

LEGAL DESCRIPTION (PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 0004825-004-006 DATED NOVEMBER 28, 2018)

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT "A" OF TRACT NO. 802, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM 100 PERCENT IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORE AND OPERATING THEREON AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHISTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREIN DESCRIBED, OIL OR GAS WELLS, TUNNELS, AND SHUTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND THEREIN DESCRIBED, AND TO BOTTOM SUCH WHISTOCK OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHUTS UNDER AND BENEATH OR BEYOND THE EXISTING LINES THEREOF AND TO REDRILL, RETURNED, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINE, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREIN DESCRIBED, AS RESERVED IN DEED EXECUTED BY SELMA H. MORGAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12THS INTEREST, OCTAVIUS WELLES MORGAN, JR., AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12THS INTEREST, CARLOS M. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, PERRY A. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, ROBERT MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, WALTER SCOTT MCKELVAY, JR., AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, MORGAN MCKELVAY, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, RECORDED JANUARY 24, 1959 AS INSTRUMENT NO. 100, OFFICIAL RECORDS.

PARCEL 2:

LOT 7 IN BLOCK 28 OF THE HUBER TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 280 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PORTION THEREOF LYING WITHIN THE LINES OF LOTS "A" OF SAID TRACT NO. 802 ABOVE DESCRIBED.

EXCEPT THEREFROM 100 PERCENT IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORE AND OPERATING THEREON AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHISTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREIN DESCRIBED, OIL OR GAS WELLS, TUNNELS, AND SHUTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND THEREIN DESCRIBED, AND TO BOTTOM SUCH WHISTOCK OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHUTS UNDER AND BENEATH OR BEYOND THE EXISTING LINES THEREOF AND TO REDRILL, RETURNED, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINE, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREIN DESCRIBED, AS RESERVED IN DEED EXECUTED BY SELMA H. MORGAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12THS INTEREST, OCTAVIUS WELLES MORGAN, JR., AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12THS INTEREST, CARLOS M. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, PERRY A. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, ROBERT MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, WALTER SCOTT MCKELVAY, JR., AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, MORGAN MCKELVAY, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, RECORDED JANUARY 24, 1959 AS INSTRUMENT NO. 100, OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF LOT "A" OF TRACT NO. 7804 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 122 PAGE 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHWESTERLY OF A LINE WHICH IS PARALLEL WITH THE NORTHEASTERLY LINE OF 8TH STREET, TO FEET MORE, AS SHOWN ON SAID TRACT AND DISTANT NORTHEASTERLY 100 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE.

ASSESSOR'S PARCEL NUMBER: 5144-011-009 AND 5144-011-016

EASEMENTS OF RECORD (PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 0004825-004-006 DATED NOVEMBER 28, 2018)

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CANNOT BE DETERMINED BY EXAMINATION OF THE TITLE REPORT AND SUPPORTIVE DOCUMENTATION REFERENCED THEREIN.

2. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET, HIGHWAY, PEDESTRIAN AND VIEW EASEMENT RECORDED OCTOBER 7, 199 AS INSTRUMENT NO. 2684 IN BOOK 14519, PAGE 507, SAID OFFER WAS ACCEPTED BY RESOLUTION RECORDED JULY 22, 1970 AS INSTRUMENT NO. 1487, BOTH OF WHICH ARE OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

3. MATTERS CONTAINED IN THE DOCUMENT RECORDED MARCH 19, 1970 AS INSTRUMENT NO. 1811 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY. IT APPEARS TO AFFECT THE PORTION OF THE PARKING STRUCTURE LYING WITHIN THE PUBLIC RIGHT OF WAY AND IT IS DEPICTED HEREON.

#### SITE AREA:

GROSS AREA (TO STREET CENTERLINES): 60,022 SQ. FT. OR 1.378 ACRES, MORE OR LESS.

GROSS AREA (EXISTING PROPERTY INCLUDING 8 FOOT EASEMENT AREA): 36,178 SQ. FT. OR 0.831 ACRES, MORE OR LESS.

GROSS AREA (EXISTING PROPERTY EXCLUDING 8 FOOT EASEMENT AREA, PRE-DEDICATIONS & PRE-MERGER): 34,679 SQ. FT. OR 0.796 ACRES, MORE OR LESS.

NET AREA (PROPOSED CONDITIONS, POST-DEDICATIONS & POST-MERGER): 35,660 SQ. FT. OR 0.819 ACRES, MORE OR LESS.

MERGER AREA: 1,291 SQ. FT.

#### ZONING:

EXISTING: C2-4D

PROPOSED: C2-4D

#### PROJECT NOTES:

SITE ADDRESS: 754 S. HOPE & 735 S. GRAND AVE, LOS ANGELES, CA 90017

APN: 5144-011-009 AND 5144-011-016

DISTRICT MAP: 129A209

THOMAS BROS. GUIDE: 634-E-4

THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE "X", NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOWS.

PROJECT CONSISTS OF 1 GROUND LOT AND 9 AIRSPACE LOTS FOR 580 RESIDENTIAL CONDOMINIUM UNITS, COMMERCIAL CONDOMINIUMS, ABOVE GROUND PARKING, AND SUBTERRANEAN PARKING.

PROPOSED PARKING: 636 SPACES WITHIN THREE SUBTERRANEAN AND FIVE ABOVE GROUND PARKING LEVELS.

THE SITE DOES NOT CONTAIN ANY PROTECTED TREES. THERE ARE 7 OFFSITE TREES. ALL TREES TO BE REMOVED.

THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.

STREET DESIGNATIONS: HOPE STREET - AVENUE II (86' RIGHT-OF-WAY WIDTH)  
8TH STREET - MODIFIED AVENUE II (85' RIGHT-OF-WAY WIDTH, 33' HALF RIGHT-OF-WAY WIDTH)  
GRAND AVENUE - MODIFIED AVENUE II (90' RIGHT-OF-WAY WIDTH)

COMMUNITY PLAN: CENTRAL CITY

GENERAL PLAN DESIGNATION:  
EXISTING: REGIONAL CENTER COMMERCIAL

SPECIFIC PLAN AREA: NONE

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.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

THE EXISTING BUILDING IS TO BE DEMOLISHED.

