

PROJECT INFORMATION

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

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

LAND USE CONSULTANT **ARCHITECT**
IRVINE & ASSOCIATES, INC. ODA ARCHITECTURE, LLC
633 W. 5TH ST, SUITE 3200 250 PARK AVENUE SOUTH, 3RD FL
LOS ANGELES, CA 90071 NEW YORK, NY 10003

PROJECT DESCRIPTION

- 70 - STORY HIGH RISE
- 56 STORIES OF RESIDENTIAL FLOORS
- 10 STORIES OF ABOVE GRADE PODIUM, CONSISTING OF:
 - GROUND FLOOR RETAIL, RESIDENTIAL LOBBY AND BACK OF HOUSE
 - MEZZANINE AND 8 FLOORS OF PARKING WITH 5 FLOORS OF LINER UNITS
 - 10TH FLOOR AMENITIES
- 5 1/2 LEVELS OF BELOW GRADE PARKING
- 1 MECHANICAL FLOOR AND 3 FLOORS OF AMENITIES FROM LEVEL 92-95

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 1: (APN: 5139-010-010)
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 NORTHWEST CORNER OF OLIVE STREET AND ELEVENTH STREET PLANNING 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.

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.

PARCEL 2: (APN: 5139-010-011)
THE SOUTHEASTERLY 165 FEET OF TRACT NO. 82, 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.

PARCEL 3: (APN: 5139-010-001)
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: 5139-010-002
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 42, 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 NORTHWESTERLY 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 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 SOUTHEASTERLY 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: 5139-010-003
THE LAND REFERRED TO HEREIN BELOW IS SITUATED 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, 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 SUBSTANCE IS 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.

ZONE
ZONING: [QR]5-4D-O
COMMUNITY PLAN AREA: CENTRAL CITY COMMUNITY PLAN
EXISTING PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL
COMMUNITY REDEVELOPMENT AREA: CITY CENTER REDEVELOPMENT PLAN

LOT AREA

Post-dedication Lot Area	37,172 sq ft
Pre-dedication Lot Area	41,803 sq ft
Area gained from streets to center line	16,226 sq ft
Transit Area Mixed Use Buildable Area = Gross Lot Area (to Centerline)	57,829 sq ft

FLOOR AREA

Category	Permitted	Proposed	Zoning Area
Total Base Permitted (6:1 FAR)**	249,618 sq ft	249,618 sq ft	739,273 sq ft
Transit Area Mixed Use Permitted (13:1 FAR) ***	751,777 sq ft	751,777 sq ft	12,504 sq ft
Total New Floor Area (13:1 FAR)**	751,777 sq ft	751,777 sq ft	751,777 sq ft
Base area Permitted (6:1 FAR)**	249,618 sq ft	249,618 sq ft	739,273 sq ft
TFAR Request***	502,159 sq ft	502,159 sq ft	502,159 sq ft

**based on the pre-dedicated area
*** Transit Area Mixed-use Project lot area dictates the maximum FAR requested
*** All non-interior common open space excluded from LAMC Sec. 12.03 floor area definition
*** All included floor area as depicted on sheets A-006 & A-007

DENSITY

Permitted	Unlimited
Proposed	794 Units

HEIGHT

Permitted	Unlimited
Proposed (to roof)	770 ft

OPEN SPACE

Category	Units	Open Space
Required (New Units Only)		
< 3 Habitable rooms (100 SF/unit)	478	47,800 sq ft
= 3 Habitable rooms (125 SF/unit)	220	27,500 sq ft
> 3 Habitable rooms (175 SF/unit)	96	16,800 sq ft
Total	794	92,100 sq ft

Proposed

Common OS (Exterior)	37,827 sq ft	
Common OS (Interior)	23,025 sq ft	25% of required open space
Total Common	60,852 sq ft	
Private Balcony	39,700 sq ft	100% of units; max 50 sq ft per unit
Total Proposed	100,552 sq ft	

*** All credited open space as depicted on sheet A-005 included

Landscaped Area

Required	9,482 sq ft	25% of exterior common open space
Proposed	11,290 sq ft	

Trees

Required	199	(1 per 4 dwelling units)
Proposed	539	

AUTOMOBILE PARKING

Advisory Agency Parking Policy (Condos)

Residence	2	1588	Spaces
Guest	794	0.25	199
Total Residential			1787

Central City Residential Parking Required

< 3 Habitable rooms (100 SF/unit)	478	1	478	Spaces
> 3 Habitable rooms (175 SF/unit)	316	1.25	395	Spaces
Total Residential			873	Spaces

Commercial Parking Required

Area	Ratio	Required
New Building	1 per 1,000 sq ft	13
Total Parking Required		886

Proposed Parking

Residential	878	Spaces
Commercial	13	Spaces
Total Proposed	891	Spaces

Type of Stalls

Handicap (2% of Total)	18
Standard	873
Compact Stall	-
Total	891

BICYCLE PARKING

Category	Required	Short Term	Long Term	Total
Residential	1 per 10 units	79	1 per unit	794
Commercial	1 per 2,000 sq ft	6	1 per 2,000 sq ft	6
Proposed	Short Term	Long Term	Total	
Residential	80	794	874	
Commercial	6	6	12	
Combined Total	86	800	886	

Unit Type	UNIT MIX										TOTAL
	LEVELS 5-9		LEVELS 11-20		LEVELS 21-51		LEVELS 58-60		LEVELS 61-70		
	# of Floors	Total Units	# of Floors	Total Units	# of Floors	Total Units	# of Floors	Total Units	# of Floors	Total Units	
LINER	8	40									40
STUDIO			4	40	2	82	2	10			112
JUNIOR 1BR			7	70	2	82	2	10			142
1BR			4	40	4	124	4	20			184
1BR+D					1	31	1	5			36
2BR			2	20	4	124	4	20	2	20	184
2BR+D					1	31	1	5	2	20	56
3BR									4	40	40
TOTAL											794

PROPOSED PARKING

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
BASEMENT 6	50	5	55
BASEMENT 5	72	10	82
BASEMENT 4	72	10	82
BASEMENT 3	72	10	82
BASEMENT 2	72	10	82
BASEMENT 1	45	8	53
SUBTOTAL BELOW GRADE	383	53	436
LEVEL 2	57	8	65
LEVEL 3	60	8	68
LEVEL 4	60	8	68
LEVEL 5	60		60
LEVEL 6	60		60
LEVEL 7	60		60
LEVEL 8	49		49
LEVEL 9	25		25
SUBTOTAL ABOVE GRADE	431	24	455
TOTAL PROPOSED	814	77	891



NO.	DATE	REVISION
001	09/07/2017	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: (949) 478-7485

STRUCTURAL ENGINEER:
MAGNUSON KLEINBERG ASSOCIATES
1501 Park Avenue Suite 3200
Seattle, WA 98101-2289
T: (206) 295-1200

MER ENGINEER:
CE ENGINEERS
448 10th Street
San Francisco, CA 94103
T: (415) 437-7330

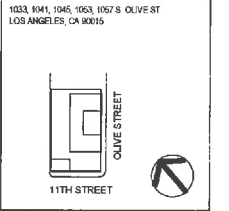
ELEVATOR CONSULTANT:
ONE ELEVATOR CONSULTING SERVICES INC
50 California Street Suite 3510
San Francisco, CA 94111
T: (415) 412-8222

LAND USE CONSULTANT:
IRVINE & ASSOCIATES INC.
633 West 5th St, Suite #2000
Los Angeles, CA 90071
T: (213) 664-3127

LAND USE COUNSEL:
LINER LLP
633 West 5th St, Suite #2000
Los Angeles, CA 90071
T: (213) 694-3115

TRAFFIC ENGINEER:
THE MOBILITY GROUP
10321 Van Nuys Blvd, Suite 490
Van Nuys, CA 91412
T: (949) 474-1591

