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

RECORDING DATE: JULY 22, 1975

RECORDING NO.: 3675 OF OFFICIAL RECORDS

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED

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.: 20072836449 OF OFFICIAL RECORDS

5C. INTENTIONALLY DELETED.

6C. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5.

7C. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

8C. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

9C. 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.

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 THIS ITEM FROM COVERAGE.

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

9C. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: MEMORANDUM OF AGREEMENT

RECORDING DATE: DECEMBER 23, 2015

RECORDING NO.: 20151617727

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SURVEYOR'S NOTE:

THERE ARE NO GAPS, GORES, HIATUSES OR OVERLAPS BETWEEN PARCELS 1, 2, AND 3.

SURVEYOR'S CERTIFICATE:

TO: CH ACQUISITIONS 2, LLC, 1045 OLIVE, LLC, AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSRS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(c), 7(d)(1), 8, 11(d), 13, 14, 16, AND 21 (\$2,000,000.00) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 26, 2014.

DATE OF PLAT OR MAP: JANUARY 8, 2015.

PREPARED BY ME OR UNDER MY DIRECTION:

Jerry L. Usselton 3/03/2016

JERRY L. USELTON, L.S. 5347



NO.	DATE	REVISION
1	1/17/16	UPDATED REPORTS A, B, C, AND OWNERS NOTE
2	7/15/17	UPDATED OWNERS TO REFLECT OWNERSHIP CHANGE PER DOCUMENT RECORDED ON 3/02/16, AS INST NO. 20160225863, DR.

ALTA/ACSM LAND TITLE SURVEY

of: **11TH & SOUTH OLIVE STREET
LOS ANGELES COUNTY, CALIFORNIA**

for: **CH ACQUISITIONS 2, LLC
2200 BISCAYNE BOULEVARD
MIAMI, FL 33137**



DATE: FEBRUARY 6, 2015
SCALE: 1"=50'
FN: 1382-003.ALTA3.dwg
JN: 1382.003.01
DRAWN BY: R.L.
CHECKED BY: J.L.U.
SHEET 1 OF 2

250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7655

NO.	DATE	REVISION
01	09/15/2017	ENTITLEMENT SUBMISSION
11	11/06/2018	CITY PLANNING SUBMISSION

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CONSULTANTS

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GIV ELEVATOR CONSULTING SERVICES INC
50 California Street Suite 3510
San Francisco, CA 94111
T: (415) 412-5232

LAND USE CONSULTANT:
IRVINE & ASSOCIATES INC.
833 West 5th St, Suite 3200
Los Angeles, CA 90071
T: (213) 694-3115

TRAFFIC ENGINEER:
THE MOBILITY GROUP
1830 Von Karman, Suite 490
Irvine CA 92612
T: (949) 474-1591

KEY PLAN

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

1045 OLIVE

NEW CONSTRUCTION

SITE SURVEY

A-003

PROJECT NO: 1658.00 SCALE:

PAGE: 05 OF 35

ALTA/ACSM LAND TITLE SURVEY



NO.	DATE	REVISION
1	08/15/2017	ENTITLEMENT SUBMISSION
2	11/06/2018	CITY PLANNING 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. (646) 478-7455

STRUCTURAL ENGINEER:
MAGNUSON KLEMEVIC ASSOCIATES
1301 Fifth Avenue Suite 3200
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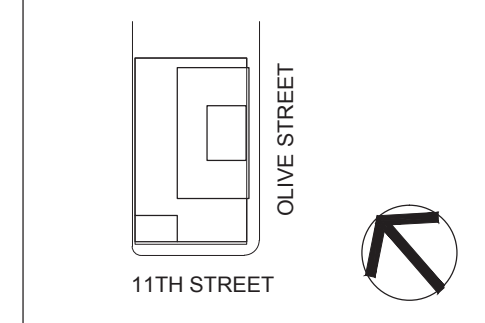
LAND USE CONSULTANT:
IRVINE & ASSOCIATES INC.
633 West 5th St, Suite #3200
Los Angeles, CA 90071
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KEY PLAN

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



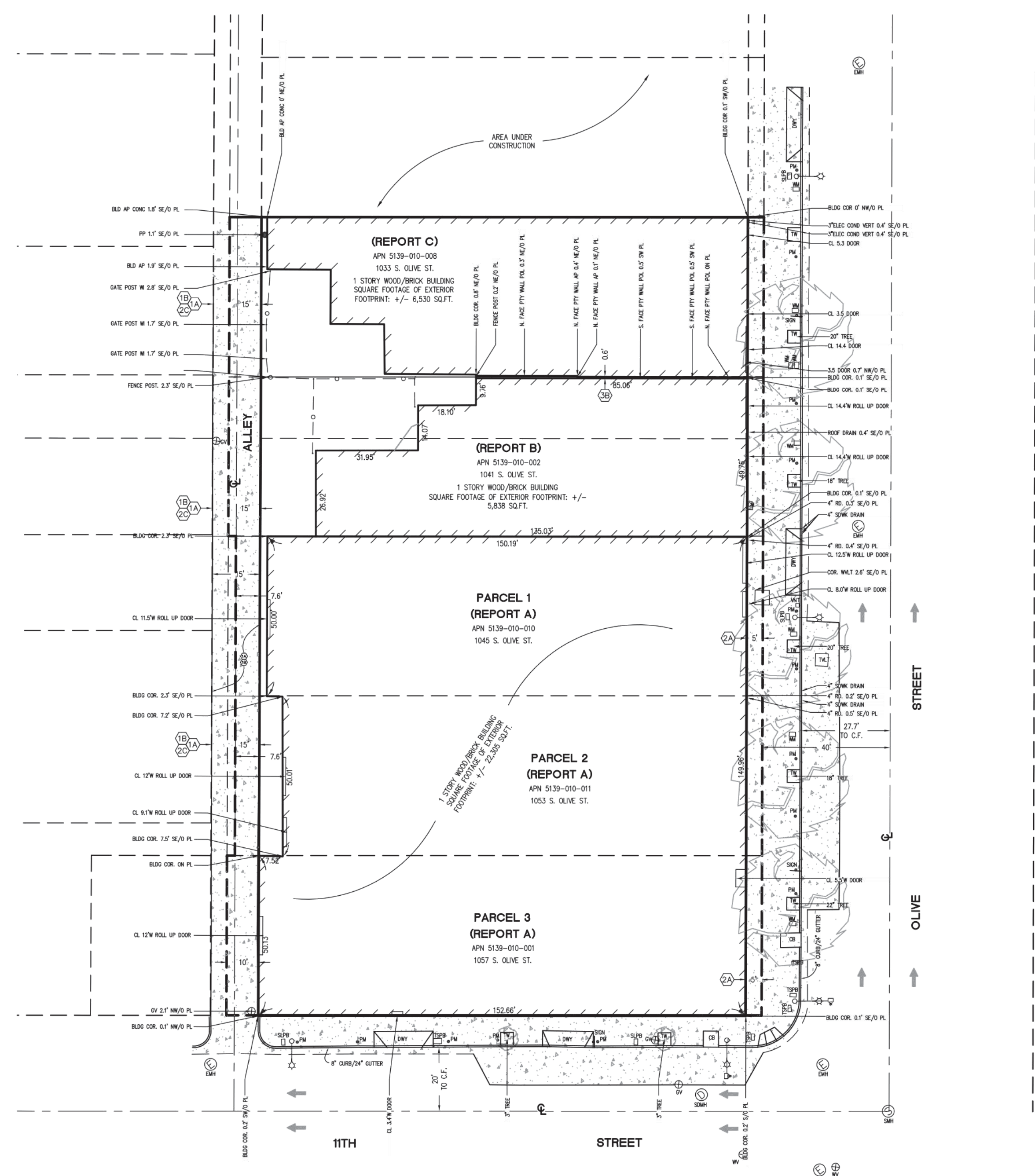
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

SITE SURVEY

A-004



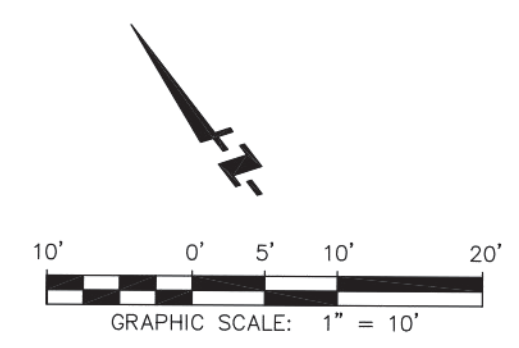
LEGEND:

BLDG	BUILDING
CB	CATCH BASIN
C.F.	CURB FACE
CL	CENTERLINE
CR.	CORNER
DR.	DRIVEWAY
EMH	ELECTRICAL MANHOLE
GM	GAS METER
GV	GAS VALVE
PL	PROPERTY LINE
POL	POINT ON LINE
PM	PARKING METER
PTY WALL	PARTY WALL
RD.	ROOF DRAIN
SDMH	STORM DRAIN MANHOLE
SDMK	SIDEWALK
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
TSPB	TRAFFIC SIGNAL PULL BOX
TMT	TELEPHONE VAULT
TW	TREE WELL
WT	WELL
WM	WATER METER
WV	WATER VALVE
WLT	WATER VAULT
(D)	DENOTES PLOTTED EASEMENT
(S)	TRAFFIC SIGNAL
(L)	STREET LIGHT
(F)	TRAFFIC FLOW
(B)	BUILDING LINE
(P)	PROPERTY LINE
(C)	CENTERLINE
(R)	RIGHT OF WAY
(L)	LOT LINES

FLOOD HAZARD ZONE:
SAID PROPERTY IS NOT INCLUDED IN A FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION.
THE FLOOD ZONE DESIGNATION IS: ZONE X, COMMUNITY PANEL NO. 06037C1620F
EFFECTIVE DATE: SEPTEMBER 26, 2008

USE ZONE:
THE CURRENT USE ZONING FOR THE SUBJECT PROPERTY IS:
[O] R5-40-O, MULTIPLE DWELLING ZONE.

LAND AREA:
GROSS: 41,603 SQ.FT. = 0.955 ACRES
NET: 38,097 SQ.FT. = 0.875 ACRES



NO.	DATE	REVISION
1	1/7/16	UPDATED REPORTS A, B, C, AND OWNERS NOTE
2	7/13/17	UPDATED OWNERS TO REFLECT OWNERSHIP CHANGE PER DOCUMENT RECORDED ON 3/02/16, AS INST NO. 20160225863, O.R.

ALTA/ACSM LAND TITLE SURVEY

of: 11TH & SOUTH OLIVE STREET
LOS ANGELES COUNTY, CALIFORNIA
for: CH ACQUISITIONS 2, LLC
2200 BISCAYNE BOULEVARD
MIAMI, FL 33137



DATE: FEBRUARY 6, 2015
SCALE: 1" = 10'
FN: 1382-003 ALTA3.dwg
JN: 1382.003.01
DRAWN BY: R.J.L.
CHECKED BY: J.L.U.
SHEET 2 OF 2

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
11062018		CITY PLANNING SUBMISSION

OWNER / APPLICANT

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2200 BISCAYNE BLVD
MIAMI, FL 33137

CONSULTANTS

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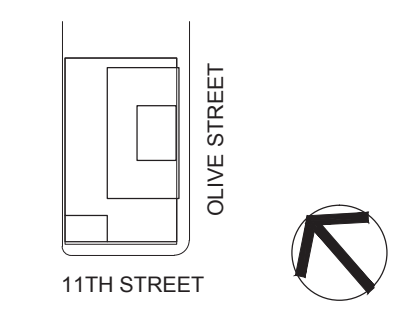
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KEY PLAN

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

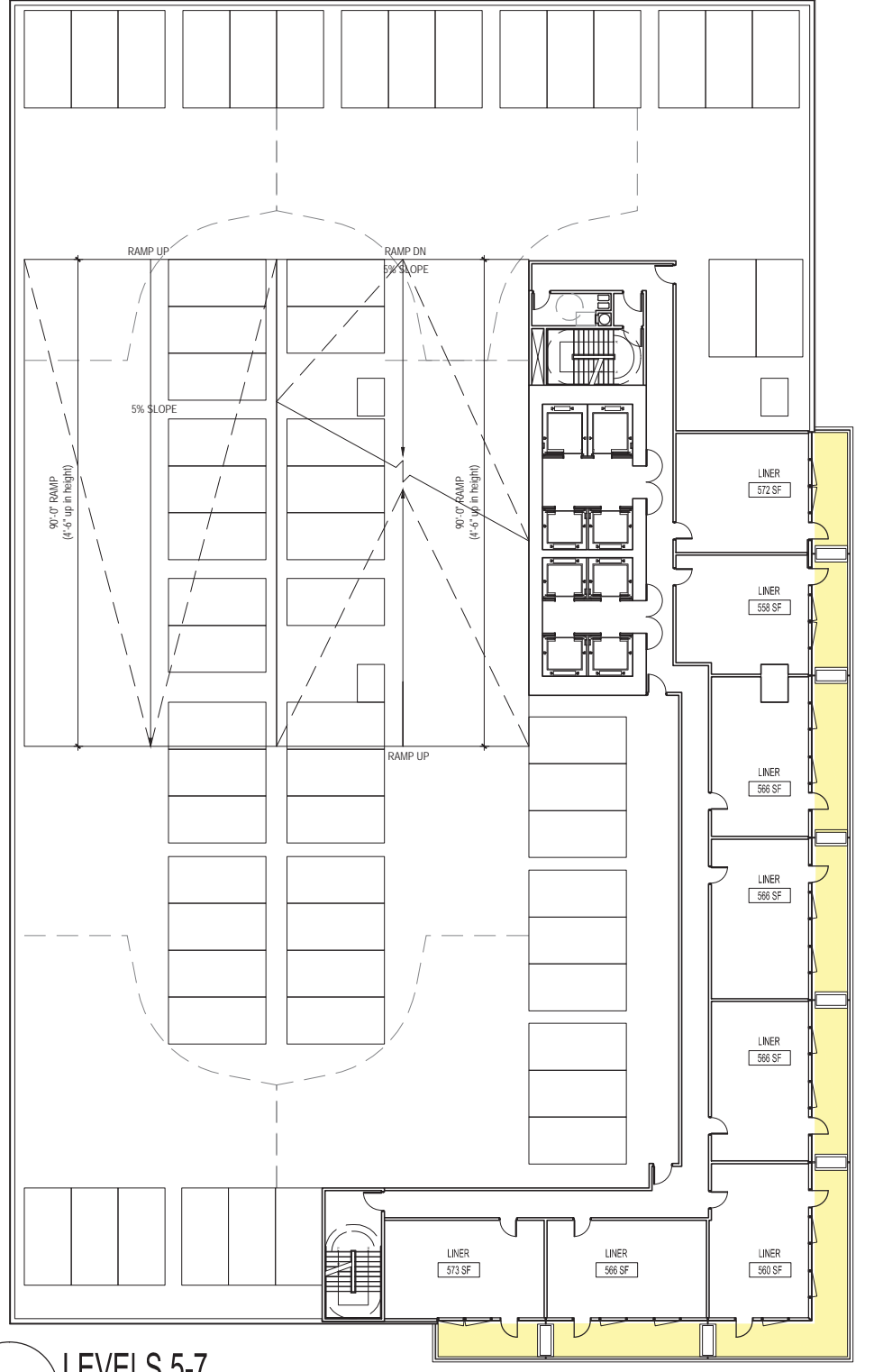


1045 OLIVE

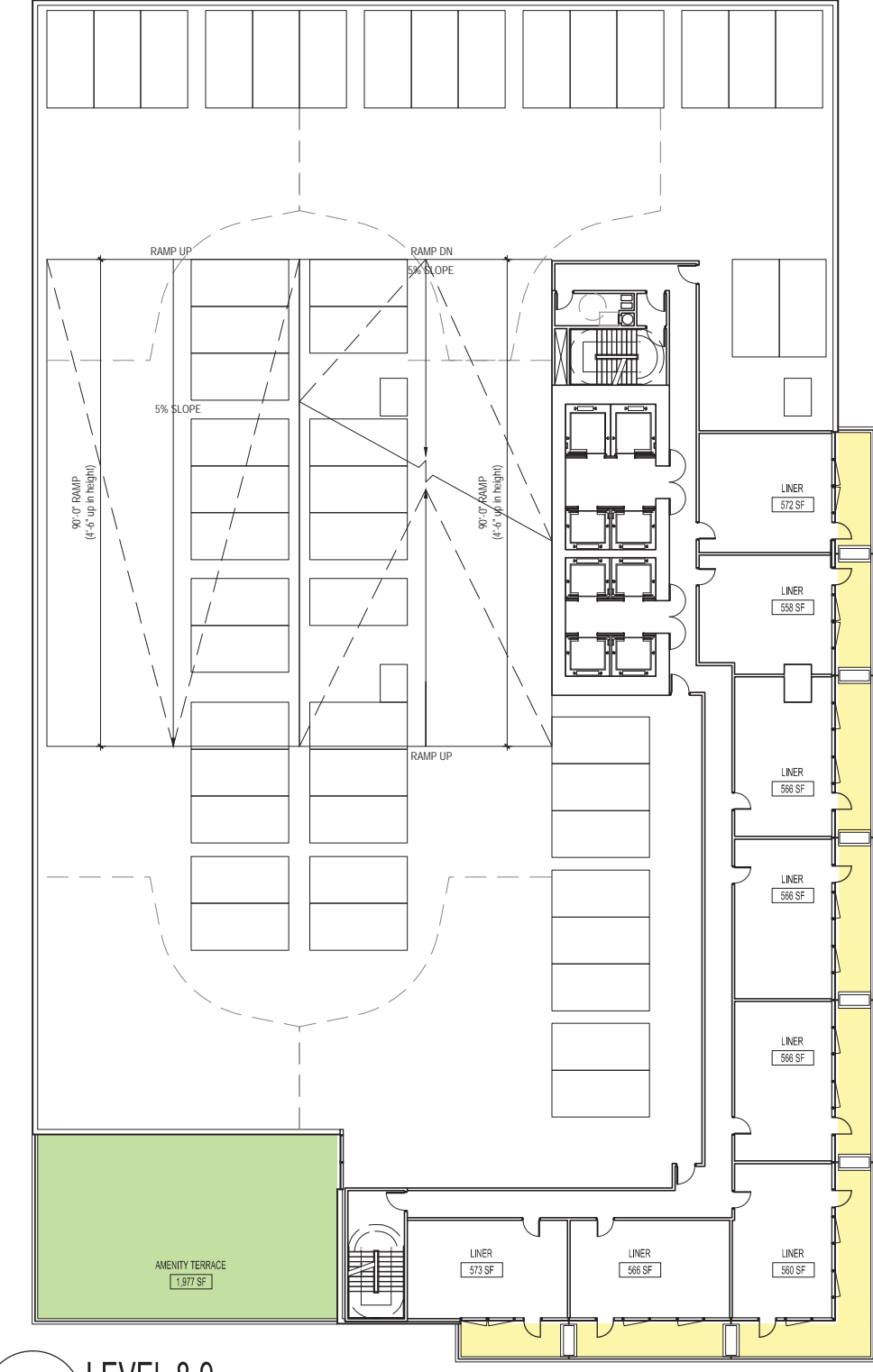
NEW CONSTRUCTION

OPEN SPACE DIAGRAMS

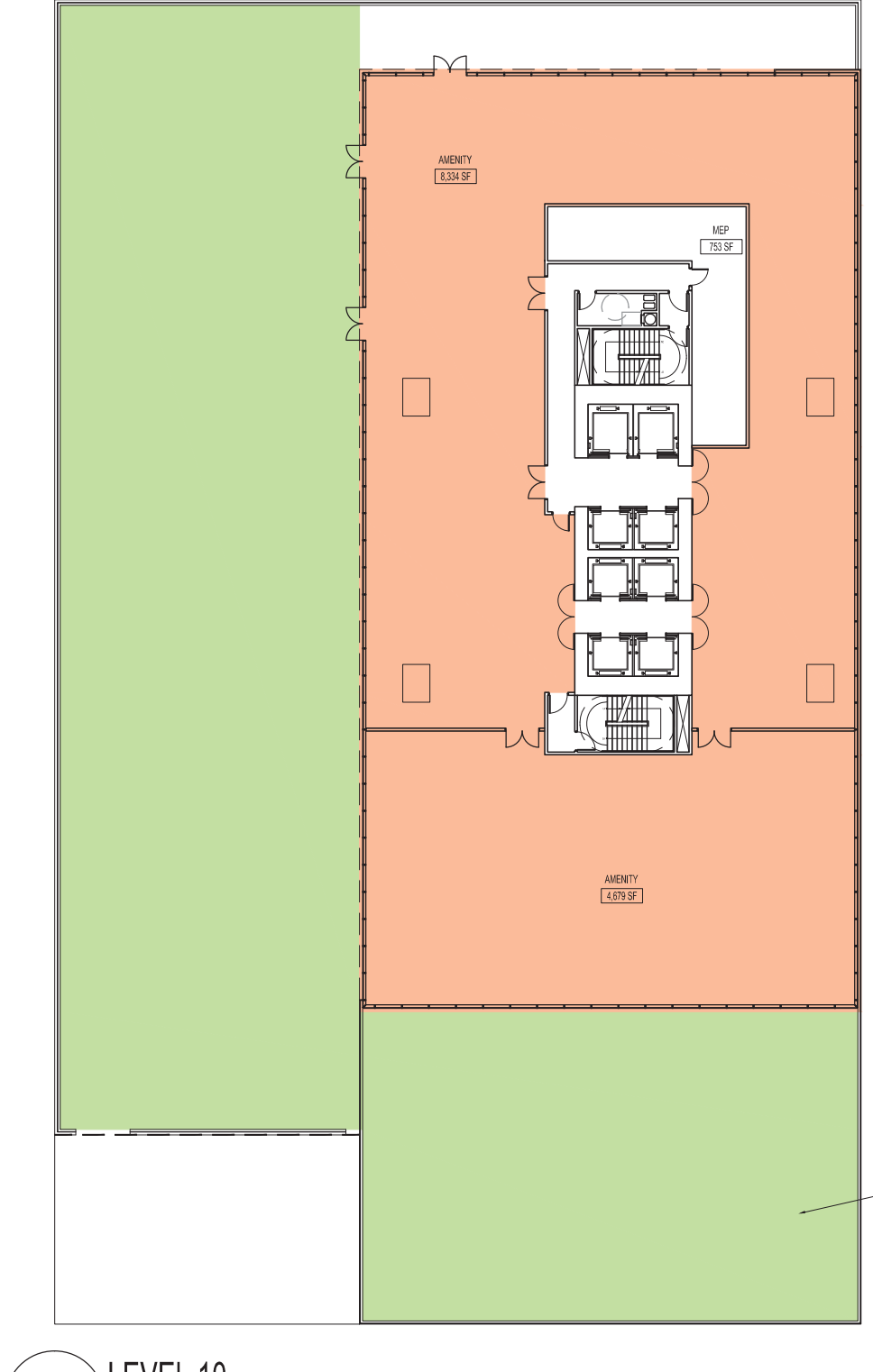
A-005



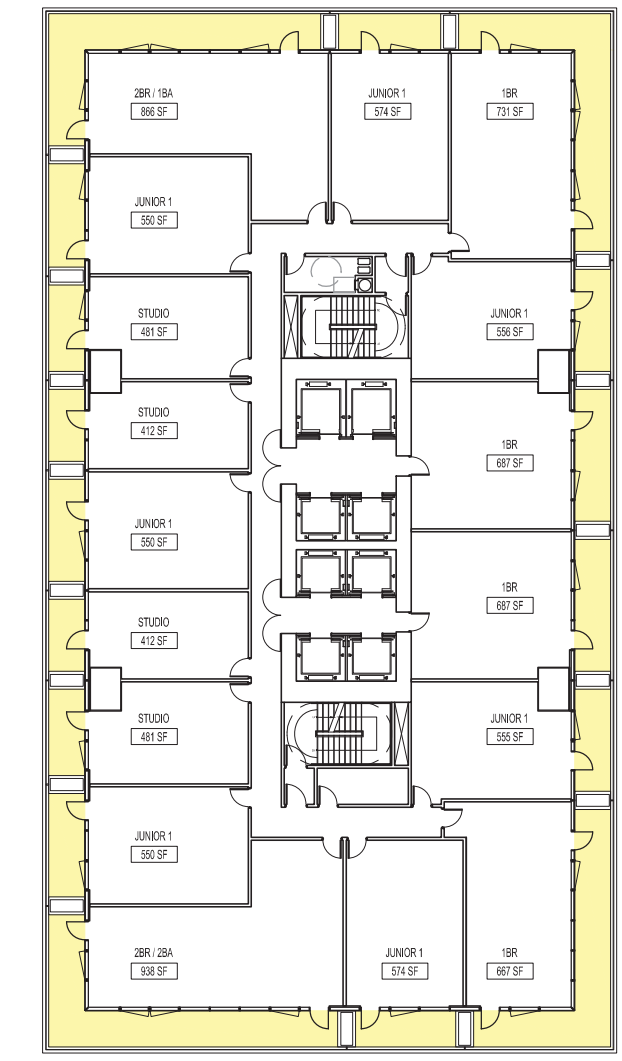
1 LEVELS 5-7
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 1,308 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 8 X 50 SF = 400 SF
3 FLOORS X 400 SF = 1,200 SF TOTAL



