







# ALTA/ACSM LAND TITLE SURVEY



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

NO.	DATE	REVISION
1	09/15/2017	ENTITLEMENT 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 KLEINMICH ASSOCIATES  
1301 Fifth Avenue Suite 3200  
Seattle, WA 98101-2899  
T: (206) 252-1200

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

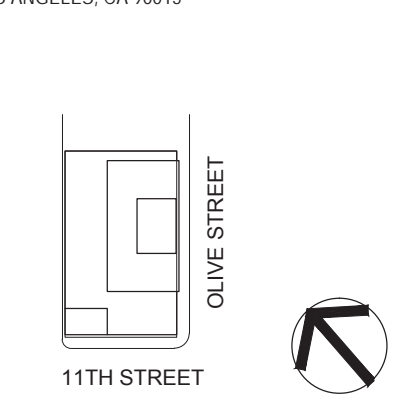
**ELEVATOR CONSULTANT:**  
GIV ELEVATOR CONSULTING SERVICES INC  
50 California Street Suite 3510  
San Francisco, CA 94111  
T: (415) 412-5232

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

**LAND USE COUNSEL:**  
LIVELY LLP  
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**

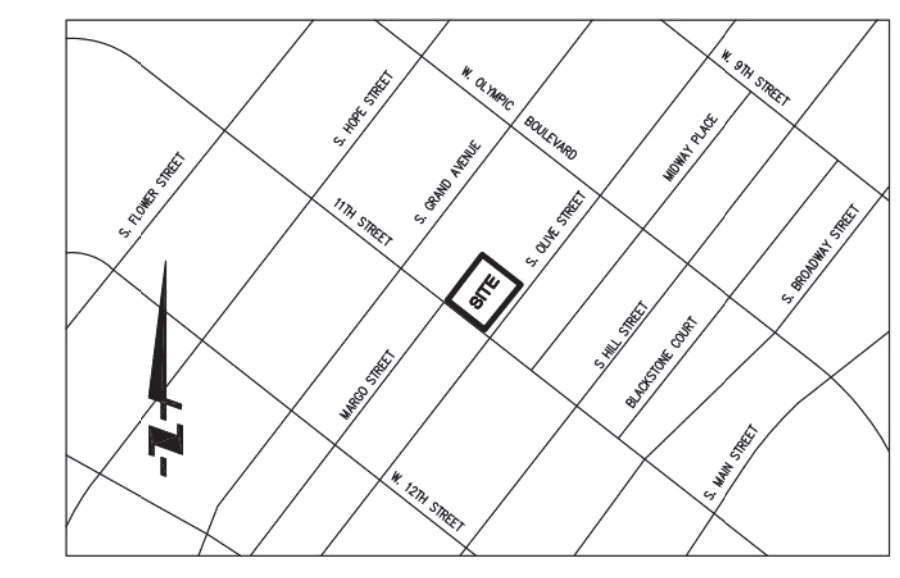
**A-003**

PROJECT NO: 1658.00 SCALE:

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

**FUSCOE ENGINEERING**  
16795 Von Karman, Suite 100  
Irvine, California 92606  
tel 949.474.1960 • fax 949.474.5315  
www.fuscoe.com

PAGE: 04 OF 30



**VICINITY MAP**  
N.T.S.

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

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

1C. 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  
A PORTION OF SAID LAND

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.: 3968 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

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.

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

7C. 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.

8C. 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: RECORDED 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. USELTON, L.S. 5347  
3/03/2016

**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 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. 88-1003976, 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 FUTURE CO., UNDER AN UNRECORDED LEASE AGREEMENT BETWEEN 1045 OLIVE, LLC, AS LESSOR, AND ACME DISPLAY FUTURE CO., AS LESSEE, DATED JANUARY 8, 2015, FOR FUSCOE ENGINEERING.

18A. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

ENTITLED: RECIPROCAL TEMPORARY LICENSE AGREEMENT  
RECORDED: DECEMBER 16, 2014 AS INSTRUMENT NO. 20141586065, OF OFFICIAL RECORDS

REPORT B: NO. 00026831

18. 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

28. INTENTIONALLY DELETED

29. 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

48. 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

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 FEBRUARY 6, 2015, PREPARED BY JERRY L. USELTON, L.S. NO. 5347 FOR FUSCOE ENGINEERING.

98. LICENSE RIGHTS OF EDNA Y. CHANN, AS TRUSTEE OF THE EDNA Y. CHANN FAMILY TRUST DATED DECEMBER 6, 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 6, 2015.

108. INTENTIONALLY DELETED.

**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 NORTHWESTERLY FROM ITS INTERSECTION, WITH THE NORTHWESTERLY 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 NORTHWESTERLY 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 IN BOOK 6696 PAGE 46, OF OFFICIAL RECORDS  
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

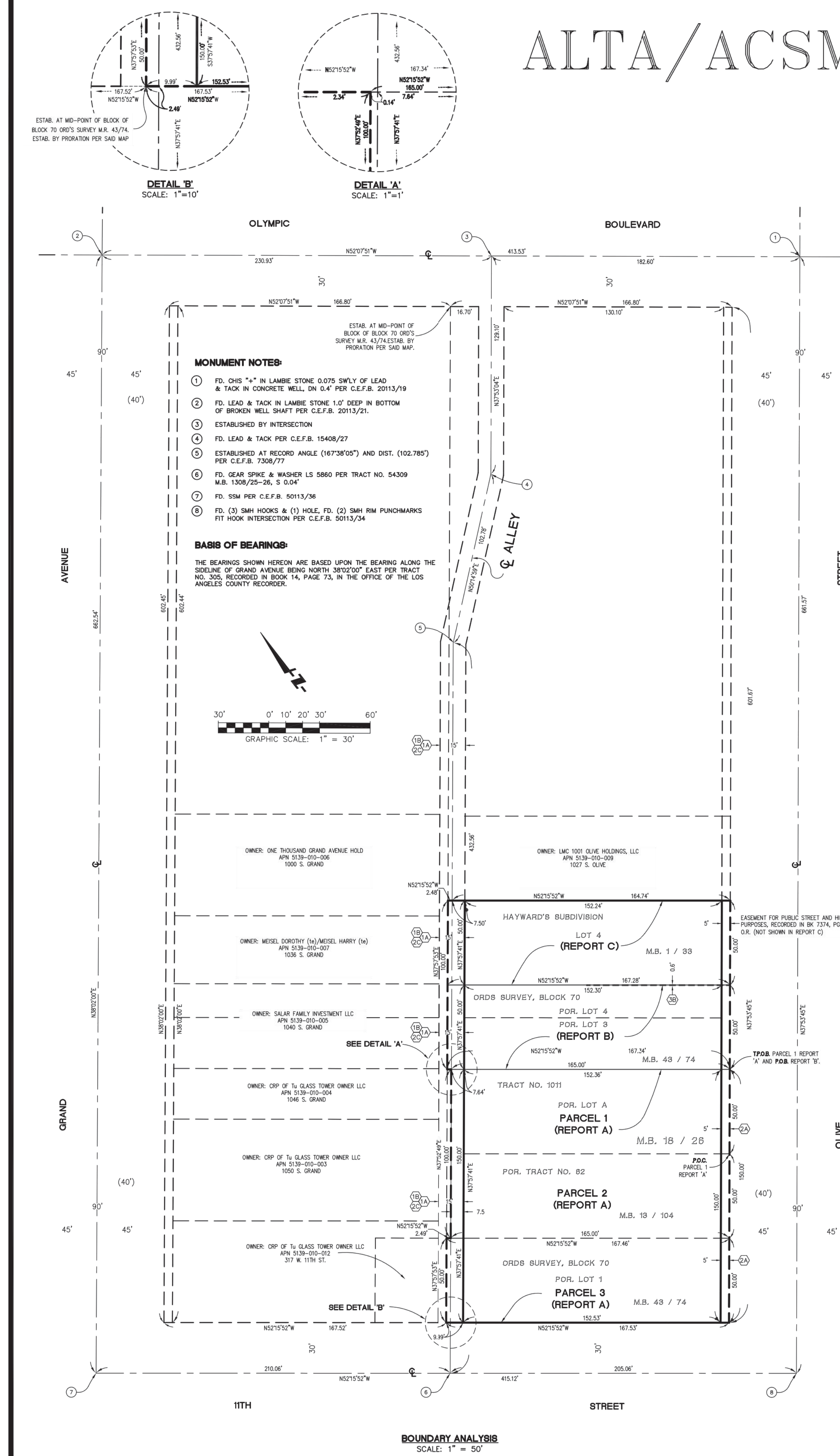
2A. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED.  
PURPOSE: STREET  
CASE NO.: 178856  
RECORDED: JANUARY 11, 1929 IN BOOK 7374 PAGE 205, OF OFFICIAL RECORDS  
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

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 FUTURE 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.

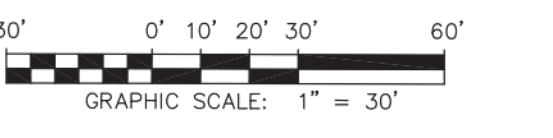
AFFECTS: PARCEL 2

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



- MONUMENT NOTES:**
- FD. CHIS "X" IN LAMBE STONE 0.075 SWLY OF LEAD & TACK IN CONCRETE WALL, ON 0.4' PER C.E.F.B. 2013/19
  - FD. LEAD & TACK IN LAMBE STONE 1.0' DEEP IN BOTTOM OF BROKEN WELL SHAFT PER C.E.F.B. 2013/21.
  - ESTABLISHED BY INTERSECTION
  - FD. LEAD & TACK PER C.E.F.B. 15408/27
  - ESTABLISHED AT RECORD ANGLE (167°30'05") AND DIST. (102.785') PER C.E.F.B. 7308/77
  - FD. GEAR SPIKE & WASHER LS 5860 PER TRACT NO. 54309 M.B. 1308/25-26, S. 0.04'
  - FD. SSM PER C.E.F.B. 50113/36
  - FD. (3) SM HOOKS & (1) HOLE, FD. (2) SM RIM PUNCHMARKS FIT HOOK INTERSECTION PER C.E.F.B. 50113/34

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING ALONG THE SIDELINE OF GRAND AVENUE BEING NORTH 38°02'00" EAST PER TRACT NO. 305, RECORDED IN BOOK 14, PAGE 73, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.



GRAPHIC SCALE: 1" = 30'

OWNER: ONE THOUSAND GRAND AVENUE HOLD  
APN 5139-010-006  
1000 S. GRAND

OWNER: LMC 1001 OLIVE HOLDINGS, LLC  
APN 5139-010-009  
1027 S. OLIVE

OWNER: MESEL DOROTHY (W) MESEL HARRY (W)  
APN 5139-010-007  
1036 S. GRAND

OWNER: SALAR FAMILY INVESTMENT LLC  
APN 5139-010-005  
1040 S. GRAND

OWNER: CRP OF T<sub>3</sub> GLASS TOWER OWNER LLC  
APN 5139-010-004  
1046 S. GRAND

OWNER: CRP OF T<sub>3</sub> GLASS TOWER OWNER LLC  
APN 5139-010-003  
1050 S. GRAND

OWNER: CRP OF T<sub>3</sub> GLASS TOWER OWNER LLC  
APN 5139-010-002  
317 W. 11TH ST.

LOT 4 (REPORT C)  
M.B. 1



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

**OWNER / APPLICANT**

1045 OLIVE, LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

**CONSULTANTS**

**LANDSCAPE ARCHITECT:**  
ODA Architecture P.C.  
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T. (646) 478-7455

**STRUCTURAL ENGINEER:**  
MAGNUSON KLEMEVIC ASSOCIATES  
1301 Fifth Avenue Suite 3200  
Seattle, WA 98101-2699  
T. (206) 292-1200

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

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

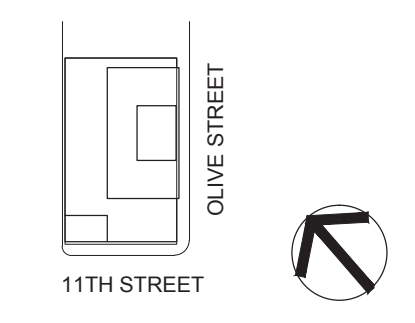
**LAND USE CONSULTANT:**  
IRVINE & ASSOCIATES INC.  
633 West 5th St. Suite #3200  
Los Angeles, CA 90071  
T. (213) 694-3107

**LAND USE COUNSEL:**  
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**TRAFFIC ENGINEER:**  
THE MOBILITY GROUP  
13301 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



