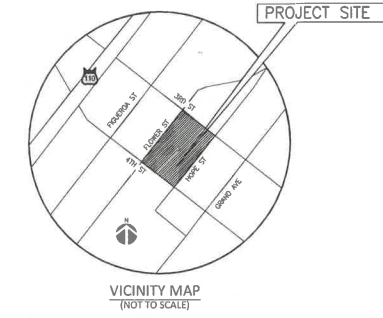


VESTING TENTATIVE TRACT MAP No. 83538

FOR SUBDIVISION AND ENTITLEMENT PURPOSES

VTT-83538



kppff

700 FLOWER ST., Suite 2100
LOS ANGELES, CA 90017
P: 313.481.2200
F: 313.481.2204
www.kppff.com

OWNER:
333 SOUTH HOPE CO. LLC
601 SOUTH FIGUEROA STREET,
SUITE 2200
LOS ANGELES, CA 90017
CONTACT: PATRICK RHODES
PATRICK.RHODES@BROOKFIELDPROPERTIES.COM
(213) 330-8143

SUBDIVIDER:
333 SOUTH HOPE CO. LLC
601 SOUTH FIGUEROA STREET,
SUITE 2200
LOS ANGELES, CA 90017
CONTACT: PATRICK RHODES
PATRICK.RHODES@BROOKFIELDPROPERTIES.COM
(213) 330-8143

LAND SURVEYOR:
KPPFF CONSULTING ENGINEERS, INC.
700 S. FLOWER STREET,
SUITE 2100
LOS ANGELES, CA 90017
CONTACT: CHRIS JONES, PLS
(213) 418-0201

LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY ORDER No. 00138618-994-LT2-DB DATED AUGUST 4, 2020)

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 1 OF TRACT NO. 21409, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 806, PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXCEPT FROM SAID PROPERTY ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE OF SAID PROPERTY, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND USE AND OCCUPY ALL PARTS OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR ALL PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PROPERTY OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PROPERTY OR ANY PORTION OF SAID PROPERTY WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER.

