



1045 OLIVE

1033-1057 S. Olive St.
Los Angeles, CA 90015



| NO. | DATE | REVISION |
|------------|--------------------------|----------|
| 08/15/2017 | ENTITLEMENT SUBMISSION | |
| 11/06/2018 | CITY PLANNING SUBMISSION | |
| 03/12/2020 | CITY PLANNING SUBMISSION | |

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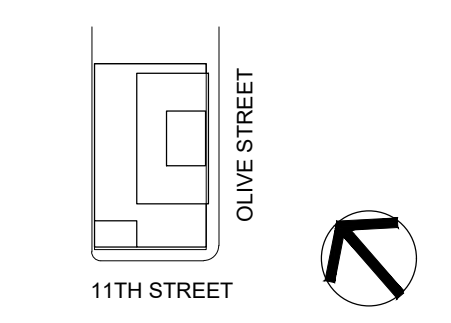
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

COVER SHEET

A-000

**Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020**

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. 633 W. 5TH ST, SUITE 3200 LOS ANGELES, CA 90071 | ODA ARCHITECTURE, LLC 250 PARK AVENUE SOUTH, 3RD FL NEW YORK, NY 10003 |
| PROJECT DESCRIPTION | |
| <ul style="list-style-type: none"> 70 - STORY HIGH RISE 56 STORIES OF RESIDENTIAL FLOORS 10 STORIES OF ABOVE GRADE PODIUM, CONSISTING OF: <ul style="list-style-type: none"> 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 ½ LEVELS OF BELOW GRADE PARKING 1 MECHANICAL FLOOR AND 3 FLOORS OF AMENITIES FROM LEVEL 52-55 | |

| | |
|---|--|
| 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 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. | |
| PARCEL 2: (APN: 5139-010-011) | |
| 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. | |
| 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 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 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 LAP, 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: 5139-010-008 | |
| 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 | [Q]RS-4D-O |
| ZONING: | CENTRAL CITY COMMUNITY PLAN HIGH DENSITY RESIDENTIAL CITY CENTER REDEVELOPMENT PLAN |
| COMMUNITY PLAN AREA: | |
| EXISTING PLAN DESIGNATION: | |
| COMMUNITY REDEVELOPMENT AREA: | |

| | | |
|---|--------------|--|
| LOT AREA | | |
| Post-dedication Lot Area | 37,172 sq ft | |
| Pre-dedication Lot Area | 41,603 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 | | | |
| | Permitted | Project Site | |
| Total Base Permitted (6:1 FAR)** | 249,618 sq ft | 249,618 sq ft | |
| Transit Area Mixed Use Base Permitted (6:1 FAR)*** | 346,974 sq ft | 346,974 sq ft | |
| Transit Area Mixed Use Permitted (13:1 FAR)*** | 751,777 sq ft | 751,777 sq ft | |
| | Proposed* | Zoning Area | |
| | Residential | 739,273 sq ft | |
| | Commercial | 12,504 sq ft | |
| Total New Floor Area (13:1 FAR)*** | 751,777 sq ft | | *Proposed numbers are maximums |
| Transit Area Mixed Use Base Permitted (6:1 FAR) *** | 346,974 sq ft | ** Based on pre-dedicated area | |
| TFAR Request*** | 404,803 sq ft | *** 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 |
| | Proposed (top of screening) | 810 | ft |

| | | | | |
|-------------------|-----------------------------------|---------------|-------------------|--|
| OPEN SPACE | | | | |
| | Required (New Units Only) | Units | Open Space | |
| | < 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) | 37,927 | sq ft | |
| | Common OS (Interior) | 23,025 | sq ft | 25% of required open space |
| | Total Common | 60,952 | sq ft | |
| | Private Balcony | 37,700 | sq ft | 100% of lower units; max 50 sq ft per unit |
| | Total Proposed | 98,652 | sq ft | |
| | | | | *** All credited open space as depicted on sheet A-005 included |
| | | | | **** Per ZA 2017 4745-ZAI, lower cutouts are counted as open space |
| | 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 | 794 | 2 | 1588 | Spaces |
| | Guest | 794 | 0.25 | 199 | Spaces |
| | Total Residential | | | 1787 | Spaces |
| Central City Residential Parking Required | | | | | |
| | ≤ 3 Habitable rooms | 478 | 1 | 478 | Spaces |
| | > 3 Habitable rooms | 316 | 1.25 | 395 | Spaces |
| | Total Residential | | | 873 | Spaces |
| Commercial Parking Required | | | | | |
| | New Building | 12,504 | 1 per 1,000 sq ft | 13 | Spaces |
| | Total Parking Required | | | 886 | Spaces |
| Proposed Parking | | | | | |
| | Residential | 878 | | 878 | Spaces |
| | Commercial | 13 | | 13 | Spaces |
| | Total Proposed | 891 | | 891 | Spaces |
| Type of Stalls | | | | | |
| | Handicap (2% of Total) | 18 | | | |
| | Standard | 873 | | | |
| | Compact Stall | - | | | |
| | Total | 891 | | | |

| | | | | |
|------------------------|-----------------------------|-------------------------------------|--------------------------------|--------------|
| BICYCLE PARKING | | | | |
| | Required Residential | Short Term 1 per 10 units | Long Term 1 per unit | Total |
| | | 79 | 794 | 873 |
| | Commercial | 1 per 2,000 sq ft | 1 per 2,000 sq ft | |
| | | 6 | 6 | 12 |
| | Proposed | Short Term | Long Term | Total |
| | Residential | 80 | 794 | 874 |
| | Commercial | 6 | 6 | 12 |
| | Combined Total | 86 | 800 | 886 |

| | | | | | | | | | | | |
|-----------------|-------------------|-------------|---------------------|-------------|---------------------|-------------|---------------------|-------------|---------------------|-------------|--------------|
| UNIT MIX | | | | | | | | | | | |
| | LEVELS 5-9 | | LEVELS 11-20 | | LEVELS 21-51 | | LEVELS 56-60 | | LEVELS 61-70 | | TOTAL |
| Unit Type | # 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 | 62 | 2 | 10 | | | 112 |
| JUNIOR 1BR | | | 7 | 70 | 2 | 62 | 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 |

Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020



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

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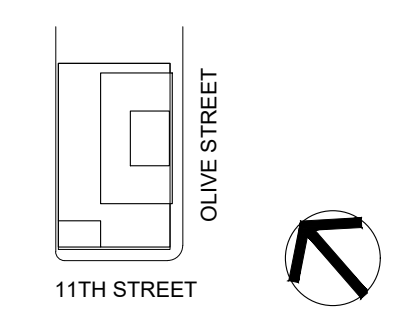
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

PROJECT INFORMATION

A-001.1



| | | |
|---|--------|--------------------------|
| <p>250 Park Ave South 3rd Floor New York, New York 10003 646-478-7455</p> | | |
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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 LOCATION | | |
| A-001.2 | | |
| PAGE: 03 OF 35 | | |

Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
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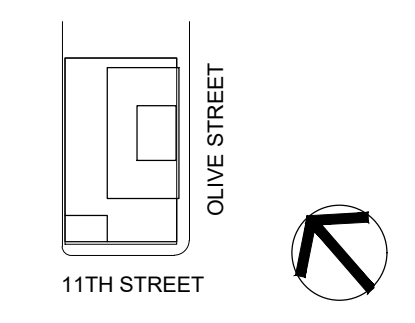
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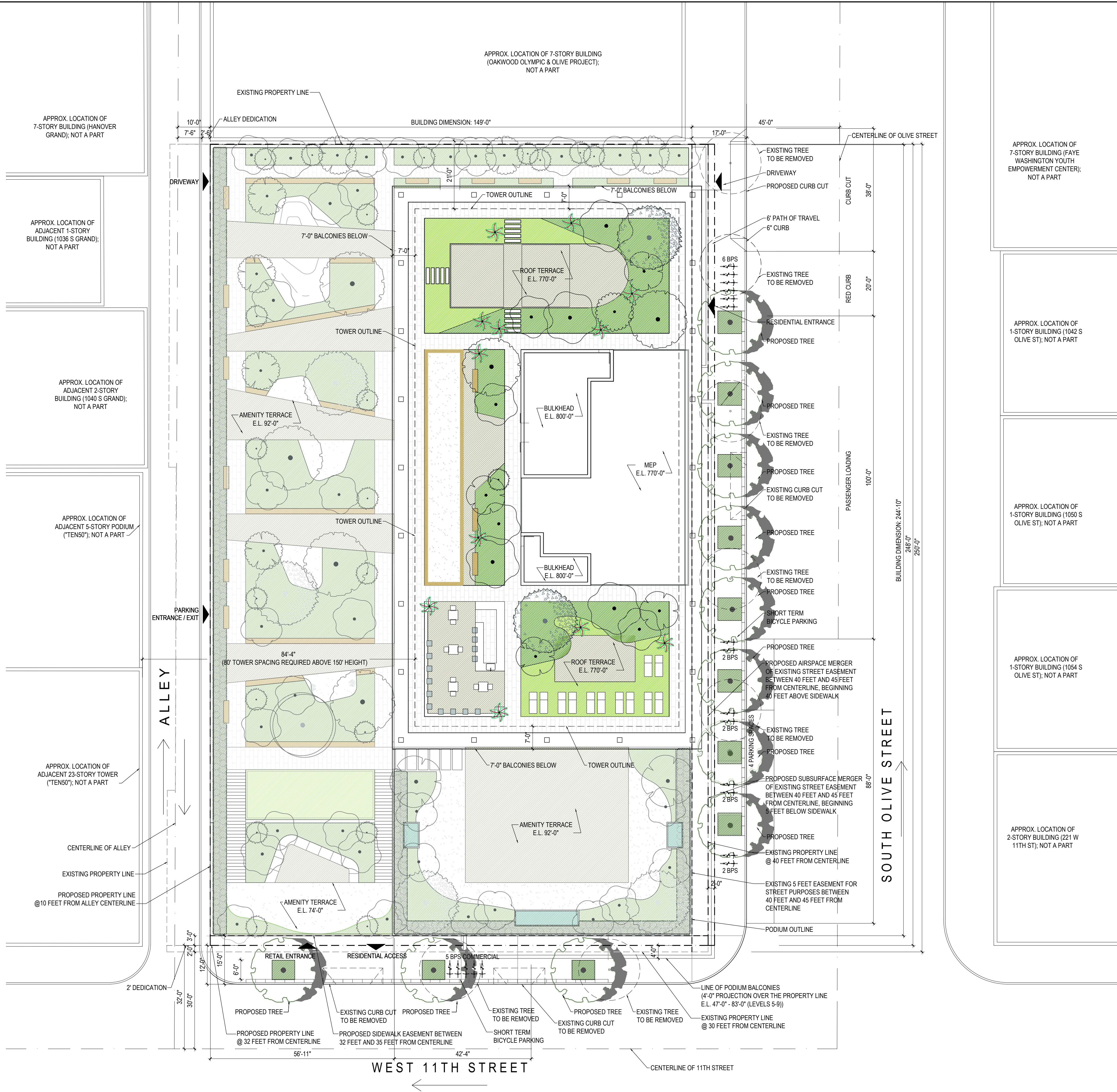
1045 OLIVE

NEW CONSTRUCTION

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

PLOT PLAN

A-002



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KEY PLAN

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

KEY PLAN

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

KEY PLAN

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

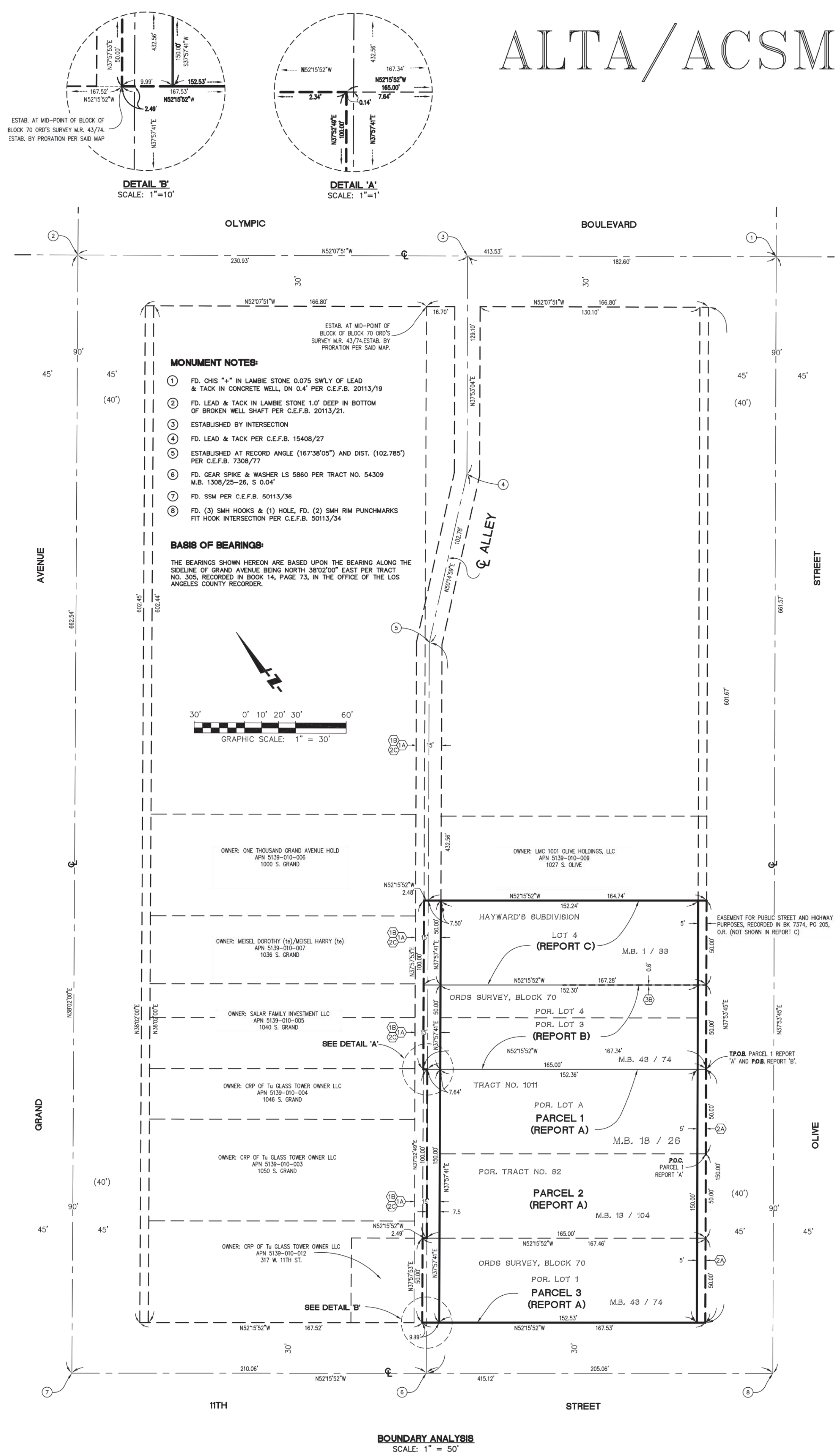
KEY PLAN

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

KEY PLAN

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

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 ELEVANTH STREET RUNNING THENCE NORTHERLY ON SAID WEST LINE OF OLIVE STREET 50 FEET; THENCE AT RIGHT ANGLES WESTERLY ON A LINE PARALLEL WITH ELEVANTH 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 ELEVANTH 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 NORTHEASTERLY LINE OF OLIVE STREET, DISTANT 150 FEET NORTHEASTERLY FROM ITS INTERSECTION, WITH THE NORTHEASTERLY LINE OF ELEVANTH STREET, THENCE NORTHEASTERLY AT RIGHT ANGLES TO A POINT WHICH WOULD BE INTERSECTED BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHEASTERLY 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 NORTHEASTERLY 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: MAY 3, 1975 IN BOOK 6696 PAGE 46, OF OFFICIAL RECORDS

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.: 178536

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, A CORPORATION

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 RECORDED: 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. 89-1594800, 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 GOVERNING 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. 1382007.01, DATED JANUARY 8, 2015, PREPARED BY JERRY L. USELTON, LS 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 23, 2015.

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. 20141586805, 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

(2B) 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. 1382007.01, DATED JANUARY 8, 2015, PREPARED BY JERRY L. USELTON, LS NO. 5347 FOR FUSCOE ENGINEERING.

9B. LICENSE RIGHTS OF EDNA Y. CHANNIN, AS TRUSTEE OF THE EDNA Y. CHANNIN FAMILY TRUST, DATED JANUARY 23, 2015, AS ASSIGNED TO CH ACQUISITIONS 2, LLC, DATED JANUARY 23, 2015, AS ASSIGNED TO 1045 OLIVE, LLC, AND AS MODIFIED BY AMENDMENT DATED MAY 8, 2015.

INTENTIONALLY DELETED

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

Exhibit A Project Plans
CPC-2017-3251 TDR MGP SPR
March 7, 2020

| NO. | DATE | REVISION |
|-----|---------|---|
| 1 | 1/17/18 | 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, GR. |

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**



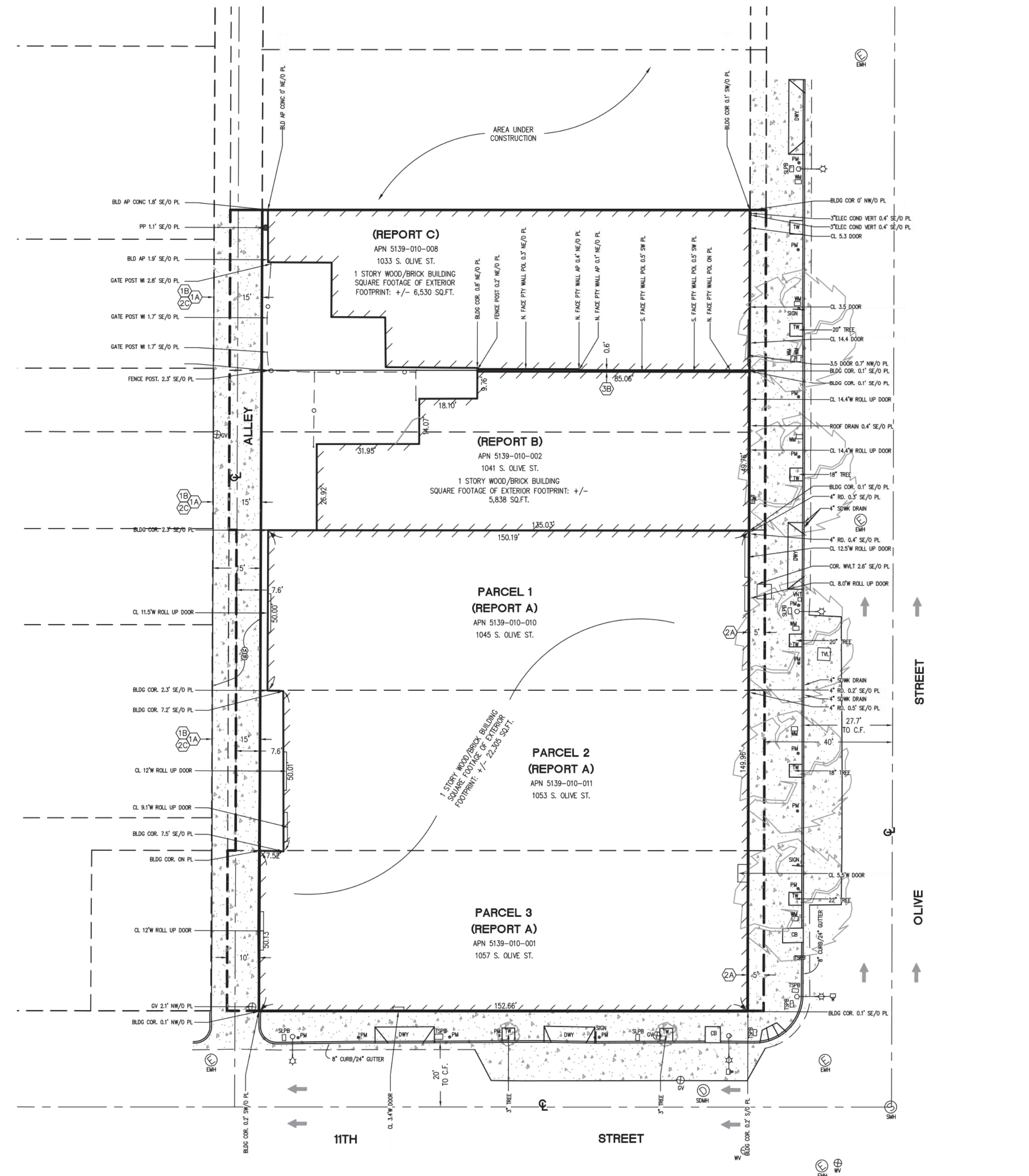
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JN: 1382.003.01
DRAWN BY: R.LJ
CHECKED BY: J.UJ
SHEET 1 OF 2

SITE SURVEY

A-003

PAGE: 05 OF 35

ALTA/ACSM LAND TITLE SURVEY



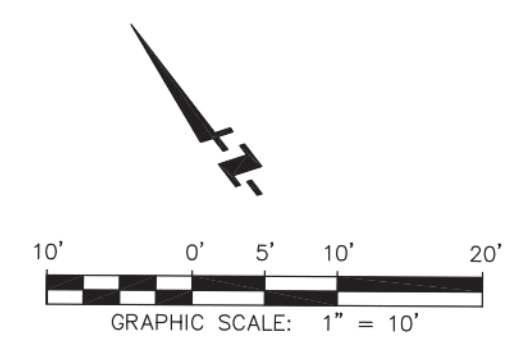
LEGEND:

| | |
|----------|--------------------------|
| BLDG | BUILDING |
| CB | CATCH BASIN |
| C.F. | CURB FACE |
| CL | CENTERLINE |
| CR. | CORNER |
| DMV | 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 |
| (M) | 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



**Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020**

| NO. | DATE | REVISION |
|-----|---------|--|
| 1 | 1/17/16 | 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 |
|-----|------------|--------------------------|
| 001 | 09/15/2017 | ENTITLEMENT SUBMISSION |
| 1 | 11/06/2018 | CITY PLANNING SUBMISSION |
| 2 | 03/12/2020 | 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 Fth 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

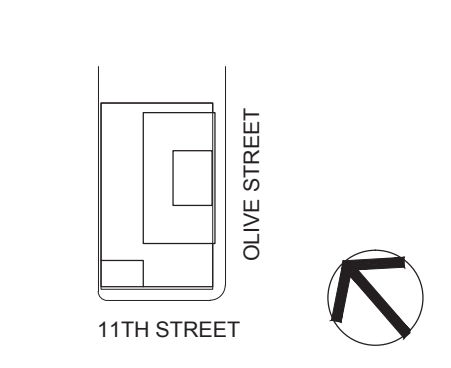
ELEVATOR CONSULTANT:
GIV ELEVATOR CONSULTING SERVICES INC
50 California Street Suite 3510
San Francisco, CA 94111
T. (415) 412-5232

LAND USE CONSULTANT:
IRVINE & ASSOCIATES INC
680 S. Figueroa St. Suite #1780
Los Angeles, CA 90017
T. (213) 437-3403

LAND USE COUNSEL:
Holland & Knight LLP
400 South Hope St. 8th Floor
Los Angeles, CA 90071
T. (213) 896-2405

TRAFFIC ENGINEER:
THE MOBILITY GROUP
15301 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:
SITE SURVEY

A-004

| NO. | DATE | REVISION |
|------------|------|--------------------------|
| 08/15/2017 | | ENTITLEMENT SUBMISSION |
| 11/06/2018 | | CITY PLANNING SUBMISSION |
| 03/12/2020 | | 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 KLEINCOIC ASSOCIATES
1301 Fifth Avenue Suite 2000
Seattle, WA 98101-2699
T: (206) 292-1200

MEP ENGINEER:
CB ENGINEERS
442 10th Street
San Francisco, CA 94103
T: (415) 437-7330

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

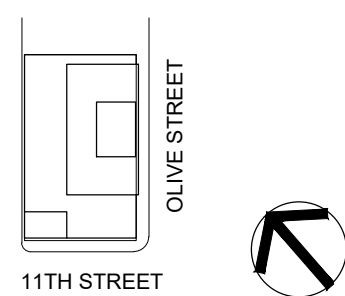
LAND USE CONSULTANT:
IRVINE & ASSOCIATES Inc
680 S. Figueroa St. Suite #1780
Los Angeles, CA 90017
T: (213) 437-3403

LAND USE COUNSEL:
Holland & Knight LLP
400 South Hope St. 8th Floor
Los Angeles, CA 90071
T: (213) 686-2405

TRAFFIC ENGINEER:
THE MOBILITY GROUP
16301 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



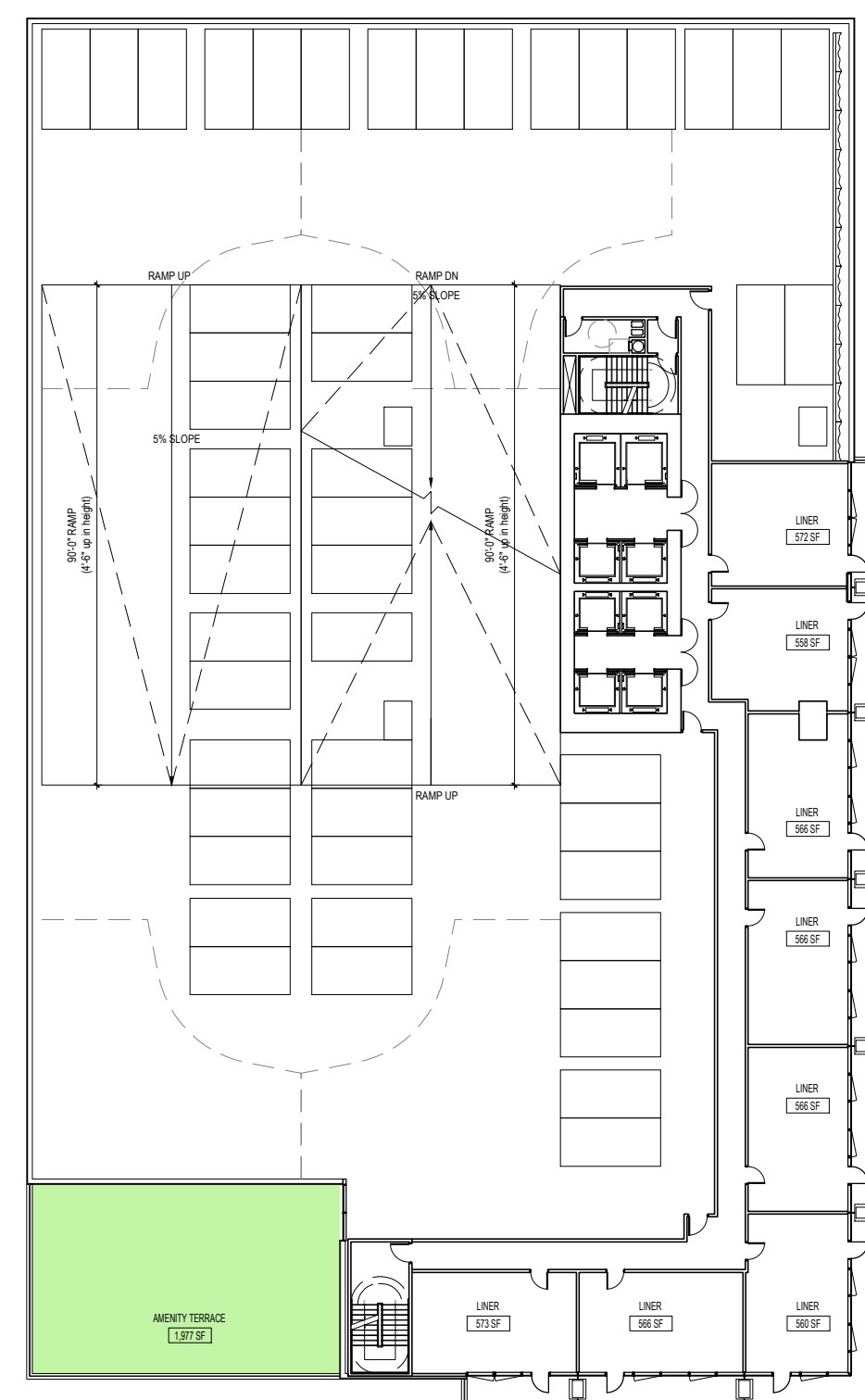
1045 OLIVE

NEW CONSTRUCTION

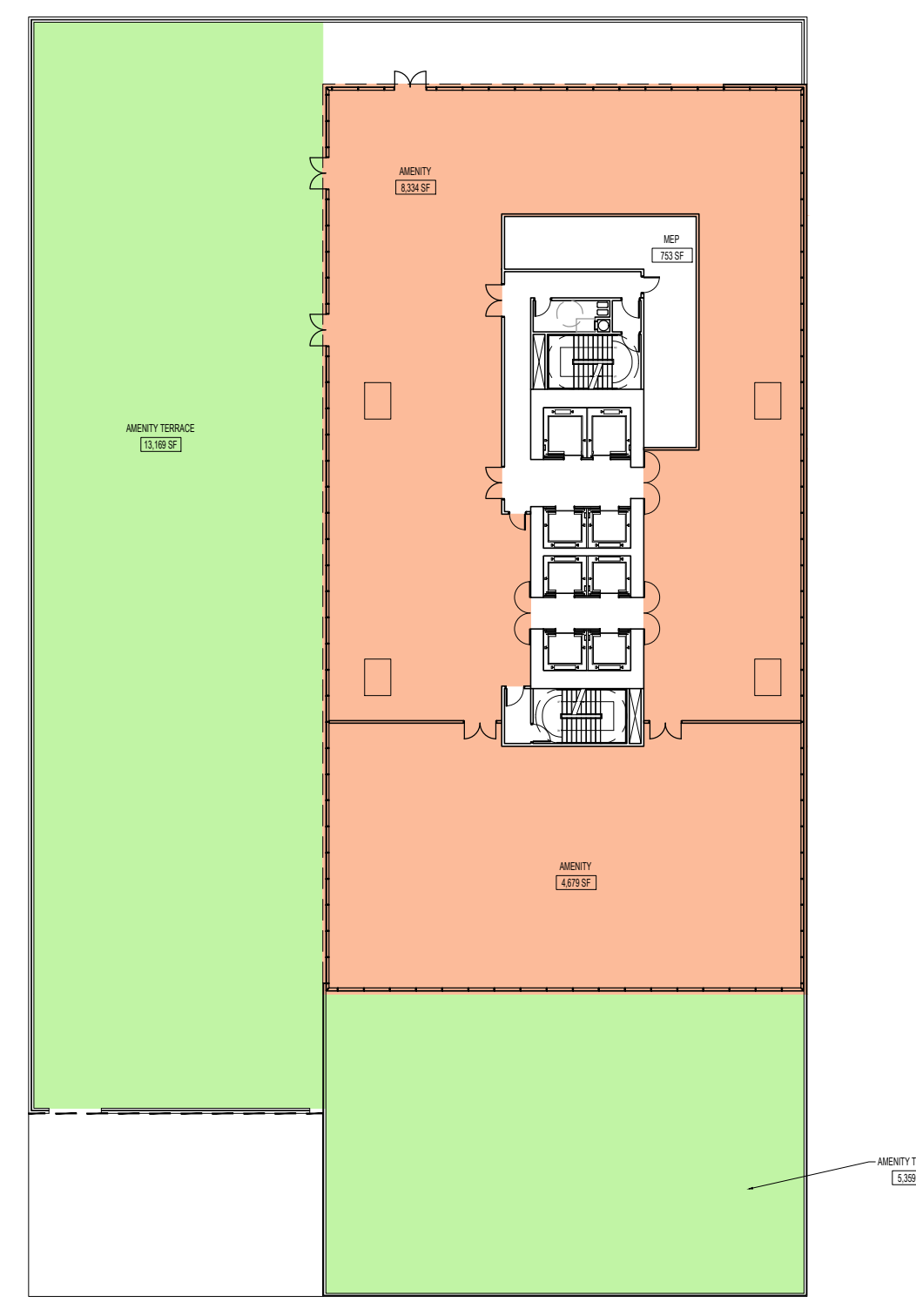
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OPEN SPACE DIAGRAMS