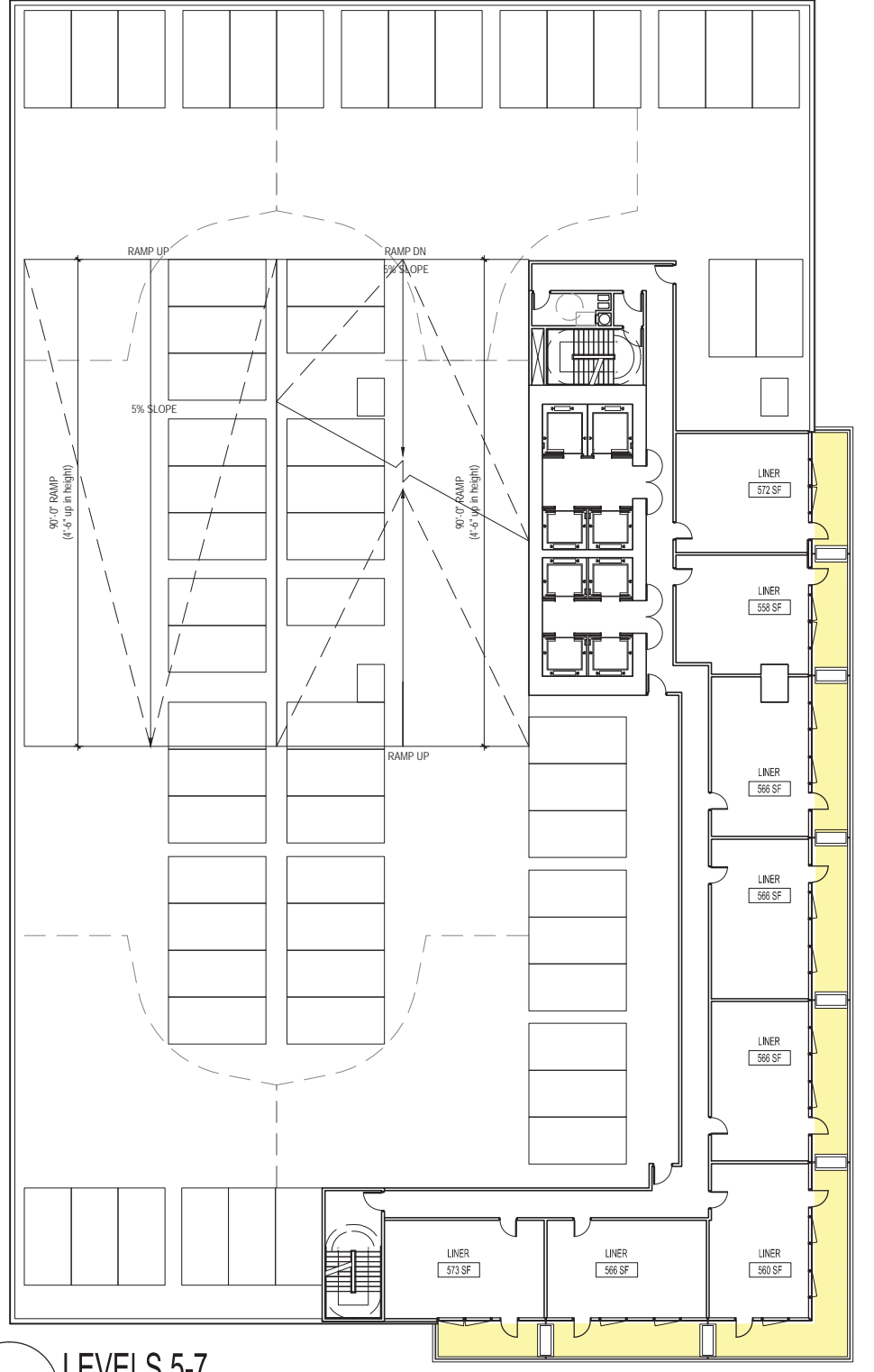
**1045 OLIVE**

**NEW CONSTRUCTION**

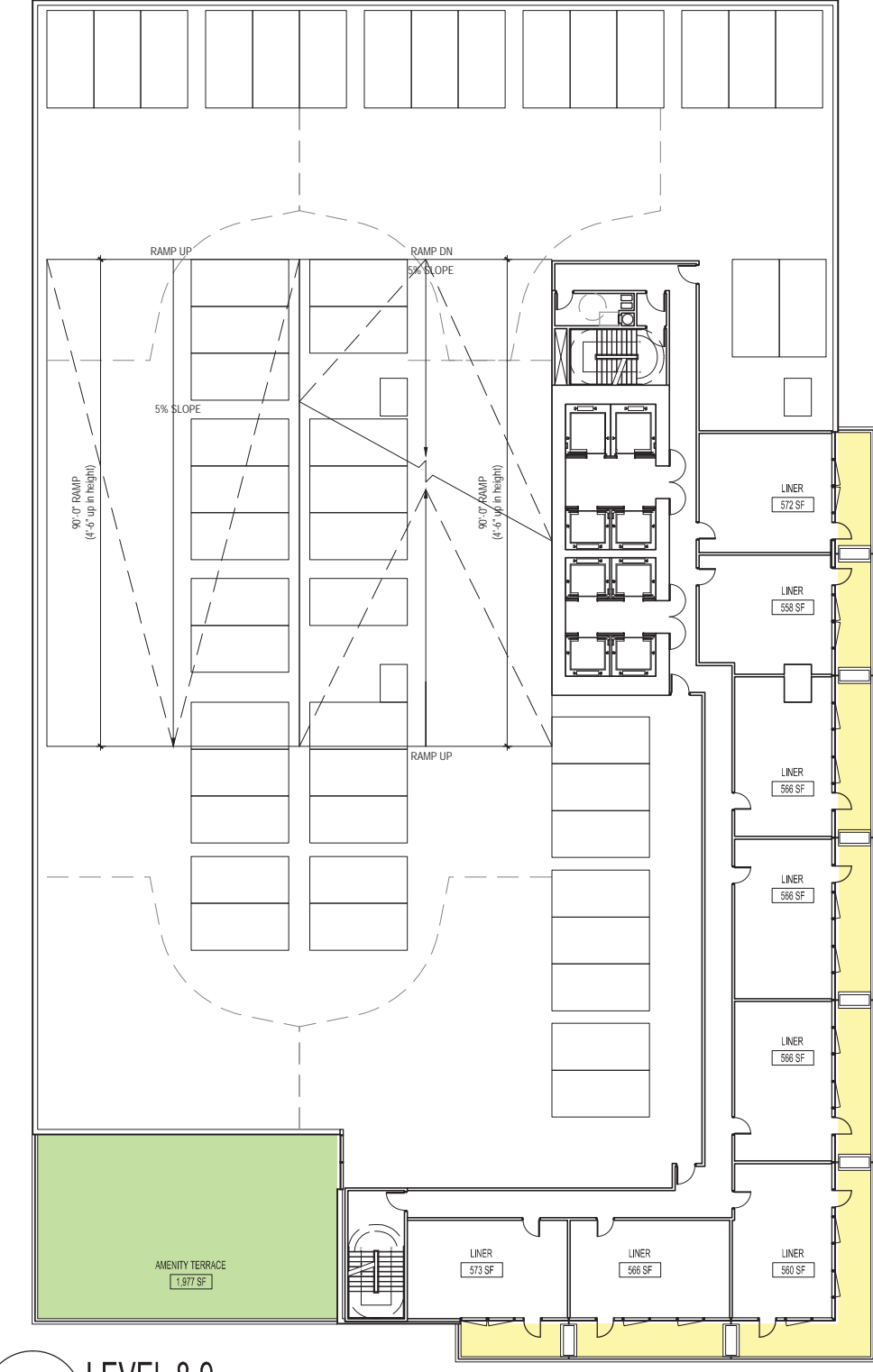
PROJECT NO: 1045-001 SCALE: 1/2" = 1'-0"

**OPEN SPACE DIAGRAMS**

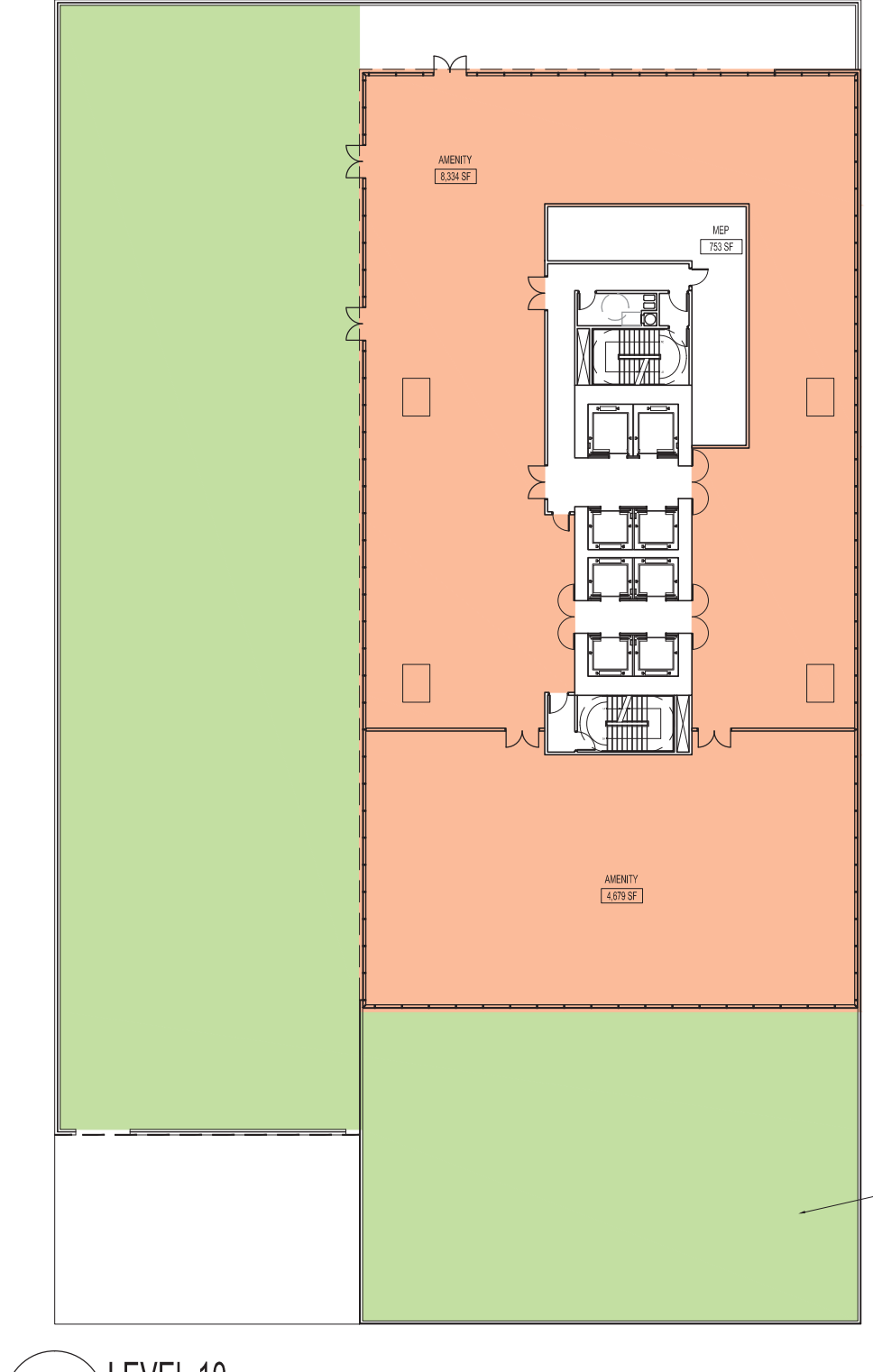
**A-005**



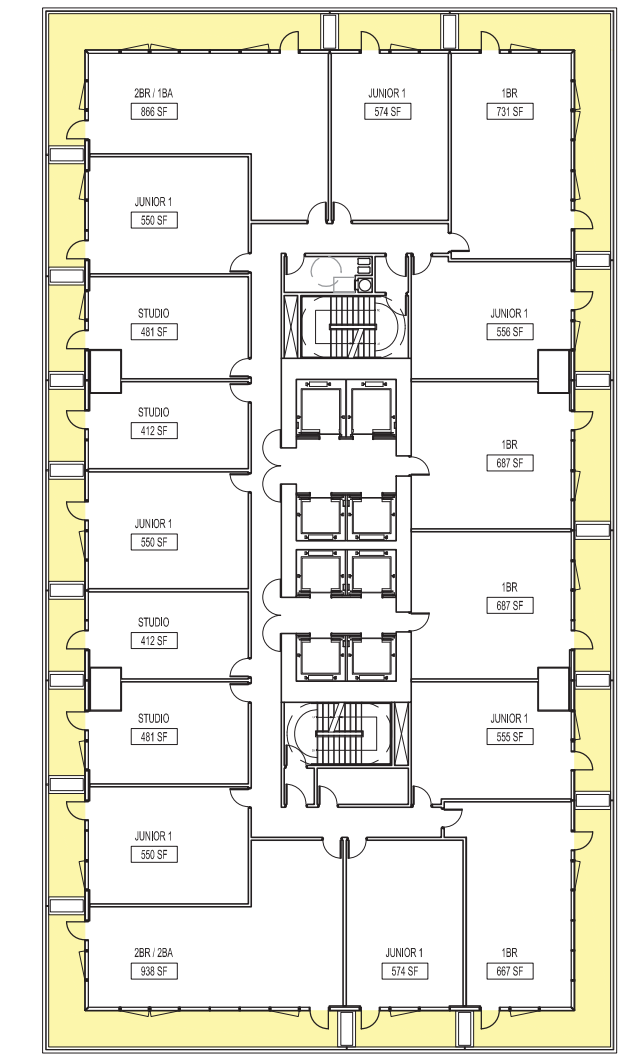
**1 LEVELS 5-7**  
SCALE: 1/32" = 1'-0"  
PRIVATE OPEN SPACE: 1,308 SF  
(50 SF MAX PER BALCONY)  
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 8 X 50 SF = 400 SF  
3 FLOORS X 400 SF = 1,200 SF TOTAL



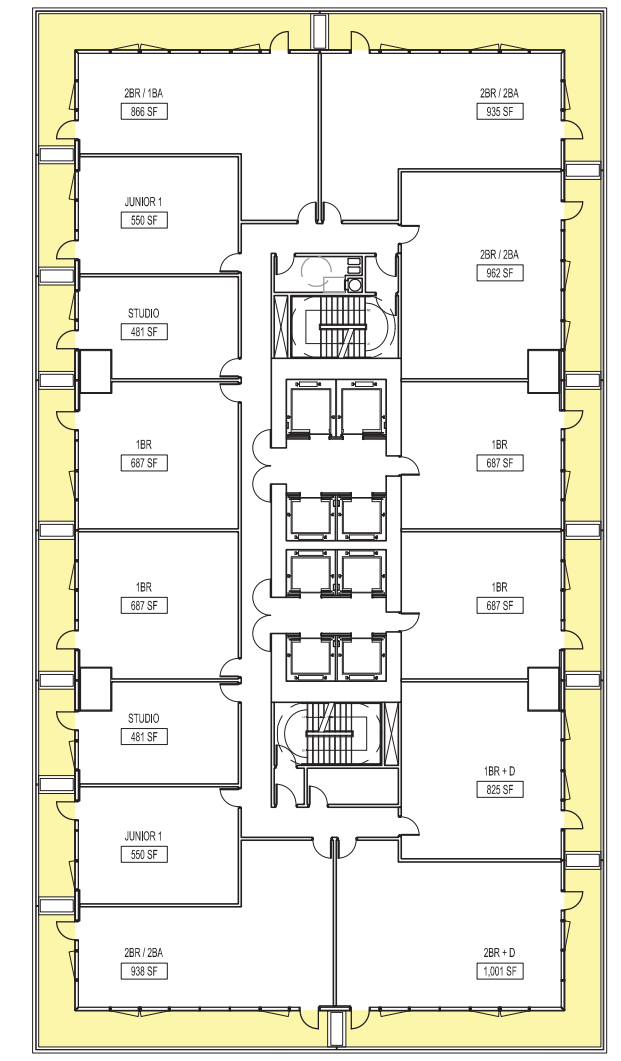
**2 LEVEL 8-9**  
SCALE: 1/32" = 1'-0"  
EXTERIOR COMMON OPEN SPACE (LOCATED ONLY ON LEVEL 8): 1,972 SF  
PRIVATE OPEN SPACE: 1,308 SF  
(50 SF MAX PER BALCONY)  
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 8 X 50 SF = 400 SF  
2 FLOORS X 400 SF = 800 SF



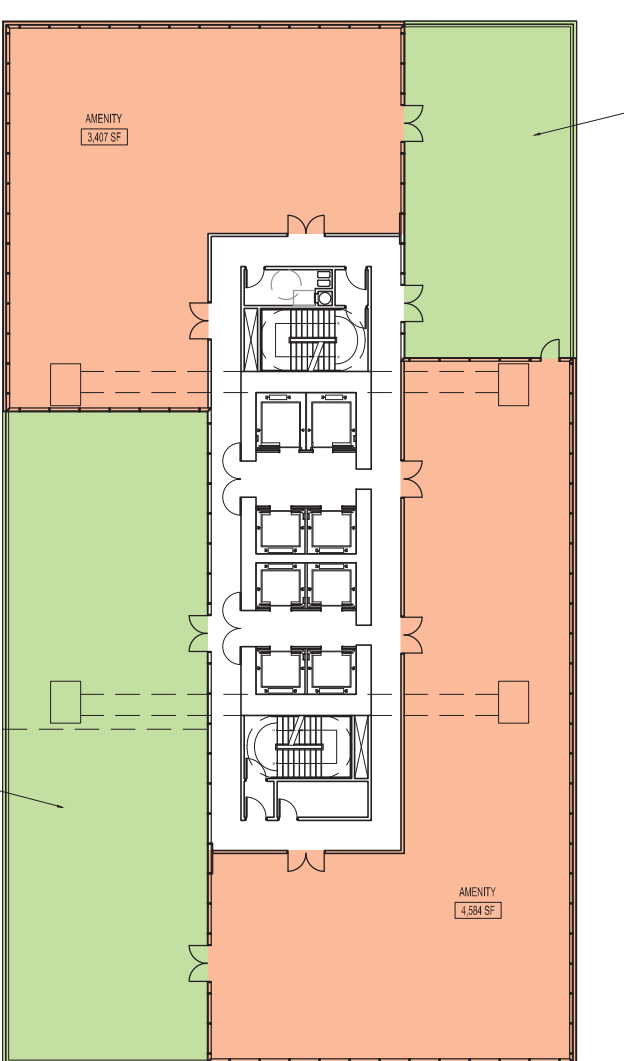
**3 LEVEL 10**  
SCALE: 1/32" = 1'-0"  
INTERIOR COMMON OPEN SPACE: 13,013 SF  
EXTERIOR COMMON OPEN SPACE: 16,751 SF



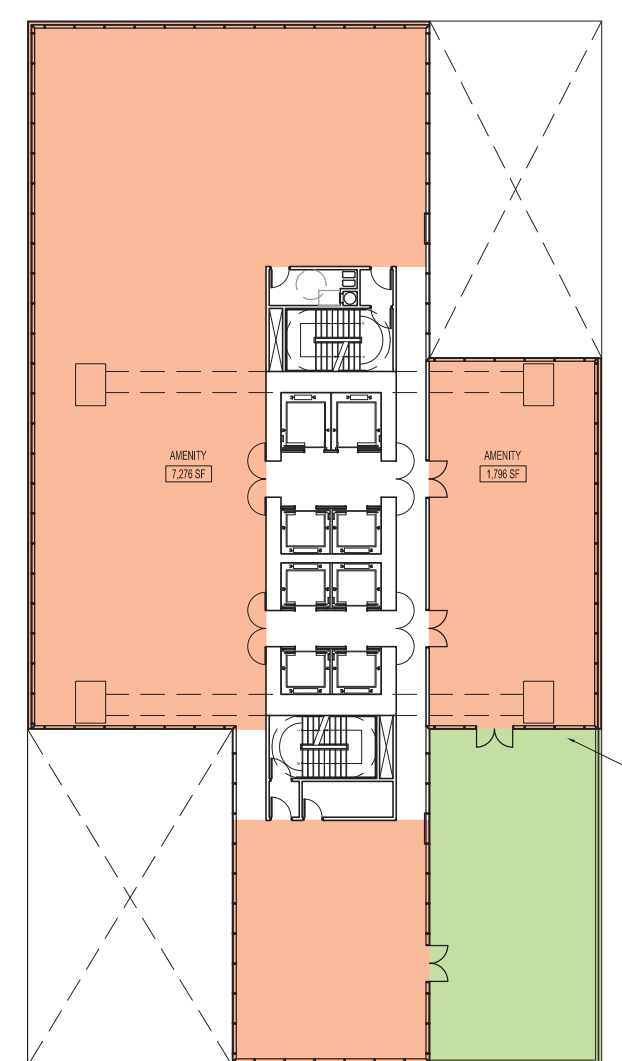
**4 LEVELS 11-20**  
SCALE: 1/32" = 1'-0"  
PRIVATE OPEN SPACE: 2,794 SF  
(50 SF MAX PER BALCONY)  
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 17 X 50 SF = 850 SF  
10 FLOORS X 850 SF = 8,500 SF TOTAL



