

EXHIBIT "A"
Page No. 1 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

LABDS APPROVAL STAMP



PROJECT RENDERING - STREET VIEW LOOKING NORTHEAST 0.00

EXHIBIT "A"
Page No. 2 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

LABDS APPROVAL STAMP



AERIAL CONTEXTUAL - LOOKING NORTHEAST 0.01

638 S. BERENDO ST.
SCHEMATIC DESIGN

EXHIBIT "A"
Page No. 3 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

LABDS APPROVAL STAMP



AERIAL CONTEXTUAL - LOOKING SOUTHEAST 0.02

638 S. BERENDO ST.
SCHEMATIC DESIGN

EXHIBIT "A"
Page No. 4 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

LABDS APPROVAL STAMP



AERIAL CONTEXTUAL - LOOKING SOUTHWEST 0.03

638 S. BERENDO ST.
SCHEMATIC DESIGN

Implementation

On January 1, 2023, the AB 2097 provisions became effective and available to any qualified project, provided it meets the criteria in state law. The City's Zone Information and Map Access System (ZIMAS) identifies parcels within a one-half mile radius of a major transit stop under the Planning and Zoning tab within the table of contents.

For Planning projects that intend to utilize AB 2097, the applicant will need to print the ZIMAS AB 2097 Eligibility map with a date-stamp that is within 180 days of the date of submission of a City Planning application, along with a written request to utilize AB 2097, preferably at the time of application. Please note that the ZIMAS AB 2097 Eligibility map printout includes an automatic date stamp. AB 2097 may also be requested after a City Planning application has been filed but prior to issuance of a letter of determination. This may result in the need for a revised application and/or plans to be submitted to the Project Planning team. In this instance, a written request is required along with the printed ZIMAS AB 2097 Eligibility map showing a date within 180 days of the date of a revised submission. Furthermore, staff verification of AB 2097 eligibility may be required to ensure accuracy with current transit and bus line data. ZIMAS is provided as a public service, and due to the dynamic nature of zoning and transportation information verification of information may be required.

For projects with an approved entitlement, the applicant shall submit the following: revised plans showing the changes made as a result of reducing automobile parking spaces; a date-stamped ZIMAS AB 2097 Eligibility map (dated within 180 days of the submission date); and, a written request to utilize AB 2097, to the Senior Planner of the Project Planning team that processed the entitlement. Project modifications may require additional review and payment of fees. For projects that are already existing and operating, please contact the Los Angeles Department of Building and Safety for instructions on how to implement AB 2097.

For a project which is submitted for a permit application with LADBS, if it is eligible to use AB 2097 at any point between submittal date and permit issuance date, or if a ZIMAS AB 2097 Eligibility map is printed with a date-stamp within 180 days prior to submittal date and provided to the assigned Plan Check Engineer, or if a Planning entitlement indicates eligibility for AB 2097, it is eligible to utilize AB 2097 for the duration of the project until the permit is finalized and/or Certificate of Occupancy is issued. Verification of AB 2097 eligibility may be required to ensure accuracy with current transit and bus line data. If a project is already in plan check or under construction, and would like to utilize AB 2097, revised plans showing the changes as a result of reducing automobile parking spaces will need to be submitted to Building and Safety for a supplemental permit. Furthermore, if there is a Planning entitlement that needs to be updated for AB 2097 eligibility, a Planning clearance approval will need to be obtained. A fee may be required to process this request.

- Parking Study Area
 - Minimum radius of 1,000 feet or two city blocks, whichever is greater, around the project
 - The study area should be enlarged proportionally to the size of the project
- Parking Inventory
 - Counts of both on-street and off-street parking spaces
 - Counts of both public and restricted parking spaces
- Parking Duration
 - Monitor occupancy at three 4-hour intervals between 8am and 8pm on both weekends and weekdays
 - Record both occupancy duration and turnover of parking spaces during intervals
- Parking Analysis
 - Areas with more than 85% utilization throughout the day should be highlighted
 - Mitigation measures should be recommended

Parking studies should be reviewed and stamped by a licensed traffic engineer, though they are not required to be completed by one. LADOT will determine whether evidence for parking impacts exists, in collaboration with the Department of City Planning. Substantial negative impacts will be weighed alongside potentially positive impacts on a variety of citywide policy priorities, as well as individual circumstances. Any findings under section 65863.2(b) must be made in writing within 30 days of a completed application and supported by a preponderance of evidence in the record.

In line with state and local objectives, such as reduced Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) policy goals as well as housing equity goals, projects located in the following areas will be accorded substantial consideration against imposing or enforcing parking minimum standards on these projects:

- Projects located within one-half mile of a fixed rail or bus rapid transit (BRT) line
- Projects located in high and highest resource areas in the Tax Credit Allocation Committee (TCAC) Opportunity [Maps](#)

Electric Vehicle Charging Stations (EVCS) and Disabled Access Parking Spaces.

Government Code Section 65863.2(f) of the law states that AB 2097 does not invalidate any otherwise applicable requirements regarding the provision of electric vehicle (EV) supply and charging equipment installed in parking spaces or to provide parking spaces that are accessible to persons with disabilities. The EV requirements are stated in the LAMC section beginning with Section [99.04.106.4.2](#) and Disabled Access requirements are found in Chapter 11A or 11B of the Los Angeles Building Code (LABC). Since EV and Disabled Access requirements apply to parking spaces otherwise "provided" by the development project, if any parking spaces are voluntarily provided, EV and Disabled Access standards should be complied with when applicable.

Additional Standards for Voluntarily Provided Vehicle Parking

When a project provides parking voluntarily, the state law specifies that the City may impose certain other applicable requirements, including that the voluntary parking require spaces for car share vehicles, require spaces to be shared with the public (e.g., not obligated to a specific use or business), or require parking owners to charge for parking. A public agency may not require that voluntarily provided parking is provided to residents free of charge.

If parking is not required but voluntarily provided, AB 2097 does not preclude the application of standards relating to accessing those spaces, their size, design and similar standards designed to ensure safety, (e.g. LAMC Section 12.21 A.5 - Design of Parking Facilities). Those standards are not affected by AB 2097 and shall remain in effect. However, restrictions on the number or percentage of compact stalls per LAMC 12.21 A.5(c), shall not be enforced. A project may provide any combination of standard or compact stalls for non-required, voluntarily provided parking as long as they also meet EV and Disabled Access requirements.

Bike Parking

AB 2097 addresses automobile parking in areas near transit, and does not affect required bicycle parking. Therefore, the City will continue to require bicycle parking for residential and non-residential uses pursuant to the bicycle parking provisions in LAMC Section 12.21 A.16.

Offsite Parking Affidavits, Offsite Parking Lease Agreements and Valet Parking.

For an existing offsite parking affidavit, if the project site for which the parking is to be provided for is eligible to use AB 2097, the affidavit may be terminated by contacting Building and Safety for review and permitting. For an existing offsite parking lease agreement approved by City Planning, if the project site for which the parking is to be provided for is eligible to use AB 2097, the lease agreement requirement may be removed by contacting DCP and Building and Safety for review and permitting. While offsite and valet parking can not be imposed or enforced if qualified under the law, any volunteered valet parking system must follow the provisions of LAMC 103.203 including the requirement for a Valet Parking Operator permit.

Coastal Zone

For properties located in the Coastal Zone, please refer to the [June 30, 2023 memo](#) by the California Coastal Commission. It acknowledges that minimum automobile parking requirements may not be imposed or enforced but that all other Coastal Act provisions remain, including those protecting, enhancing, and maximizing public access and recreation.

Commercial Parking Subject to Existing Contractual Agreements

AB 2097's ban on imposing or enforcing parking minimums does not apply to any commercial parking requirements that are subject to an existing contractual agreement of the public agency that was executed before January 1, 2023, so long as the required commercial parking is shared with all members of the public.

Event Center

The bill provides that an event center is not subject to all of the parking reductions permitted in this bill and is required to provide automobile parking required by local ordinance for employees and other workers. Since the LAMC does not currently have separate parking requirements for employees or other workers, this provision does not apply. AB 2097 does not define "event center" nor does the LAMC. California Health and Safety Code Section 40717.8 defines the term to mean "a community center, activity center, auditorium, convention center, stadium, coliseum, arena, sports facility, racetrack, pavilion, amphitheater, theme park, amusement park, fairgrounds, or other building, collection of buildings, or facility which is used exclusively or primarily for the holding of sporting events, athletic contests, contests of skill, exhibitions, conventions, meetings, spectacles, concerts, or shows, or for providing public amusement or entertainment." The City will use this definition until it creates its own.

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: October 23, 2023

TO: Interested Parties
Department of City Planning Staff

FROM: Vincent P. Bertoni, AICP
Director of Planning
Department of City Planning

Osama Younan, P.E.
General Manager
Department of Building and Safety

SUBJECT: **IMPLEMENTATION OF AB 2097 (2022)**

On September 22, 2022, the Governor signed Assembly Bill (AB) 2097, which added Government Code Section (§) 65863.2. AB 2097 prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a major transit stop, with minor exceptions detailed below. A development project, for purposes of this bill, includes any project requiring a discretionary entitlement or building permit to allow the construction, reconstruction, alteration, addition, or change of use of a structure or land.

This updated memorandum supersedes the memorandum dated December 29, 2022 and will serve as guidance for staff and project applicants on the implementation of AB 2097 for discretionary and ministerial projects until the time this memo is superseded. Staff and interested parties are encouraged to refer to state law in Government Code §65863.2 for additional information as this memo is not exhaustive.

AB 2097 Eligibility and Restrictions

AB 2097 prohibits a public agency from imposing minimum automobile parking requirements on most types of development within half a mile of a major transit stop. AB 2097 specifies that the parking reductions in this bill do not apply to projects that designate (i.e., create or expand) any portion of the project as a hotel, motel, bed and breakfast inn or other transient lodging use, or reduce parking spaces designated for this use. A residential hotel as defined in Section 50519 of the Health and Safety Code is not considered transient lodging and can use AB 2097. Furthermore the parking reductions do not apply to employee parking for an event center, or publicly accessible commercial parking, that is not obligated to specific use, in a contractual agreement with a public agency executed before January 1, 2023.

In addition, a public agency has the option to impose minimum parking requirements if it can make written findings within 30 days of receipt of a completed application (e.g., a complete application for an entitlement was filed and fees were paid to DCP) for a discretionary development project. These findings may not be made against the following housing development projects that:

- Include a minimum of 20 percent of the total dwelling units for very low, low, or moderate income households, students, the elderly, or persons with disabilities.
- Contain fewer than 20 dwelling units.
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements).

Any public agency findings to impose parking minimums must be supported by a preponderance of evidence in the record, showing that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, on any of the following:

- The City's ability to meet its share of the Regional Housing Needs Assessment (RHNA) for low and very low income households.
- The City's ability to meet any special housing needs for the elderly or persons with disabilities.
- Existing residential or commercial parking within one-half mile of the housing development project (defined in Govt. Code Sec. 65589.5).

As part of the implementation of AB 2097, the Department of City Planning will be collecting data during the first year of implementation of the statute, and will be evaluating whether invoking either of the two housing-related findings is appropriate after such time. This will include tracking the number of projects utilizing the parking relief, the number of affordable and senior/disabled units proposed, as well as the utilization of affordable housing incentive programs. This data is critical to determine the impacts of the legislation on affordable and special needs housing production as well as to gather the data needed to determine whether or not the City sees evidence and a future rationale to invoke the exception findings related to housing production for the City's share of RHNA numbers or special needs housing. The utilization of these findings will be based on the information collected by the City and be based on the development trends shown by this data and other City collected housing production data.

In regards to the general finding that a project may create substantial negative impacts on "existing residential or commercial parking within one-half mile of the housing development project," members of the public and other interested parties may submit evidence to the record within 25 days of the project being accepted by the Department (the earlier the better) by emailing planning.ab2097@lacity.org, with the subject line including "Evidence" followed by the project case number, or if not available the street address of the project. Evidence submitted by the general public will only be considered for discretionary development projects processed by the Department of City Planning and will be considered alongside other citywide policy priorities around equity, housing, mobility and sustainability, as well as opportunities for other mitigation strategies and the state legislative intent. The intent of the bill, as described in § 65863.2(f) states:

(j) The Legislature finds and declares that the imposition of mandatory parking minimums can increase the cost of housing, limit the number of available units, lead to an oversupply of parking spaces, and increase greenhouse gas emissions. Therefore, this section shall be interpreted in favor of the prohibition of the imposition of mandatory parking minimums as outlined in this section.

A parking study must be provided by the public or other interested parties as part of the evidence of a parking impact for a given project. The parking impact evidence must conform to the following industry standards utilized by LADOT for review of a parking study or analysis. To provide a complete picture of overall usage and whether a consistent parking impact is present, the analysis should include the total amount of parking supply within the study area using the following parameters:



City of Los Angeles
Department of City Planning

3/4/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES		
638 S BERENDO ST 642 S BERENDO ST		
ZIP CODES		
90005		
RECENT ACTIVITY		
None		
CASE NUMBERS		
CPC-5841 CPC-2018-6005-CA CPC-2013-3169 CPC-2002-1128-CA CPC-1986-834-GPC ORD-175038 ORD-165302-SA100R ORD-129944 ORD-104721 DIR-2023-4545-TOC-SPR-VHCA DIR-2022-1925-TOC-SPR-HCA ZA-2013-2817-CUB ZA-2013-2279-CUB ZA-2011-2649-CUB-CU ZA-2010-647-CUB ZA-2006-7669-CUB ZA-2006-3487-CUB ZA-1995-608-2V ZA-1995-611-CUB ZA-1950-12127 ZA-11572 PMV-2071 ENV-2023-4546-EAF ENV-2022-1926-EAF ENV-2019-4121-ND ENV-2018-6006-CE ENV-2013-3170-CE ENV-2013-2818-CE ENV-2013-2280-CE ENV-2011-2650-CE ENV-2010-648-CE ENV-2006-7670-CE ENV-2006-3488-CE ENV-2002-1131-ND ENV-2002-1130-ND MND-95-293-2V		
Jurisdictional Information		
Community Plan Area	Wilshire	
Area Planning Commission	Central	
Neighborhood Council	Wilshire Center/Koreatown	
Council District	CD 10 - Heather Hutt	
Census Tract #	2121.01	
LADBS District Office	Los Angeles Metro	
Permitting and Zoning Compliance Information		
Administrative Review	None	
Planning and Zoning Information		
Special Notes	None	
Zoning	C2-2 RSP-2	
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2488 Redevelopment Project Area: Wilshire Center/Koreatown ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles Regional Center Commercial	
General Plan Land Use	Yes	
Hillside Area (Zoning Code)	No	
Specific Plan Area	ADAPTIVE REUSE INCENTIVE AREAS	
Subarea	None	
Special Land Use / Zoning	None	
Historic Preservation Review	No	
Historic Preservation Overlay Zone	None	
Other Historic Designations	None	
Mills Act Contract	None	
CDO: Community Design Overlay	None	
CPIO: Community Plan Imp. Overlay	None	
Subarea	None	
CUSU: Clean Up-Green Up	None	
HDR: Hillside Construction Regulation	No	
NSO: Neighborhood Stabilization Overlay	No	
POD: Pedestrian Oriented Districts	None	
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)	

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.gov

AFF-63734 AFF-51795	RFA: Residential Floor Area District RCD: River Implementation Overlay SN: Sign District NSO: Neighborhood Stabilization Overlay Adaptive Reuse Incentive Area Affordable Housing Linkage Fee Residential Market Area Non-Residential Market Area Transit Oriented Communities (TOC) ED 1 Eligibility RPA: Redevelopment Project Area Central City Parking Downtown Parking Building Line 500 Ft School Zone 500 Ft Park Zone	None No No Yes Adaptive Reuse Incentive Area Medium-High High Tier 4 Review Eligibility Wilshire Center/Koreatown No No No Active: Everest Value Active: Everest Value School No
Assessor Information		
Assessor Parcel No. (APN)	5502026022	
APN Area (Co. Public Works)*	0.349 (ac)	
Use Code	2710 - Commercial - Parking Lot (Commercial Use Property) - Lots - Commercial Parking - One Story	
Assessed Land Val.	\$2,135,974	
Assessed Improvement Val.	\$176	
Last Owner Change	03/31/2023	
Last Sale Amount	\$14,000,140	
Tax Rate Area	6657	
Deed Ref No. (City Clerk)	990490-1 140986 1290838 0205069	
Building 1	Year Built Number of Units Number of Bedrooms Number of Bathrooms	0 0 0 0
Building 2	Building Square Footage	7,000.0 (sq ft)
Building 3	No data for building 2	
Building 4	No data for building 3	
Building 5	No data for building 4	
Rent Stabilization Ordinance (RSO)	No data for building 5	
No [APN: 5502026022]		
Additional Information		
Airport Hazard	None	
Coastal Zone	None	
Santa Monica Mountains Zone	No	
Farmiland	Area Not Mapped	
Urban Agriculture Incentive Zone	YES	
Very High Fire Hazard Severity Zone	No	
Fire District No. 1	Yes	
Flood Zone	Outside Flood Zone	
Watercourse		
Hazardous Waste / Border Zone Properties	No	

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.gov

LABDS APPROVAL STAMP



Saturday, Sunday & Holiday
Effective Sep 18 2023

B & D Lines

Eastbound A/D (Approximate Times/Tempos Approximados)

Line	Station	Time
B Line	Union Station	5:58A
	North Hollywood	6:00A
	Van Nuys	6:02A
	Van Ness	6:04A
	Van Nuys	6:06A
	Van Ness	6:08A
	Van Nuys	6:10A
	Van Ness	6:12A
	Van Nuys	6:14A
	Van Ness	6:16A
D Line	Union Station	5:58A
	North Hollywood	6:00A
	Van Nuys	6:02A
	Van Ness	6:04A
	Van Nuys	6:06A
	Van Ness	6:08A
	Van Nuys	6:10A
	Van Ness	6:12A
	Van Nuys	6:14A
	Van Ness	6:16A

Saturday, Sunday & Holiday
Effective Sep 18 2023

B & D Lines

Westbound A/D (Approximate Times/Tempos Approximados)

Line	Station	Time
B Line	Union Station	5:58A
	North Hollywood	6:00A
	Van Nuys	6:02A
	Van Ness	6:04A
	Van Nuys	6:06A
	Van Ness	6:08A
	Van Nuys	6:10A
	Van Ness	6:12A
	Van Nuys	6:14A
	Van Ness	6:16A
D Line	Union Station	5:58A
	North Hollywood	6:00A
	Van Nuys	6:02A
	Van Ness	6:04A
	Van Nuys	6:06A
	Van Ness	6:08A
	Van Nuys	6:10A
	Van Ness	6:12A
	Van Nuys	6:14A
	Van Ness	6:16A

Monday through Friday
Effective Sep 18 2023

B & D Lines

Eastbound A/D (Approximate Times/Tempos Approximados)

