

PRELIMINARY SOLAR REPORT

**VESTING TENTATIVE TRACT NO. 74531
1045 S OLIVE STREET**

Prepared By:

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Prepared For Owner:

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Project Description

Vesting Tentative Tract Map No. 74327 is being submitted for merger and resubdivision purposes. There would be a maximum of 800 residential condominium units and up to 15,000 square feet of retail provided. The proposed building would be a maximum of 50-levels above-grade with approximately five subterranean levels of parking provided. The commercial uses would be located on the ground floor and the residential uses would be located on levels 5 through 50. Parking would be located on the levels 2-9 and five subterranean levels. A maximum of 817 parking spaces are proposed along with approximately 896 bicycle parking spaces. This application is to request a subdivision for one ground lot and 17 airspace lots for condominium purposes.

Site & Building Orientation

The Project Site is located at the northwest corner of South Olive Street and West 11th Street in the Central City Community Plan. The Project Site is bounded by an under construction residential building to the north, an under construction residential building and existing one and two story buildings to the west, 11th Street to the south, and Olive Street to the east. The proposed building would cover the Project Site on approximately the first ten levels before slimming to an L-shaped tower. The ground floor retail space is proposed to front both Olive Street and 11th Street. A residential lobby would also be provided along Olive Street. Project parking would be provided within the five subterranean levels as well as on levels two through nine. Vehicular access to parking would be provided via two driveways accessed from the alley to the west of the site as well as an access along 11th Street and another along Olive Street.

General Climatological Data:

The climate of Los Angeles is characterized by generally warm, sunny winters, with occasional rainfall, and hot, rainless, sunny summers. Average monthly temperature

variation through the year is not significant, ranging from about 57 degrees in January to 73 degrees in August (all Fahrenheit degrees). On a daily basis, temperatures range from summer daytime highs in the 80's and 90' and, on rare occasion, into the 100's, to winter nighttime lows in the low 40's and, on rare occasion, into the 30's. However, the daily temperature range is generally around 20 degrees year round. Variations in these temperature norms occur due to various factors the most extreme of which are the hot, dry Santa Ana winds which occur primarily in the winter months and result in summer-like temperatures. While cloud cover does occur frequently at night and in the morning hours, primarily in the spring and summer months, the sun shines on the average 75 percent of the daytime hours year round. Precipitation in the form of rainfall averages around 15 inches per year and is limited almost entirely to the winter months. The generally warm weather and generally low wind velocity in combination with temperature inversions and air pollution (which is a function of the climate, topography and pollution emission sources) can result in occasional stagnant, unhealthy and uncomfortable living conditions. However, generally speaking, the climate of the Los Angeles area is mild, pleasant and livable year round.

Adjacent Buildings:

The land uses within the general vicinity of the Project Site are characterized by a mix of surface parking lots, low-rise commercial uses and mid- to high-rise residential uses. Directly north of the site is an under construction mid-rise residential building. Directly west of the site is a high-rise residential building, an existing one story building and an existing two story building. Directly across Olive Street to the East are low-rise 1-2 story commercial uses. Directly across 11th Street to the South is a surface parking lot. A surface parking lot also sits in the southeast corner of Olive Street and 11th street diagonally across from the site.