KEY PLAN



1045 OLIVE

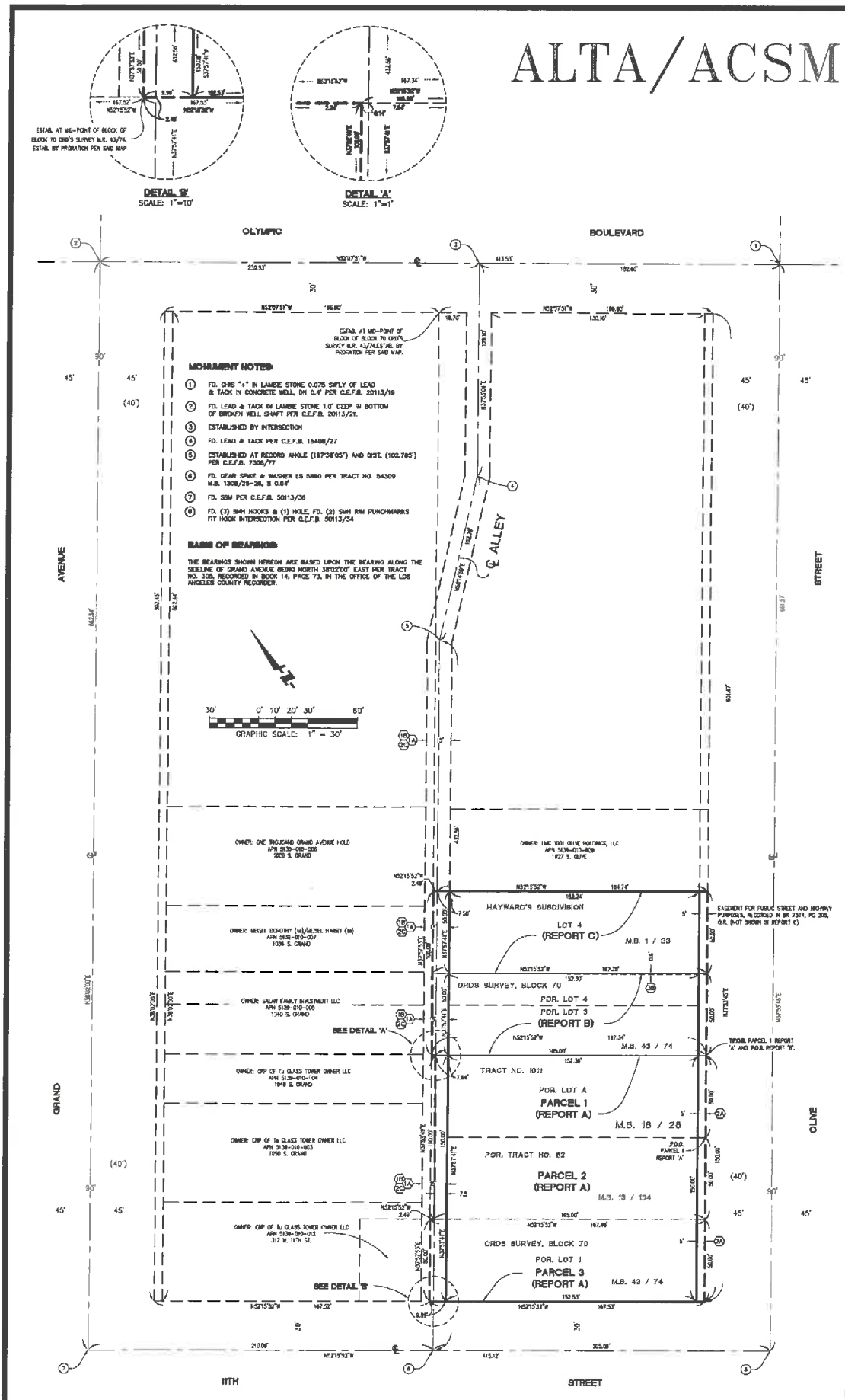
NEW CONSTRUCTION

PROJECT NO 1588.00 SCALE

PROJECT INFORMATION

A-001

ALTA/ACSM LAND TITLE SURVEY



OWNERS

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS A FEI
 TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
 REPORT A: 00023387, DATED AS OF JANUARY 14, 2015
 1046 OLIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 REPORT B: 00026831, DATED AS OF MAY 12, 2015
 1046 OLIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 REPORT C: 00045285, DATED AS OF DECEMBER 10, 2015
 1046 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: 00023387
 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 A: 00023387
 COMMENCING ON THE WEST LINE OF OLIVE STREET AT A POINT DISTANT 100 FEET NORTHWESTLY 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.
 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.
 (APR: 5138-010-010)

REPORT B: 00026831
 THE SOUTHEASTLY 185 FEET OF TRACT NO. 82, 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.
 (APR: 5138-010-011)

PARCEL 3:
 THE SOUTHERLY 90 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.
 (APR: 5138-010-001)

REPORT C: 00045285
 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 BLOCK 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 NORTHERLY LINE OF OLIVE STREET, DISTANT 150 FEET NORTHEASTERLY FROM ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF ELEVENTH STREET, THENCE NORTHERLY AT RIGHT ANGLES TO A POINT WHICH WOULD BE INTERSECTED BY THE SOUTHERLY 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 NORTHEASTERLY 50 FEET MORE OR LESS, TO THE WESTERLY CORNER OF SAID LOT 4 OF HAYWARD'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE THEREOF; 187.30 FEET TO THE NORTHERLY LINE OF OLIVE STREET; THENCE SOUTHERLY ALONG SAID LINE OF OLIVE STREET, 50 FEET TO THE POINT OF BEGINNING.
 (APR: 5138-010-002)

REPORT C: 00045285
 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 THEREON 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 HEREIN RESERVED, AS EXCEPTED AND RESERVED IN THE DEED FROM CHARLES H. DNEY, A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, AND PAUL S. DNEY, JR., A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, RECORDED MAY 18, 1975.
 (APR: 5138-010-002)

TITLE REPORT

BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER THE FOLLOWING TITLE REPORTS:
 A) REPORT A: CHICAGO TITLE COMPANY NO. 00023387, 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. 00045285, 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. 00023387
 (A) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREON, AND INCIDENTAL PURPOSES, COMPREHENDED BY FINAL DECREE.
 PURPOSE: PUBLIC ALLEY
 CASE NO.: 158900
 RECORDED DATE: MAY 8, 1927 IN BOOK 8886 PAGE 46, OF OFFICIAL RECORDS
 AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
 (B) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREON, AND INCIDENTAL PURPOSES, COMPREHENDED BY FINAL DECREE.
 PURPOSE: STREET
 CASE NO.: 179266
 RECORDED DATE: 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 FUTURE COMPANY
 LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
 RECORDED: APRIL 15, 1948 IN BOOK 1866 PAGE 48, OF OFFICIAL RECORDS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 AFFECTS: THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 300 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: CROVER T. CARLAND, A MARRIED MAN AS HIS SEPARATE PROPERTY
 LESSEE: STANDARD OIL COMPANY OF CALIFORNIA
 RECORDED: JUNE 23, 1949 IN BOOK 1861 PAGE 847, OF OFFICIAL RECORDS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 AFFECTS: THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 300 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. SPINALE, STEPHEN C. TURNER, MARY T. PALMER AND ALVA E. TURNER
 LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
 RECORDED: JULY 2, 1949 IN BOOK 1861 PAGE 98, 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, 1947 AS INSTRUMENT NO. 1794, 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 BUSINESS DISTRICT REDEVELOPMENT PLAN AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED.
 RECORDED: JULY 22, 1975 AS INSTRUMENT NO. 3873, OF OFFICIAL RECORDS.
 RECORDED: JULY 30, 1975 AS INSTRUMENT NO. 3868, OF OFFICIAL RECORDS
 A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
 PARCEL 2:
 DENTED: NOTICE OF BUILDINGS WITHIN THE SCOPE OF ZONING IS - EMPLOYMENT HAZARD REDUCTION IN EXISTING BUILDINGS
 RECORDED: AUGUST 14, 1988 AS INSTRUMENT NO. 88-105374, OF OFFICIAL RECORDS
 AFFECTS: PARCEL 2

6A. A COVENANT AND AGREEMENT BETWEEN 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 COMPRISED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.
 RECORDED: OCTOBER 3, 1988 AS INSTRUMENT NO. 88-154848, OF OFFICIAL RECORDS
 AFFECTS: PARCELS 2 AND 3

6A. A DEED OF TRUST
 10A. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN PROVIDED
 RECORDED: MAY 17, 2001 AS INSTRUMENT NO. 01-085028, 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 OTHER OWNER, ENCUMBRANCE, 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, LS NO. 5347 FOR FUSCOE ENGINEERING.
 17A. THE TENANCY RIGHTS ONLY OF ACME DISPLAY FUTURE CO. UNDER AN UNRECORDED LEASE AGREEMENT BETWEEN 1046 OLIVE, LLC, AS LESSOR, AND ACME DISPLAY FUTURE CO., AS LESSEE, DATED JANUARY 14, 2015.
 18A. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
 DENTED: NEIGHBORHOOD TEMPORARY LICENSE AGREEMENT
 RECORDED: OCTOBER 14, 2014 AS INSTRUMENT NO. 2014138065, OF OFFICIAL RECORDS