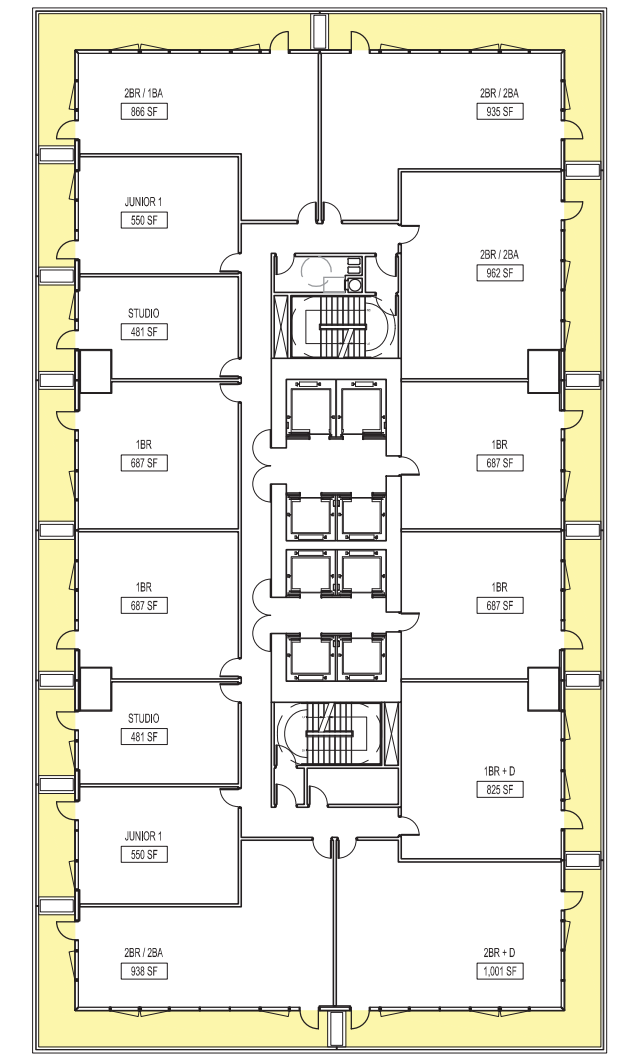
2 LEVEL 8-9
SCALE: 1/32" = 1'-0"
EXTERIOR COMMON OPEN SPACE (LOCATED ONLY ON LEVEL 8): 1,972 SF
PRIVATE OPEN SPACE: 1,308 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 8 X 50 SF = 400 SF
2 FLOORS X 400 SF = 800 SF



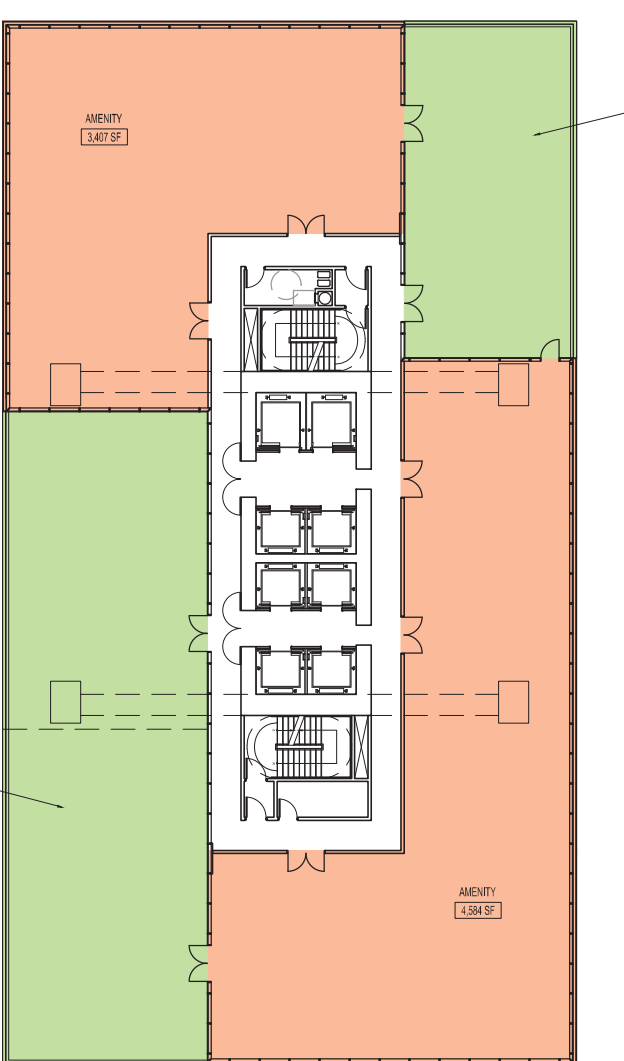
3 LEVEL 10
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 13,013 SF
EXTERIOR COMMON OPEN SPACE: 16,751 SF



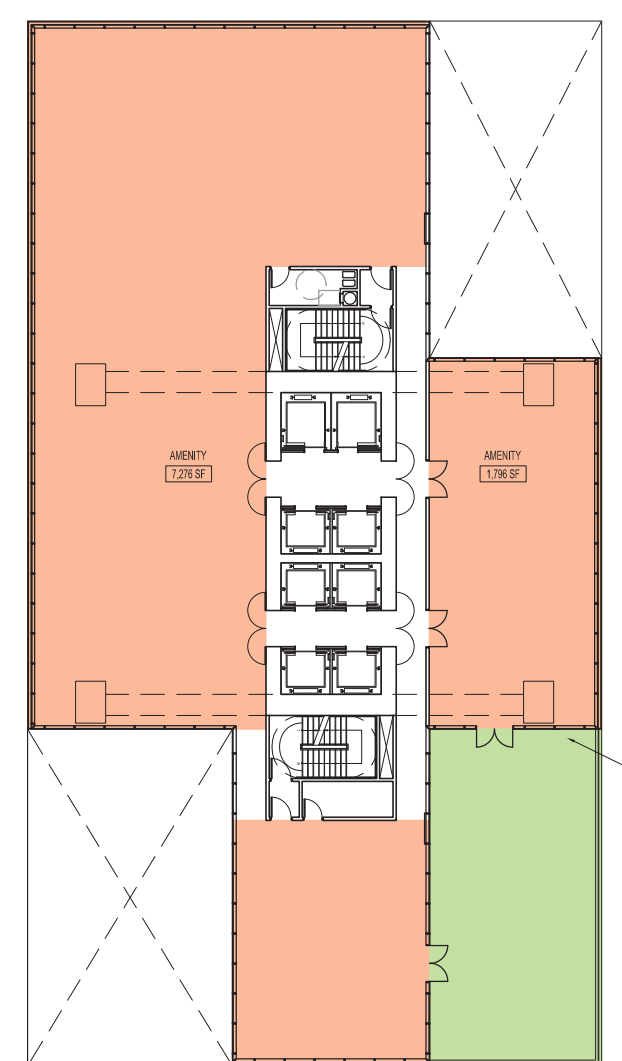
4 LEVELS 11-20
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,794 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 17 X 50 SF = 850 SF
10 FLOORS X 850 SF = 8,500 SF TOTAL



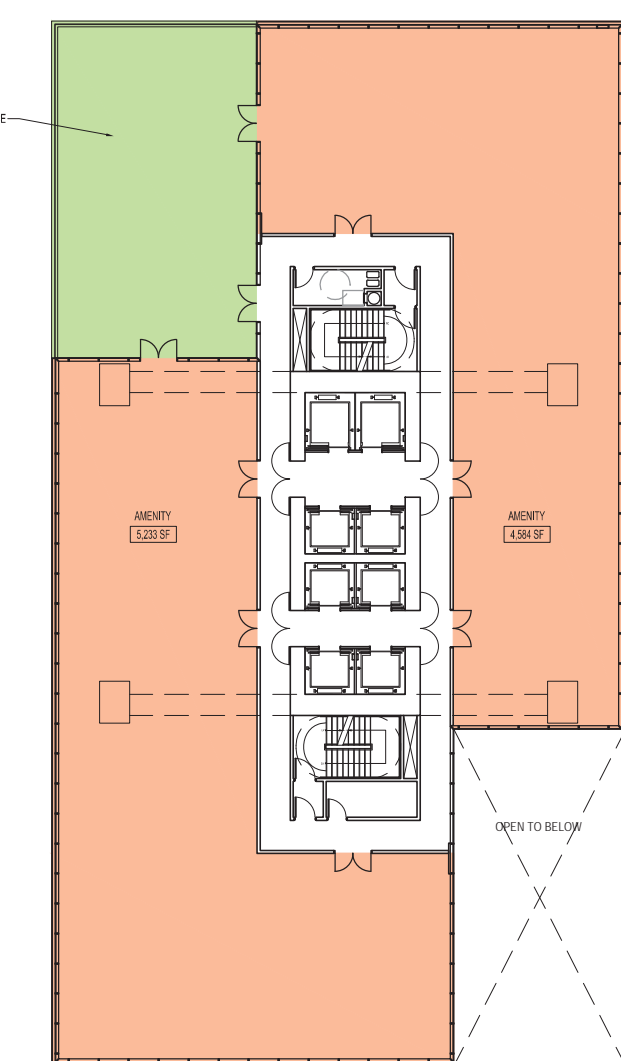
5 LEVELS 21-51, 56-60
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,794 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 14 X 50 SF = 700 SF
36 FLOORS X 700 SF = 25,200 SF



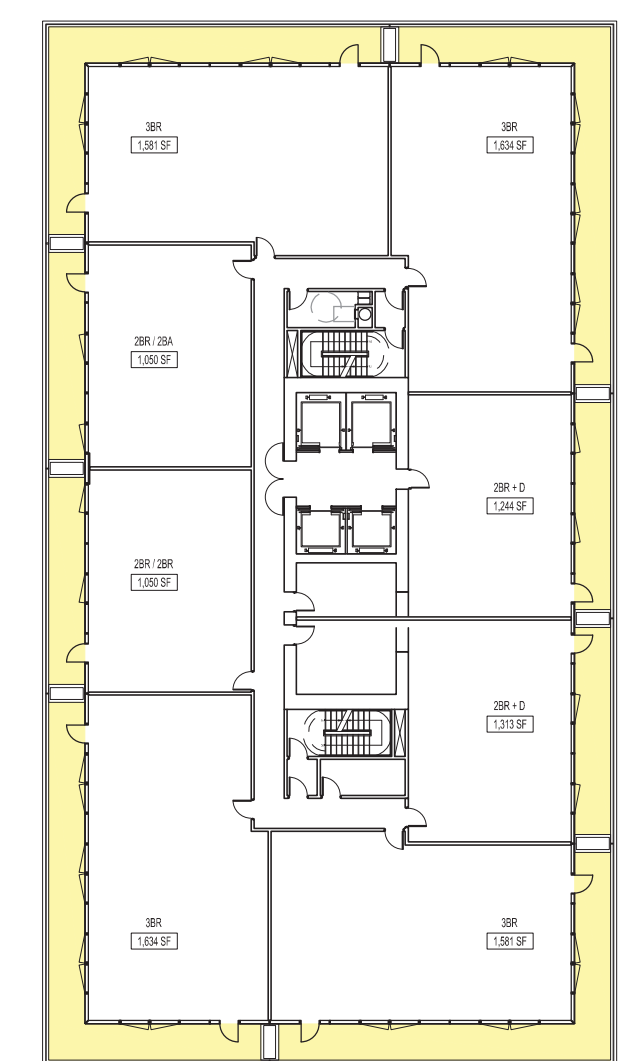
6 LEVEL 53
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 8,000 SF
EXTERIOR COMMON OPEN SPACE: 5,331 SF



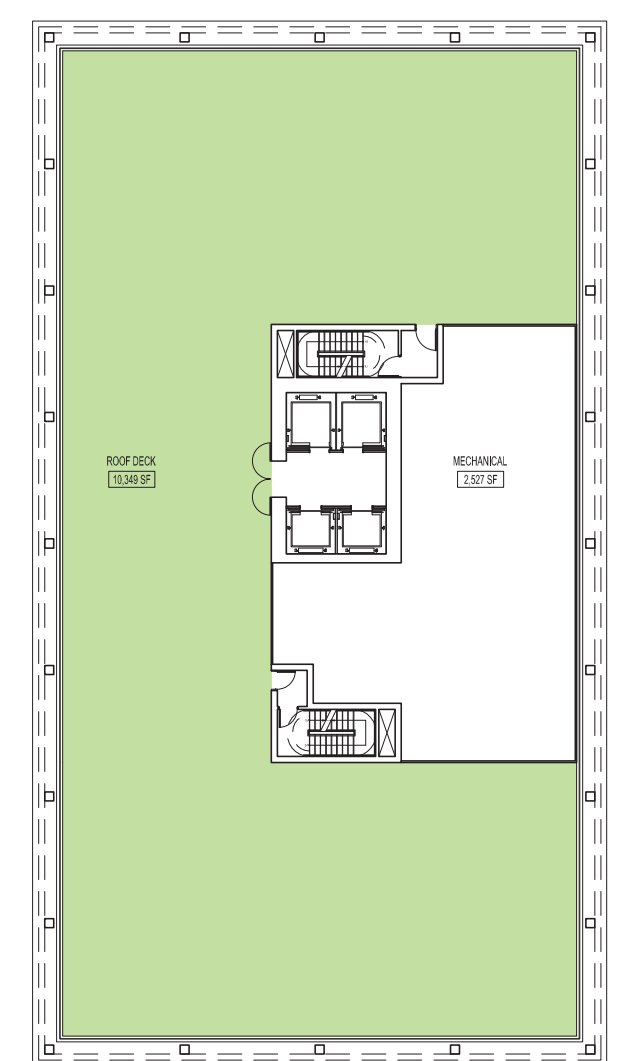
7 LEVEL 54
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 8,474 SF
EXTERIOR COMMON OPEN SPACE: 1,608 SF



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

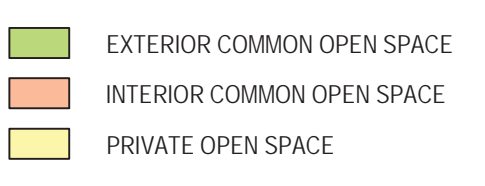


10 ROOF
SCALE: 1/32" = 1'-0"
EXTERIOR COMMON OPEN SPACE: 10,349 SF

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



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	96	175	16,800SF
TOTAL USABLE OPEN SPACE REQUIRED			92,100SF

CREDITED OPEN SPACE PROVIDED

COMMON OPEN SPACE [EXTERIOR]	AREA
8TH FLOOR	1,972SF
10TH FLOOR	16,751SF
53RD FLOOR	5,331SF
54TH FLOOR	1,608SF
55TH FLOOR	1,916SF
ROOF DECK	10,349SF
SUBTOTAL	37,927SF

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)	
SUBTOTAL	23,025SF

TOTAL USABLE COMMON OPEN SPACE PROVIDED (excluded private open space)	60,952SF
---	-----------------

PRIVATE OPEN SPACE	
TOTAL CREDITED (794* Units x 50 SF)	39,700SF
* 100% of units with private balcony compliant with LAMC 12.21 G	

TOTAL USABLE OPEN SPACE PROVIDED (common & private)	100,652SF
---	------------------

LANDSCAPED AREA:

REQUIRED (25% of EXTERIOR common open space)	9,482SF
PROVIDED	11,290SF

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

TREES PROPOSED:

TOTAL TREES	539
CANOPY TREES	137

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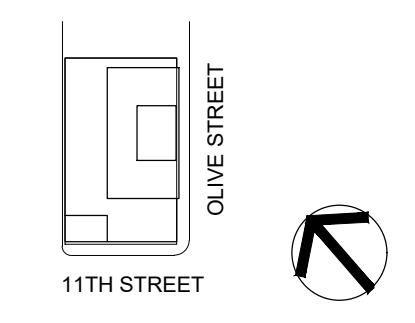
LAND USE CONSULTANT:
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KEY PLAN

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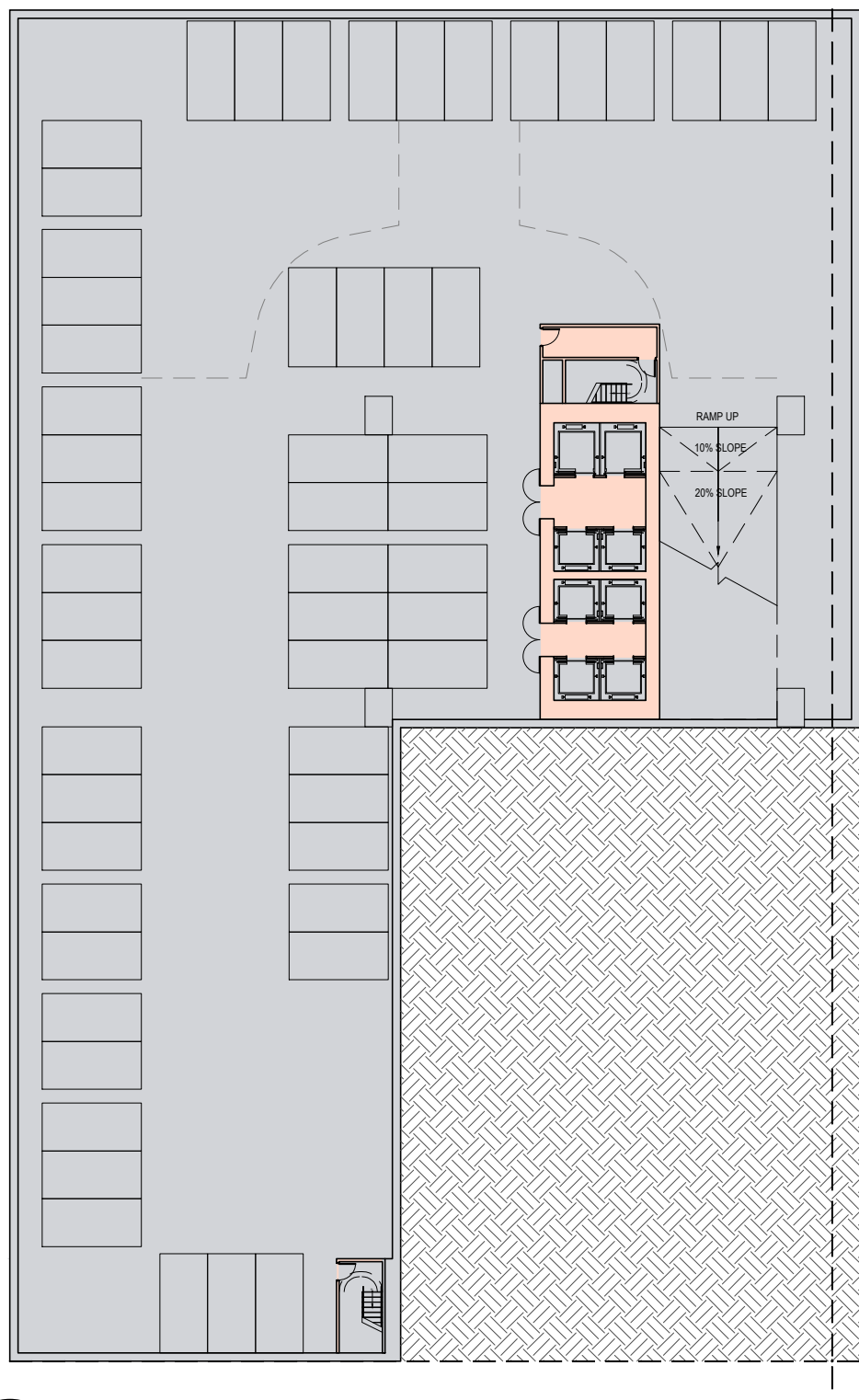
1045 OLIVE