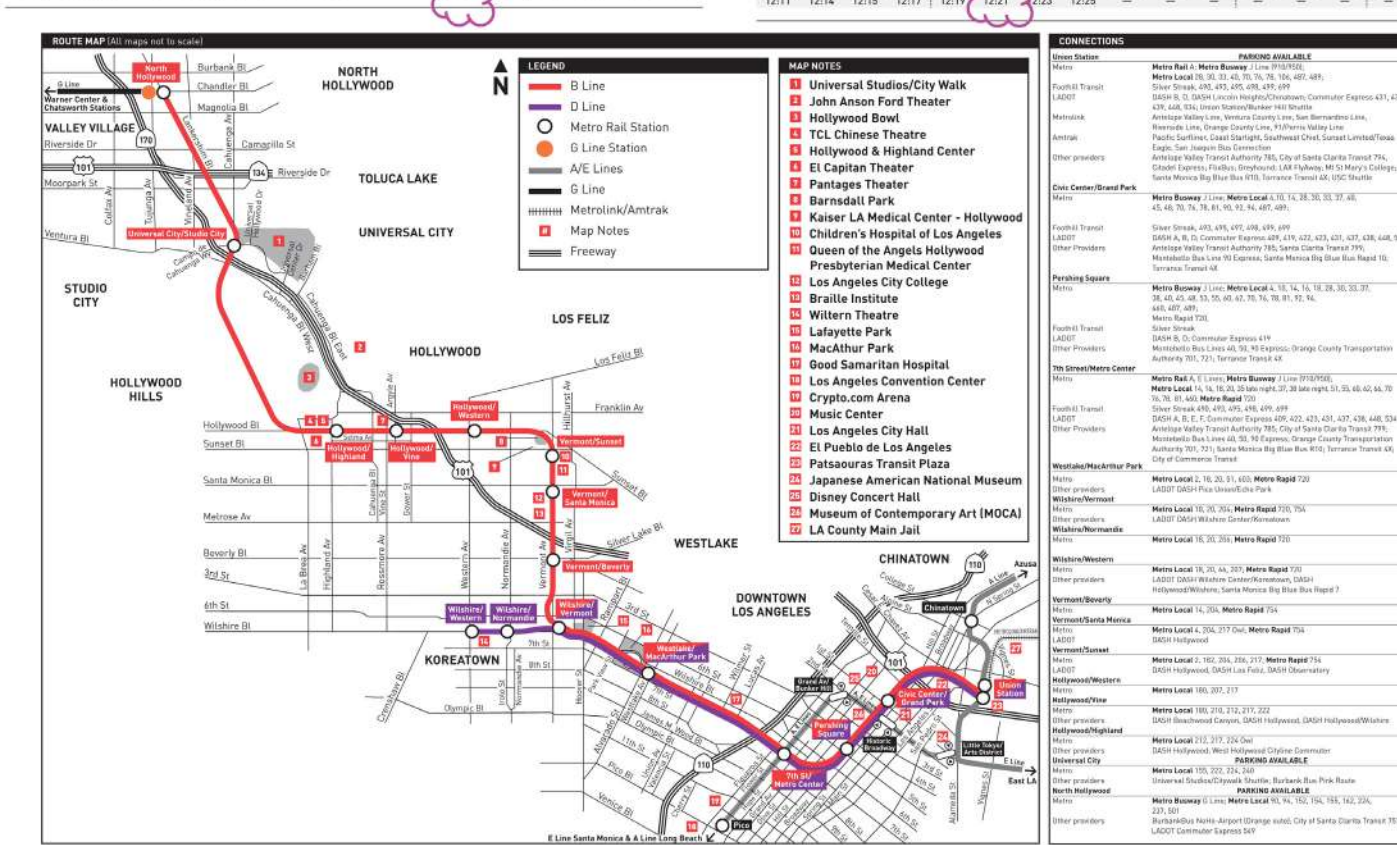
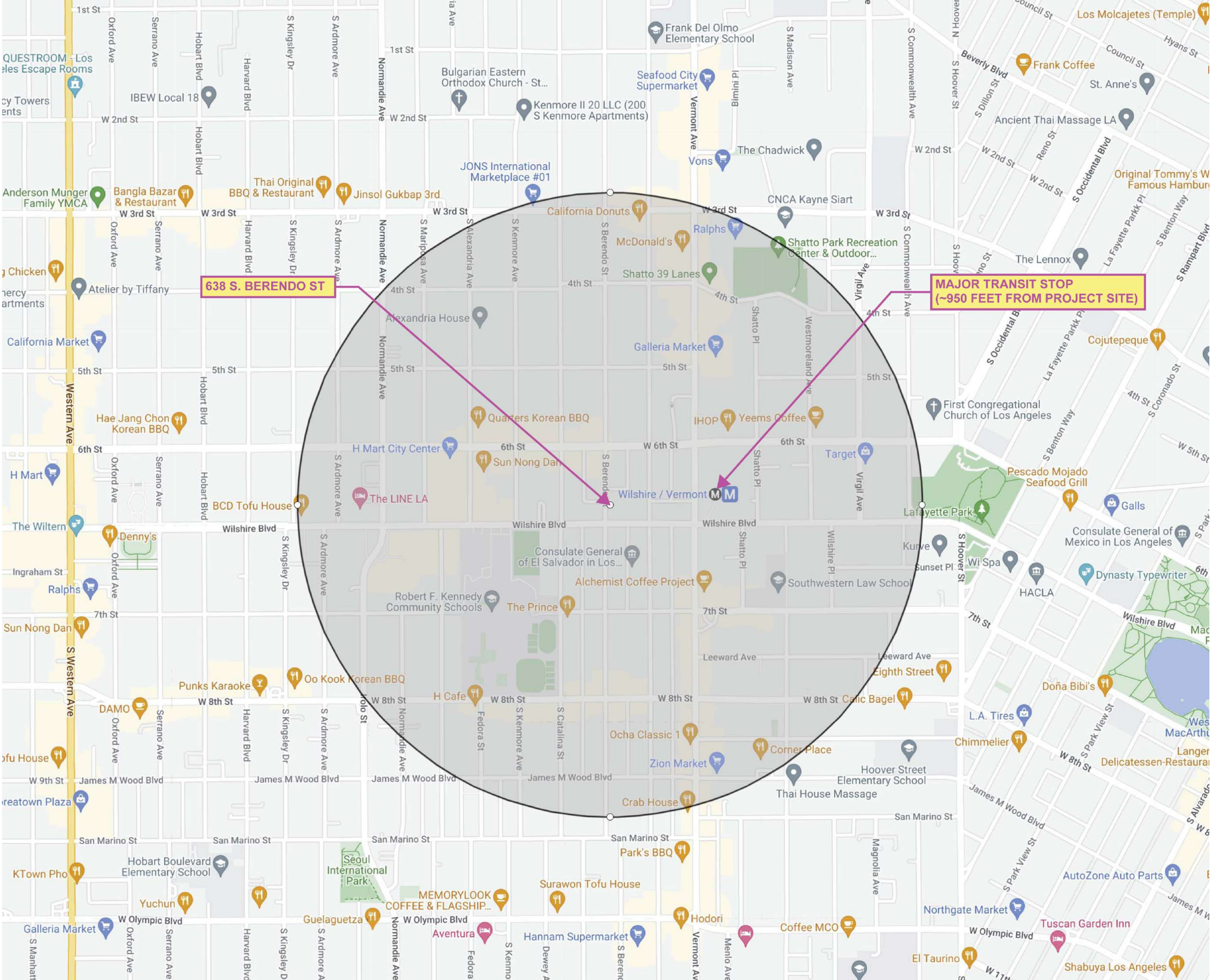
Line	Station	Time
B Line	Union Station	5:58A
	North Hollywood	6:00A
	Van Nuys	6:02A
	Van Ness	6:04A
	Van Nuys	6:06A
	Van Ness	6:08A
	Van Nuys	6:10A
	Van Ness	6:12A
	Van Nuys	6:14A
	Van Ness	6:16A
D Line	Union Station	5:58A
	North Hollywood	6:00A
	Van Nuys	6:02A
	Van Ness	6:04A
	Van Nuys	6:06A
	Van Ness	6:08A
	Van Nuys	6:10A
	Van Ness	6:12A
	Van Nuys	6:14A
	Van Ness	6:16A

Monday through Friday
Effective Sep 18 2023

B & D Lines

Westbound A/D (Approximate Times/Tempos Approximados)

Line	Station	Time
B Line	Union Station	5:58A
	North Hollywood	6:00A
	Van Nuys	6:02A
	Van Ness	6:04A
	Van Nuys	6:06A
	Van Ness	6:08A
	Van Nuys	6:10A
	Van Ness	6:12A
	Van Nuys	6:14A
	Van Ness	6:16A
D Line	Union Station	5:58A
	North Hollywood	6:00A
	Van Nuys	6:02A
	Van Ness	6:04A
	Van Nuys	6:06A
	Van Ness	6:08A
	Van Nuys	6:10A
	Van Ness	6:12A
	Van Nuys	6:14A
	Van Ness	6:16A



LABDS APPROVAL STAMP

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: _____

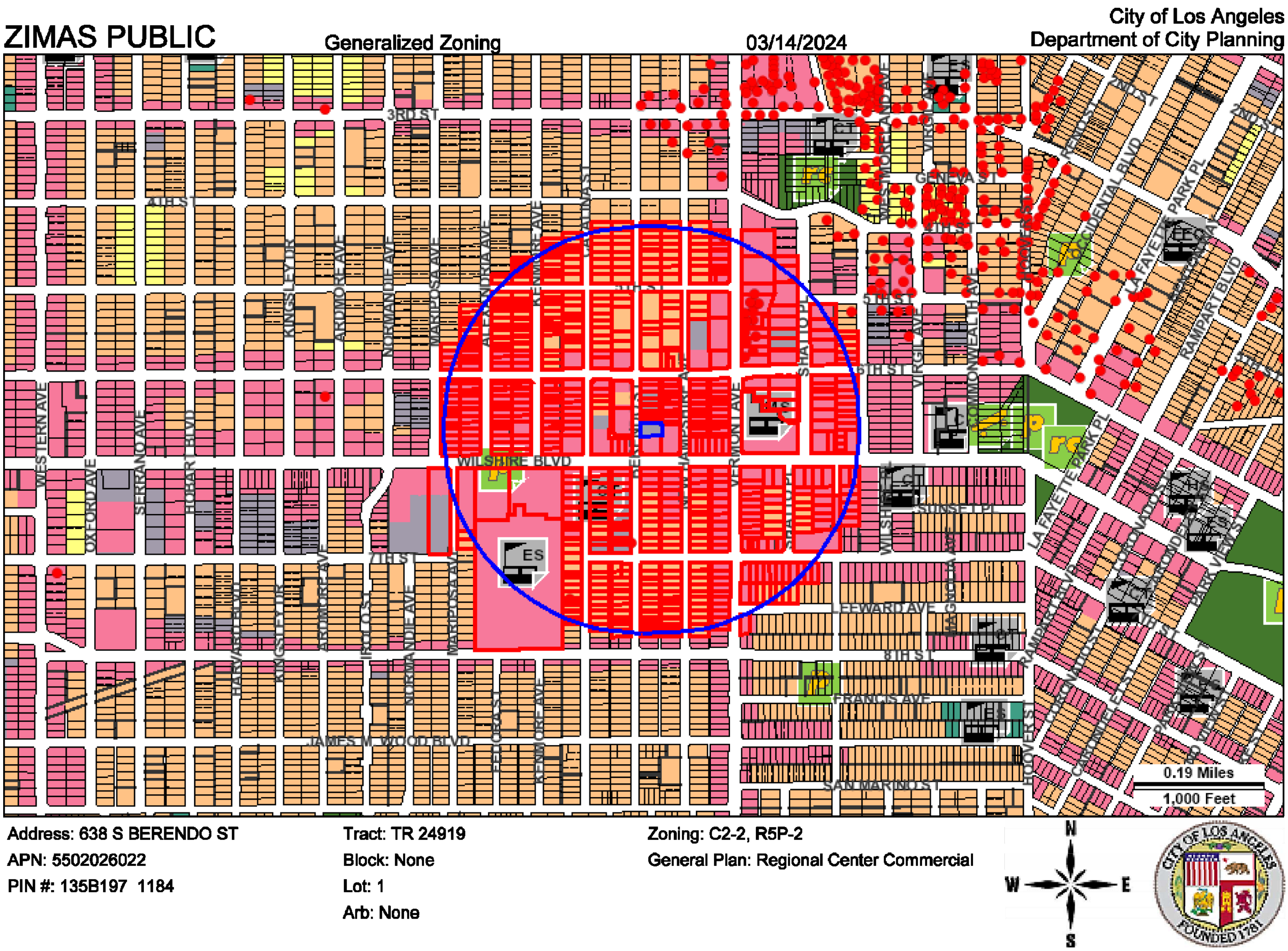
DATE: 03/26/2024

APPLICATION #: 23010 - 10000 - 02105

EXHIBIT "A"

Page No. 7 of 35

Case No. DIR-2023-4545-TOC-SPR-VHCA



LABDS APPROVAL STAMP

EXHIBIT "A"
Page No. 8 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

POINTS OF INTEREST

- | | | |
|--|--|--|
| Alternative Youth Hostel (Proposed) | Horticultural Center | Public Elementary School |
| Animal Shelter | Hospital | Public Elementary School (Proposed) |
| Area Library | Hospital (Proposed) | Public Golf Course |
| Area Library (Proposed) | House of Worship | Public Golf Course (Proposed) |
| Bridge | Important Ecological Area | Public Housing |
| Campground | Important Ecological Area (Proposed) | Public Housing (Proposed Expansion) |
| Campground (Proposed) | Interpretive Center (Proposed) | Public Junior High School |
| Cemetery | Junior College | Public Junior High School (Proposed) |
| Church | MTA / Metrolink Station | Public Middle School |
| City Hall | MTA Station | Public Senior High School |
| Community Center | MTA Stop | Public Senior High School (Proposed) |
| Community Library | MWD MWD Headquarters | Pumping Station |
| Community Library (Proposed Expansion) | Maintenance Yard | Pumping Station (Proposed) |
| Community Library (Proposed) | Municipal Office Building | Refuse Collection Center |
| Community Park | Municipal Parking lot | Regional Library |
| Community Park (Proposed Expansion) | Neighborhood Park | Regional Library (Proposed Expansion) |
| Community Park (Proposed) | Neighborhood Park (Proposed Expansion) | Regional Library (Proposed) |
| Community Transit Center | Neighborhood Park (Proposed) | Regional Park |
| Convalescent Hospital | Oil Collection Center | Regional Park (Proposed) |
| Correctional Facility | Parking Enforcement | Residential Plan Development |
| Cultural / Historic Site (Proposed) | Police Headquarters | Scenic View Site |
| Cultural / Historic Site | Police Station | Scenic View Site (Proposed) |
| Cultural Arts Center | Police Station (Proposed Expansion) | School District Headquarters |
| DMV Office | Police Station (Proposed) | School Unspecified Loc/Type (Proposed) |
| DWP | Police Training site | Skill Center |
| DWP Pumping Station | Post Office | Social Services |
| Equestrian Center | Power Distribution Station | Special Feature |
| Fire Department Headquarters | Power Distribution Station (Proposed) | Special Recreation (a) |
| Fire Station | Power Receiving Station | Special School Facility |
| Fire Station (Proposed Expansion) | Private College | Special School Facility (Proposed) |
| Fire Station (Proposed) | Private Elementary School | Steam Plant |
| Fire Supply & Maintenance | Private Golf Course | Surface Mining |
| Fire Training Site | Private Golf Course (Proposed) | Trail & Assembly Area |
| Fireboat Station | Private Junior High School | Trail & Assembly Area (Proposed) |
| Health Center / Medical Facility | Private Pre-School | Utility Yard |
| Helistop | Private Recreation & Cultural Facility | Water Tank Reservoir |
| Historic Monument | Private Senior High School | Wildlife Migration Corridor |
| Historical / Cultural Monument | Private Special School | Wildlife Preserve Gate |
| Horsekeeping Area | Public Elementary (Proposed Expansion) | |
| Horsekeeping Area (Proposed) | | |

SCHOOLS/PARKS WITH 500 FT. BUFFER

- | | | |
|---------------------------|----------------------------------|--------------------------|
| Existing School/Park Site | Planned School/Park Site | Inside 500 Ft. Buffer |
| Aquatic Facilities | Other Facilities | Opportunity School |
| Beaches | Park / Recreation Centers | Charter School |
| Child Care Centers | Parks | Elementary School |
| Dog Parks | Performing / Visual Arts Centers | Span School |
| Golf Course | Recreation Centers | Special Education School |
| Historic Sites | Senior Citizen Centers | High School |
| Horticulture/Gardens | | Middle School |
| Skate Parks | | Early Education Center |

COASTAL ZONE

- | |
|---------------------------------|
| Coastal Commission Permit Area |
| Dual Permit Jurisdiction Area |
| Single Permit Jurisdiction Area |
| Not in Coastal Zone |

TRANSIT ORIENTED COMMUNITIES (TOC)

- | | |
|--------|--------|
| Tier 1 | Tier 3 |
| Tier 2 | Tier 4 |

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- | |
|---|
| Public Work Approval (PWA) |
| Waiver of Dedication or Improvement (WDI) |

OTHER SYMBOLS

- | | | |
|------------------------|-----------------------|-------------------------------------|
| Lot Line | Airport Hazard Zone | Flood Zone |
| Tract Line | Census Tract | Hazardous Waste |
| Lot Cut | Coastal Zone | High Wind Zone |
| Easement | Council District | Hillside Grading |
| Zone Boundary | LADBS District Office | Historic Preservation Overlay Zone |
| Building Line | Downtown Parking | Specific Plan Area |
| Lot Split | Fault Zone | Very High Fire Hazard Severity Zone |
| Community Driveway | Fire District No. 1 | Wells - Active |
| Building Outlines 2020 | Tract Map | Wells - Inactive |
| Building Outlines 2017 | Parcel Map | |

LEGEND

GENERALIZED ZONING

- | |
|---|
| OS, GW |
| A, RA |
| RE, RS, R1, RU, RZ, RW1 |
| R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP |
| CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU |
| CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI |
| P, PB |
| PF |

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- | |
|---------------------------------------|
| Minimum Residential |
| Very Low / Very Low I Residential |
| Very Low II Residential |
| Low / Low I Residential |
| Low II Residential |
| Low Medium / Low Medium I Residential |
| Low Medium II Residential |
| Medium Residential |
| High Medium Residential |
| High Density Residential |
| Very High Medium Residential |

COMMERCIAL

- | |
|--|
| Limited Commercial |
| Limited Commercial - Mixed Medium Residential |
| Highway Oriented Commercial |
| Highway Oriented and Limited Commercial |
| Highway Oriented Commercial - Mixed Medium Residential |
| Neighborhood Office Commercial |
| Community Commercial |
| Community Commercial - Mixed High Residential |
| Regional Center Commercial |

FRAMEWORK

COMMERCIAL

- | |
|---------------------------|
| Neighborhood Commercial |
| General Commercial |
| Community Commercial |
| Regional Mixed Commercial |

INDUSTRIAL

- | |
|--------------------------|
| Commercial Manufacturing |
| Limited Manufacturing |
| Light Manufacturing |
| Heavy Manufacturing |
| Hybrid Industrial |

PARKING

Parking Buffer

- | |
|--|
| General / Bulk Cargo - Non Hazardous (Industrial / Commercial) |
| General / Bulk Cargo - Hazard |
| Commercial Fishing |

Recreation and Commercial

- | |
|---|
| Intermodal Container Transfer Facility Site |
|---|

LOS ANGELES INTERNATIONAL AIRPORT

- | |
|---|
| Airport Landside / Airport Landside Support |
| Airport Airside |
| LAX Airport Northside |

OPEN SPACE / PUBLIC FACILITIES

- | |
|----------------------------------|
| Open Space |
| Public / Open Space |
| Public / Quasi-Public Open Space |
| Other Public Open Space |
| Public Facilities |

INDUSTRIAL

- | |
|--------------------|
| Limited Industrial |
| Light Industrial |

CIRCULATION

STREET

- | |
|----------------------------------|
| Arterial Mountain Road |
| Collector Scenic Street |
| Collector Street |
| Collector Street (Hillside) |
| Collector Street (Modified) |
| Collector Street (Proposed) |
| Country Road |
| Divided Major Highway II |
| Divided Secondary Scenic Highway |
| Local Scenic Road |
| Local Street |
| Major Highway (Modified) |
| Major Highway I |
| Major Highway II |
| Major Highway II (Modified) |

- | |
|---------------------------------|
| Major Scenic Highway |
| Major Scenic Highway (Modified) |
| Major Scenic Highway II |
| Mountain Collector Street |
| Park Road |
| Principal Major Highway |
| Scenic Divided Major Highway II |
| Scenic Park |
| Scenic Parkway |
| Secondary Highway |
| Secondary Highway (Modified) |
| Secondary Scenic Highway |
| Special Collector Street |
| Super Major Highway |

FREEWAYS

- | |
|------------------------|
| Freeway |
| Interchange |
| On-Ramp / Off-Ramp |
| Railroad |
| Scenic Freeway Highway |

MISC. LINES

- | | |
|--------------------------------------|-------------------------------------|
| Airport Boundary | MSA Desirable Open Space |
| Bus Line | Major Scenic Controls |
| Coastal Zone Boundary | Multi-Purpose Trail |
| Coastline Boundary | Natural Resource Reserve |
| Collector Scenic Street (Proposed) | Park Road |
| Commercial Areas | Park Road (Proposed) |
| Commercial Center | Quasi-Public |
| Community Redevelopment Project Area | Rapid Transit Line |
| Country Road | Residential Planned Development |
| DWP Power Lines | Scenic Highway (Obsolete) |
| Desirable Open Space | Secondary Scenic Controls |
| Detached Single Family House | Secondary Scenic Highway (Proposed) |
| Endangered Ridgeline | Site Boundary |
| Equestrian and/or Hiking Trail | Southern California Edison Power |
| Hiking Trail | Special Study Area |
| Historical Preservation | Specific Plan Area |
| Horsekeeping Area | Stagecoach Line |
| Local Street | Wildlife Corridor |



Transit Service Guide

The table shows approximate frequency in minutes for all Metro services and major municipal bus lines on this map. Information reflects the main part of the line. Consult schedules for details.