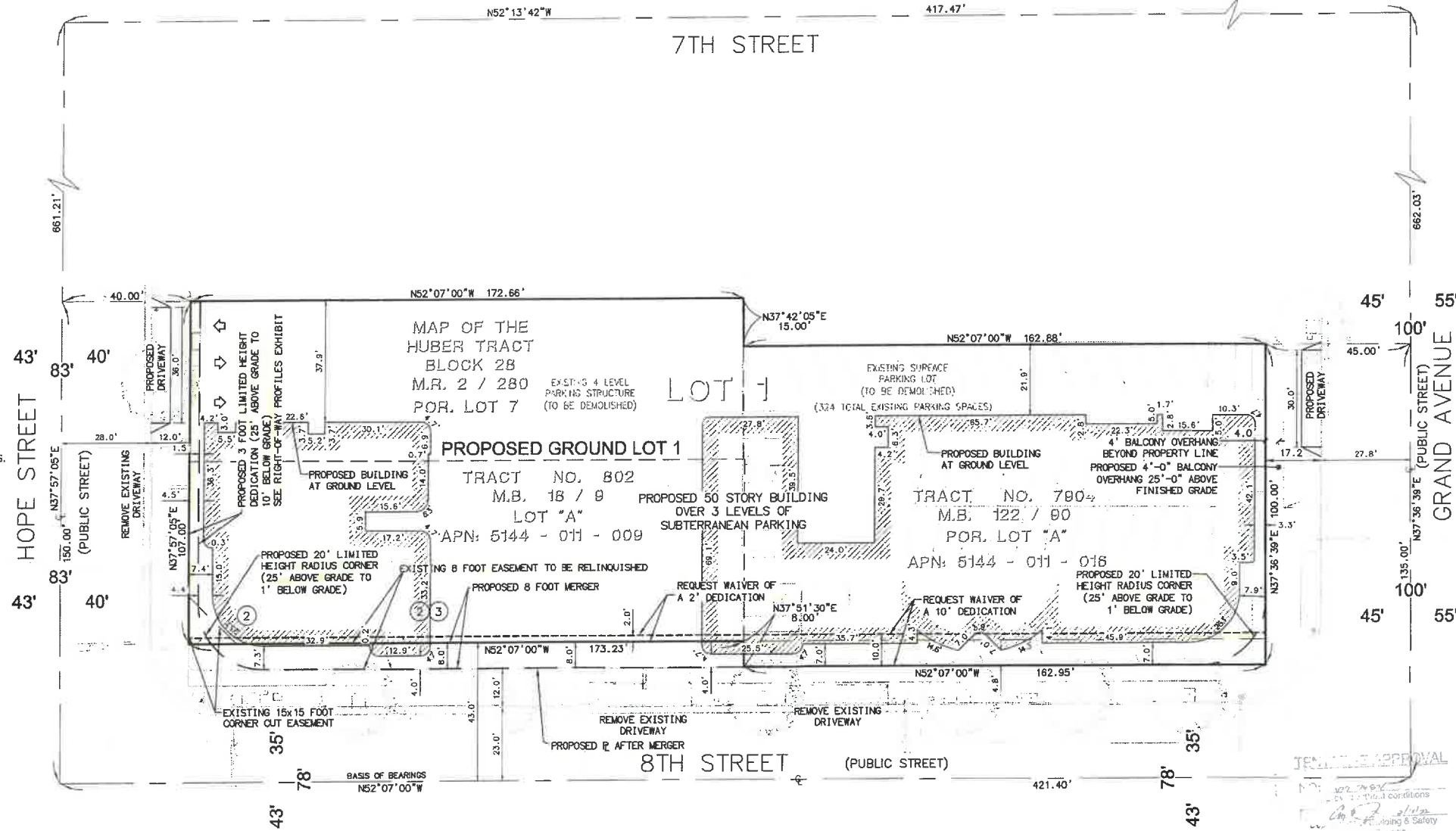
FINAL ELEVATION LIMITS FOR AIRSPACE LOTS TO BE DETERMINED BY ARCHITECTURAL PLANS. AIRSPACE LOT CONFIGURATIONS SHOWN HEREON MAY ADJUST TO CORRELATE.

EXISTING ROADWAY WIDTH DIMENSION ARE TO REMAIN.

PURSUANT TO LAMC SECTION 17.15, THE APPLICANT REQUESTS APPROVAL OF VESTING TENTATIVE TRACT MAP (VTTM) NO. 74876, TO MERGE THREE (3) EXISTING LOTS AND PORTIONS OF THE PUBLIC RIGHT-OF-WAY, INCLUDING: I) EIGHT FEET ALONG THE WEST SIDE OF 8TH STREET, II) CORNER CUTS ON BOTH SIDES OF 8TH STREET, III) A LIMITED DEDICATION OF 3 FEET ALONG HOPE STREET, AND RE-SUBDIVIDE THE LAND INTO ONE GROUND LOT AND NINE AIRSPACE LOTS. THE APPLICANT ALSO REQUESTS A WAIVER OF THE 2-FOOT AND 10-FOOT DEDICATIONS ALONG THE WEST SIDE AND EAST SIDE OF 8TH STREET, TO MAINTAIN THE 23-FOOT HALF-ROADWAY AND IN ORDER TO PROVIDE FOR THE 12-FOOT REQUIRED SIDEWALK, THROUGH THE VTTM.