NEW CONSTRUCTION

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

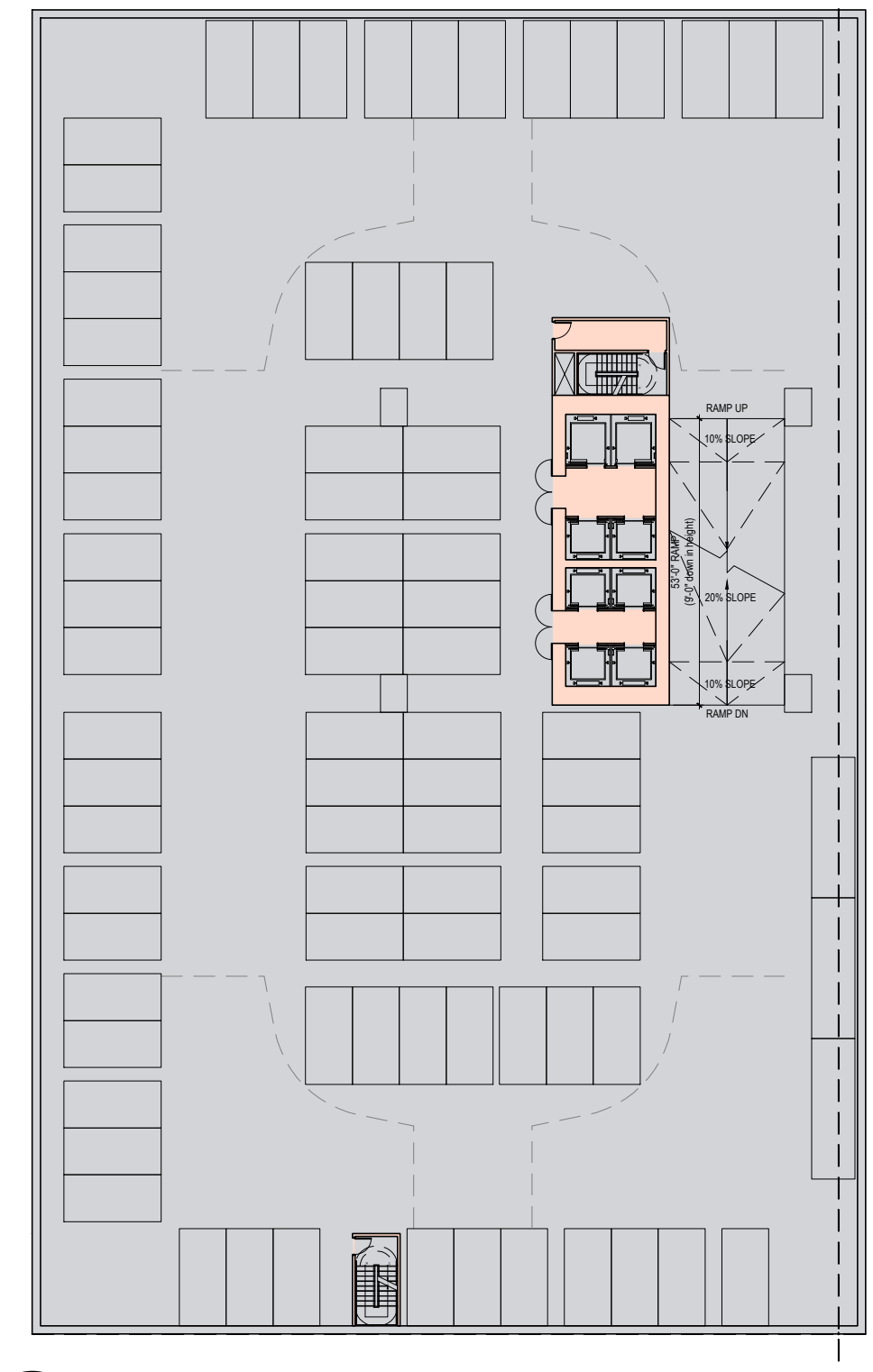
FLOOR AREA DIAGRAMS

A-006



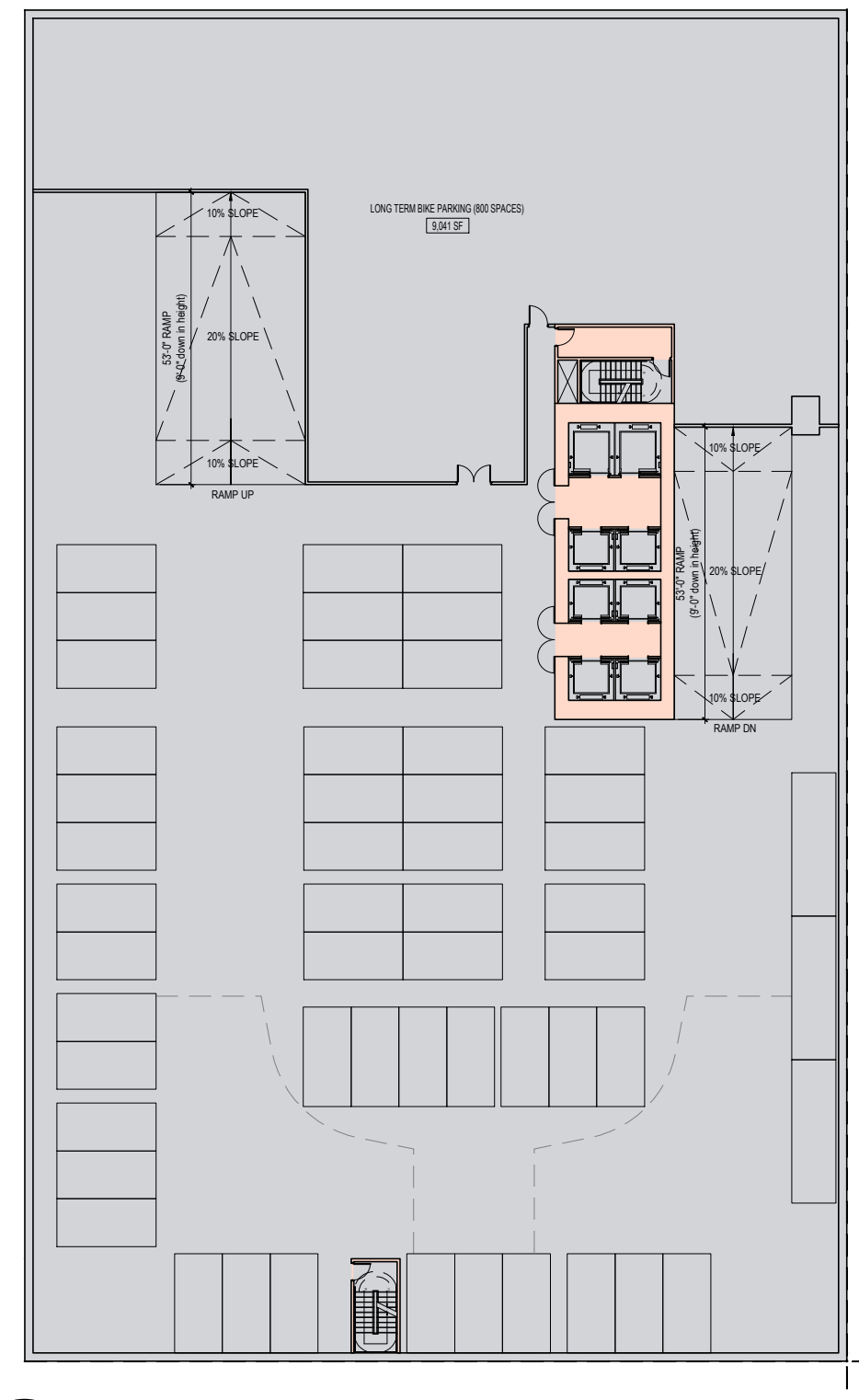
1 LEVEL B6
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
B6	28,159	0	1,219	541	25,388	1,011



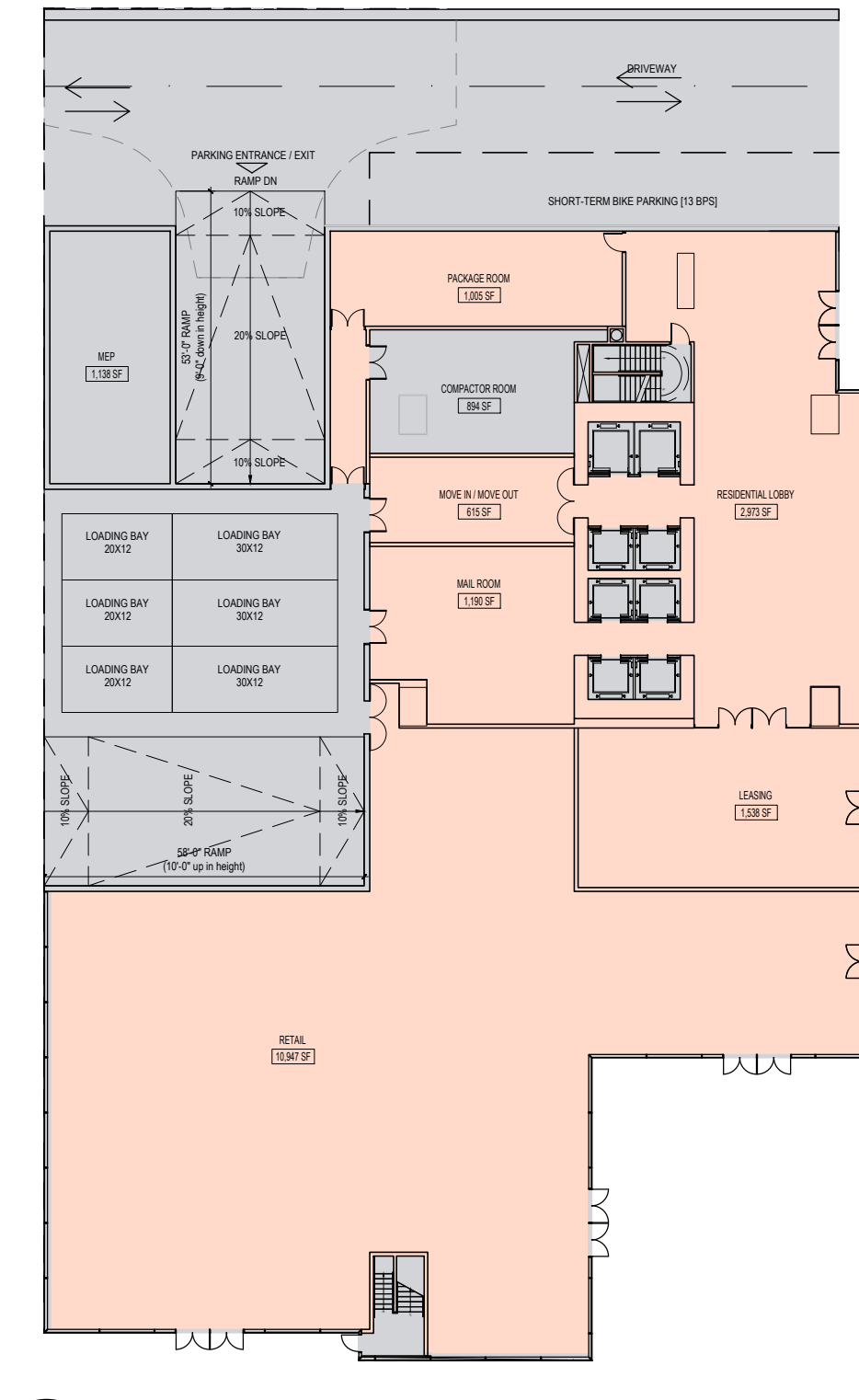
2 LEVELS B2-B5
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
B2-B5	37,704	0	1,187	829	34,965	723



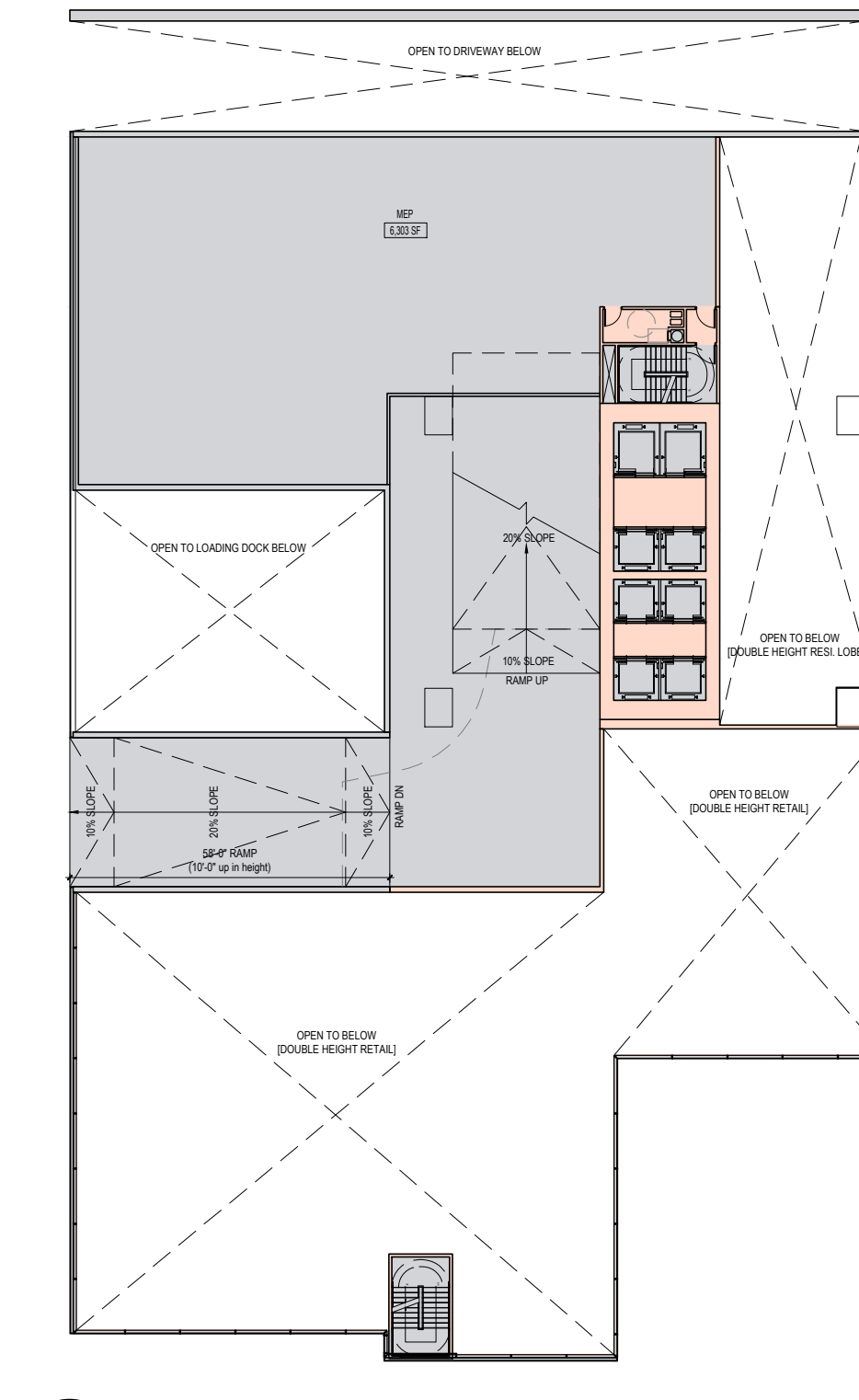
3 LEVEL B1
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
B1	36,480	0	1,172	829	33,756	723



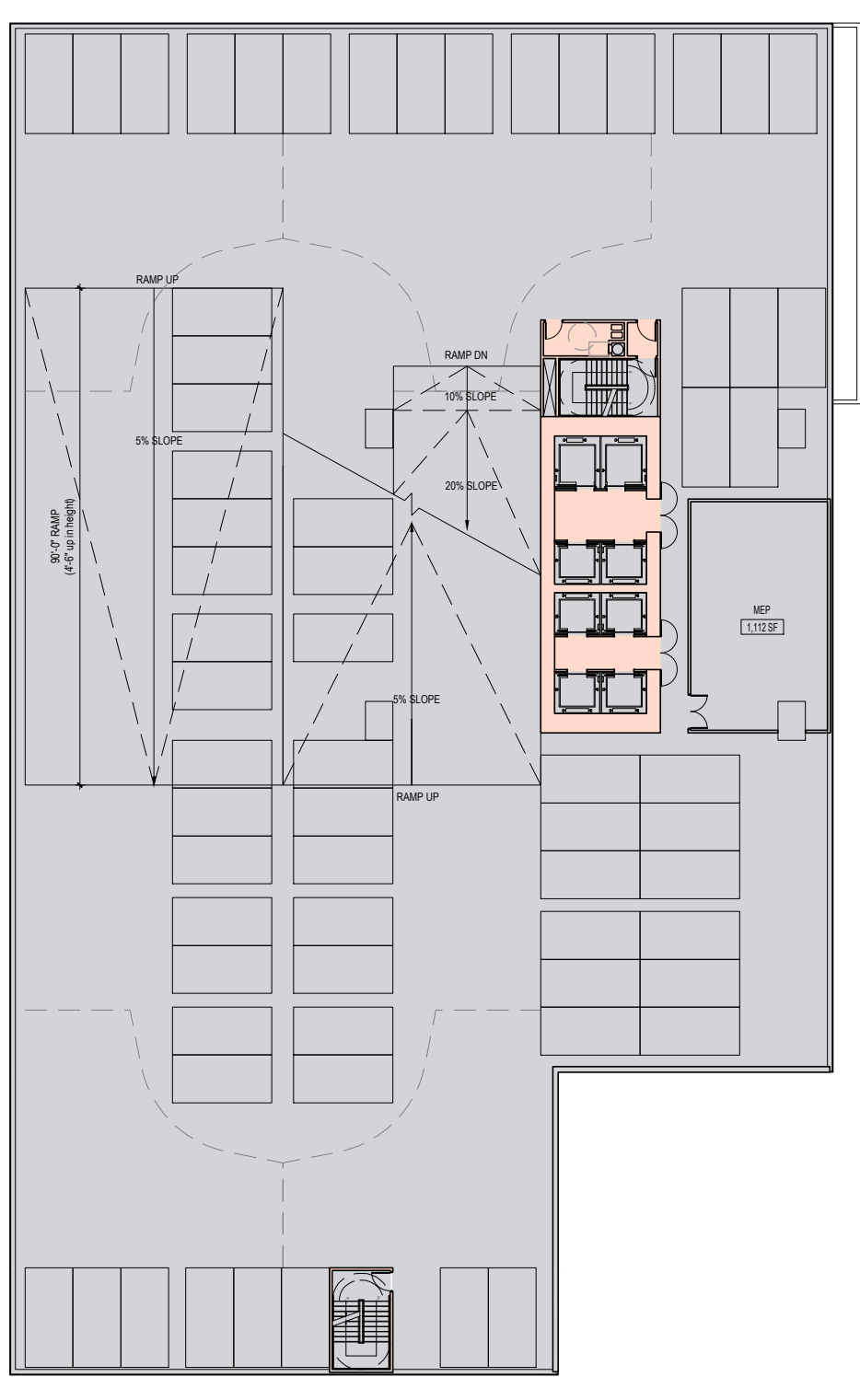
4 LEVEL 1
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
1st Fl.	33,123	1,939	995	900	9,905	19,384



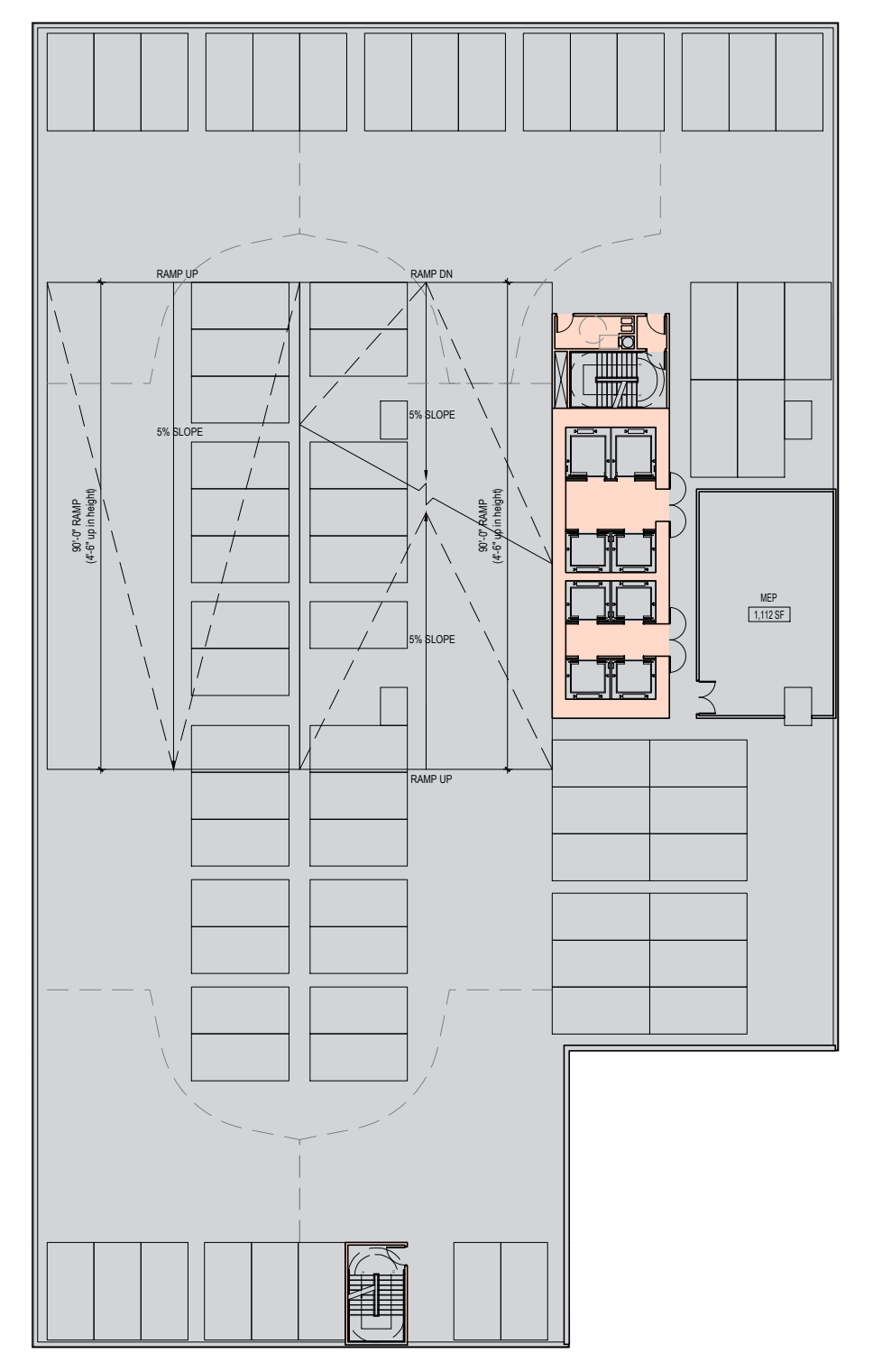
5 MEZZANINE LEVEL
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
Mezzanine	14,110	6,028	1,168	900	4,950	1,064