Metro Rail & Busway

LINE	WEEKDAY	SATURDAY	SUNDAY
A Line	8	10	10
B Line	10	10	10
C Line	10	10	10
D Line	10	10	10
E Line	10	10	10
F Line	10	10	10
G Line	10	10	10
H Line	10	10	10
I Line	10	10	10
J Line	10	10	10
K Line	10	10	10
L Line	10	10	10
M Line	10	10	10
N Line	10	10	10
O Line	10	10	10
P Line	10	10	10
Q Line	10	10	10
R Line	10	10	10
S Line	10	10	10
T Line	10	10	10
U Line	10	10	10
V Line	10	10	10
W Line	10	10	10
X Line	10	10	10
Y Line	10	10	10
Z Line	10	10	10

Metro Bus & Shuttle

LINE	WEEKDAY	SATURDAY	SUNDAY
1	8	10	10
2	10	10	10
3	10	10	10
4	10	10	10
5	10	10	10
6	10	10	10
7	10	10	10
8	10	10	10
9	10	10	10
10	10	10	10
11	10	10	10
12	10	10	10
13	10	10	10
14	10	10	10
15	10	10	10
16	10	10	10
17	10	10	10
18	10	10	10
19	10	10	10
20	10	10	10
21	10	10	10
22	10	10	10
23	10	10	10
24	10	10	10
25	10	10	10
26	10	10	10
27	10	10	10
28	10	10	10
29	10	10	10
30	10	10	10
31	10	10	10
32	10	10	10
33	10	10	10
34	10	10	10
35	10	10	10
36	10	10	10
37	10	10	10
38	10	10	10
39	10	10	10
40	10	10	10
41	10	10	10
42	10	10	10
43	10	10	10
44	10	10	10
45	10	10	10
46	10	10	10
47	10	10	10
48	10	10	10
49	10	10	10
50	10	10	10
51	10	10	10
52	10	10	10
53	10	10	10
54	10	10	10
55	10	10	10
56	10	10	10
57	10	10	10
58	10	10	10
59	10	10	10
60	10	10	10
61	10	10	10
62	10	10	10
63	10	10	10
64	10	10	10
65	10	10	10
66	10	10	10
67	10	10	10
68	10	10	10
69	10	10	10
70	10	10	10
71	10	10	10
72	10	10	10
73	10	10	10
74	10	10	10
75	10	10	10
76	10	10	10
77	10	10	10
78	10	10	10
79	10	10	10
80	10	10	10
81	10	10	10
82	10	10	10
83	10	10	10
84	10	10	10
85	10	10	10
86	10	10	10
87	10	10	10
88	10	10	10
89	10	10	10
90	10	10	10
91	10	10	10
92	10	10	10
93	10	10	10
94	10	10	10
95	10	10	10
96	10	10	10
97	10	10	10
98	10	10	10
99	10	10	10
100	10	10	10

Santa Monica Big Blue Bus

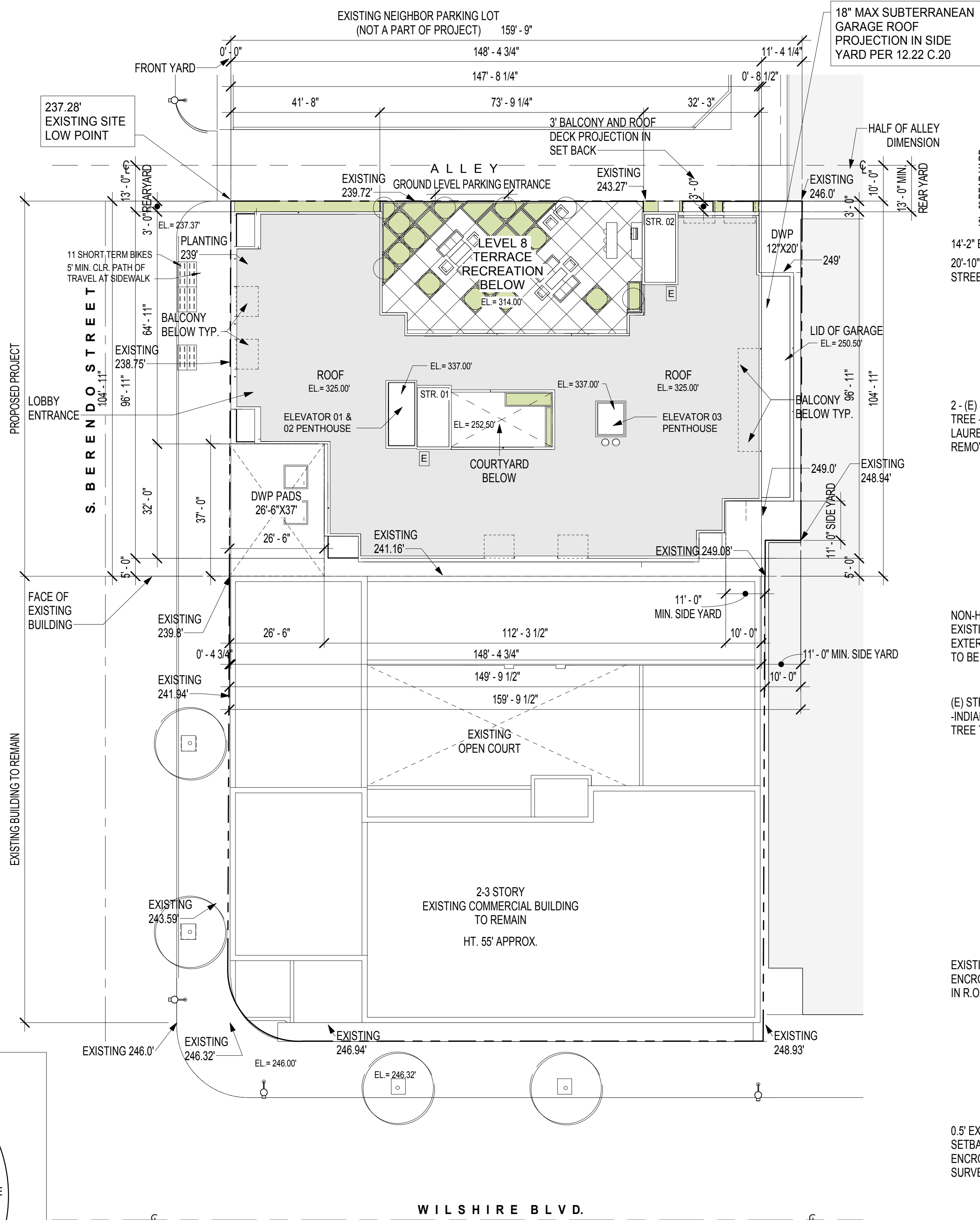
LINE	WEEKDAY	SATURDAY	SUNDAY
1	10	10	10
2	10	10	10
3	10	10	10
4	10	10	10
5	10	10	10
6	10	10	10
7	10	10	10
8	10	10	10
9	10	10	10
10	10	10	10
11	10	10	10
12	10	10	10
13	10	10	10
14	10	10	10
15	10	10	10
16	10	10	10
17	10	10	10
18	10	10	10
19	10	10	10
20	10	10	10
21	10	10	10
22	10	10	10
23	10	10	10
24	10	10	10
25	10	10	10
26	10	10	10
27	10	10	10
28	10	10	10
29	10	10	10
30	10	10	10
31	10	10	10
32	10	10	10
33	10	10	10
34	10	10	10
35	10	10	10
36	10	10	10
37	10	10	10
38	10	10	10
39	10	10	10
40	10	10	10
41	10	10	10
42	10	10	10
43	10	10	10
44	10	10	10
45	10	10	10
46	10	10	10
47	10	10	10
48	10	10	10
49	10	10	10
50	10	10	10
51	10	10	10
52	10	10	10
53	10	10	10
54	10	10	10
55	10	10	10
56	10	10	10
57	10	10	10
58	10	10	10
59	10	10	10
60	10	10	10
61	10	10	10
62	10	10	10
63	10	10	10
64	10	10	10
65	10	10	10
66	10	10	10
67	10	10	10
68	10	10	10
69	10	10	10
70	10	10	10
71	10	10	10
72	10	10	10
73	10	10	10
74	10	10	10
75	10	10	10
76	10	10	10
77	10	10	10
78	10	10	10
79	10	10	10
80	10	10	10
81	10	10	10
82	10	10	10
83	10	10	10
84	10	10	10
85	10	10	10
86	10	10	10
87	10	10	10
88	10	10	10
89	10	10	10
90	10	10	10
91	10	10	10
92	10	10	10
93	10	10	10
94	10	10	10
95	10	10	10
96	10	10	10
97	10	10	10
98	10	10	10
99	10	10	10
100	10	10	10

Culver CityBus

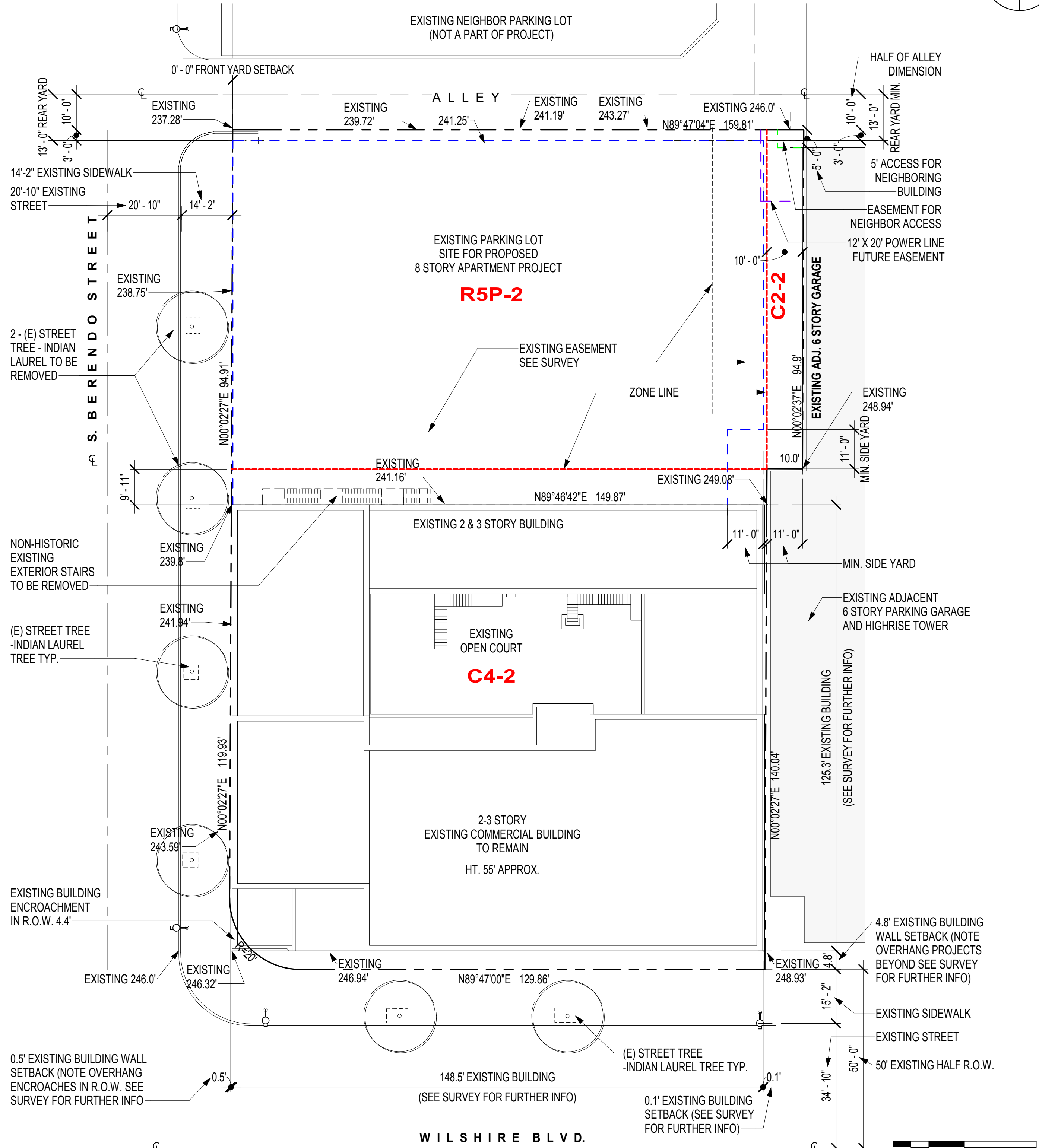
LINE	WEEKDAY	SATURDAY	SUNDAY
1	10	10	10
2	10	10	10
3	10	10	10
4	10	10	10
5	10	10	10
6	10	10	10
7	10	10	10
8	10	10	10
9	10	10	10
10	10	10	10
11	10	10	10
12	10	10	10
13	10	10	10
14	10	10	10
15	10	10	10
16	10	10	10
17	10	10	10
18	10	10	10
19	10	10	10
20	10	10	10
21	10	10	10
22	10	10	10
23	10	10	10
24	10	10	10
25	10	10	10
26	10	10	10
27	10	10	10
28	10	10	10
29	10	10	10
30	10	10	10
31	10	10	10
32	10	10	10
33	10	10	10
34	10	10	10
35	10	10	10
36	10	10	10
37	10	10	10
38	10	10	10
39	10	10	10
40	10	10	10
41	10	10	10
42	10	10	10
43	10	10	10
44	10	10	10
45	10	10	10
46	10	10	10
47	10	10	10
48	10	10	10
49	10	10	10
50	10	10	10
51	10	10	10
52	10	10	10
53	10	10	10
54	10	10	10
55	10	10	10
56	10	10	10
57	10	10	10
58	10	10	10
59	10	10	10
60	10	10	10
61	10	10	10
62	10	10	10
63	10	10	10
64	10	10	10
65	10	10	10
66	10	10	10
67	10	10	10
68	10	10	10
69	10	10	10
70	10	10	10
71	10	10	10
72	10	10	10
73	10	10	10
74	10	10	10
75	10	10	10
76	10	10	10
77	10	10	10
78	10	10	10
79	10	10	10
80	10	10	10
81	10	10	10
82	10	10	10
83	10	10	10
84	10	10	10
85	10	10	10
86	10	10	10
87	10	10	10
88	10	10	10
89	10	10	10
90	10	10	10
91	10	10	10
92	10	10	10
93	10	10	10
94	10	10	10
95	10	10	10
96	10	10	10
97	10	10	10
98	10	10	10
99	10	10	10
100	10	10	10

Montebello Bus Lines

LINE	WEEKDAY	SATURDAY	SUNDAY
1	10	10	10
2	10	10	10
3	10	10	10
4	10	10	10
5	10	10	10
6	10	10	10
7	10	10	10
8	10	10	10
9	10	10	10
10	10	10	10
11	10	10	10
12	10	10	10
13	10	10	10
14	10	10	10
15	10	10	10
16	10	10	10
17	10	10	10
18	10	10	10
19	10	10	10
20	10	10	10
21	10	10	10
22	10	10	10
23	10	10	10
24	10	10	10
25	10	10	10
26	10	10	10
27	10	10	10
28	10	10	10
29	10	10	10
30	10	10	10
31	10	10	10
32	10	10	10
33	10	10	10
34	10	10	10
35	10	10	10
36	10	10	10
37	10	10	10
38	10	10	10
39	10	10	10
40	10	10	10
41	10	10	10
42	10	10	10
43	10	10	10
44	10	10	10
45	10	10	10
46	10	10	10
47	10	10	10
48	10	10	10
49	10		



PLOT PLAN - PROPOSED BUILDING
SCALE: 1" = 20'-0"



PLOT PLAN - ZONING & SITE INFORMATION
SCALE: 1" = 20'-0"

PLOT PLANS

1.01

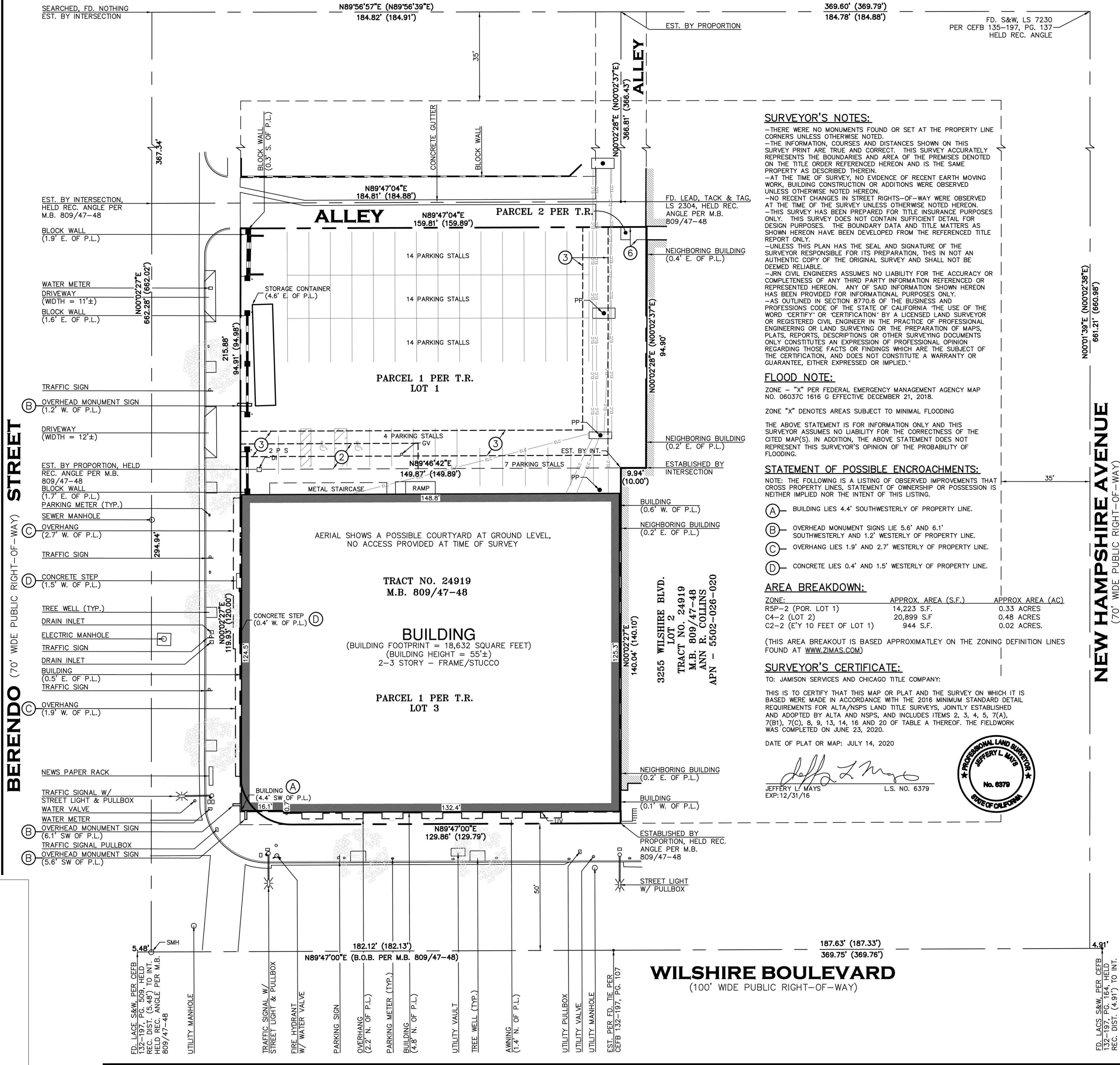
NOTE: ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION

01/15/2024 (UPDATED 02-09-24)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)



SURVEYOR'S NOTES:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
-AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
-NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
-THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.
-UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
-JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
-AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C 1616 G EFFECTIVE DECEMBER 21, 2018.
ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE ZONED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- (A) BUILDING LIES 4.4' SOUTHWESTERLY OF PROPERTY LINE.
- (B) OVERHEAD MONUMENT SIGNS LIE 5.6' AND 6.1' SOUTHWESTERLY AND 1.2' WESTERLY OF PROPERTY LINE.
- (C) OVERHANG LIES 1.9' AND 2.7' WESTERLY OF PROPERTY LINE.
- (D) CONCRETE LIES 0.4' AND 1.5' WESTERLY OF PROPERTY LINE.

AREA BREAKDOWN:

ZONE:	APPROX. AREA (S.F.)	APPROX. AREA (AC)
RSP-2 (FOR LOT 1)	14,223 S.F.	0.33 ACRES
C4-2 (LOT 2)	20,899 S.F.	0.48 ACRES
C2-2 (EY 10 FEET OF LOT 1)	944 S.F.	0.02 ACRES

(THIS AREA BREAKOUT IS BASED APPROXIMATELY ON THE ZONING DEFINITION LINES FOUND AT WWW.ZIMAS.COM)

SURVEYOR'S CERTIFICATE:

TO: JAMISON SERVICES AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B), 7(C), 8, 9, 13, 14, 16 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 23, 2020.

DATE OF PLAT OR MAP: JULY 14, 2020

JEFFERY L. MAYS
EXP: 12/31/16
L.S. NO. 6379



BASIS OF BEARINGS:

THE BEARING OF N 89°47'00" E ALONG THE CENTERLINE OF WILSHIRE BOULEVARD PER TRACT NO. 24919, M.B. 809/47-48 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

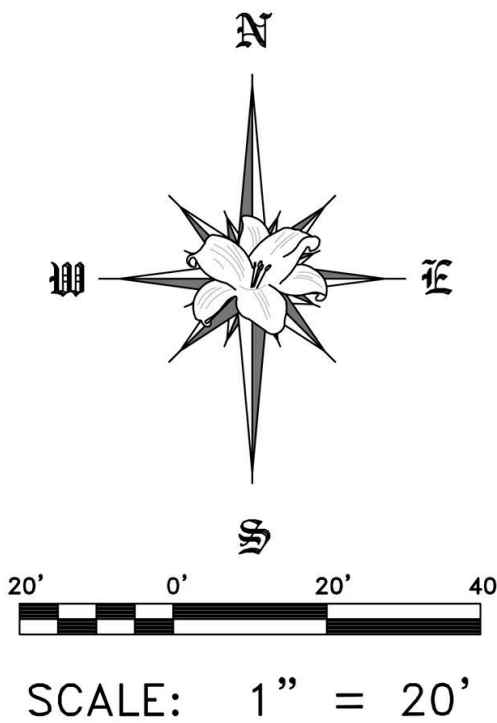
PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	55
HANDICAP	2
TOTAL	57

LAND AREA:

36,066 SQUARE FEET
0.83 ACRES

LEGEND:

APN	ASSESSORS PARCEL NUMBER
BK	BOOK
CONC	CONCRETE
E	EAST
FD	FOUND
FT	FOOT
GV	GAS VALVE
L	LENGTH
L.S.	LICENSED SURVEYOR
N	NORTH
NE	NORTHEAST
N.O.	NUMBER
NW	NORTHWEST
NO	OFFICIAL RECORDS
PG	PAGE
P.L.	PROPERTY LINE
PP	POWER POLE
P.S.	PARKING STALL(S)
R	RADIUS
R.C.E.	REGISTERED CIVIL ENGINEER
REF.	REFERENCE
S	SOUTH
SE	SOUTHEAST
S.F.	SQUARE FEET
SW	SOUTHWEST
SQ	SQUARE
T.R.	TITLE REPORT
UV	UTILITY VALVE
W	WEST
W/	WITH



SCALE: 1" = 20'

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA

6TH STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

NEW HAMPSHIRE AVENUE
(70' WIDE PUBLIC RIGHT-OF-WAY)

BERENDO STREET
(70' WIDE PUBLIC RIGHT-OF-WAY)