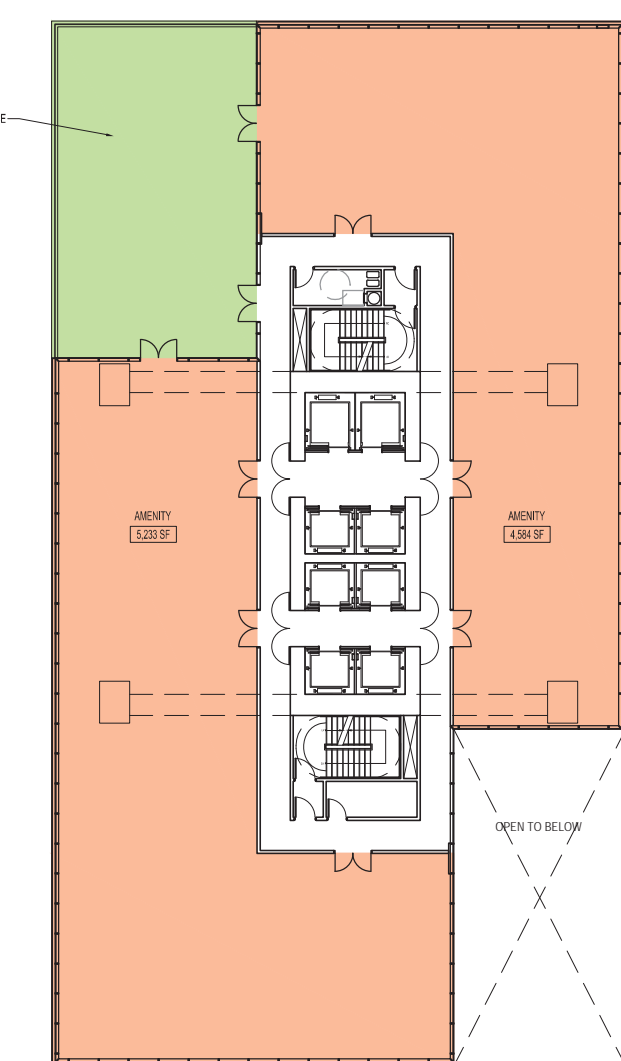
**5 LEVELS 21-51, 56-60**  
SCALE: 1/32" = 1'-0"  
PRIVATE OPEN SPACE: 2,794 SF  
(50 SF MAX PER BALCONY)  
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 14 X 50 SF = 700 SF  
36 FLOORS X 700 SF = 25,200 SF



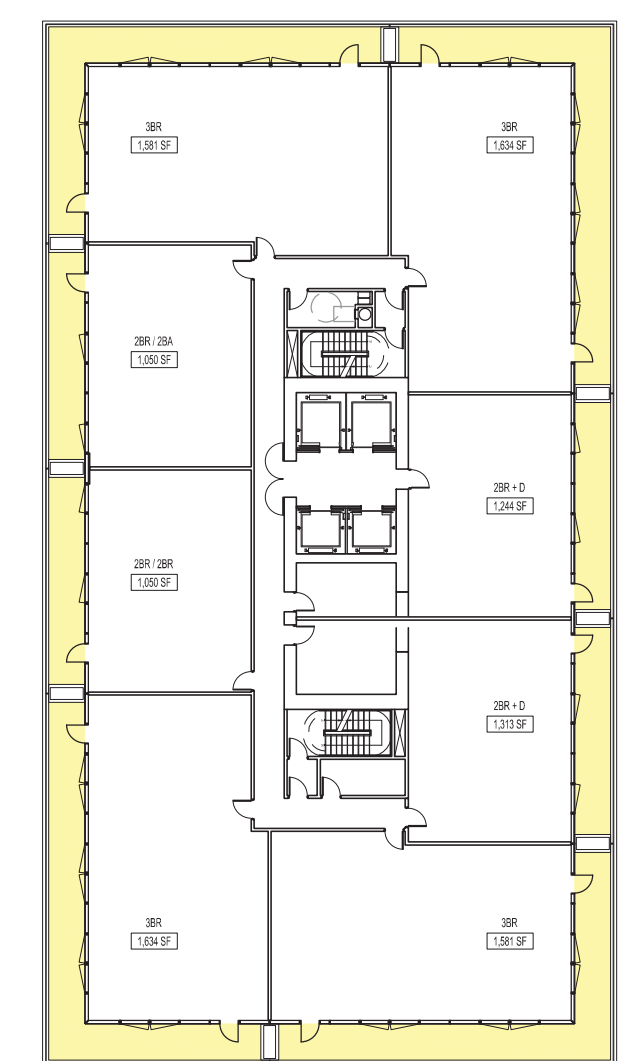
**6 LEVEL 53**  
SCALE: 1/32" = 1'-0"  
INTERIOR COMMON OPEN SPACE: 8,000 SF  
EXTERIOR COMMON OPEN SPACE: 5,331 SF



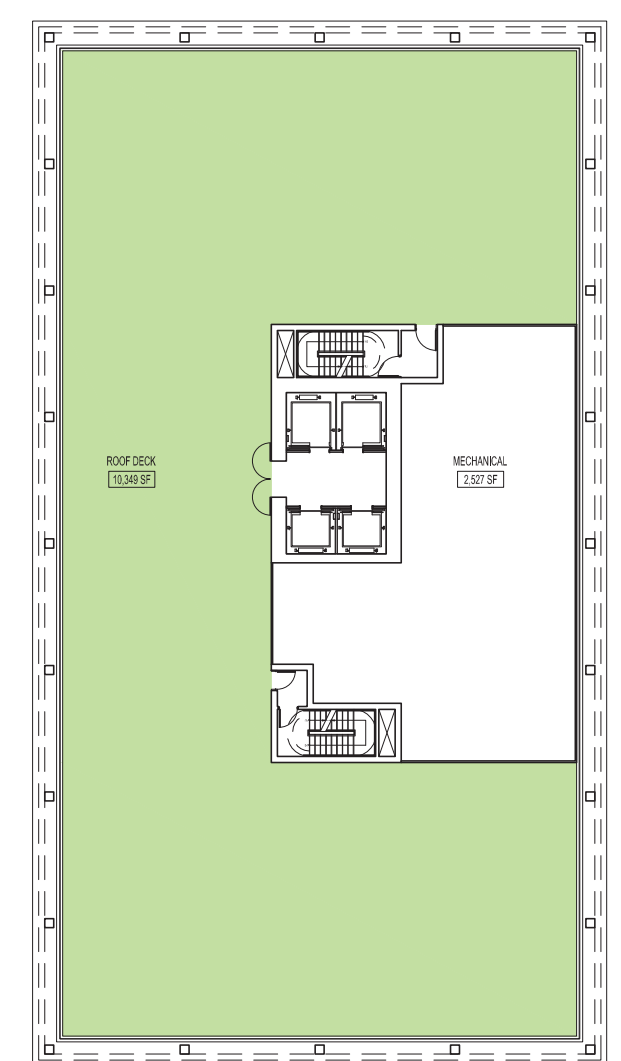
**7 LEVEL 54**  
SCALE: 1/32" = 1'-0"  
INTERIOR COMMON OPEN SPACE: 8,474 SF  
EXTERIOR COMMON OPEN SPACE: 1,608 SF



**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

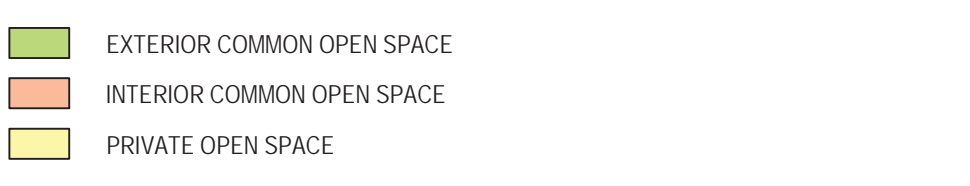


**10 ROOF**  
SCALE: 1/32" = 1'-0"  
EXTERIOR COMMON OPEN SPACE: 10,349 SF

**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
<b>TOTAL USABLE OPEN SPACE REQUIRED</b>			<b>92,100SF</b>

**CREDITED OPEN SPACE PROVIDED**

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

**CREDITED COMMON OPEN SPACE [INTERIOR]**

PROVIDED INTERIOR COMMON SPACE (compliant with LAMC 12.21 G)	39,246SF
INTERIOR COMMON SPACE CREDITED TO OPEN SPACE (max 25% of required OPEN SPACE)	
<b>SUBTOTAL</b>	<b>23,025SF</b>