# VESTING TENTATIVE TRACT MAP NO. 74876

FOR MERGER, SUBDIVISION AND CONDOMINIUM PURPOSES  
580 RESIDENTIAL UNITS AND 7,499 SQ.FT. OF COMMERCIAL SPACE



VICINITY MAP  
NOT TO SCALE  
THOMAS BROS. GUIDE LOS ANGELES EDITION  
PAGE: 634 GRID: E-4

#### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 52°07'00" WEST ALONG THE CENTERLINE OF EITHER STREET, AS SHOWN ON THE TRACT MAP FILED IN BOOK 18, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

#### BENCH MARK:

CITY OF LA BENCH MARK NUMBER: 12-05273; SPK 4 FT W OF W CURB GRAND AVE; 0.4 FT N OF BCR N OF 8TH ST; SW CORN CB

ELEVATION: 261.583 (FEET)

**EXHIBIT "A"**  
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Case No. VTT-74876-CN

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
TENTATIVE MAP

FEB 14 2022

REVISOR'S MAP EXTENSION OF TIME  
FINAL MAP UNIT MODIFIED  
DEPUTY ADVISORY AGENCY

PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER JONES, LS 8193

02/03/2022



**kpff**

700 South Flower Street  
Suite 2100  
Los Angeles, CA 90017  
O: 213.418.5201  
F: 213.266.5294  
www.kpff.com

#### GENERAL NOTES:

OWNER:

MFA 8TH, GRAND AND HOPE LLC  
725 SOUTH FIGUEROA ST, SUITE 1080  
LOS ANGELES, CA 90017  
(213) 321-3493  
ATTN: STUART MORKUN

SUBDIVIDER:

MFA 8TH, GRAND AND HOPE LLC  
725 SOUTH FIGUEROA ST, SUITE 1080  
LOS ANGELES, CA 90017  
(213) 321-3493  
ATTN: STUART MORKUN

LAND SURVEYOR:

KPFF CONSULTING ENGINEERS, INC.  
700 S. FLOWER ST., SUITE 2100  
LOS ANGELES, CA 90017  
(213) 418-0201  
ATTN: CHRISTOPHER JONES, PLS 8193



REVISIONS	
DATE	ISSUED FOR

DATE	02/03/2022
PROJECT NUMBER	1600720
DRAWN BY	DA
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	
8TH & GRAND	