APN: 5151-014-031

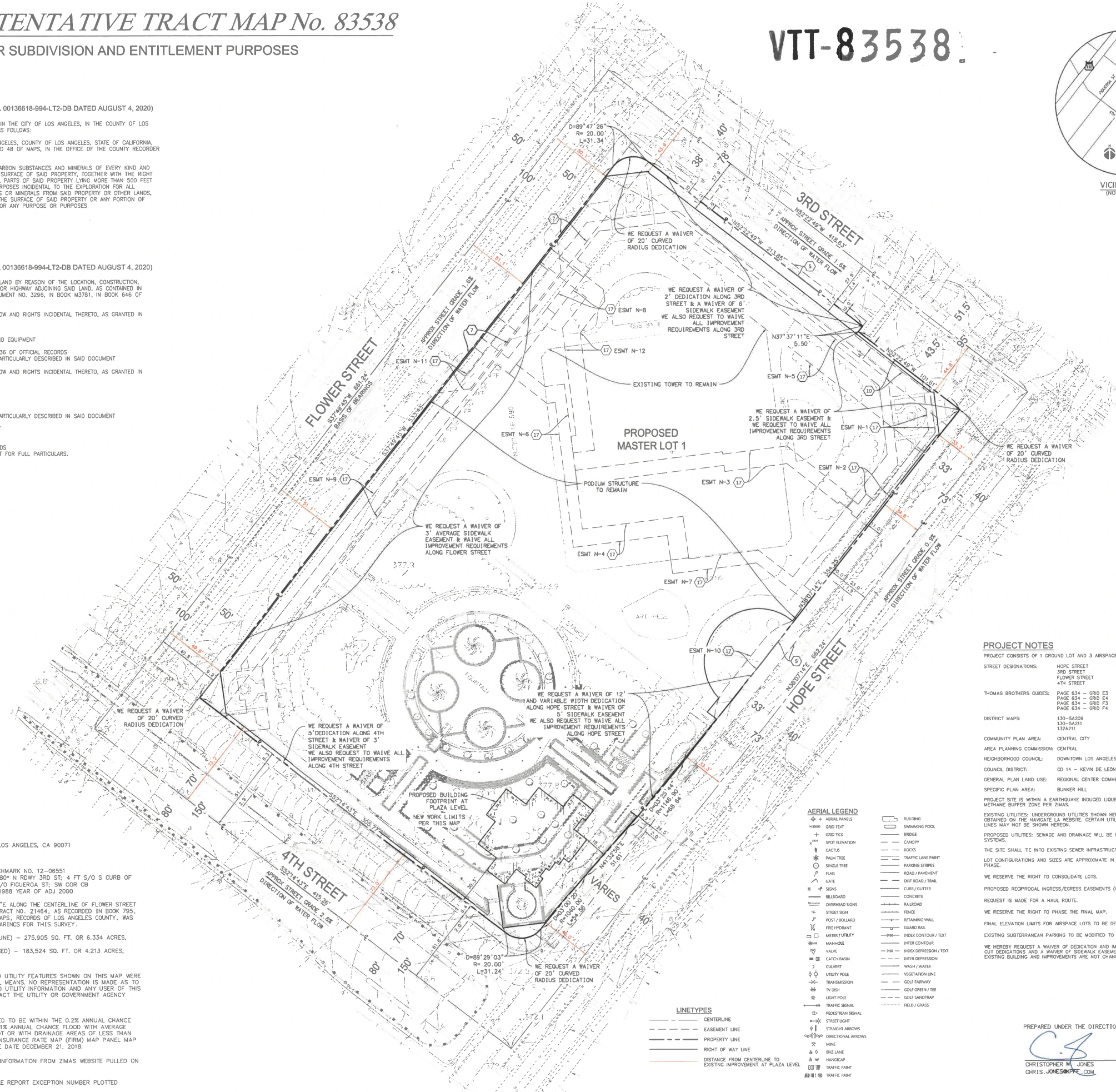
EXCEPTIONS

(PER-CHICAGO TITLE COMPANY ORDER No. 00138618-994-LT2-DB DATED AUGUST 4, 2020)

- 5. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED JUNE 04, 1971 AS INSTRUMENT NO. 3296, IN BOOK M3781, IN BOOK 646 OF OFFICIAL RECORDS.
- 7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: FIVEPLANTS ASSOCIATES
PURPOSE: PIPELINES AND RELATED FACILITIES AND EQUIPMENT
RECORDING DATE: MAY 15, 1973
RECORDING NO: 2741, IN BOOK D5871, PAGE 336 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
- 10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF LOS ANGELES
PURPOSE: STORM DRAIN
RECORDING DATE: APRIL 22, 1974
RECORDING NO: 2450 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
- 17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT DEED AND AGREEMENT
RECORDING DATE: AUGUST 27, 1985
RECORDING NO: 85-991462 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

COMMENTS

- SITE ADDRESS 333 SOUTH HOPE STREET, LOS ANGELES, CA 90071
- APN NO'S. 5151-014-031
- BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 12-06551
SPBM *STMPD 12-06551 1980* N RDWY 3RD ST; 4 FT 5/0 S CURB OF TRAFFIC ISLAND; 29.4 FT W/O FIGUEROA ST; SW COR CB
ELEV. = 317.803 FT NAVD 1988 YEAR OF ADJ 2000
- BASIS OF BEARINGS THE BEARING OF N37°49'45"E ALONG THE CENTERLINE OF FLOWER STREET AS SHOWN ON THE MAP OF TRACT NO. 21484, AS RECORDED IN BOOK 795, PAGES 78 THROUGH 79 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- LAND AREA GROSS (TO STREET CENTERLINE) - 275,905 SQ. FT. OR 6.334 ACRES, MORE OR LESS.
NET (EXISTING & PROPOSED) - 183,524 SQ. FT. OR 4.213 ACRES, MORE OR LESS.
- UTILITIES ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
- FLOOD INSURANCE RATE MAP ZONE "X" AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1617G EFFECTIVE DATE DECEMBER 21, 2018.
- ZONING INFORMATION C4-40 COMMERCIAL ZONE. INFORMATION FROM ZIMAS WEBSITE PULLED ON 5/3/2021.
- INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP
APR 12 2024