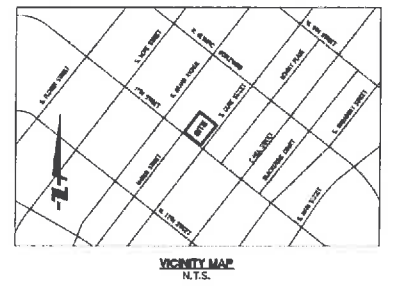
REPORT B: NO. 00026831
 (B) EASEMENTS(F) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 PURPOSE: ALLEY
 RECORDED: IN BOOK 8886, PAGE(S) 48, OF OFFICIAL RECORDS
 AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO

28. INTENTIONALLY DELETED
 29. THE EFFECT OF A PARTY WALL AGREEMENT AFFECTING THE SOUTHERLYLY 64.5 FEET OF THE NORTHERLYLY 80 FEET OF THE PROPERTY HEREIN DESCRIBED, BY AND BETWEEN TITLE INSURANCE AND TRUST COMPANY, AND KATHERINE B. CRAVENS, WILLIAM B. BANNING, JOSEPH B. BANNING, JR. AND ALICE M. MOORE BANNING, HIS WIFE, AND CITIZENS NATIONAL TRUST AND SAVINGS BANK OF LOS ANGELES, AS TRUSTEE.
 RECORDED DATE: APRIL 10, 1939
 RECORDED NO: IN BOOK 1818 PAGE 186 OF OFFICIAL RECORDS
 AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO

48. THE LAND DESCRIBED HEREON 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
 RECORDED DATE: JULY 22, 1975
 RECORDED NO: 3875 AND
 RECORDED DATE: JULY 30, 1975
 RECORDED NO: 3868, BOTH OF OFFICIAL RECORDS

58. INTENTIONALLY DELETED
 68. INTENTIONALLY DELETED
 78. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 88. 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, LS NO. 5347 FOR FUSCOE ENGINEERING.
 98. LICENSE RIGHTS OF EDNA Y. CHAMAS, AS TRUSTEE OF THE EDNA Y. CHAMAS FAMILY TRUST DATED DECEMBER 8, 1975 ("SUCLEY"), UNDER SECTION 3.13 OF AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE AND ESCROW INSTRUCTIONS BETWEEN JERRY L. USELTON AND CH ACQUISITIONS 2, L.L.C. DATED JANUARY 23, 2015, AS REFERRED TO 1046 OLIVE, LLC, AND AS MODIFIED BY AMENDMENT DATED MAY 8, 2015.

108. INTENTIONALLY DELETED.



TITLE REPORT (CONTINUED)

REPORT C: NO. 00045285
 10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 (20) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS COMPREHENDED BY AN INSTRUMENT.
 CASE NO.: SUPERIOR COURT
 158900
 ALLEY
 RECORDED DATE: JULY 30, 1975
 RECORDED NO: 3868, BOTH OF OFFICIAL RECORDS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

30. 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, 1948
 LESSOR: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
 RECORDED DATE: MAY 8, 1948
 RECORDED 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.

40. THE LAND DESCRIBED HEREON 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
 RECORDED DATE: JULY 22, 1975
 RECORDED NO: 3875 OF OFFICIAL RECORDS
 AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEN PROVIDED
 RECORDED DATE: JULY 30, 1975
 RECORDED NO: 3868 OF OFFICIAL RECORDS
 AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEN PROVIDED
 RECORDED DATE: NOVEMBER 30, 2007
 RECORDED NO: 2007284446 OF OFFICIAL RECORDS

50. INTENTIONALLY DELETED.
 60. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTREE IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS WOULD BE DEEMED TO BE GRANT SUFFICIENT POWER TO THE TRUSTEES(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 TRUSTEES(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 70615.

70. 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 REVIEW OF THE PARTIES IN POSSESSION THEREOF.
 80. 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 RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS AND/OR MAKE FURTHER REVISIONS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
 THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REVISIONS AFTER REVIEWING SAID DOCUMENTS.

90. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
 DENTED: MEMORANDUM OF AGREEMENT
 RECORDED DATE: DECEMBER 23, 2015
 RECORDED NO: 2015197727
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

100. INTENTIONALLY DELETED.

SURVEYOR'S NOTE

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

SURVEYOR'S CERTIFICATE

TO: CH ACQUISITIONS 2, L.L.C., 1046 OLIVE, LLC, AND CHICAGO TITLE COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN OR PLAT ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MAPPING STANDARDS DETAILED RECOMMENDATIONS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 21 (2012-000-00) 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. USELTON, L.S. 5347
 3/03/2016

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

NO.	DATE	REVISION
1	1/17/16	UPDATES REPORTS A, B, C, AND OTHERS NOTE
2	1/17/17	UPDATED FINES TO REFLECT OWNER'S CHANGE PER DOCUMENT RECORDED ON 1/17/16, AS SET NO. 200622885, OR

ALTA/ACSM LAND TITLE SURVEY
 11TH & SOUTH OLIVE STREET
 LOS ANGELES COUNTY, CALIFORNIA
 CH ACQUISITIONS 2, L.L.C.
 2200 BISCAYNE BOULEVARD
 MIAMI, FL 33137

FUSCOE ENGINEERING
 16795 Von Karman, Suite 100
 Irvine, California 92614
 Tel 949.474.1960 • Fax 949.474.5315
 www.fuscoe.com

DATE: FEBRUARY 8, 2015
 SCALE: 1"=50'
 PR: 1382-003 ALTA/ACSM
 AL: 1382-003.01
 DRAWN BY: R.A.
 CHECKED BY: J.U.
SHEET 1 OF 2



NO.	DATE	REVISION
1	2/2/17	ENTIRE SHEET SUBMISSION

OWNER / APPLICANT
 1046 OLIVE, LLC
 2200 BISCAYNE BLVD
 MIAMI, FL 33137

CONSULTANTS
LANDSCAPE ARCHITECT:
 ODA Architecture P.C.
 250 Park Avenue South 3rd Fl
 New York, NY 10023
 Tel: (212) 478-7425

STRUCTURAL ENGINEER:
 SACHS/SONNENSHENK ASSOCIATES
 1331 Fifth Avenue Suite 3200
 Seattle, WA 98101-3289
 T: (206) 261-0203

MEP ENGINEER:
 CB ENGINEERS
 443 10th Street
 San Francisco, CA 94103
 T: (415) 437-7333

ELEVATOR CONSULTANT:
 ORR ELEVATOR CONSULTING SERVICES INC
 91 California Street Suite 310
 San Francisco, CA 94111
 T: (415) 412-6222

LAND USE CONSULTANT:
 BYRNE & ASSOCIATES INC
 833 West 9th St, Suite 4200
 Los Angeles, CA 90071
 T: (213) 694-3167

LAND USE COUNSEL:
 LINERTUP
 833 West 9th St, Suite 4200
 Los Angeles, CA 90071
 T: (213) 694-3115

TRAFFIC ENGINEER:
 THE MOBILITY GROUP
 15501 Von Karman, Suite 400
 Irvine CA 92612
 T: (949) 474-5991

KEY PLAN
 1033 1041 1055 1067 S OLIVE ST
 LOS ANGELES, CA 90015

1045 OLIVE

NEW CONSTRUCTION

SITE SURVEY

A-003

NO.	DATE	DESCRIPTION
1	06/20/17	EXHIBITMENT SHEET 04/15/17

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

CONSULTANTS

LANDSCAPE ARCHITECT:
OJA ARCHITECTURE P.C.
250 Park Avenue South 3rd Fl
New York, NY 10003
T: (212) 478-1405

STRUCTURAL ENGINEER:
MAGNUSSON KLEMEVIC ASSOCIATES
1301 Fifth Avenue Suite 2000
Seattle, WA 98101-2098
T: (206) 261-1200

MEP ENGINEER:
CS ENGINEERS
445 13th Street
San Francisco, CA 94103
T: (415) 437-7330

ELEVATOR CONSULTANT:
ONE ELEVATOR CONSULTING SERVICES INC
50 California Street Suite 3010
San Francisco, CA 94111
T: (415) 412-8232