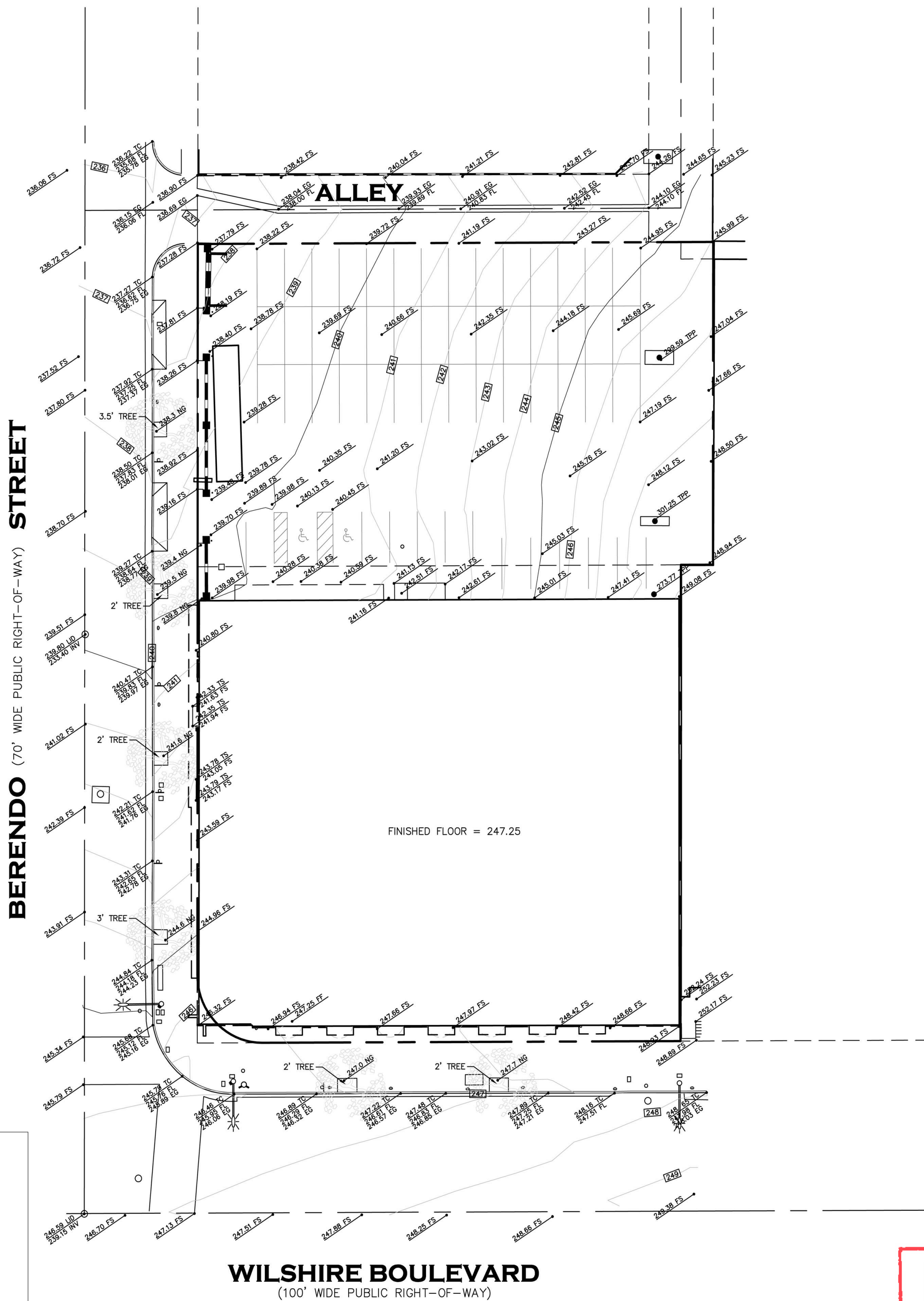
WILSHIRE BOULEVARD
(100' WIDE PUBLIC RIGHT-OF-WAY)

ALTA/NSPS LAND TITLE SURVEY

3273 WILSHIRE BLVD.

TOPOGRAPHIC SURVEY

3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA



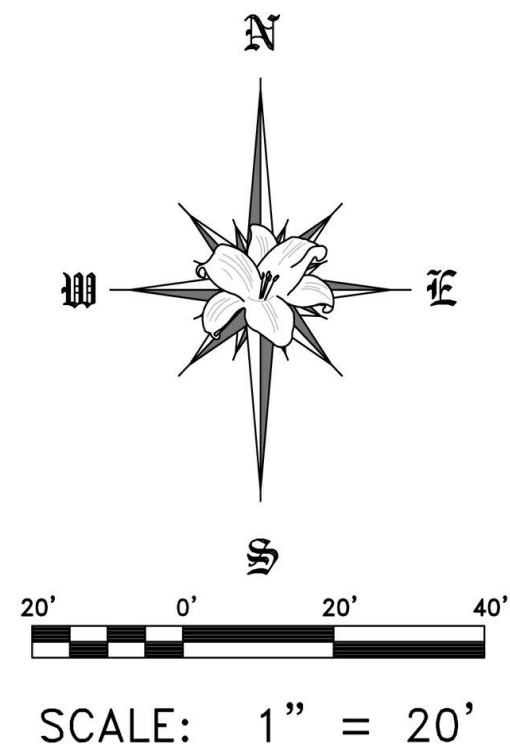
DATUM STATEMENT:

BENCHMARK 1:
CITY OF LOS ANGELES BM 12-15830
ELEVATION: 250.823 FEET
DATUM: NAVD 1988
DESCRIPTION: WIRE SPIKE IN S CURB WILSHIRE BLVD 13FT E
OF NEW HAMPSHIRE AVENUE, WEST END CB

BENCHMARK 2:
CITY OF LOS ANGELES BM 12-15870
ELEVATION: 241.197 FEET
DATUM: NAVD 1988
DESCRIPTION: WIRE SPIKE IN S CURB WILSHIRE BLVD 13FT
E OF CATALINA ST W END CB

LEGEND:

EG - EDGE OF GUTTER
FF - FINISHED FLOOR
FL - FLOW LINE
FS - FINISHED SURFACE
NG - NATURAL GROUND
TC - TOP OF CURB
TPP - TOP OF POWER POLE
TS - TOP OF STEP



LABDS APPROVAL STAMP

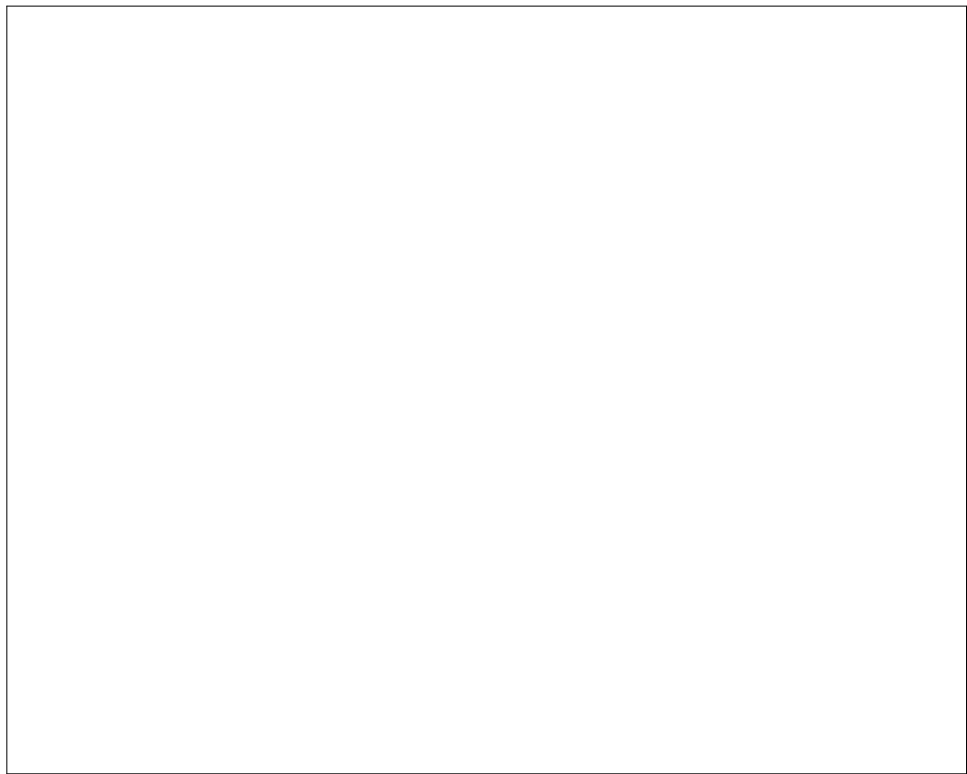


EXHIBIT "A"
Page No. 12 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

REVISIONS

JRN CIVIL ENGINEERS

TOPOGRAPHIC SURVEY

SHEET 2
OF 2

FILE NO.
19275

SCALE: 1" = 20'
DATE: 07/14/2020
DRAWN BY: JFC
CHKD. BY: JRN

ADDRESS: 3273 WILSHIRE BLVD. & 638 S. BERENDO ST.
LOS ANGELES, CALIFORNIA
CLIENT: JAMISON SERVICES

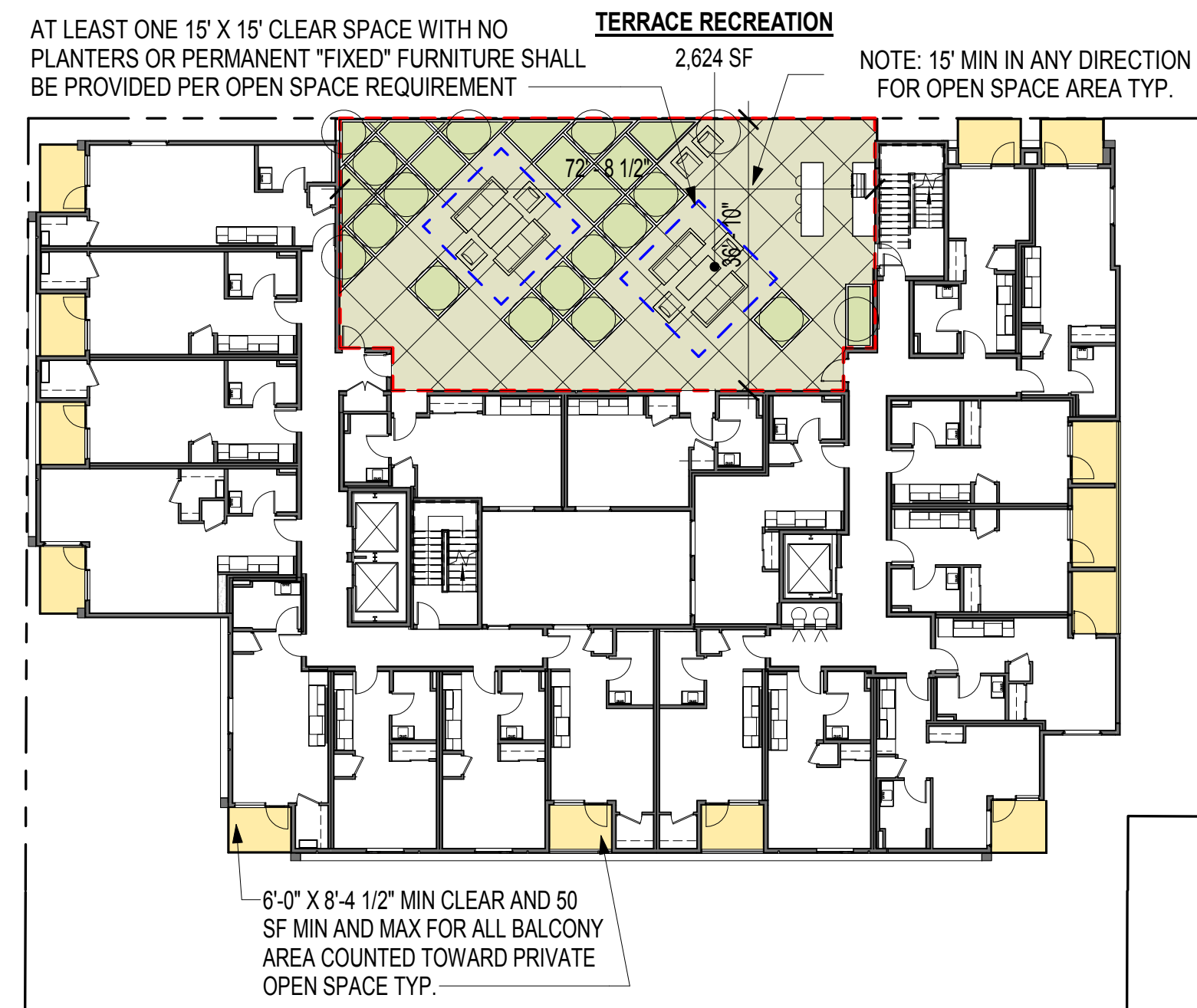
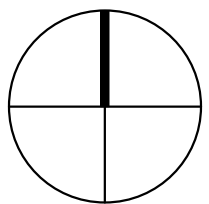
PHONE (949) 248-4685
FAX (949) 248-4687
PROJECT COORDINATOR: JON CRAWLEY (JCRAWLEY@JRN.CIVIL.COM)

TOPO SURVEY

1.03

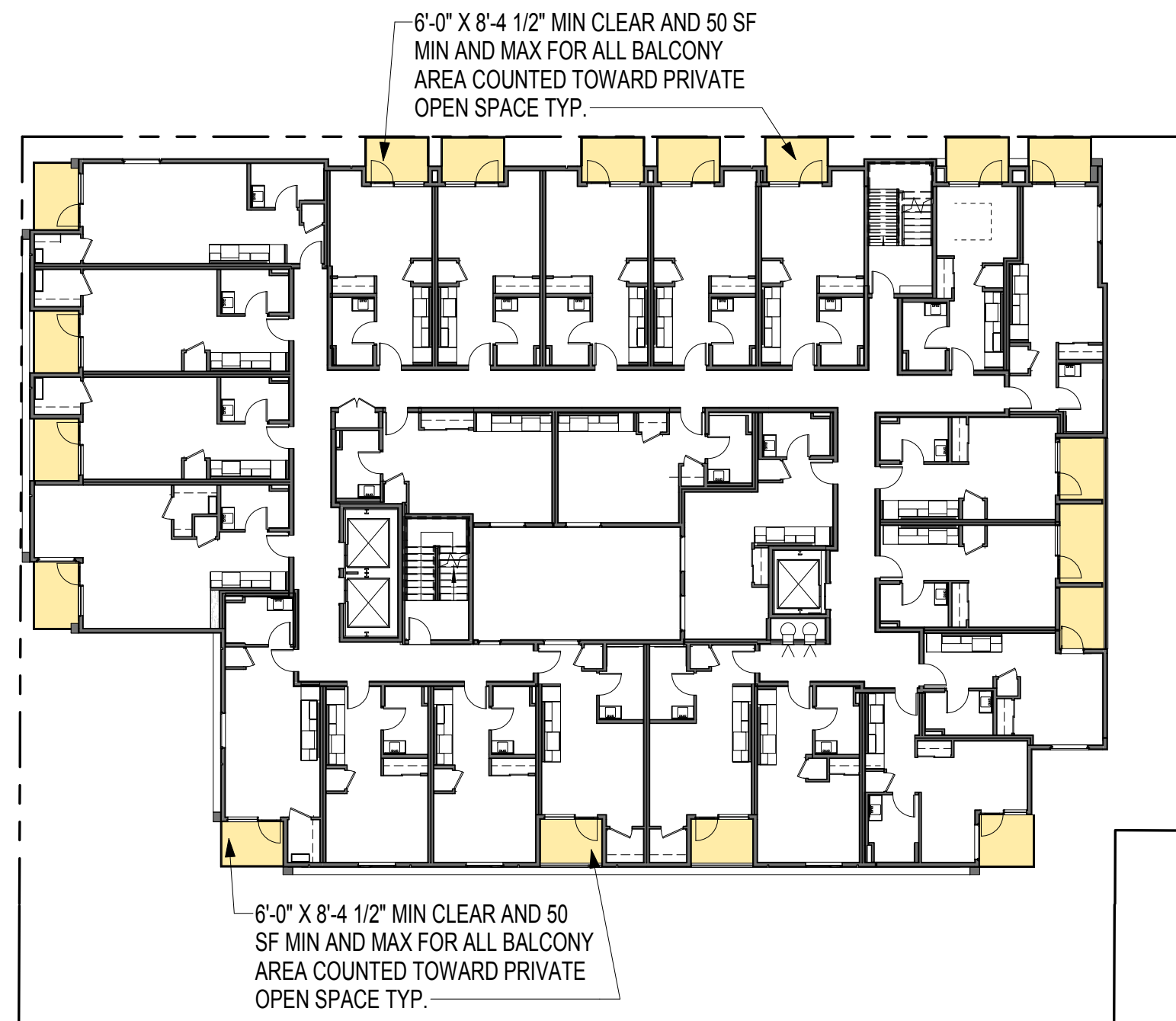
638 S. BERENDO ST.

SCHEMATIC DESIGN



8TH LEVEL
SCALE: 1" = 20'-0"

5



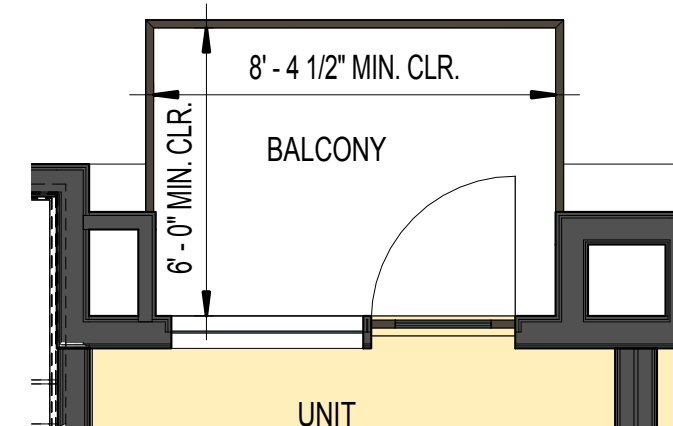
4TH - 7TH LEVEL
SCALE: 1" = 20'-0"

4



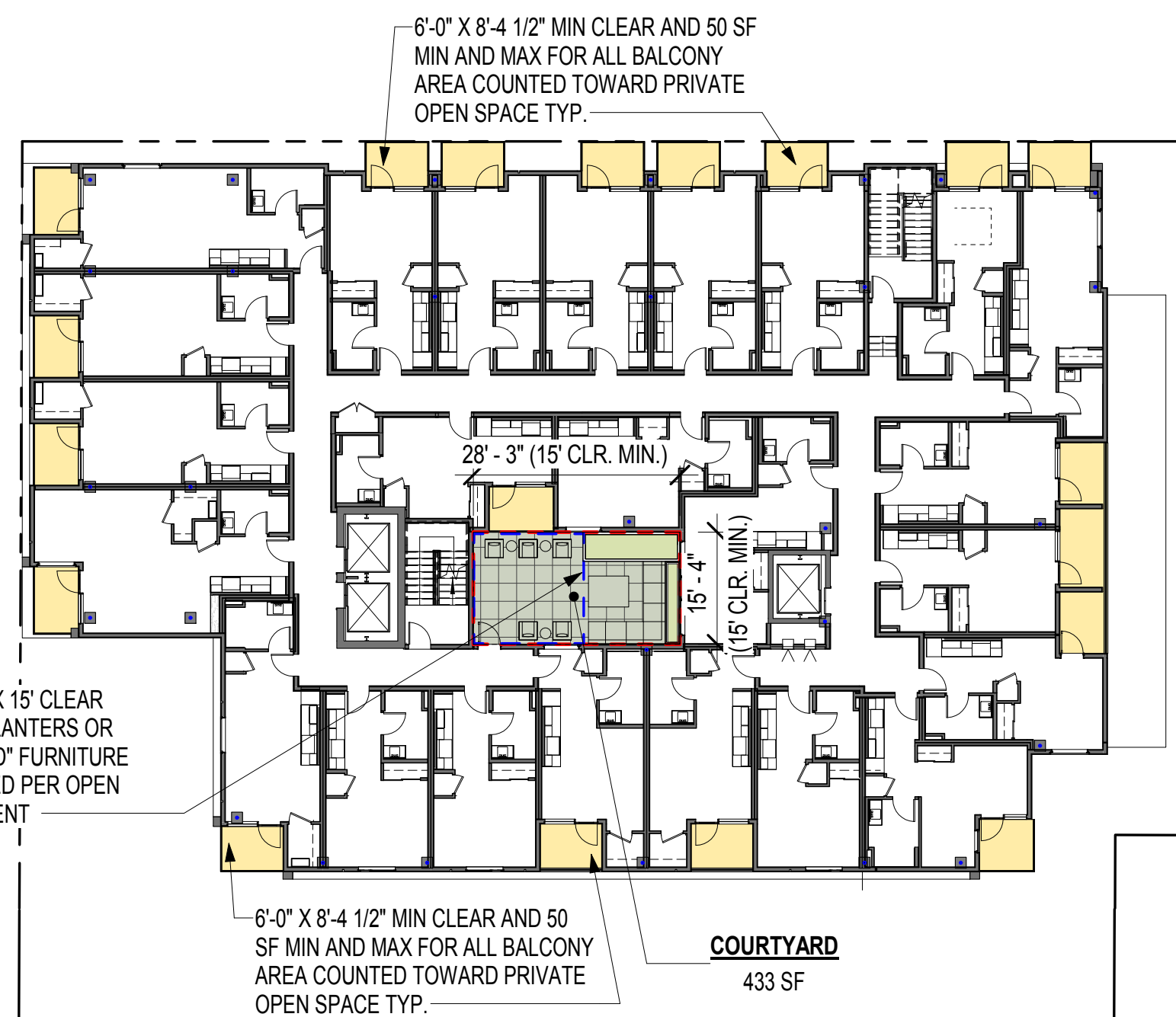
1ST/GROUND LEVEL
SCALE: 1" = 20'-0"