REVISED MAP
FINAL MAP UNIT

EXTENSION OF TIME
MODIFIED
DEPUTY ADVISORY AGENCY

PROJECT NOTES

- PROJECT CONSISTS OF 1 GROUND LOT AND 3 AIRSPACE LOTS.
- STREET DESIGNATIONS: HOPE STREET - MODIFIED AVENUE I (90' DESIGNATED)
3RD STREET - MODIFIED AVENUE II (85' DESIGNATED)
FLOWER STREET - AVENUE I (100' DESIGNATED)
4TH STREET - MODIFIED AVENUE I (150' DESIGNATED)
- THOMAS BROTHERS GUIDES: PAGE 634 - GRID E3
PAGE 634 - GRID E4
PAGE 634 - GRID F3
PAGE 634 - GRID F4
- DISTRICT MAPS: 130-5A209
130-5A211
132A211
- COMMUNITY PLAN AREA: CENTRAL CITY
AREA PLANNING COMMISSION: CENTRAL
NEIGHBORHOOD COUNCIL: DOWNTOWN LOS ANGELES
COUNCIL DISTRICT: CD 14 - KEVIN DE LEON
REGIONAL LAND USE: REGIONAL CENTER COMMERCIAL
SPECIFIC PLAN AREA: BUNKER HILL
- PROJECT SITE IS WITHIN AN EARTHQUAKE INDUCED LIQUEFACTION AREA, LANDSLIDE AREA, HILLSIDE AREA, AND METHANE SUFFER ZONE PER ZIMAS.
- EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS OBTAINED ON THE NAVIGATE LA WEBSITE. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.
- PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES INFRASTRUCTURE SYSTEMS.
- THE SITE SHALL BE INTO EXISTING SEWER INFRASTRUCTURE.
- LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.
- WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.
- PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.
- REQUEST IS MADE FOR A MAIL ROUTE.
- WE RESERVE THE RIGHT TO PHASE THE FINAL MAP.
- FINAL ELEVATION LIMITS FOR AIRSPACE LOTS TO BE DETERMINED BY APPROVED ARCHITECTURAL PLANS.
- EXISTING SUBTERRANEAN PARKING TO BE MODIFIED TO ACCOMMODATE PROPOSED TOWER.
- WE HEREBY REQUEST A WAIVER OF DEDICATION AND IMPROVEMENT REQUIREMENTS OF ALL STREET AND CORNER CUT DEDICATIONS AND A WAIVER OF SIDEWALK EASEMENTS FOR THIS MAP AS THE EXTERIOR LIMITS OF THE EXISTING BUILDING AND IMPROVEMENTS ARE NOT CHANGING.

AERIAL LEGEND

- ▲ AERIAL PANELS
- GRID TIE
- SPOT ELEVATION
- ☼ PALM TREE
- SINGLE TREE
- FLAG
- ⊕ GATE
- ⊕ SIGNS
- RAILROAD
- OVERHEAD SIGNS
- POST / BOLLARD
- FIRE HYDRANT
- METERS / UTILITY
- MANHOLE
- VALVE
- ☼ CATCH BASIN
- ☼ CLOSET
- UTILITY POLE
- TRANSMISSION
- TV DISH
- ☼ LIGHT POLE
- ☼ TRAFFIC SIGNAL
- ☼ PEDESTRIAN SIGNAL
- ☼ STREET LIGHT
- ☼ STRAIGHT ARROWS
- ☼ DIRECTIONAL ARROWS
- ☼ MIRE
- ☼ BRK LANE
- ☼ HANDCUP
- ☼ TRAFFIC PAINT
- ☼ TRAFFIC PAINT

LINETYPES

- CENTERLINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- DISTANCE FROM CENTERLINE TO EXISTING IMPROVEMENT AT PLAZA LEVEL



REVISIONS	DATE	ISSUED FOR
03/02/22		REV'D 3RD ST. WOOD REG.