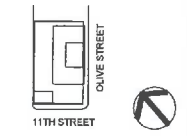
LAND USE CONSULTANT:
BYRNE & ASSOCIATES INC
633 West 5th St, Suite #2000
Los Angeles, CA 90071
T: (213) 854-3107

LAND USE CONSULTANT:
LINER LLP
633 West 5th St, Suite #2000
Los Angeles, CA 90071
T: (213) 854-3115

TRAFFIC ENGINEER:
THE MOBILITY GROUP
18501 Von Karmen, Suite 450
Irvine CA 92612
T: (949) 471-1581

KEY PLAN

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



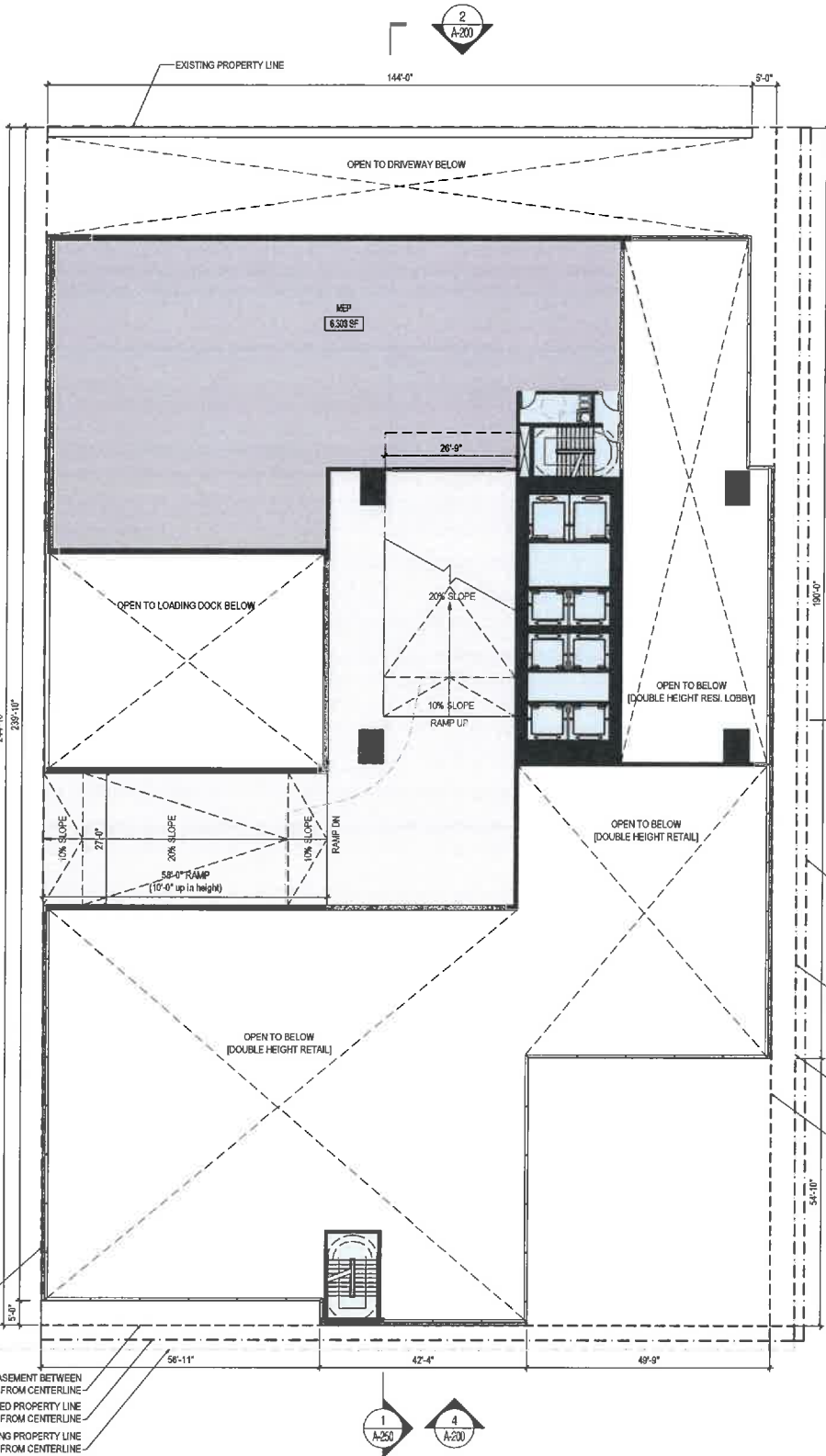
1045 OLIVE

NEW CONSTRUCTION

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

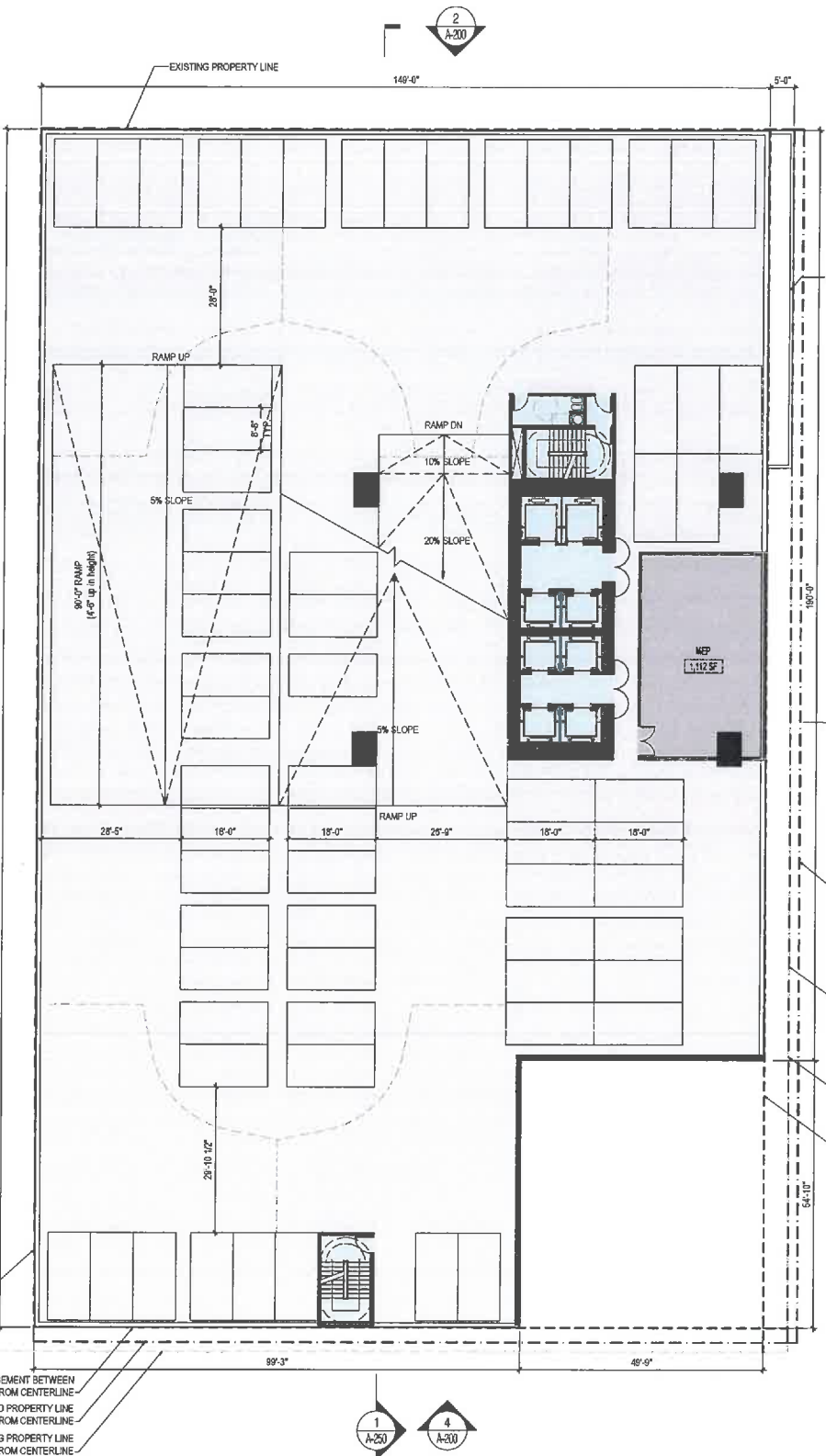
FLOOR PLANS:
MEZZANINE & 2ND FLOOR

A-102



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

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



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

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



NEW YORK

250 Park Ave South, 3rd Floor
New York, New York 10003
212-479-7000

NO.	DATE	DESCRIPTION
01	06/20/17	FINAL ELEVATION 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) 479-7000