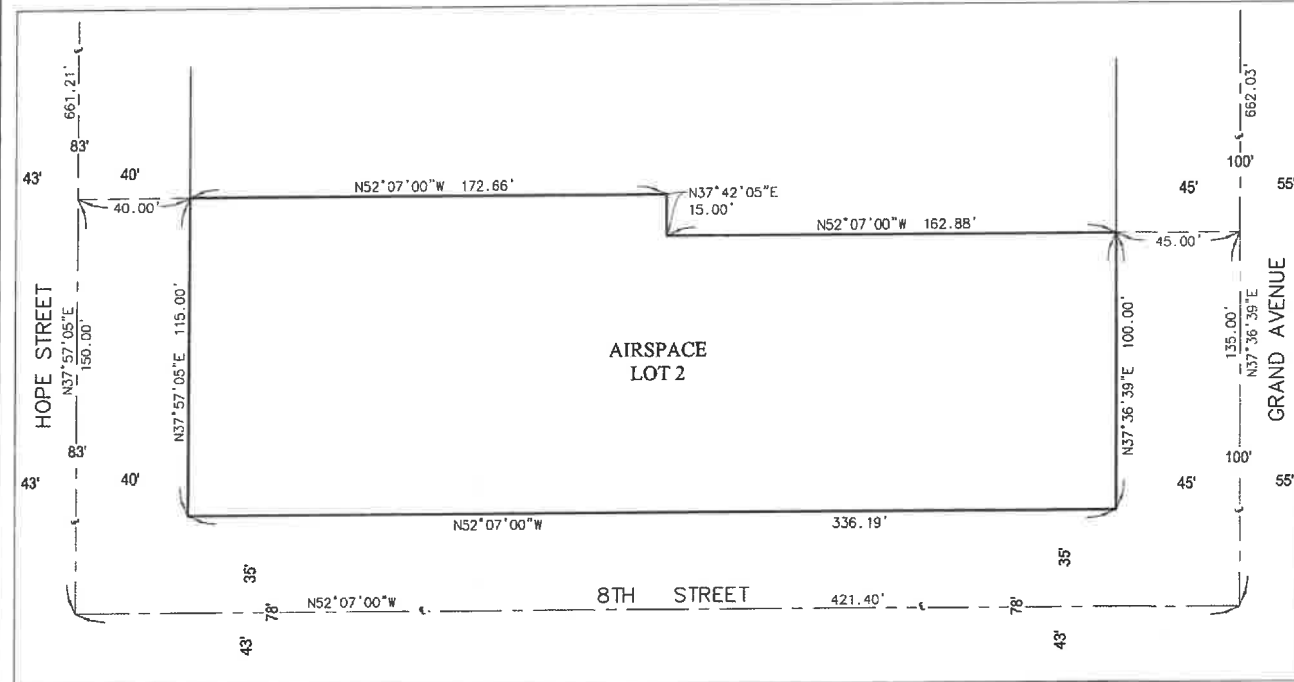
SHEET NUMBER

**SHEET 1 OF 4**

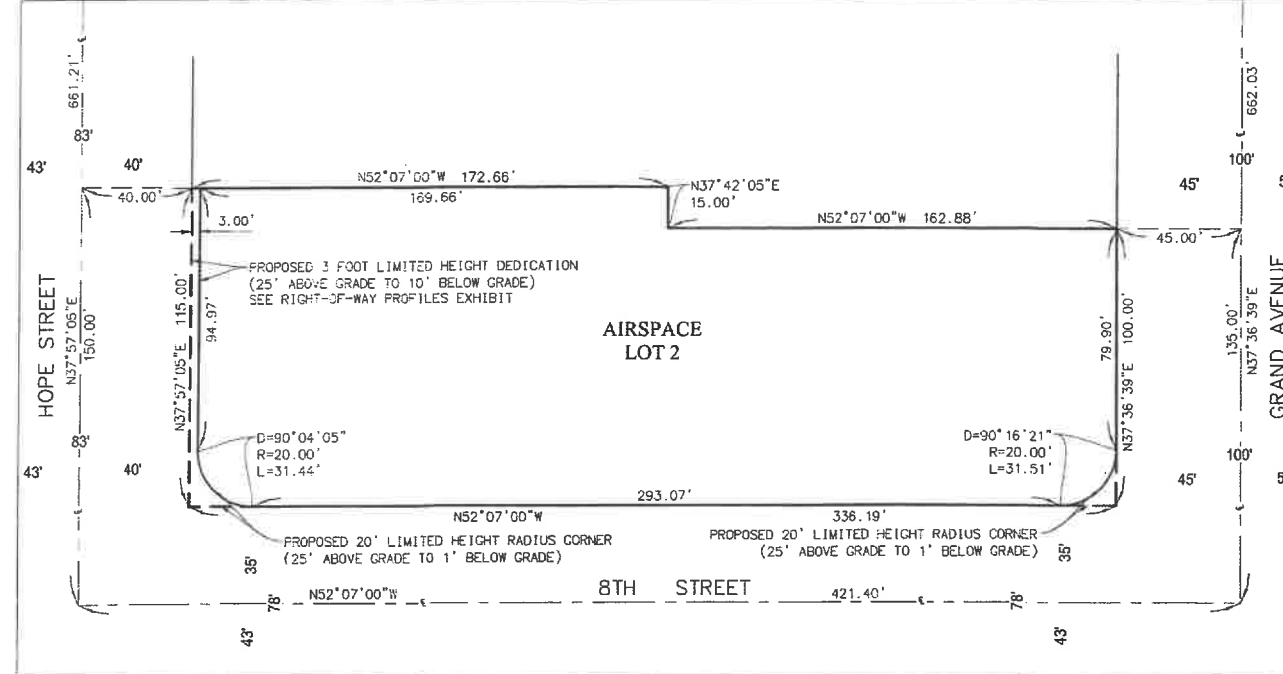
# VESTING TENTATIVE TRACT MAP NO. 74876

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**B2 & B3 LEVELS**  
L.E. = -63.00', U.E. = -17.00'



**B1 LEVEL**  
L.E. = -17.00', U.E. = 0.00'

NOTE:  
ELEVATIONS WERE TAKEN FROM ARCHITECTURAL  
PLANS HOLDING ELEVATION 0.00' AT GROUND LEVEL



0 15' 30'  
SCALE: 1"=30'

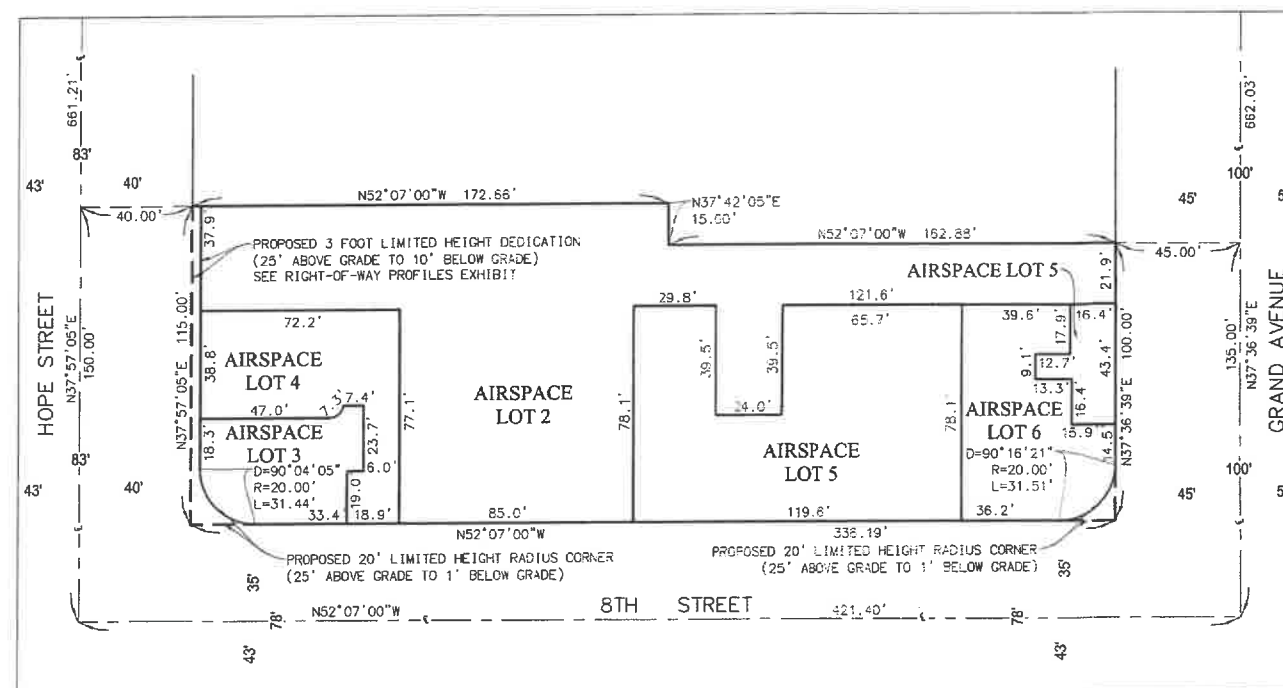
**LEGEND**  
L.E. = LOWER ELEVATION  
U.E. = UPPER ELEVATION

REVISIONS	
DATE	ISSUED FOR

DATE	01/13/2022
PROJECT NUMBER	1600720
DRAWN BY	DA
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	
8TH & GRAND	