DATE	ISSUED FOR
03/02/2022	REV'D 3RD ST. WOOD REG.

PROJECT NUMBER	2100150
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT DESCRIPTION
333 S. HOPE STREET
LOS ANGELES, CA 90071
VESTING TENTATIVE TRACT MAP NO. 83538

SHEET NUMBER

SHEET 1 OF 3

PREPARED UNDER THE DIRECTION OF:
C.S.
CHRISTOPHER M. JONES
CHRIS.JONES@KPPFF.COM

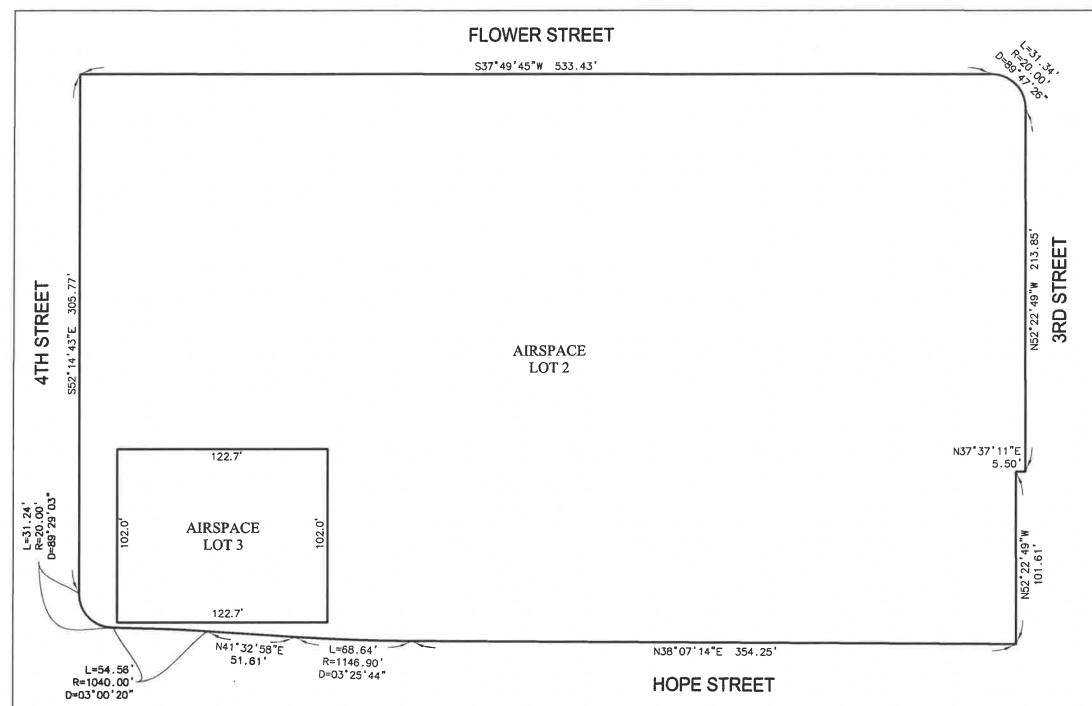


03/02/2022

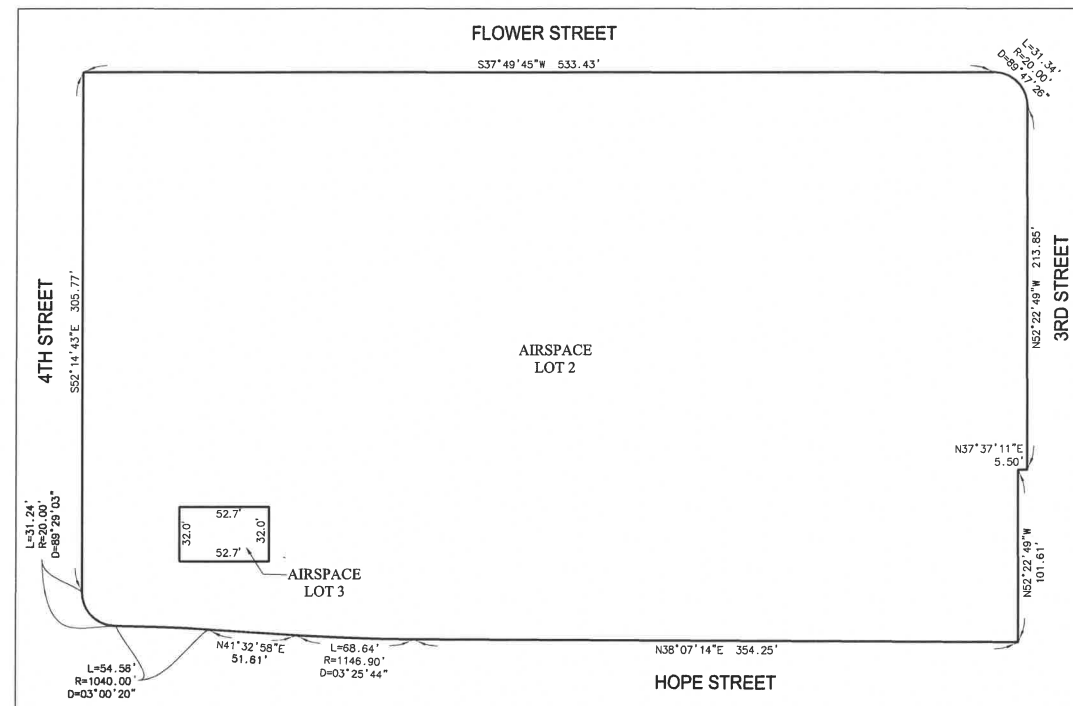
VESTING TENTATIVE TRACT MAP No. 83538

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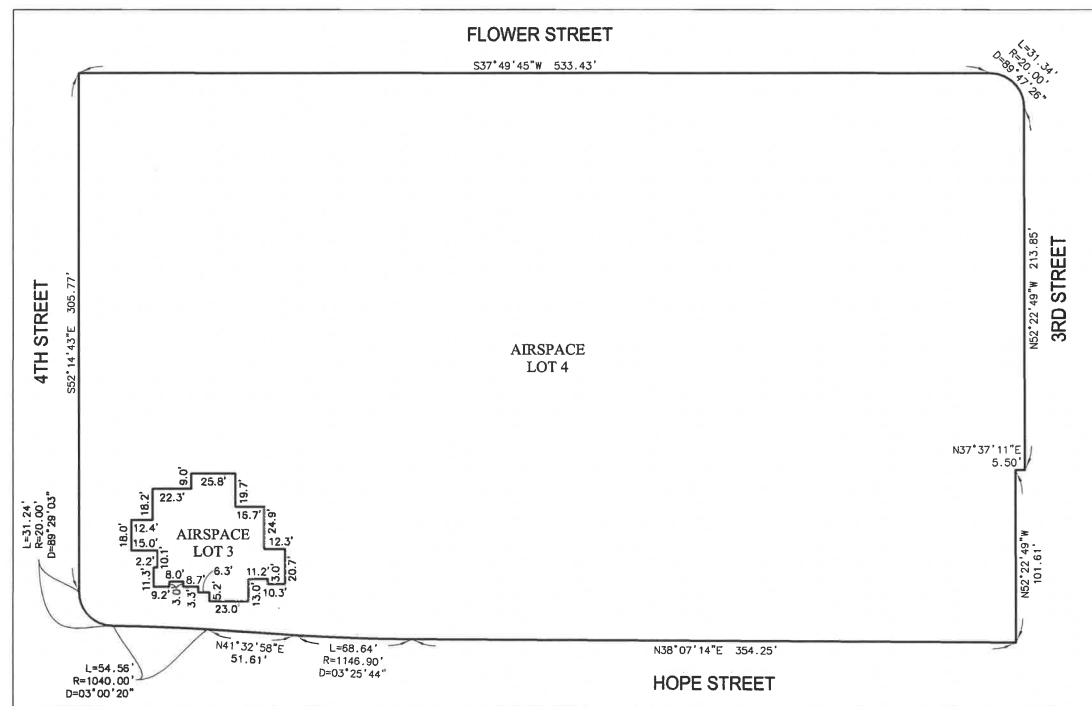