2



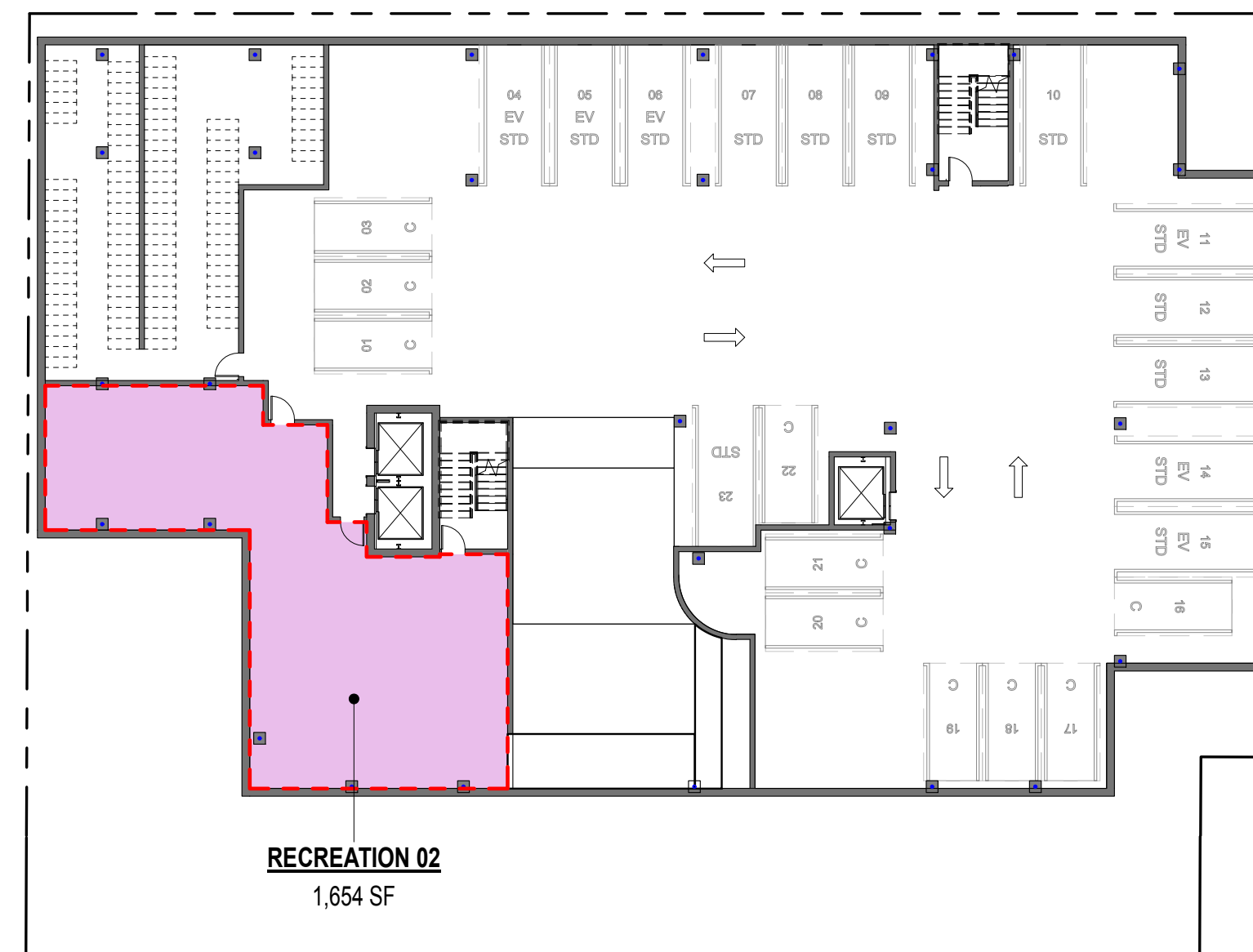
TYP BALCONY
1/4" = 1'-0"

6



2ND - 3RD LEVEL
SCALE: 1" = 20'-0"

3



SUB PARKING LEVEL P1
SCALE: 1" = 20'-0"

1

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED:

S (STUDIO)	163 X 100	=	TOTAL
1B	0 X 100	=	16,300
	163		16,300 SF

T4 25% REDUCTION: 0.75
TOTAL OPEN SPACE REQUIRED: 12,225 SF

MAXIMUM INDOOR (25%) 3,056 SF
MINIMUM COMMON (50%) 6,113 SF

OPEN SPACE PROPOSED:

COMMON INDOOR

RECREATION 01	1,850 SF
RECREATION 02	1,654 SF
TOTAL INDOOR **	3,504 SF

** PROPOSED COMMON INDOOR AREA EXCEEDS MAX INDOOR 25% ALLOWED SO ONLY THE ALLOWED SF WILL BE USED FOR THE TOTAL OPEN SPACE AREA CALCULATION

TOTAL INDOOR MAX. ALLOWED: 3,056 SF

COMMON OUTDOOR

COURTYARD	433 SF
TERRACE RECREATION	2,624 SF
TOTAL OUTDOOR	3,057 SF

TOTAL COMMON: 6,113 SF

PRIVATE

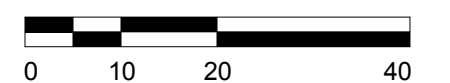
PRIVATE BALCONY / TERRACE (123X50 SF)	6,150 SF
---------------------------------------	----------

TOTAL PRIVATE 6,150 SF

TOTAL OPEN SPACE PROPOSED 12,263 SF

TREES REQUIRED 1 TREE PER 4 UNITS 41 TREES
TREES PROPOSED 41 TREES

NOTE:
ALL BALCONIES OR TERRACES THAT ARE COUNTED TOWARD PRIVATE OPEN SPACE ARE 6'-0" BY 8'-4 1/2" MIN CLEAR TO WALLS OR RAILS AND ARE 50 SF MINIMUM WITH 50 SF MAXIMUM PERMITTED TO COUNT TOWARD PRIVATE OPEN SPACE.



OPEN SPACE SUMMARY & DIAGRAMS

1.04

638 S. BERENDO ST.
SCHEMATIC DESIGN

LABDS APPROVAL STAMP

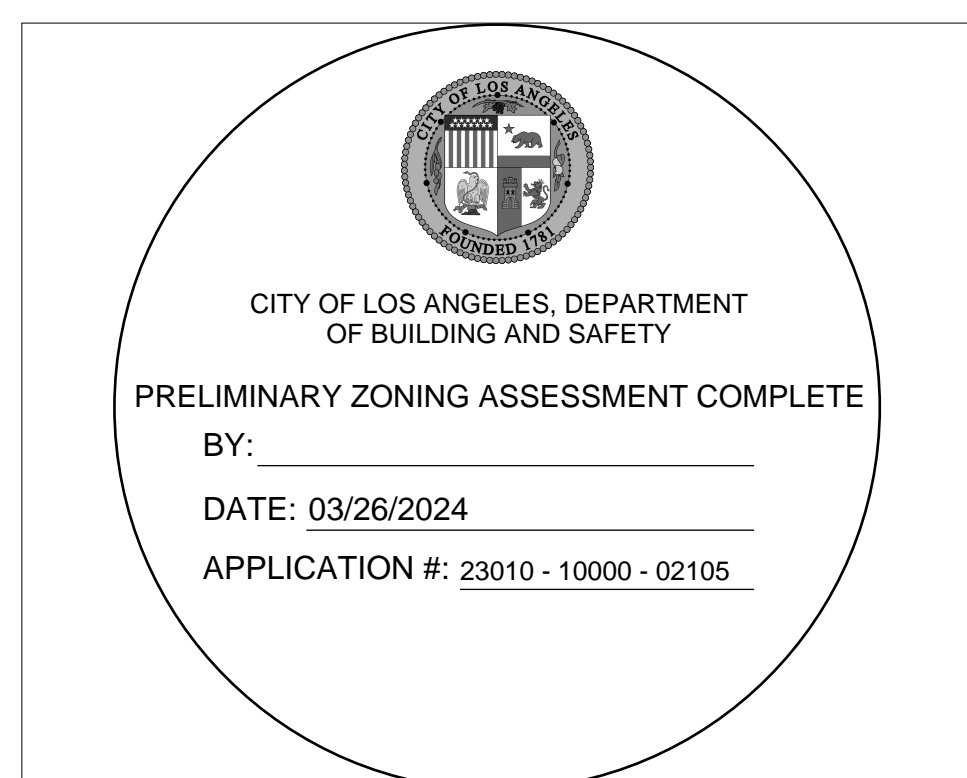


EXHIBIT "A"

Page No. 13 of 35

Case No. DIR-2023-4545-TOC-SPR-VHCA

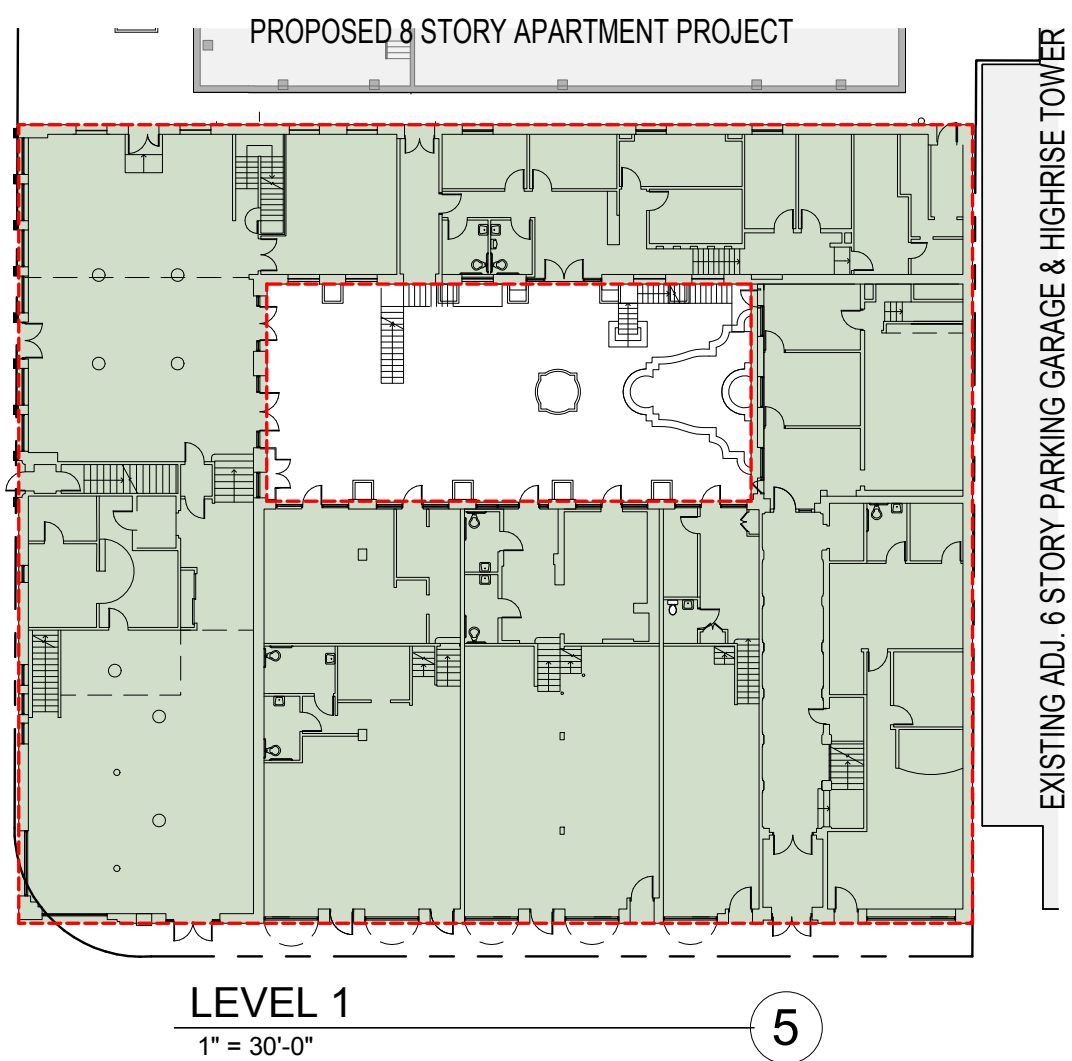
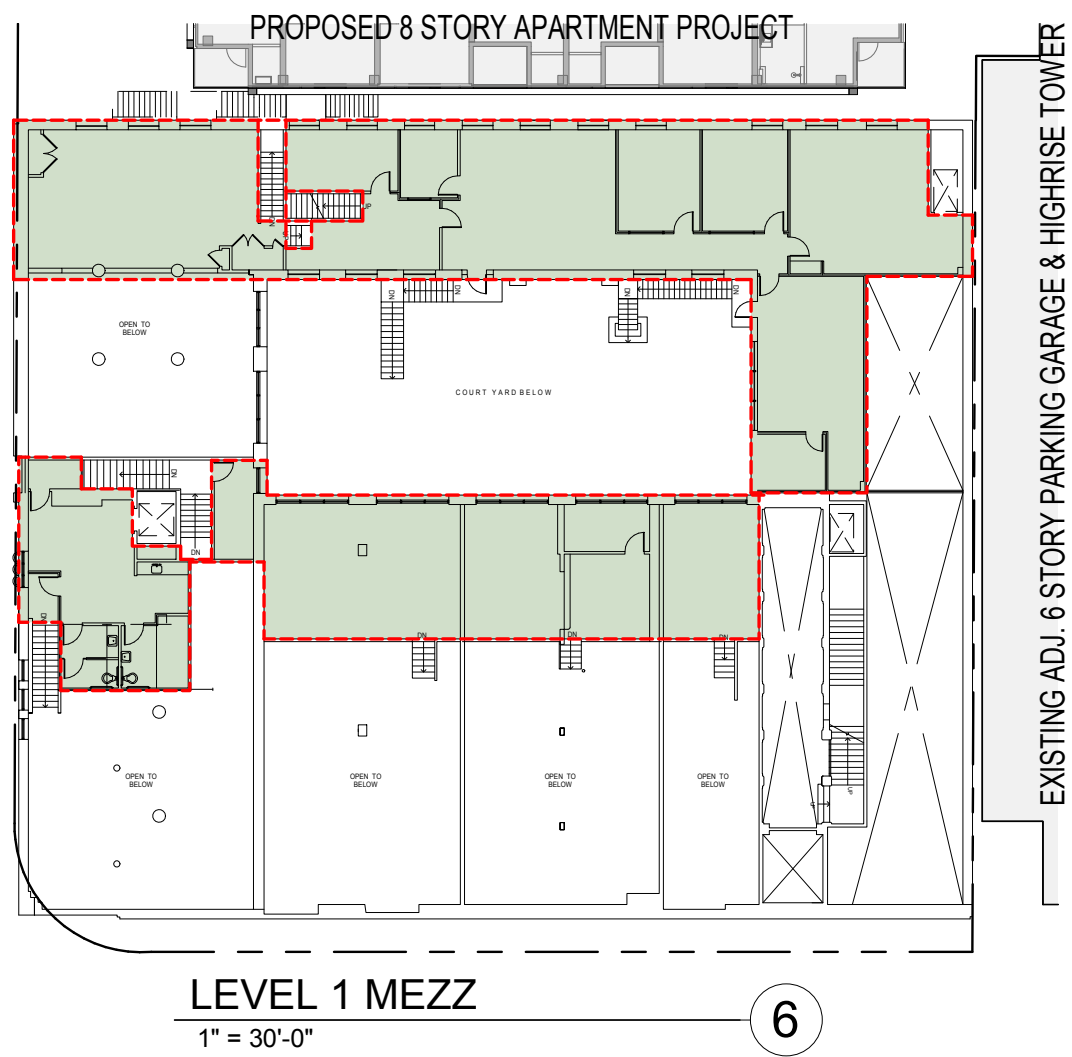
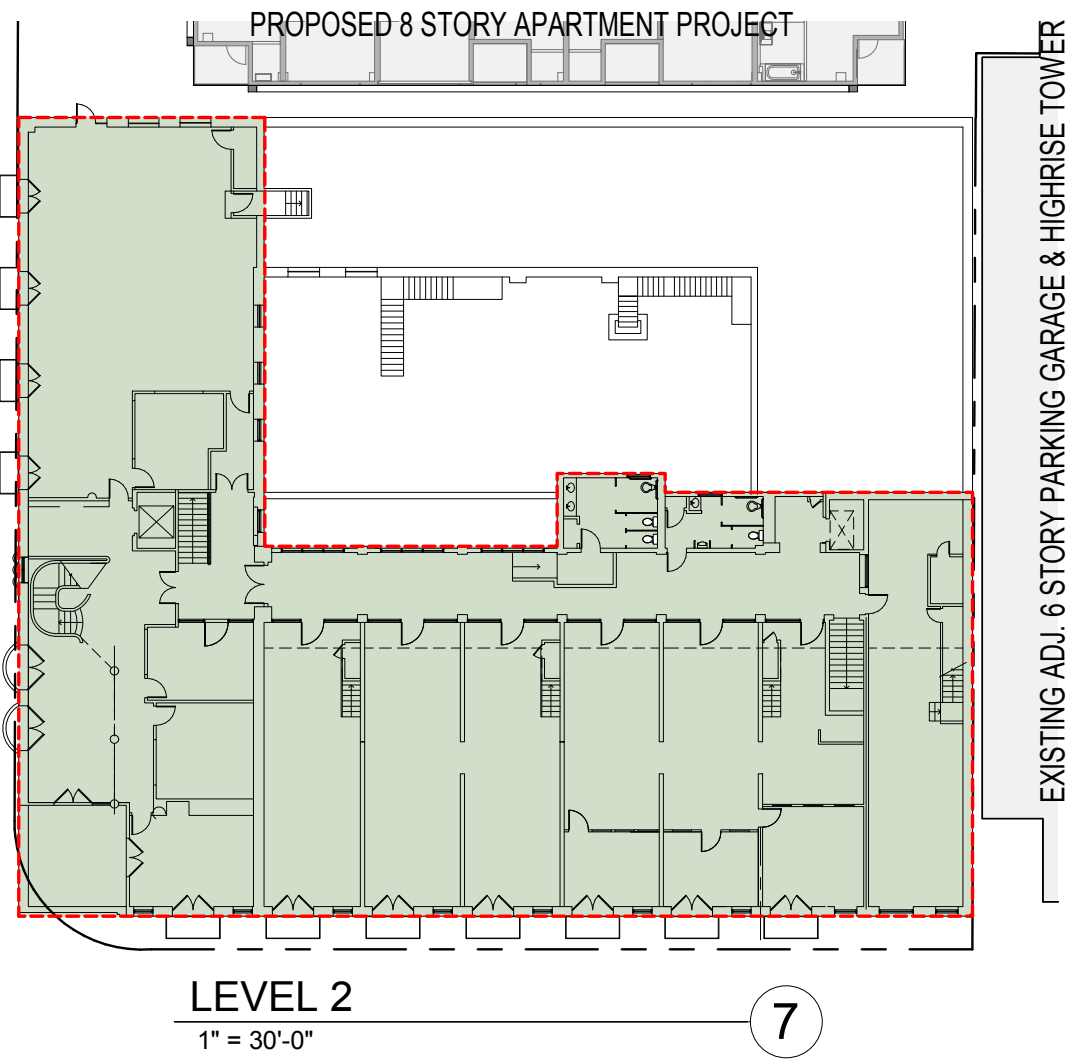
Building Floor Area (non-parking)			
Residential Floor Area (not shared)		Non-residential Floor Area	
Proposed Building			
Sub Level	5546	0	
G-Level 1	5397	0	
Level 2	12862	0	
Level 3	12862	0	
Level 4	12862	0	
Level 5	12862	0	
Level 6	12862	0	
Level 7	12862	0	
Level 8	10148	0	
Roof	0	0	
Sub Totals	98263.00	0.00	98263.00
Existing Building (to Remain)			
G-Level 1	0	16042	
Level 1 Mezz	0	6699	
Level 2	0	11794	
Level 2 Mezz	0	3204	
Sub Totals	0.00	37739.00	
Totals	98263.00	37739.00	136002.00
Shared Floor Area (non-parking)			
Sub Level			
G-Level 1			
Total Shared			0
	0.00	0.00	

Floor Area (parking)			
Proposed Building			
Sub Level	Residential Floor Area	Non-residential Floor Area	Shared Floor Area
G-Level 1	0	8281	0
Totals	0.00	8540	0
Parking Spaces using shared facilitated			
Total Qty	Residential Parking Spaces	Non-residential Parking Spaces	Total Parking Spaces
Ratios	0	39	39
	0.00%	100.00%	100.00%
	0.00	0.00	0.00