SHEET NUMBER

**SHEET 2 OF 4**



**GROUND LEVEL**  
L.E. = 0.00', U.E. = 16.00'

**EXHIBIT "A"**  
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VESTING TENTATIVE TRACT MAP NO. 74876

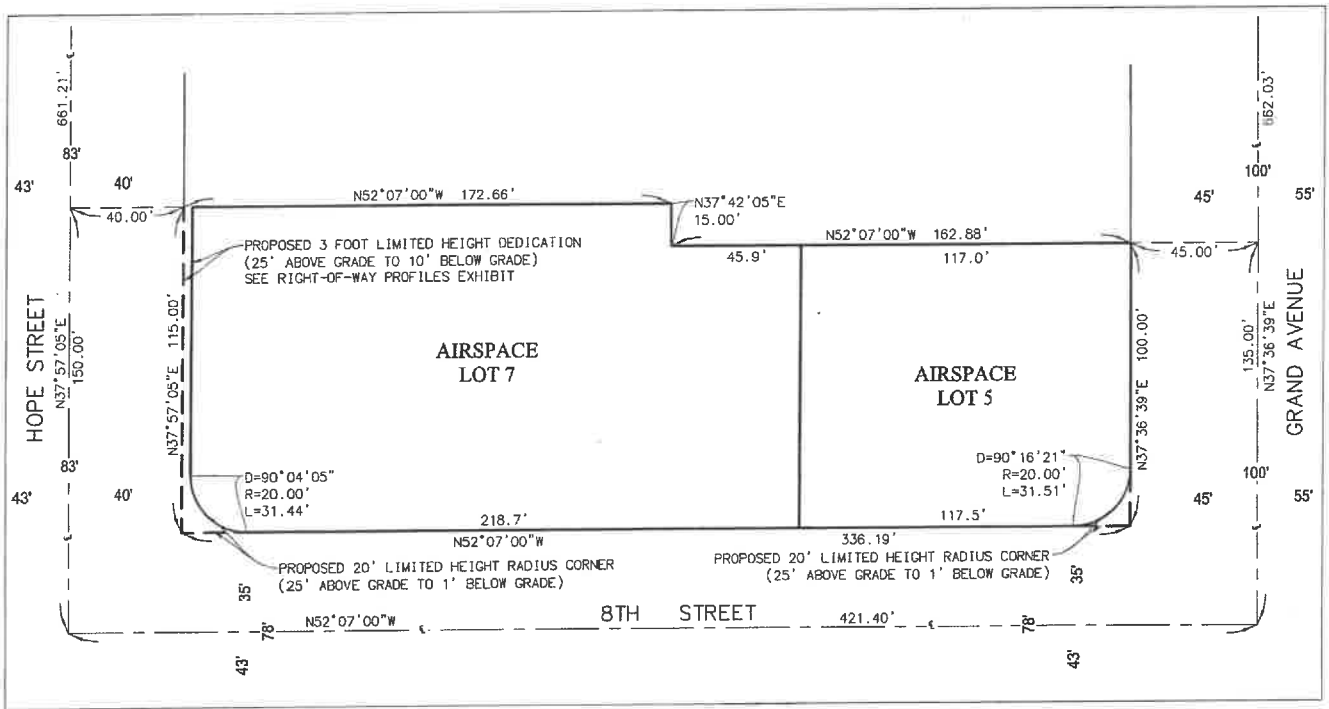
EXHIBIT "A"

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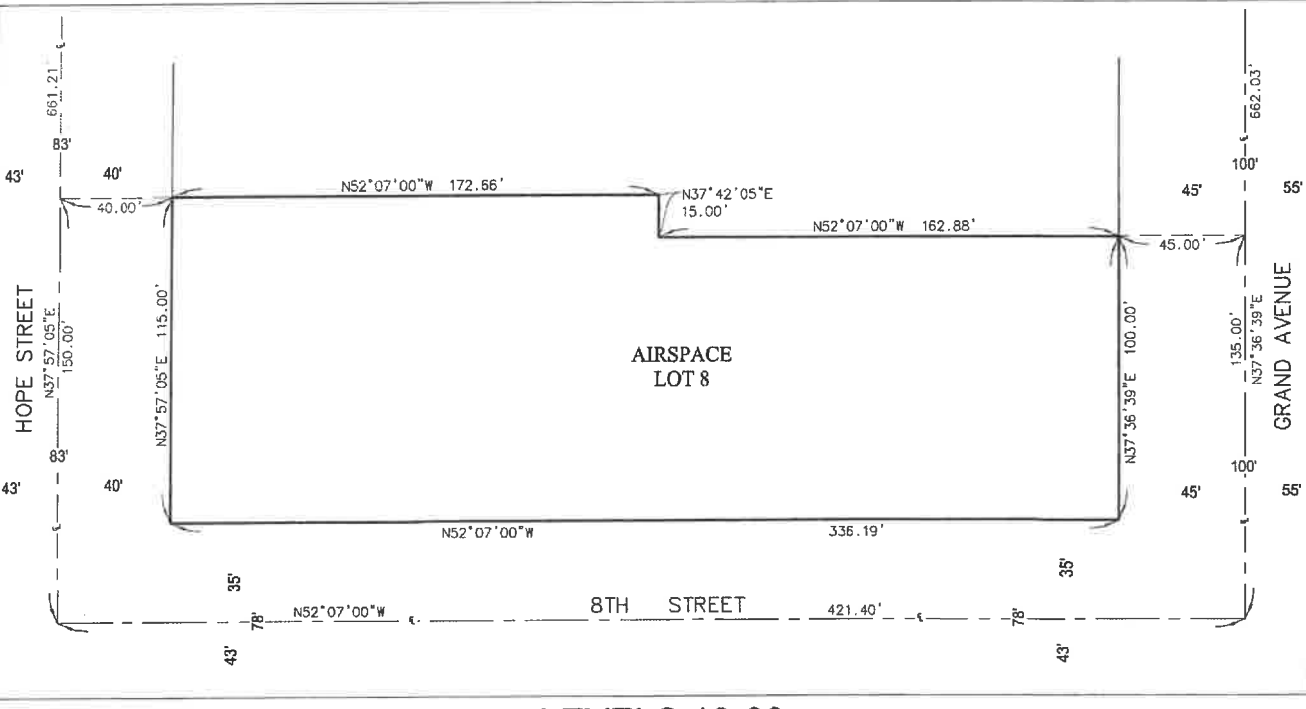
Case No. VTT-74876-CN