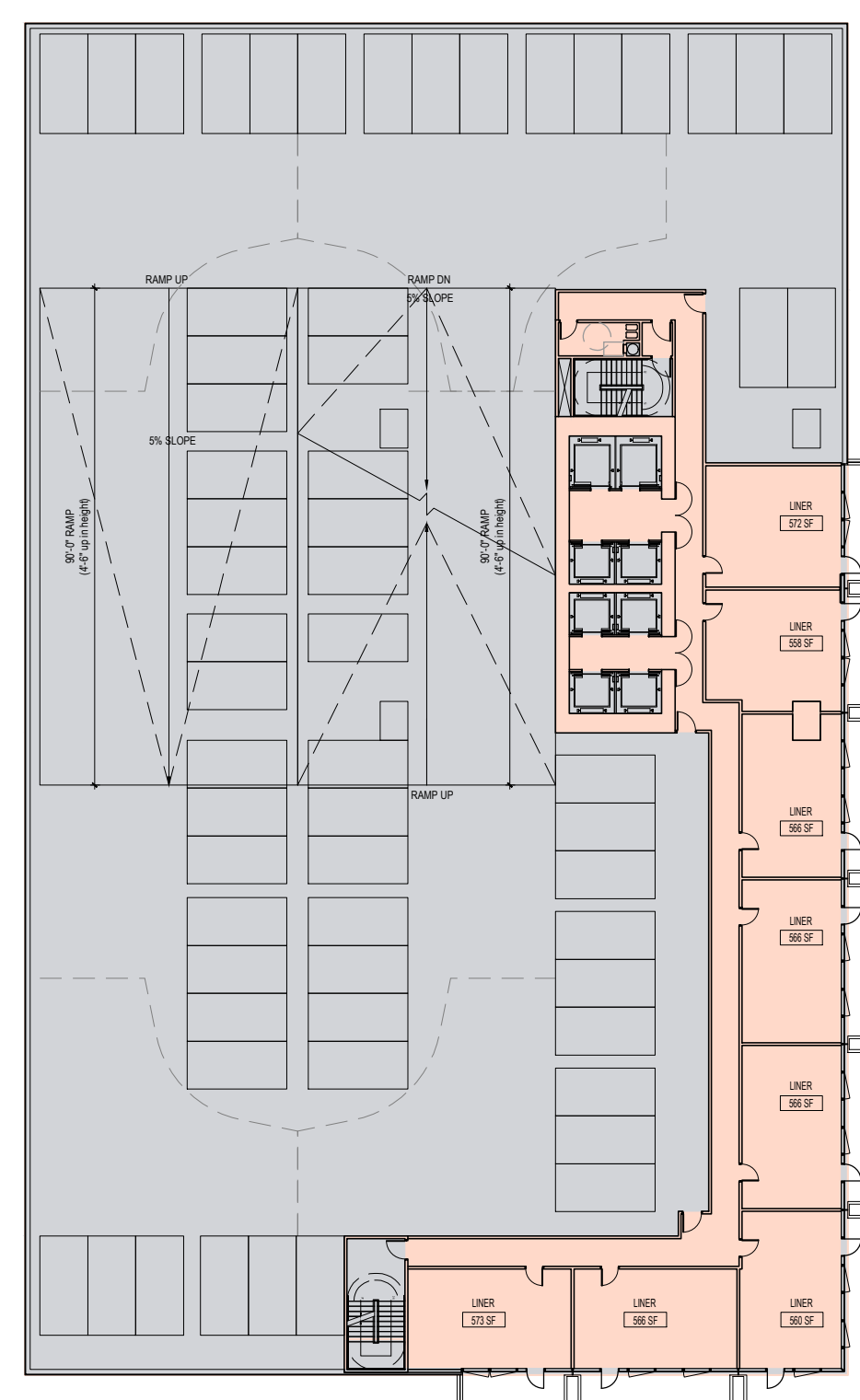
6 LEVEL 2
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
2nd Fl.	33,752	1,070	784	900	30,060	938



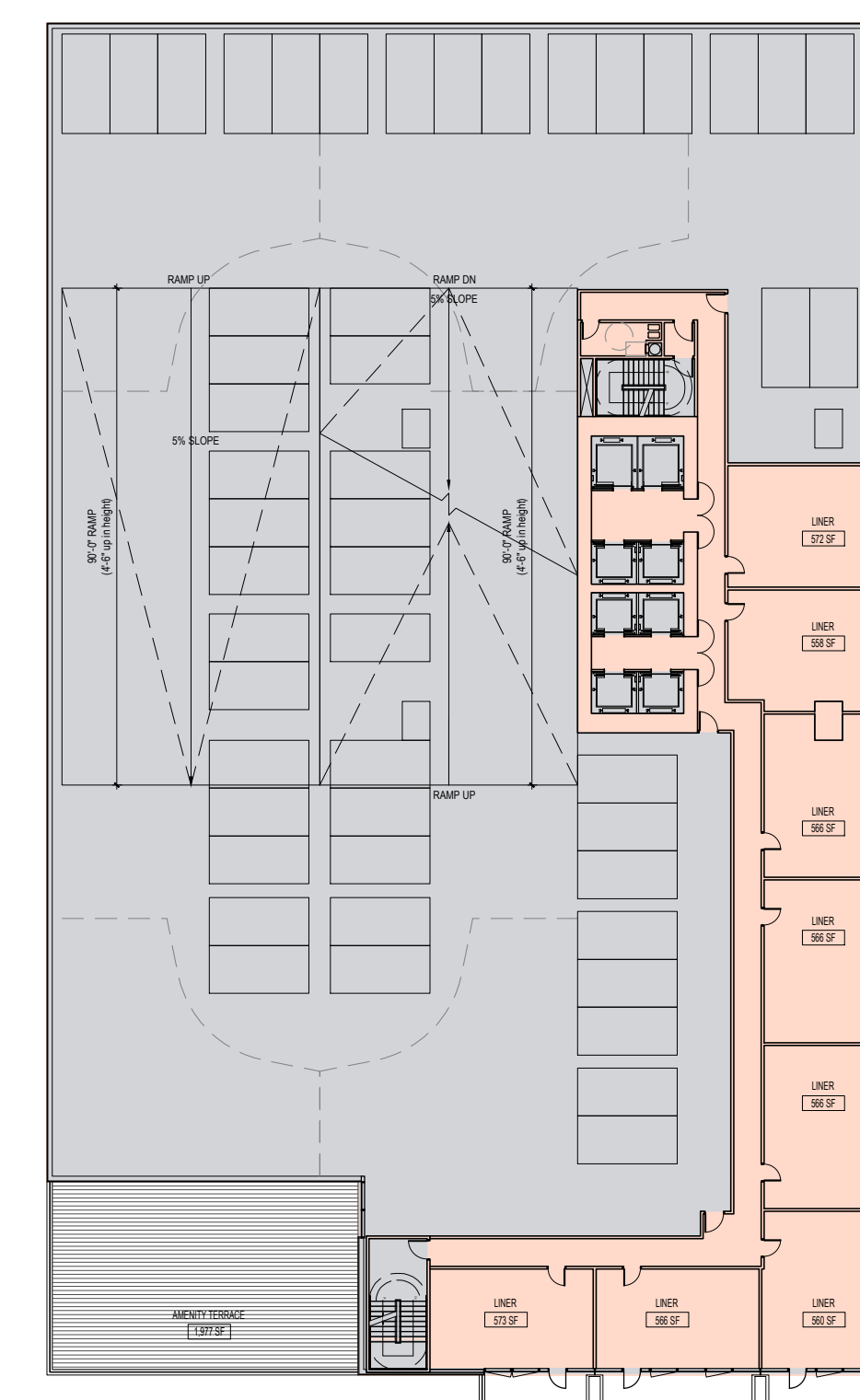
7 LEVELS 3-4
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
3rd - 4th Fl.	33,752	1,070	784	900	30,060	938



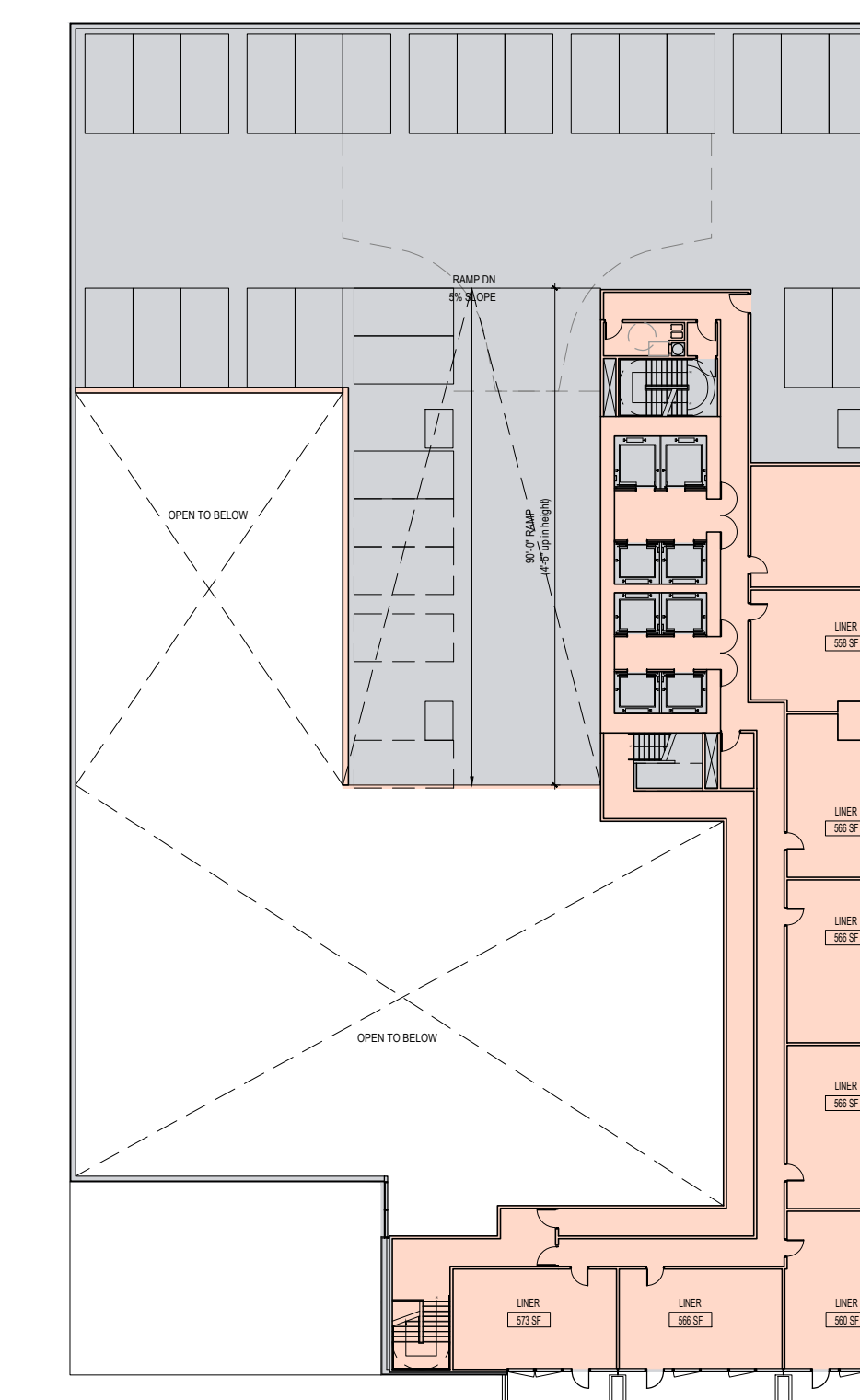
8 LEVELS 5-7
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
5th - 7th Fl.	36,344	206	691	900	27,896	6,651



9 LEVEL 8
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
8th Fl.	34,372	205	718	900	25,911	6,638



10 LEVEL 9
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
9th Fl.	22,338	237	718	900	12,820	7,663



NO.	DATE	REVISION
11062016	08/15/2017	ENTITLEMENT SUBMISSION
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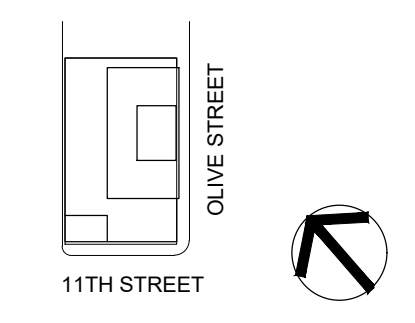
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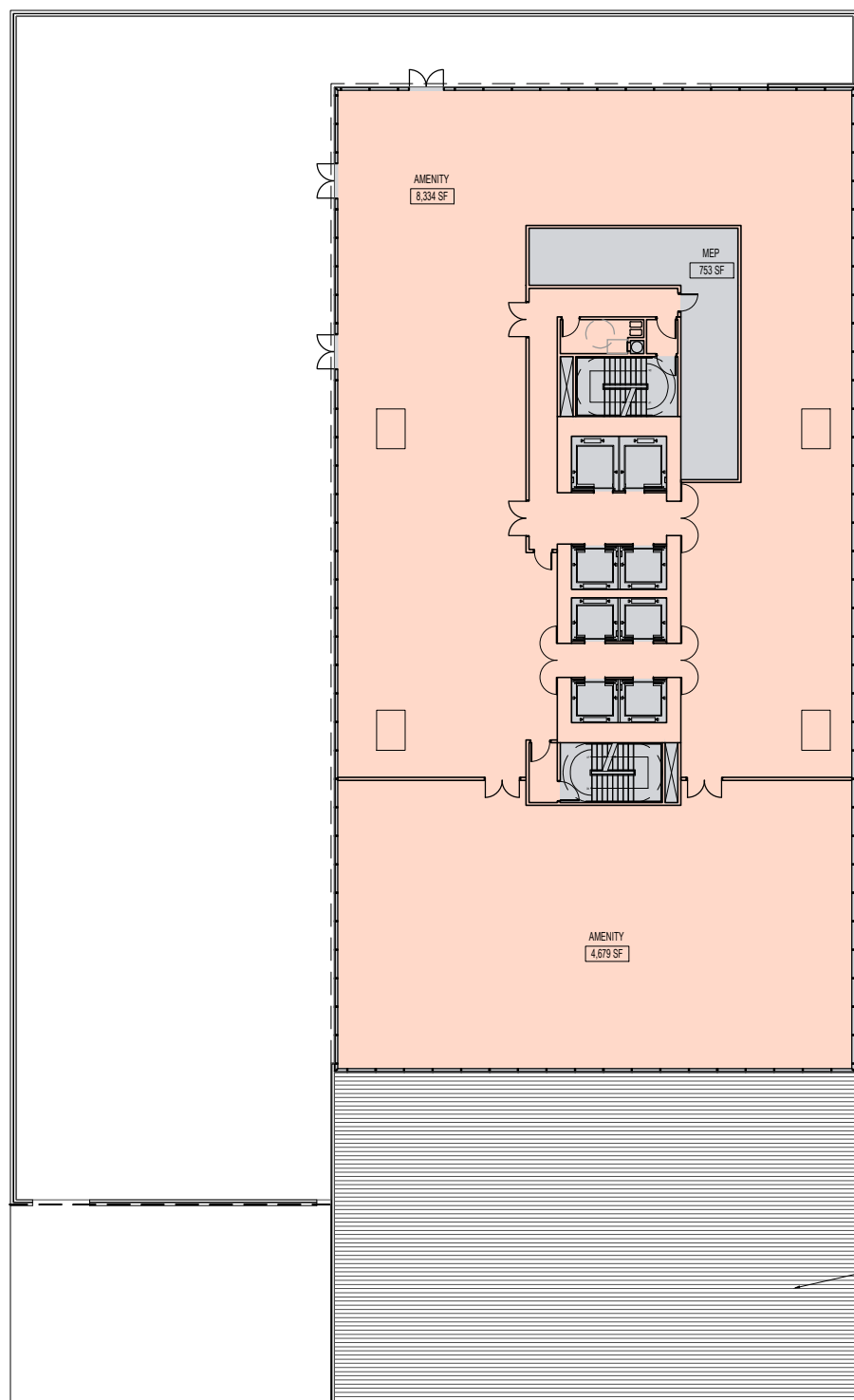
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658-00 SCALE: 1/8" = 1'-0"

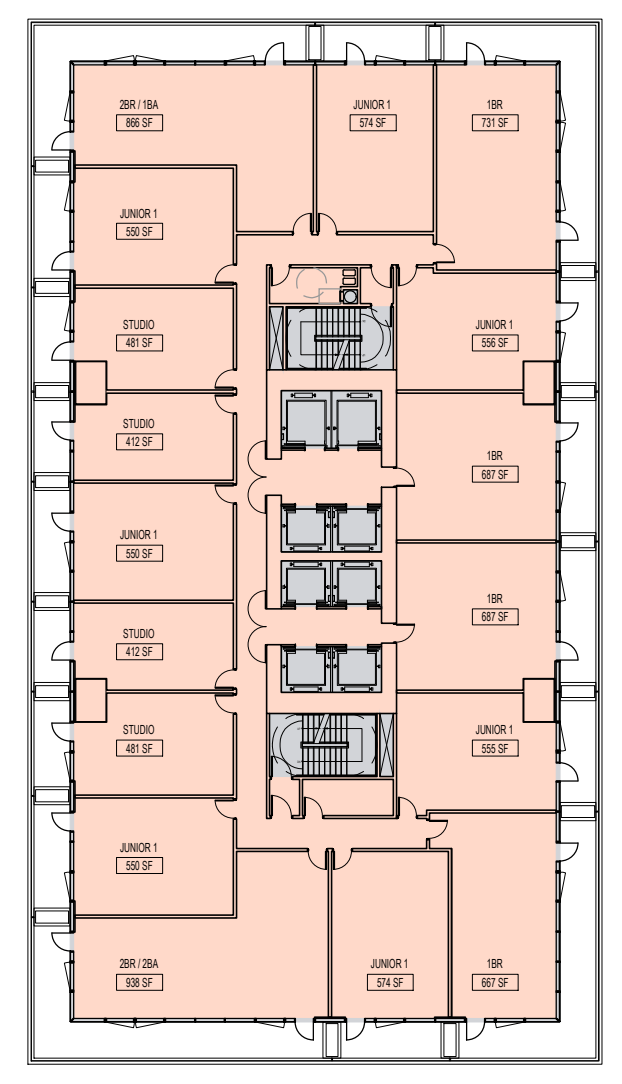
FLOOR AREA DIAGRAMS

A-007



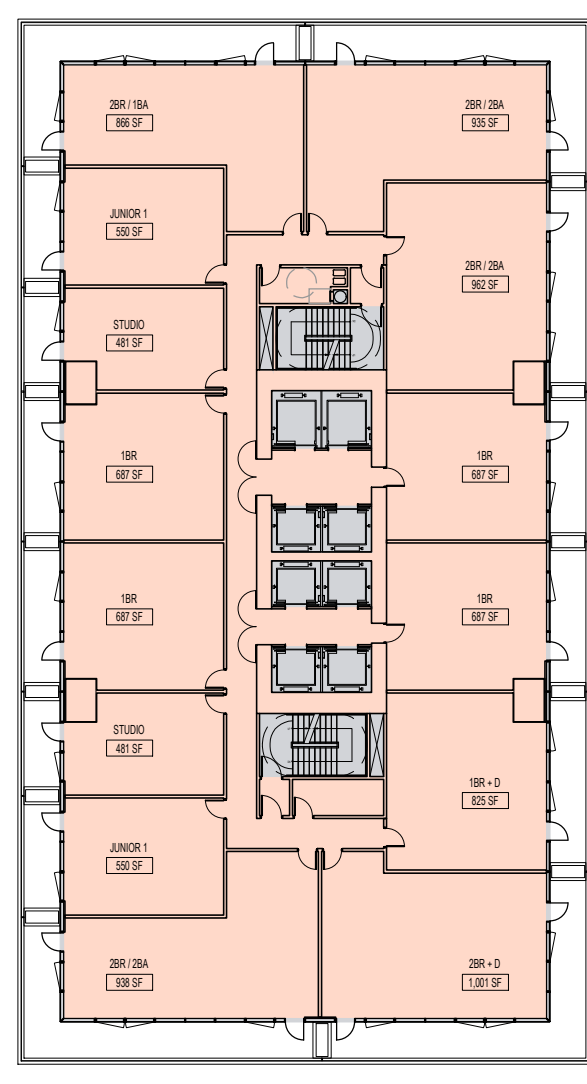
1 LEVEL 10
SCALE: 1/32" = 1'-0"

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



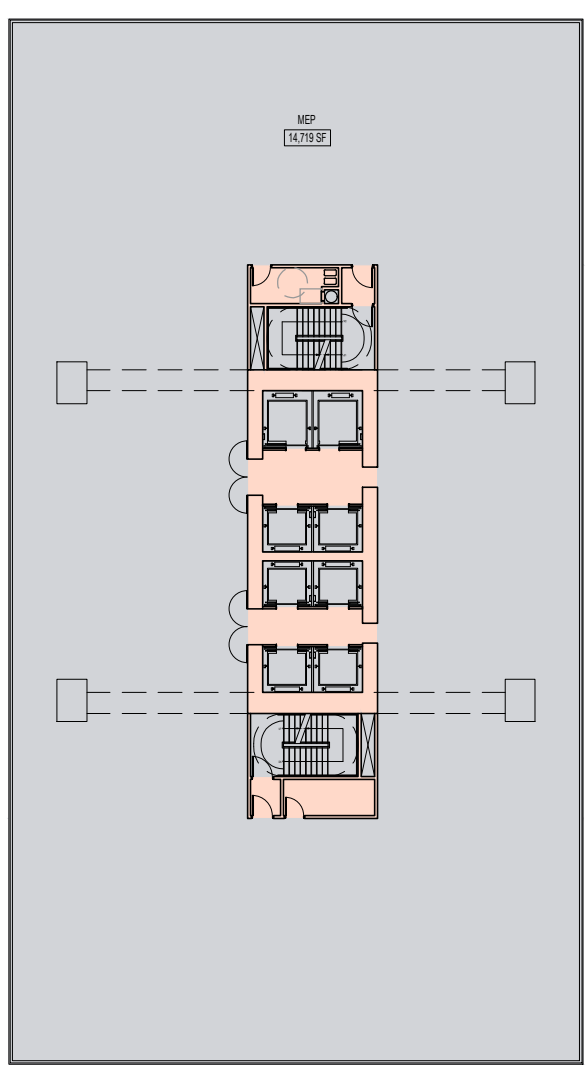
2 LEVELS 11-20
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
11th-20th Fl.	13,080	392	290	965	0	11,433



