

LEGAL DESCRIPTION (PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 000425404-048-08 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, 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 WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREIN DESCRIBED, OIL OR GAS WELLS, TUNNELS, AND SHAMTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND THEREIN DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCK OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAMTS UNDER AND BENEATH OR BEYOND THE EXISTING LINES THEREOF AND TO REDRILL, RETURN, EQUIP, MAINTAIN, REPAIR, OPEN 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 BY 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 1/12TH 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, 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 WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREIN DESCRIBED, OIL OR GAS WELLS, TUNNELS, AND SHAMTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND THEREIN DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCK OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAMTS UNDER AND BENEATH OR BEYOND THE EXISTING LINES THEREOF AND TO REDRILL, RETURN, EQUIP, MAINTAIN, REPAIR, OPEN 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 BY 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 1/12TH 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. 7904 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. 000425404-048-08 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 14518, PAGE 302, SAID OFFER WAS ACCEPTED BY RESOLUTION RECORDED JULY 22, 1910 AS INSTRUMENT NO. 1287, BOTH OF WHICH AFFECT 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 0.798 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 GRADE 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.

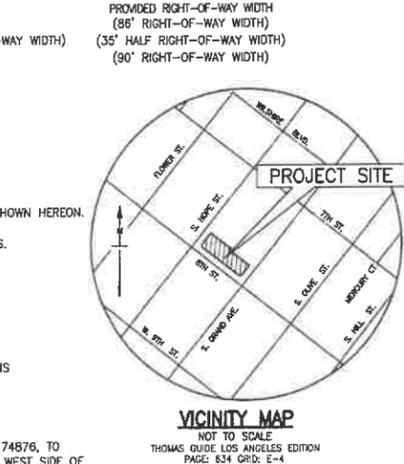
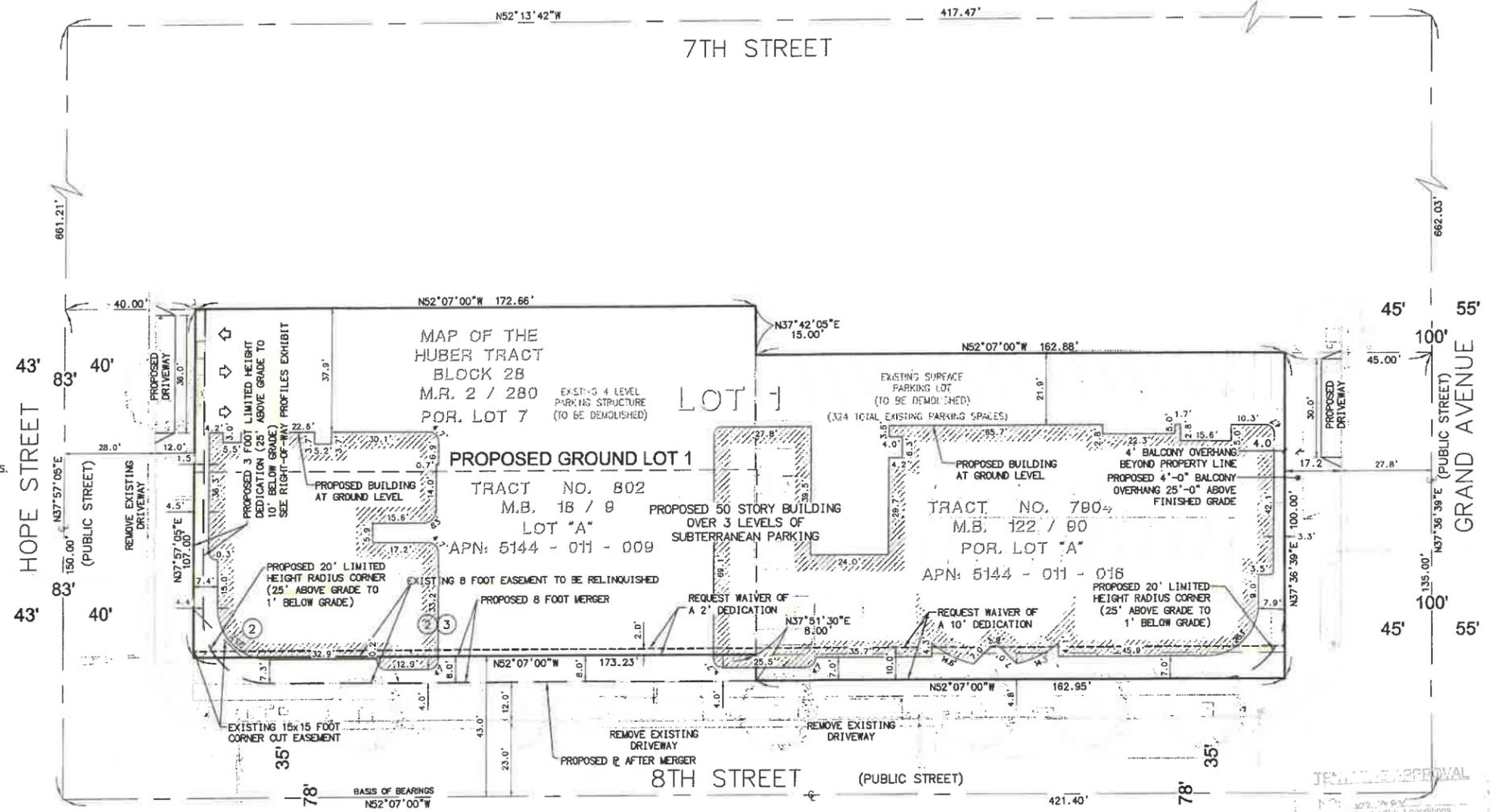
WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.
THE EXISTING BUILDING IS TO BE DEMOLISHED.