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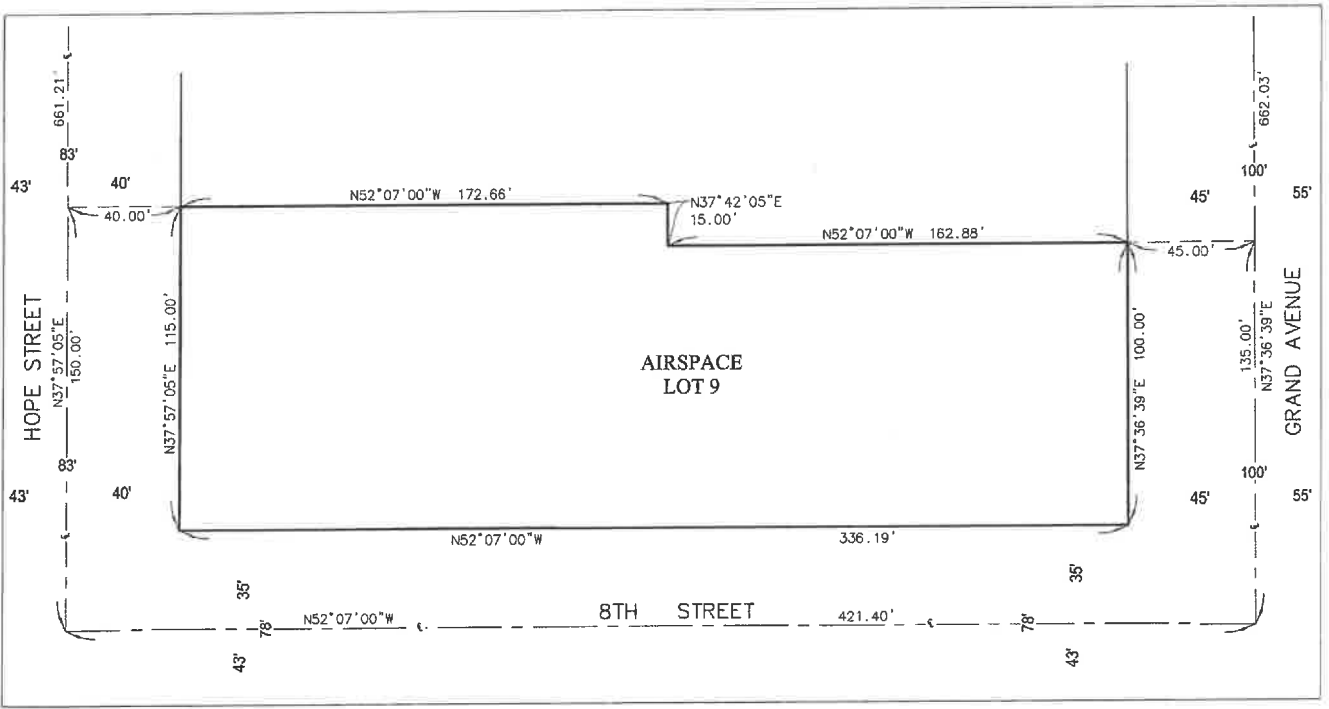
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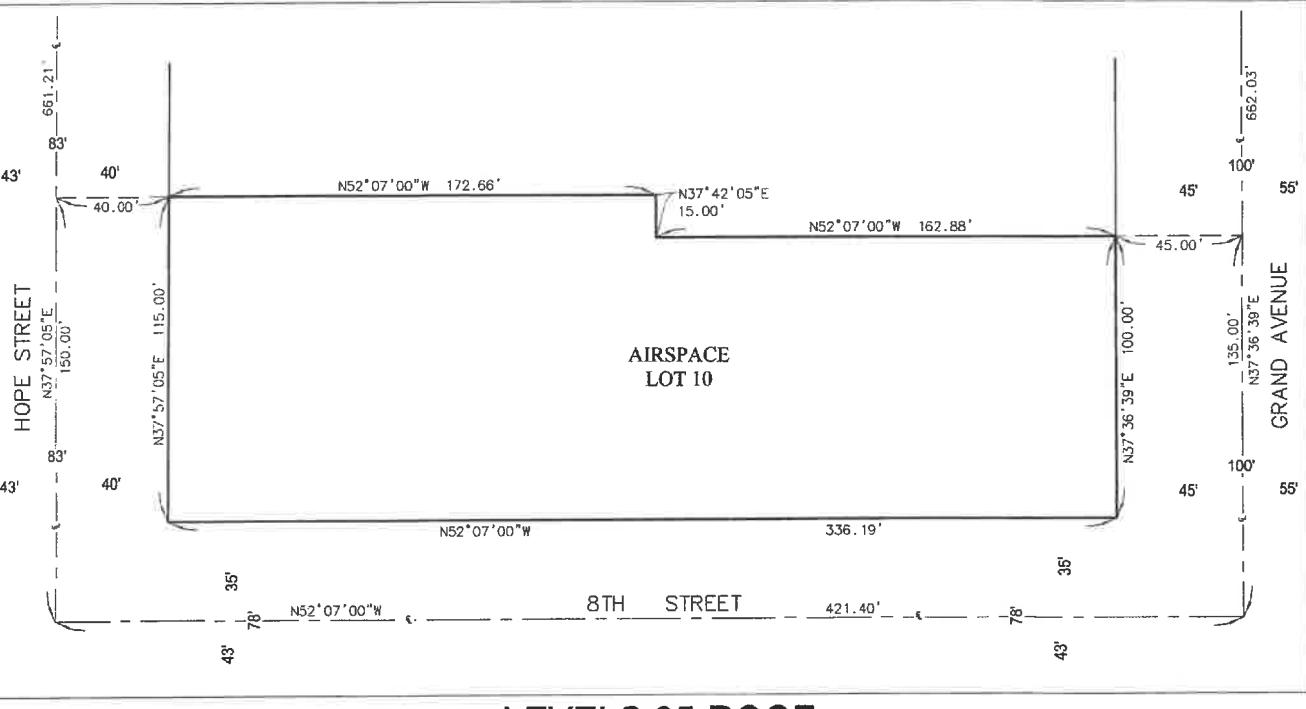
LEVELS 2-9  
L.E. = 16.00', U.E. = 106.00'