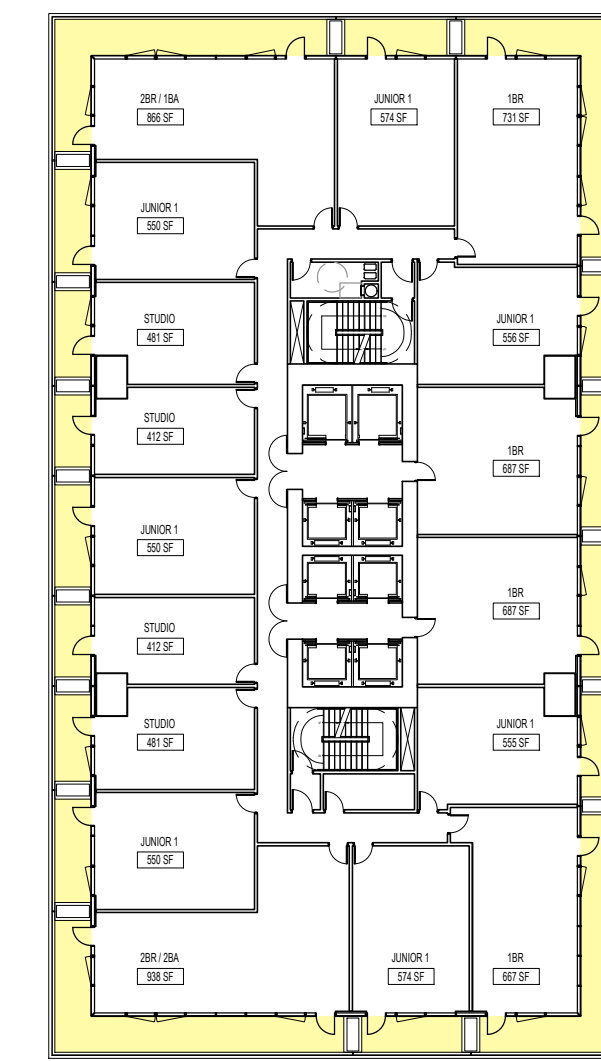
A-005



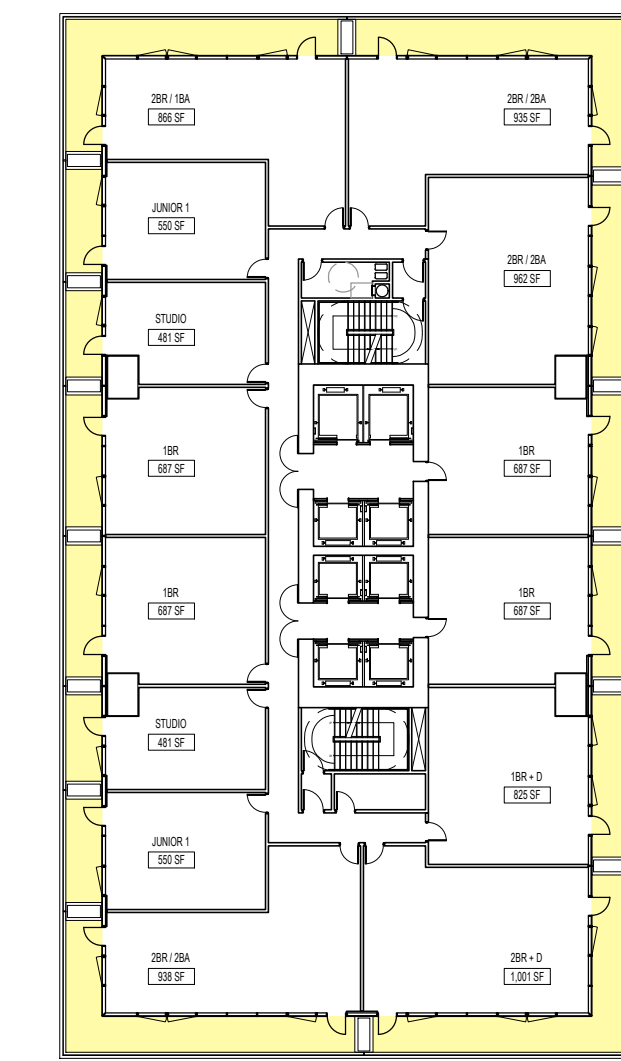
2 LEVEL 8
SCALE: 1/32" = 1'-0"
EXTERIOR COMMON OPEN SPACE: 1,972 SF



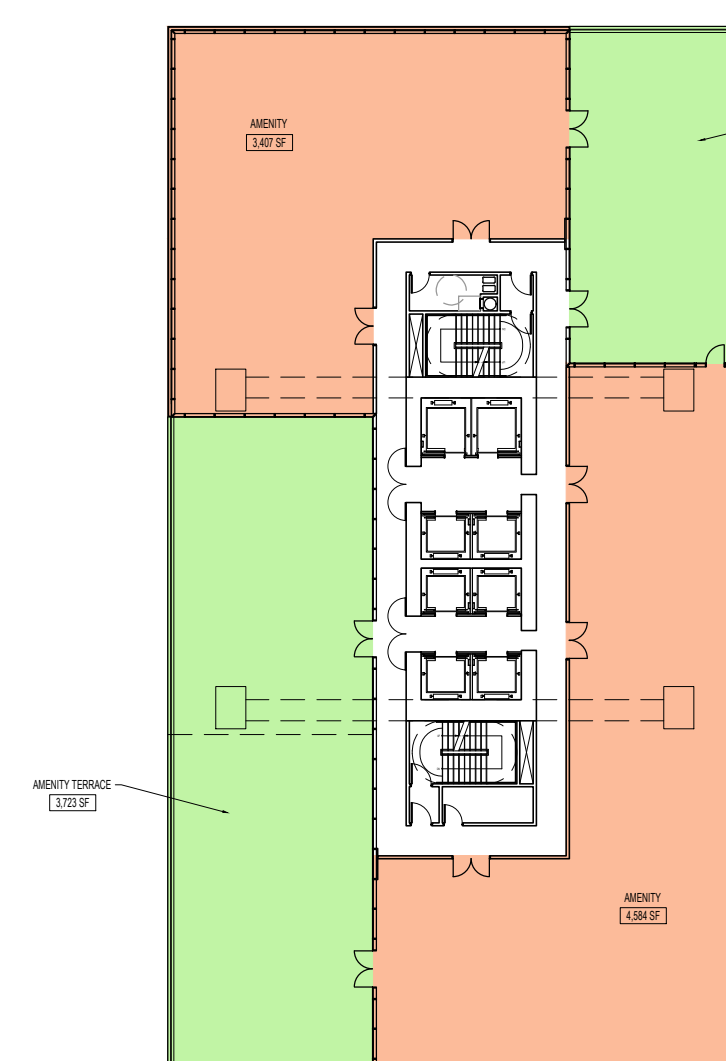
3 LEVEL 10
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 13,013 SF
EXTERIOR COMMON OPEN SPACE: 16,751 SF



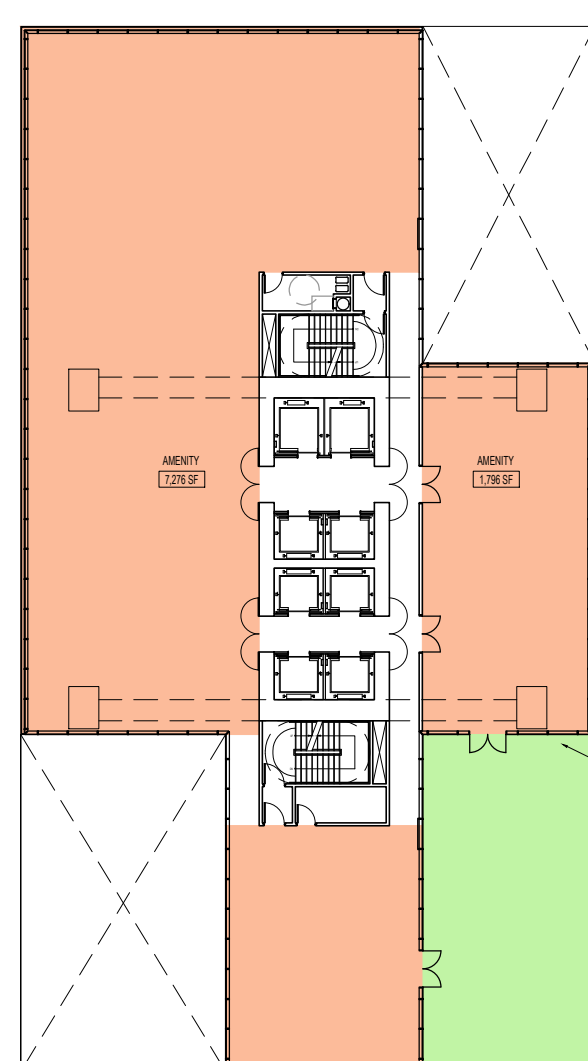
4 LEVELS 11-20
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,740 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 17 X 50 SF = 850 SF
10 FLOORS X 850 SF = 8,500 SF TOTAL



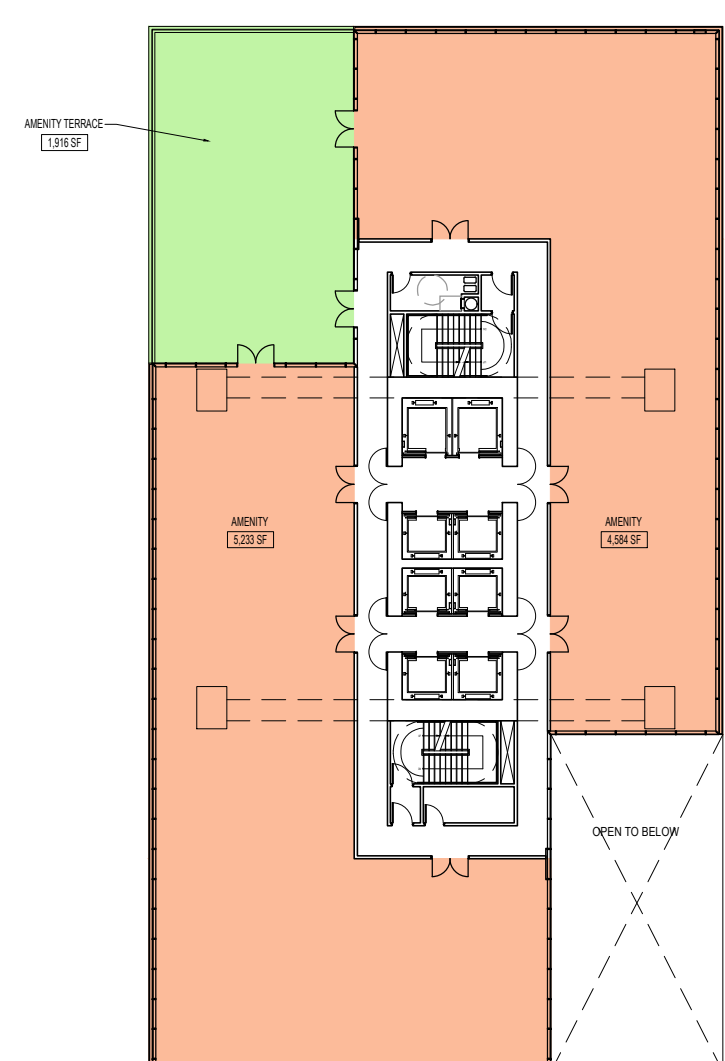
5 LEVELS 21-51, 56-60
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,794 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 14 X 50 SF = 700 SF
36 FLOORS X 700 SF = 25,200 SF



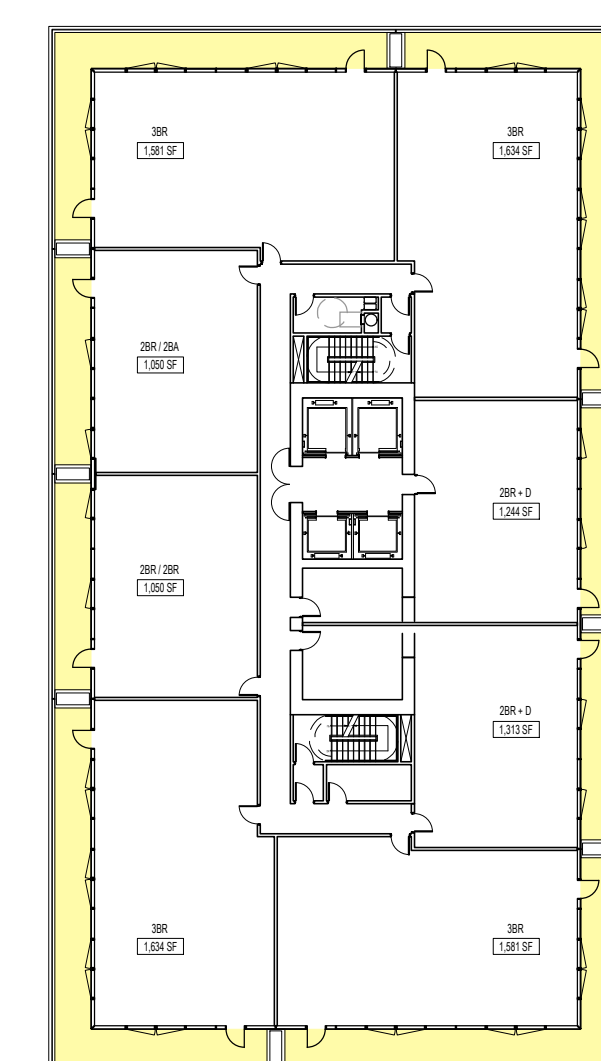
6 LEVEL 53
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 8,000 SF
EXTERIOR COMMON OPEN SPACE: 5,331 SF



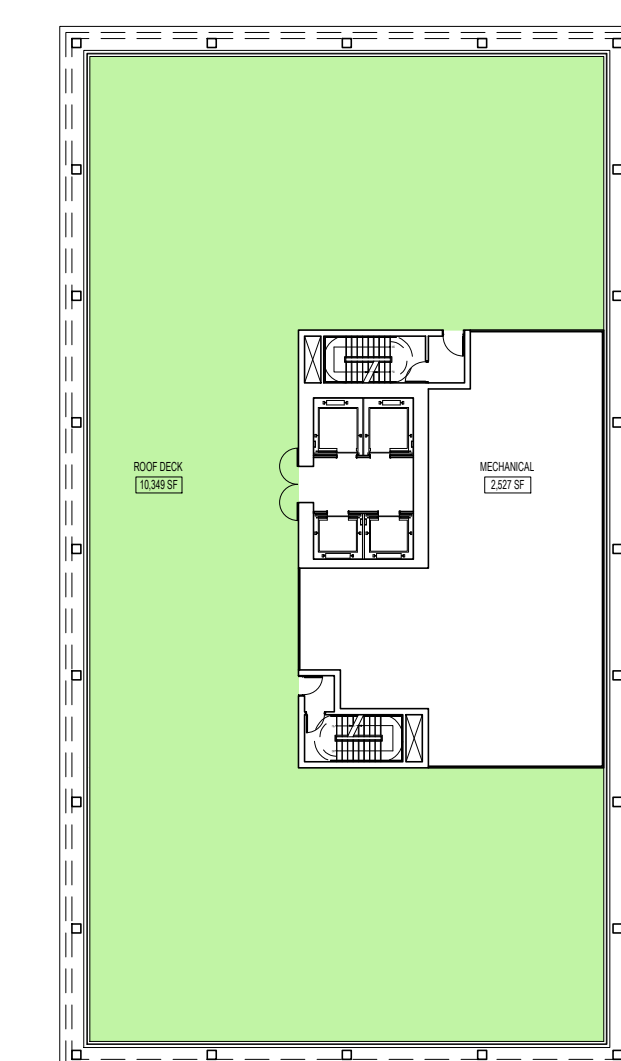
7 LEVEL 54
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 8,474 SF
EXTERIOR COMMON OPEN SPACE: 1,608 SF



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



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



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

OPEN SPACE REQUIREMENTS:
LAMC sec. 12.21 G

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

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

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]** | |
|---------------------------------------|-----------------|
| 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 |

**Per ZA 2017 4745-ZAI, tower cutouts are counted as open space

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 (754* Units x 50 SF) | 37,700SF |
| * 100% of tower units with private balcony compliant with LAMC 12.21 G | |
| TOTAL USABLE OPEN SPACE PROVIDED (common & private) | 98,652SF |

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 |

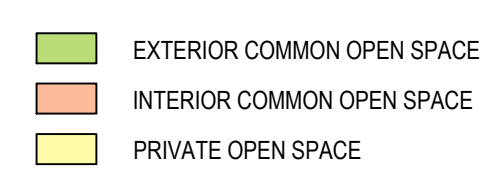
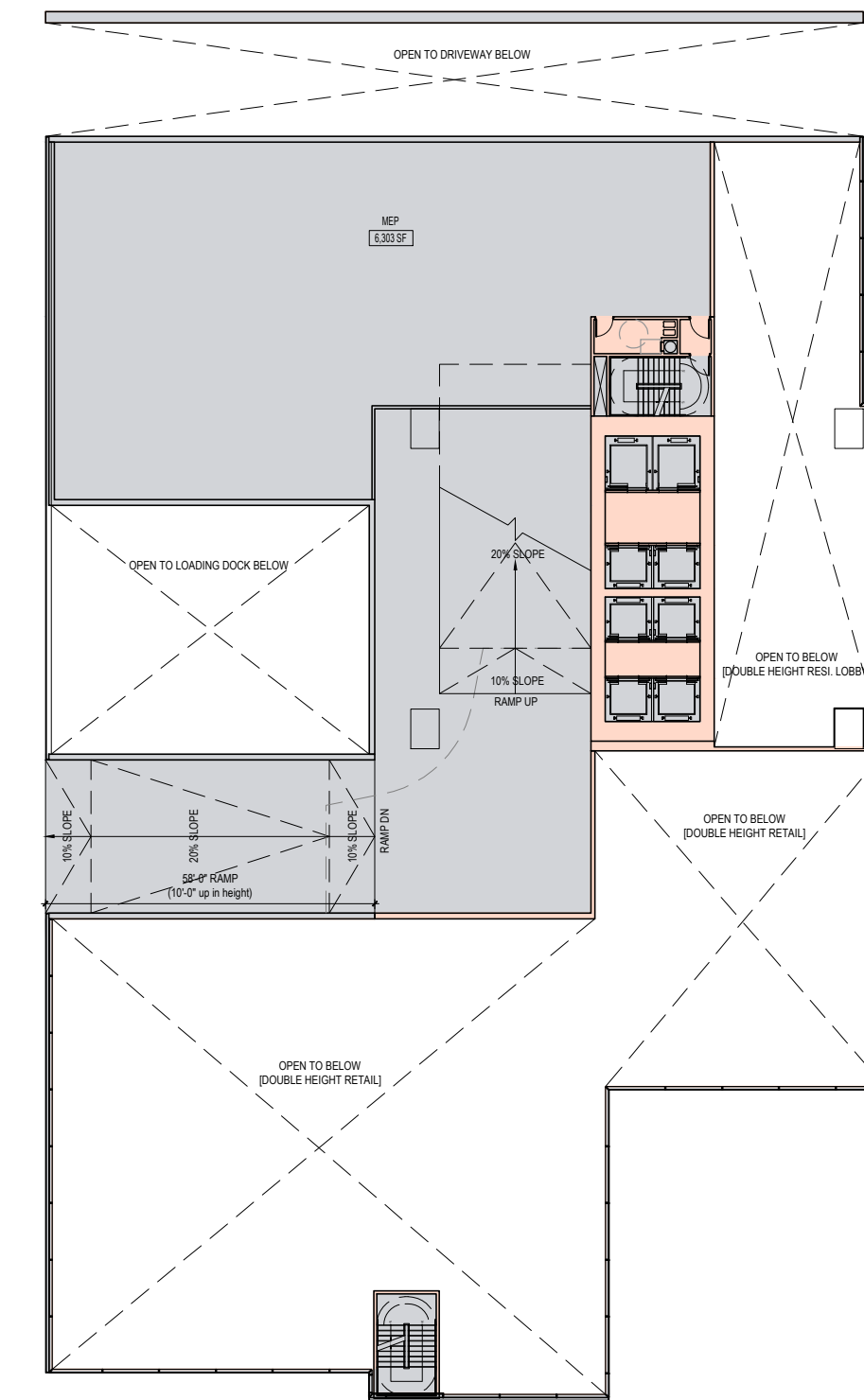
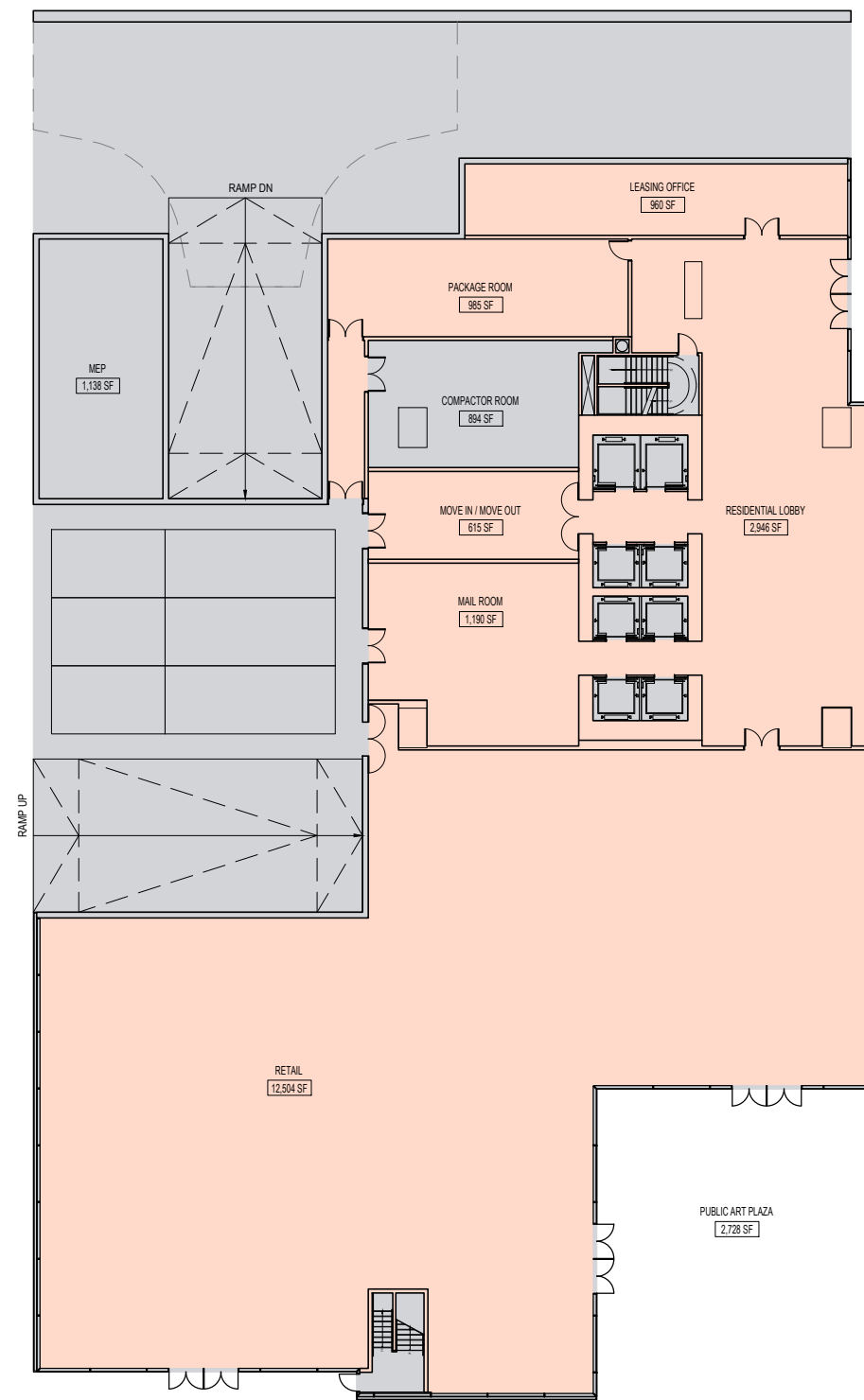
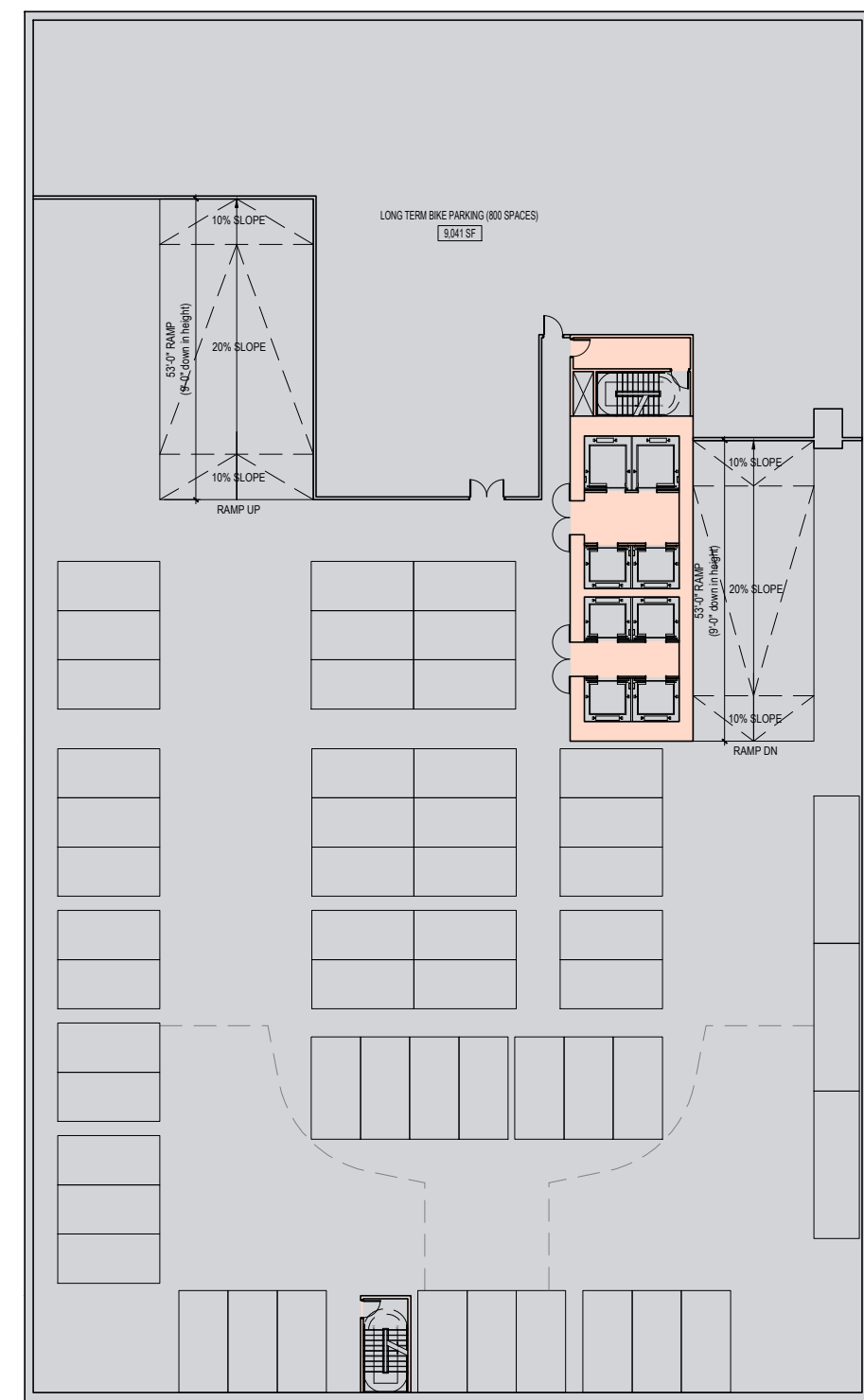
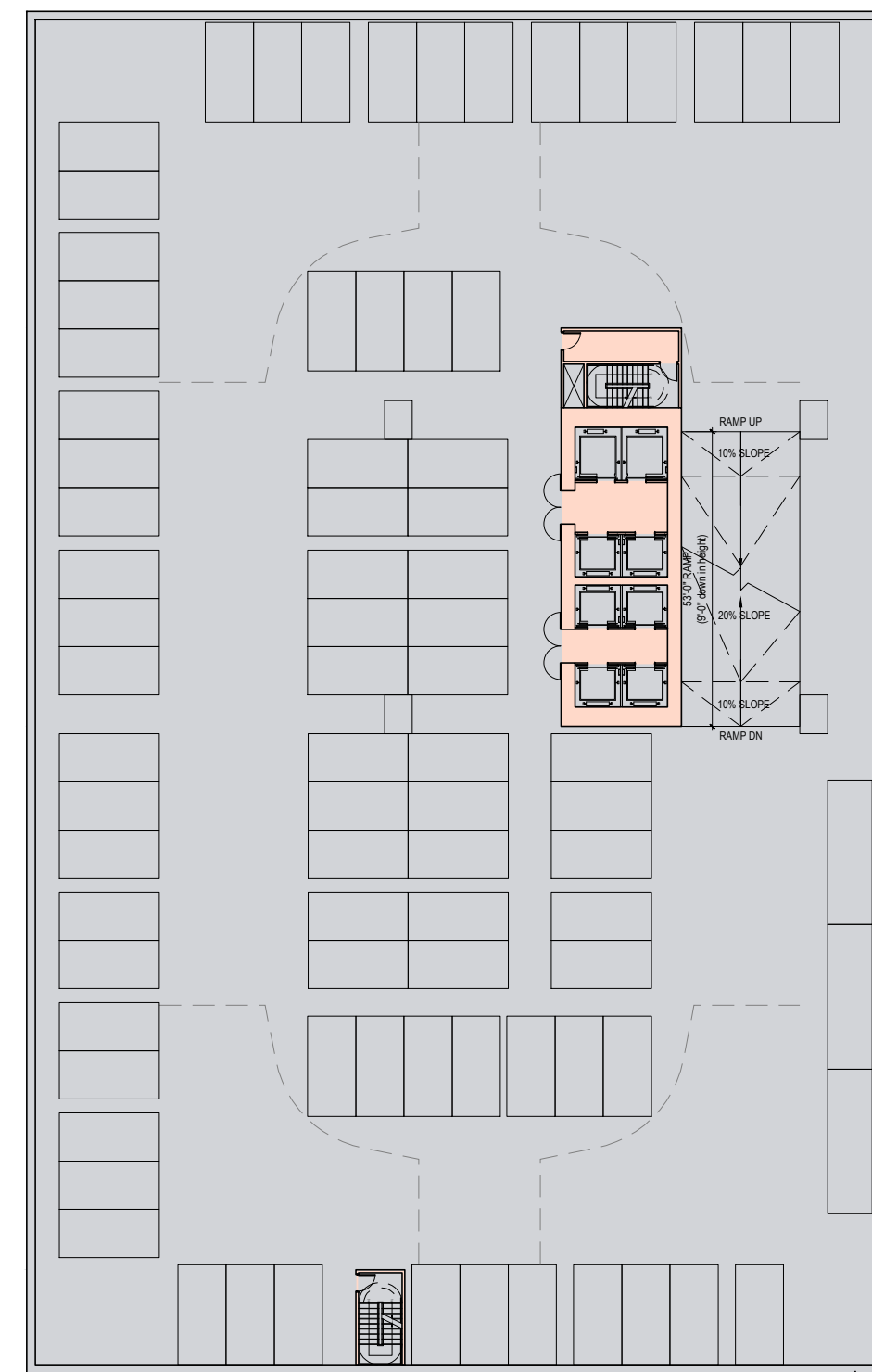
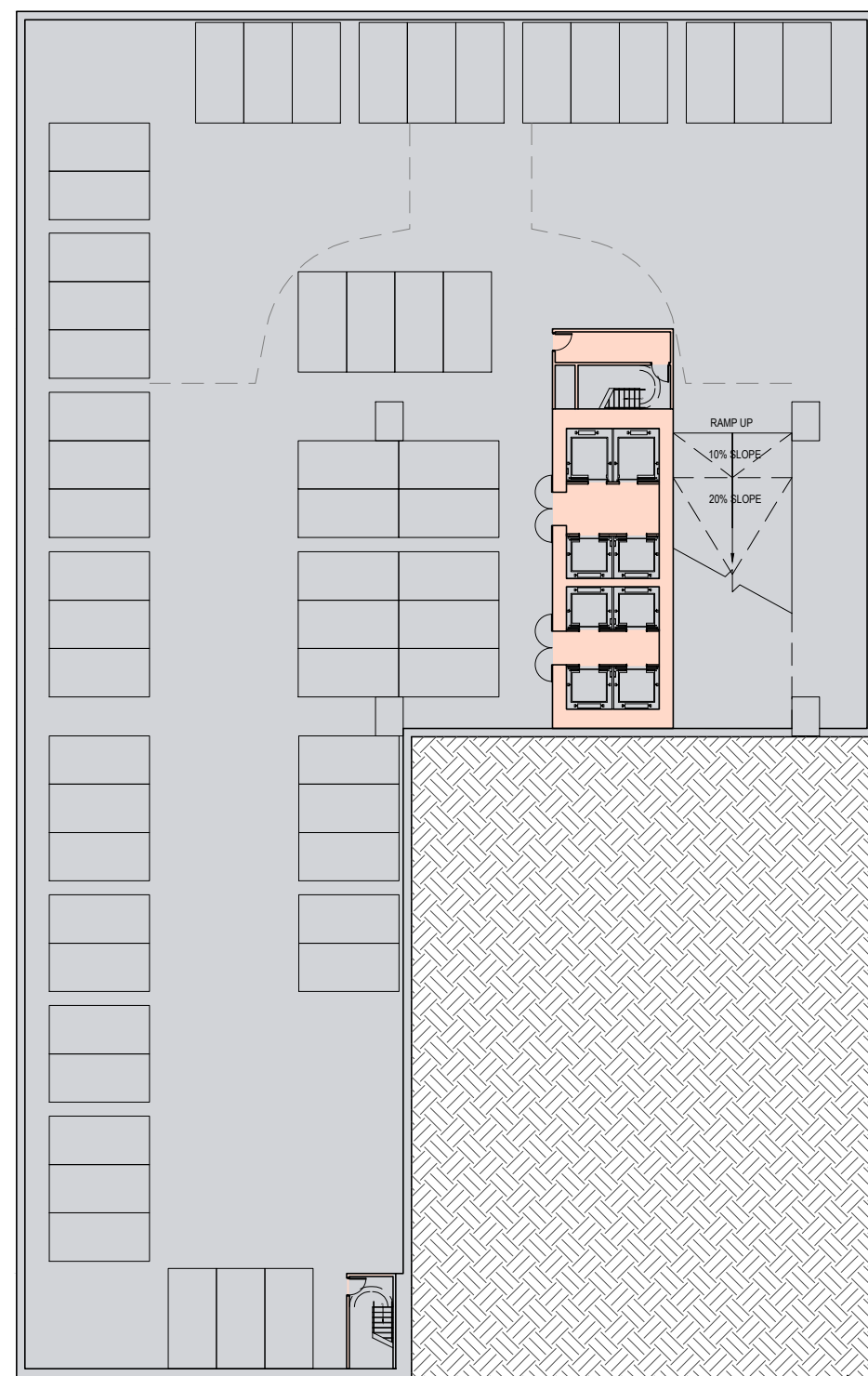


Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020



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"

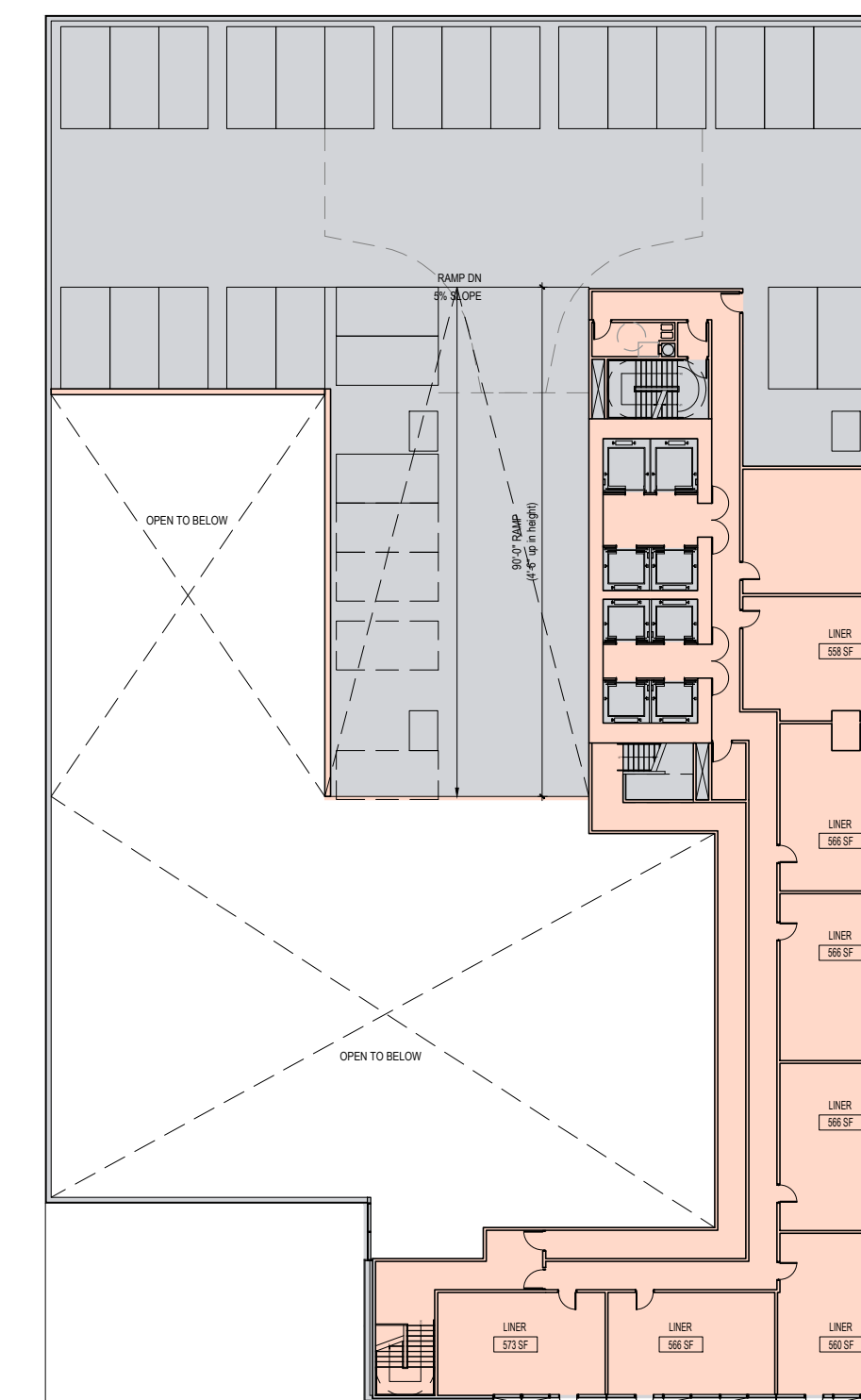
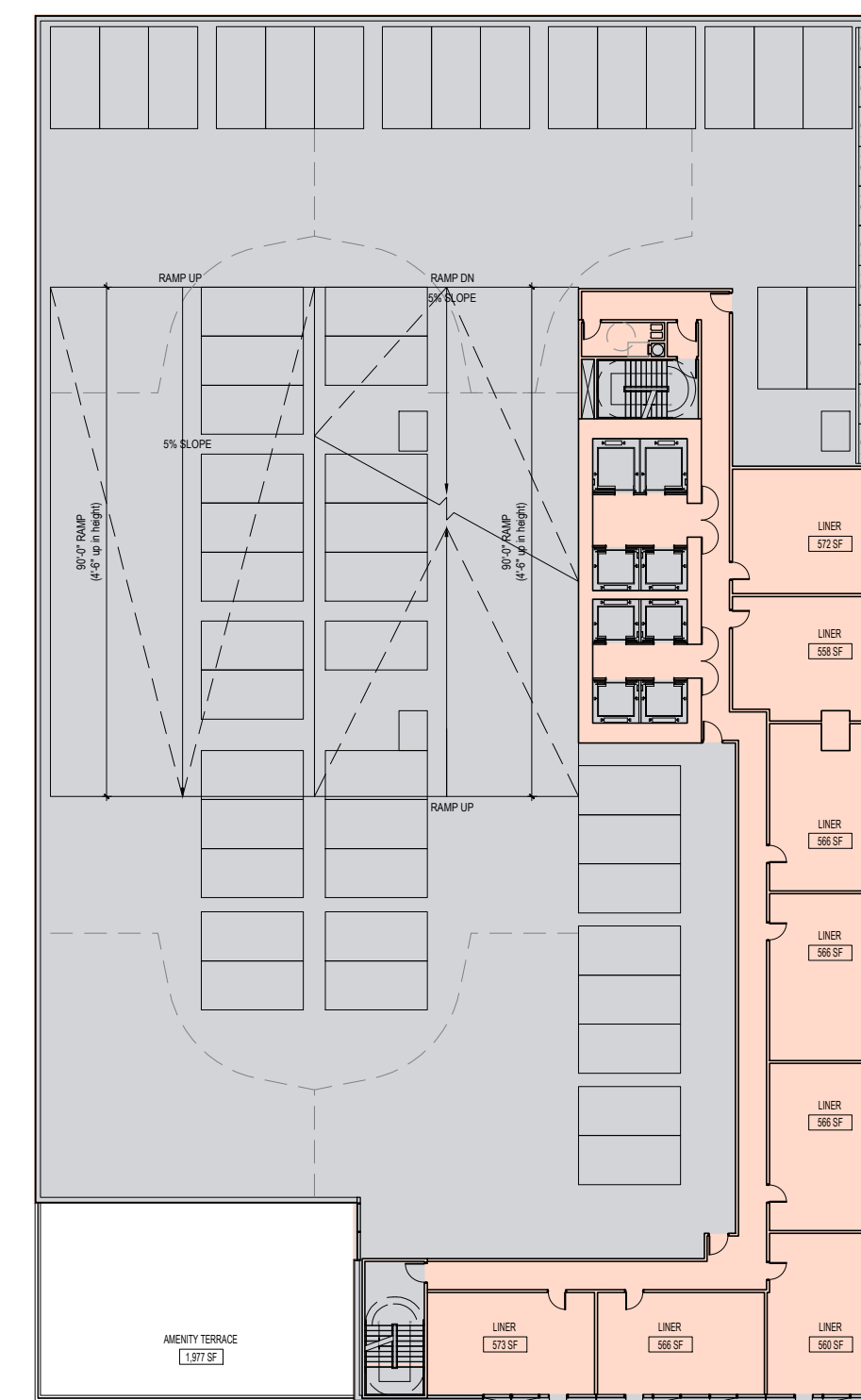
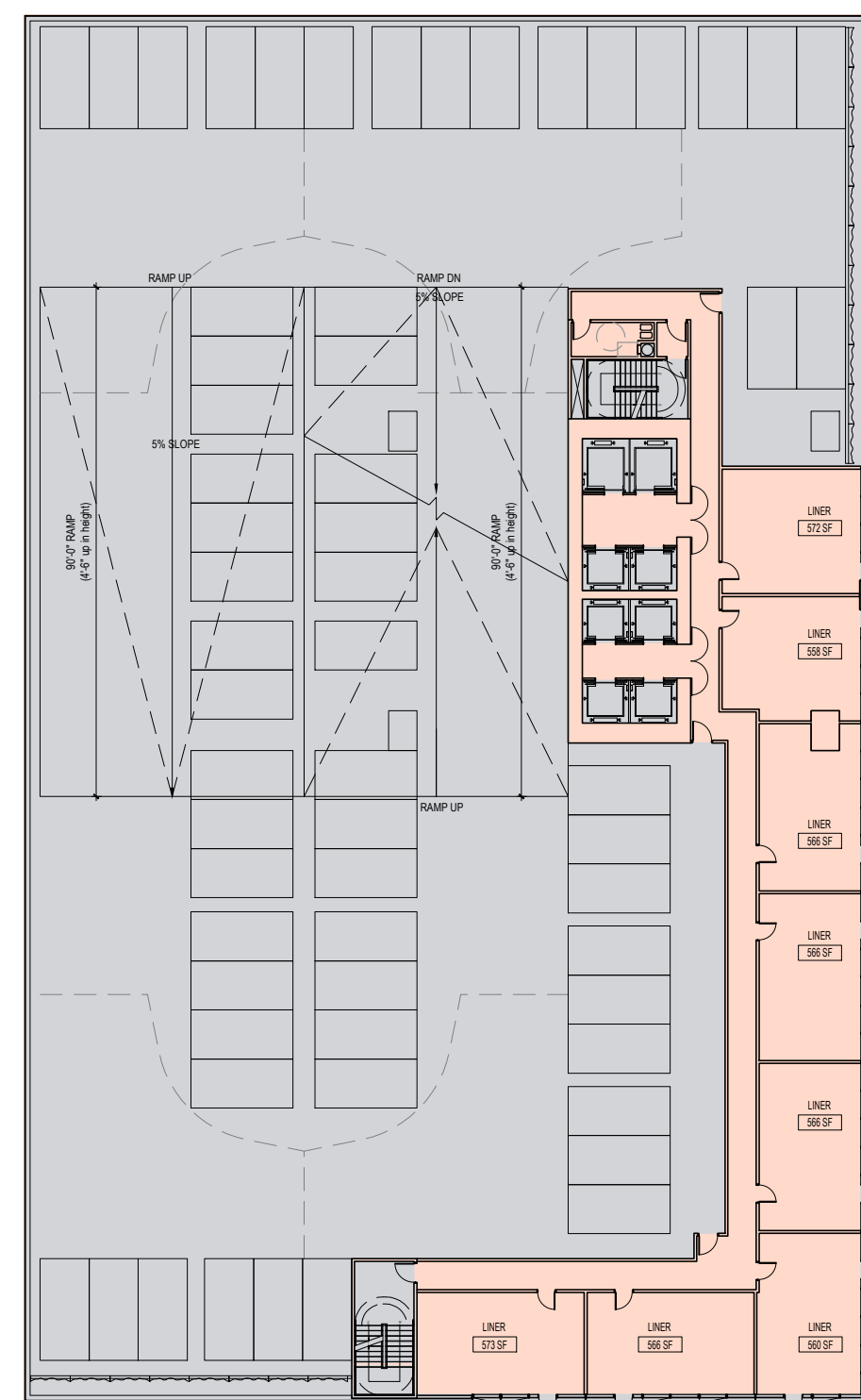
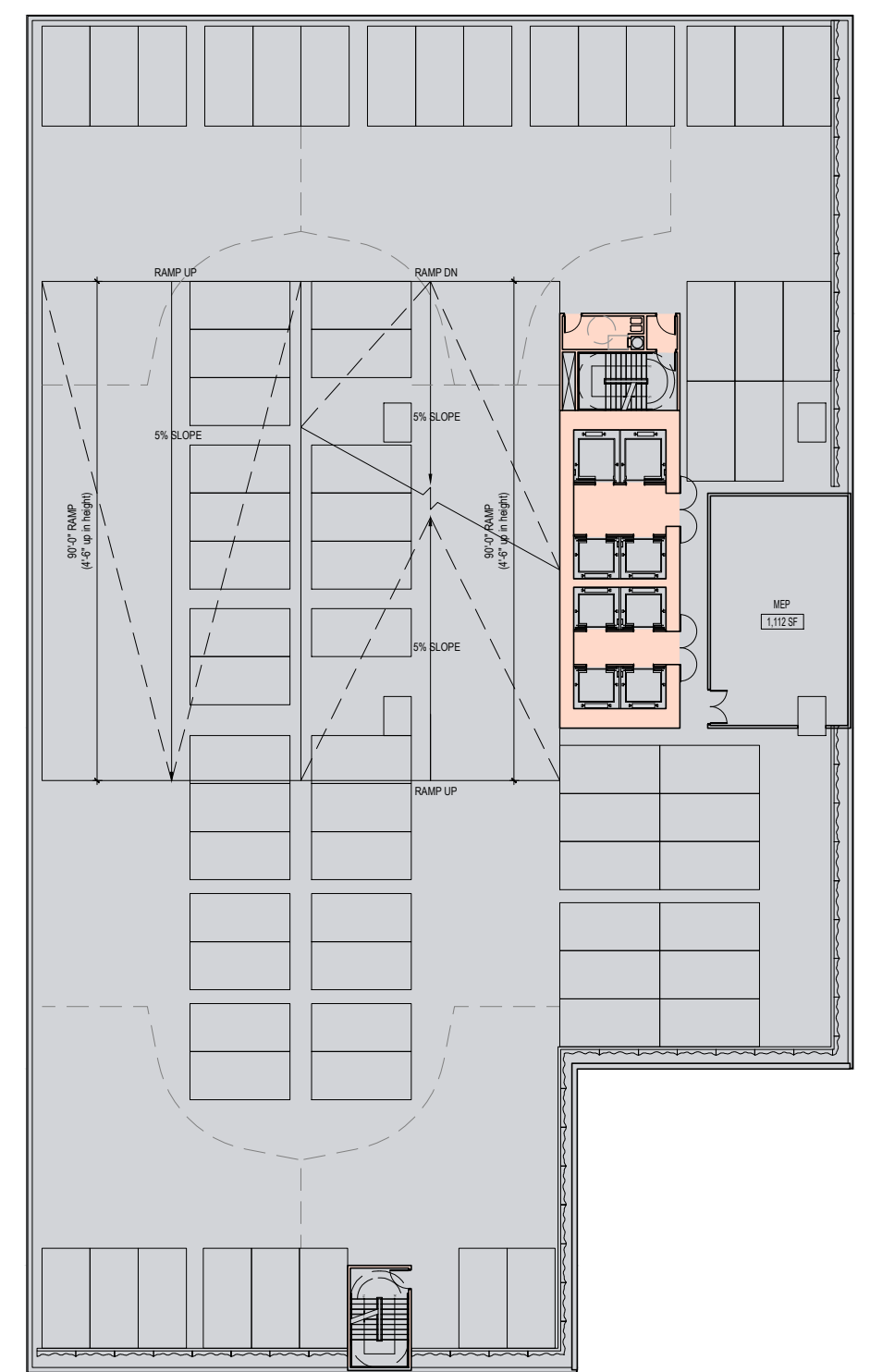
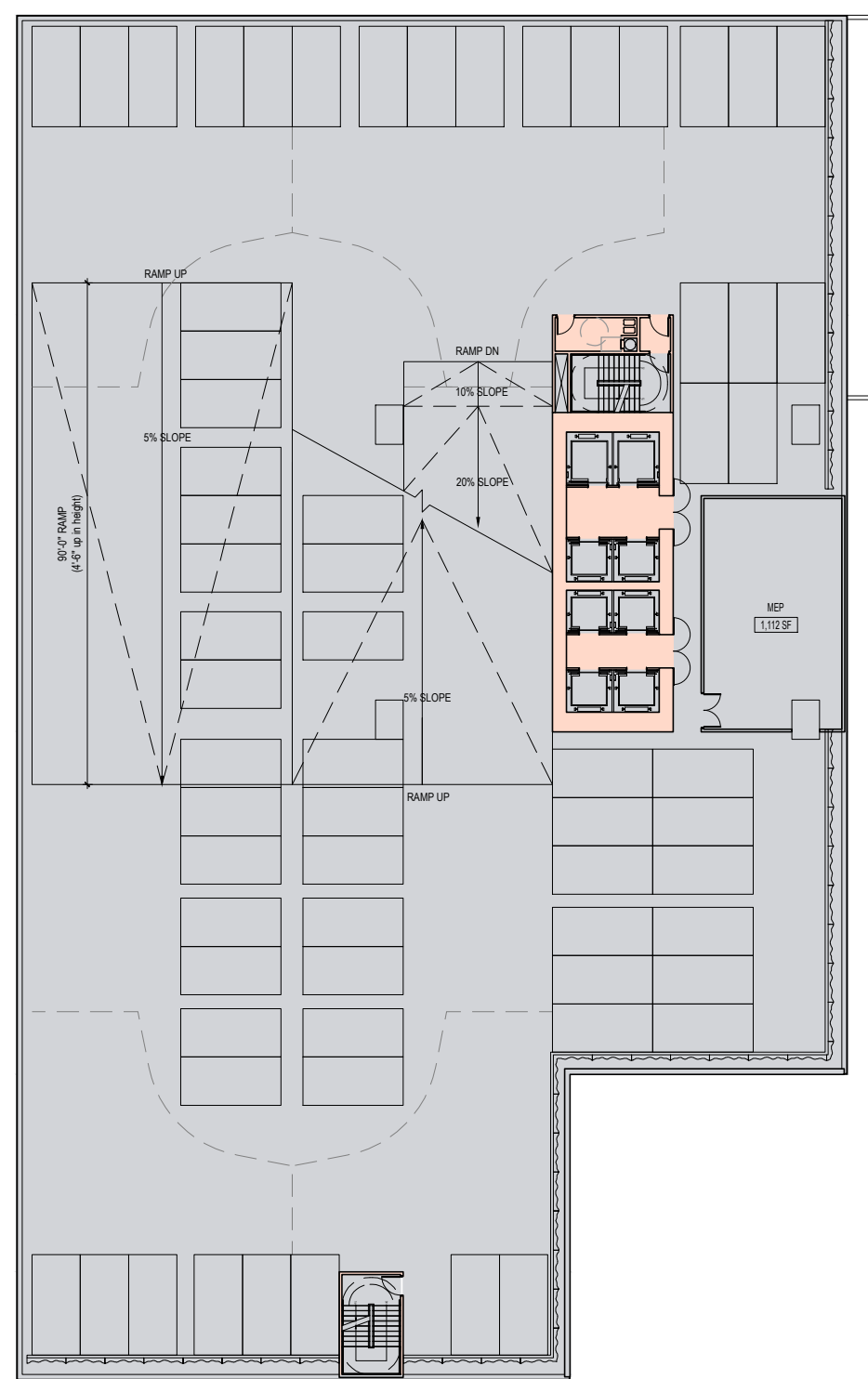
| FLOOR | GFA | DEDUCTIONS | | | | FA |
|-------|--------|------------|-----------|----------------|---------|-----|
| | | Mech. | Ext. Wall | Stairs & Elev. | Parking | |
| B1 | 36,480 | 0 | 1,172 | 829 | 33,756 | 723 |

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

| NO. | DATE | REVISION |
|------------|--------------------------|----------|
| 08/15/2017 | ENTITLEMENT SUBMISSION | |
| 11/06/2018 | CITY PLANNING SUBMISSION | |
| 03/12/2020 | CITY PLANNING SUBMISSION | |

OWNER / APPLICANT

 1045 OLIVE, LLC

 2200 BISCAYNE BLVD

 MIAMI, FL 33137

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 MAGNUSON KLEINCOFF ASSOCIATES

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 Holland & Knight LLP

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TRAFFIC ENGINEER:

 THE MOBILITY GROUP

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 Irvine CA 92612

 T: (562) 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: 1/32" = 1'-0"

FLOOR AREA DIAGRAMS

A-006

 PAGE: 08 OF 35

Exhibit A - Project Plans

CPC-2017-3251-TDR-MCUP-SPR

March 12, 2020

| NO. | DATE | REVISION |
|-----|------------|--------------------------|
| 01 | 08/15/2017 | ENTITLEMENT SUBMISSION |
| 11 | 11/06/2018 | CITY PLANNING SUBMISSION |
| 03 | 03/22/2020 | CITY PLANNING SUBMISSION |

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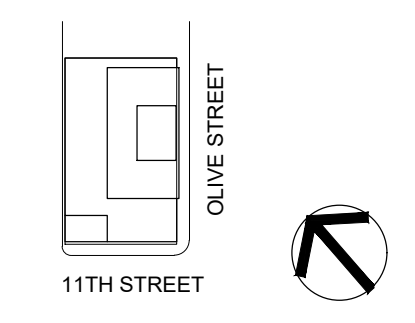
LAND USE CONSULTANT:
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Los Angeles, CA 90017
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LAND USE COUNSEL:
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Los Angeles, CA 90071
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TRAFFIC ENGINEER:
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Irvine CA 92612
T: (949) 474-1591