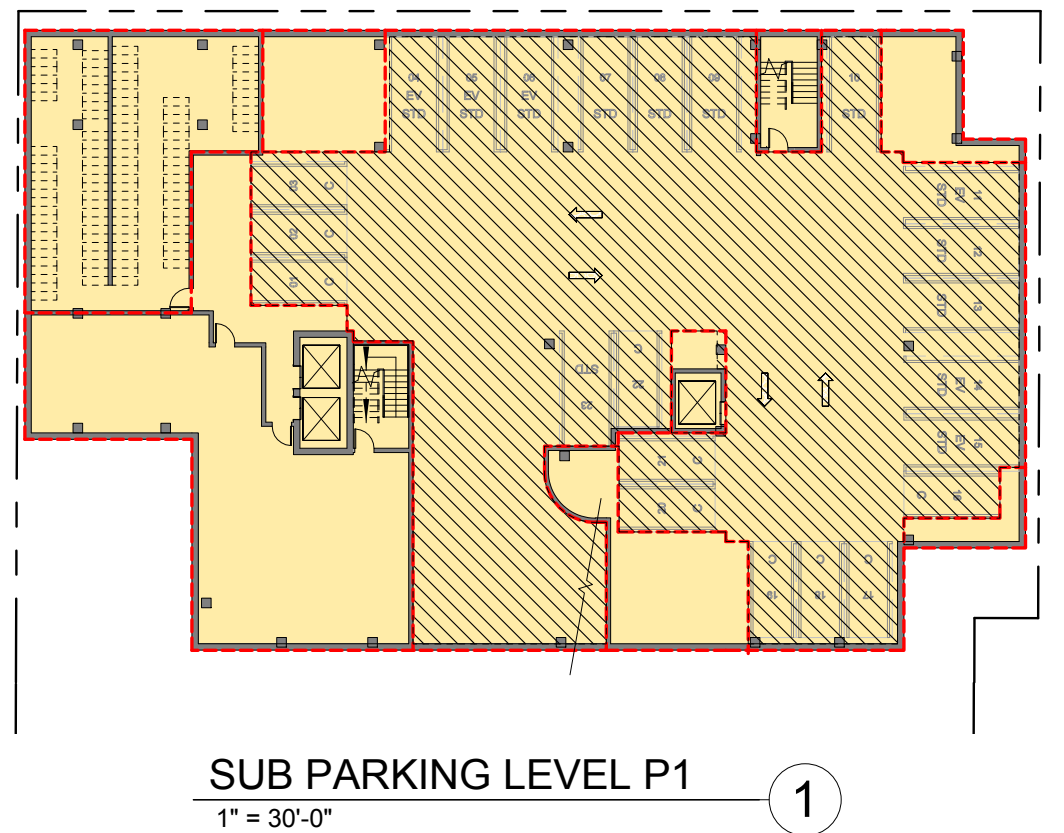
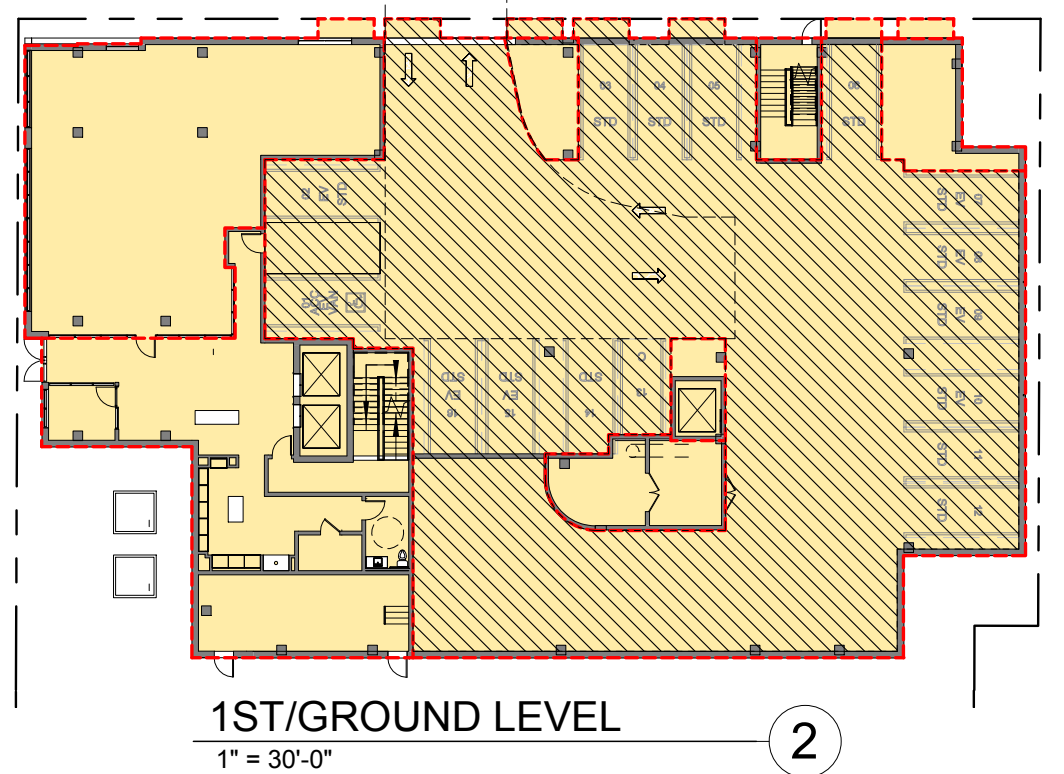
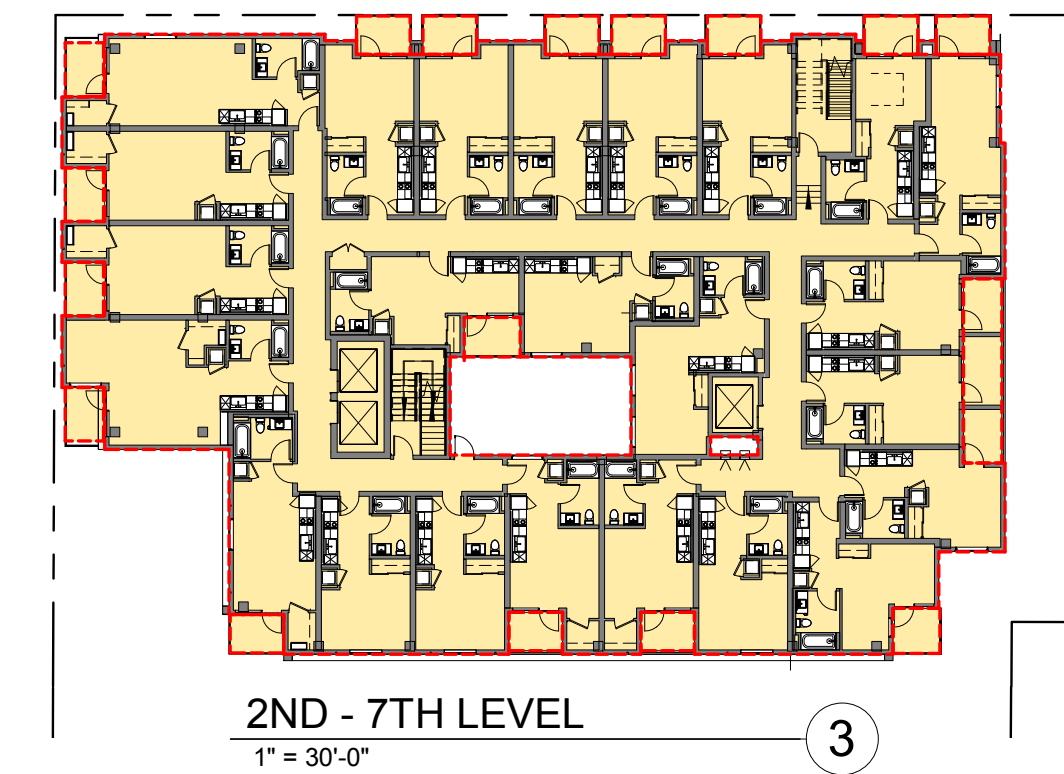
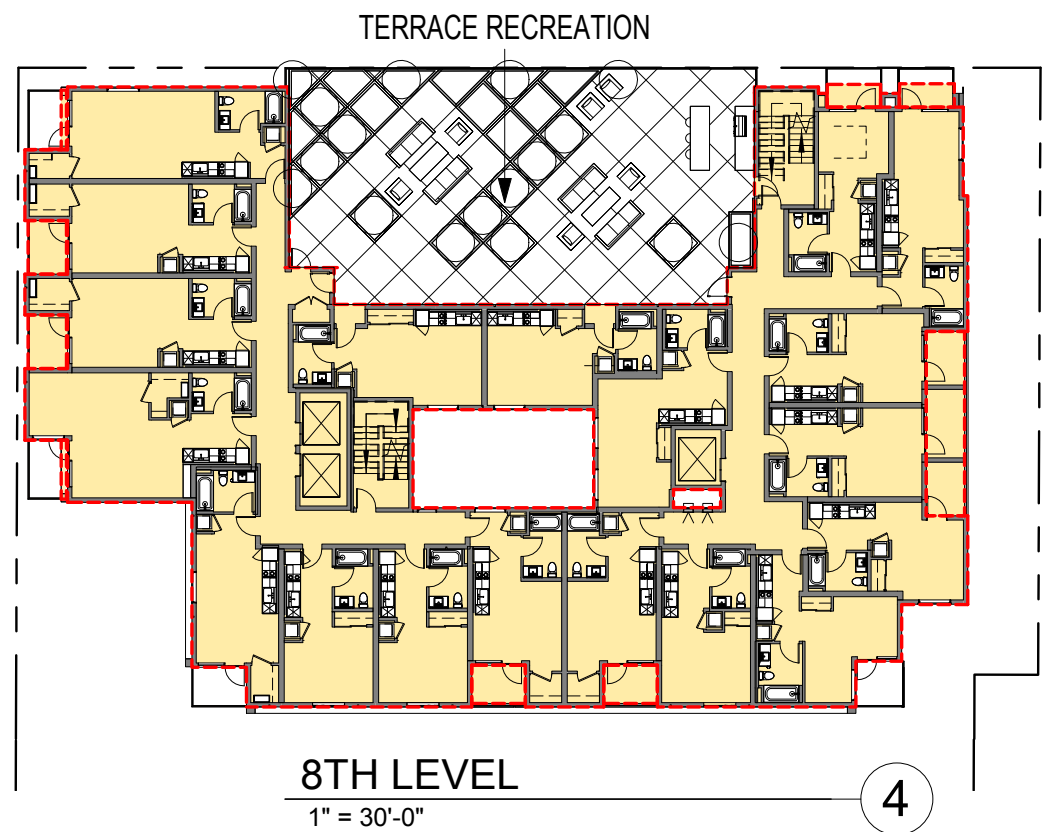
Note: Existing Building parking is off-site

GRAND TOTALS			
Total QTY	Residential Floor Area	Non-residential Floor Area	Total
Total Ratios	98263.00	54560.00	152823
	64.30%	35.70%	100.00%

GRAND TOTALS Including Shared			
Total QTY	Residential Floor Area	Non-residential Floor Area	Total
	98263.00	54560.00	0
			152823.00



EXISTING COMMERCIAL BUILDING



PROPOSED RESIDENTIAL BUILDING

PROPOSED BUILDING AREA		
BLDG FLOOR AREA - PARKING (INCLUDES PARKING SPACES AND DRIVE AISLES)		
SUB PARKING LEVEL P1		
RESIDENTIAL USES (ASSIGNED PARKING)	8,281 SF	8,281 SF
1ST/GROUND LEVEL		
RESIDENTIAL USES (ASSIGNED PARKING)	8,540 SF	8,540 SF
TOTAL RESIDENTIAL PARKING AREA		16,821 SF

BLDG FLOOR AREA - NON PARKING (INCLUDES ALL OTHER USES OTHER THAN PARKING)		
SUB PARKING LEVEL P1		
RESIDENTIAL USES	5,546 SF	5,546 SF
1ST/GROUND LEVEL		
RESIDENTIAL USES	5,397 SF	5,397 SF

2ND LEVEL		
RESIDENTIAL USES	11,880 SF	11,880 SF
RESIDENTIAL USES COVERED EXTERIOR	982 SF	12,862 SF

3RD LEVEL		
RESIDENTIAL USES	11,880 SF	11,880 SF
RESIDENTIAL USES COVERED EXTERIOR	982 SF	12,862 SF

4TH LEVEL		
RESIDENTIAL USES	11,934 SF	11,934 SF
RESIDENTIAL USES COVERED EXTERIOR	928 SF	12,862 SF

5TH LEVEL		
RESIDENTIAL USES	11,934 SF	11,934 SF
RESIDENTIAL USES COVERED EXTERIOR	928 SF	12,862 SF

6TH LEVEL		
RESIDENTIAL USES	11,934 SF	11,934 SF
RESIDENTIAL USES COVERED EXTERIOR	928 SF	12,862 SF

7TH LEVEL		
RESIDENTIAL USES	11,934 SF	11,934 SF
RESIDENTIAL USES COVERED EXTERIOR	928 SF	12,862 SF

8TH LEVEL		
RESIDENTIAL USES	9,698 SF	9,698 SF
RESIDENTIAL USES COVERED EXTERIOR	450 SF	10,148 SF

TOTAL PROPOSED NON-PARKING AREA 98,263 SF

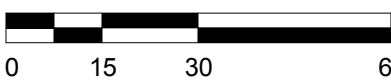
EXISTING BUILDING AREA		
LEVEL 1	NON-RESIDENTIAL USES	16,042 SF
LEVEL 1 MEZZ	NON-RESIDENTIAL USES	6,699 SF
LEVEL 2	NON-RESIDENTIAL USES	11,794 SF
LEVEL 2 MEZZ	NON-RESIDENTIAL USES	3,204 SF
TOTAL EXISTING NON-RESIDENTIAL AREA		37,739 SF

TOTAL PROPOSED BUILDING AREA:	115,084 SF
EXISTING COMMERCIAL BUILDING AREA:	37,739 SF
TOTAL BUILDING AREA:	152,823 SF

KEY

NOTE: ONLY COVERED AREAS ARE INCLUDED IN AREA CALCS

	RESIDENTIAL USES (ASSIGNED PARKING)
	RESIDENTIAL USES
	NON-RESIDENTIAL USES (EXISTING COMMERCIAL)



BUILDING AREA SUMMARY

1.05

638 S. BERENDO ST.

SCHEMATIC DESIGN

NOTE: CBC CHAPTER 2 SECTION 202:
AREA, BUILDING.
THE AREA BUILDING INCLUDED WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE

LABDS APPROVAL STAMP

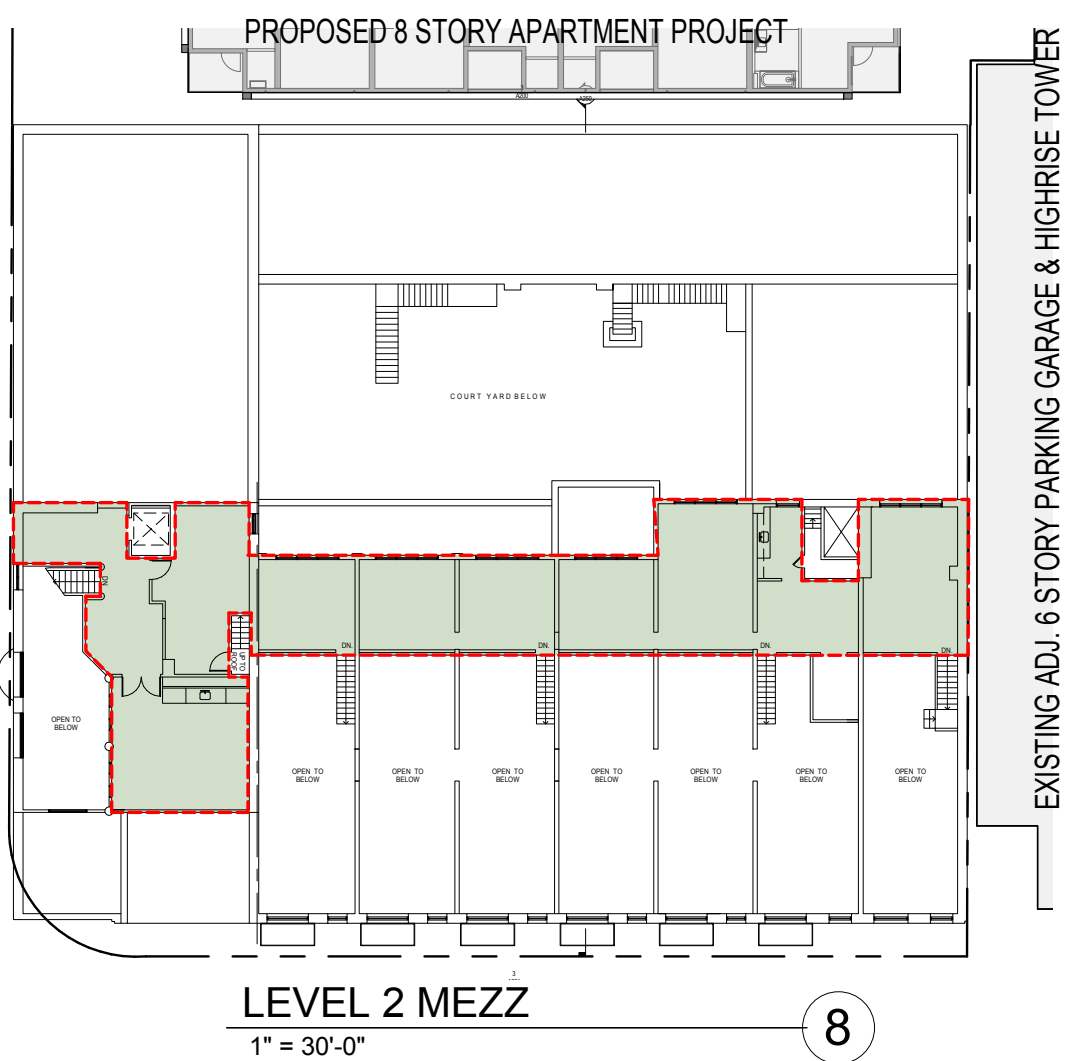
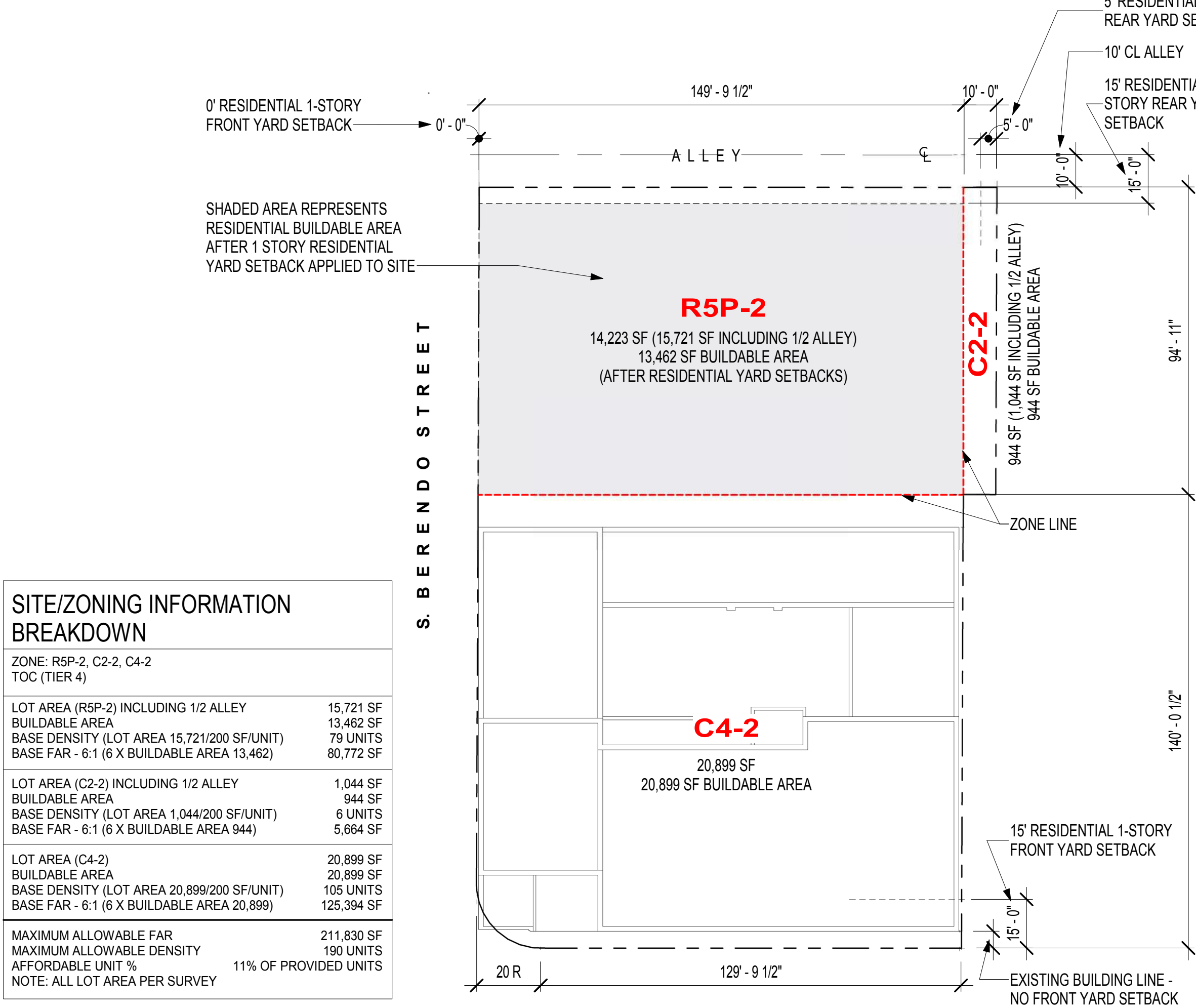


EXHIBIT "A"