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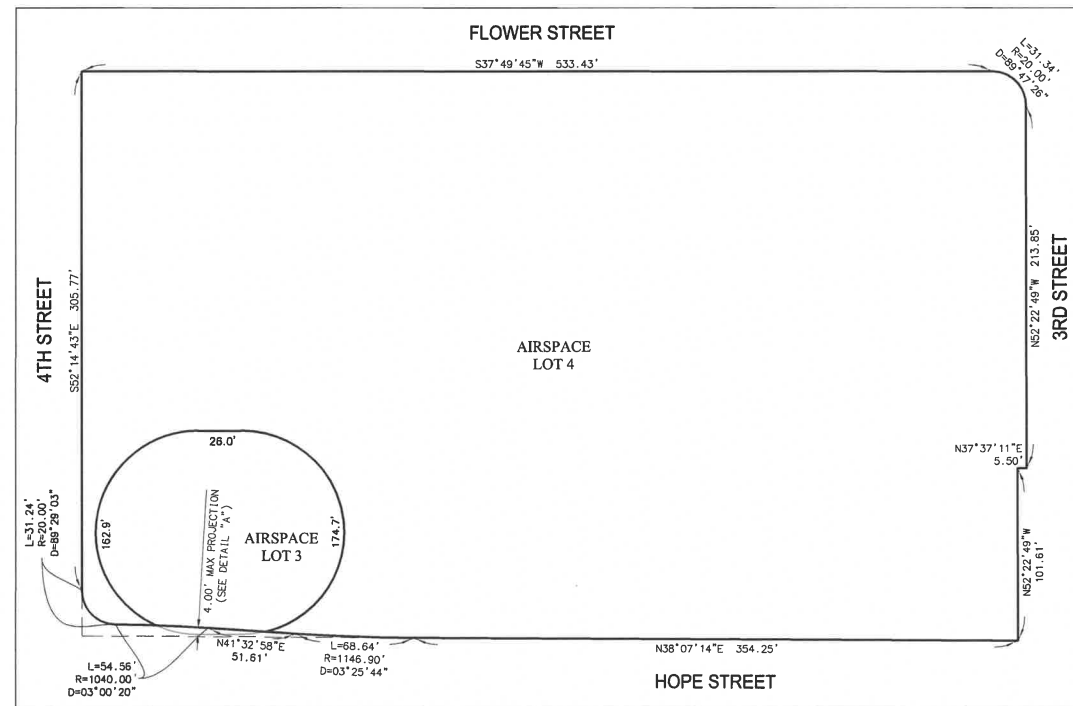
PARKING LEVELS J-K
L.E. = TO THE CENTER OF THE EARTH, U.E. = 253.67'



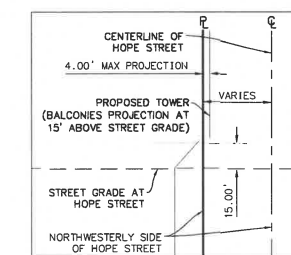
PARKING LEVEL I - LEVEL VIP
L.E. = 253.67', U.E. = 371.92'



PLAZA LEVEL
L.E. = 371.92', U.E. = 391.92'