KEY PLAN

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



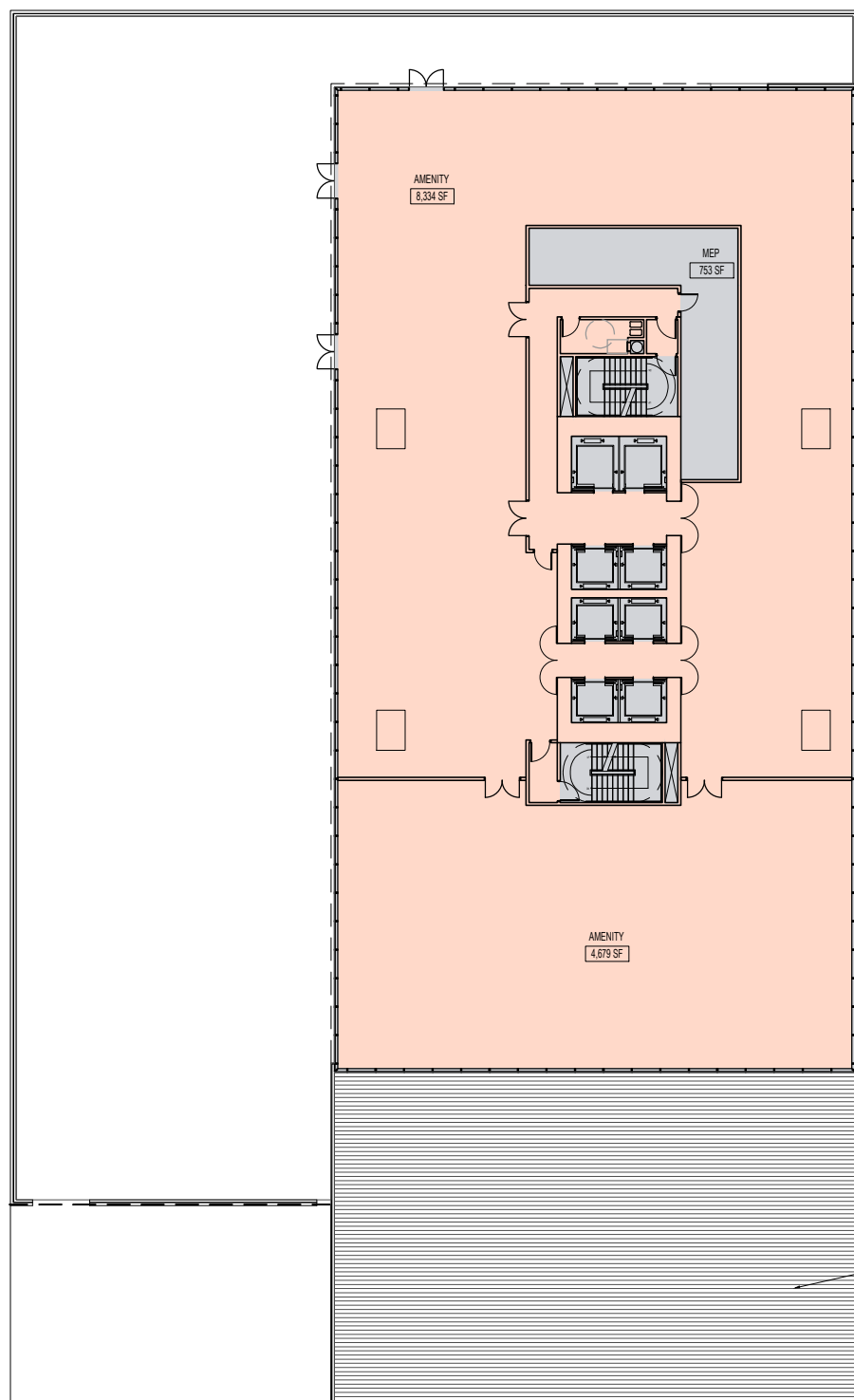
1045 OLIVE

NEW CONSTRUCTION

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

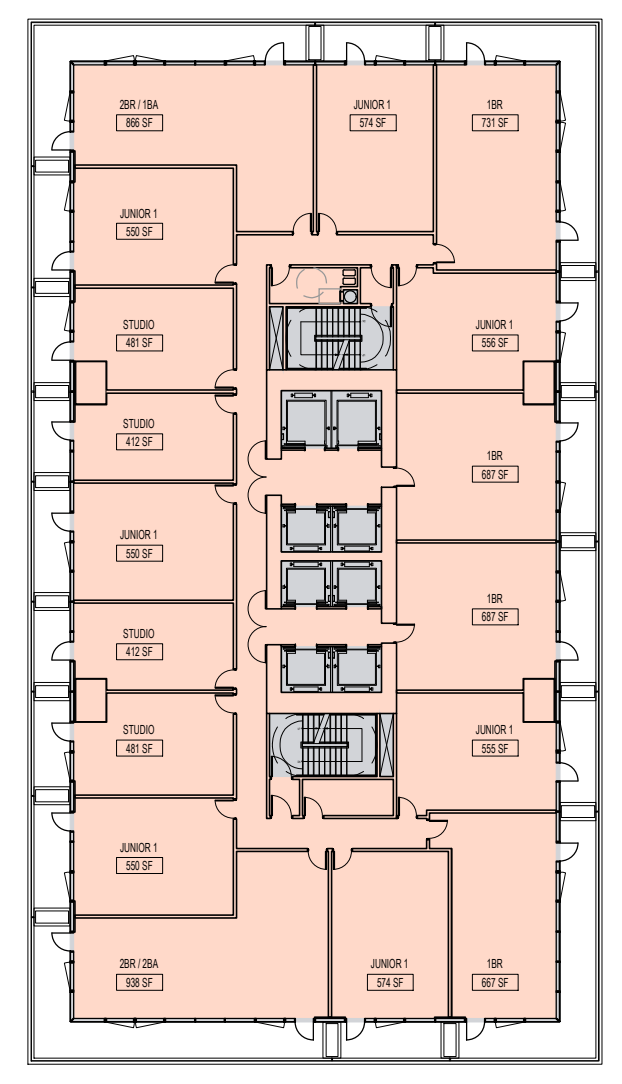
FLOOR AREA DIAGRAMS

A-007



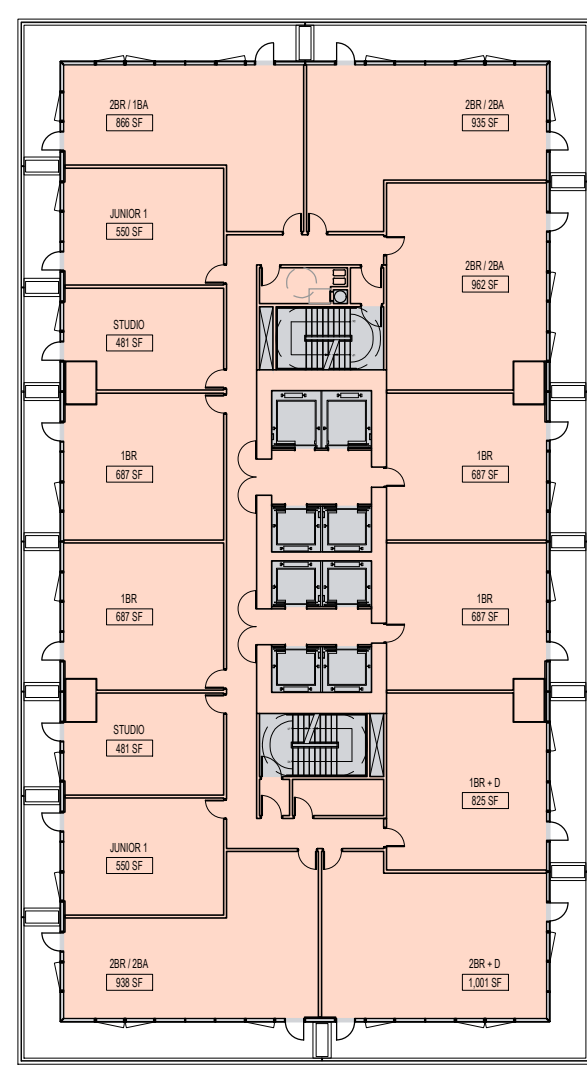
1 LEVEL 10
SCALE: 1/32" = 1'-0"

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



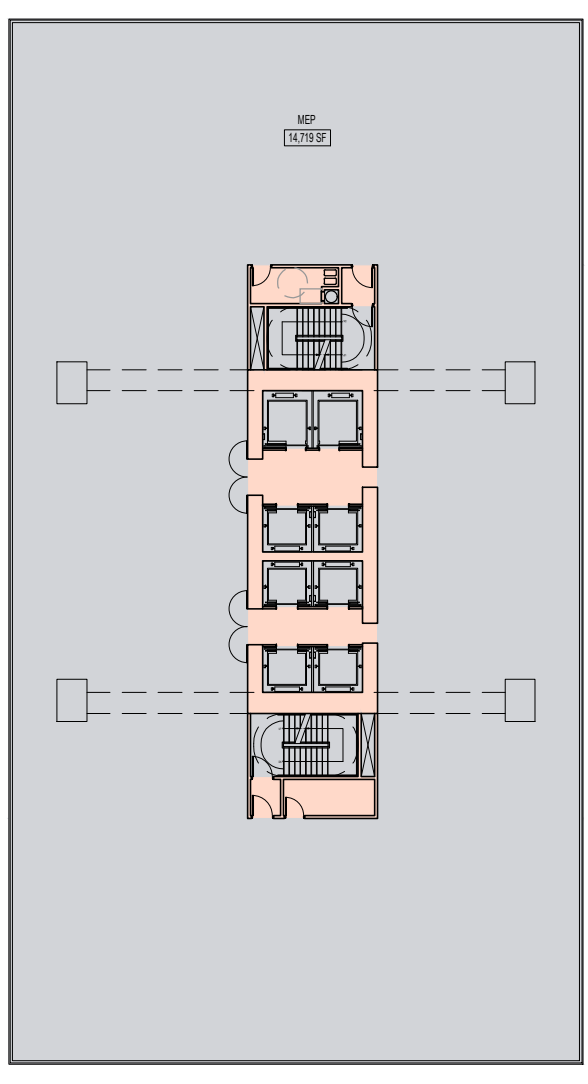
2 LEVELS 11-20
SCALE: 1/32" = 1'-0"

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



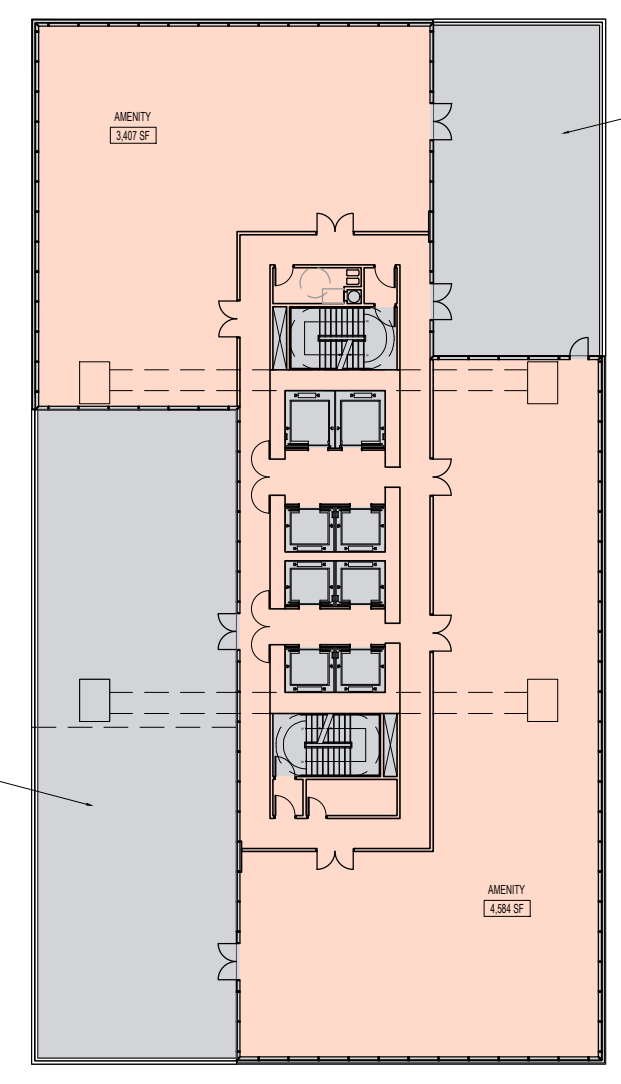
3 LEVELS 21-51
SCALE: 1/32" = 1'-0"

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



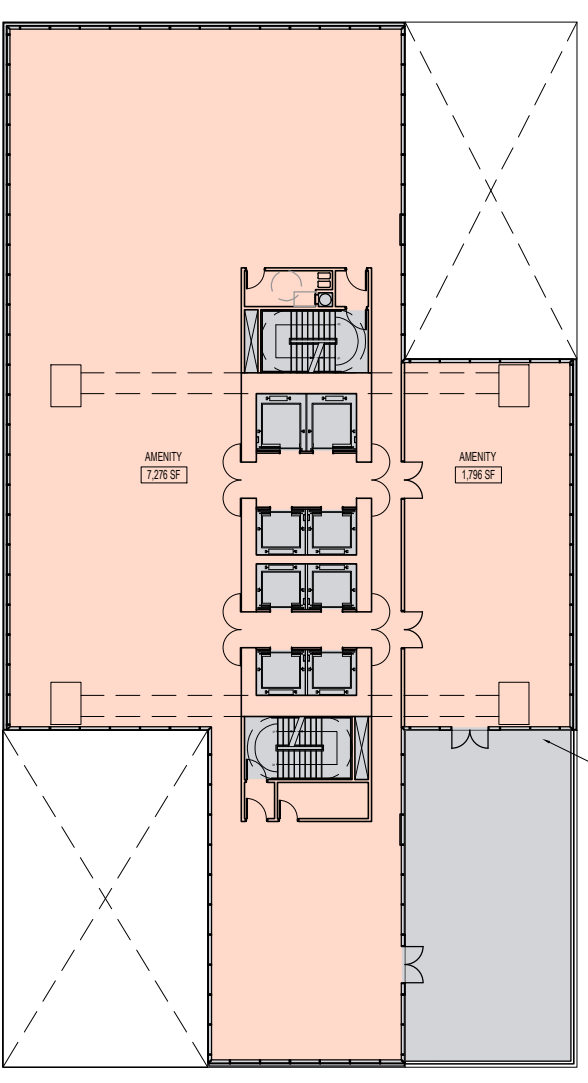
4 LEVEL 52
SCALE: 1/32" = 1'-0"

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



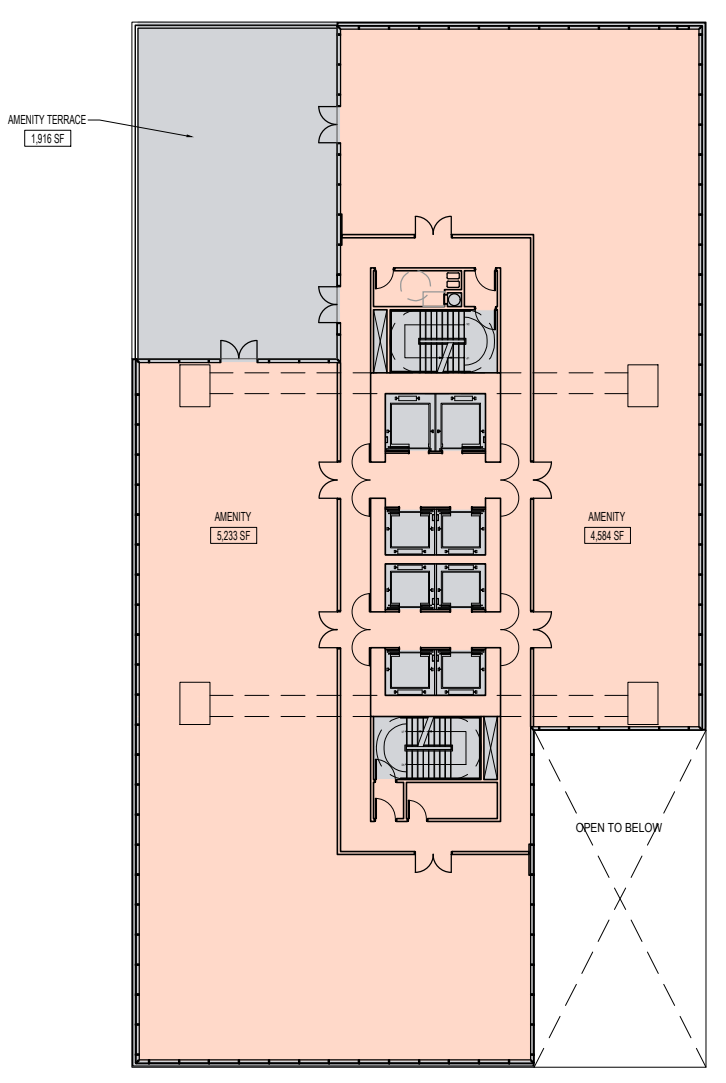
5 LEVEL 53
SCALE: 1/32" = 1'-0"

| 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 |



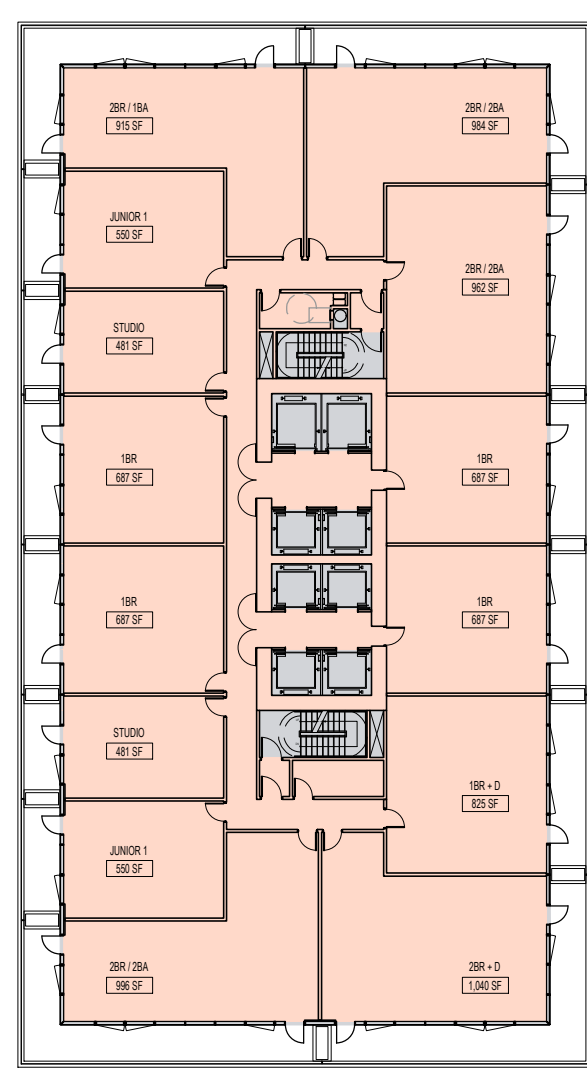
6 LEVEL 54
SCALE: 1/32" = 1'-0"

| 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 | |



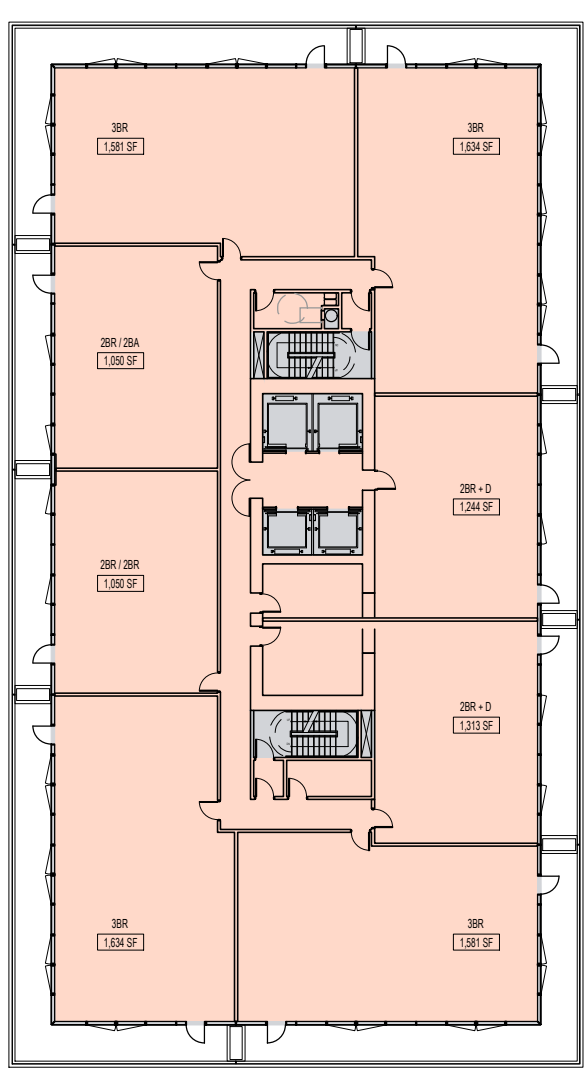
7 LEVEL 55
SCALE: 1/32" = 1'-0"

| 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 | |



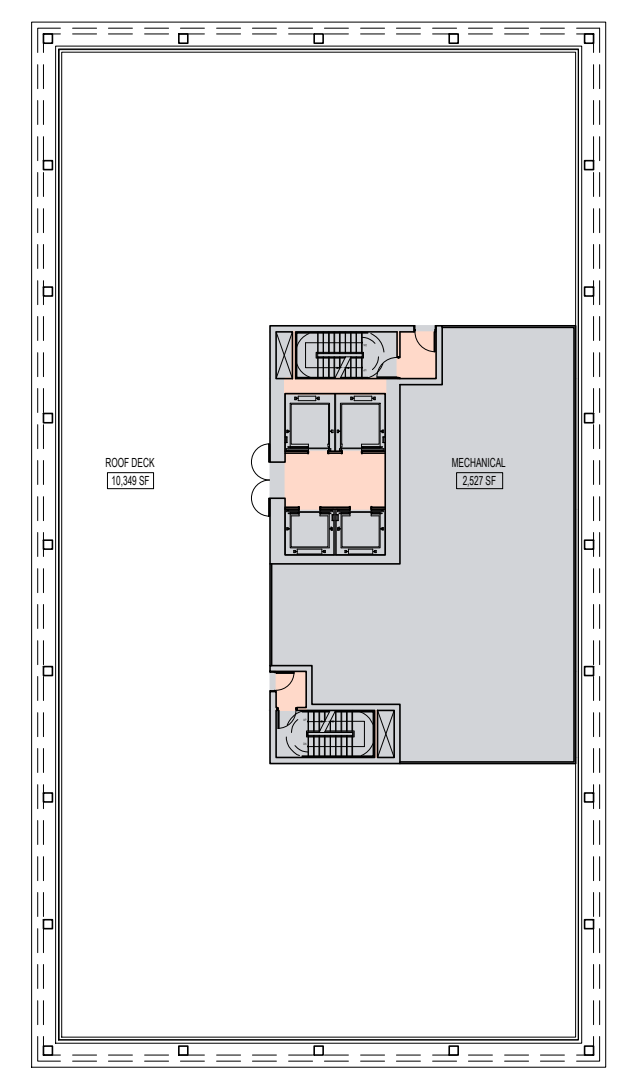
8 LEVELS 56-60
SCALE: 1/32" = 1'-0"

| 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

Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020

| 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 |
| 03122020 | | CITY PLANNING SUBMISSION |

OWNER / APPLICANT

1045 OLIVE, LLC
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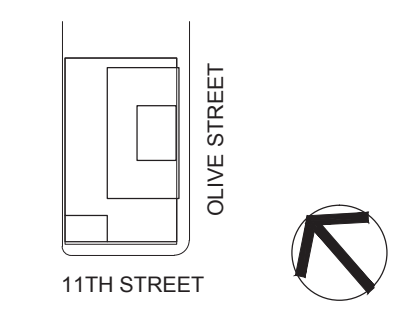
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KEY PLAN

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



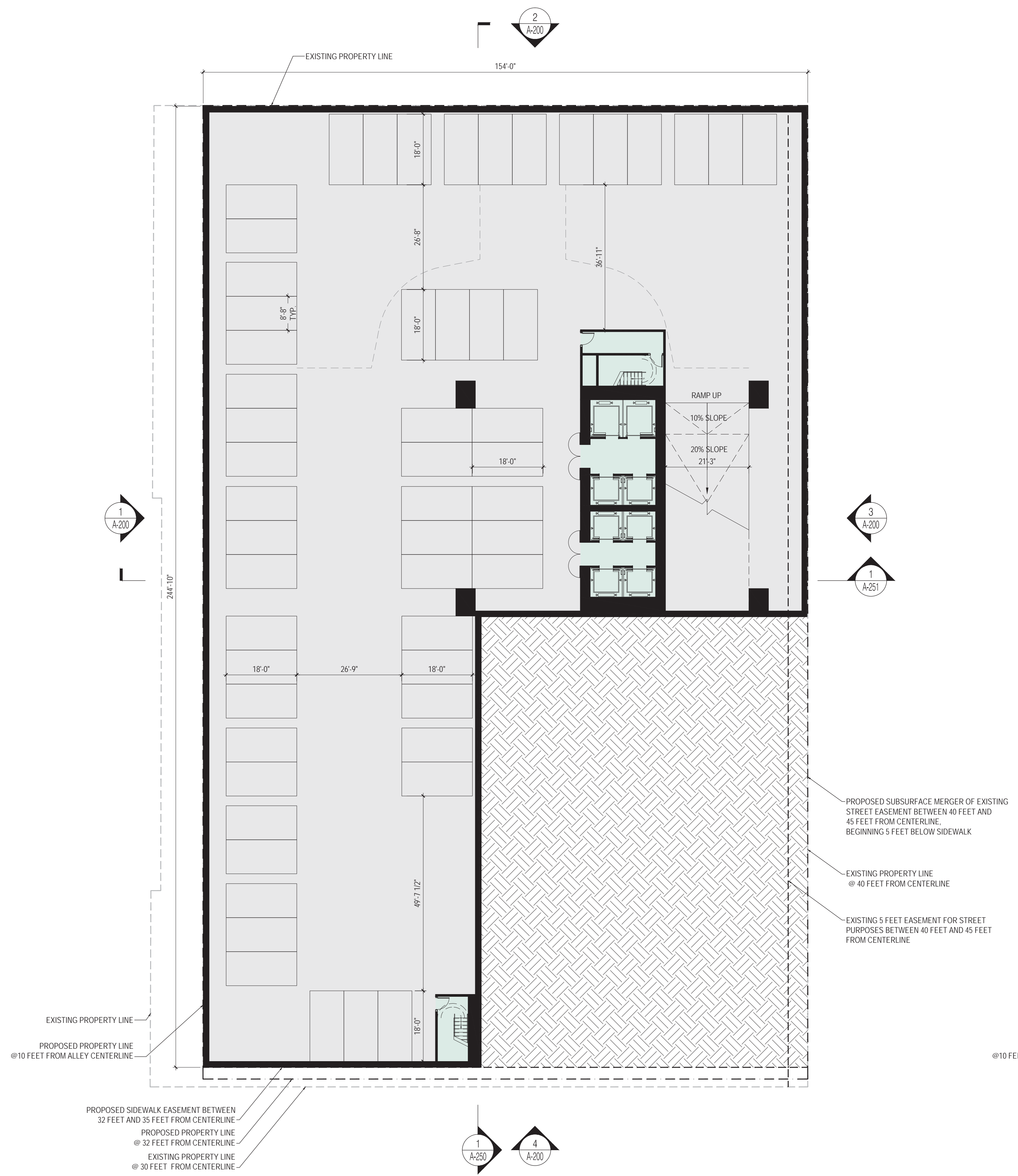
1045 OLIVE

NEW CONSTRUCTION

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

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

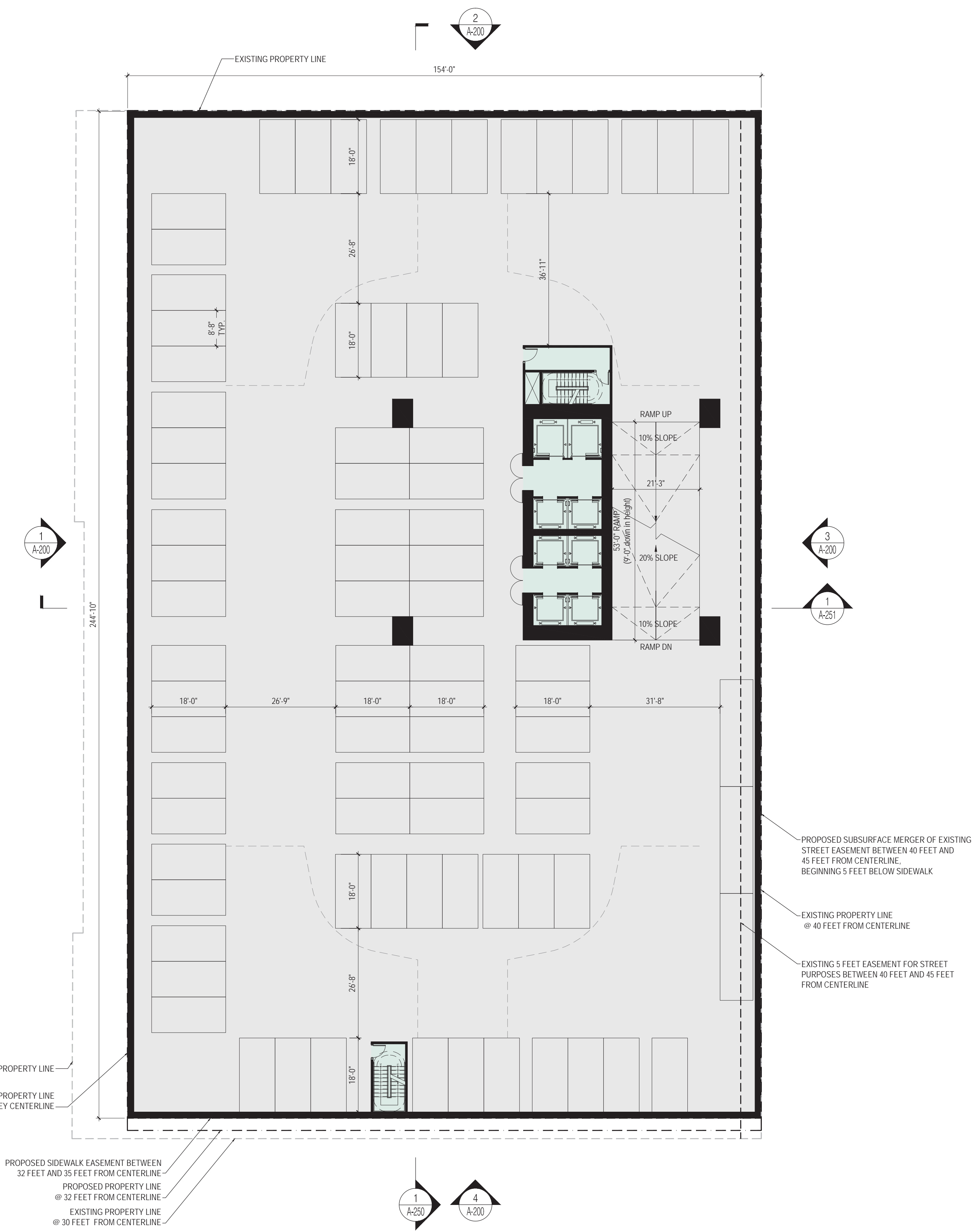
A-100



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

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

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



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

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

**Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020**

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| 11/06/2018 | CITY PLANNING SUBMISSION | |
| 03/22/2020 | CITY PLANNING SUBMISSION | |