STRUCTURAL ENGINEER:
MAGNUSSON KLEINEMAN ASSOCIATES
1331 Fifth Avenue Suite 3200
Seattle, WA 98101-3599
T: (206) 253-1200

MEP ENGINEER:
CB ENGINEERS
449 10th Street
San Francisco, CA 94102
T: (415) 431-7300

ELEVATOR CONSULTANT:
CVR ELEVATOR CONSULTING SERVICES INC
90 California Street Suite 3010
San Francisco, CA 94111
T: (415) 412-0232

LAND USE CONSULTANT:
BYRNE & ASSOCIATES PC
833 West 9th St, Suite #200
Los Angeles, CA 90071
T: (213) 594-3107

LAND USE COUNSEL:
LINER LLP
833 West 9th St, Suite #200
Los Angeles, CA 90071
T: (213) 694-3115

TRAFFIC ENGINEER:
THE MOBILITY GROUP
18391 Van Haman, Suite 400
Irvine CA 92612
T: (949) 474-1551

KEY PLAN

1003, 1041, 1045, 1053, 1057'S OLIVE ST
LOS ANGELES, CA 90015



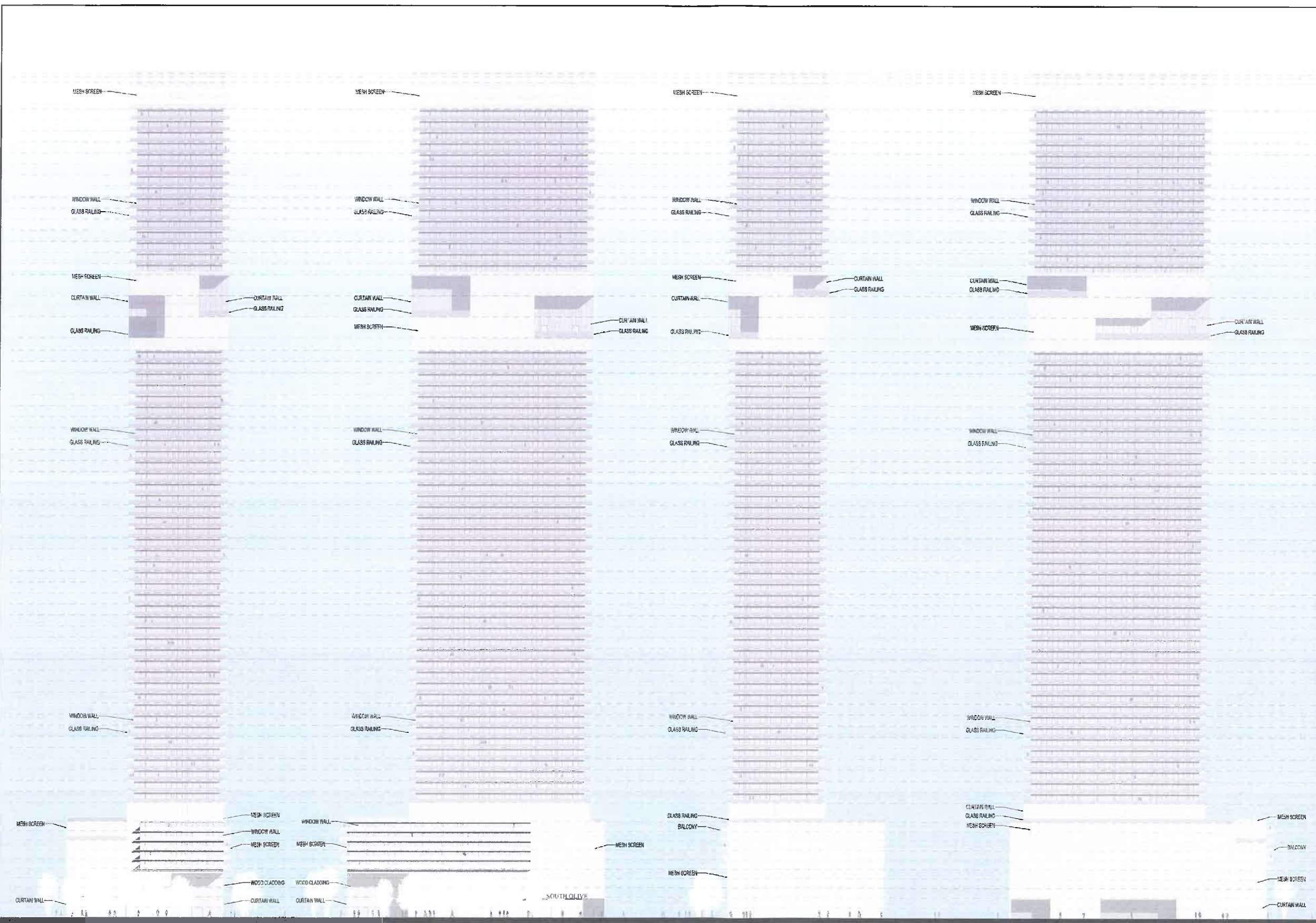
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1656.00 SCALE: 3/16" = 1'-0"