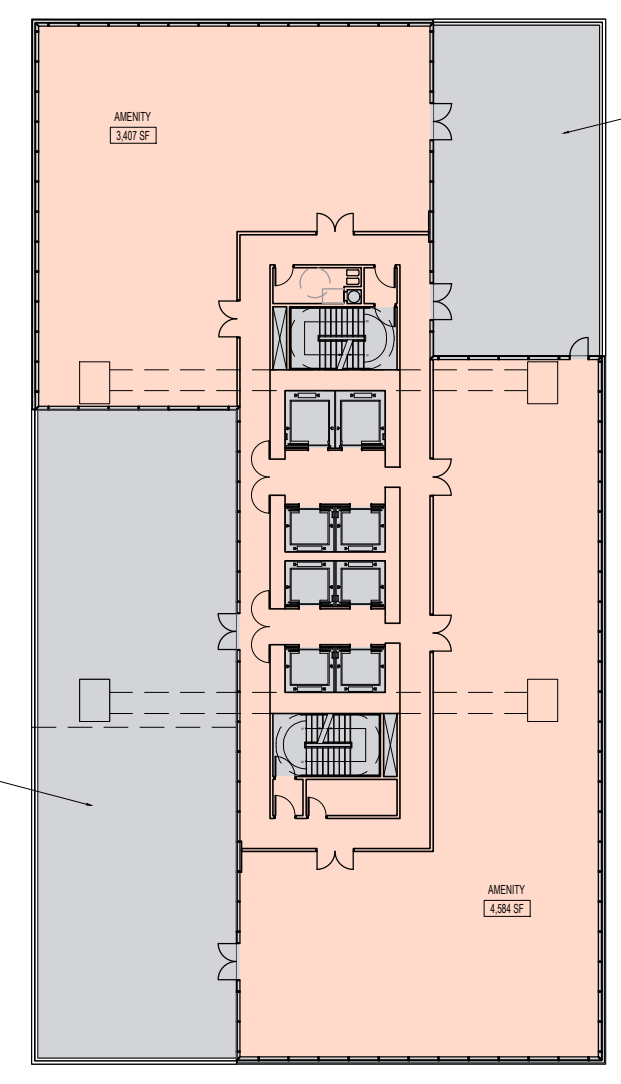
3 LEVELS 21-51
SCALE: 1/32" = 1'-0"

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



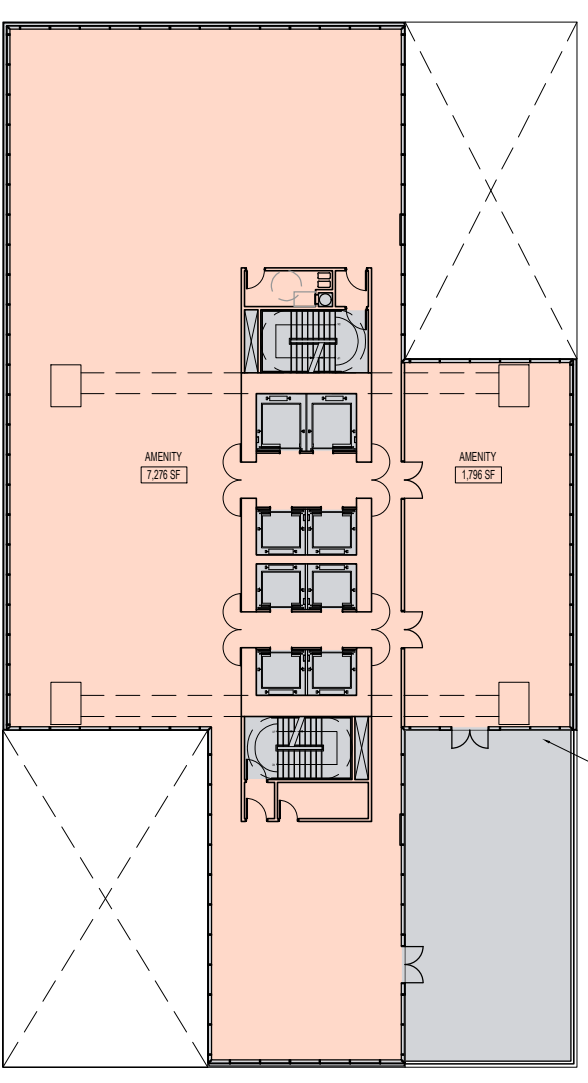
4 LEVEL 52
SCALE: 1/32" = 1'-0"

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



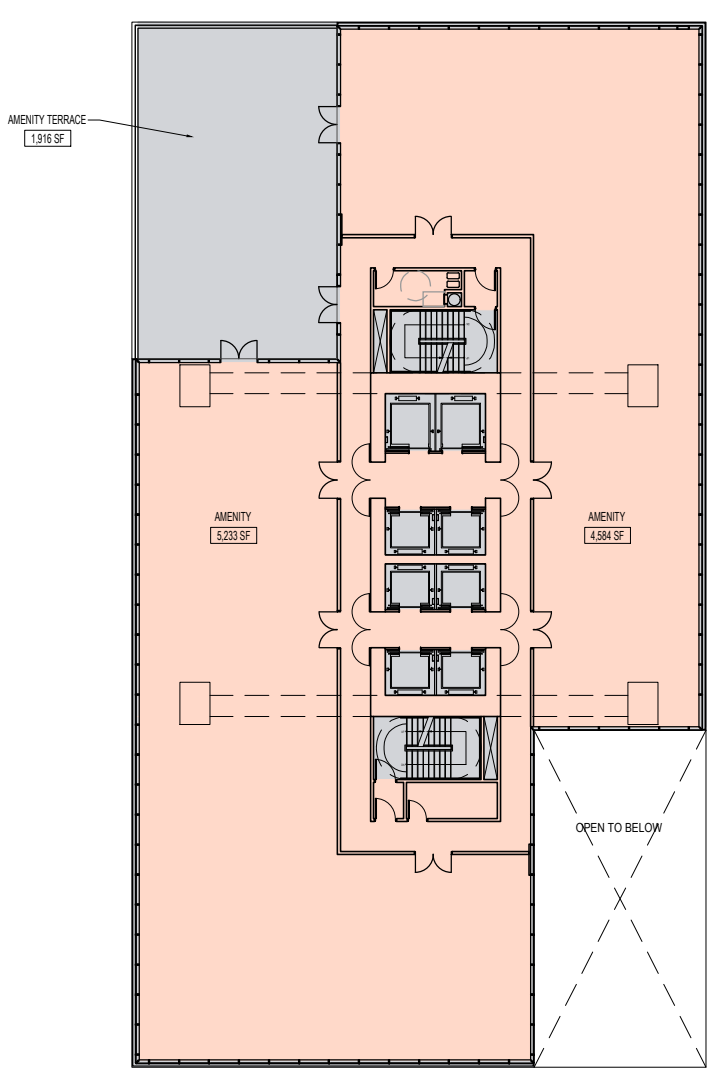
5 LEVEL 53
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace	
53rd Fl.	16,662	353	502	965	0	5,331	9,511



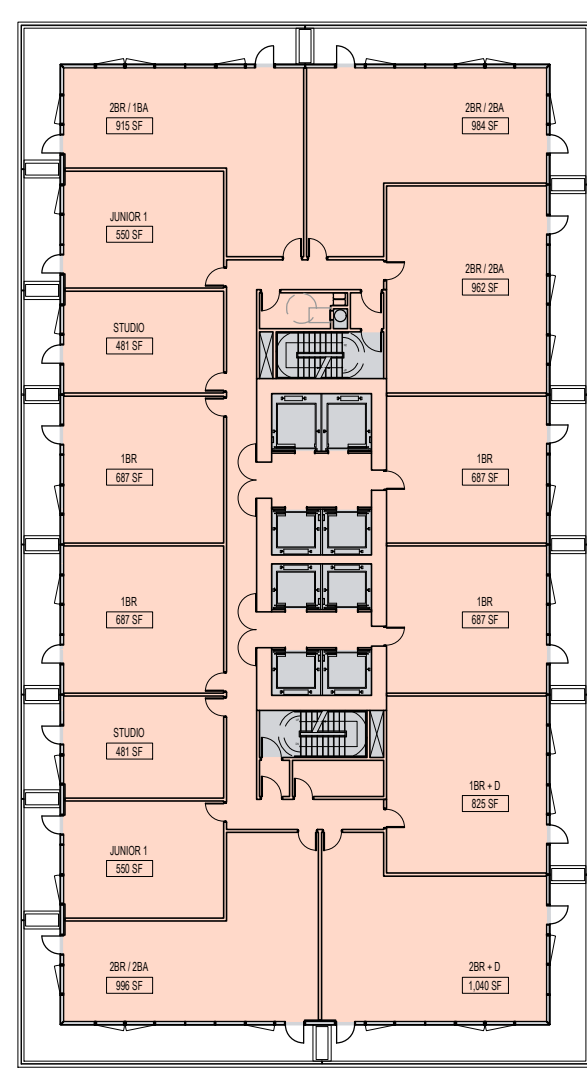
6 LEVEL 54
SCALE: 1/32" = 1'-0"

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	



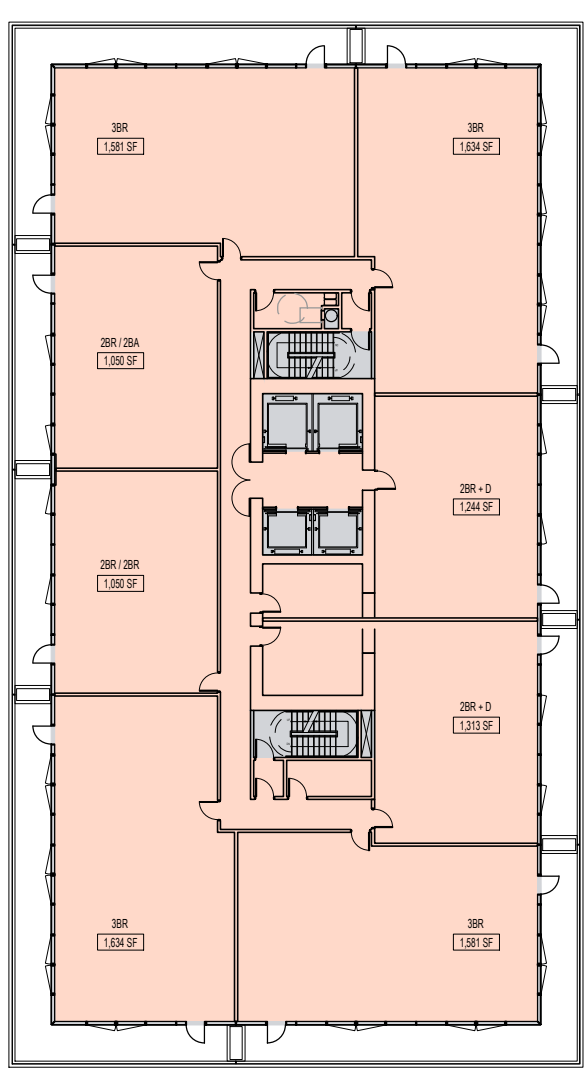
7 LEVEL 55
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS						FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace		
55th Fl.	15,054	394	534	965	0	1,916	11,245	



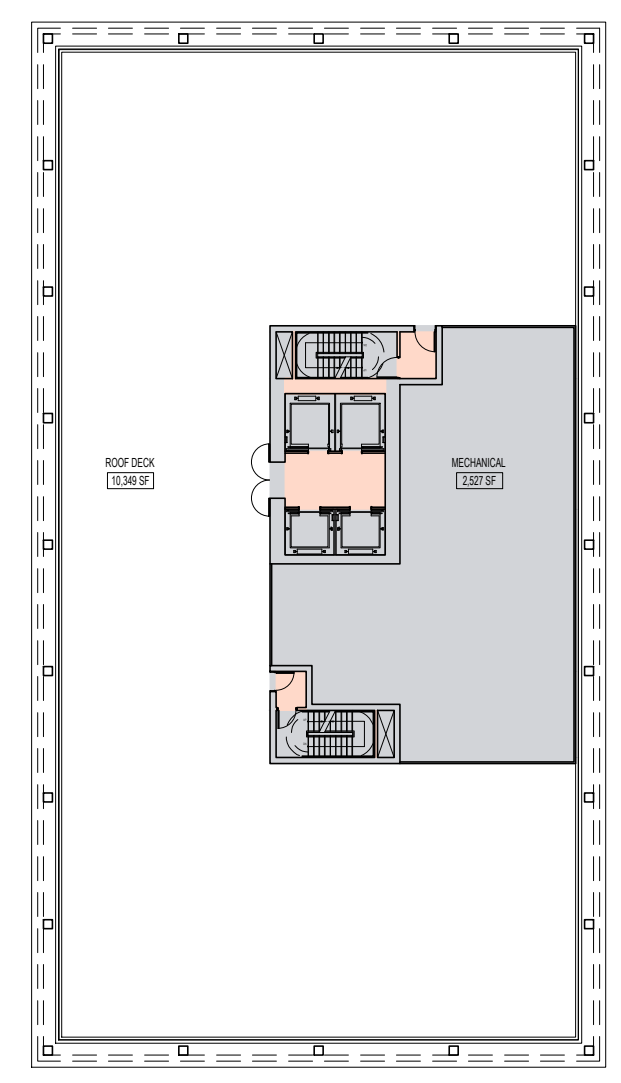
8 LEVELS 56-60
SCALE: 1/32" = 1'-0"

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



9 LEVELS 61-70
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
61st-70th Fl.	13,080	392	290	587	0	11,811



10 ROOF
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking		
Roof	3,715	2527	302	620	0	266	

ORANGE FLOOR AREA
GREY DEDUCTIONS

FLOOR	# OF FLOORS	GFA	TOTAL DEDUCTIONS	FA
Roof	1	3,715	3449	266
61st-70th Fl.	10	130,800	12,694	118,106
56th-60th Fl.	5	65,400	7,697	57,703
55th Fl.	1	15,054	3,809	11,245
54th Fl.	1	13,138	3,421	9,717
53rd Fl.	1	16,662	7,151	9,511
52nd Fl.	1	16,662	15,627	1,035
21st-51st Fl.	31	405,480	51,069	354,411
11th-20th Fl.	10	130,800	16,474	114,326
10th Fl.	1	15,941	2,626	13,315
9th Fl.	1	22,338	14,675	7,663
8th Fl.	1	34,372	27,734	6,638
5th - 7th Fl.	3	109,032	89,078	19,954
3rd - 4th Fl.	2	67,504	65,628	1,876
2nd Fl.	1	33,752	32,814	938
Mezzanine	1	14,110	13,046	1,064
1st Fl.	1	33,123	13,739	19,384
TOTALS ABV. GRADE		1,127,883	380,732	747,151
B1	1	36,480	35,757	723
B2-B5	4	150,816	147,924	2,892
B6	1	28,159	27,148	1,011
TOTALS BELOW GRADE		215,455	210,829	4,626
TOTALS		1,343,338	591,561	751,777

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
11062018		CITY PLANNING SUBMISSION

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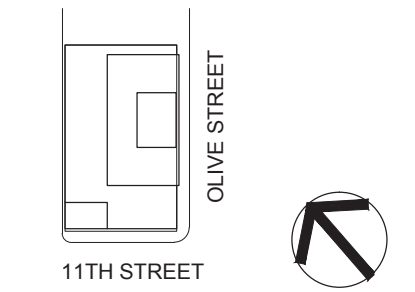
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KEY PLAN

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



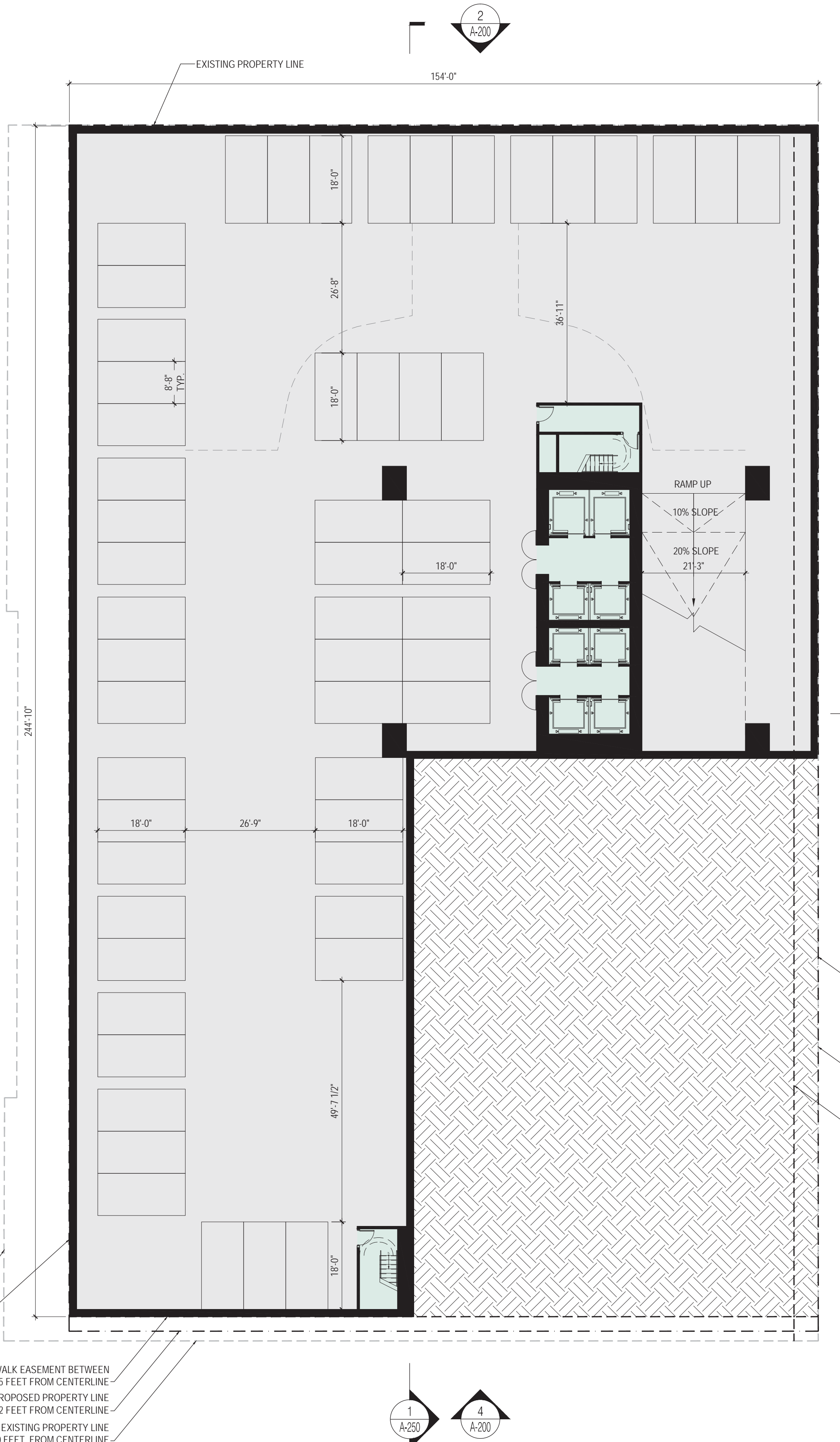
1045 OLIVE

NEW CONSTRUCTION

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

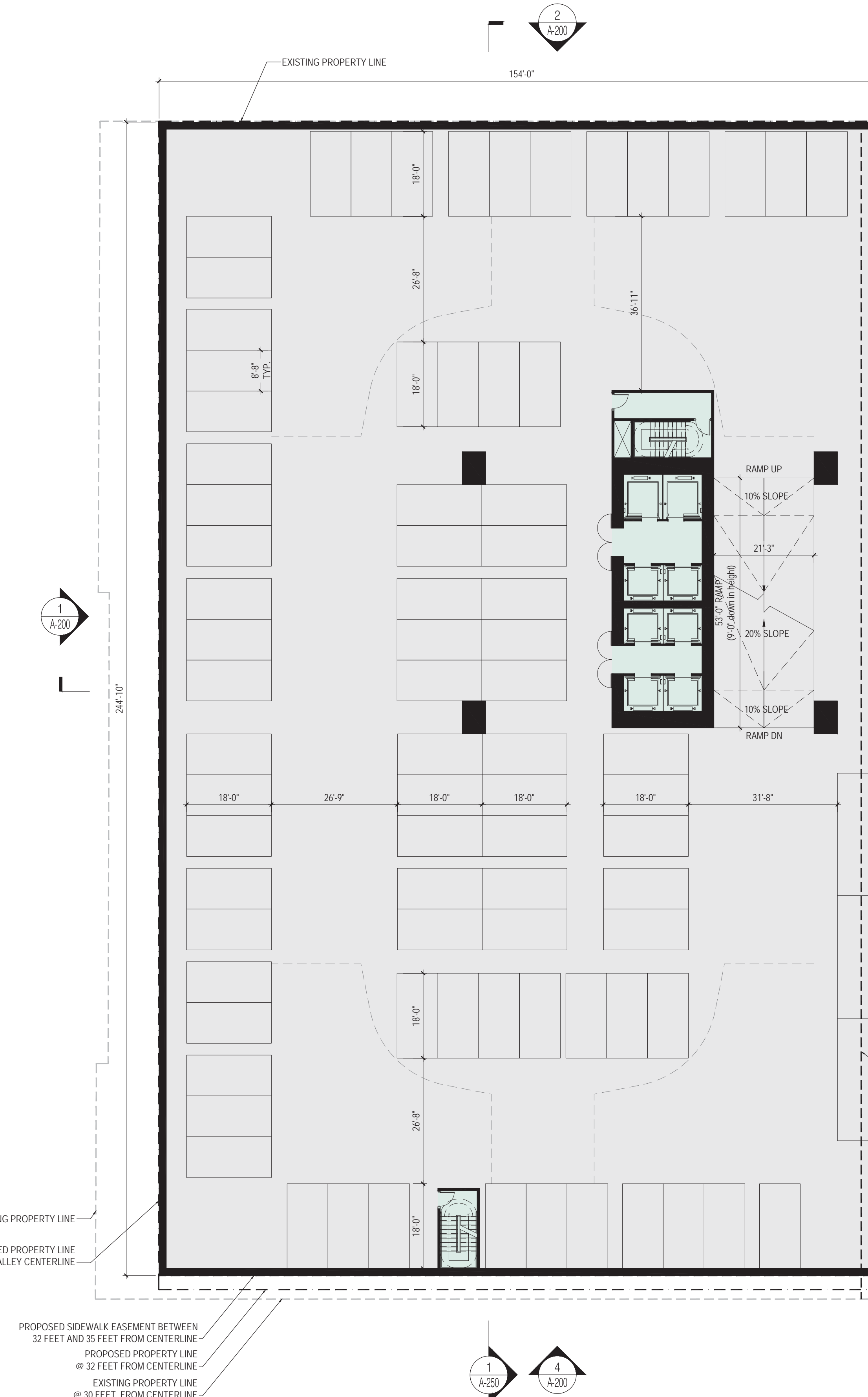
**FLOOR PLANS:
BASEMENT 6 & 2-5**

A-100



1 BASEMENT 6 FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
BASEMENT 6	50	5	55



2 BASEMENT 2-5 FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
BASEMENT 2-5	72	10	82

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

PROPOSED SUBSURFACE MERGER OF EXISTING STREET EASEMENT BETWEEN 40 FEET AND 45 FEET FROM CENTERLINE, BEGINNING 5 FEET BELOW SIDEWALK