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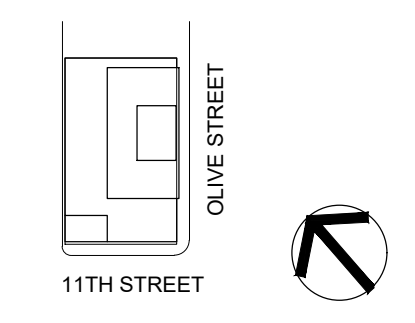
LAND USE CONSULTANT:
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KEY PLAN

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



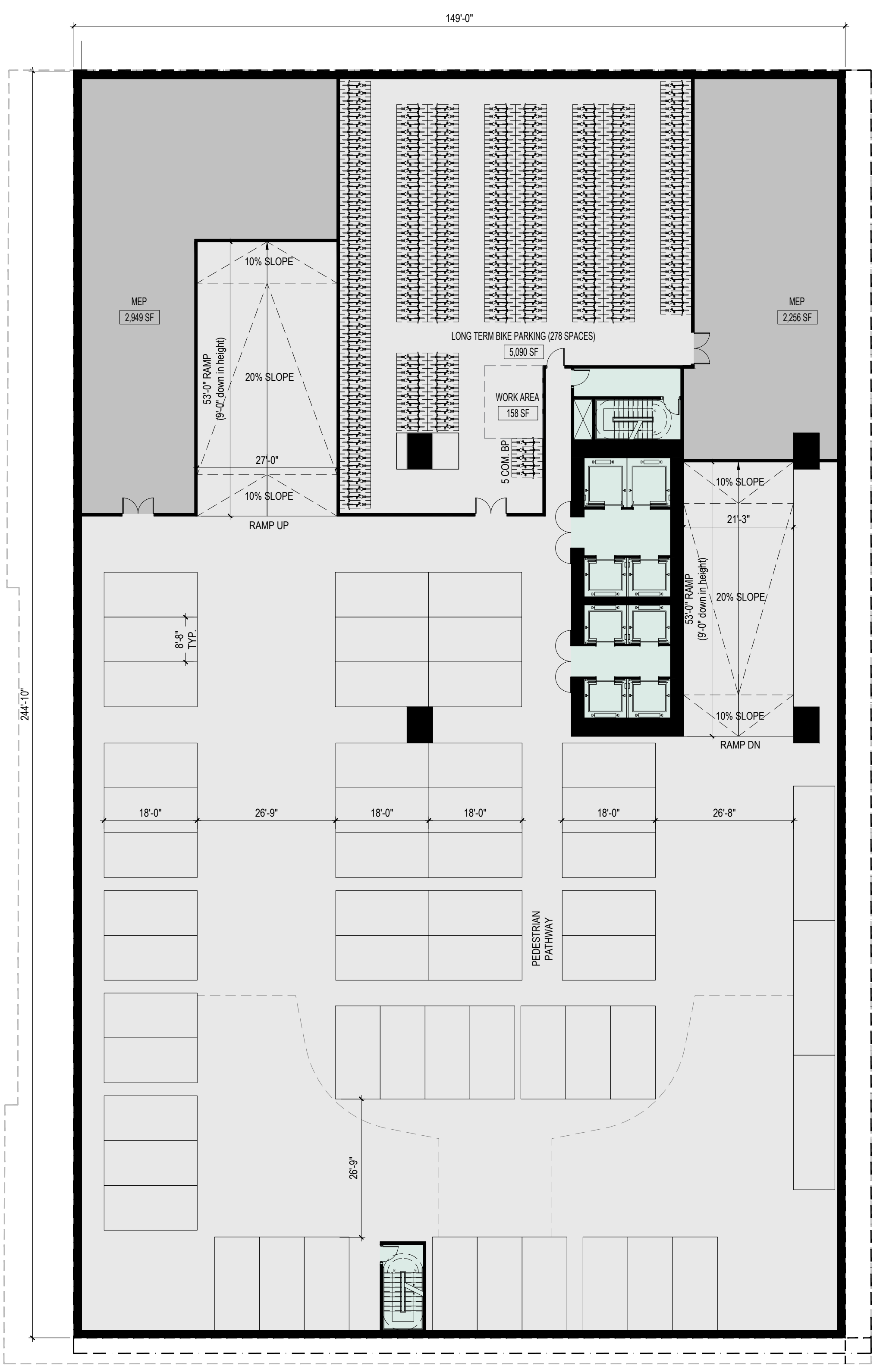
1045 OLIVE

NEW CONSTRUCTION

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

FLOOR PLANS:
BASEMENT 1 & 1ST FLOOR

A-101



| LEVEL | STAND. PKG | TANDEM PKG | TOTAL PKG |
|------------|------------|------------|-----------|
| BASEMENT 1 | 45 | 8 | 53 |

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

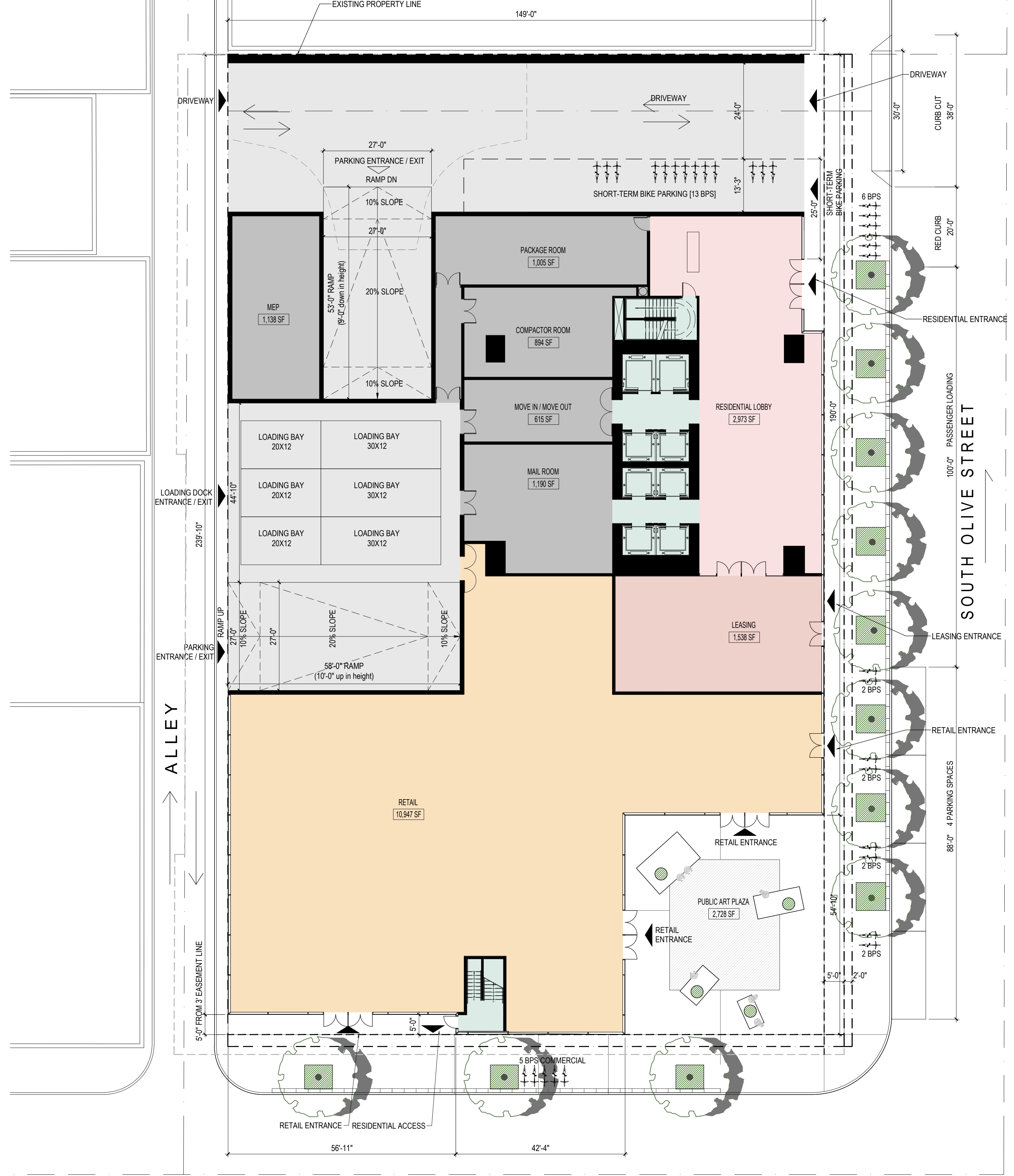


Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020

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| 03/12/2020 | | CITY PLANNING SUBMISSION |

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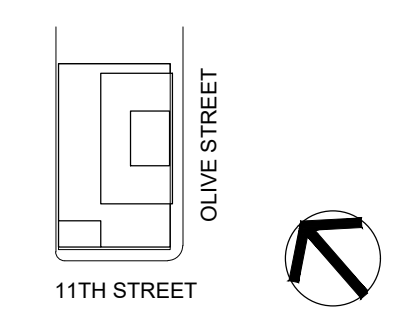
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KEY PLAN

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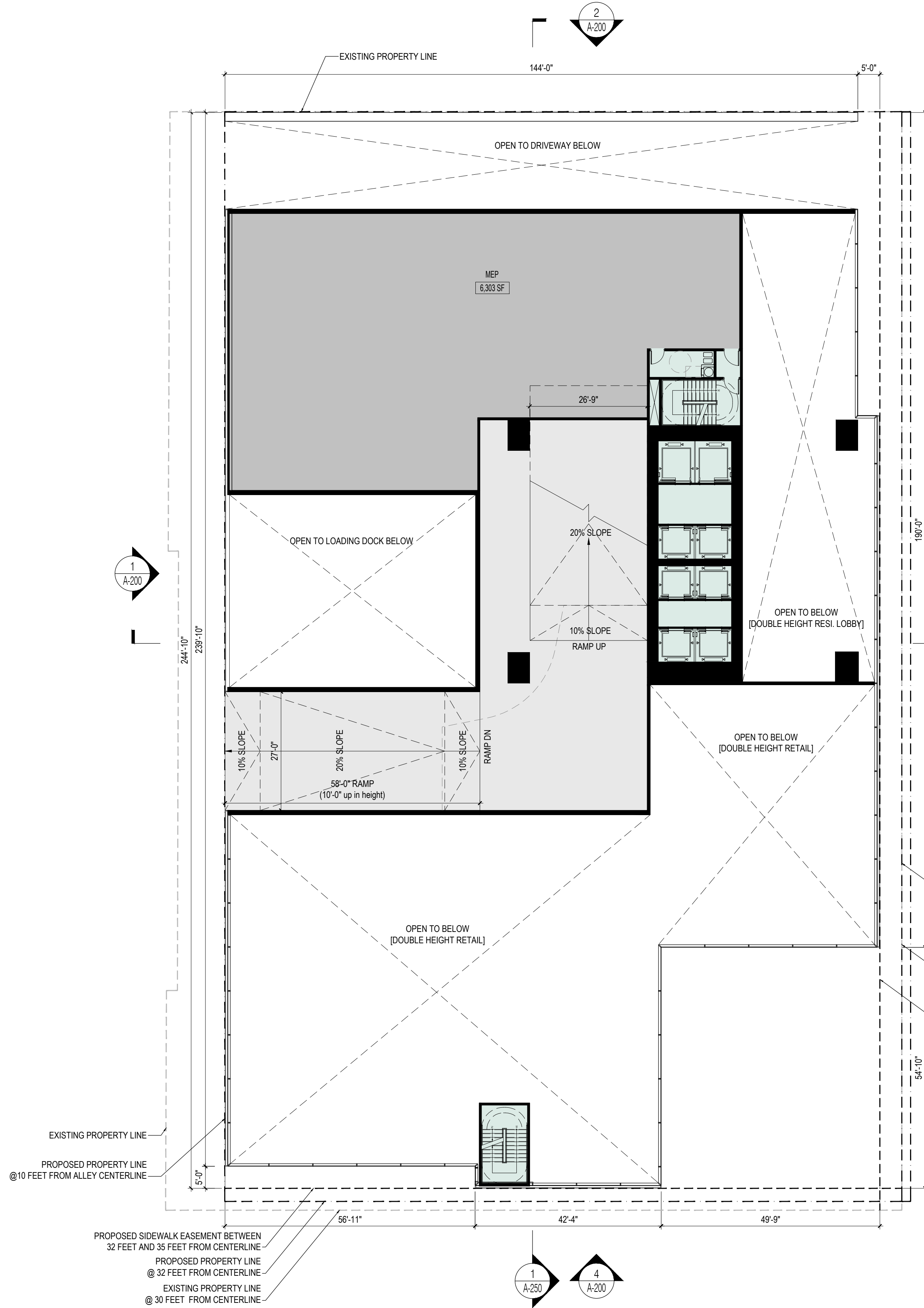
1045 OLIVE

NEW CONSTRUCTION

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

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

A-102



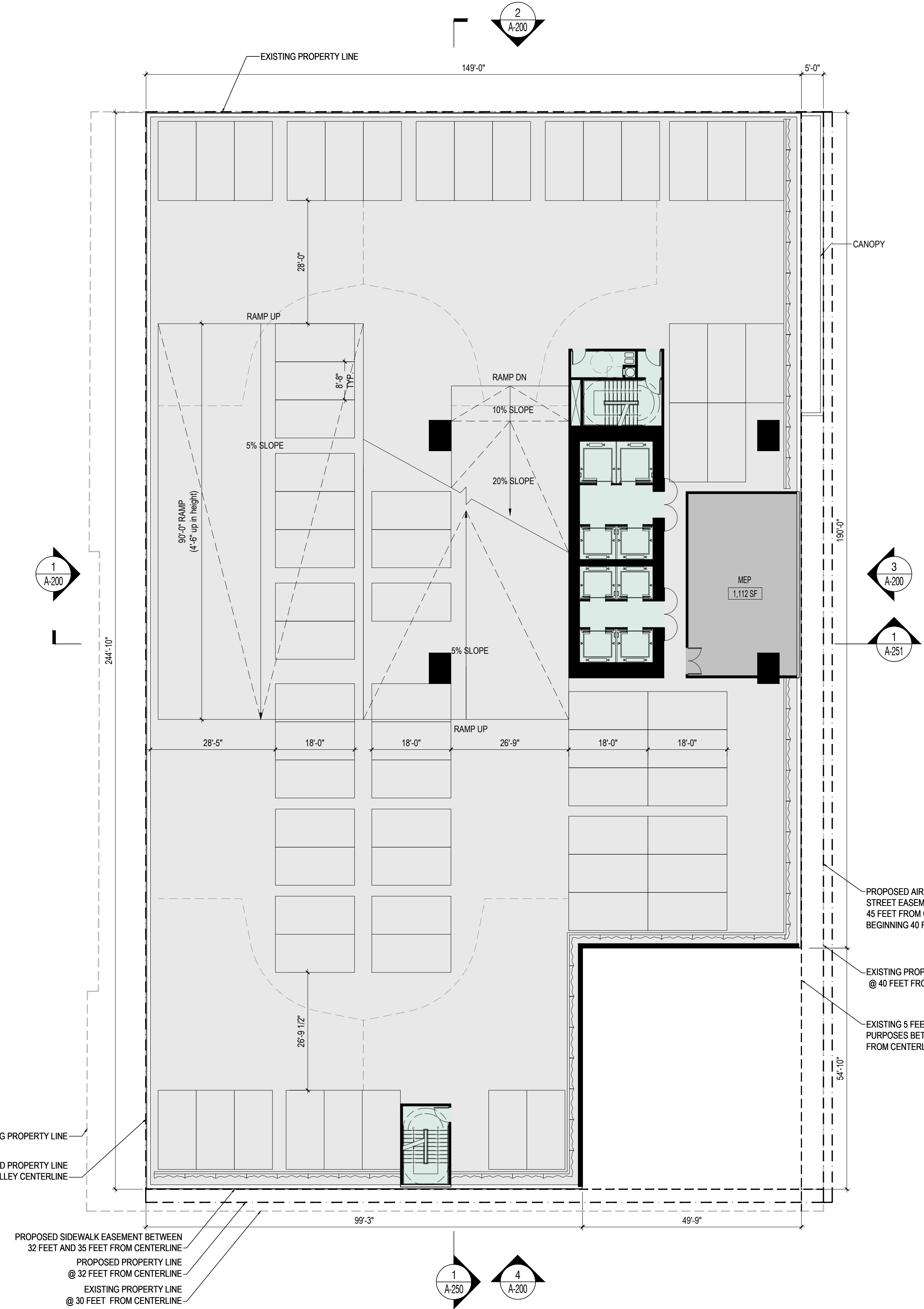
1 MEZZANINE FLOOR PLAN
SCALE: 1/16" = 1'-0"

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

PROPOSED AIRSPACE MERGER 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 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 |

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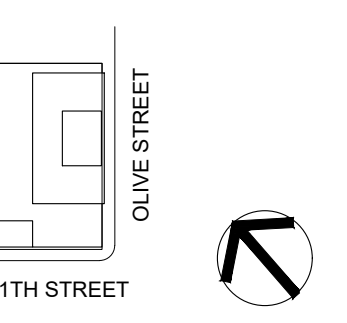
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KEY PLAN

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



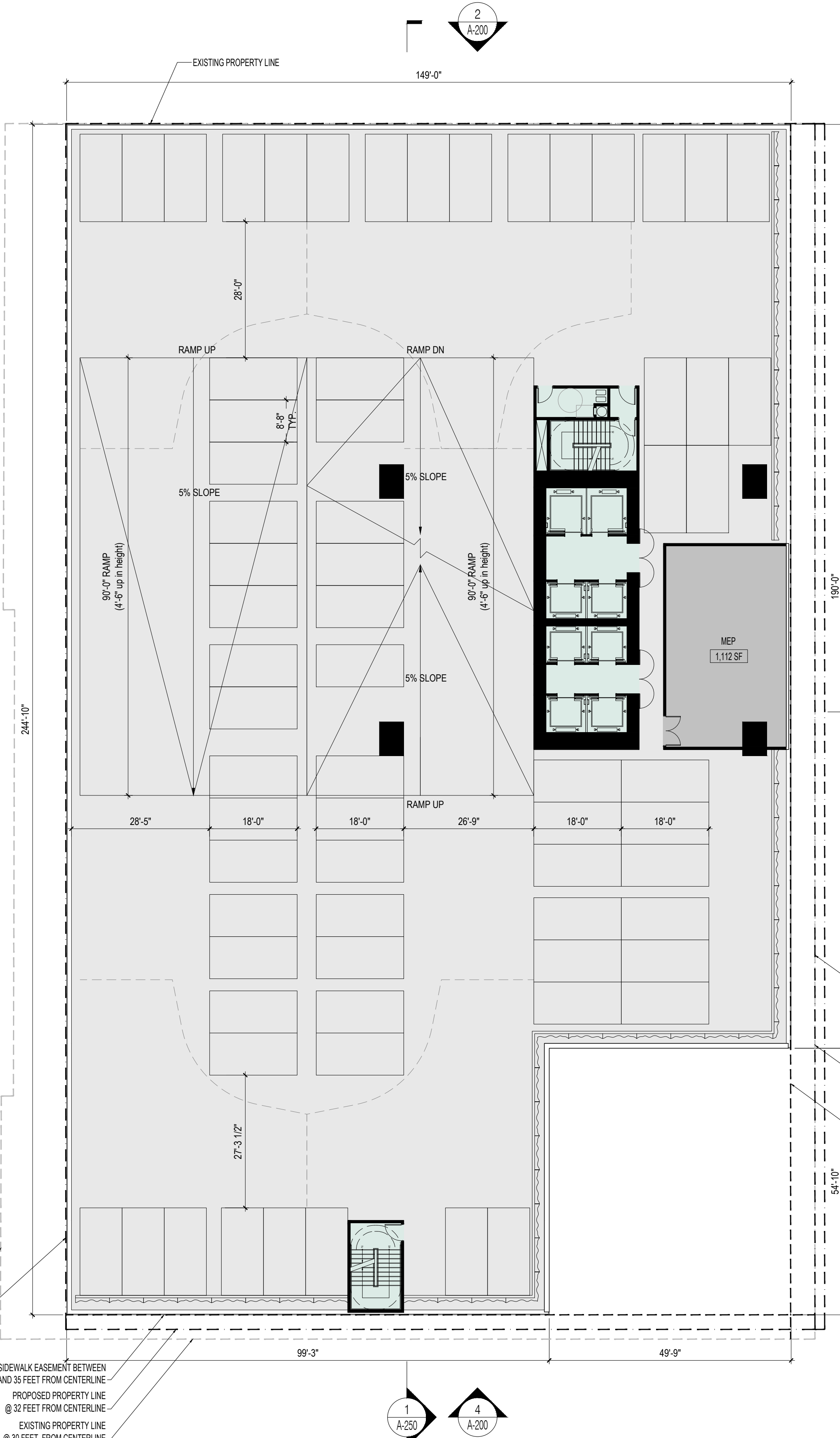
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/16" = 1'-0"

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

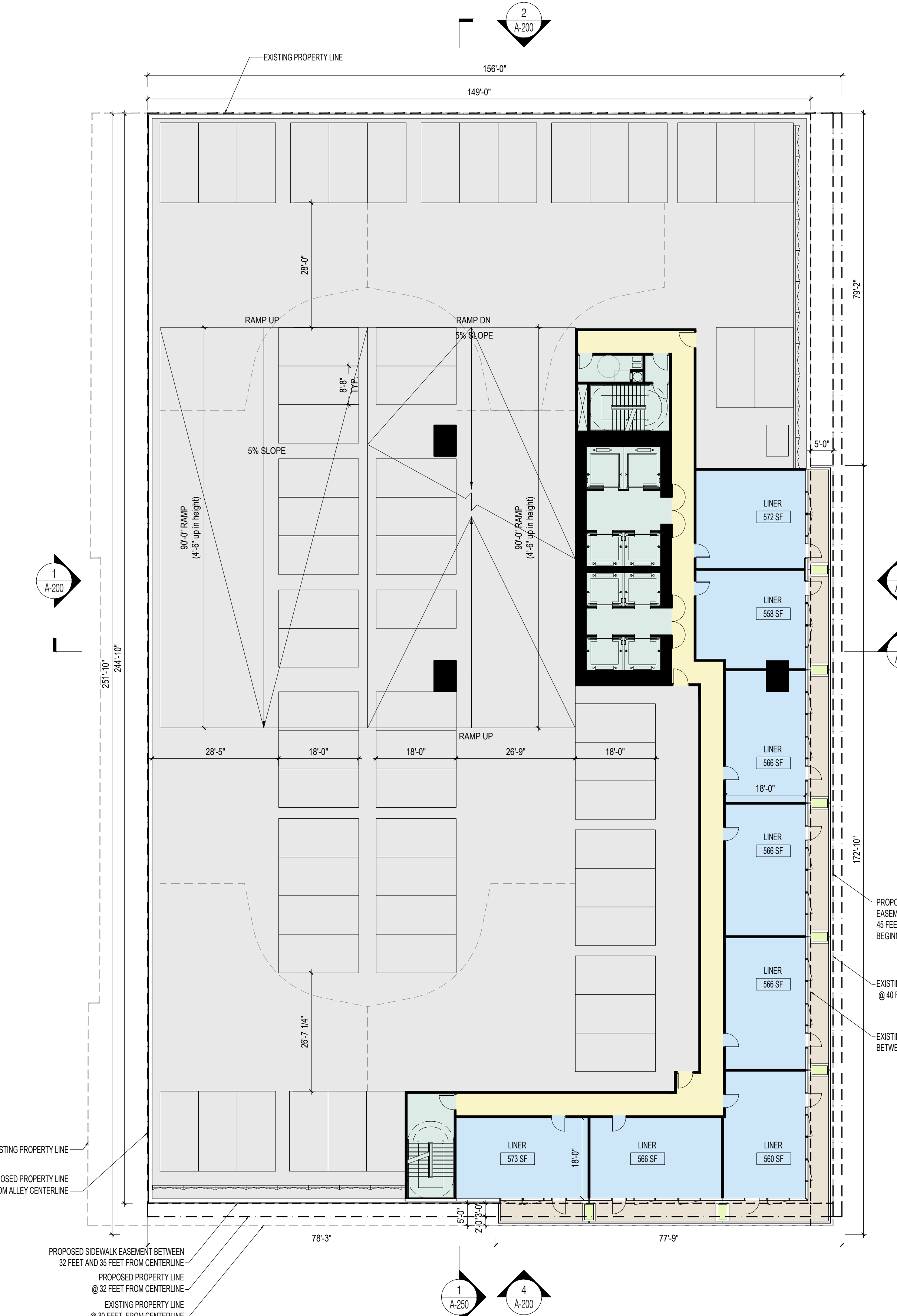
A-103



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 |

Exhibit A - Project Plans
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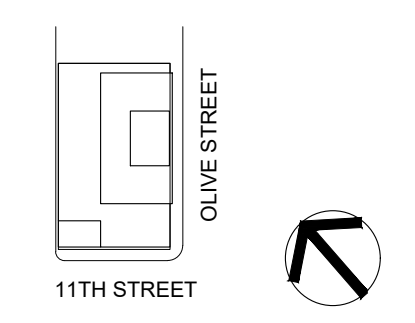
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/16" = 1'-0"

FLOOR PLANS: 8TH & 9TH FLOOR

A-104



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

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

| LEVEL | # OF FLOORS | TOTAL |
|---------|-------------|-------|
| LEVEL 8 | 1 | 8 |

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



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

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

| LEVEL | # OF FLOORS | TOTAL |
|---------|-------------|-------|
| LEVEL 9 | 1 | 8 |

Exhibit A - Project Plans
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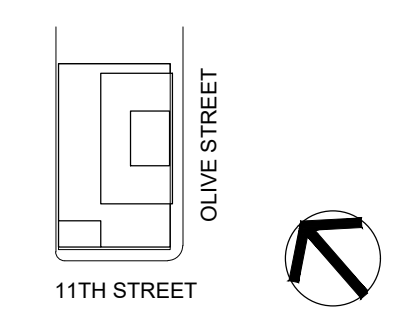
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KEY PLAN