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

**PRIVATE OPEN SPACE**

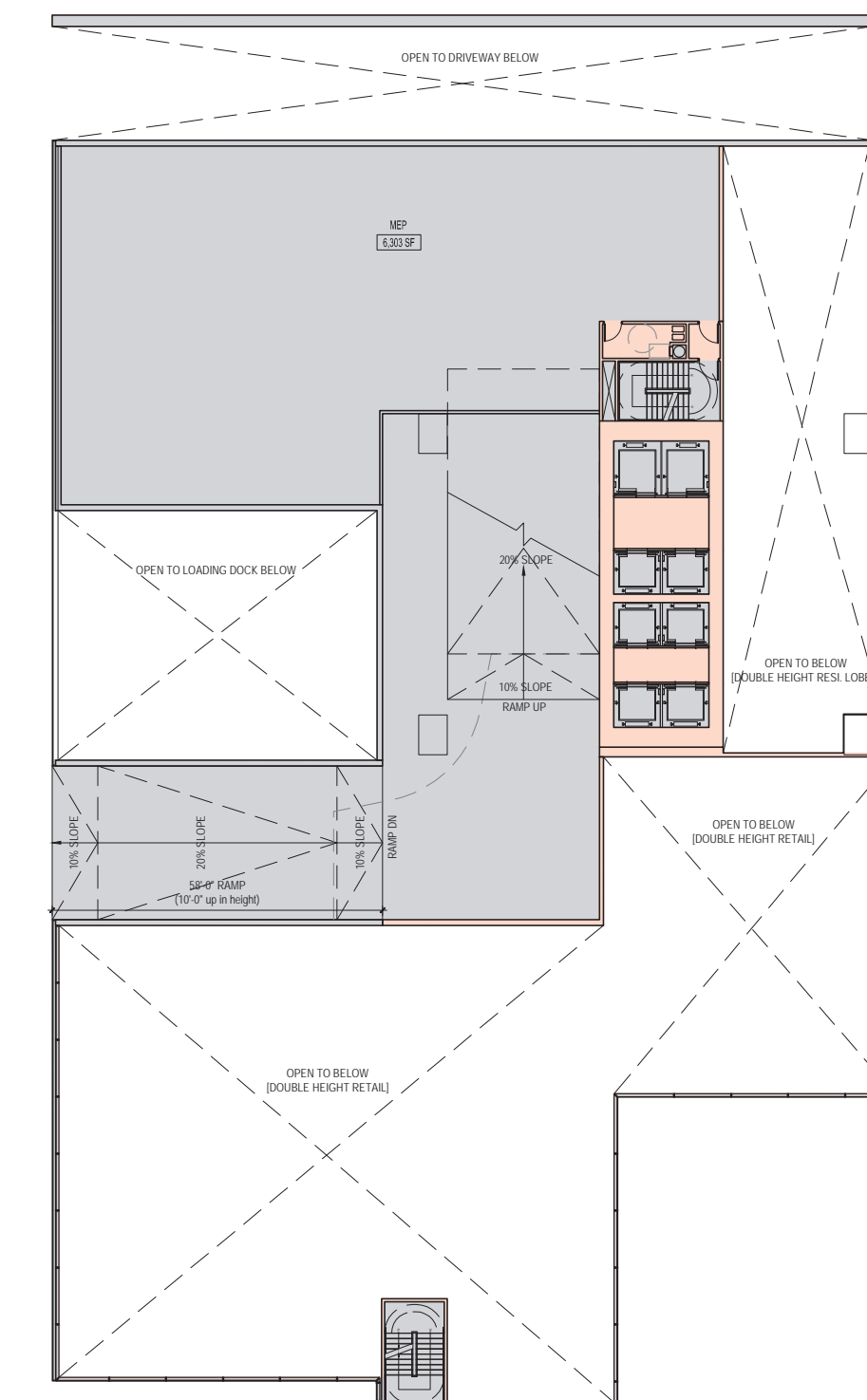
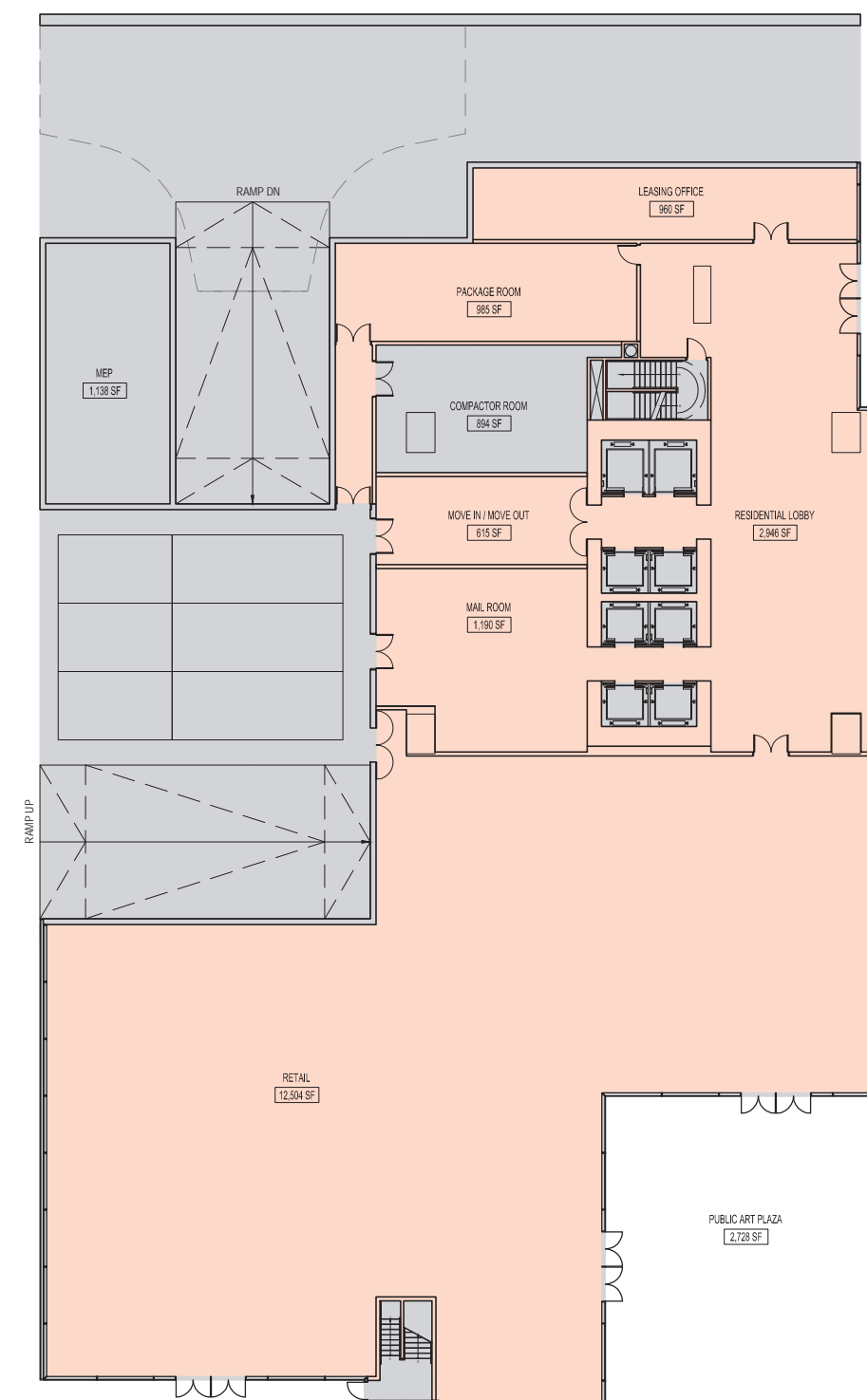
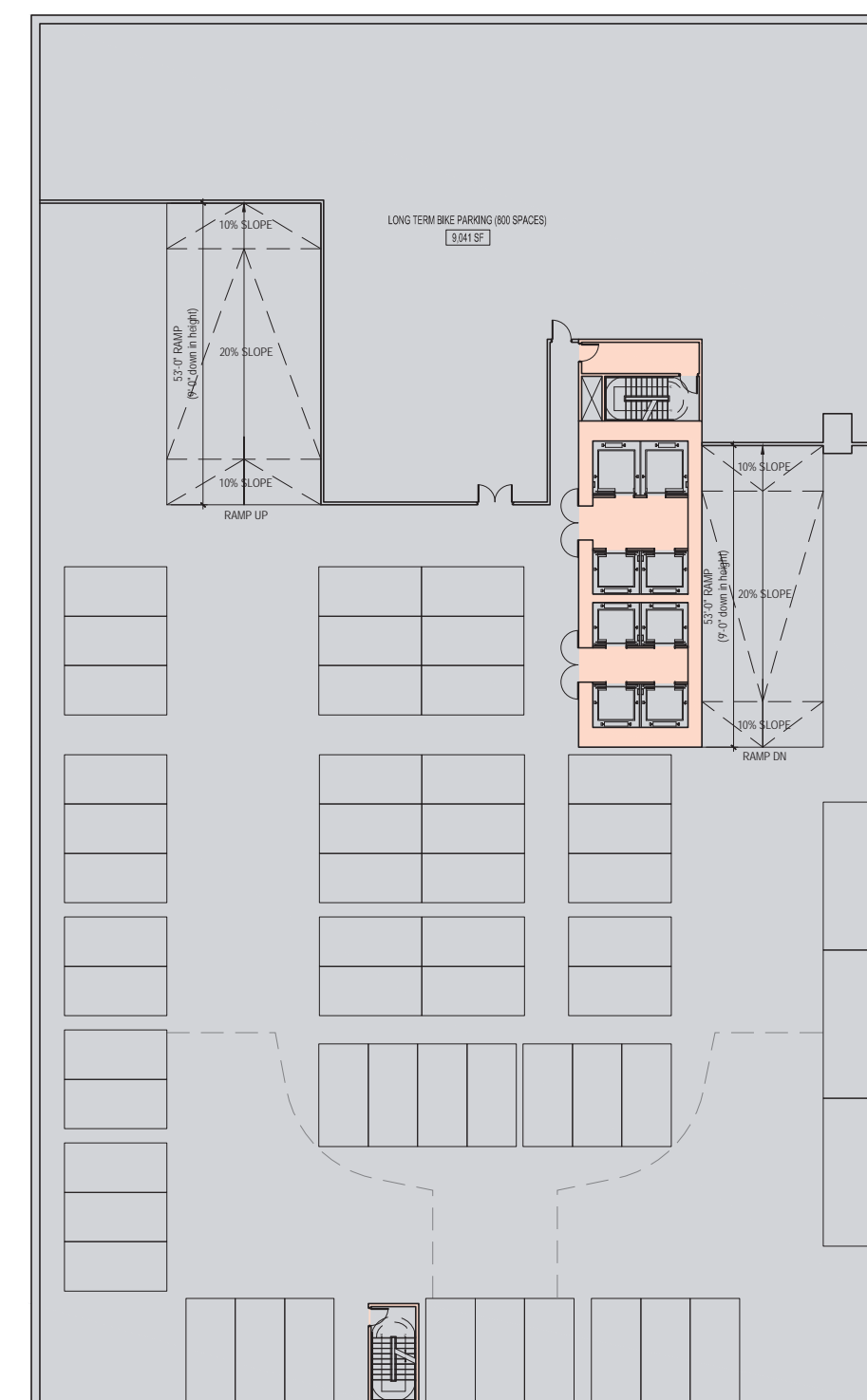
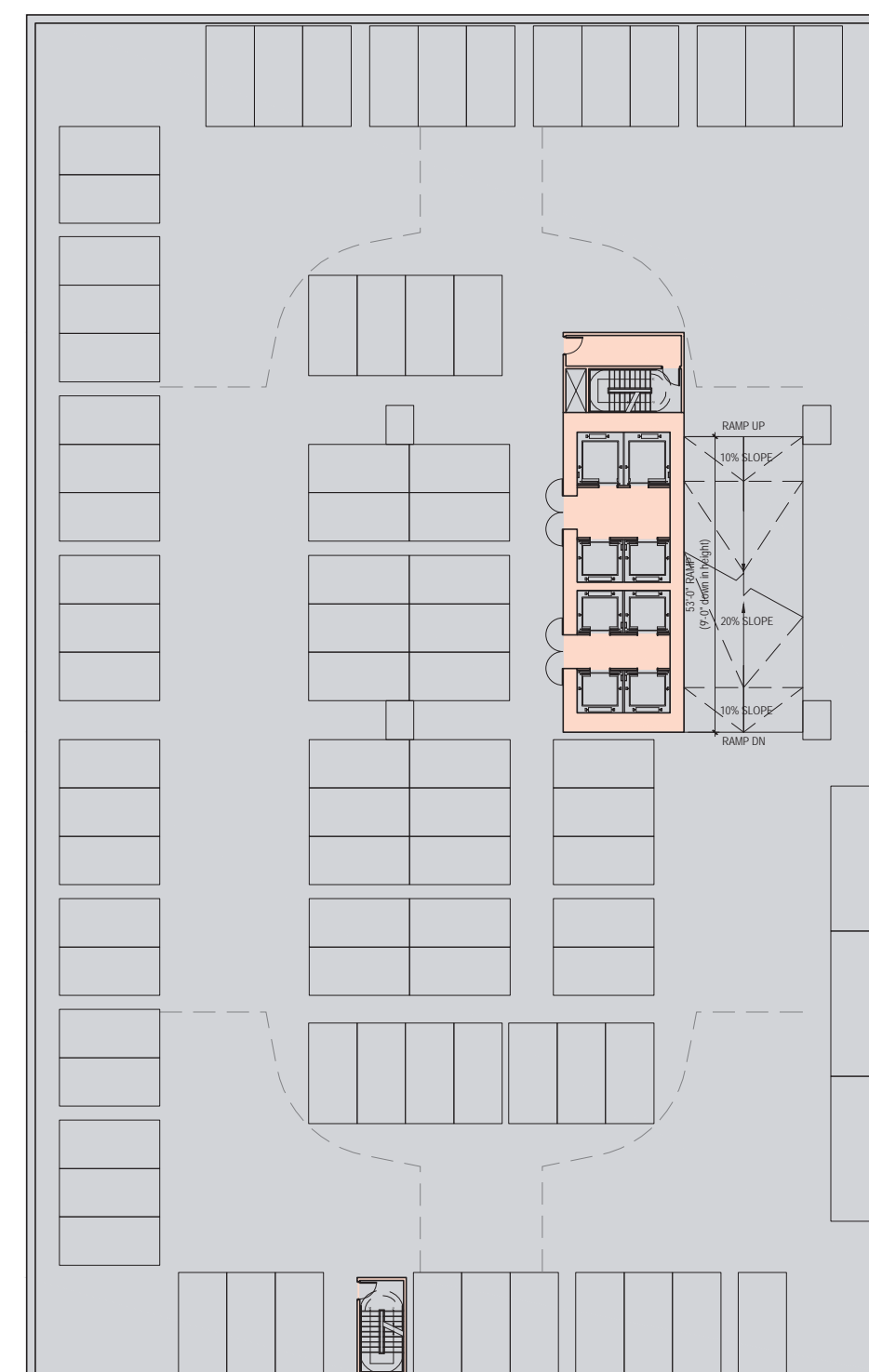
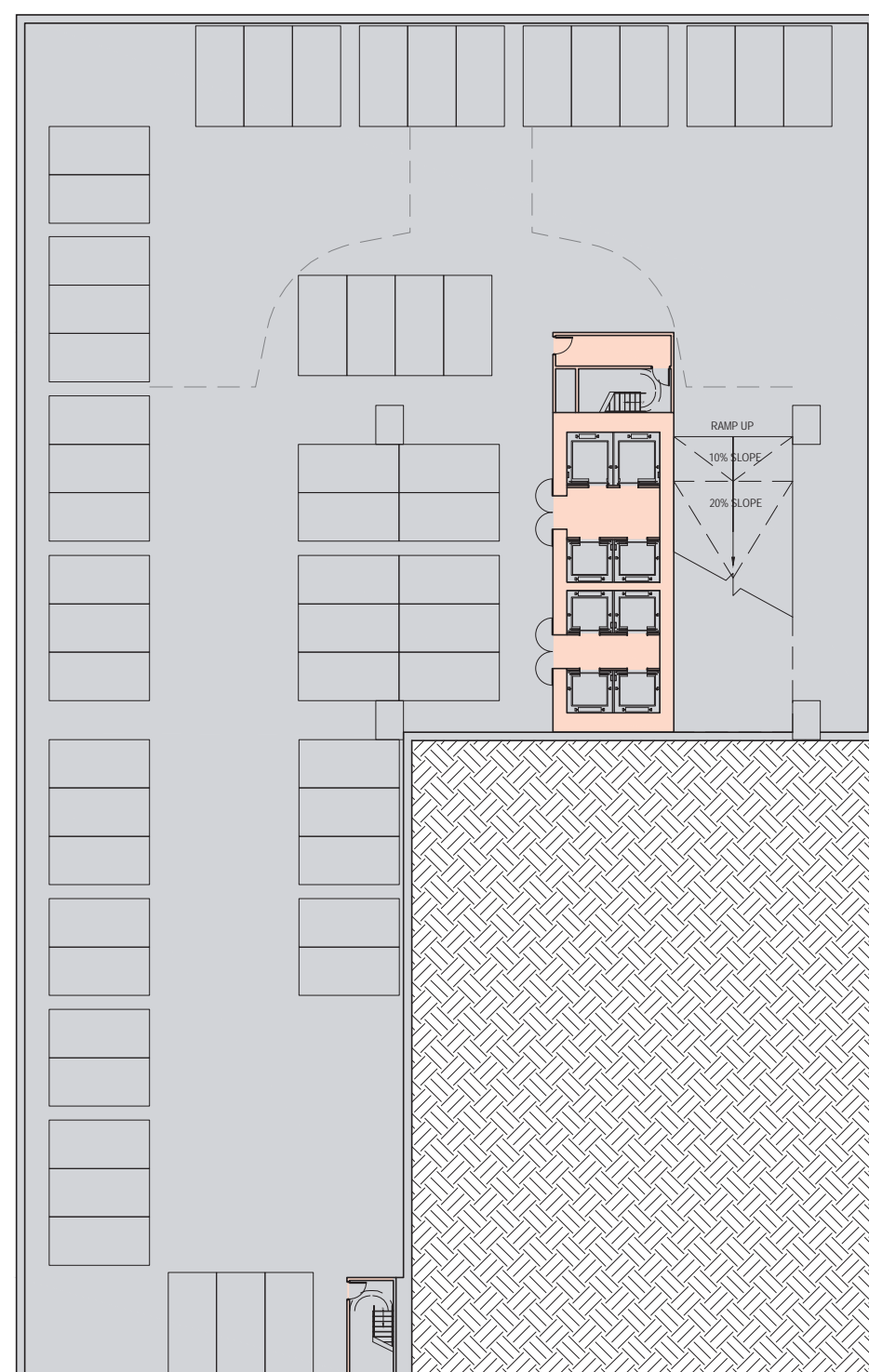
TOTAL CREDITED (794* Units x 50 SF)	<b>39,700SF</b>
* 100% of units with private balcony compliant with LAMC 12.21 G	
<b>TOTAL USABLE OPEN SPACE PROVIDED (common &amp; private)</b>	<b>100,652SF</b>

**LANDSCAPED AREA:**

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

**TREES REQUIREMENTS:**

TREES REQUIRED	CRITERIA	UNIT COUNT	# OF TREES
TOTAL TREES	1 TREE / 4 DWELLING UNITS	794	199
CANOPY TREES	50 % OF TOTAL TREES		99
<b>TREES PROPOSED:</b>			
TOTAL TREES			<b>539</b>
CANOPY TREES			<b>137</b>



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"