EXISTING PROPERTY LINE @ 40 FEET FROM CENTERLINE

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

PROPOSED SUBSURFACE MERGER OF EXISTING STREET EASEMENT BETWEEN 40 FEET AND 45 FEET FROM CENTERLINE, BEGINNING 5 FEET BELOW SIDEWALK

EXISTING PROPERTY LINE @ 40 FEET FROM CENTERLINE

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

PROPOSED SIDEWALK EASEMENT BETWEEN 32 FEET AND 35 FEET FROM CENTERLINE

PROPOSED PROPERTY LINE @ 32 FEET FROM CENTERLINE

EXISTING PROPERTY LINE @ 30 FEET FROM CENTERLINE

PROPOSED SIDEWALK EASEMENT BETWEEN 32 FEET AND 35 FEET FROM CENTERLINE

PROPOSED PROPERTY LINE @ 32 FEET FROM CENTERLINE

EXISTING PROPERTY LINE @ 30 FEET FROM CENTERLINE

NO.	DATE	REVISION
1	08/15/2017	ENTITLEMENT SUBMISSION
2	11/06/2018	CITY PLANNING SUBMISSION

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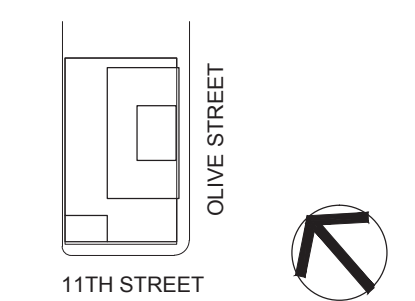
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KEY PLAN

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



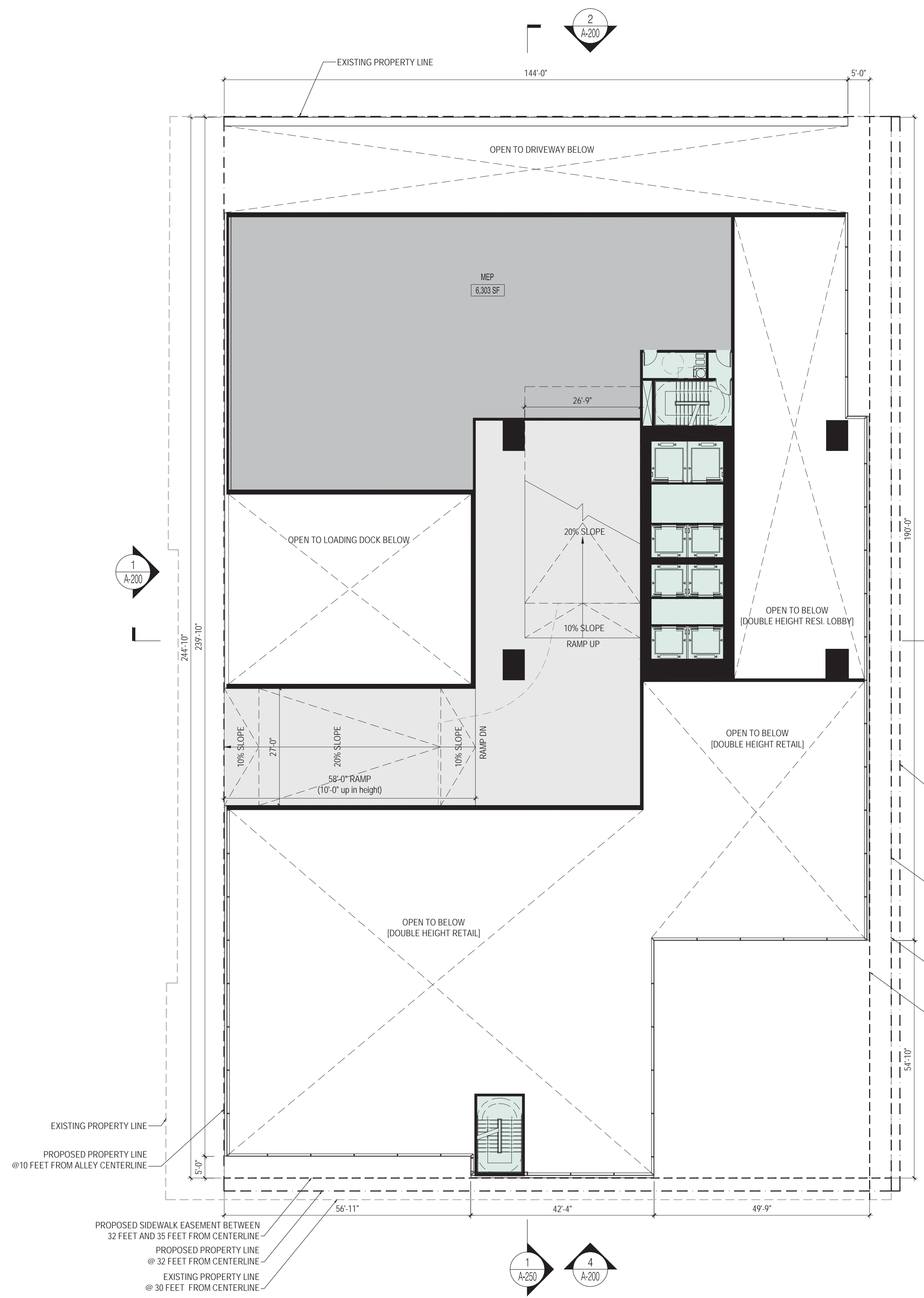
1045 OLIVE

NEW CONSTRUCTION

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

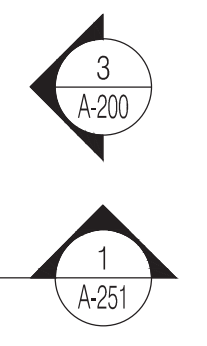
**FLOOR PLANS:
MEZZANINE & 2ND FLOOR**

A-102



1 MEZZANINE FLOOR PLAN
SCALE: 1/16" = 1'-0"

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

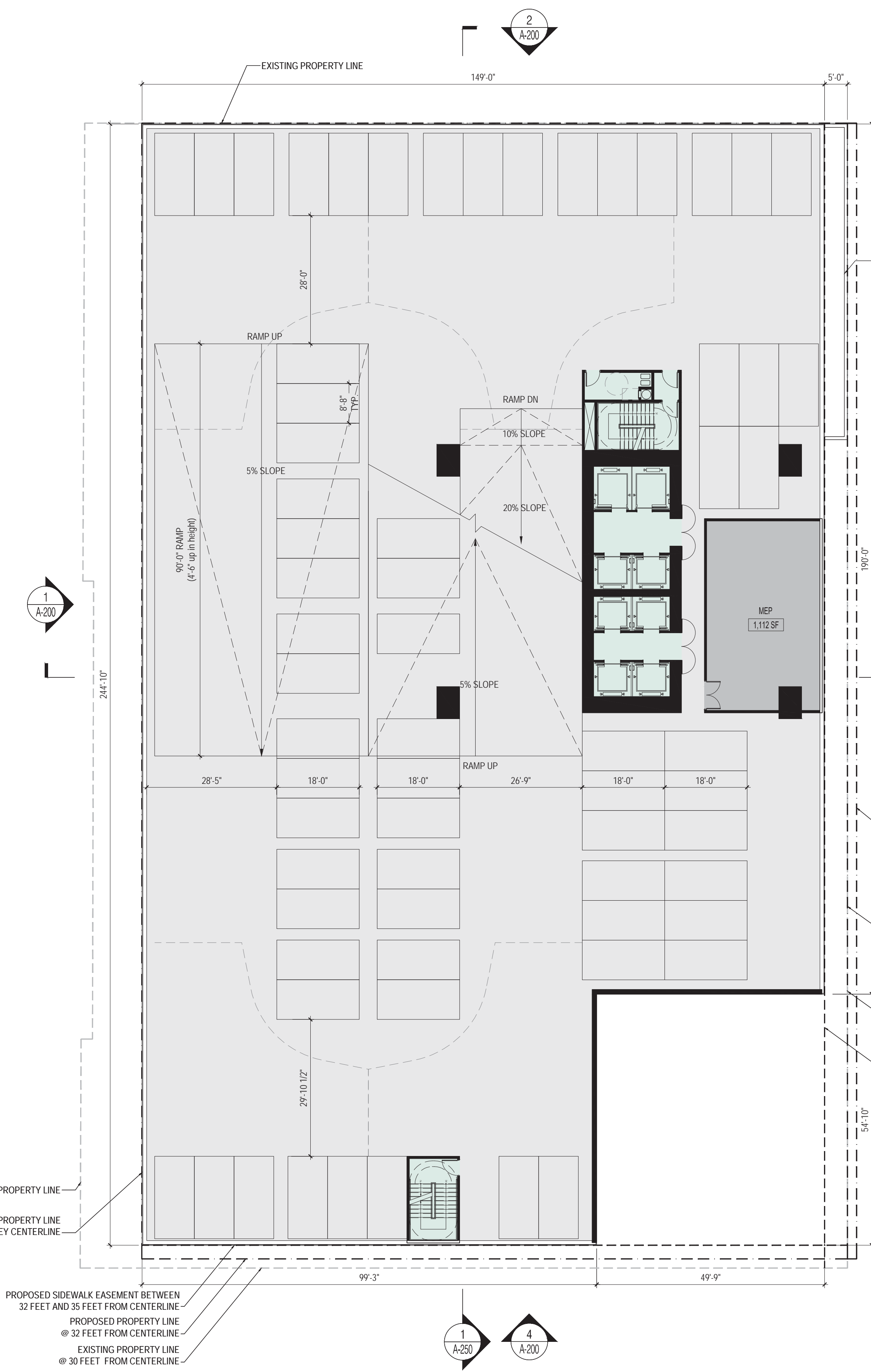


PROPOSED AIRSPACE MERGER BETWEEN 40 FEET AND 38 FEET FROM CENTERLINE, BEGINNING 40 FEET ABOVE SIDEWALK

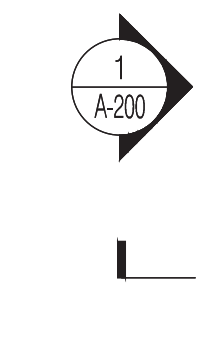
PROPOSED AIRSPACE MERGER OF EXISTING STREET EASEMENT BETWEEN 40 FEET AND 45 FEET FROM CENTERLINE, BEGINNING 40 FEET ABOVE SIDEWALK

EXISTING PROPERTY LINE @ 40 FEET FROM CENTERLINE

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



2 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



PROPOSED AIRSPACE MERGER BETWEEN 40 FEET AND 38 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

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVEL 2	57	8	65

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
11062018		CITY PLANNING SUBMISSION

OWNER / APPLICANT

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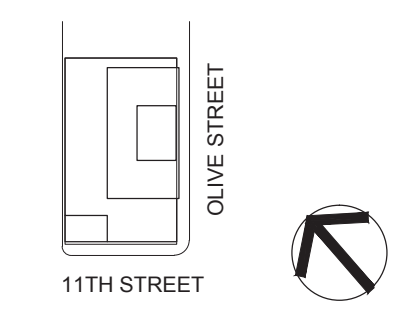
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KEY PLAN

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



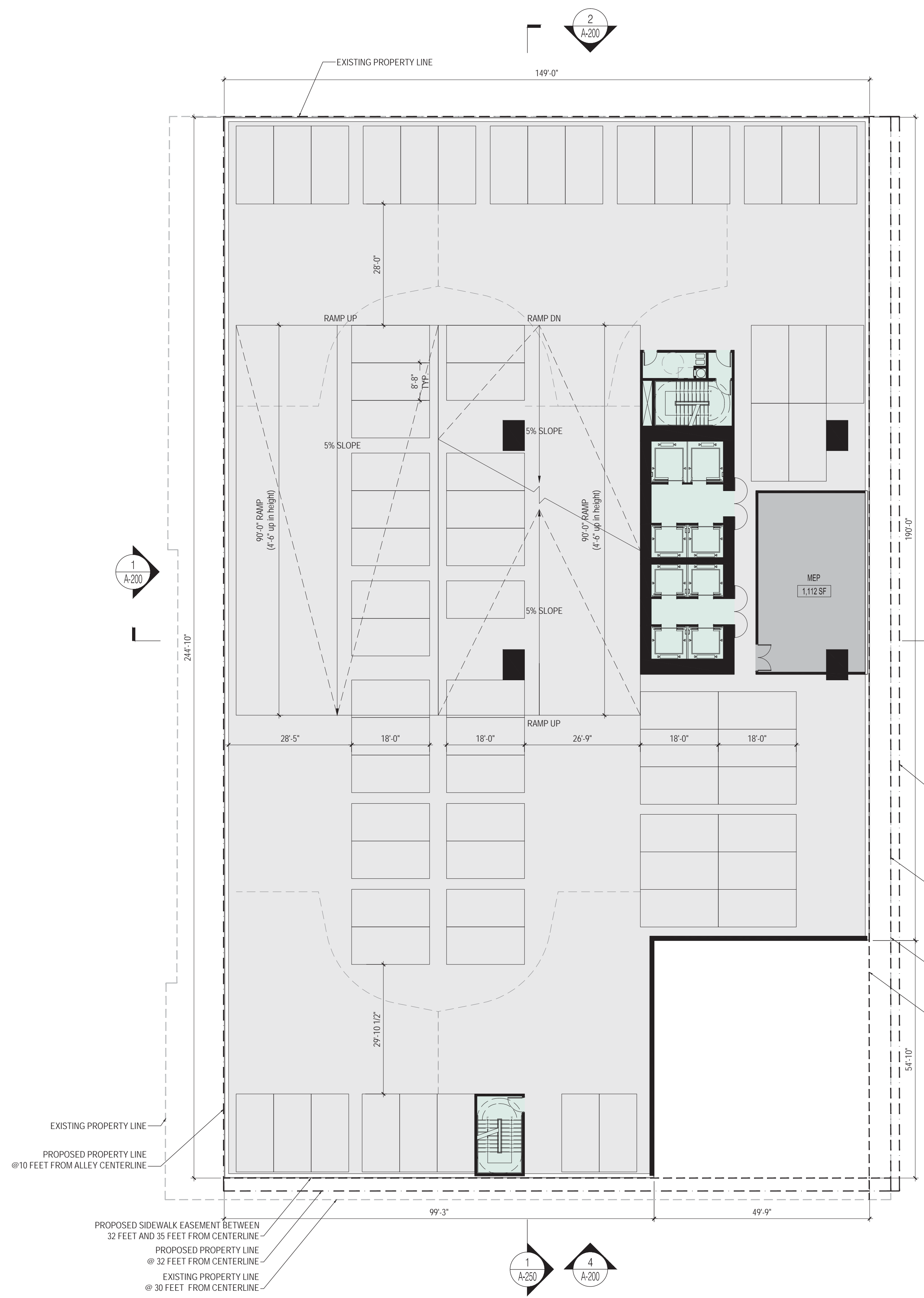
1045 OLIVE

NEW CONSTRUCTION

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

FLOOR PLANS: 3RD-4TH & 5TH-7TH FLOOR

A-103



1 3RD-4TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVELS 3-4	60	8	68
TOTAL	120	16	136

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



2 5TH-7TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVELS 5-7	60		60
TOTAL	180		180

LEVELS 5-7	# OF FLOORS	TOTAL
LINER	3	24

NO.	DATE	REVISION
11062016	08/15/2017	ENTITLEMENT SUBMISSION
11062016	11/06/2016	CITY PLANNING SUBMISSION

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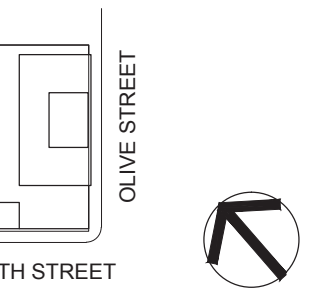
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

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

FLOOR PLANS: 8TH & 9TH FLOOR

A-104

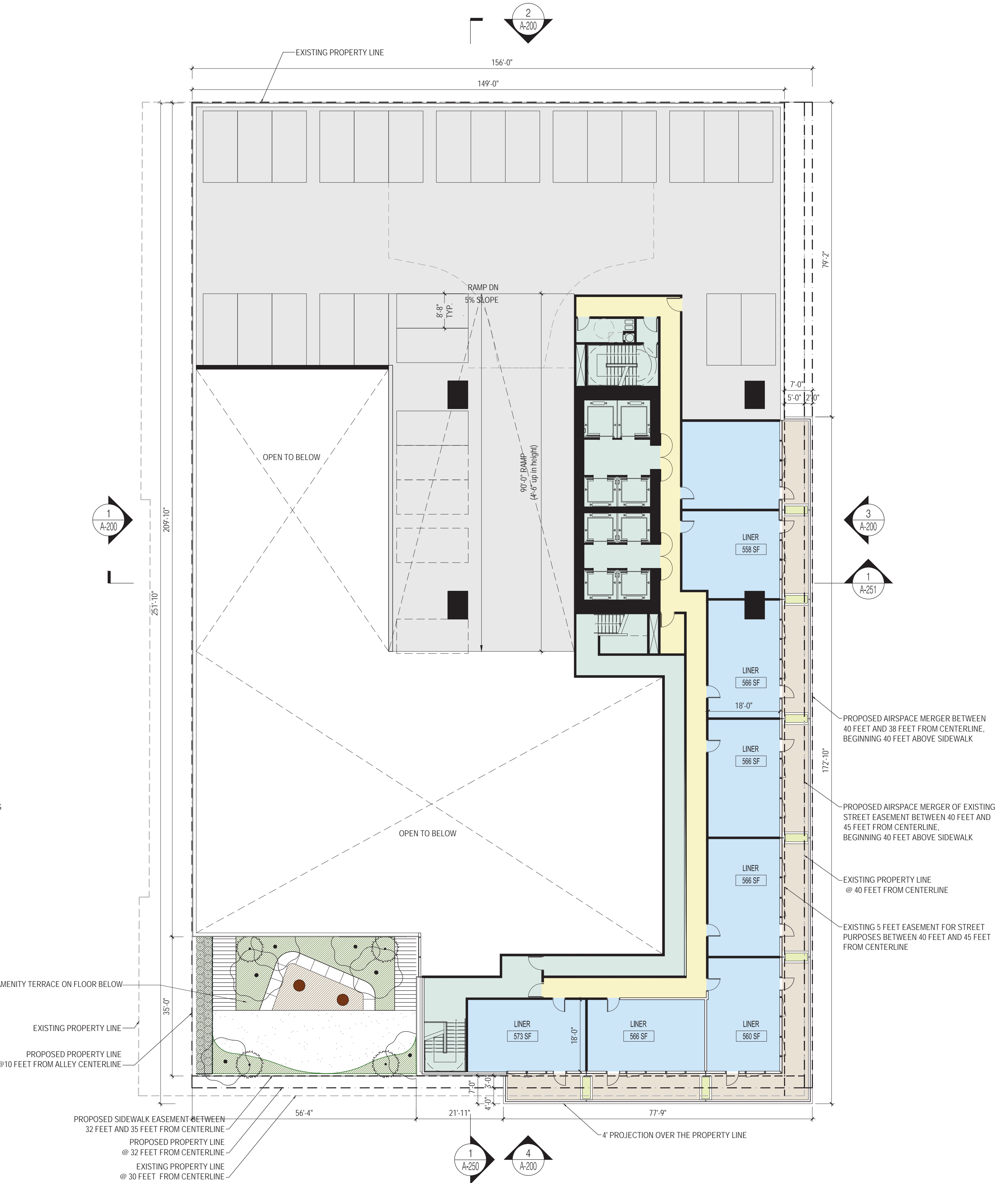


1 8TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

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

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVEL 8	49		49

LEVEL 8	# OF FLOORS	TOTAL
LINER	1	8



2 9TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL 9	STAND. PKG	TANDEM PKG	TOTAL PKG
LINER	25		25