Page No. 14 of 35

Case No. DIR-2023-4545-TOC-SPR-VHCA

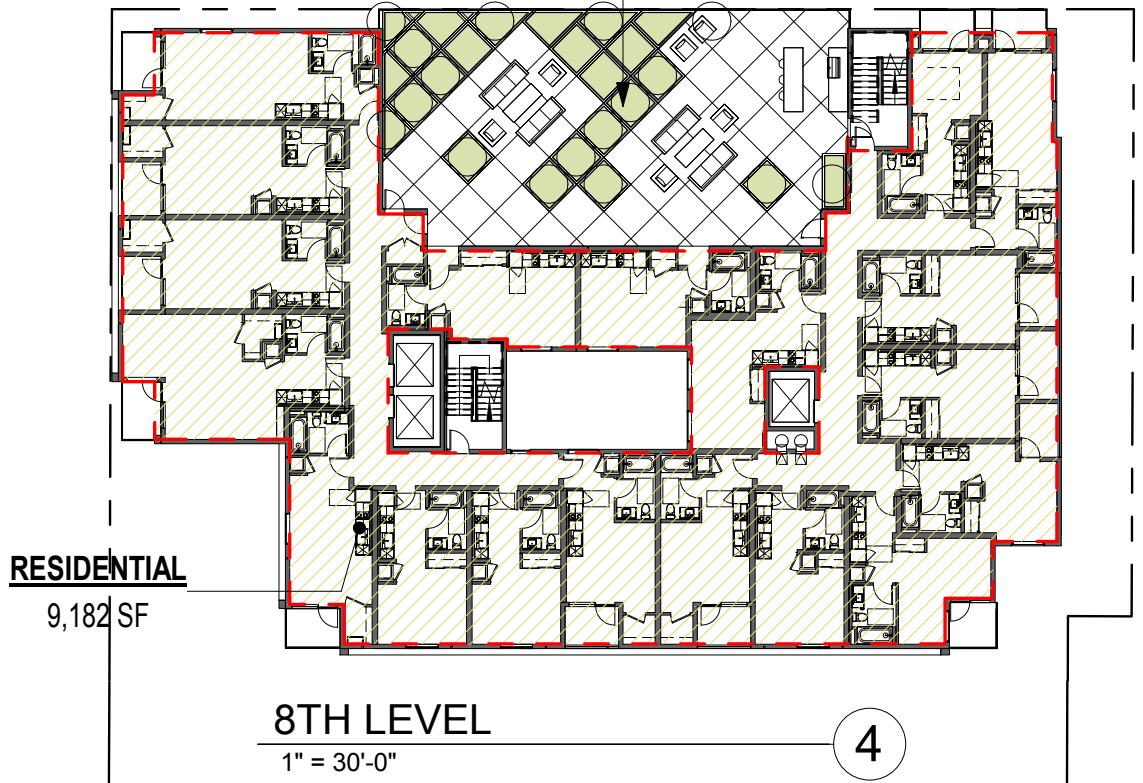
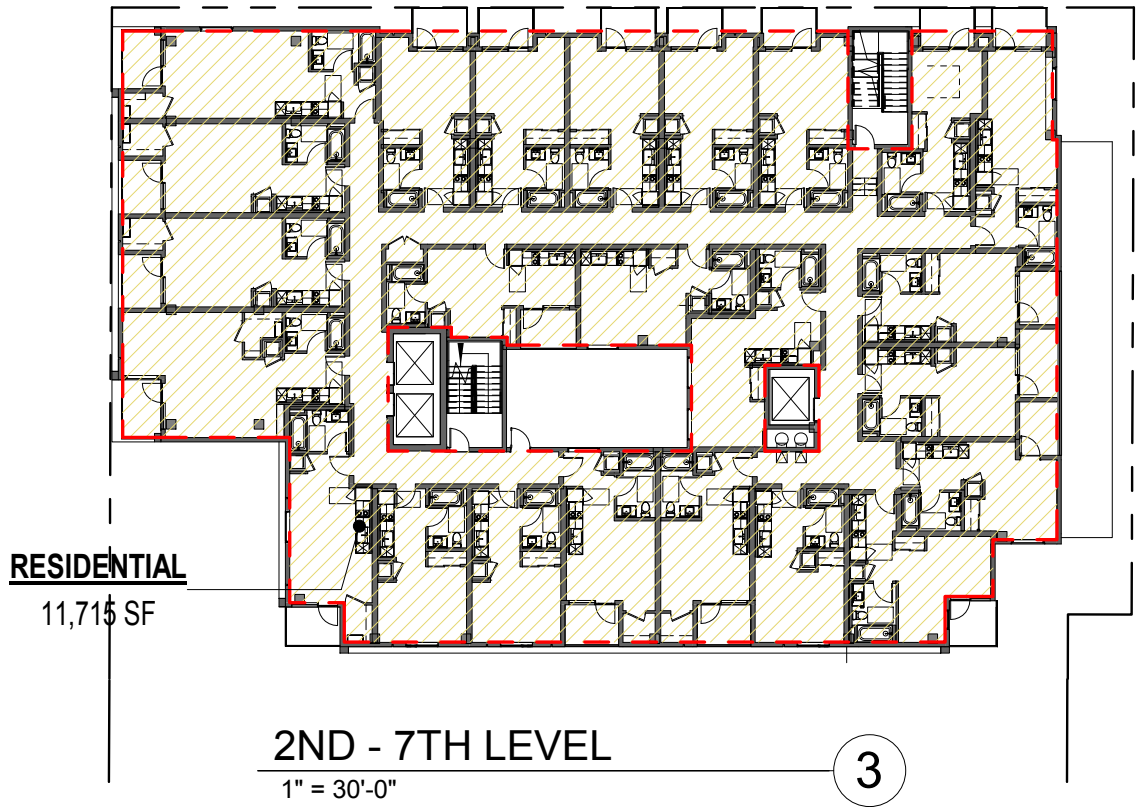
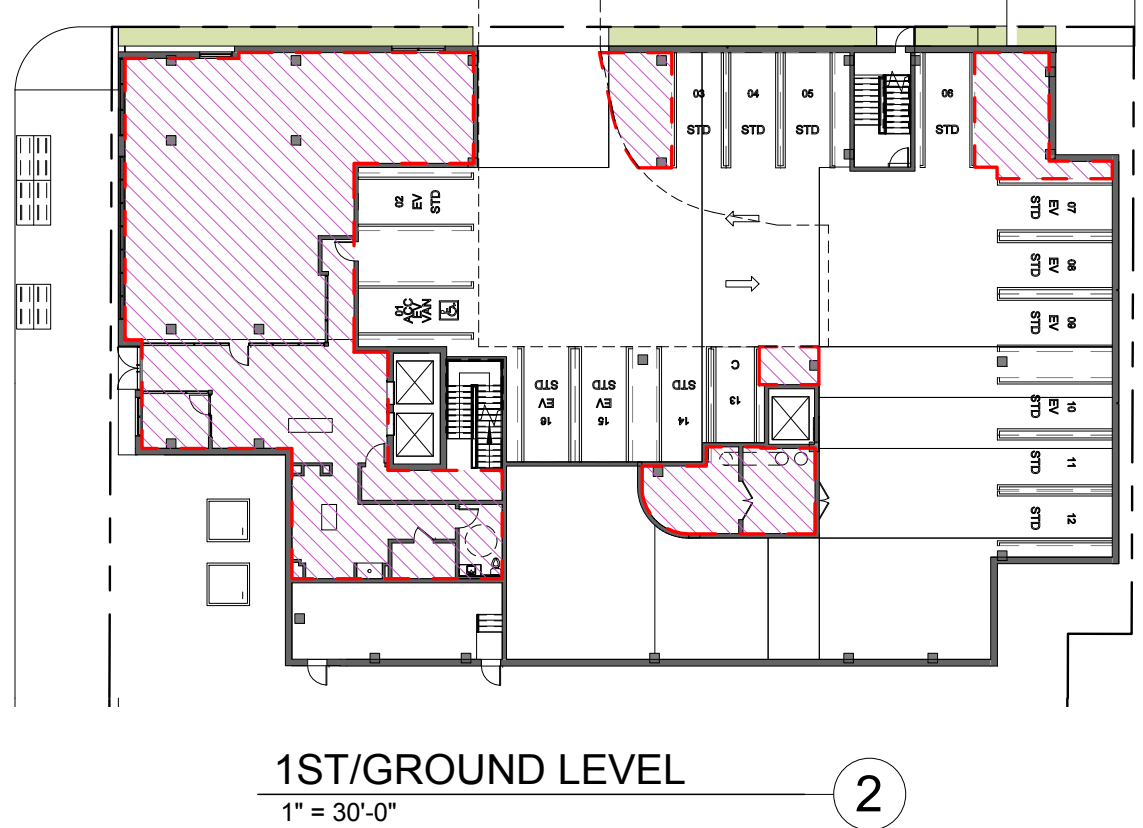
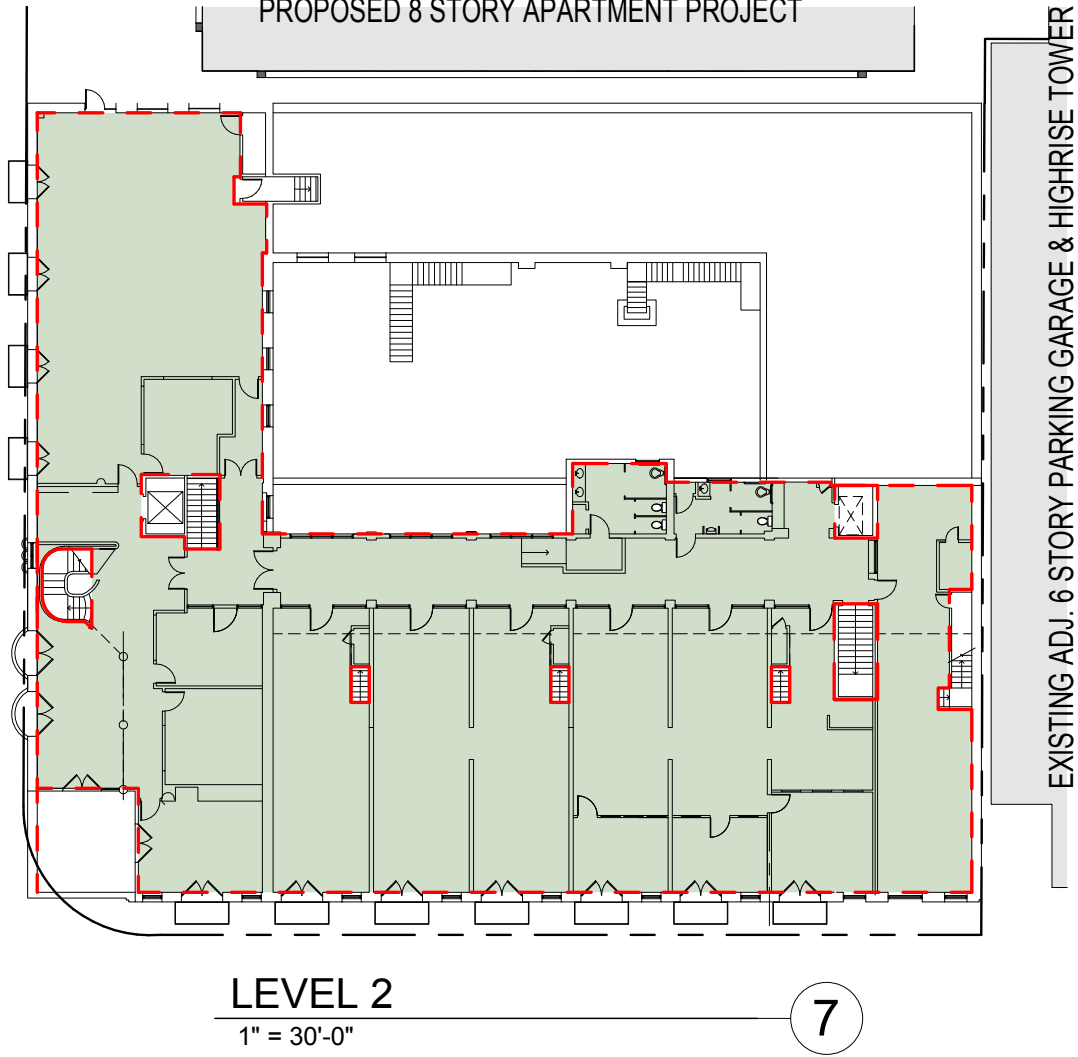
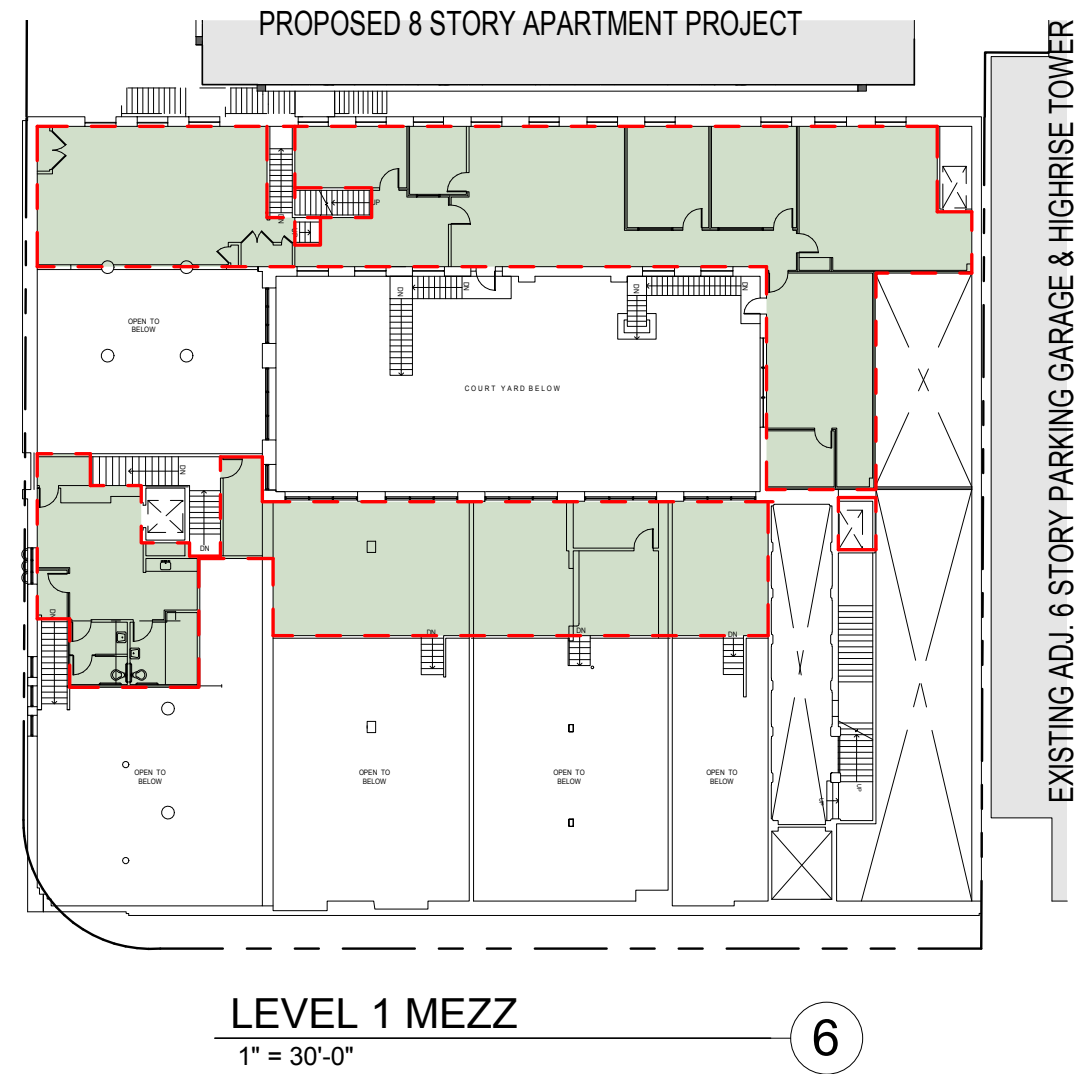
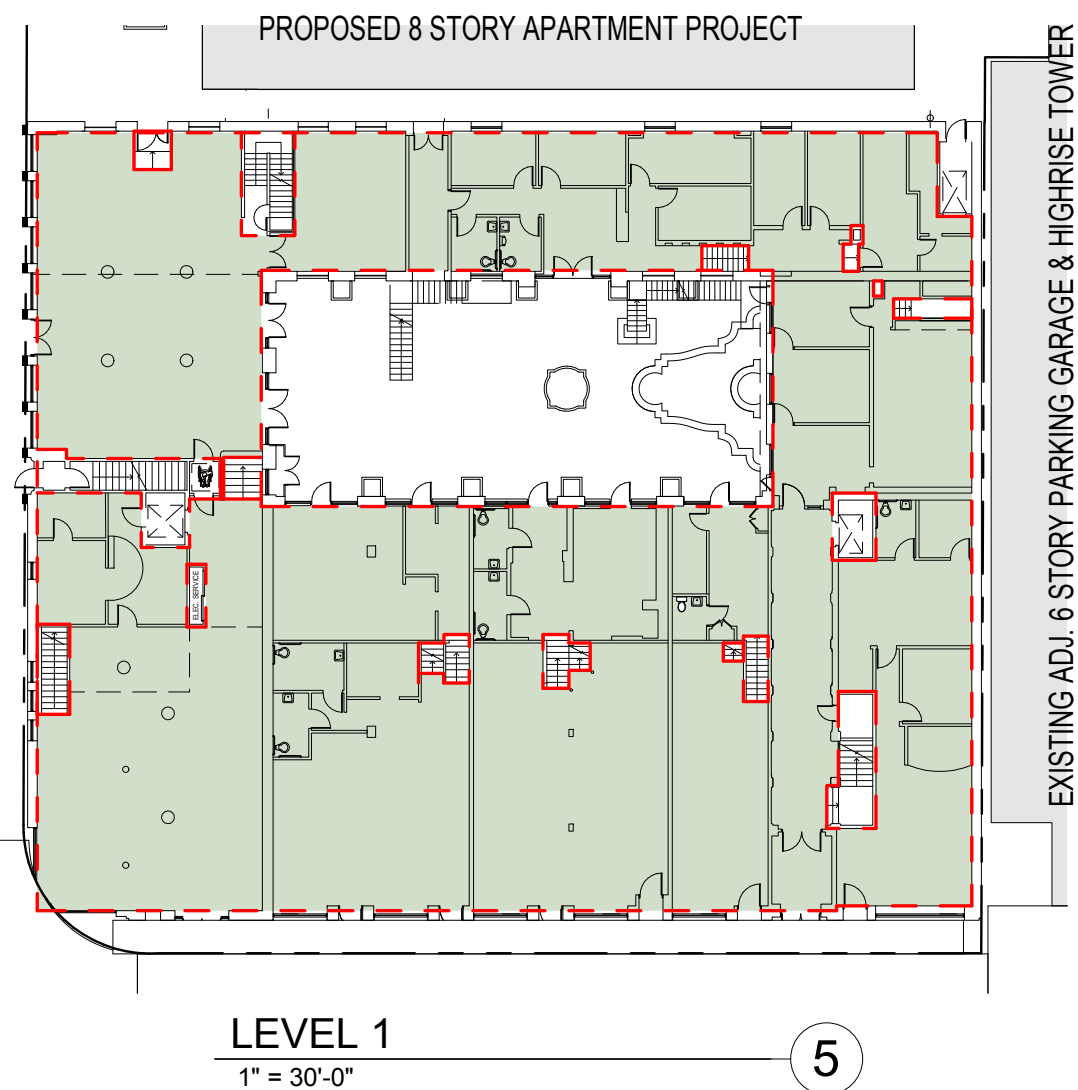
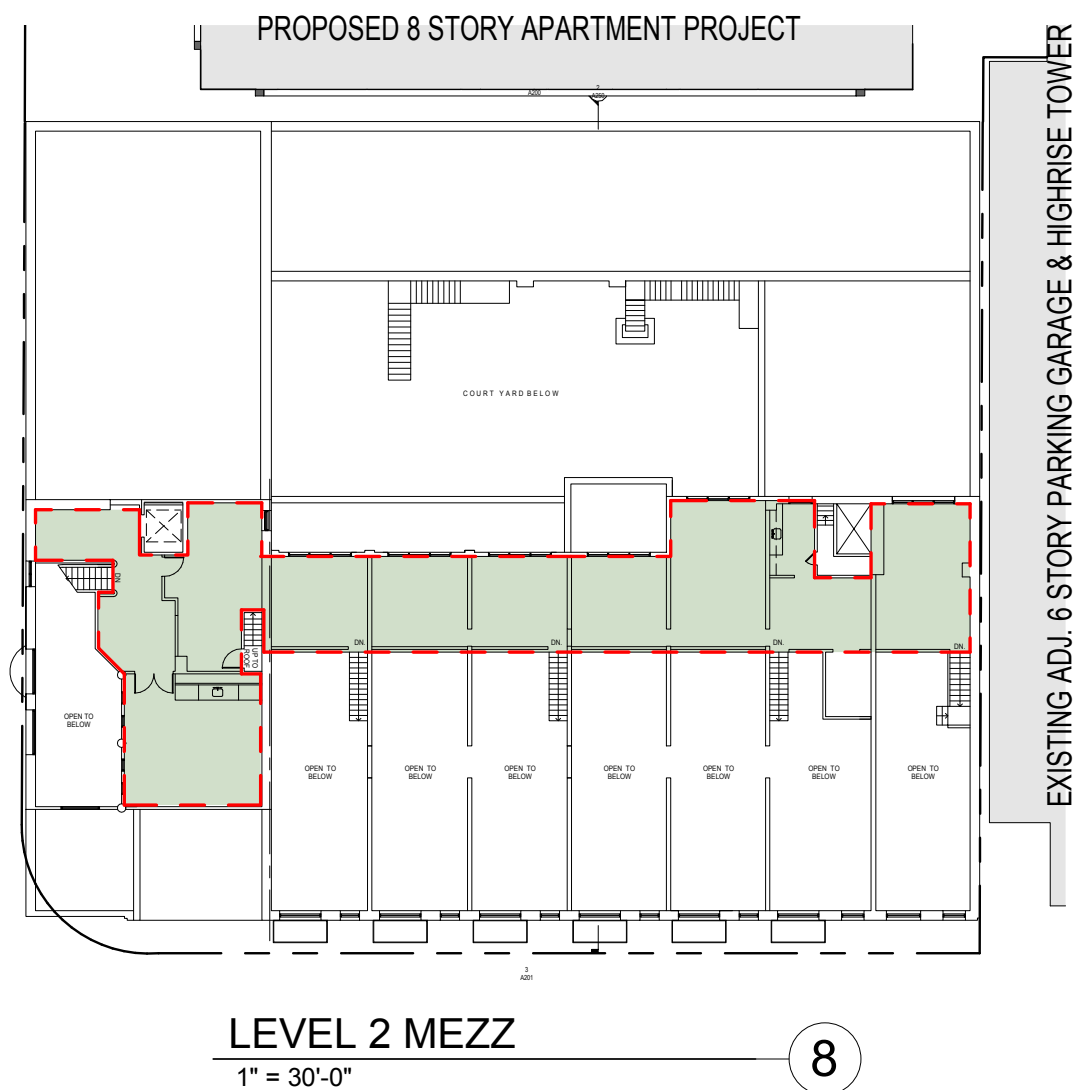


LOT & BUILDABLE AREA DIAGRAM PER ZONE

SCALE: 1" = 30'-0"