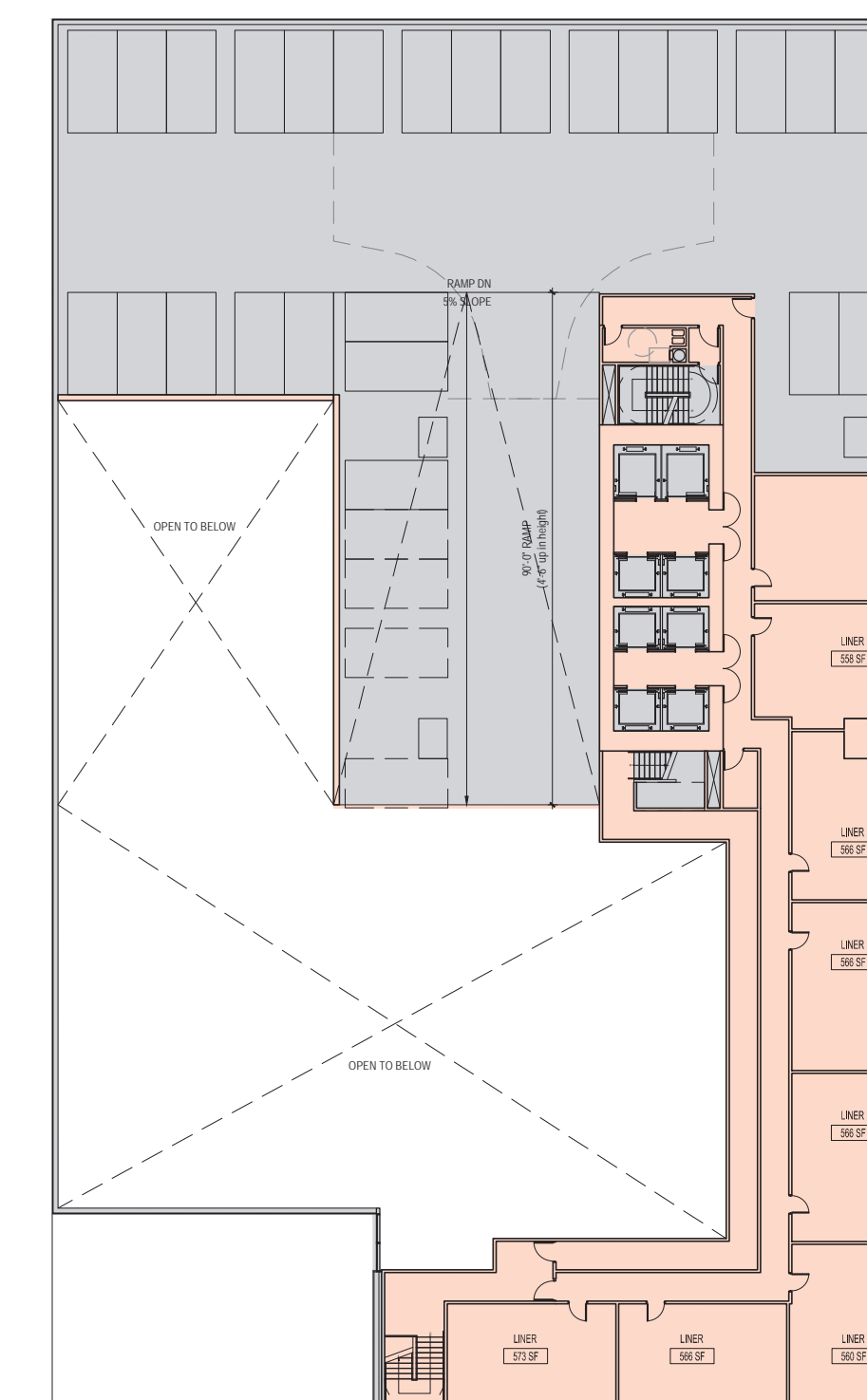
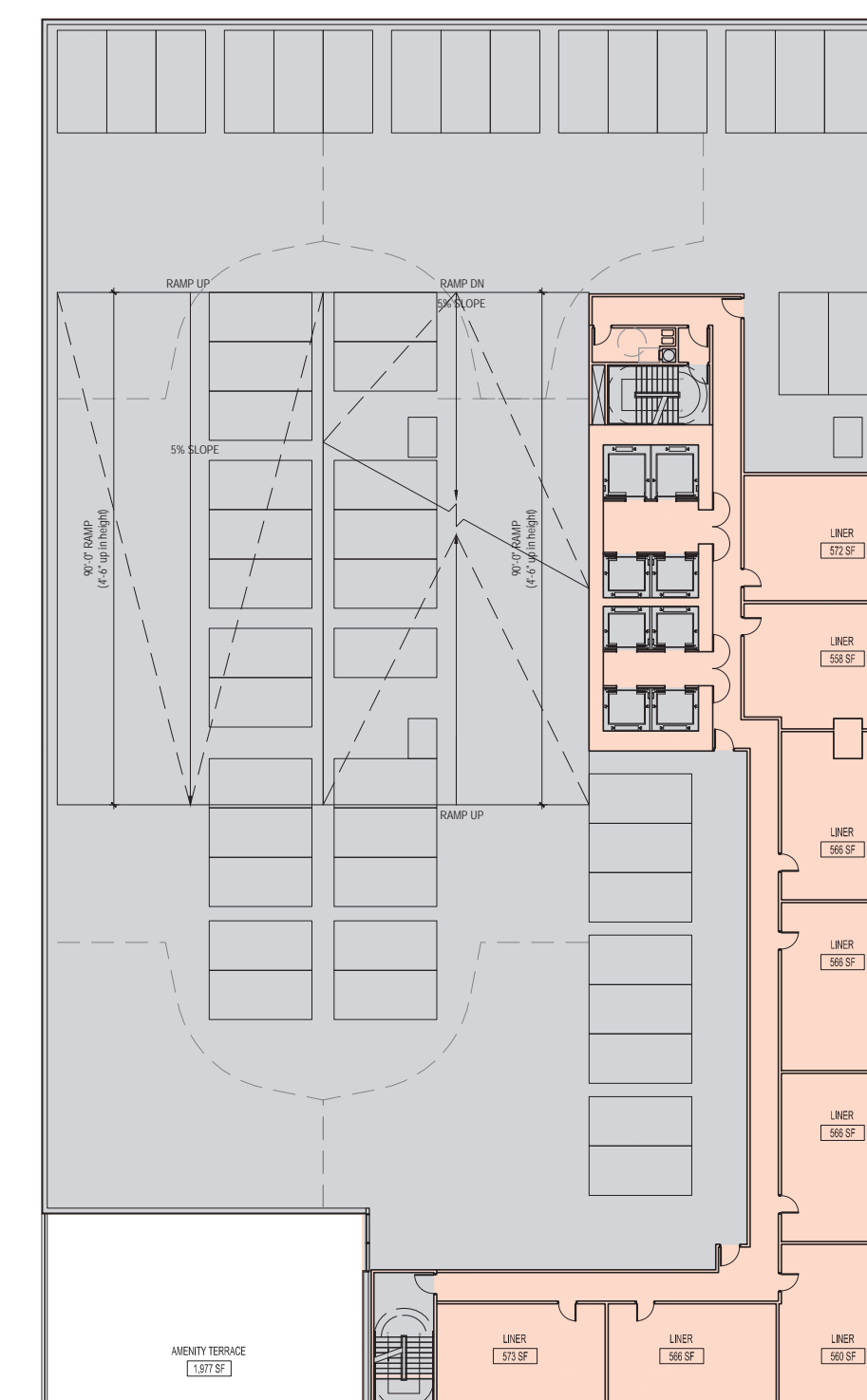
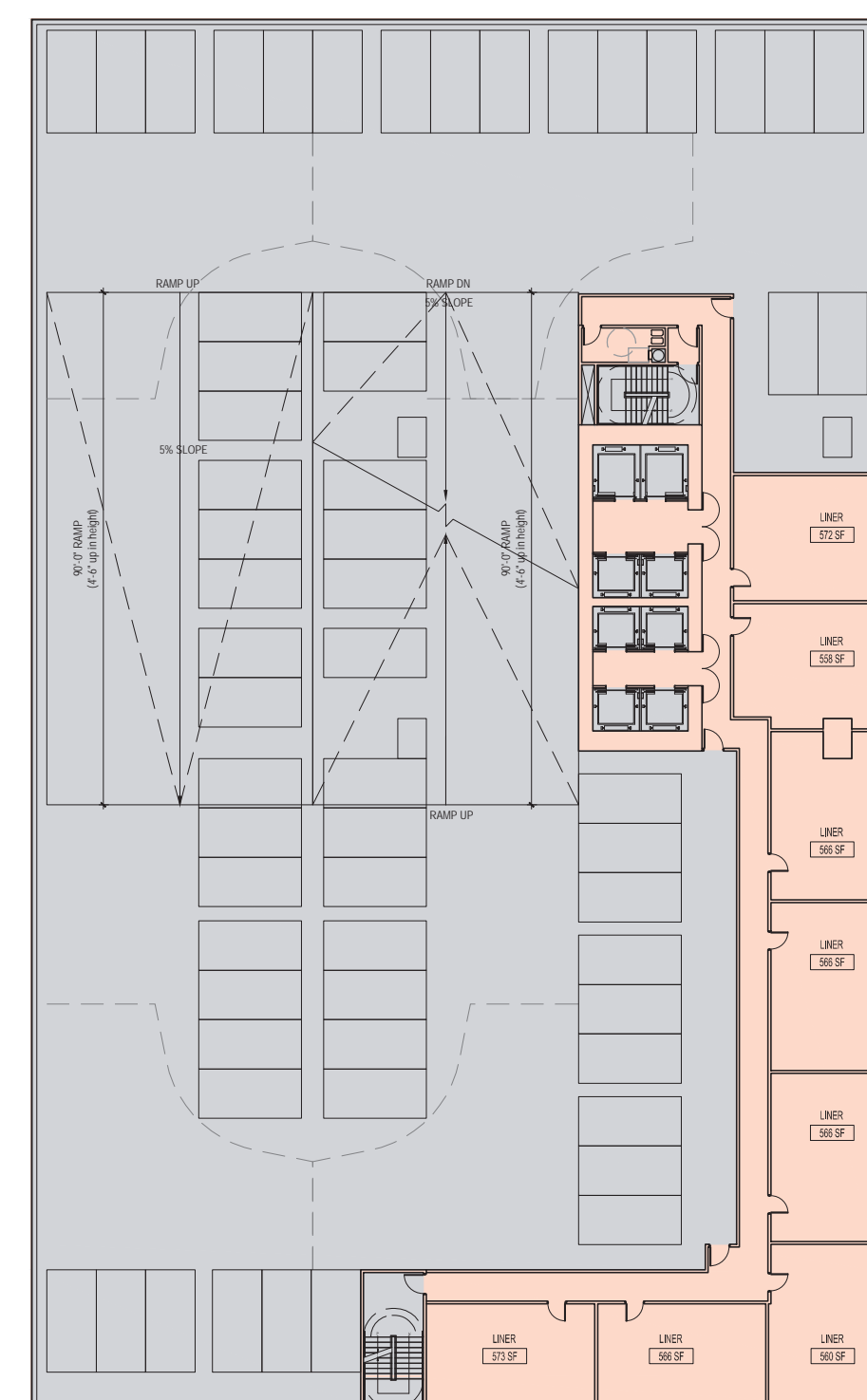
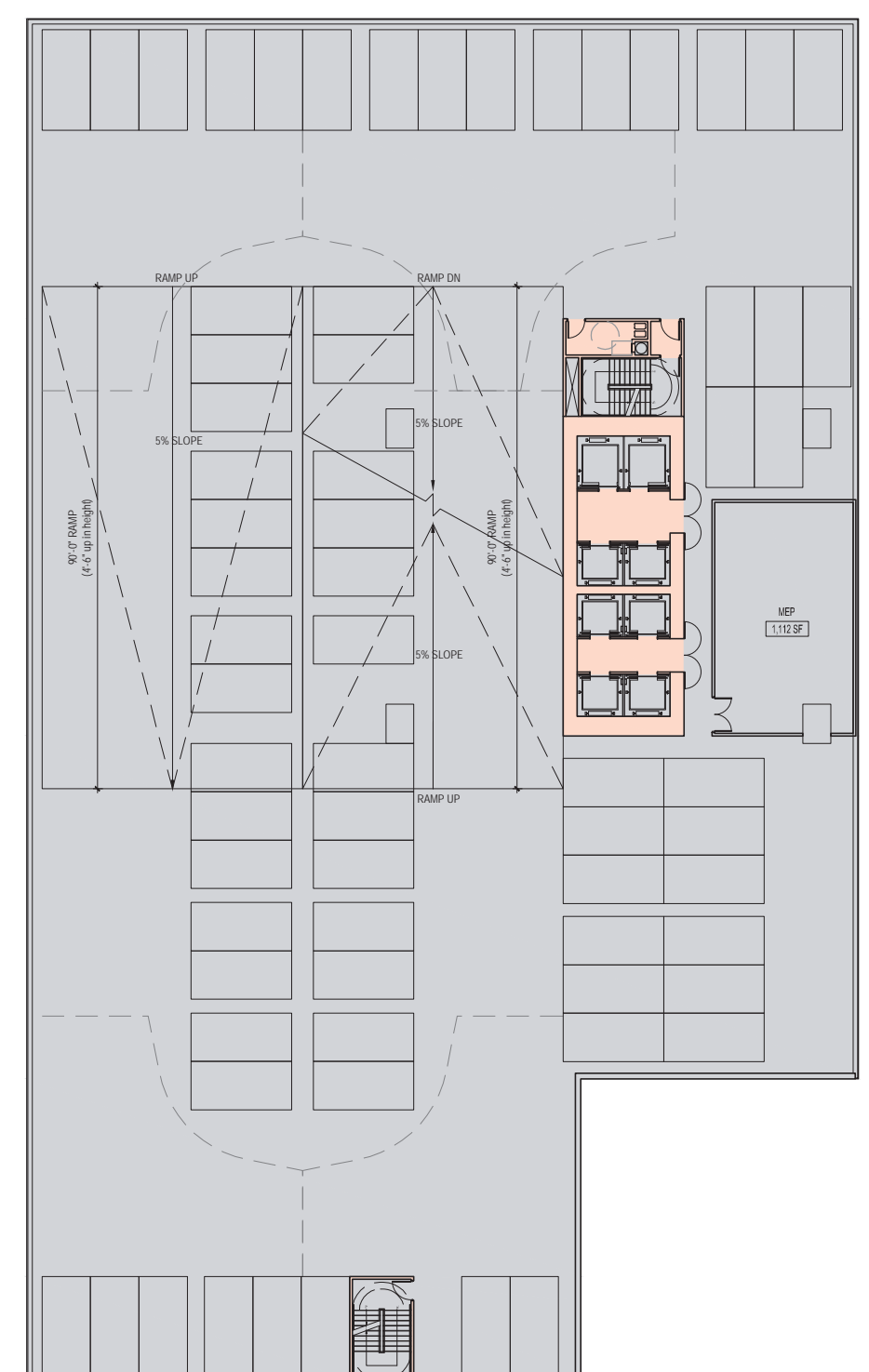
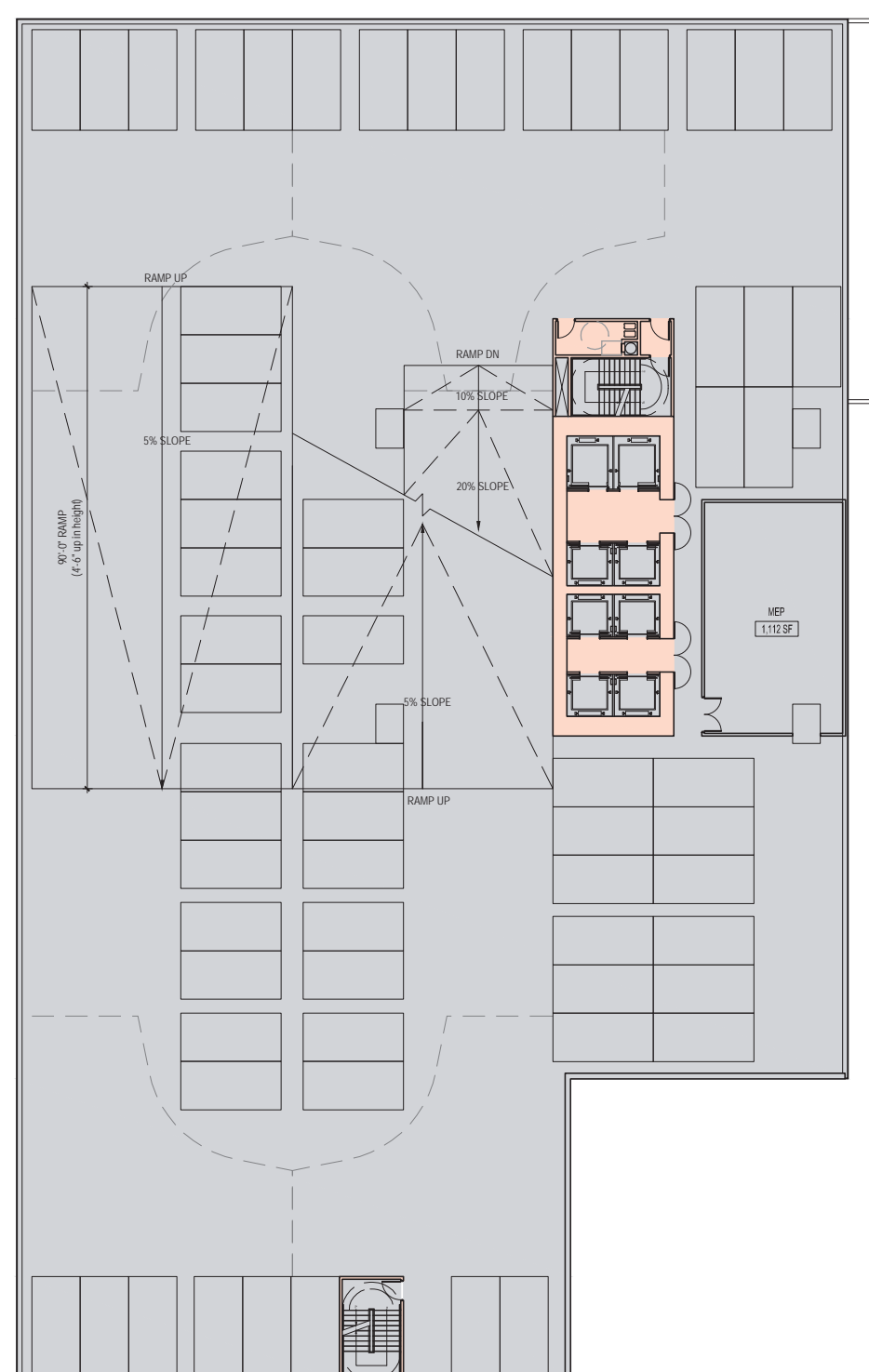
FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
B1	36,480	0	1,172	829	33,756	723

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

FLOOR AREA  
 DEDUCTIONS

**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  
Seattle, WA 98101-2899  
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MEP ENGINEER:  
CG ENGINEERS  
445 10th Street  
San Francisco, CA 94103  
T. (415) 437-7330

ELEVATOR CONSULTANT:  
GJK ELEVATOR CONSULTING SERVICES INC  
50 California Street Suite 3510  
San Francisco, CA 94111  
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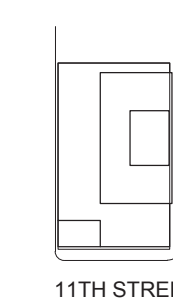
LAND USE CONSULTANT:  
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633 West 5th St. Suite #3200  
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LAND USE COUNSEL:  
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TRAFFIC ENGINEER:  
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13001 Von Karman, Suite 490  
Irvine CA 91612  
T. (949) 474-1591

**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 AREA DIAGRAMS**

**A-006**

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

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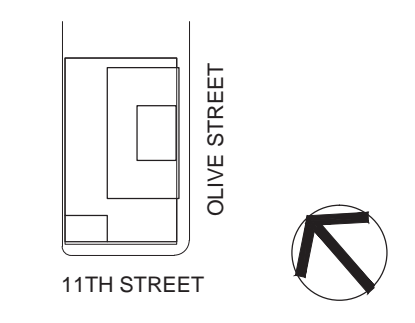
**LAND USE CONSULTANT:**  
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**KEY PLAN**