LEVELS 10-20  
L.E. = 106.00', U.E. = 231.00'



LEVELS 21-34  
L.E. = 231.00', U.E. = 389.00'



LEVELS 35-ROOF  
L.E. = 389.00', U.E. = 600.00'



0 15' 30'  
SCALE: 1"=30'

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

REVISIONS	
DATE	ISSUED FOR

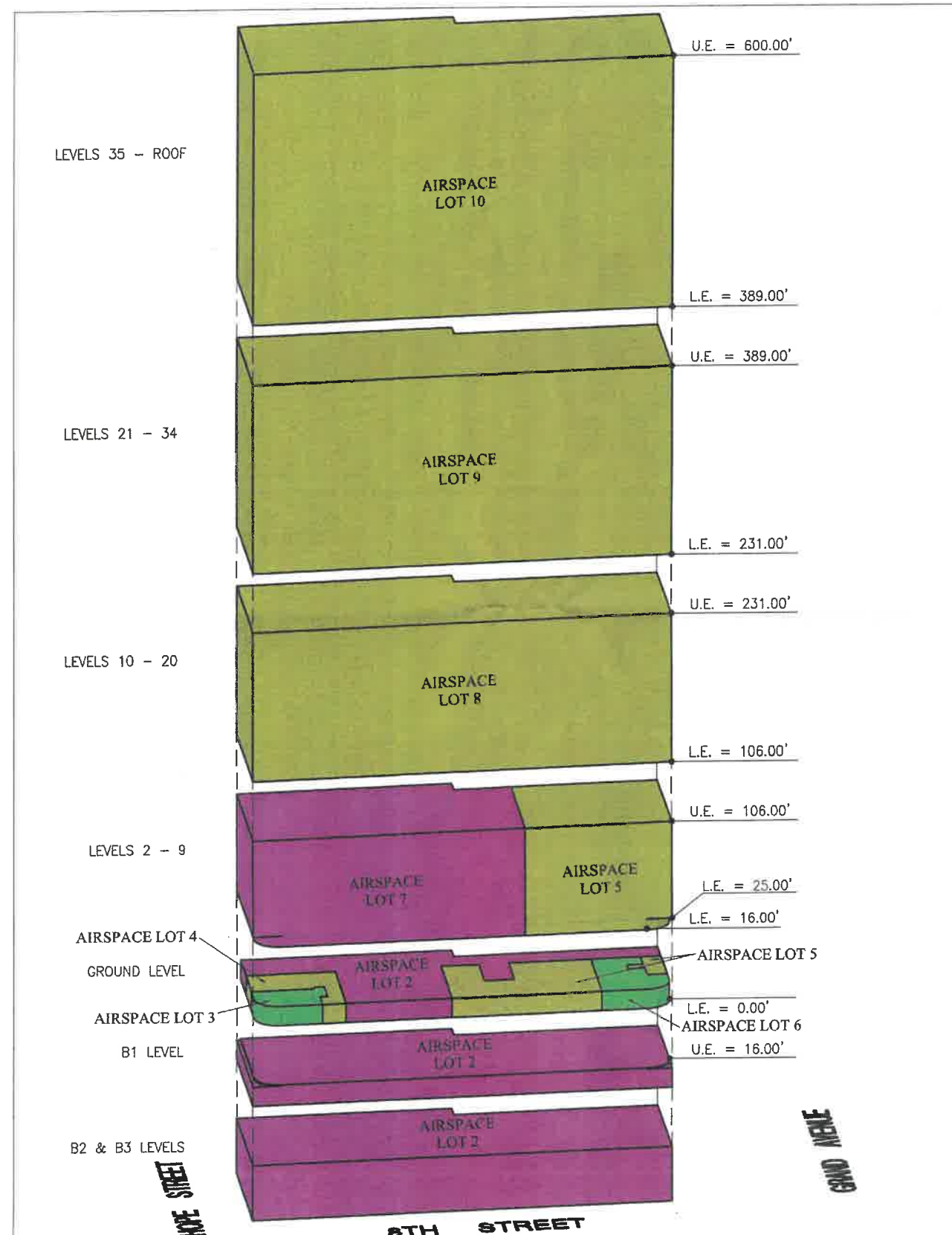
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PROJECT NUMBER	1800720
DRAWN BY	DA
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	
8TH & GRAND	
SHEET NUMBER	