LEVEL 9	# OF FLOORS	TOTAL
LINER	1	8

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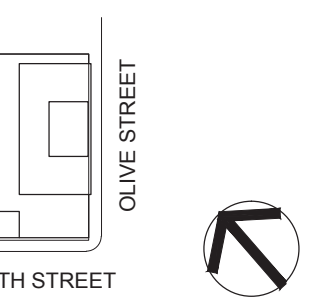
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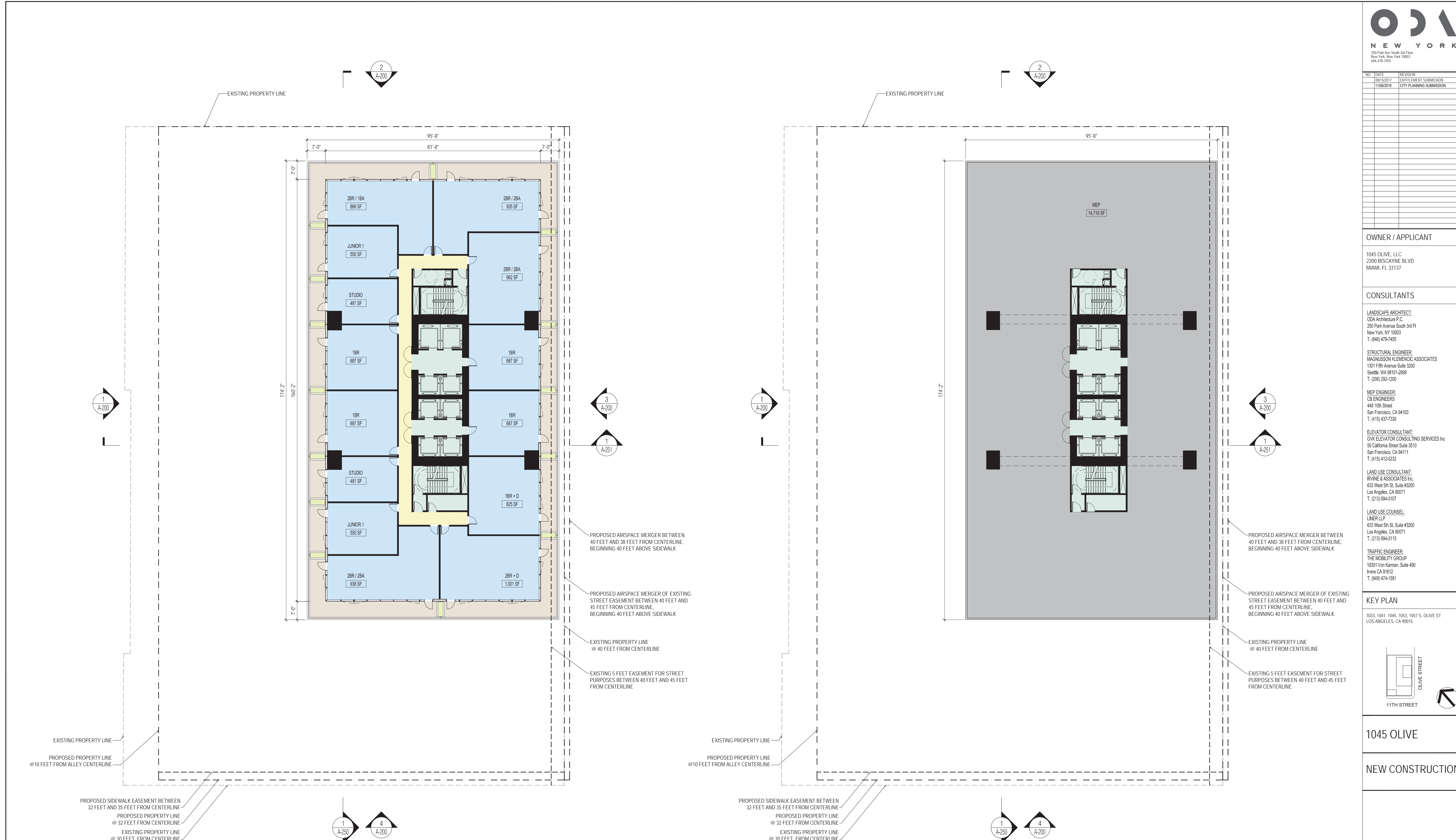
1045 OLIVE

NEW CONSTRUCTION

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

FLOOR PLANS: 21ST-51ST & 52ND FLOOR

A-106



1 21ST-51ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVELS 21-51							UNITS/FL.	# OF FLOORS	TOTAL
STUDIO	JUNIOR 1BR	1BR	1BR+D	2BR	2BR+D	3BR			
2	2	4	1	4	1		14	31	434

2 52ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
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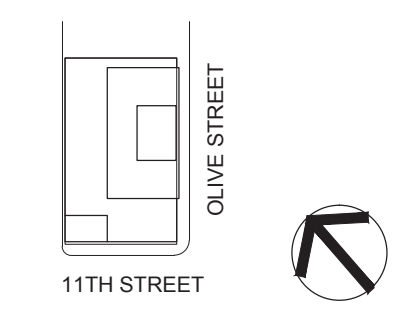
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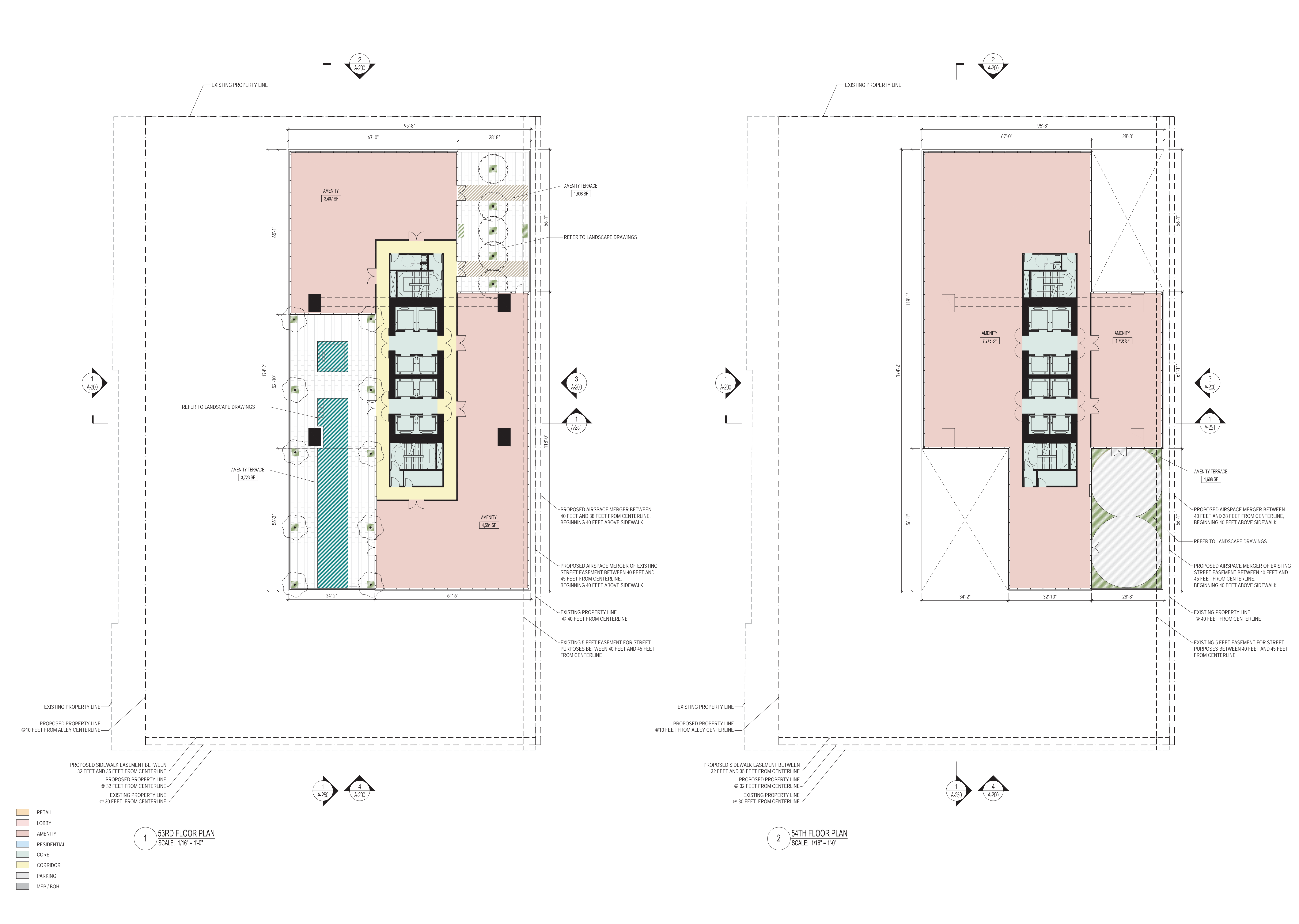
1045 OLIVE

NEW CONSTRUCTION

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

FLOOR PLANS: 53RD & 54TH FLOOR

A-107



1 53RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

2 54TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

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11062018		CITY PLANNING SUBMISSION

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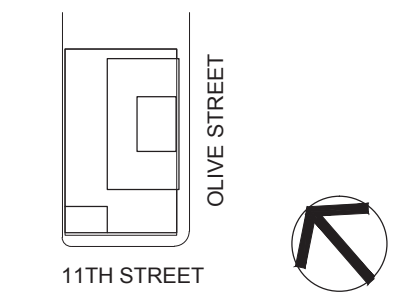
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KEY PLAN

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



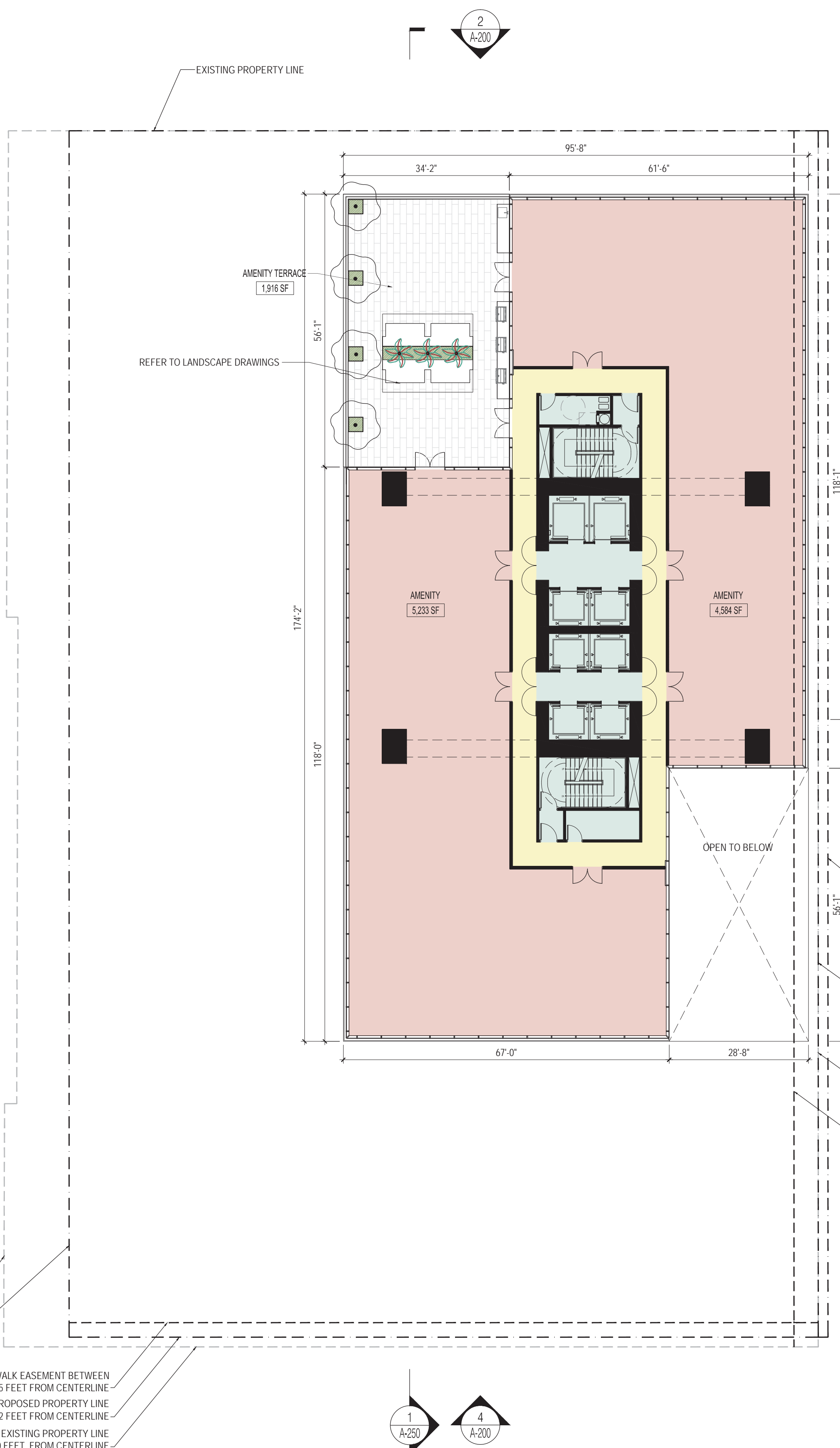
1045 OLIVE

NEW CONSTRUCTION

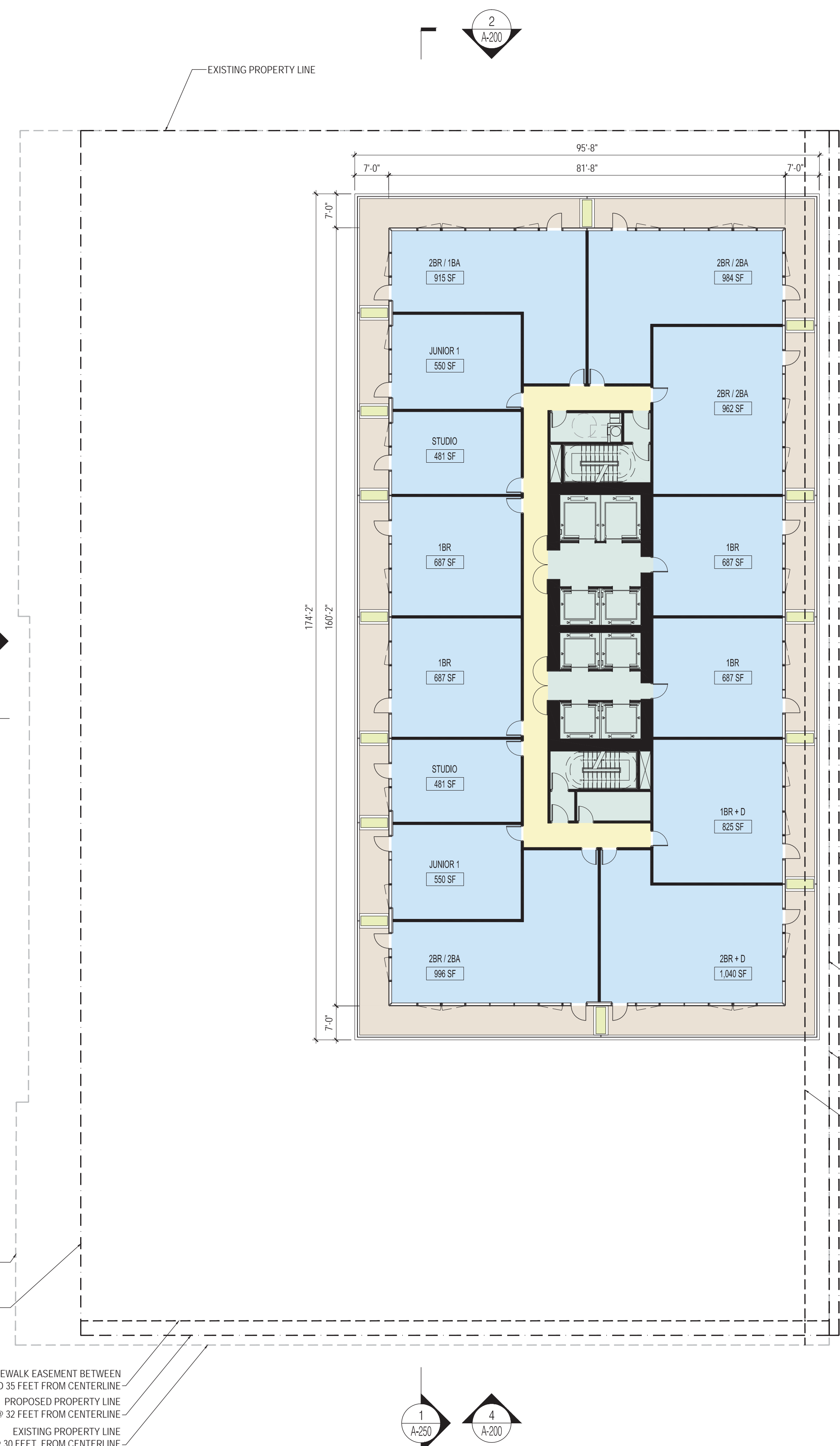
PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

FLOOR PLANS: 55TH & 56TH-60TH FLOOR

A-108



1 55TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 56TH-60TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVELS 56-60							UNITS/FL.	# OF FLOORS	TOTAL
STUDIO	JUNIOR 1BR	1BR	1BR+D	2BR	2BR+D	3BR			
2	2	4	1	4	1		14	5	70

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

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
11062018		CITY PLANNING SUBMISSION

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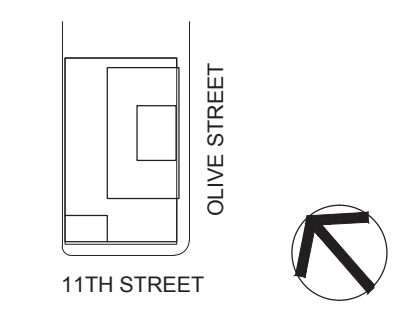
LAND USE CONSULTANT:
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
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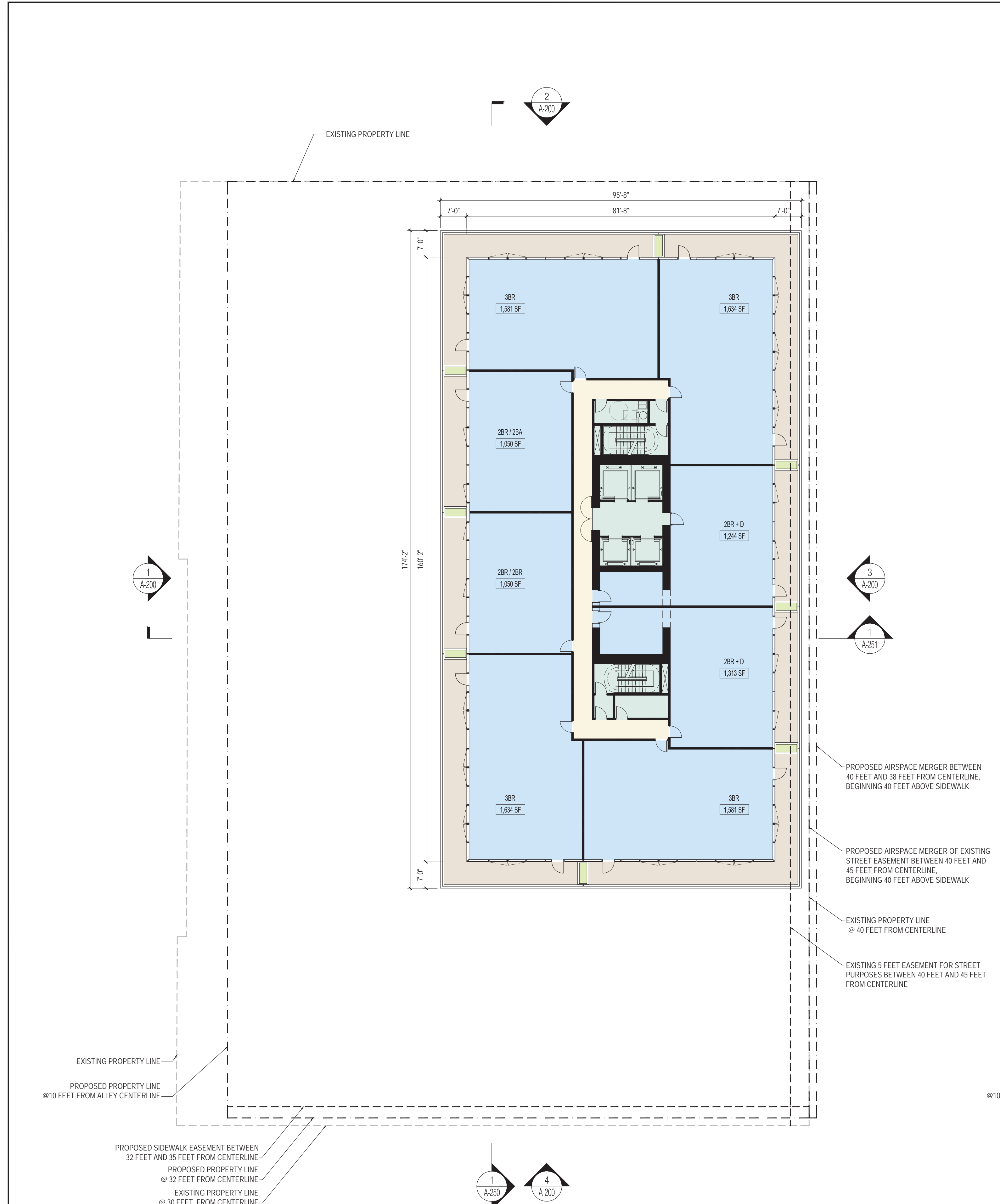
1045 OLIVE