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



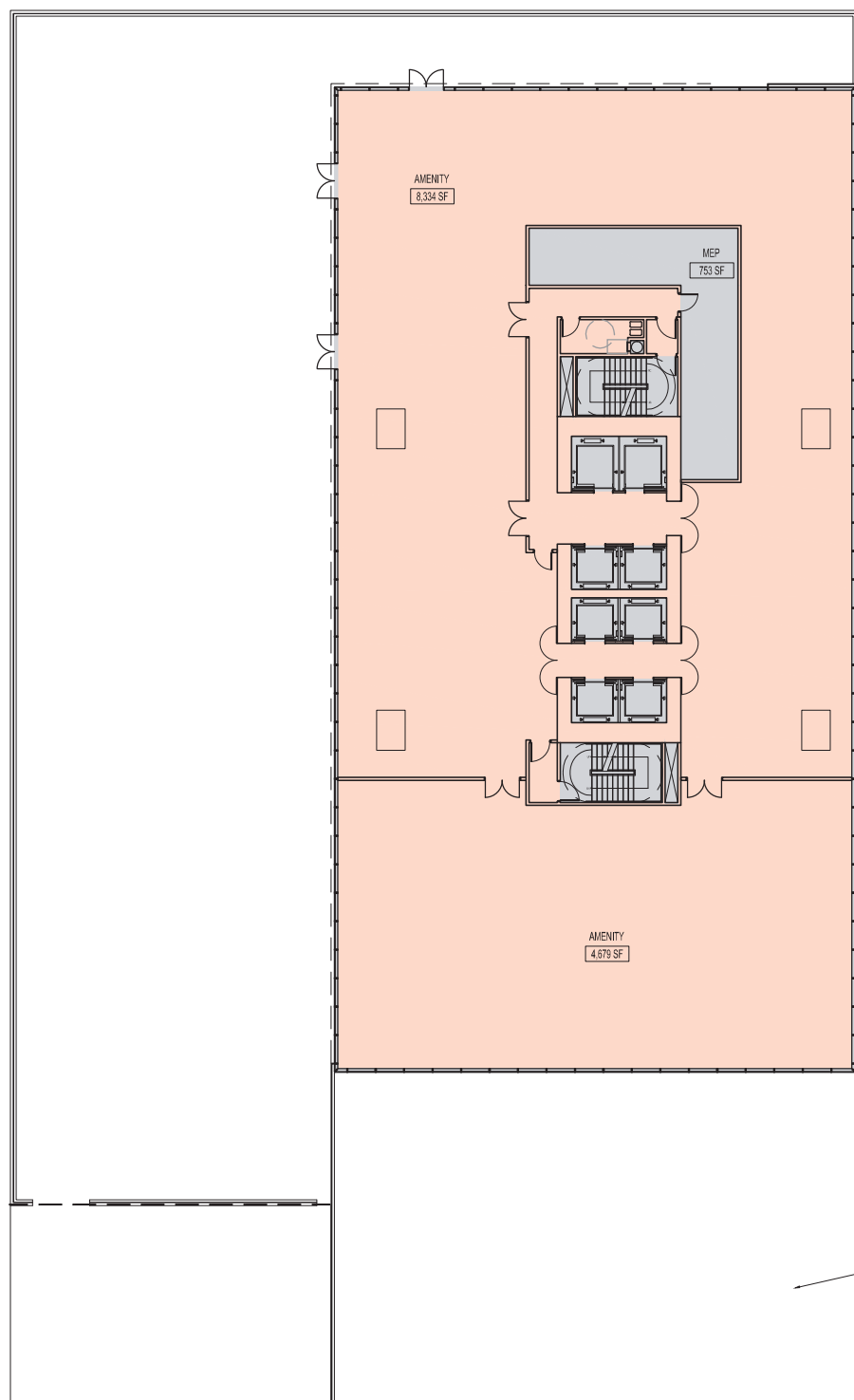
**1045 OLIVE**

**NEW CONSTRUCTION**

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

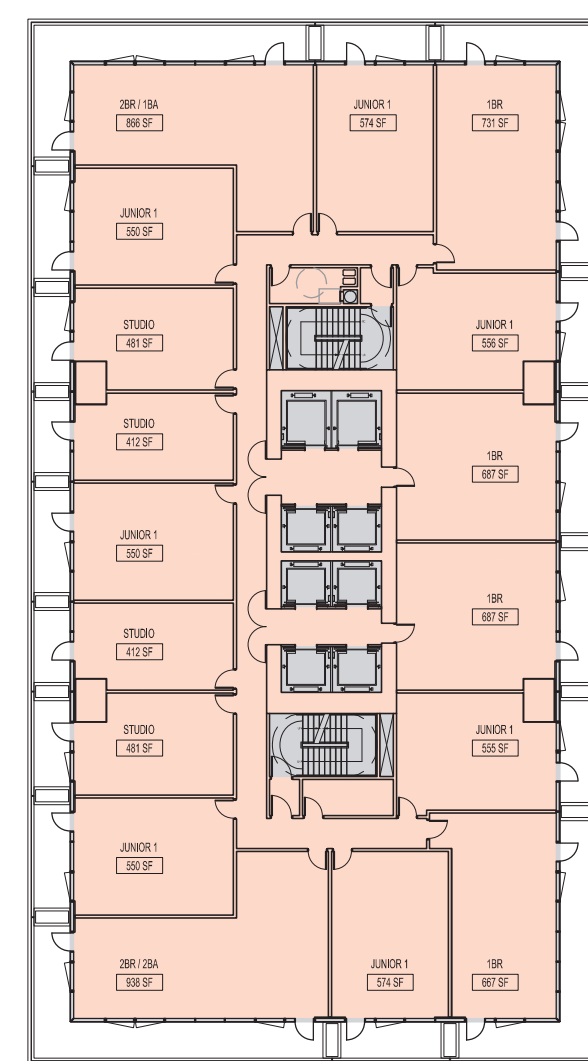
**FLOOR AREA DIAGRAMS**

**A-007**



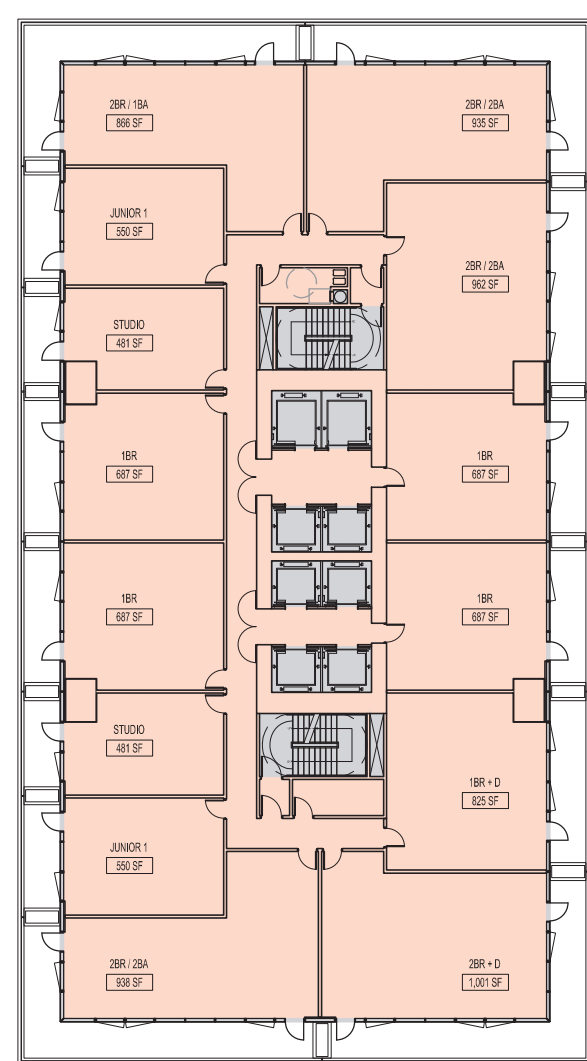
**1 LEVEL 10**  
SCALE: 1/32" = 1'-0"

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



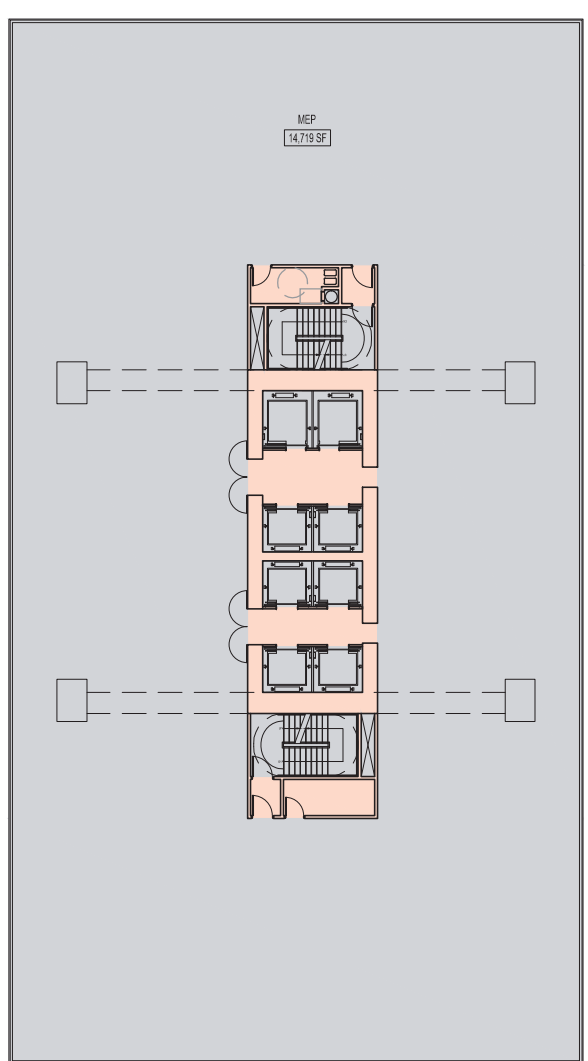
**2 LEVELS 11-20**  
SCALE: 1/32" = 1'-0"

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



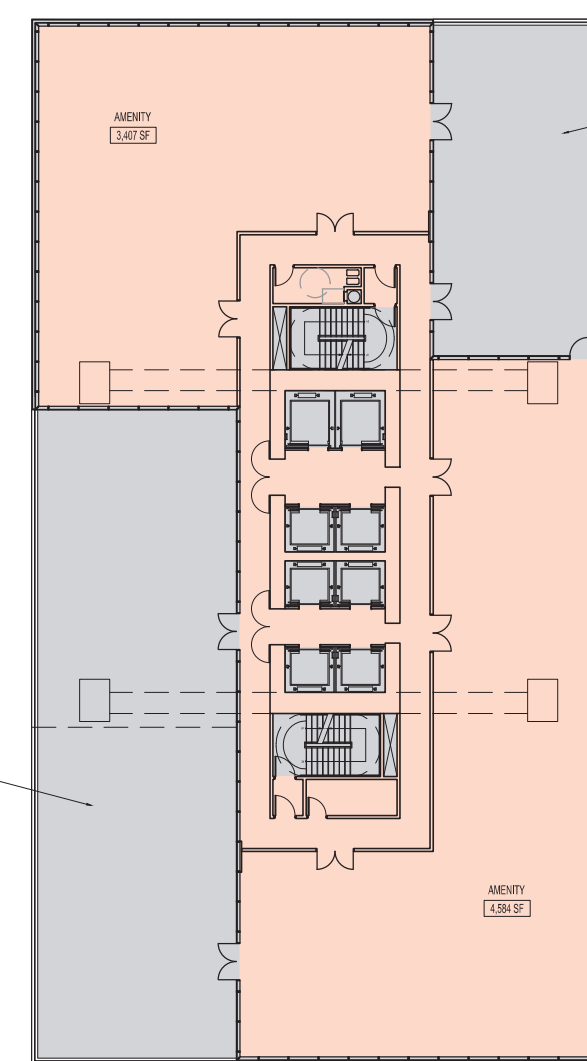
**3 LEVELS 21-51**  
SCALE: 1/32" = 1'-0"

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



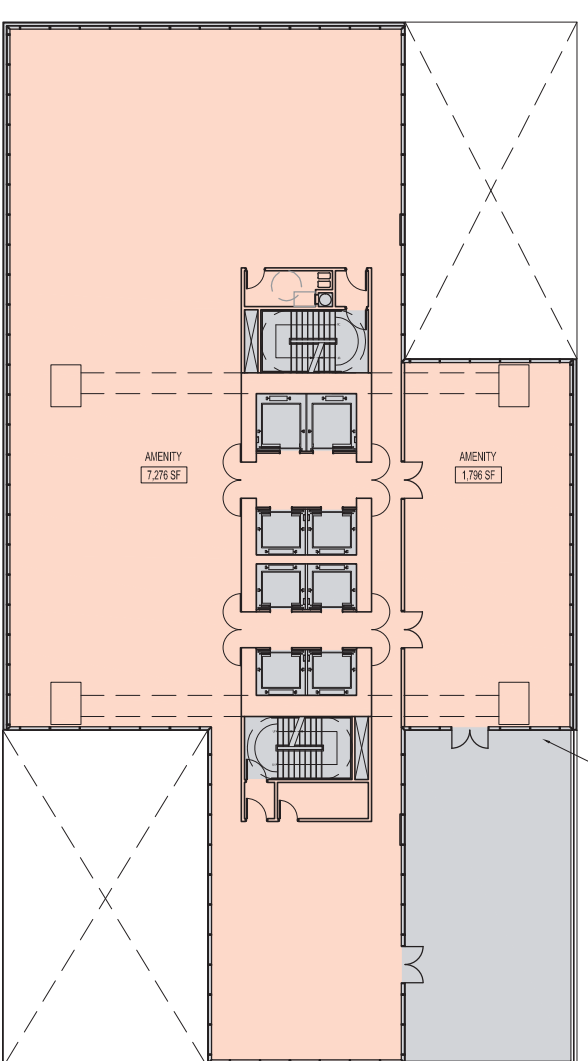
**4 LEVEL 52**  
SCALE: 1/32" = 1'-0"

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



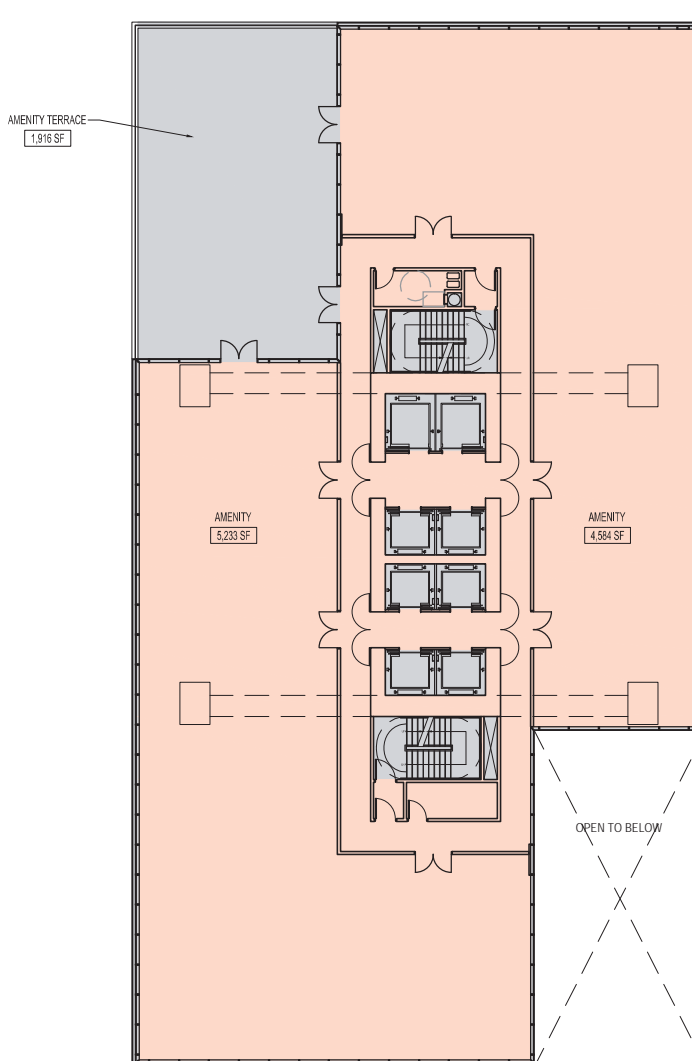
**5 LEVEL 53**  
SCALE: 1/32" = 1'-0"

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



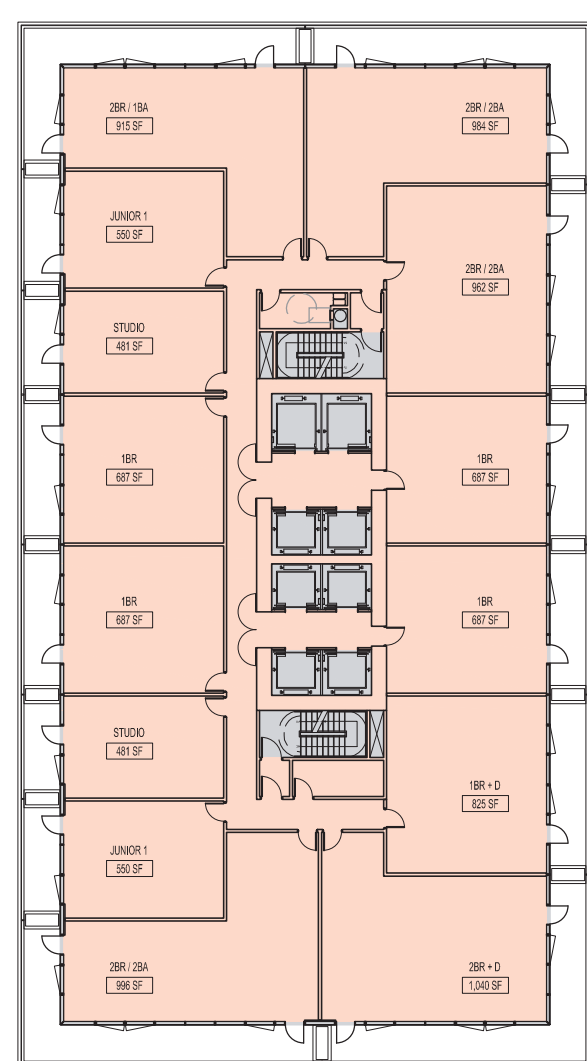
**6 LEVEL 54**  
SCALE: 1/32" = 1'-0"