# VESTING TENTATIVE TRACT MAP NO. 74876

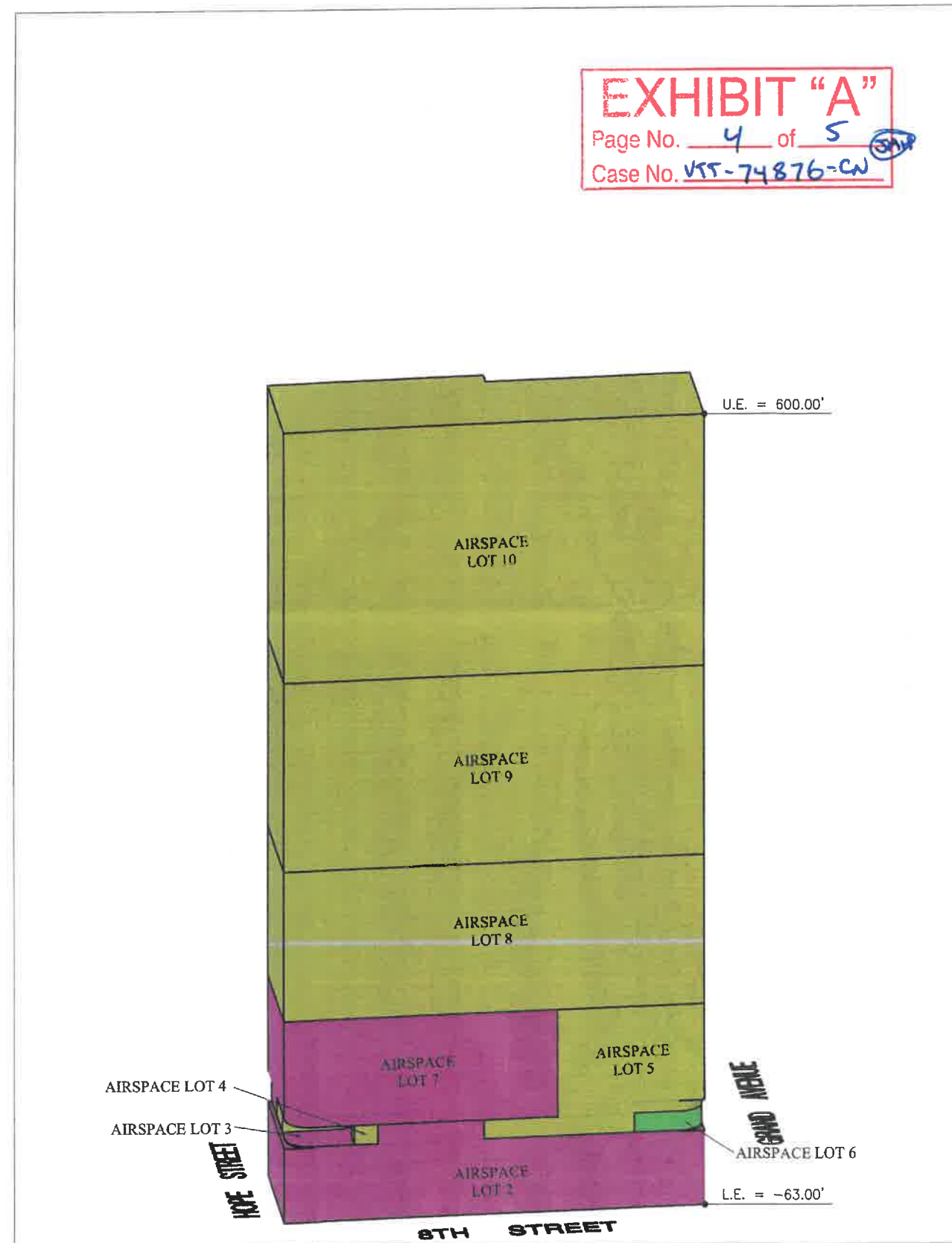
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NOTE:  
ELEVATIONS WERE TAKEN FROM ARCHITECTURAL  
PLANS HOLDING ELEVATION 0.00' AT GROUND LEVEL

FLOOR VIEWS



OVERALL VIEW



NOT TO SCALE

**AIRSPACE LEGEND**

AIRSPACE LOT 2 = PARKING  
AIRSPACE LOT 3 = RETAIL  
AIRSPACE LOT 4 = RESIDENTIAL

**ABBREVIATION LEGEND**

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

REVISIONS		
DATE	ISSUED FOR	

DATE	01/13/2022
PROJECT NUMBER	1600720
DRAWN BY	DA
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	
8TH & GRAND	

SHEET NUMBER

SHEET 4 OF 4

1kpf

CL OF HOPE STREET

40.00'

EXISTING 1/2 R/W

ELEVATION = 25'

25.00'

3.00'

PROPOSED 3' AVG & LIMITED IN HEIGHT -1' TO 25' S/W ESMT

PROPOSED LIMITED HEIGHT DEDICATION (25' ABOVE GRADE TO 10' BELOW GRADE)

1.00'

ARCHITECTURAL GROUND LEVEL ELEVATION = 0'

43.00'

PROPOSED 1/2 R/W (LTM. HT.) 10' BELOW TO 25' ABOVE

10.00'

ELEVATION = -10'

PROPOSED BUILDING LINE

SUBTERRANEAN PARKING STRUCTURE CONTINUES TO 63' BELOW GRADE

63.00'

EXISTING PROPOSED PL

CL. OF GRAND AVENUE

45.00'

EXISTING/PROPOSED 1/2 R/W

25.00'

7.00'

PROPOSED 7' AVG. & LIMITED IN HEIGHT -1' TO 25' S/W ESMT

ARCHITECTURAL GROUND LEVEL ELEVATION = 0'

1.00'

EXISTING/PROPOSED PL. PROPOSED BUILDING LINE

SUBTERRANEAN PARKING STRUCTURE CONTINUES TO 63' BELOW GRADE

45.00'

63.00'

CL. OF 8TH STREET

43.00'

EXISTING 1/2 R/W

2.50'

PROPOSED 5' AVG R. LIMITED IN HEIGHT -10' TO 25' S/W ESMT

35.00'

PROPOSED 1/2 R/W

5.00'

8' MERGER

25.00'

8.00'

ARCHITECTURAL GROUND LEVEL ELEVATION = 0'

10.00'

PROPOSED BUILDING LINE

8.00'

SUBTERRANEAN PARKING STRUCTURE CONTINUES TO 63' BELOW GRADE

PROPOSED WAIVER OF 2' DEDICATION

EXISTING PL

63.00'

Q. OF 8TH STREET

PROPOSED 5' AVG & LIMITED IN HEIGHT - 10' TO 25' S/W ESWT

35.00'

EXISTING 1/2 R/W

ARCHITECTURAL GROUND LEVEL ELEVATION = 0'

10.00'

EXISTING FL

PROPOSED BUILDING LINE

2.50'

5.00'

25.00'

PROPOSED WAIVER OF 10' DEDICATION

SUBTERRANEAN PARKING STRUCTURE CONTINUES TO 63' BELOW GRADE

63.00'

**EXHIBIT "A"**  
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SHEET 1 OF 1