LEVEL 2 - ROOF TOP LEVEL
L.E. = 391.92', U.E. = TO THE HEAVENS



DETAIL "A"
HOPE STREET PLAN VIEW
NOT TO SCALE



ABBREVIATION LEGEND
L.E. = LOWER ELEVATION
U.E. = UPPER ELEVATION

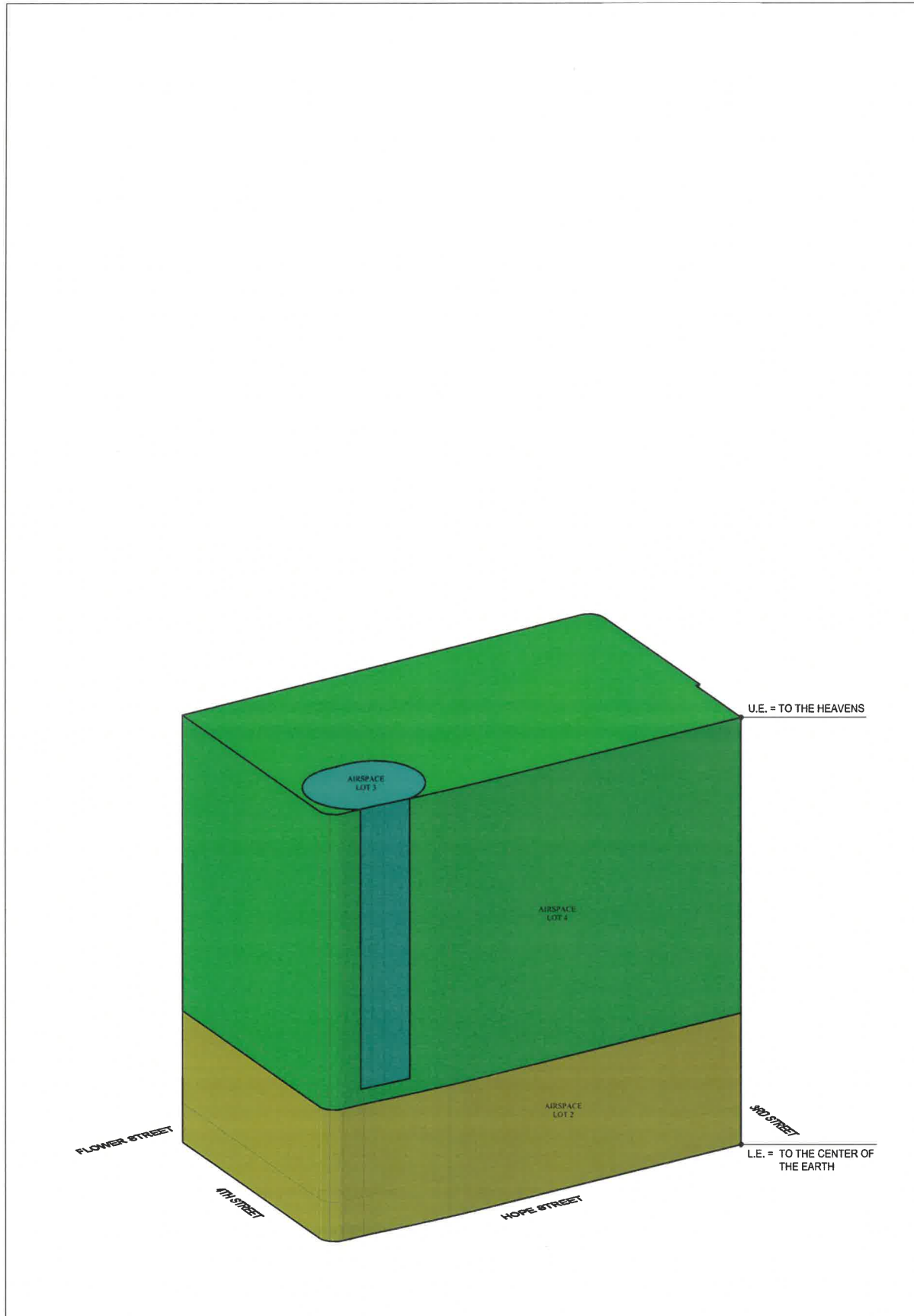
REVISIONS	
DATE	ISSUED FOR

DATE	12/17/2021
PROJECT NUMBER	2100150
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED
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333 S. HOPE STREET LOS ANGELES, CA 90071 VESTING TENTATIVE TRACT MAP NO. 83538	
SHEET NUMBER	