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



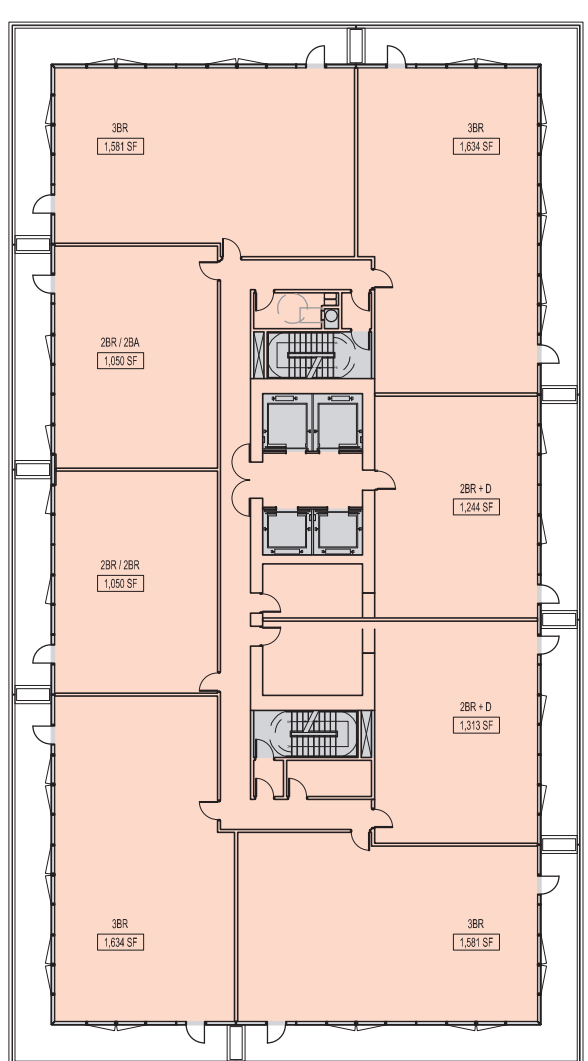
**7 LEVEL 55**  
SCALE: 1/32" = 1'-0"

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



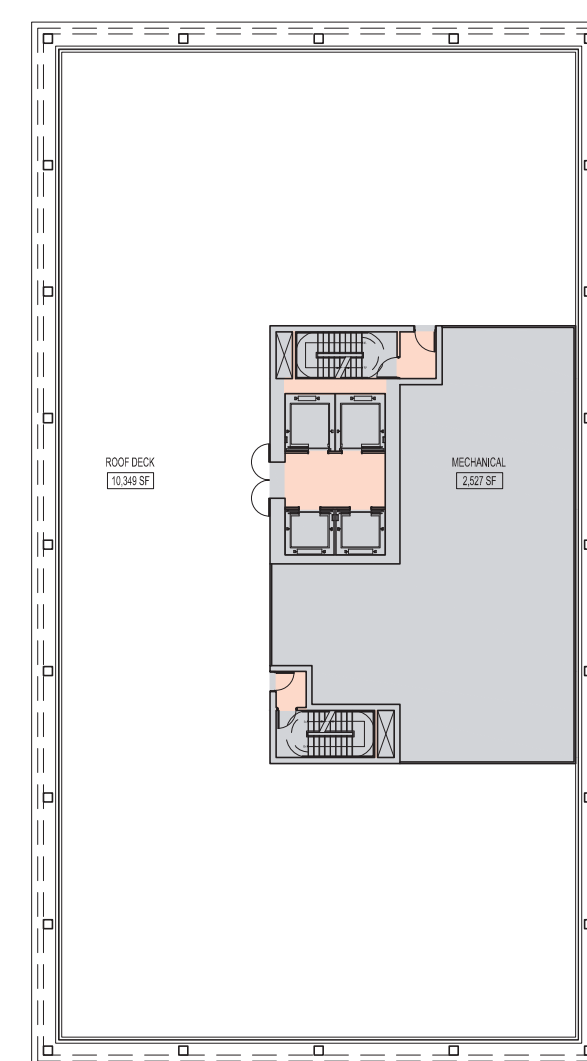
**8 LEVELS 56-60**  
SCALE: 1/32" = 1'-0"

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
<b>TOTALS ABV. GRADE</b>		<b>1,127,883</b>	<b>380,732</b>	<b>747,151</b>
B1	1	36,480	35,757	723
B2-B5	4	150,816	147,924	2,892
B6	1	28,159	27,148	1,011
<b>TOTALS BELOW GRADE</b>		<b>215,455</b>	<b>210,829</b>	<b>4,626</b>
<b>TOTALS</b>		<b>1,343,338</b>	<b>591,561</b>	<b>751,777</b>



NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION

**OWNER / APPLICANT**

1045 OLIVE, LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

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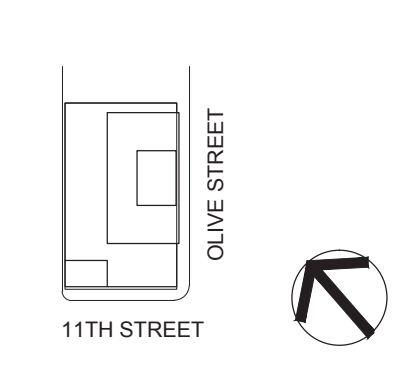
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**TRAFFIC ENGINEER:**  
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Irvine CA 92612  
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**KEY PLAN**

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



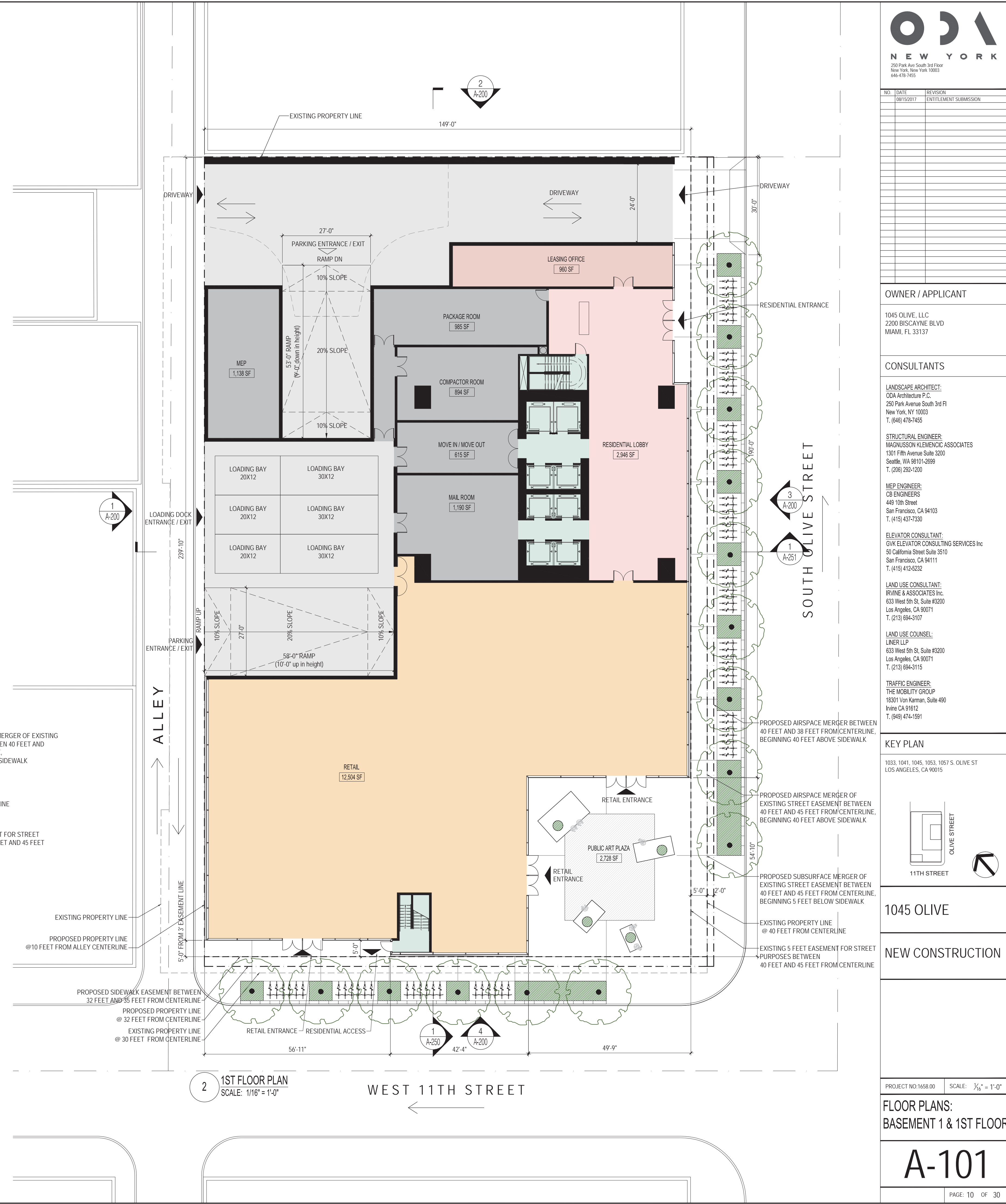
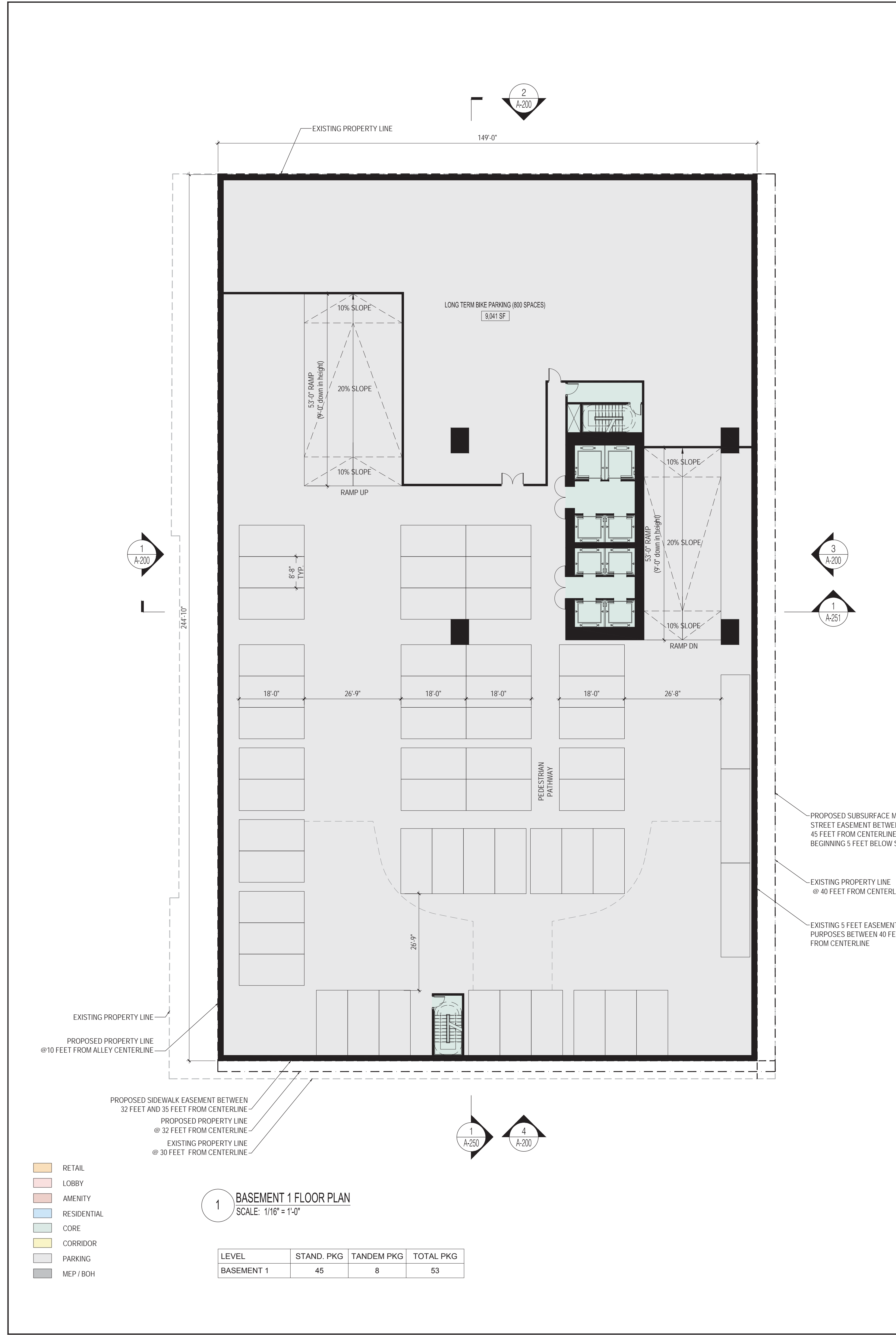
**1045 OLIVE**

**NEW CONSTRUCTION**

**FLOOR PLANS:**

**BASEMENT 1 & 1ST FLOOR**

**A-101**







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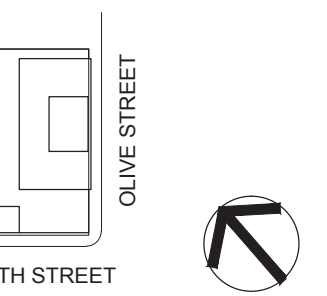
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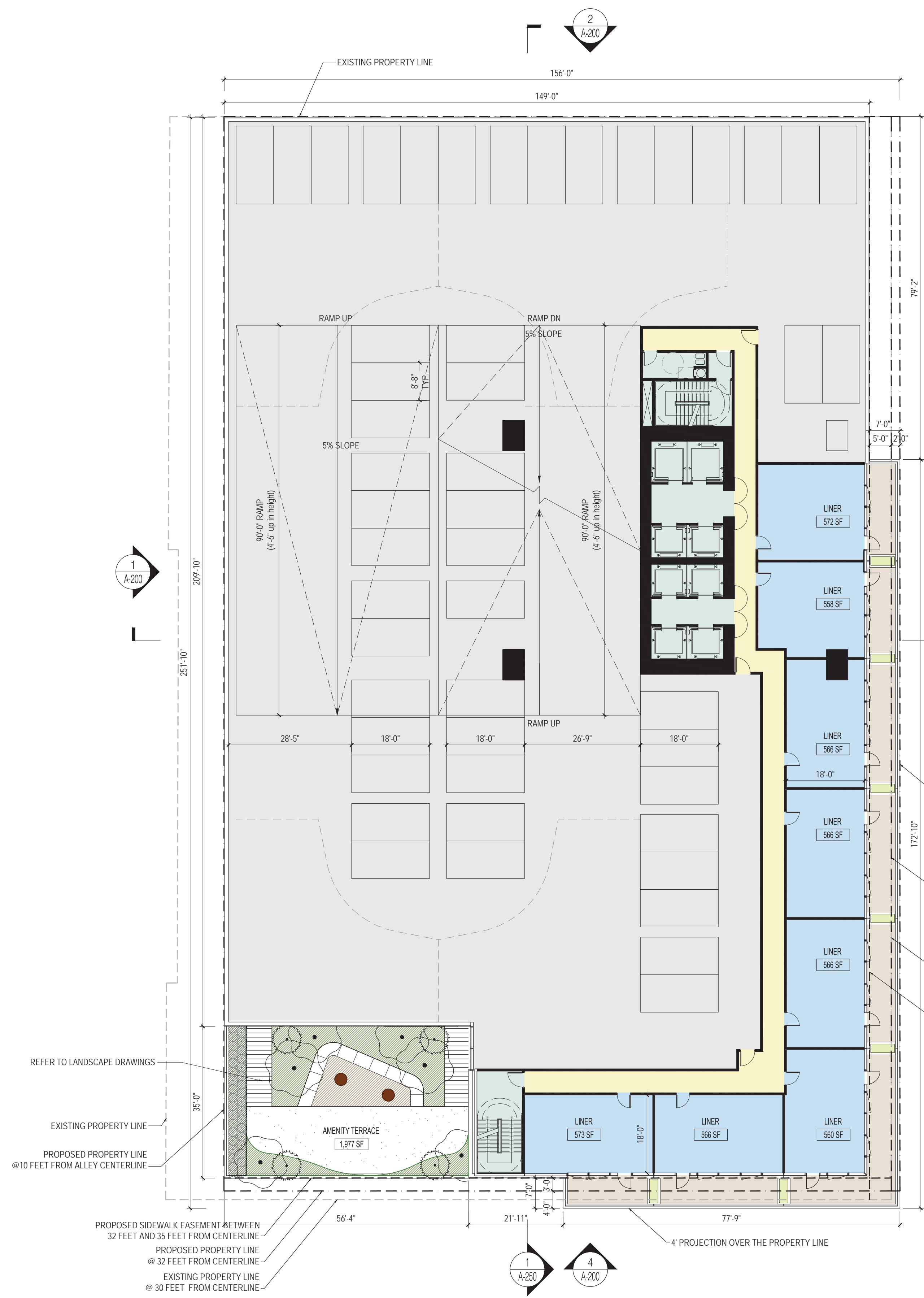
**1045 OLIVE**