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



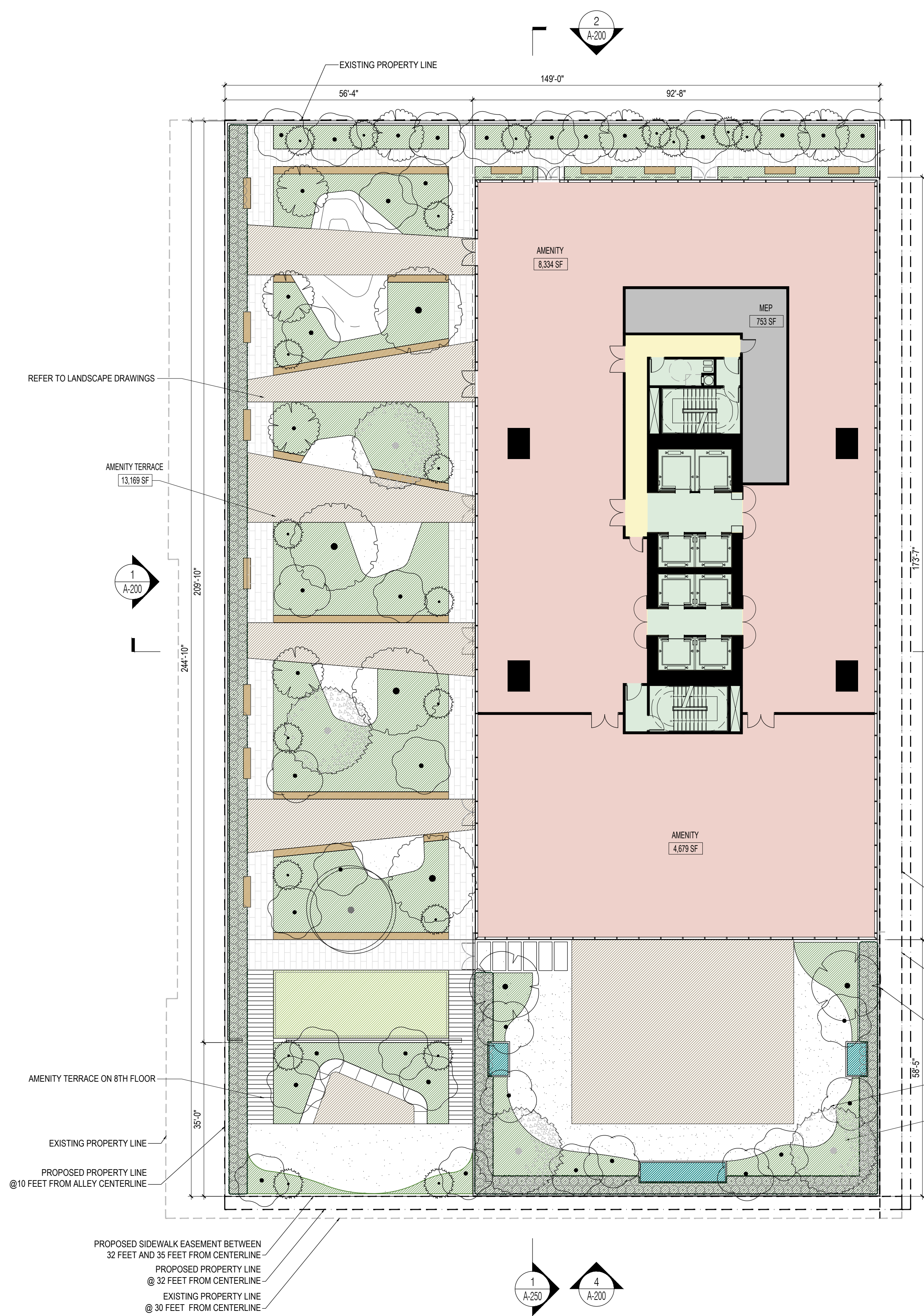
1045 OLIVE

NEW CONSTRUCTION

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

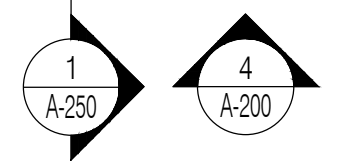
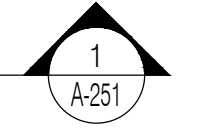
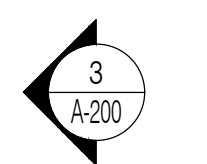
FLOOR PLANS: 10TH & 11TH-20TH FLOOR

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 | |

Exhibit A - Project Plans
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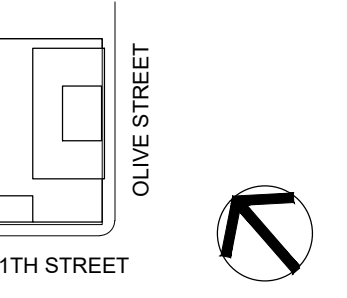
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KEY PLAN

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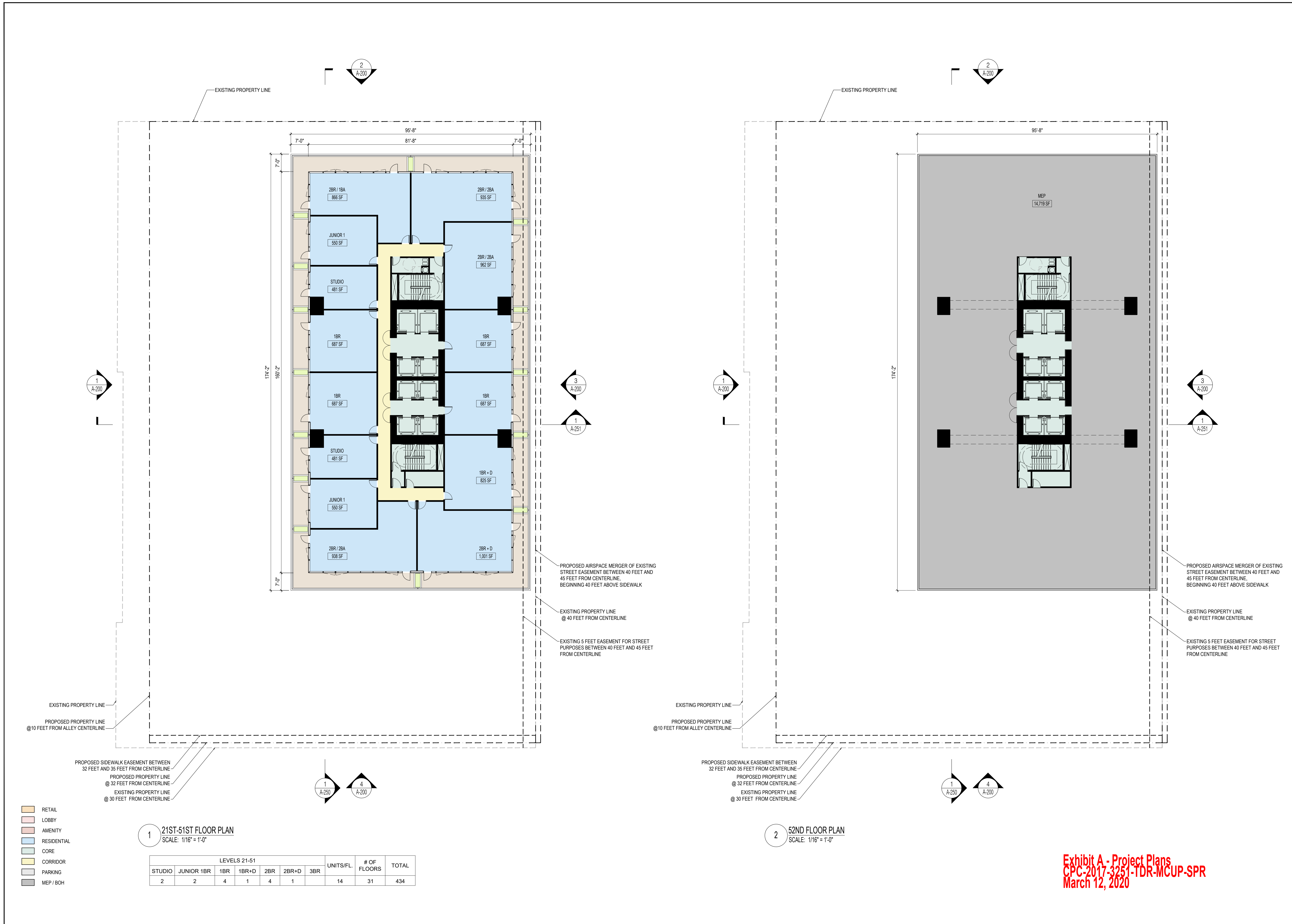
1045 OLIVE

NEW CONSTRUCTION

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

FLOOR PLANS: 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 |

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

Exhibit A - Project Plans
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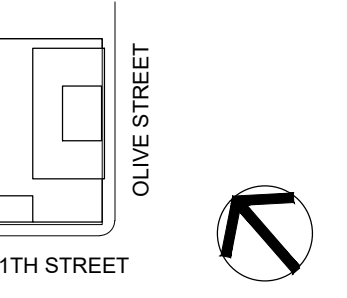
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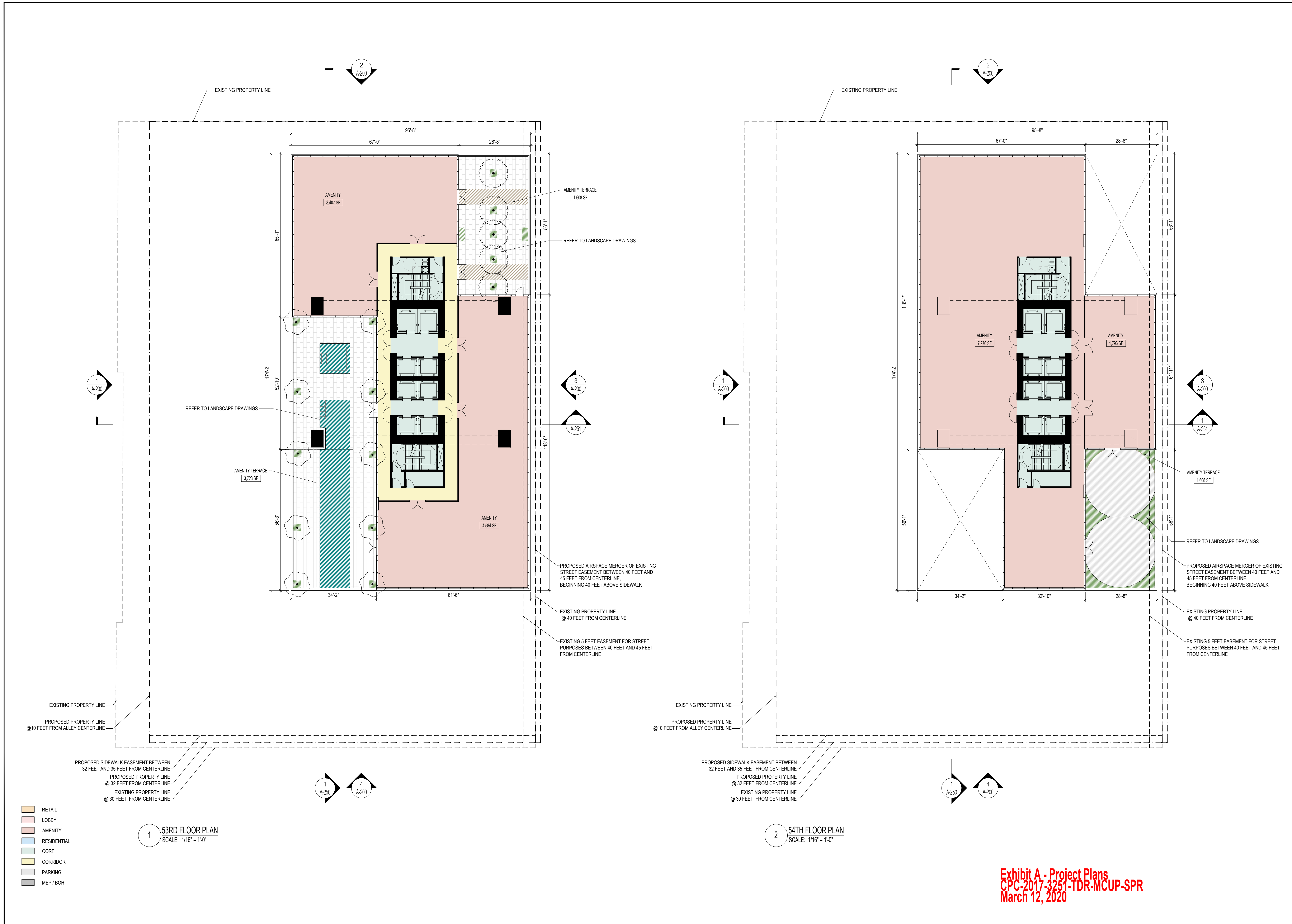
1045 OLIVE

NEW CONSTRUCTION

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

FLOOR PLANS: 53RD & 54TH FLOOR

A-107



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

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

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

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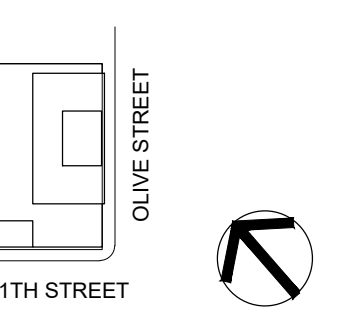
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TRAFFIC ENGINEER:
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Irvine CA 92612
T: (949) 474-1591

KEY PLAN

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



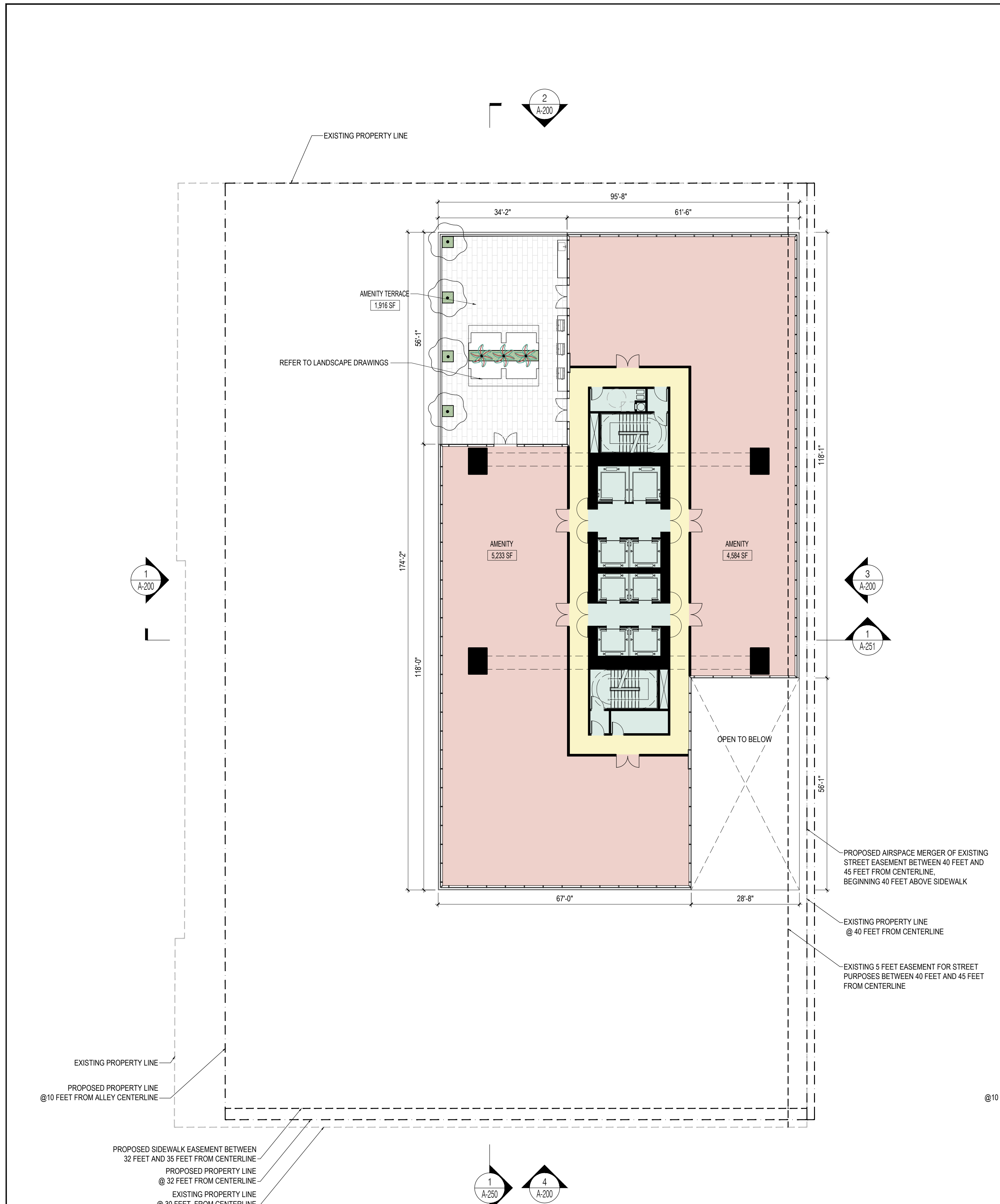
1045 OLIVE

NEW CONSTRUCTION

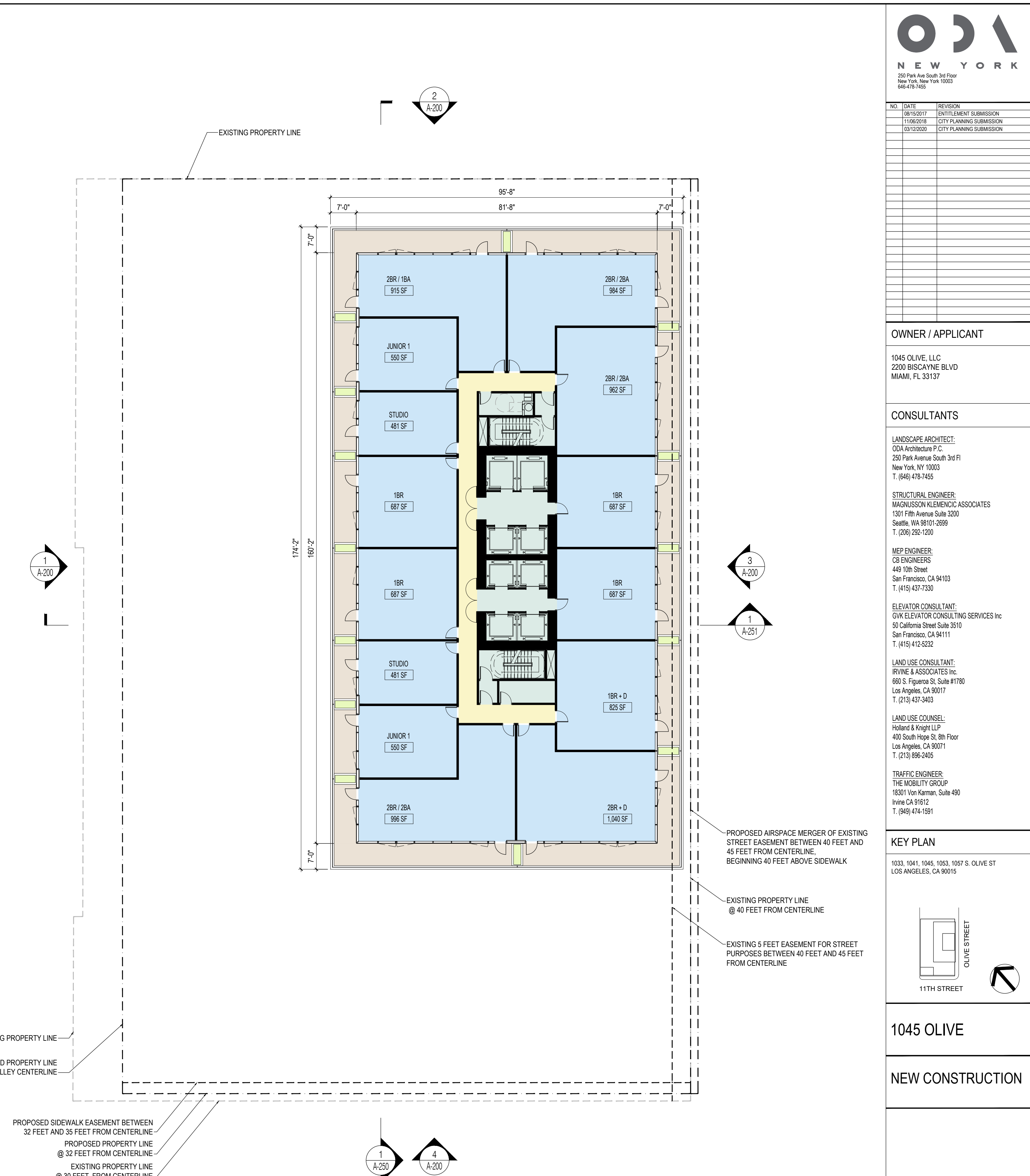
PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

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

A-108



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



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

Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020

| NO. | DATE | REVISION |
|------------|--------------------------|----------|
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| 11/06/2018 | CITY PLANNING SUBMISSION | |
| 03/12/2020 | CITY PLANNING SUBMISSION | |

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BISCAYNE BLVD
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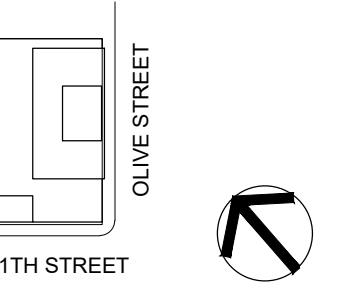
LAND USE CONSULTANT:
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KEY PLAN

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



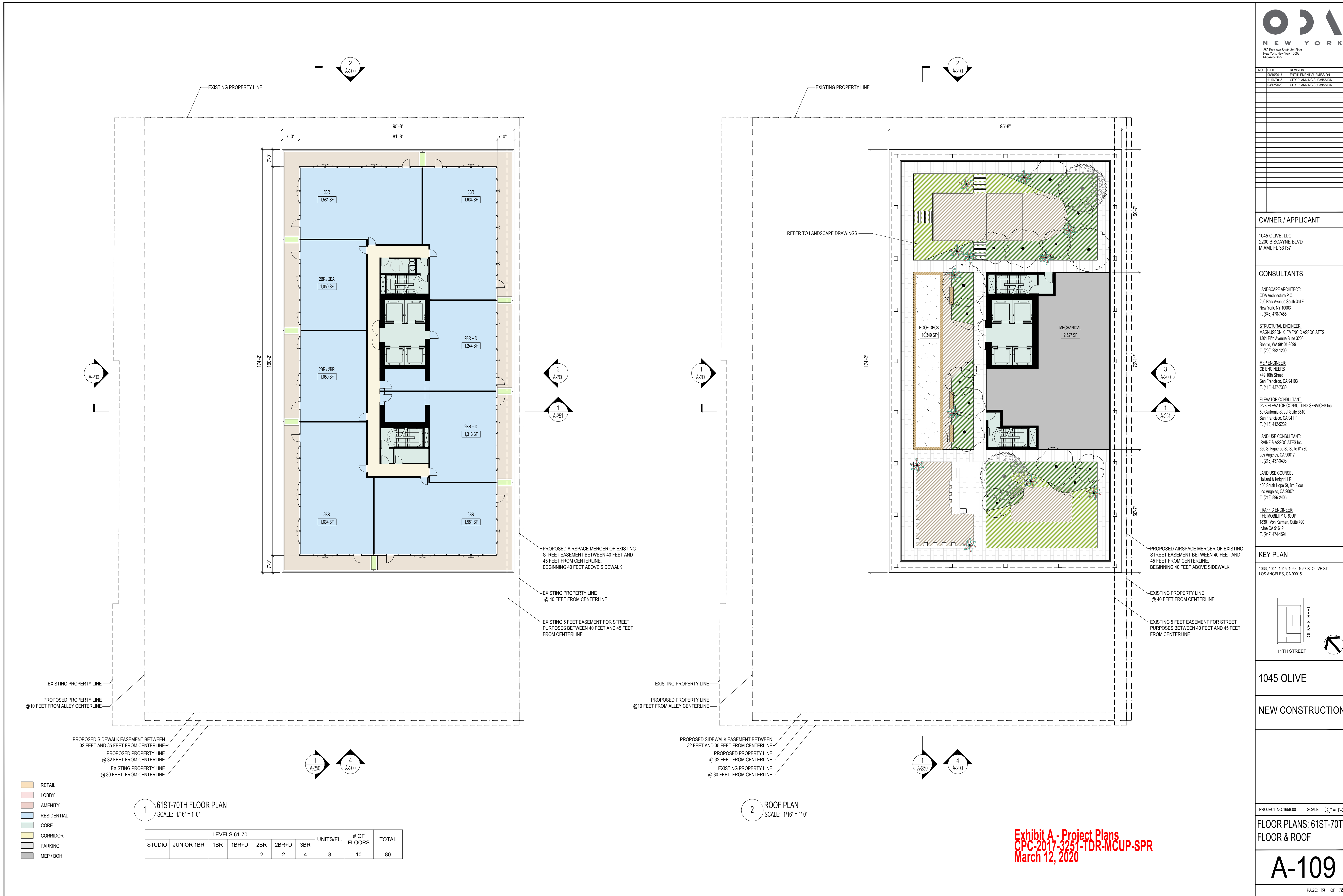
1045 OLIVE

NEW CONSTRUCTION

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

FLOOR PLANS: 61ST-70TH
FLOOR & ROOF

A-109



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

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 |

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

Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
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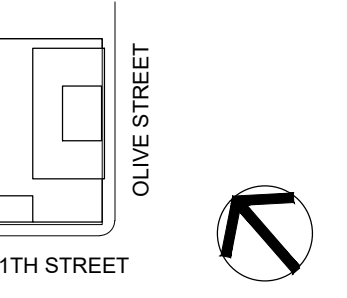
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 3/16" = 1'-0"

BUILDING ELEVATIONS

A-200



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020

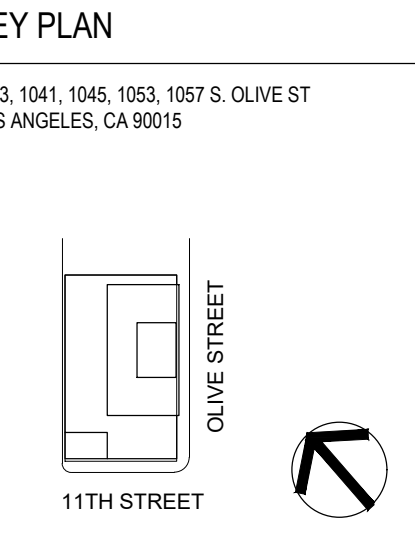
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| OWNER / APPLICANT | |
|--|--|
| 1045 OLIVE, LLC 2200 BISCAYNE BLVD MIAMI, FL 33137 | |

| CONSULTANTS | |
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| LAND USE COUNSEL: Holland & Knight LLP 400 South Hope St. 8th Floor Los Angeles, CA 90071 T. (213) 896-2405 | |
| TRAFFIC ENGINEER: THE MOBILITY GROUP 18301 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 | |



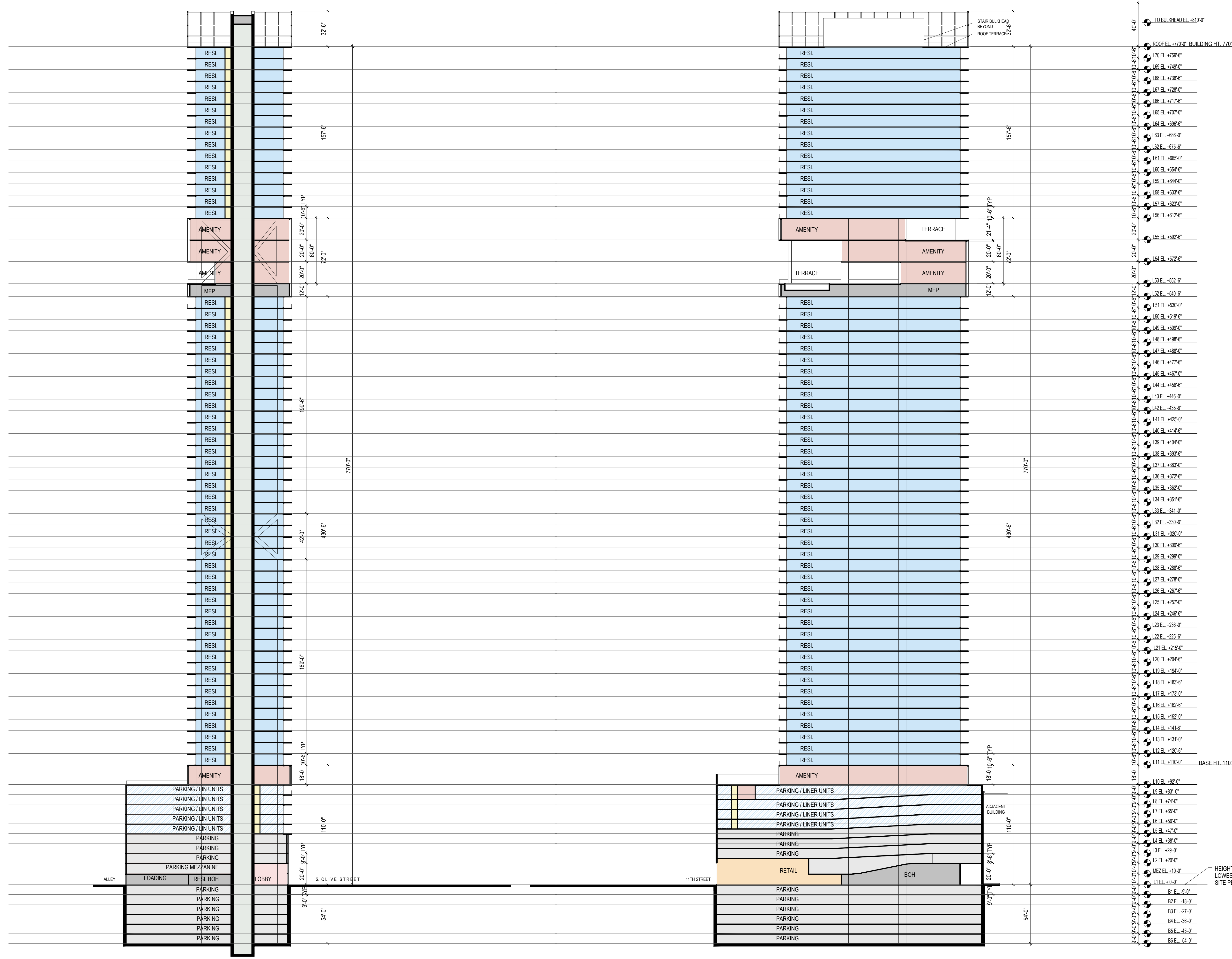
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 3/128" = 1'-0"