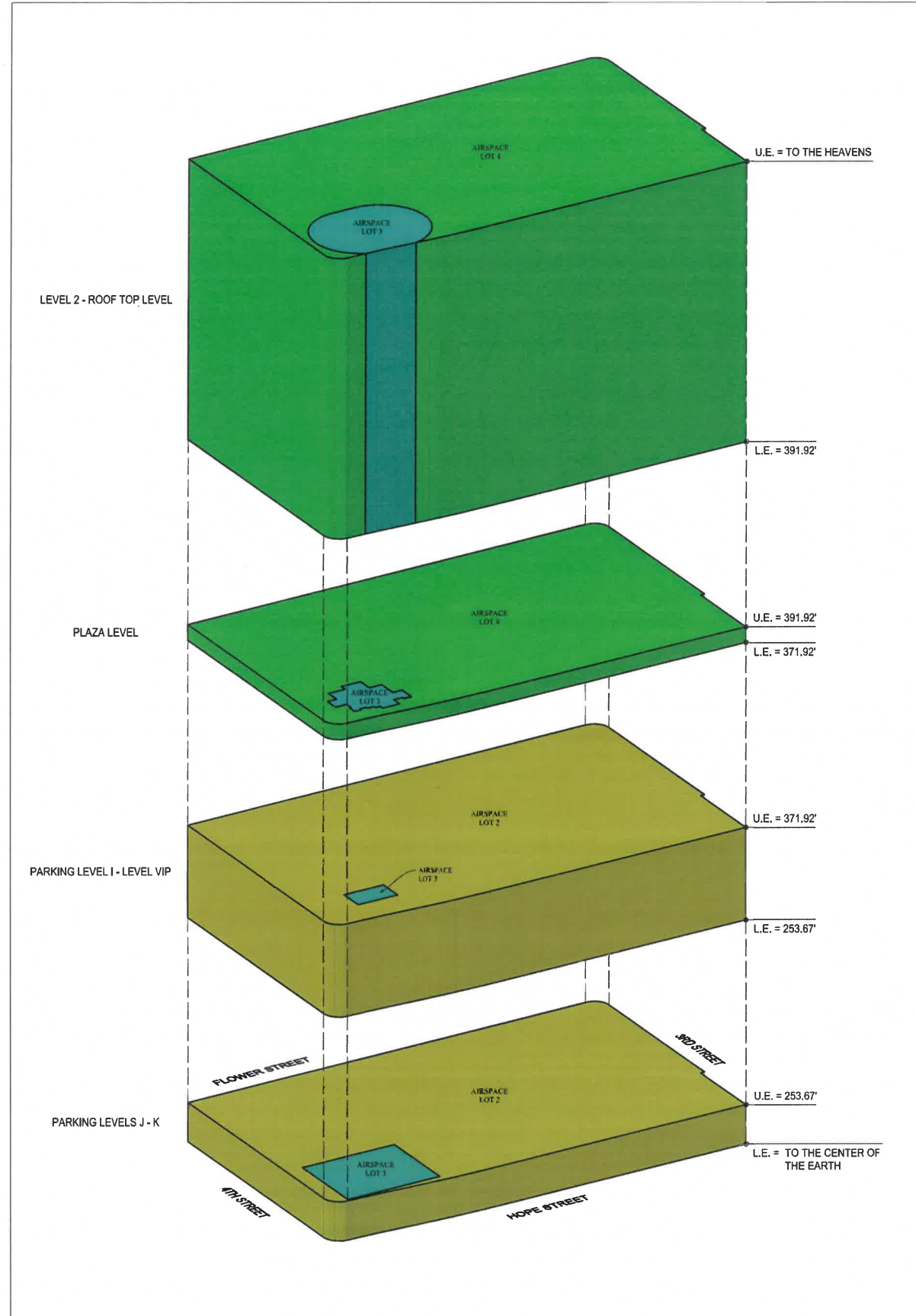
VESTING TENTATIVE TRACT MAP No. 83538

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Los Angeles, CA 90017
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OVERALL VIEW



FLOOR VIEW



NOT TO SCALE

ABBREVIATION LEGEND
L.E. = LOWER ELEVATION
U.E. = UPPER ELEVATION

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