BUILDING ELEVATIONS

A-200



MECH SCREEN EL. -19' 0"	ROOF EL. -7' 0"	600,2883 HT. 777'
ELEVATOR BALCONY EL. -10' 0"	L13 EL. -7' 0"	
STAIR BALCONY EL. -7' 0"	L12 EL. -7' 0"	
	L11 EL. -7' 0"	
	L10 EL. -7' 0"	
	L9 EL. -7' 0"	
	L8 EL. -7' 0"	
	L7 EL. -7' 0"	
	L6 EL. -7' 0"	
	L5 EL. -7' 0"	
	L4 EL. -7' 0"	
	L3 EL. -7' 0"	
	L2 EL. -7' 0"	
	L1 EL. -7' 0"	
	0' EL. -7' 0"	
	-1' EL. -7' 0"	
	-2' EL. -7' 0"	
	-3' EL. -7' 0"	
	-4' EL. -7' 0"	
	-5' EL. -7' 0"	
	-6' EL. -7' 0"	
	-7' EL. -7' 0"	
	-8' EL. -7' 0"	
	-9' EL. -7' 0"	
	-10' EL. -7' 0"	
	-11' EL. -7' 0"	
	-12' EL. -7' 0"	
	-13' EL. -7' 0"	
	-14' EL. -7' 0"	
	-15' EL. -7' 0"	
	-16' EL. -7' 0"	
	-17' EL. -7' 0"	
	-18' EL. -7' 0"	
	-19' EL. -7' 0"	
	-20' EL. -7' 0"	
	-21' EL. -7' 0"	
	-22' EL. -7' 0"	
	-23' EL. -7' 0"	
	-24' EL. -7' 0"	
	-25' EL. -7' 0"	
	-26' EL. -7' 0"	
	-27' EL. -7' 0"	
	-28' EL. -7' 0"	
	-29' EL. -7' 0"	
	-30' EL. -7' 0"	
	-31' EL. -7' 0"	
	-32' EL. -7' 0"	
	-33' EL. -7' 0"	
	-34' EL. -7' 0"	
	-35' EL. -7' 0"	
	-36' EL. -7' 0"	
	-37' EL. -7' 0"	
	-38' EL. -7' 0"	
	-39' EL. -7' 0"	
	-40' EL. -7' 0"	
	-41' EL. -7' 0"	
	-42' EL. -7' 0"	
	-43' EL. -7' 0"	
	-44' EL. -7' 0"	
	-45' EL. -7' 0"	
	-46' EL. -7' 0"	
	-47' EL. -7' 0"	
	-48' EL. -7' 0"	
	-49' EL. -7' 0"	
	-50' EL. -7' 0"	
	-51' EL. -7' 0"	
	-52' EL. -7' 0"	
	-53' EL. -7' 0"	
	-54' EL. -7' 0"	
	-55' EL. -7' 0"	
	-56' EL. -7' 0"	
	-57' EL. -7' 0"	
	-58' EL. -7' 0"	
	-59' EL. -7' 0"	
	-60' EL. -7' 0"	
	-61' EL. -7' 0"	
	-62' EL. -7' 0"	
	-63' EL. -7' 0"	
	-64' EL. -7' 0"	
	-65' EL. -7' 0"	
	-66' EL. -7' 0"	
	-67' EL. -7' 0"	
	-68' EL. -7' 0"	
	-69' EL. -7' 0"	
	-70' EL. -7' 0"	
	-71' EL. -7' 0"	
	-72' EL. -7' 0"	
	-73' EL. -7' 0"	
	-74' EL. -7' 0"	
	-75' EL. -7' 0"	
	-76' EL. -7' 0"	
	-77' EL. -7' 0"	
	-78' EL. -7' 0"	
	-79' EL. -7' 0"	
	-80' EL. -7' 0"	
	-81' EL. -7' 0"	
	-82' EL. -7' 0"	
	-83' EL. -7' 0"	
	-84' EL. -7' 0"	
	-85' EL. -7' 0"	
	-86' EL. -7' 0"	
	-87' EL. -7' 0"	
	-88' EL. -7' 0"	
	-89' EL. -7' 0"	
	-90' EL. -7' 0"	
	-91' EL. -7' 0"	
	-92' EL. -7' 0"	
	-93' EL. -7' 0"	
	-94' EL. -7' 0"	
	-95' EL. -7' 0"	
	-96' EL. -7' 0"	
	-97' EL. -7' 0"	
	-98' EL. -7' 0"	
	-99' EL. -7' 0"	
	-100' EL. -7' 0"	
	-101' EL. -7' 0"	
	-102' EL. -7' 0"	
	-103' EL. -7' 0"	
	-104' EL. -7' 0"	
	-105' EL. -7' 0"	
	-106' EL. -7' 0"	
	-107' EL. -7' 0"	
	-108' EL. -7' 0"	
	-109' EL. -7' 0"	
	-110' EL. -7' 0"	
	-111' EL. -7' 0"	
	-112' EL. -7' 0"	
	-113' EL. -7' 0"	
	-114' EL. -7' 0"	
	-115' EL. -7' 0"	
	-116' EL. -7' 0"	
	-117' EL. -7' 0"	
	-118' EL. -7' 0"	
	-119' EL. -7' 0"	
	-120' EL. -7' 0"	
	-121' EL. -7' 0"	
	-122' EL. -7' 0"	
	-123' EL. -7' 0"	
	-124' EL. -7' 0"	
	-125' EL. -7' 0"	
	-126' EL. -7' 0"	
	-127' EL. -7' 0"	
	-128' EL. -7' 0"	
	-129' EL. -7' 0"	
	-130' EL. -7' 0"	
	-131' EL. -7' 0"	
	-132' EL. -7' 0"	
	-133' EL. -7' 0"	
	-134' EL. -7' 0"	
	-135' EL. -7' 0"	
	-136' EL. -7' 0"	
	-137' EL. -7' 0"	
	-138' EL. -7' 0"	
	-139' EL. -7' 0"	
	-140' EL. -7' 0"	
	-141' EL. -7' 0"	
	-142' EL. -7' 0"	
	-143' EL. -7' 0"	
	-144' EL. -7' 0"	
	-145' EL. -7' 0"	
	-146' EL. -7' 0"	
	-147' EL. -7' 0"	
	-148' EL. -7' 0"	
	-149' EL. -7' 0"	
	-150' EL. -7' 0"	
	-151' EL. -7' 0"	
	-152' EL. -7' 0"	
	-153' EL. -7' 0"	
	-154' EL. -7' 0"	
	-155' EL. -7' 0"	
	-156' EL. -7' 0"	
	-157' EL. -7' 0"	
	-158' EL. -7' 0"	
	-159' EL. -7' 0"	
	-160' EL. -7' 0"	
	-161' EL. -7' 0"	
	-162' EL. -7' 0"	
	-163' EL. -7' 0"	
	-164' EL. -7' 0"	
	-165' EL. -7' 0"	
	-166' EL. -7' 0"	
	-167' EL. -7' 0"	
	-168' EL. -7' 0"	
	-169' EL. -7' 0"	
	-170' EL. -7' 0"	
	-171' EL. -7' 0"	
	-172' EL. -7' 0"	
	-173' EL. -7' 0"	
	-174' EL. -7' 0"	
	-175' EL. -7' 0"	
	-176' EL. -7' 0"	
	-177' EL. -7' 0"	
	-178' EL. -7' 0"	
	-179' EL. -7' 0"	
	-180' EL. -7' 0"	
	-181' EL. -7' 0"	
	-182' EL. -7' 0"	
	-183' EL. -7' 0"	
	-184' EL. -7' 0"	
	-185' EL. -7' 0"	
	-186' EL. -7' 0"	
	-187' EL. -7' 0"	
	-188' EL. -7' 0"	
	-189' EL. -7' 0"	
	-190' EL. -7' 0"	
	-191' EL. -7' 0"	
	-192' EL. -7' 0"	
	-193' EL. -7' 0"	
	-194' EL. -7' 0"	
	-195' EL. -7' 0"	
	-196' EL. -7' 0"	
	-197' EL. -7' 0"	
	-198' EL. -7' 0"	
	-199' EL. -7' 0"	
	-200' EL. -7' 0"	
	-201' EL. -7' 0"	
	-202' EL. -7' 0"	
	-203' EL. -7' 0"	
	-204' EL. -7' 0"	
	-205' EL. -7' 0"	
	-206' EL. -7' 0"	
	-207' EL. -7' 0"	
	-208' EL. -7' 0"	
	-209' EL. -7' 0"	
	-210' EL. -7' 0"	
	-211' EL. -7' 0"	
	-212' EL. -7' 0"	
	-213' EL. -7' 0"	
	-214' EL. -7' 0"	
	-215' EL. -7' 0"	
	-216' EL. -7' 0"	
	-217' EL. -7' 0"	
	-218' EL. -7' 0"	
	-219' EL. -7' 0"	
	-220' EL. -7' 0"	
	-221' EL. -7' 0"	
	-222' EL. -7' 0"	
	-223' EL. -7' 0"	
	-224' EL. -7' 0"	
	-225' EL. -7' 0"	
	-226' EL. -7' 0"	
	-227' EL. -7' 0"	
	-228' EL. -7' 0"	
	-229' EL. -7' 0"	
	-230' EL. -7' 0"	
	-231' EL. -7' 0"	
	-232' EL. -7' 0"	
	-233' EL. -7' 0"	
	-234' EL. -7' 0"	
	-235' EL. -7' 0"	
	-236' EL. -7' 0"	
	-237' EL. -7' 0"	
	-238' EL. -7' 0"	
	-239' EL. -7' 0"	
	-240' EL. -7' 0"	
	-241' EL. -7' 0"	
	-242' EL. -7' 0"	
	-243' EL. -7' 0"	
	-244' EL. -7' 0"	
	-245' EL. -7' 0"	
	-246' EL. -7' 0"	
	-247' EL. -7' 0"	
	-248' EL. -7' 0"	
	-249' EL. -7' 0"	
	-250' EL. -7' 0"	
	-251' EL. -7' 0"	
	-252' EL. -7' 0"	
	-253' EL. -7' 0"	
	-254' EL. -7' 0"	
	-255' EL. -7' 0"	
	-256' EL. -7' 0"	
	-257' EL. -7' 0"	
	-258' EL. -7' 0"	
	-259' EL. -7' 0"	
	-260' EL. -7' 0"	
	-261' EL. -7' 0"	
	-262' EL. -7' 0"	
	-263' EL. -7' 0"	
	-264' EL. -7' 0"	
	-265' EL. -7' 0"	
	-266' EL. -7' 0"	
	-267' EL. -7' 0"	
	-268' EL. -7' 0"	
	-269' EL. -7' 0"	
	-270' EL. -7' 0"	
	-271' EL. -7' 0"	
	-272' EL. -7' 0"	
	-273' EL. -7' 0"	
	-274' EL. -7' 0"	
	-275' EL. -7' 0"	
	-276' EL. -7' 0"	
	-277' EL. -7' 0"	
	-278' EL. -7' 0"	
	-279' EL. -7' 0"	
	-280' EL. -7' 0"	
	-281' EL. -7' 0"	
	-282' EL. -7' 0"	
	-283' EL. -7' 0"	
	-284' EL. -7' 0"	
	-285' EL. -7' 0"	
	-286' EL. -7' 0"	
	-287' EL. -7' 0"	
	-288' EL. -7' 0"	
	-289' EL. -7' 0"	
	-290' EL. -7' 0"	
	-291' EL. -7' 0"	
	-292' EL. -7' 0"	
	-293' EL. -7' 0"	
	-294' EL. -7' 0"	
	-295' EL. -7' 0"	
	-296' EL. -7' 0"	
	-297' EL. -7' 0"	
	-298' EL. -7' 0"	
	-299' EL. -7' 0"	
	-300' EL. -7' 0"	
	-301' EL. -7' 0"	
	-302' EL. -7' 0"	
	-303' EL. -7' 0"	
	-304' EL. -7' 0"	
	-305' EL. -7' 0"	
	-306' EL. -7' 0"</	