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



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"
Page No. 1 of 5
Case No. VTT-74876-CN

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
FEB 14 2022
REVISED MAP [] EXTENSION OF TIME []
FINAL MAP UNIT [] MODIFIED []
DEPUTY ADVISORY AGENCY

PREPARED UNDER THE DIRECTION OF:
C. Jones
CHRISTOPHER JONES, LS 8193
02/03/2022

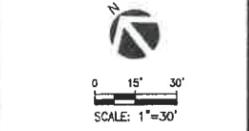


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F: 213.266.5294
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OWNER:
MFA 8TH, GRAND AND HOPE LLC
725 SOUTH FIGUEROA ST, SUITE 1080
LOS ANGELES, CA 90017
(213) 321-3493
ATTN: STUART MORKUN

SUBMITTER:
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

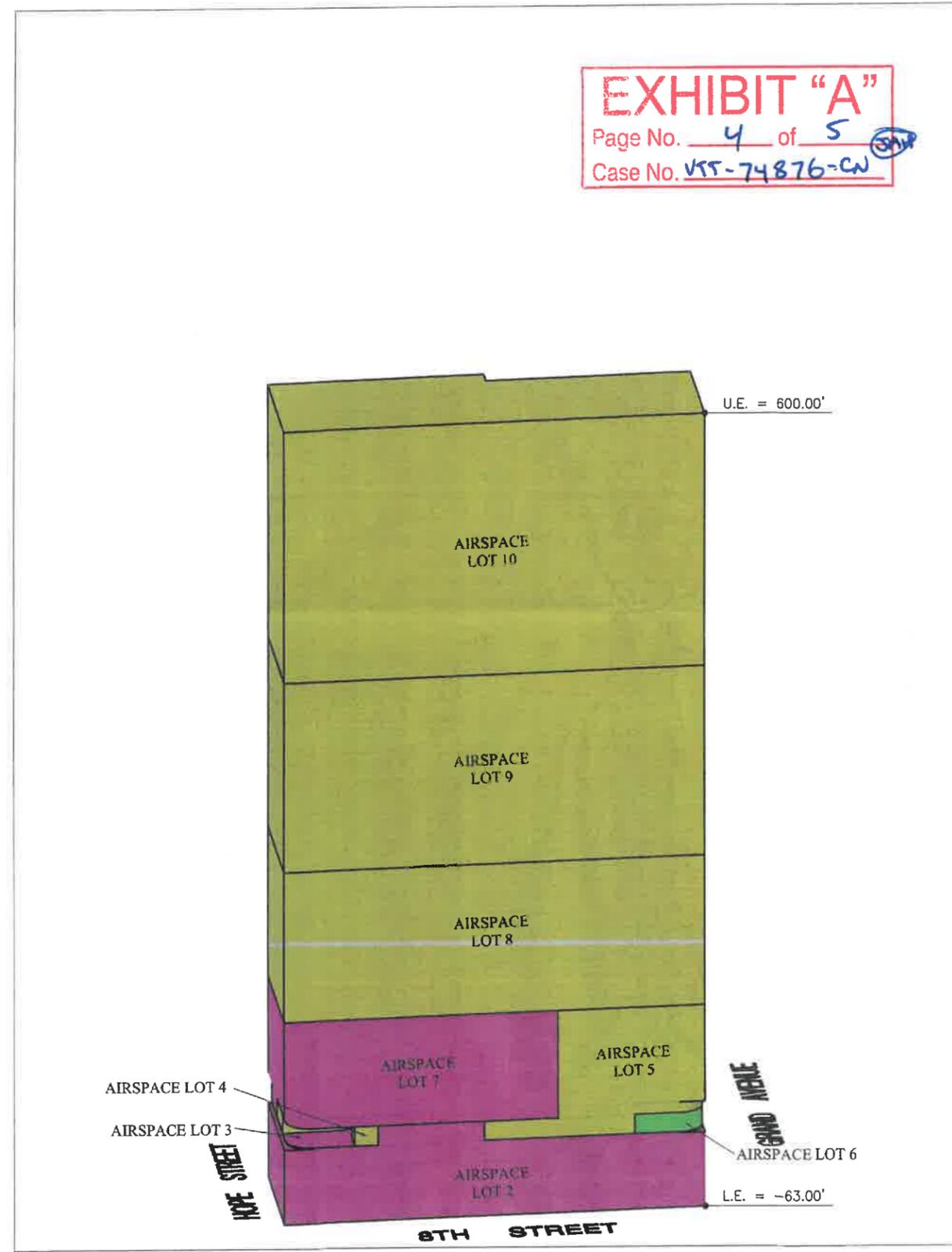
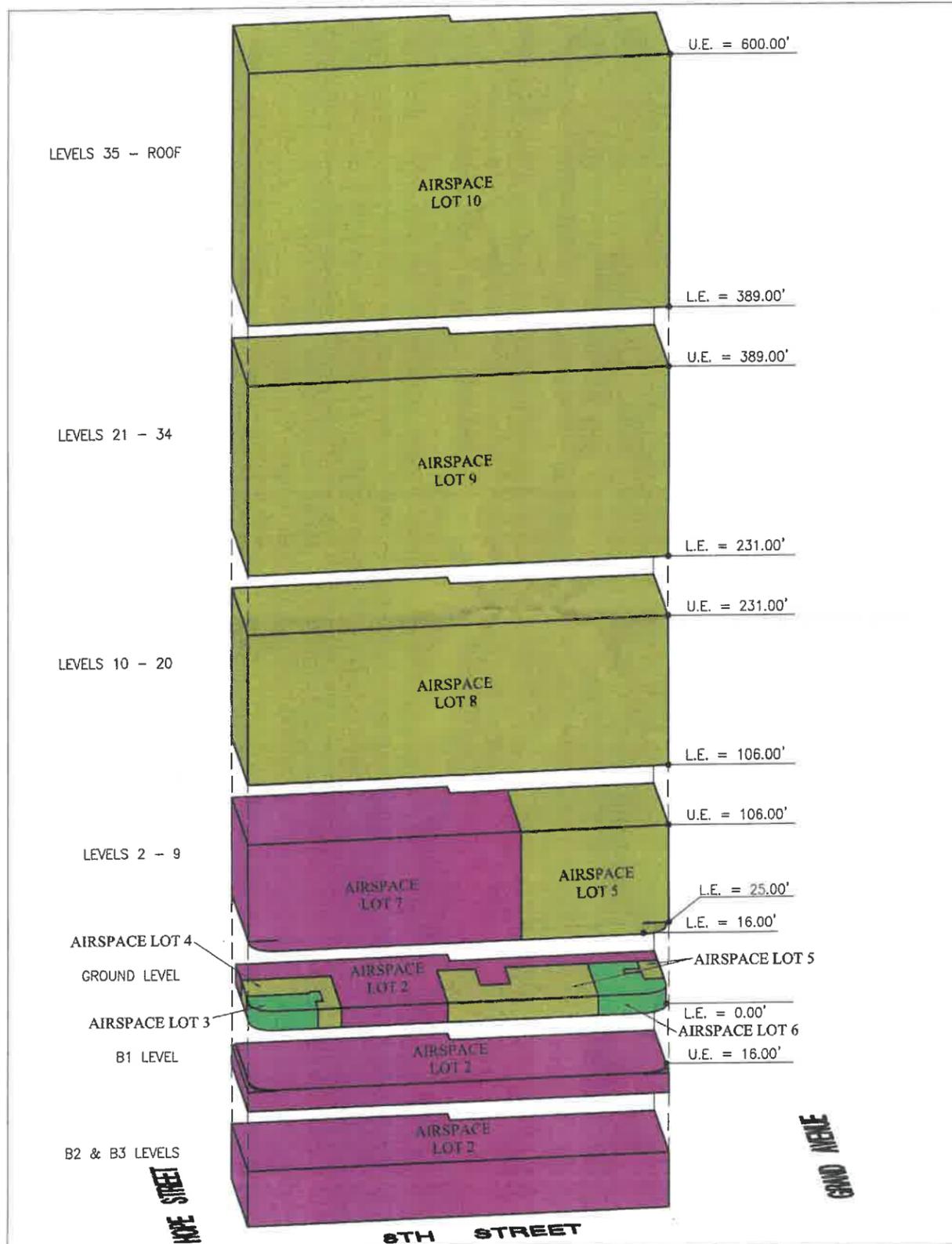
DATE	02/03/2022
PROJECT NUMBER	1600720
DRAWN BY	DA
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	8TH & GRAND

SHEET NUMBER
SHEET 1 OF 4

VESTING TENTATIVE TRACT MAP NO. 74876

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

FLOOR VIEWS

OVERALL VIEW