**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"

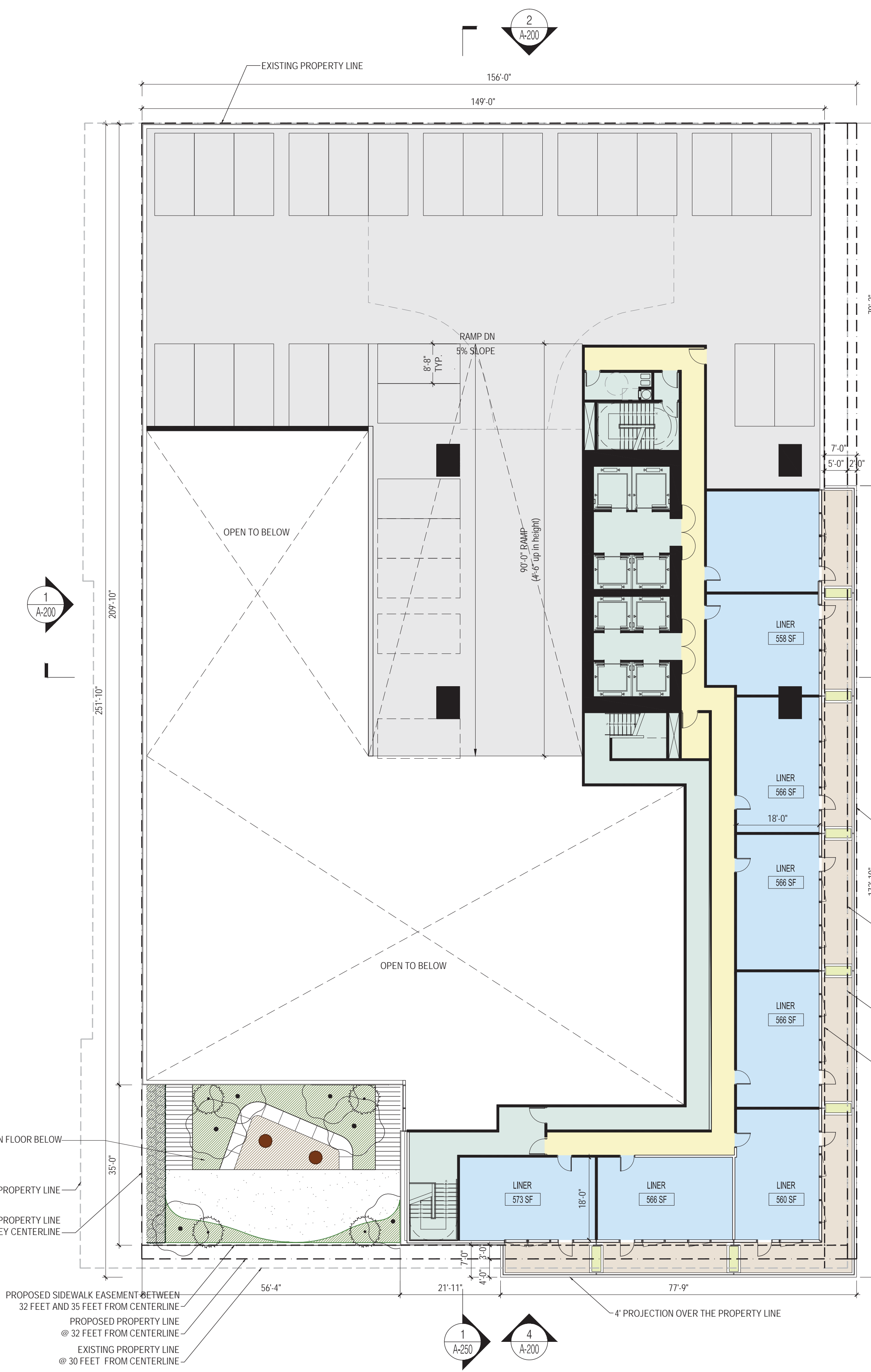
- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH

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

LEVEL 8	# OF FLOORS	TOTAL
LINER	1	8

3  
A-200

1  
A-251



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

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

LEVEL 9	# OF FLOORS	TOTAL
LINER	1	8

1  
A-200

3  
A-251

1  
A-250

4  
A-200

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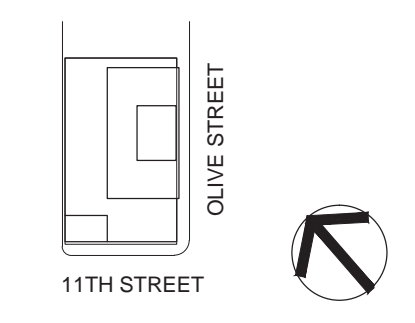
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**KEY PLAN**

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



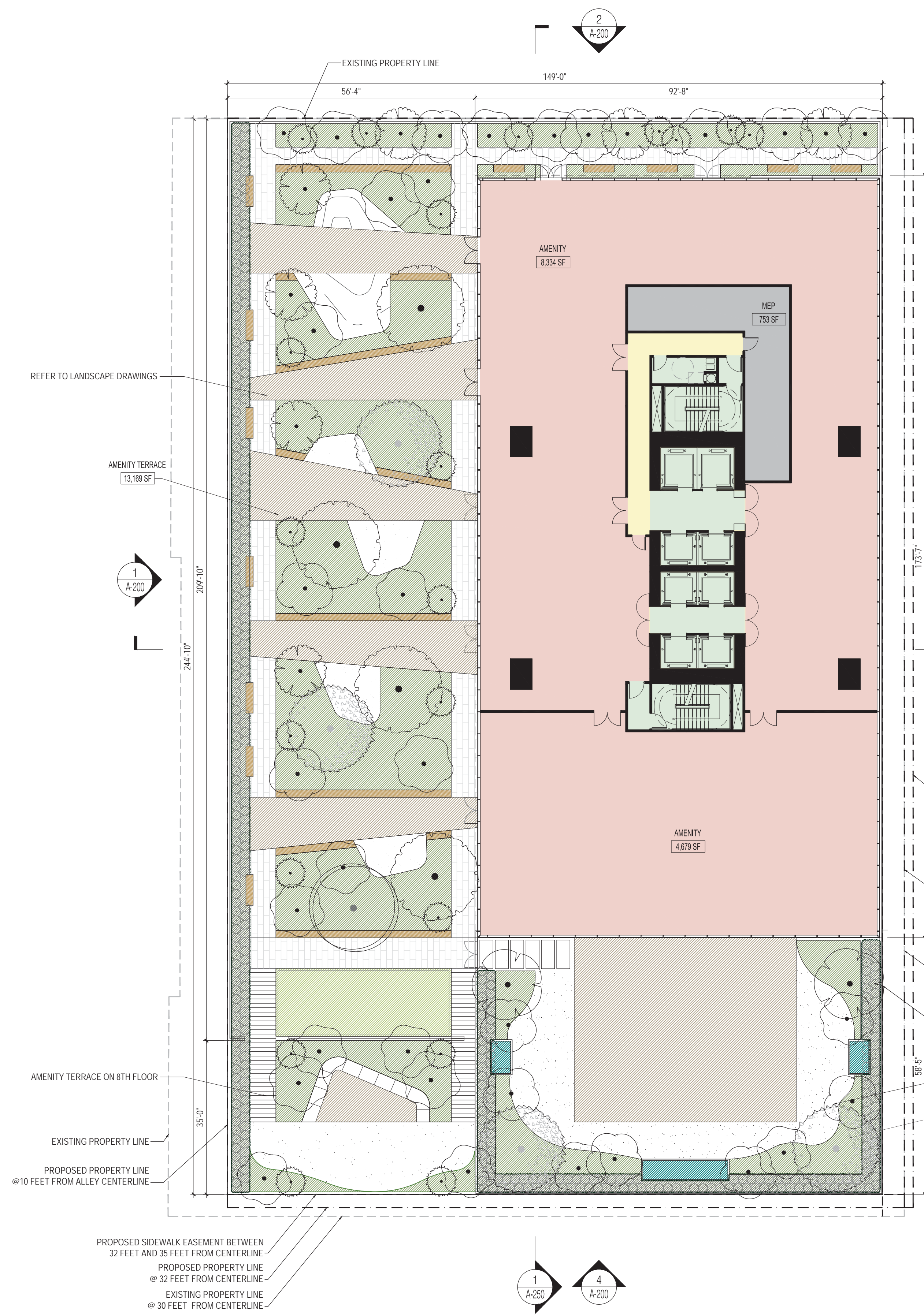
**1045 OLIVE**

**NEW CONSTRUCTION**

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

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

**A-105**



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

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



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

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









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

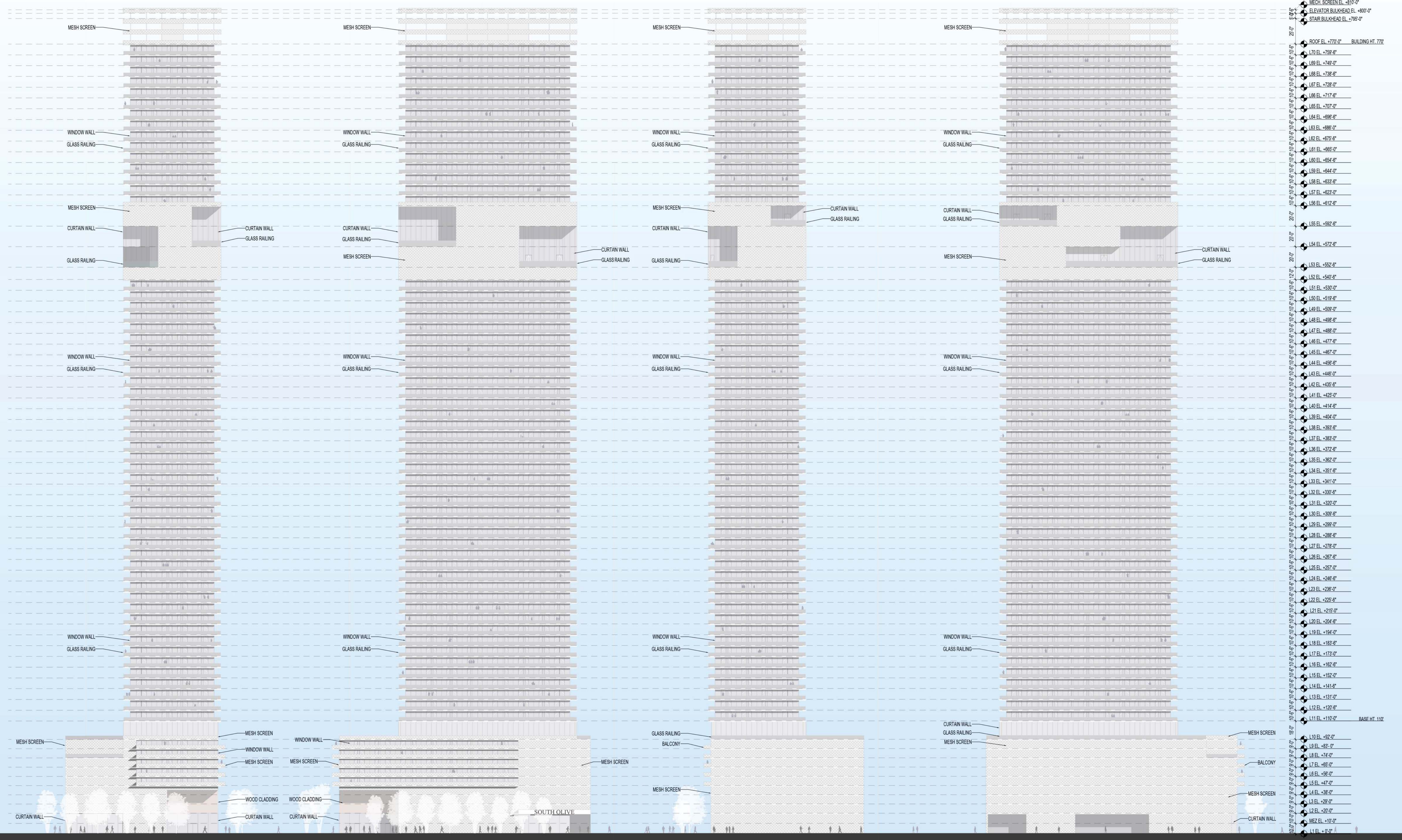


1045 OLIVE	
NEW CONSTRUCTION	

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

BUILDING ELEVATIONS	
A-200	

PAGE: 19 OF 30	
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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"

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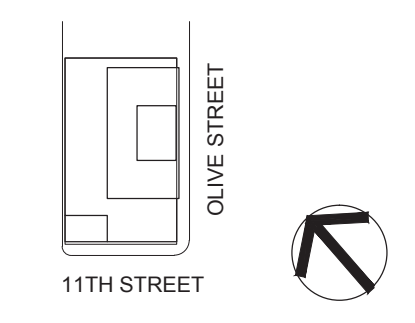
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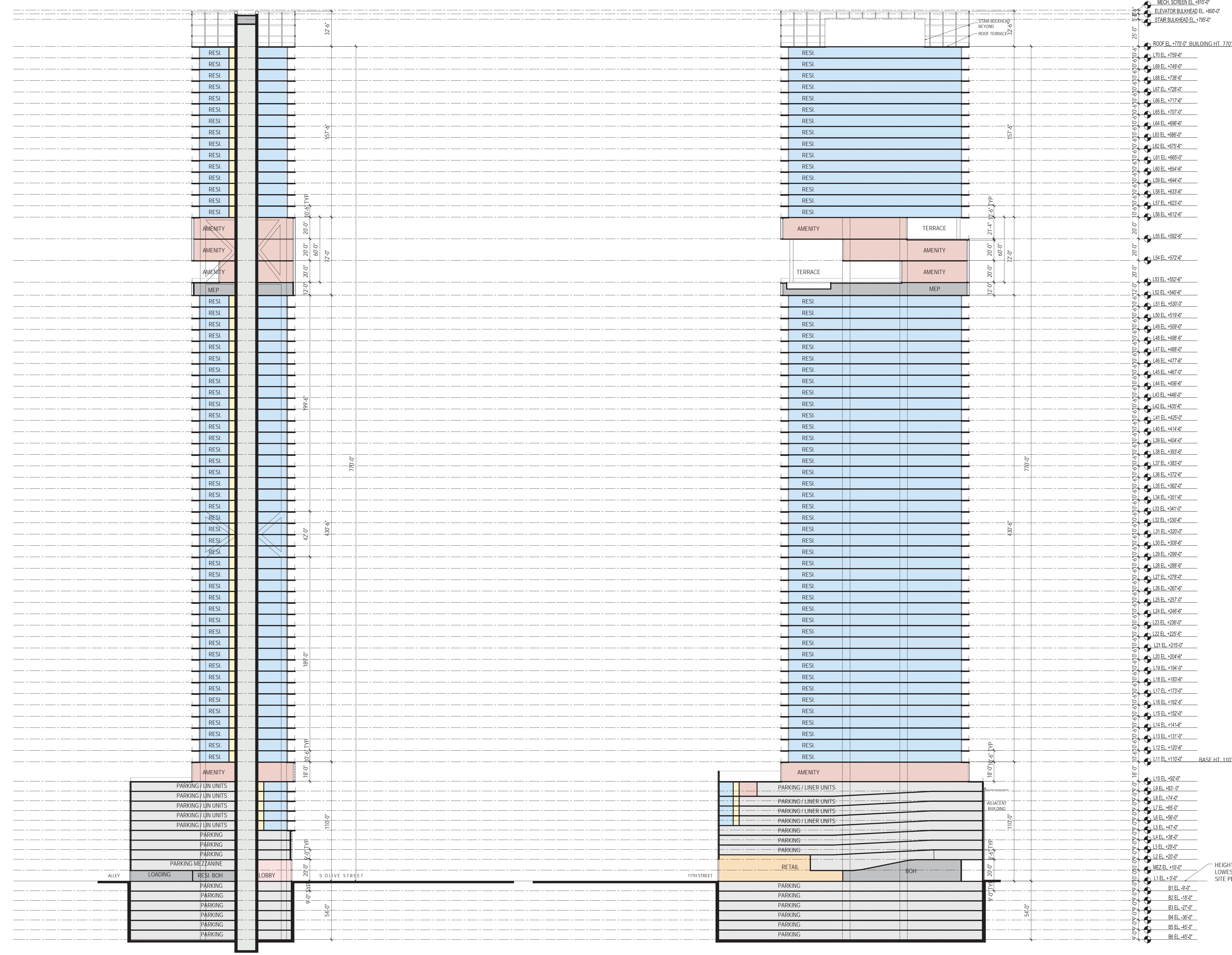


**1045 OLIVE**

**NEW CONSTRUCTION**

**BUILDING SECTIONS**

**A-250**



**1 TRANSVERSE SECTION**  
SCALE: 3/128" = 1'-0"

**2 LONGITUDINAL SECTION**  
SCALE: 3/128" = 1'-0"

HEIGHT IS TAKEN FROM  
LOWEST POINT OF THE  
SITE PER LAMC 12.03



