NO.	DATE	DESCRIPTION
01	08/10/17	PERMIT SUBMISSION

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

CONSULTANTS
LANDSCAPE ARCHITECT:
ODA Architecture P.C.
250 Park Avenue South 9th Fl
New York, NY 10003
T: (646) 475-1655
STRUCTURAL ENGINEER:
MAGNARSON KLEINHOFF ASSOCIATES
1301 Fifth Avenue Suite 3000
Seattle, WA 98101-2599
T: (206) 251-1200

MEP ENGINEER:
CB ENGINEERS
448 10th Street
San Francisco, CA 94103
T: (415) 437-7330

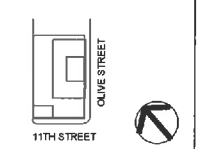
ELEVATOR CONSULTANT:
OAK ELEVATOR CONSULTING SERVICES Inc
50 California Street Suite 9510
San Francisco, CA 94111
T: (415) 412-8232

LAND USE CONSULTANT:
RYAN & ASSOCIATES Inc.
833 West 9th St, Suite #2000
Los Angeles, CA 90011
T: (213) 694-3107

LAND USE COUNSEL:
LINETULIP
833 West 9th St, Suite #2000
Los Angeles, CA 90011
T: (213) 694-3115

TRAFFIC ENGINEER:
THE MOBILITY GROUP
18581 Von Karman, Suite 400
Irvine CA 92612
T: (949) 474-1591

KEY PLAN
1035, 1041, 1045, 1053, 1057, 1065 OLIVE ST
LOS ANGELES, CA 90015



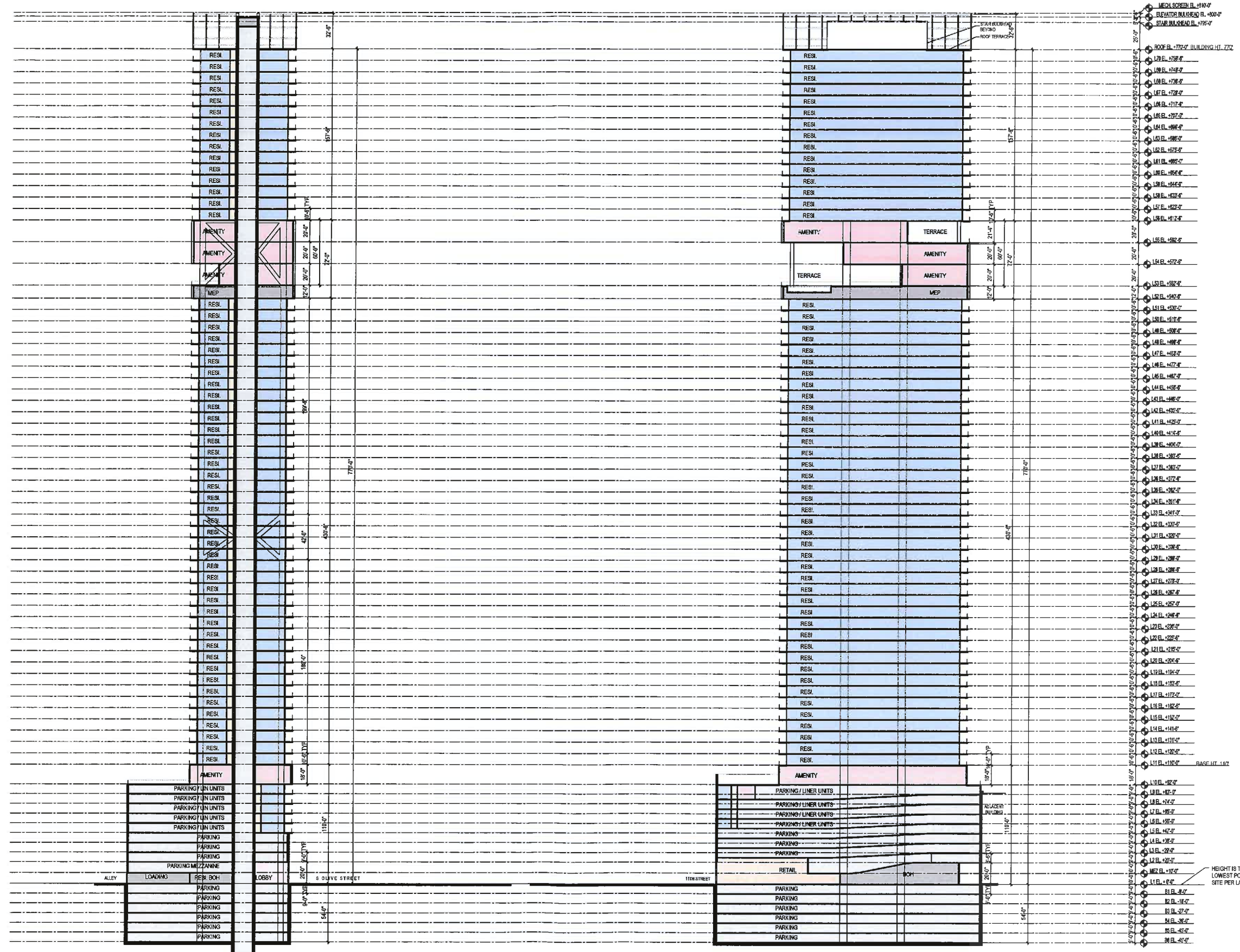
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1058.00 SCALE: 1/8" = 1'-0"

BUILDING SECTIONS

A-250



1 TRANSVERSE SECTION
SCALE: 3/16" = 1'-0"

2 LONGITUDINAL SECTION
SCALE: 3/16" = 1'-0"

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



230 Park Ave South 3rd Floor
New York, New York 10003
917-479-7460

NO.	DATE	REVISION
001	05/21/2017	INITIAL SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CONSULTANTS

LANDSCAPE ARCHITECT:
ODA Architecture P.C.
230 Park Avenue South 3rd Fl
New York, NY 10003
T: (917) 479-7465

STRUCTURAL ENGINEER:
ANGRASSON KLEINOWIC ASSOCIATES
1301 Park Avenue Suite 2010
Seattle, WA 98107-2596
T: (206) 294-1200

MEP ENGINEER:
CB ENGINEERS
418 12th Street
San Francisco, CA 94103
T: (415) 437-7200

ELEVATOR CONSULTANT:
EWE ELEVATOR CONSULTING SERVICES INC
30 California Street Suite 3010
San Francisco, CA 94111
T: (415) 412-9232

LAND USE CONSULTANT:
RYANE & ASSOCIATES INC.
833 West 9th St, Suite #2200
Los Angeles, CA 90071
T: (213) 894-3107

LAND USE COUNSEL:
LINER LLP
833 West 9th St, Suite #2200
Los Angeles, CA 90071
T: (213) 894-3115

TRAFFIC ENGINEER:
THE MOBILITY GROUP
18501 Von Karman, Suite 460
Irvine CA 92612
T: (949) 474-5811

KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO 1056.00 SCALE

AERIAL VIEW

A-300

NO.	DATE	REVISION
01	04/17/2017	ENTIREMENT SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BRICAYNE BLVD
MIAMI, FL 33137

CONSULTANTS

LANDSCAPE ARCHITECT:
ODA Architecture P.C.
250 Park Avenue South 3rd Fl
New York, NY 10023
T: (212) 647-8222

STRUCTURAL ENGINEER:
MAGNUSON KEMENIC ASSOCIATES
1301 Fifth Avenue Suite 3200
Seattle, WA 98101-3299
T: (206) 251-1200

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

ELEVATOR CONSULTANT:
OMV ELEVATOR CONSULTING SERVICES Inc.
50 California Street Suite 3510
San Francisco, CA 94111
T: (415) 412-8222