NEW CONSTRUCTION

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

FLOOR PLANS: 61ST-70TH FLOOR & ROOF

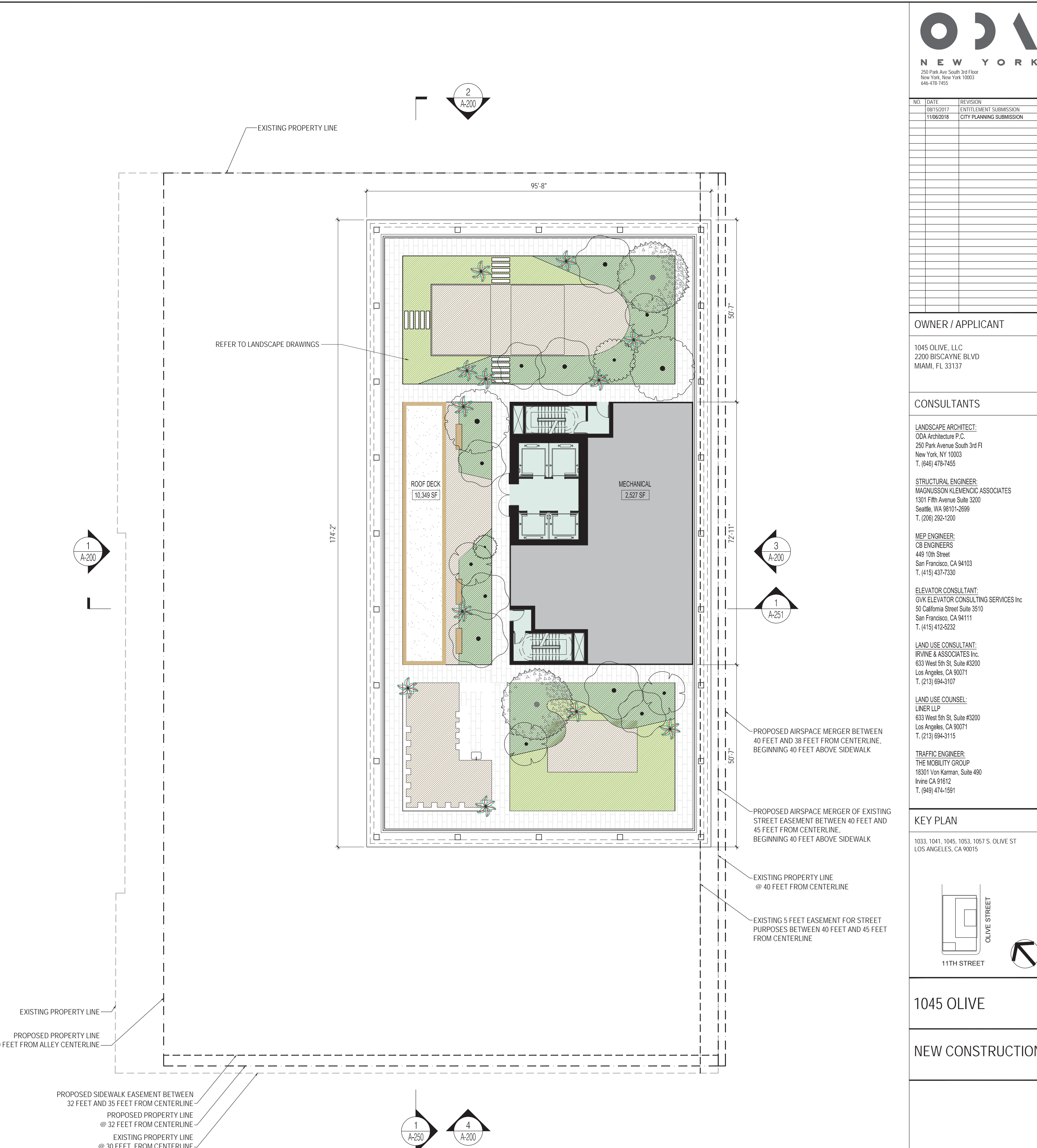
A-109



1 61ST-70TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVELS 61-70								UNITS/FL.	# OF FLOORS	TOTAL
STUDIO	JUNIOR 1BR	1BR	1BR+D	2BR	2BR+D	3BR				
				2	2	4	8	10	80	

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



2 ROOF PLAN
SCALE: 1/16" = 1'-0"

NO.	DATE	REVISION
01	09/15/2017	ENTITLEMENT SUBMISSION
11	11/06/2018	CITY PLANNING SUBMISSION

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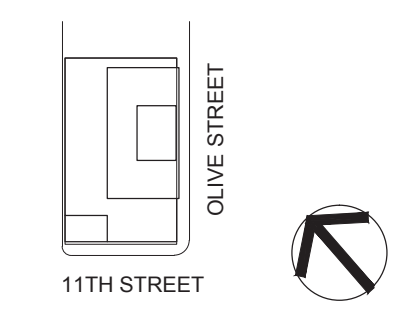
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KEY PLAN

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



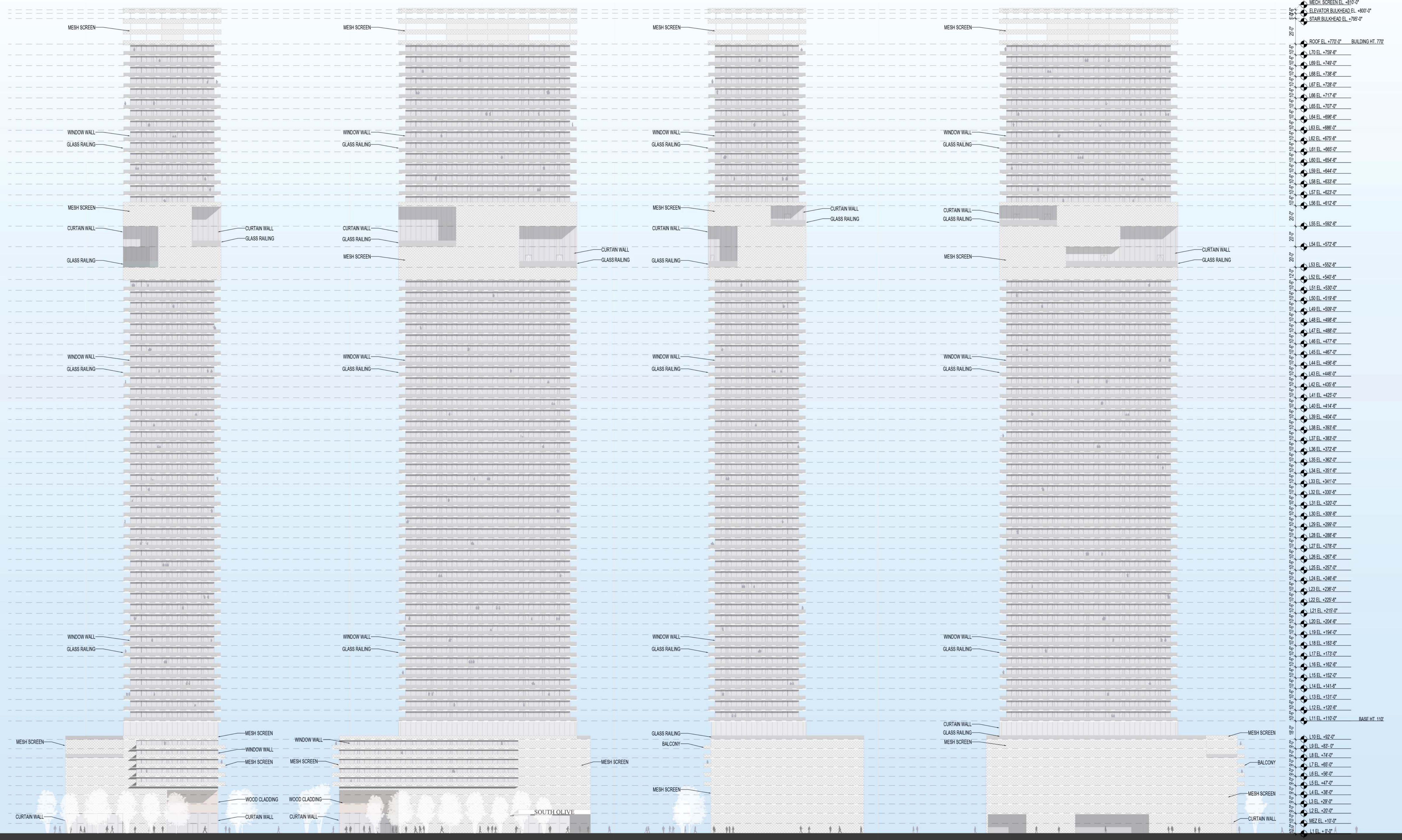
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 3/32" = 1'-0"

BUILDING ELEVATIONS

A-200



1 SOUTH ELEVATION
SCALE: 3/128" = 1'-0"

2 EAST ELEVATION
SCALE: 3/128" = 1'-0"

3 NORTH ELEVATION
SCALE: 3/128" = 1'-0"

4 WEST ELEVATION
SCALE: 3/128" = 1'-0"

NO.	DATE	REVISION
1	08/15/2017	ENTITLEMENT SUBMISSION
2	11/06/2018	CITY PLANNING SUBMISSION

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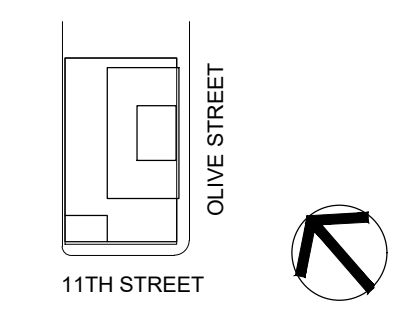
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KEY PLAN

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1045 OLIVE

NEW CONSTRUCTION

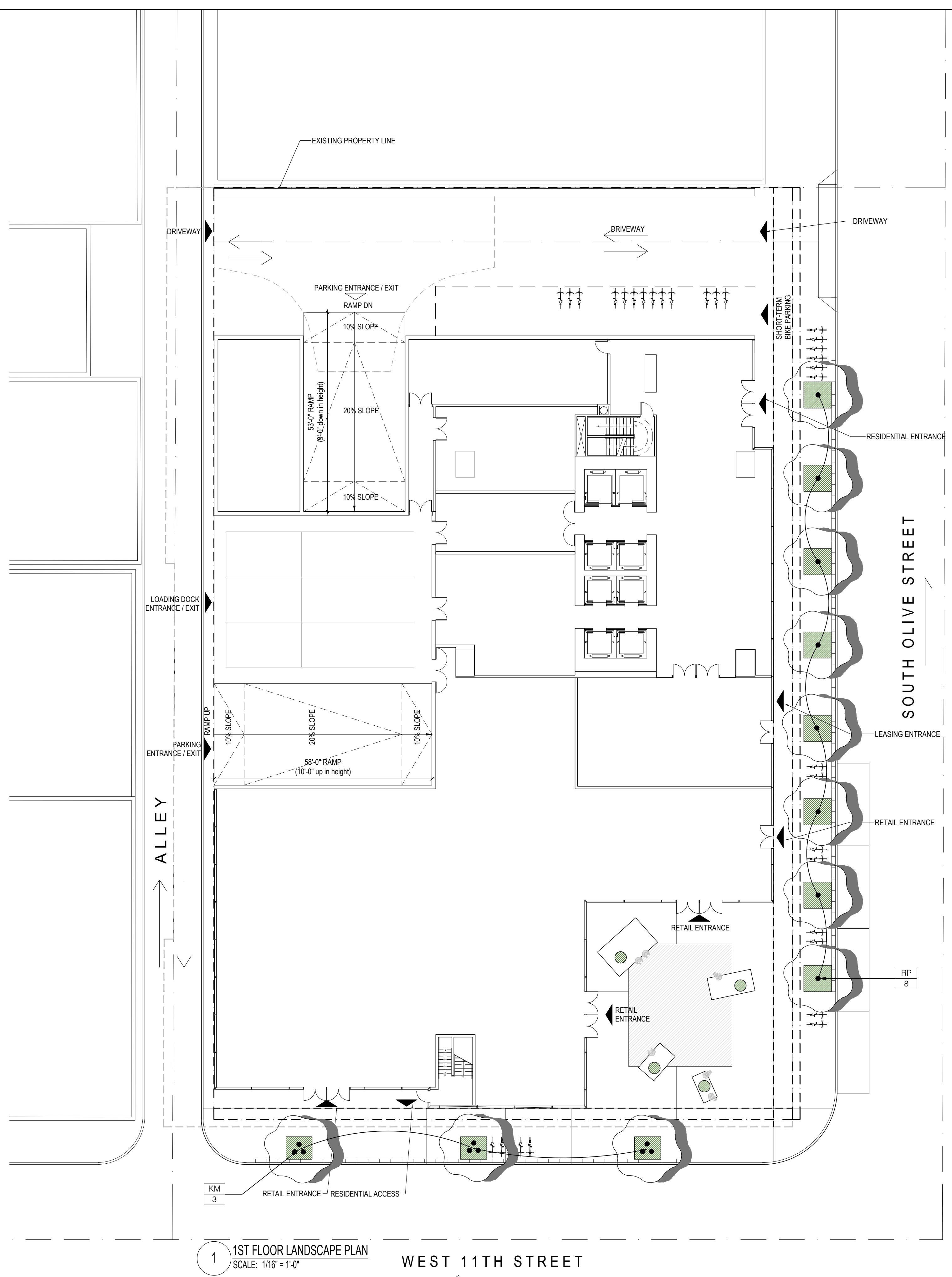
PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

1ST FLOOR LANDSCAPE PLAN

L-100

PLANTING SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	KM	Koelreuteria bipinnata	Chinese Flame Tree Multi-Trunk	36" box	Box	3		
	RP	Robinia pseudoacacia	Black Locust	36" box	Box	8		



1 1ST FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

WEST 11TH STREET

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
11062018		CITY PLANNING SUBMISSION

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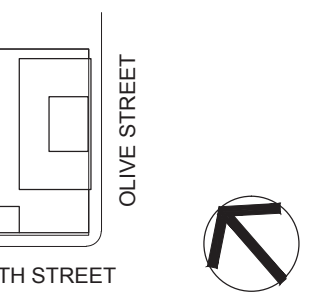
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KEY PLAN

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1045 OLIVE

NEW CONSTRUCTION

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

8TH & 10TH FLOOR LANDSCAPE PLAN

L-101



GENERAL NOTE:
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
AB	5	ACACIA BAILEYANA / BAILEY ACACIA	24"BOX
AM	5	ARBUTUS MENZIESII / PACIFIC MADRONE	24"BOX
BN	10	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	24"BOX
CW	12	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	24"BOX
CM	20	CUPRESSUS MACROCARPA / MONTEREY CYPRESS	24"BOX
ER	1	EUCALYPTUS SIDEROXYLON 'ROSEA' / RED IRONBARK	36"BOX
MM	2	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' TM / SOUTHERN MAGNOLIA	24"BOX
OM	4	OLEA EUROPAEA / OLIVE MULTI-TRUNK	36"BOX
PR	4	PINUS RADIATA / MONTEREY PINE	24"BOX
PG	402	PODOCARPUS GRACILIOR / FERN PINE	24"BOX
RL	7	RHUS LANCEOLATA / PRAIRIE SUMAC	24"BOX

SHRUBS AND GROUNDCOVER
REFER TO LANDSCAPE NOTES SHEET FOR CONCEPTUAL SHRUBS AND GROUNDCOVER SPECIES AND SIZES.

1 8-10TH FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
11062018		CITY PLANNING SUBMISSION

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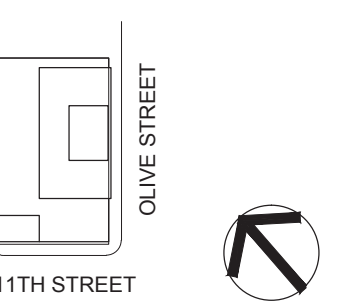
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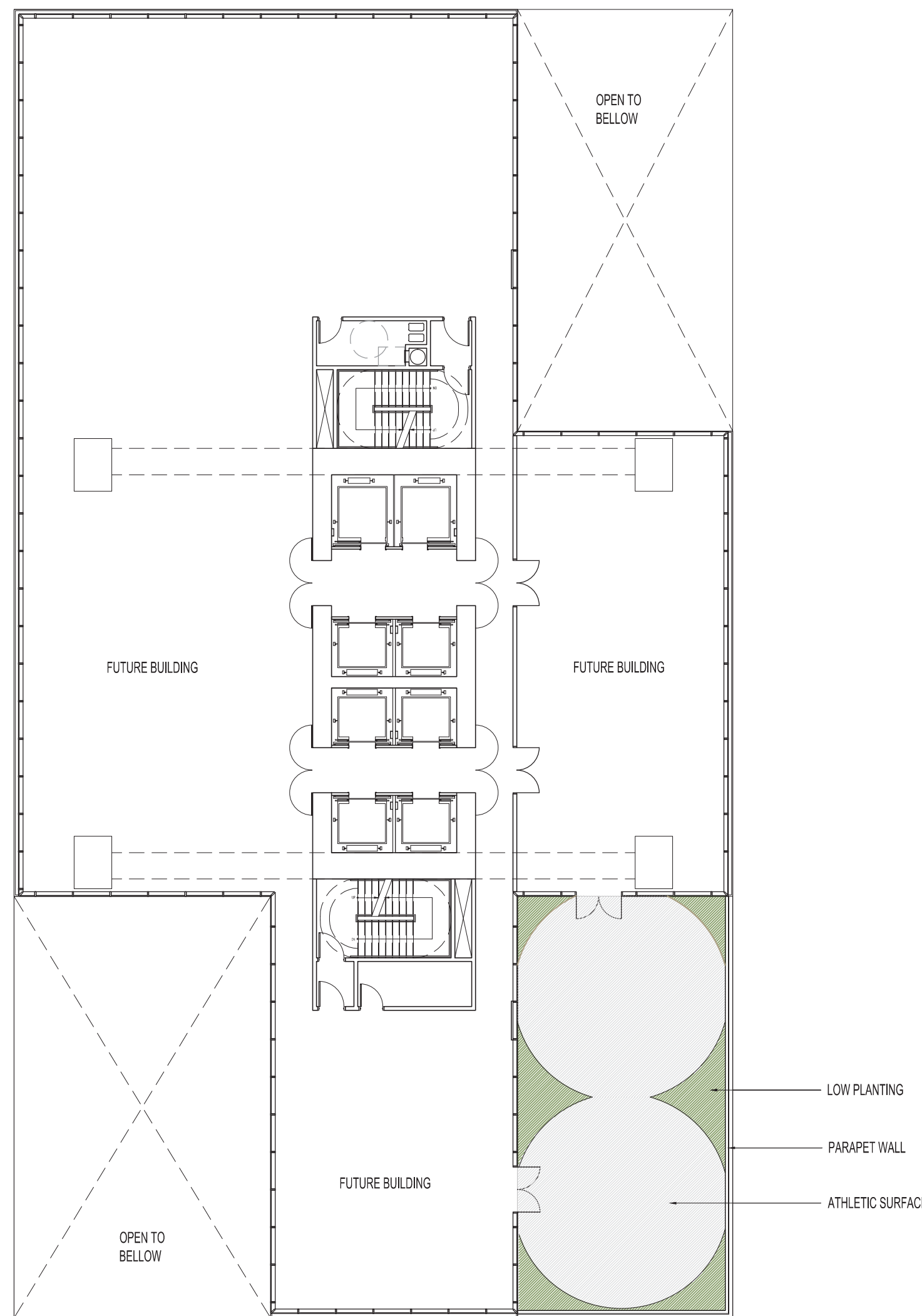
1045 OLIVE

NEW CONSTRUCTION

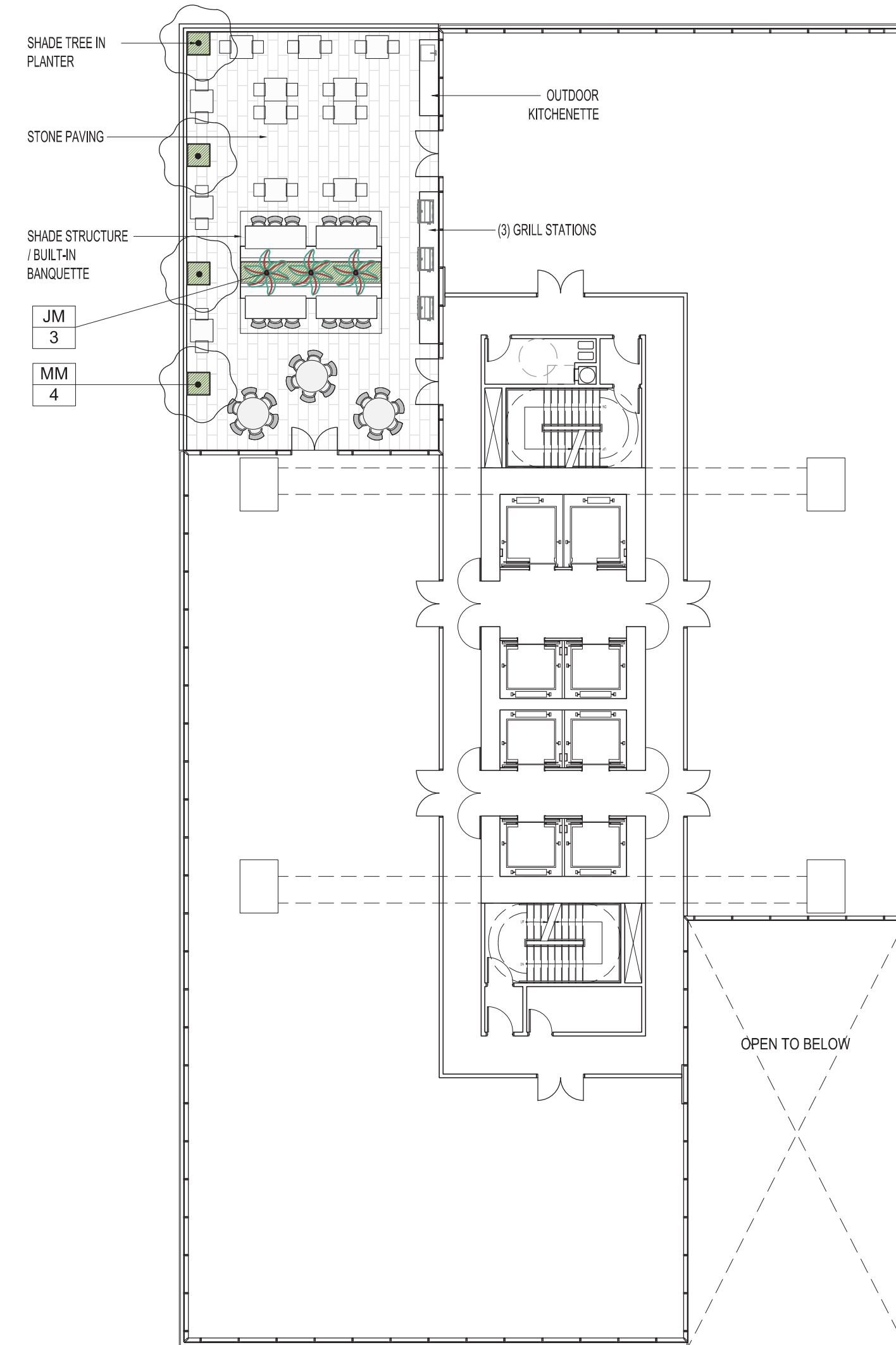
PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

**54TH-55TH FLOOR
LANDSCAPE PLAN**

L-103



1 54TH FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



2 55TH FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
JM	3	JACARANDA MIMOSIFOLIA / JACARANDA MULTI-TRUNK	24"BOX
MM	4	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' TM / SOUTHERN MAGNOLIA	24"BOX

SHRUBS AND GROUNDCOVER

REFER TO LANDSCAPE NOTES SHEET FOR CONCEPTUAL SHRUBS AND GROUNDCOVER SPECIES AND SIZES.