BUILDING SECTIONS

A-250



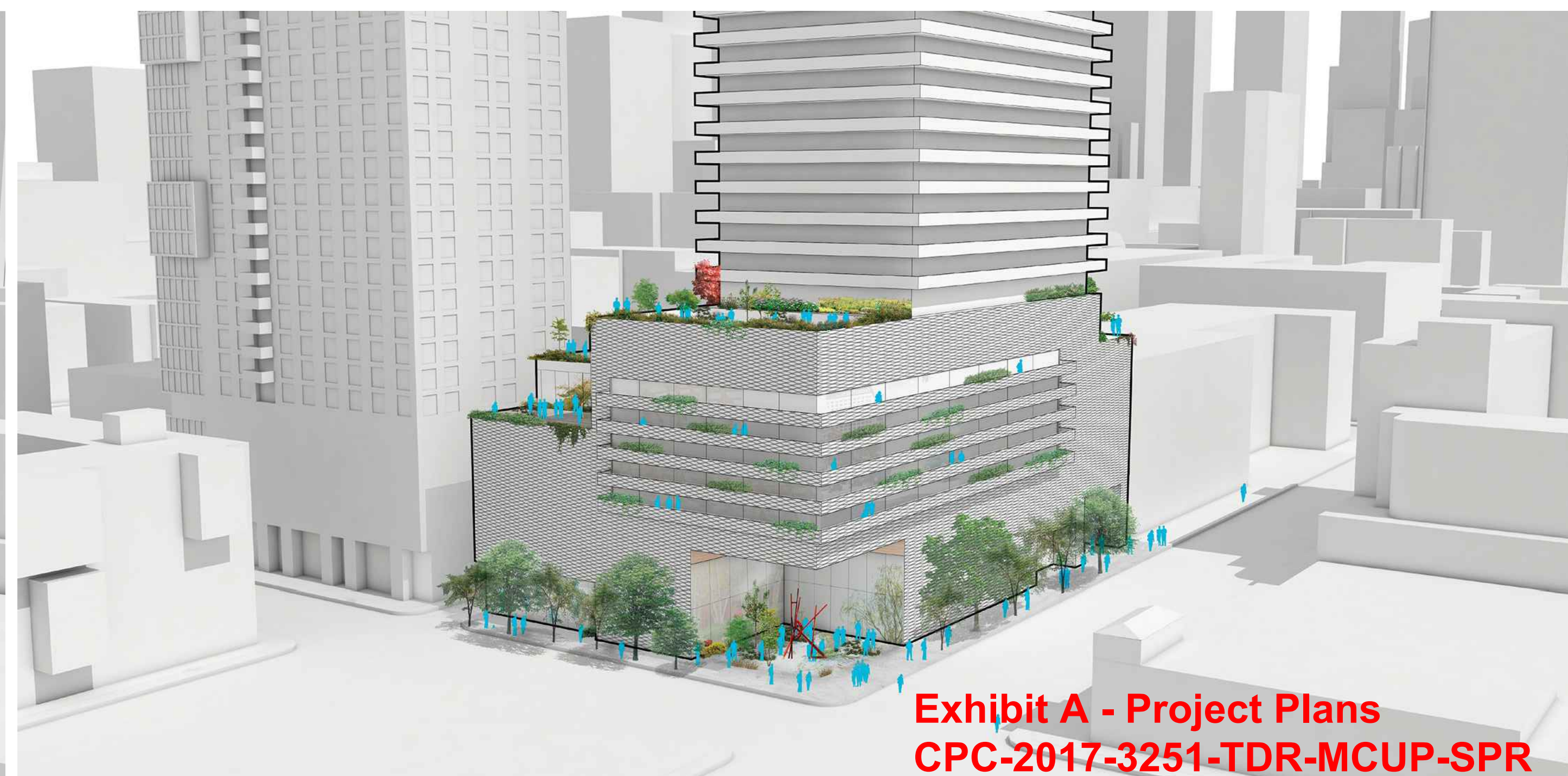
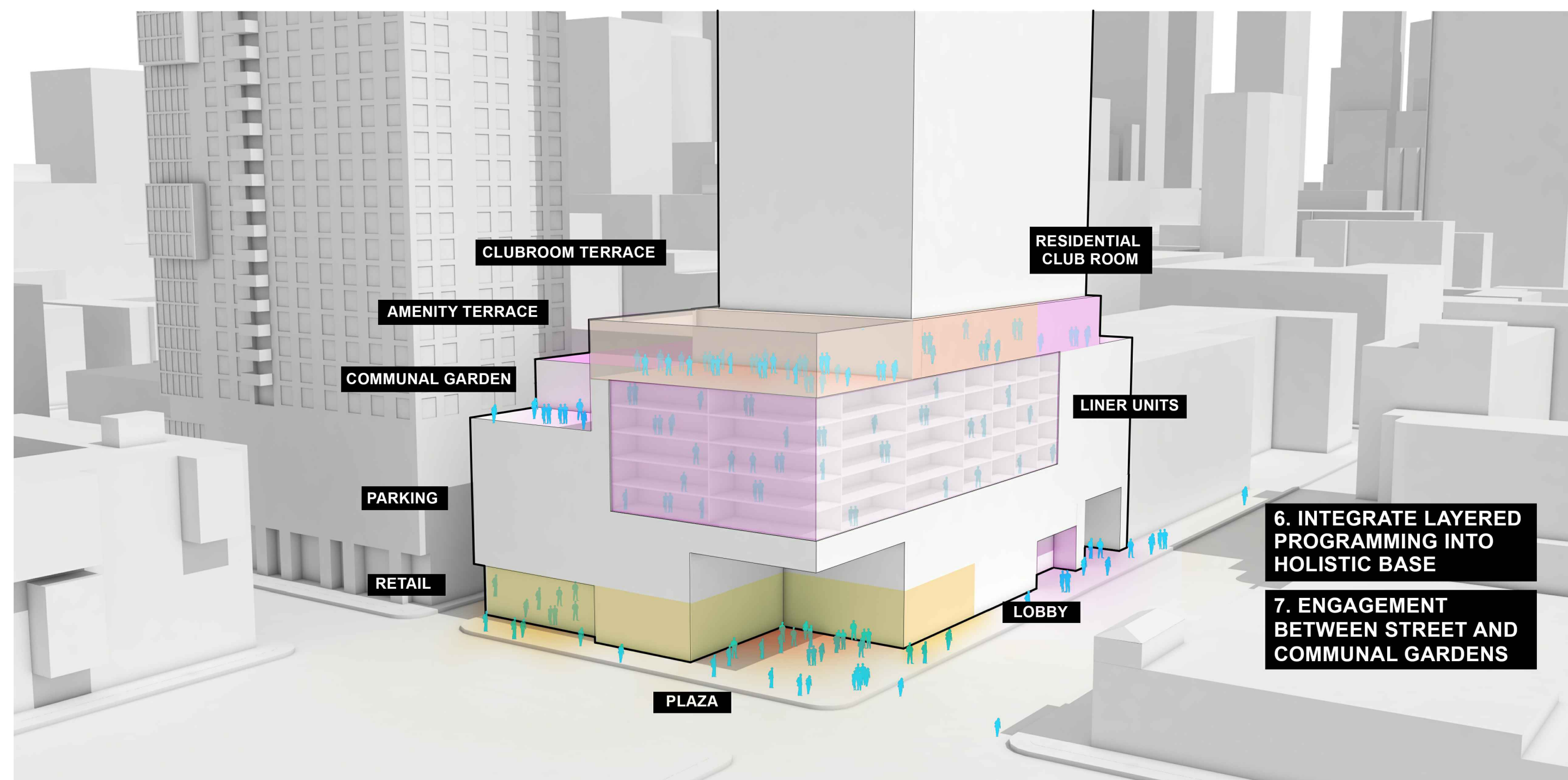
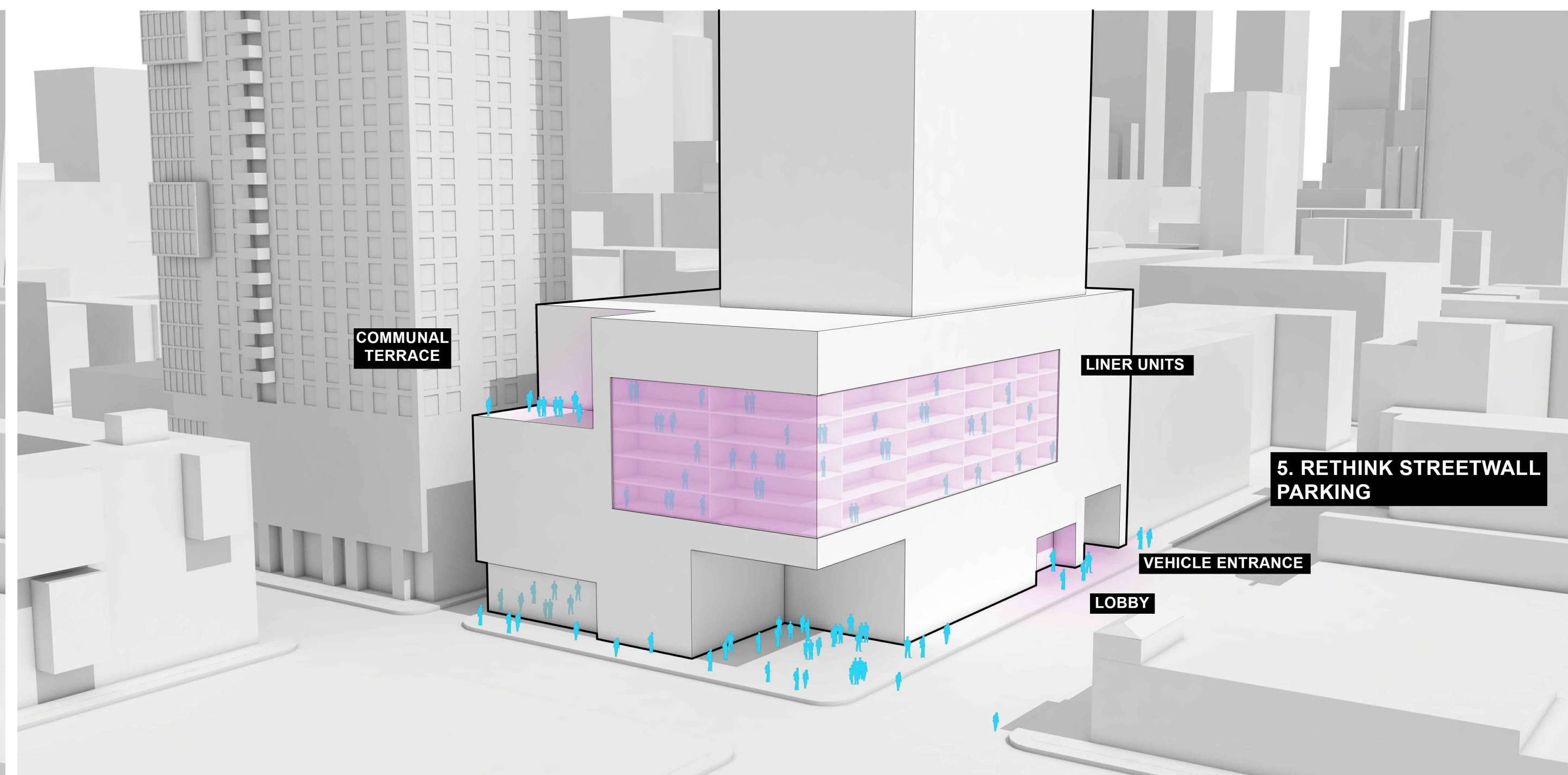
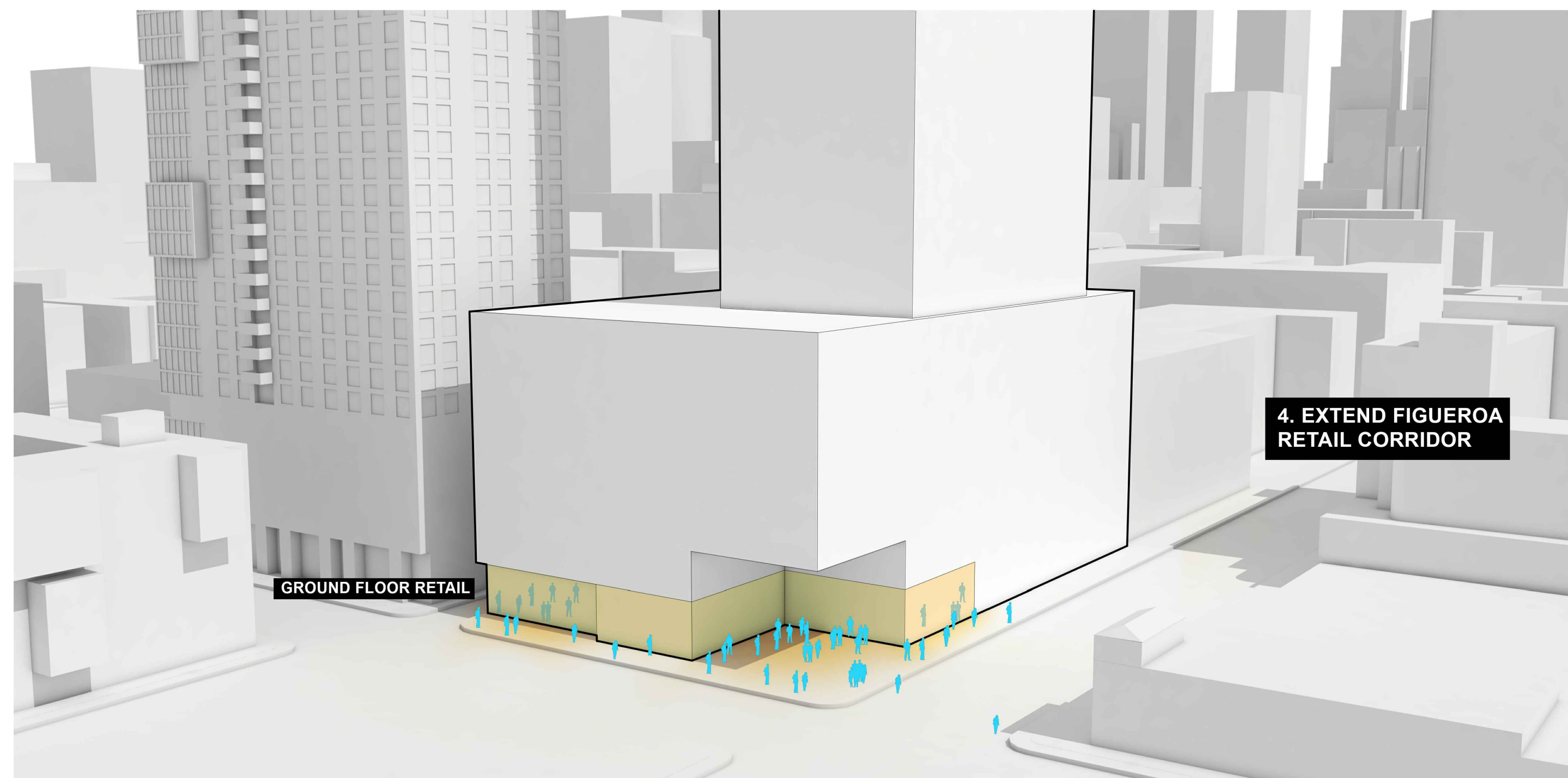
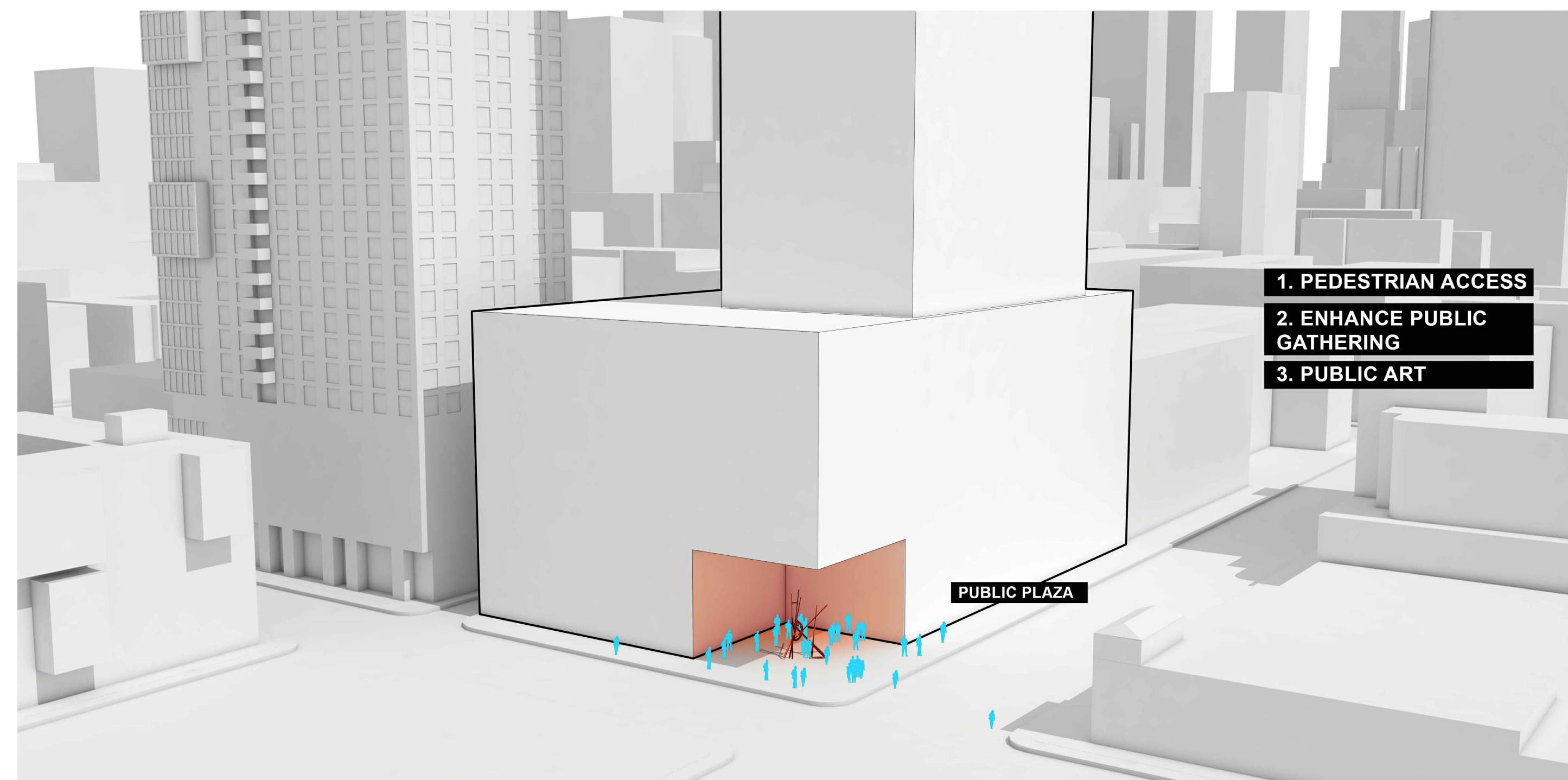
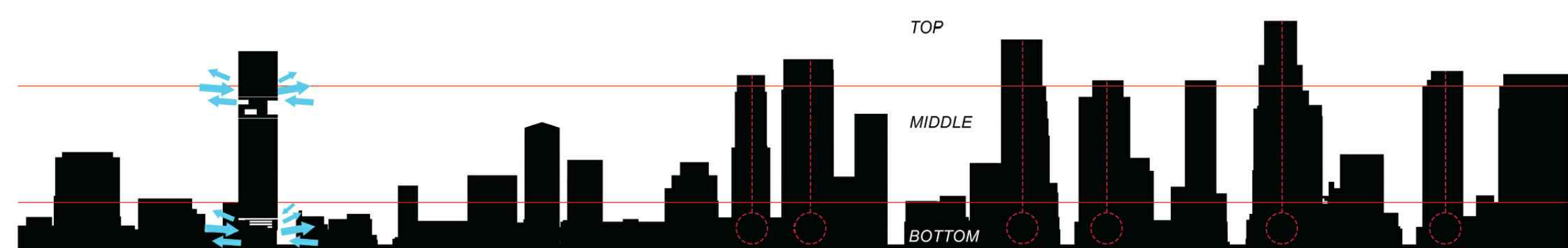
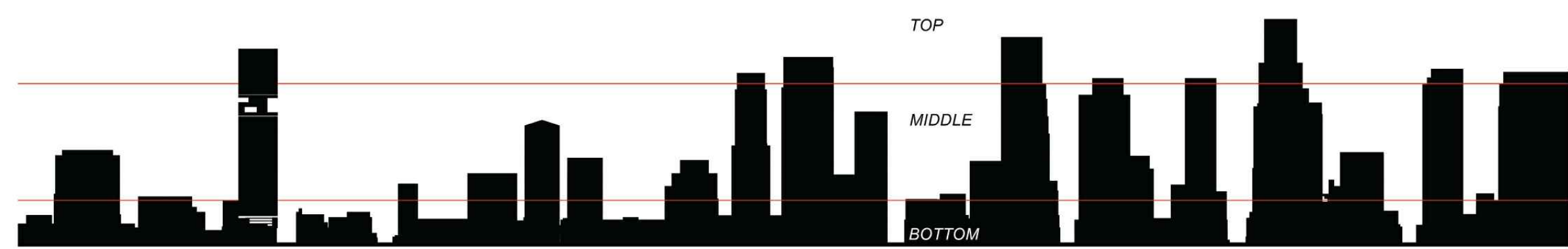
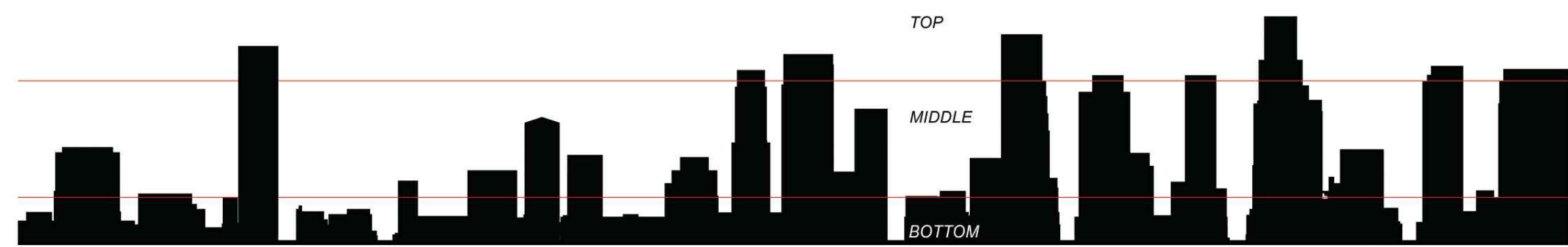
1 TRANSVERSE SECTION
SCALE: 3/128" = 1'-0"

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

Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020

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

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



| NO. | DATE | REVISION |
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OWNER / APPLICANT
1045 OLIVE, LLC
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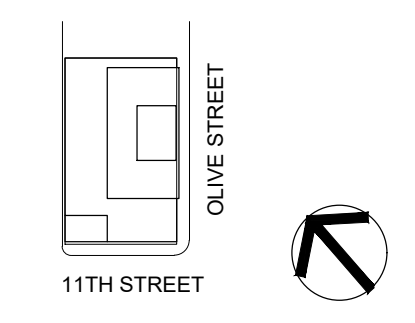
LAND USE CONSULTANT:
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T: (949) 474-1591

KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 | SCALE:

CONCEPT DIAGRAMS

A-300

**Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020**

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|------------|--------------------------|----------|
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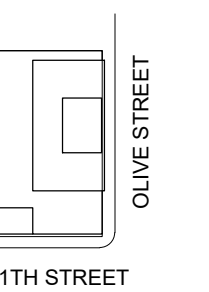
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

EAST ELEVATION

A-301



1 EAST ELEVATION
SCALE

**Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020**

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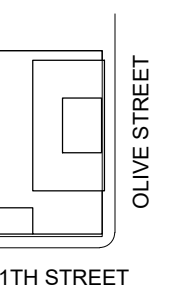
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

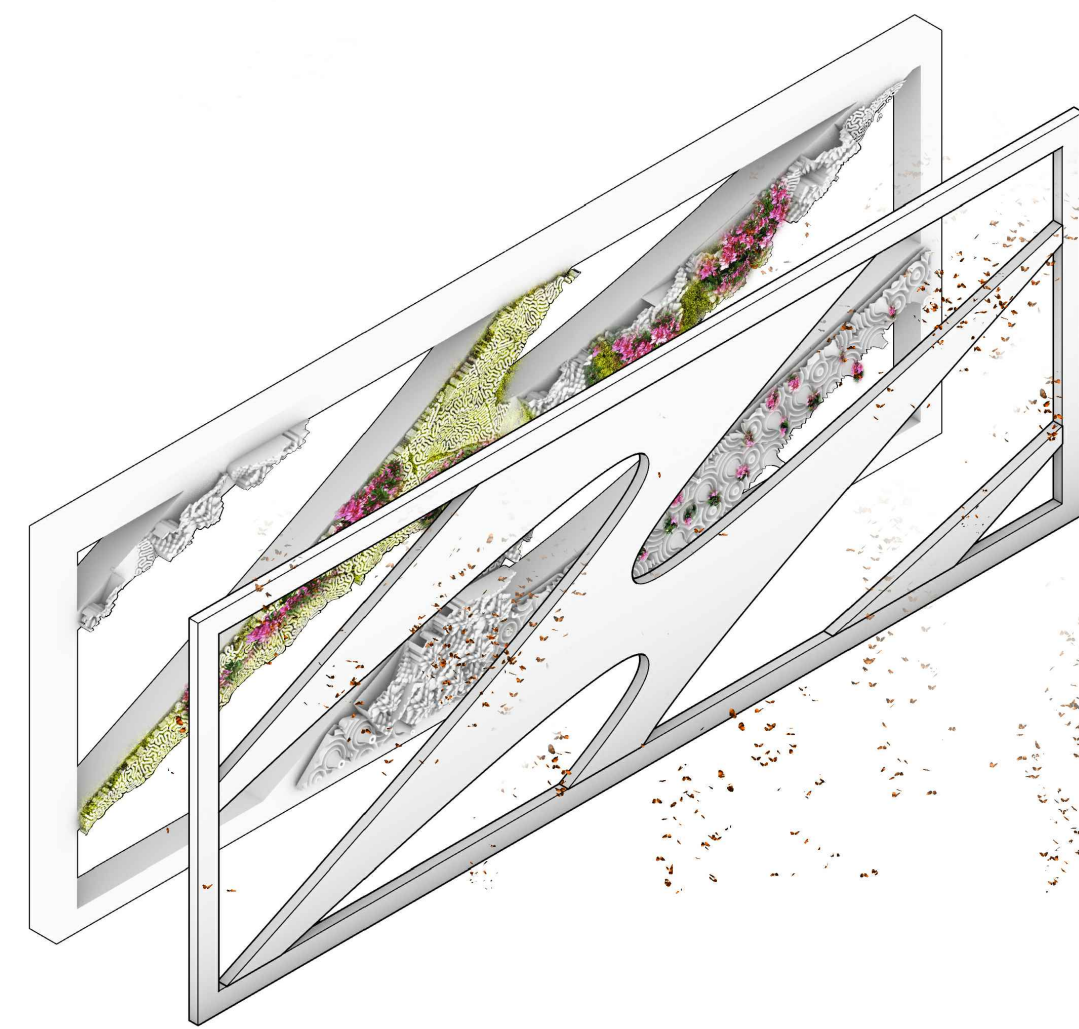
PROJECT NO: 1658.00 SCALE:

**ART WALL -
BIODIVERSITY PANEL**

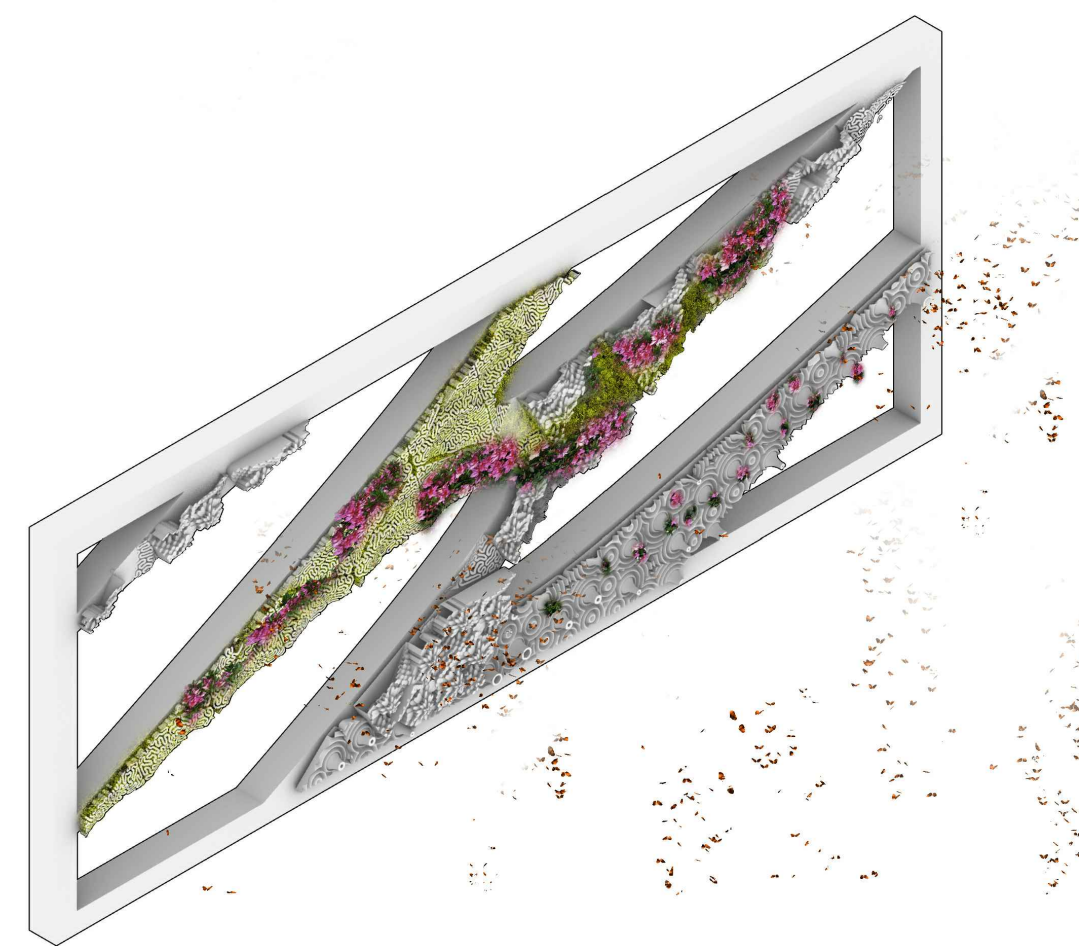
A-304



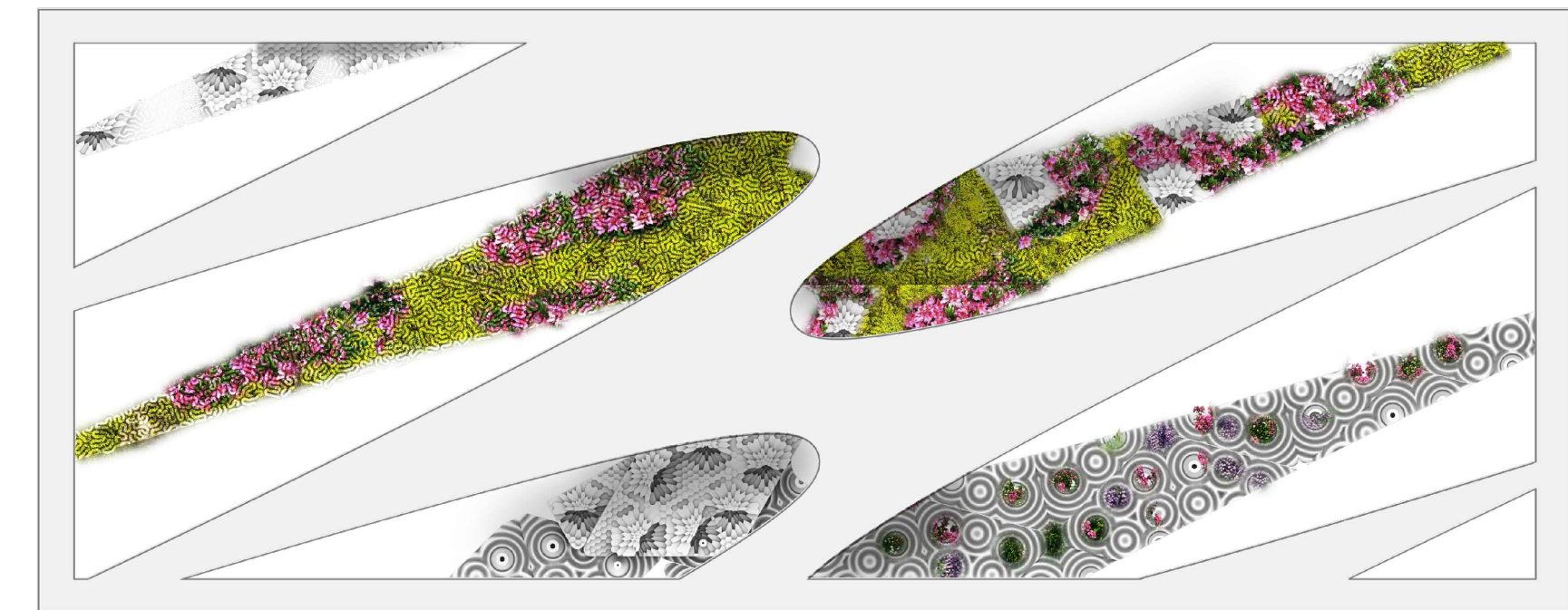
1 FACADE SECTION AT PARKING GARAGE
SCALE:



2 AXON: BIODIVERSITY PANEL W. FACADE PANEL IN FRONT
SCALE:



4 AXON: BIODIVERSITY PANEL
SCALE:



3 ELEVATION: BIODIVERSITY PANEL W. FACADE PANEL IN FRONT
SCALE:



5 ELEVATION: BIODIVERSITY PANEL
SCALE:

**Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020**





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

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LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

**11TH & OLIVE
STREET PLAZA**

A-305

PAGE: 27 OF 35

Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
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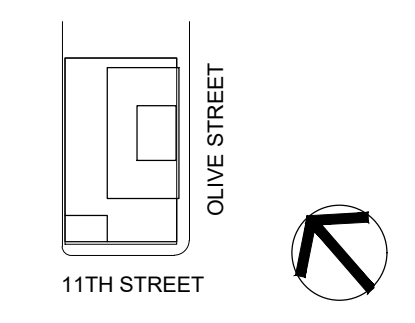
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1045 OLIVE

NEW CONSTRUCTION

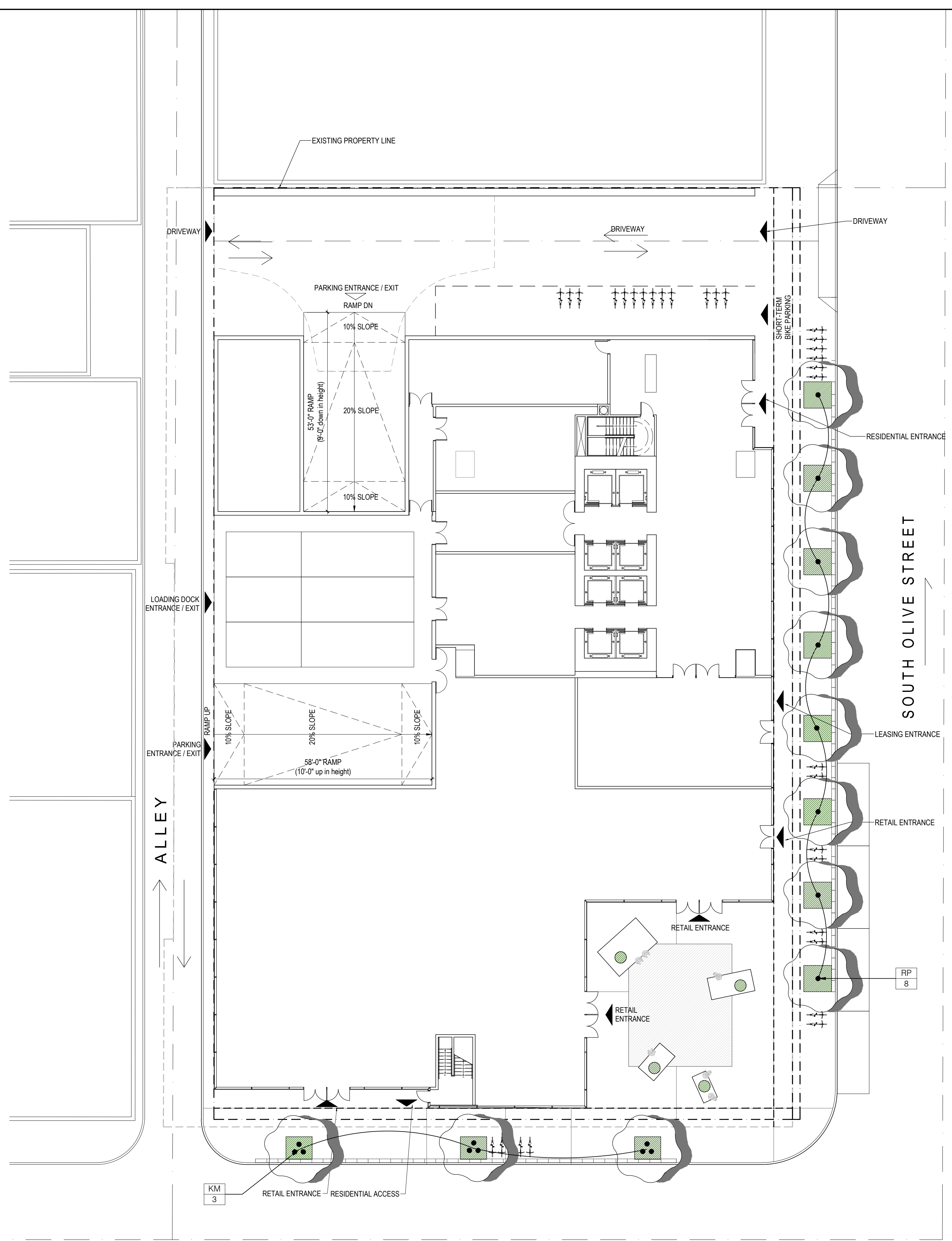
PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

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

**Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020**

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| 00152017 | | ENTITLEMENT SUBMISSION |
| 11062018 | | CITY PLANNING SUBMISSION |
| 03122020 | | CITY PLANNING SUBMISSION |

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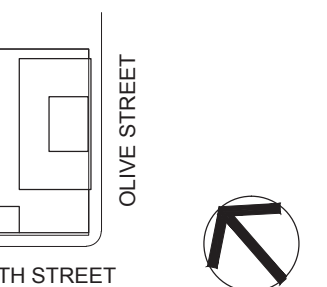
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13301 Von Karman, Suite 490
Irvine CA 92612
T. (949) 474-1591

KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

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

8TH & 10TH FLOOR
LANDSCAPE PLAN

L-101



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

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.

Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020

| NO. | DATE | REVISION |
|----------|------|--------------------------|
| 00152017 | | ENTITLEMENT SUBMISSION |
| 11062018 | | CITY PLANNING SUBMISSION |
| 03122020 | | 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 KLEMEVIC ASSOCIATES
1301 Fifth Avenue Suite 3200
Seattle, WA 98101-2899
T. (206) 250-1200

MEP ENGINEER:
CB 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
T. (415) 412-5232

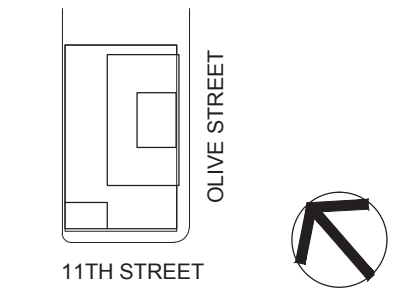
LAND USE CONSULTANT:
IRVINE & ASSOCIATES Inc
680 S. Figueroa St. Suite #1780
Los Angeles, CA 90017
T. (213) 437-3403

LAND USE COUNSEL:
Holland & Knight LLP
400 South Hope St. 8th Floor
Los Angeles, CA 90071
T. (213) 896-2405

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:1658.00 SCALE: 1/8" = 1'-0"

53RD FLOOR
LANDSCAPE PLAN

L-102

GENERAL NOTE:

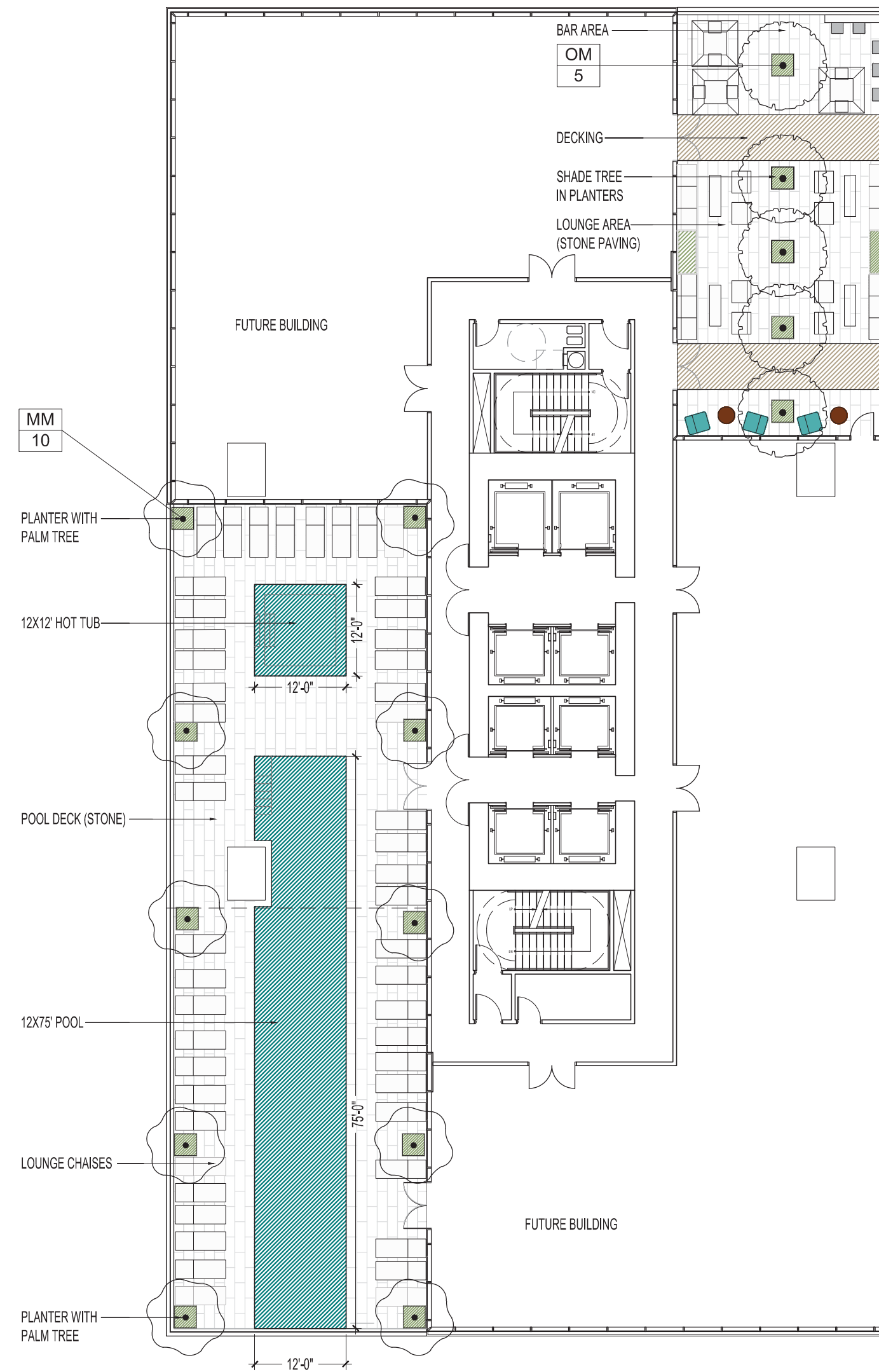
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PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME / COMMON NAME | CONT |
|-------|-----|---|--------|
| MM | 10 | MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' TM / SOUTHERN MAGNOLIA | 24"BOX |
| OM | 5 | OLEA EUROPAEA / OLIVE MULTI-TRUNK | 36"BOX |

SHRUBS AND GROUNDCOVER

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



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

**Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020**

| NO. | DATE | REVISION |
|------------|------------|--------------------------|
| 001 | 09/15/2017 | ENTITLEMENT SUBMISSION |
| 11006 | 2018 | CITY PLANNING SUBMISSION |
| 03/22/2020 | | CITY PLANNING SUBMISSION |

OWNER / APPLICANT

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CE ENGINEERS
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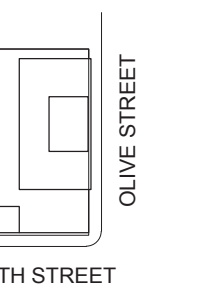
LAND USE CONSULTANT:
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TRAFFIC ENGINEER:
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KEY PLAN

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



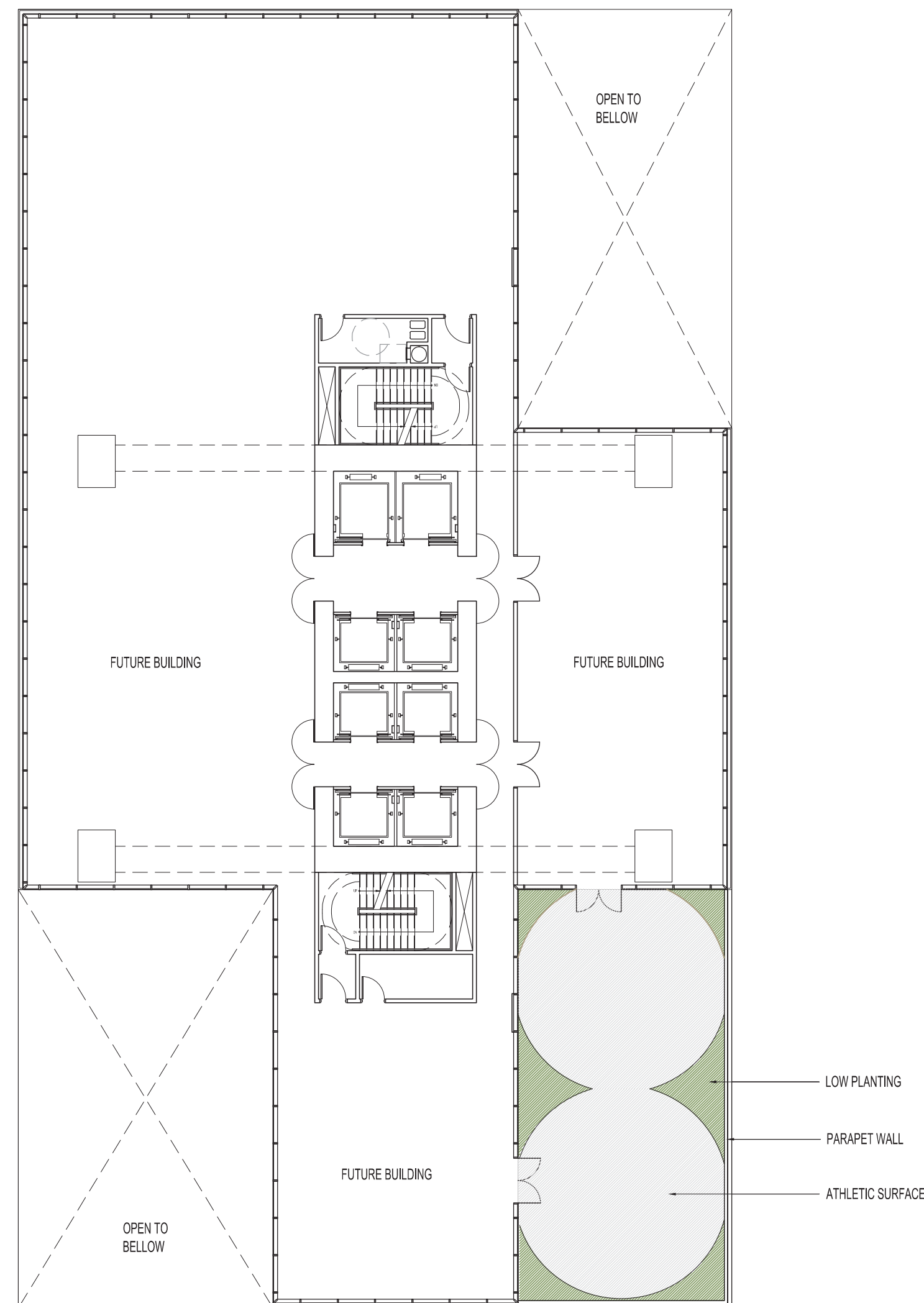
1045 OLIVE

NEW CONSTRUCTION

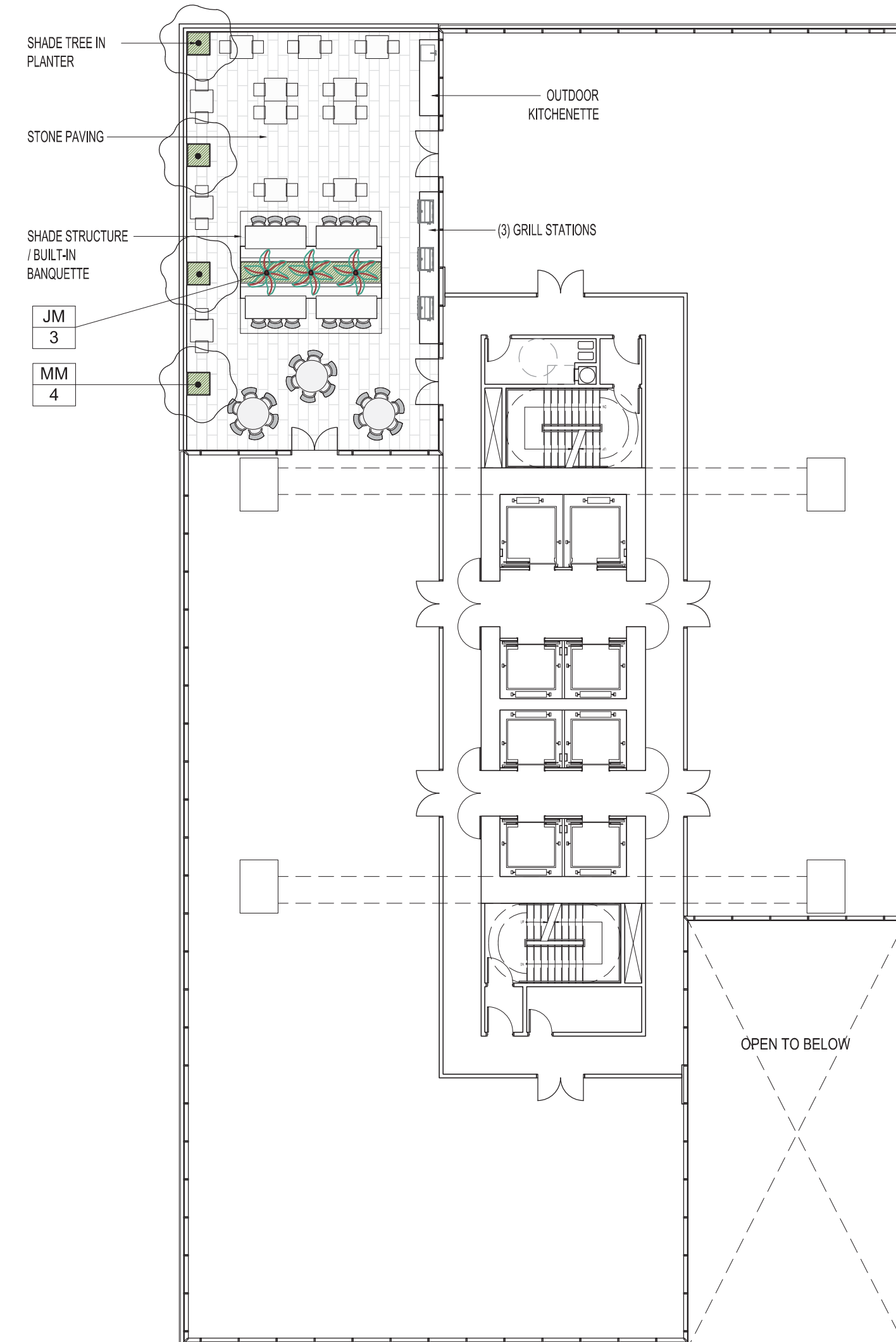
PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

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 GROUND COVER

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

**Exhibit A - Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020**

| NO. | DATE | REVISION |
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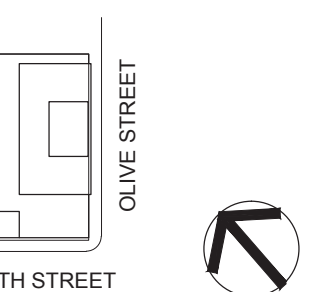
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KEY PLAN

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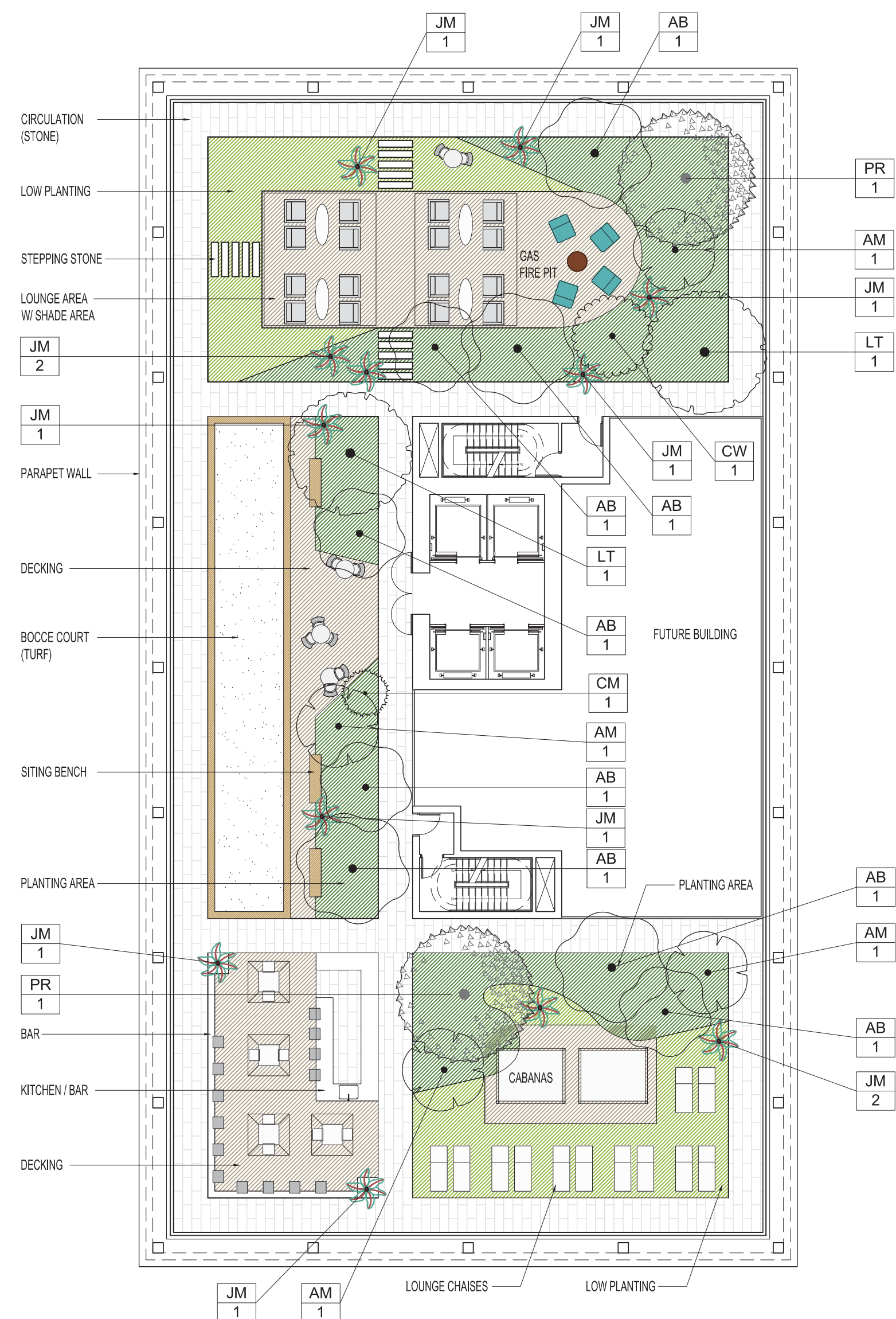
1045 OLIVE

NEW CONSTRUCTION

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

ROOF GARDEN
LANDSCAPE PLAN

L-104



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PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME / COMMON NAME | CONT |
|-------|-----|--|--------|
| AB | 8 | ACACIA BAILEYANA / BAILEY ACACIA | 24"BOX |
| AM | 4 | ARBUTUS MENZIESII / PACIFIC MADRONE | 24"BOX |
| CW | 1 | CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK | 24"BOX |
| CM | 1 | CUPRESSUS MACROCARPA / MONTEREY CYPRESS | 24"BOX |
| JM | 12 | JACARANDA MIMOSIFOLIA / JACARANDA MULTI-TRUNK | 24"BOX |
| LT | 2 | LIRIODENDRON TULIPIFERA / TULIP TREE | 36"BOX |
| PR | 2 | PINUS RADIATA / MONTEREY PINE | 24"BOX |

SHRUBS AND GROUND COVER

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