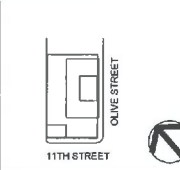
LAND USE CONSULTANT:
BRVNE & ASSOCIATES Inc.
833 West 5th St, Suite #2200
Los Angeles, CA 90011
T: (213) 694-3107

LAND USE COUNSEL:
LINER LLP
833 West 5th St, Suite #2200
Los Angeles, CA 90011
T: (213) 694-3115

TRAVEL ENGINEER:
THE MOBILITY GROUP
3320 Van Ness Avenue, Suite 400
Oakland CA 94612
T: (949) 474-1591

KEY PLAN

1035, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



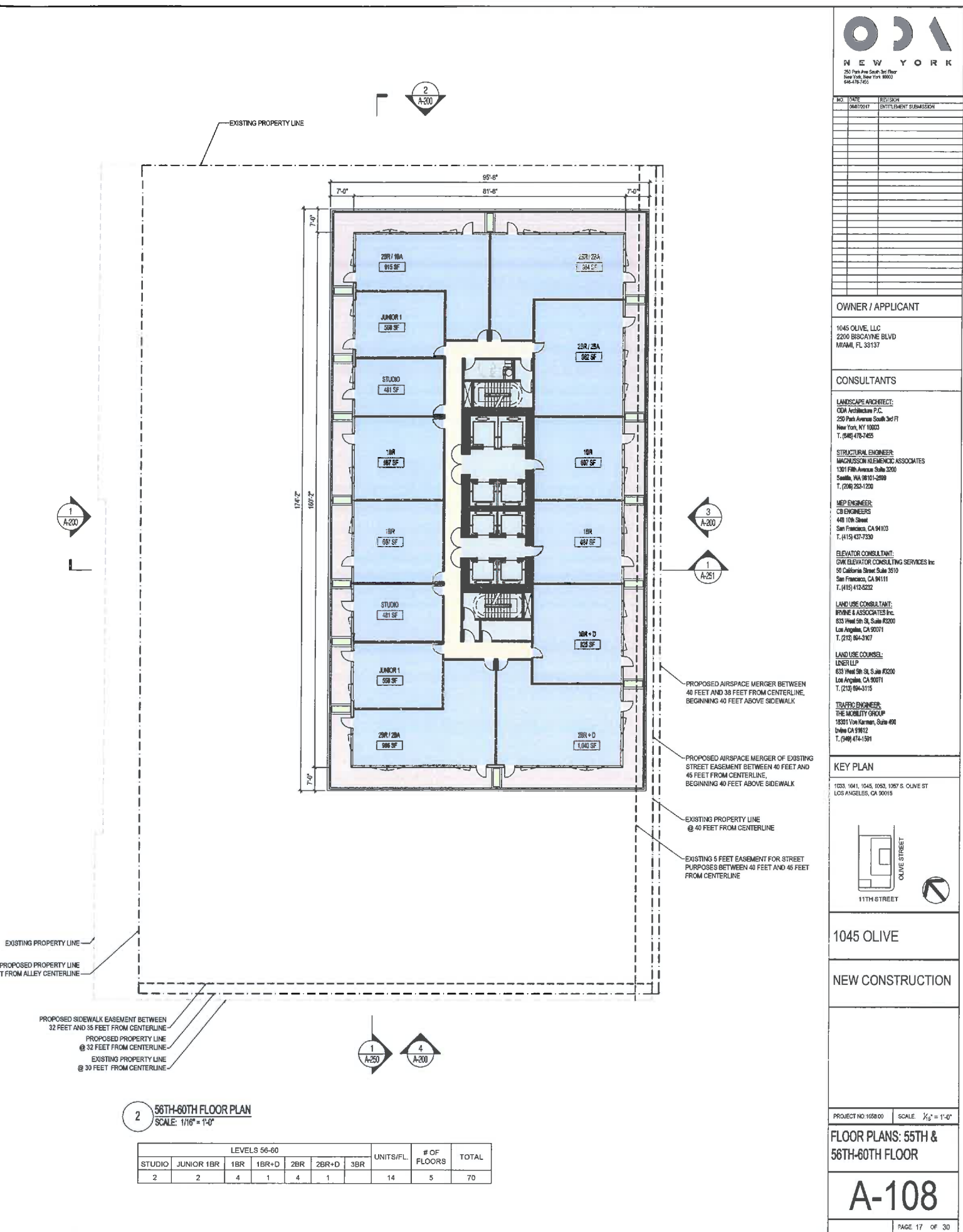
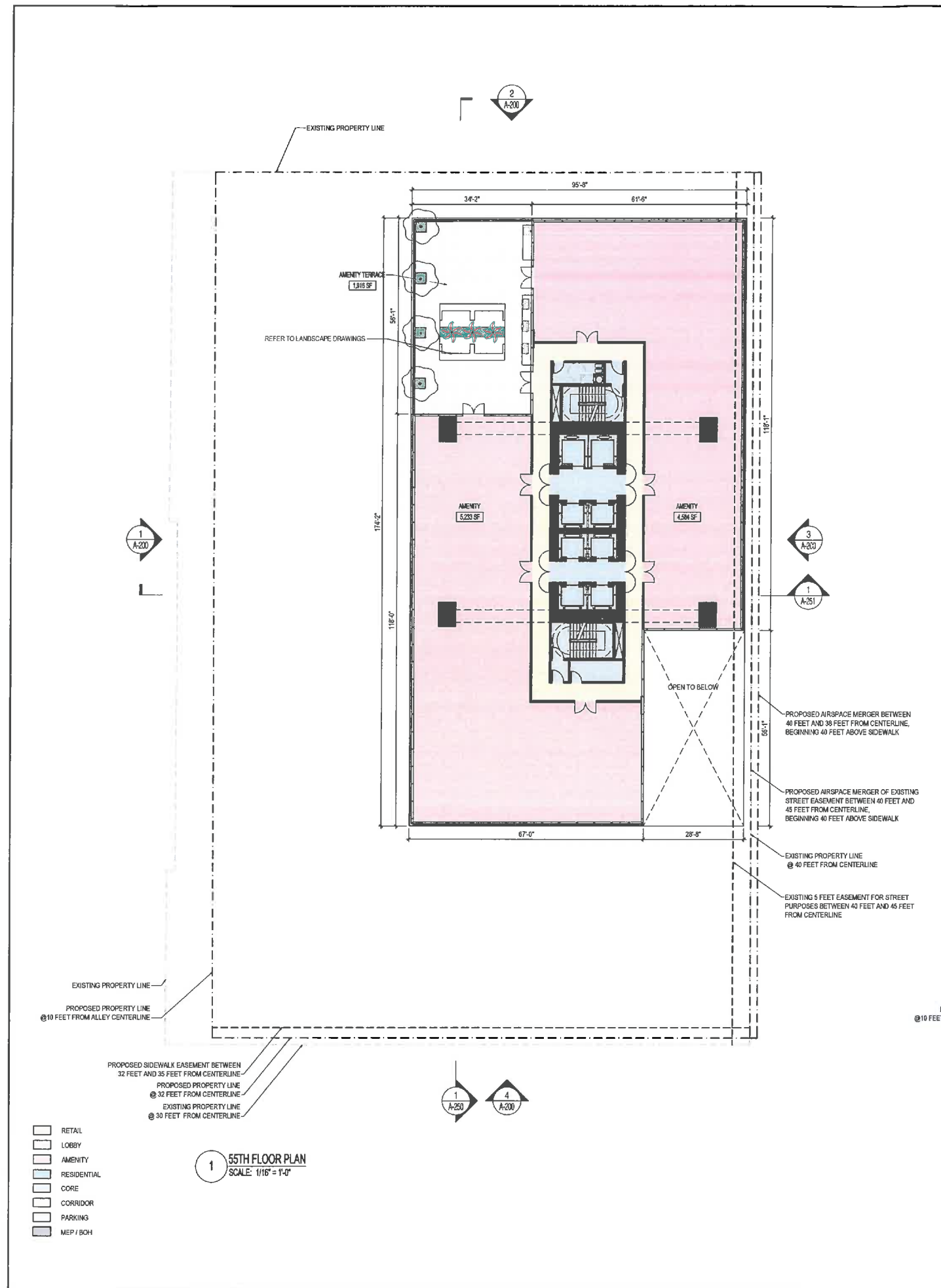
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1058/00 SCALE: 1/8" = 1'-0"

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

A-108



LEVELS 56-60								UNITS/F.L.	# 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 / BCH