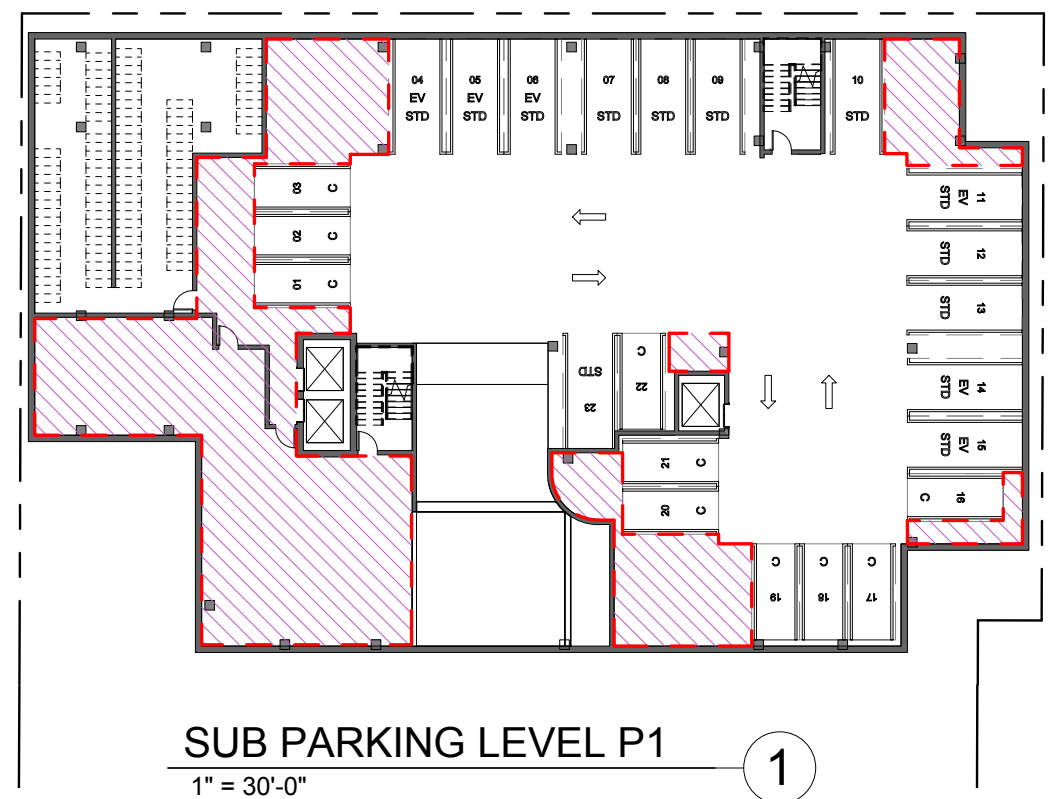
- NOTE:
1. ZONE AREA DIMENSIONS ARE APPROXIMATE
 2. ZONE AREAS ARE PER THE SURVEY SEE 1.02

LABDS APPROVAL STAMP



RESIDENTIAL
9,182 SF

RESIDENTIAL
11,715 SF



PROPOSED RESIDENTIAL BUILDING

EXISTING COMMERCIAL BUILDING

PROPOSED FLOOR AREA SUMMARY

SUB PARKING LEVEL P1	COMMON/SERVICE	3,270 SF
1ST/GROUND LEVEL	COMMON/SERVICE	3,958 SF
2ND LEVEL	RESIDENTIAL	11,715 SF
3RD LEVEL	RESIDENTIAL	11,715 SF
4TH LEVEL	RESIDENTIAL	11,715 SF
5TH LEVEL	RESIDENTIAL	11,715 SF
6TH LEVEL	RESIDENTIAL	11,715 SF
7TH LEVEL	RESIDENTIAL	11,715 SF
8TH LEVEL	RESIDENTIAL	9,182 SF
TOTAL PROPOSED FLOOR AREA		86,700 SF

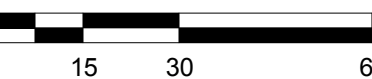
EXISTING FLOOR AREA SUMMARY

LEVEL 1	COMMERCIAL	13,748 SF
LEVEL 1 MEZZ	COMMERCIAL	6,043 SF
LEVEL 2	COMMERCIAL	10,242 SF
LEVEL 2 MEZZ	COMMERCIAL	3,024 SF
TOTAL COMMERCIAL AREA		33,057 SF

TOTAL FLOOR AREA:

119,757 SF

FLOOR AREA. (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.)
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOF HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.



FLOOR AREA SUMMARY & DIAGRAMS

1.06

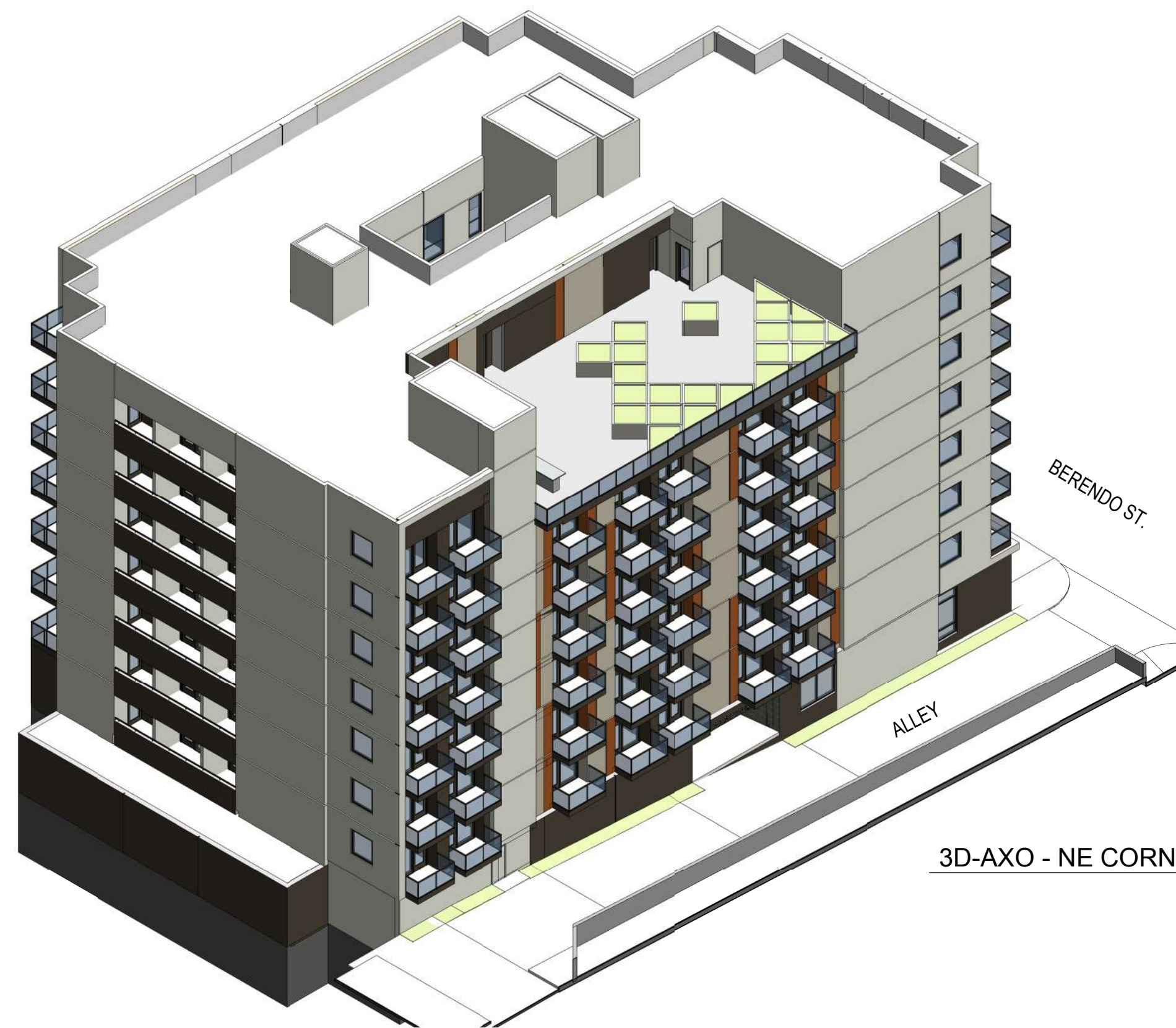
638 S. BERENDO ST.

SCHEMATIC DESIGN

EXHIBIT "A"

Page No. 15 of 35

Case No. DIR-2023-4545-TOC-SPR-VHCA



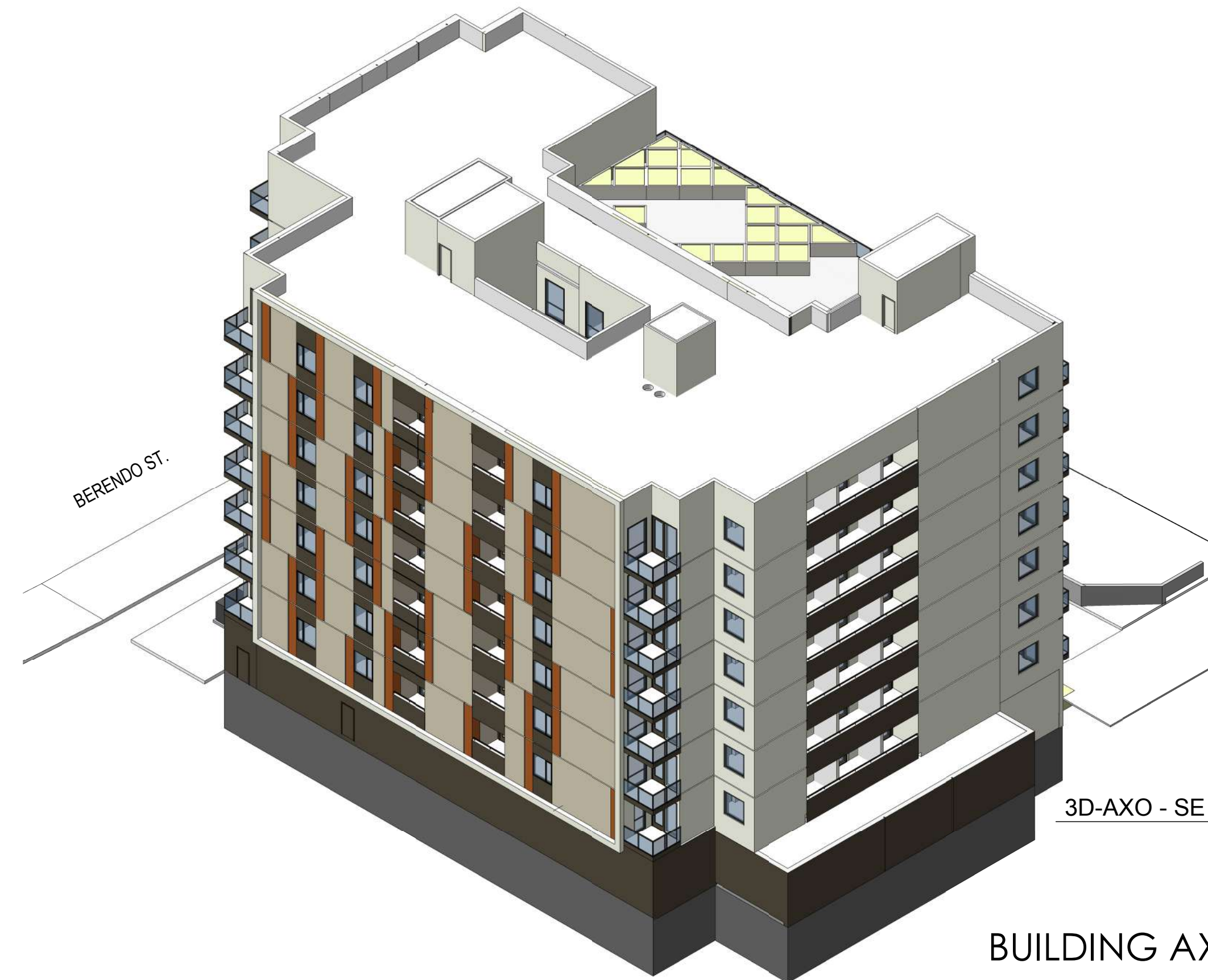
3D-AXO - NE CORNER ④



3D-AXO - SW CORNER ②



3D-AXO - NW CORNER ③



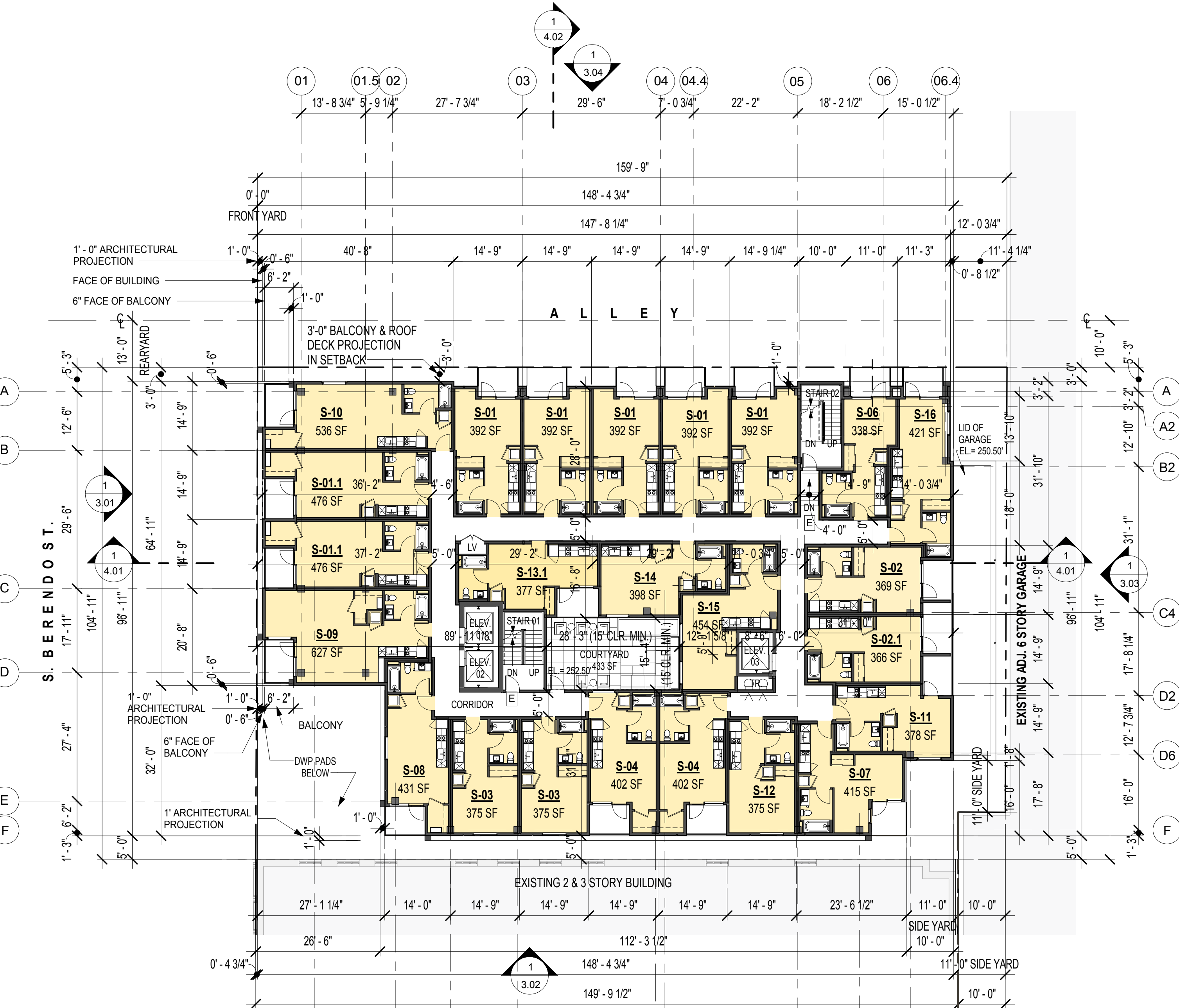
3D-AXO - SE CORNER ①

EXHIBIT "A"
Page No. 16 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

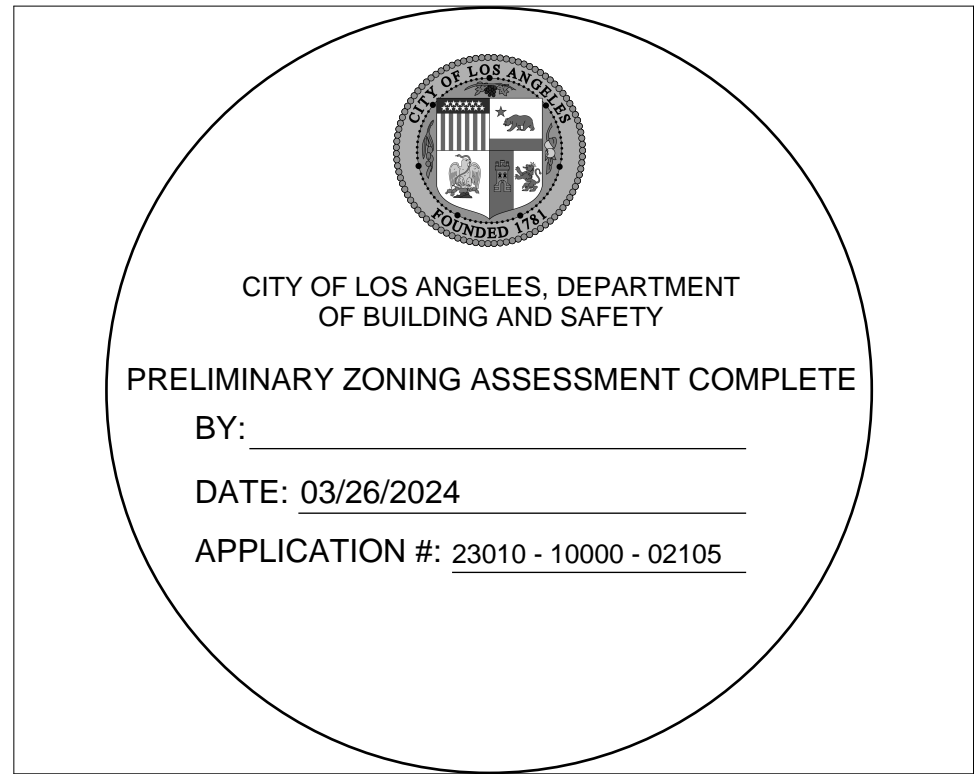
LABDS APPROVAL STAMP

BUILDING AXONOMETRIC VIEWS
1.10

638 S. BERENDO ST.
SCHEMATIC DESIGN

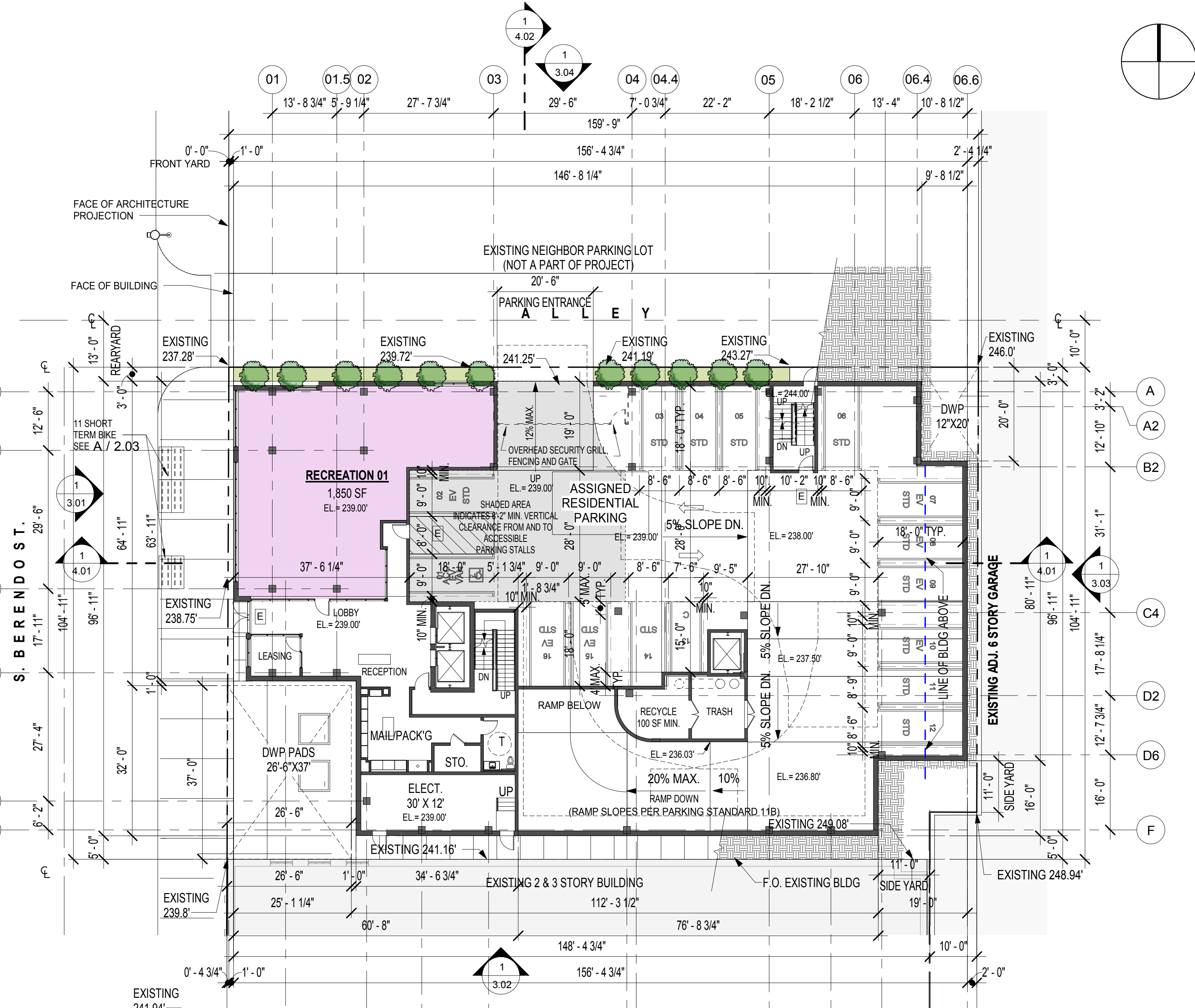


LABDS APPROVAL STAMP



2ND - 3RD LEVEL
SCALE: 1/16" = 1'-0"

2



1ST/GROUND LEVEL
SCALE: 1/16" = 1'-0"

1

1ST/GROUND LEVEL

1ST/GROUND LEVEL	
ACCESSIBLE VAN/EV	1
COMPACT	1
STANDARD	7
STANDARD/EV	7

16

EXHIBIT "A"
Page No. 17 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

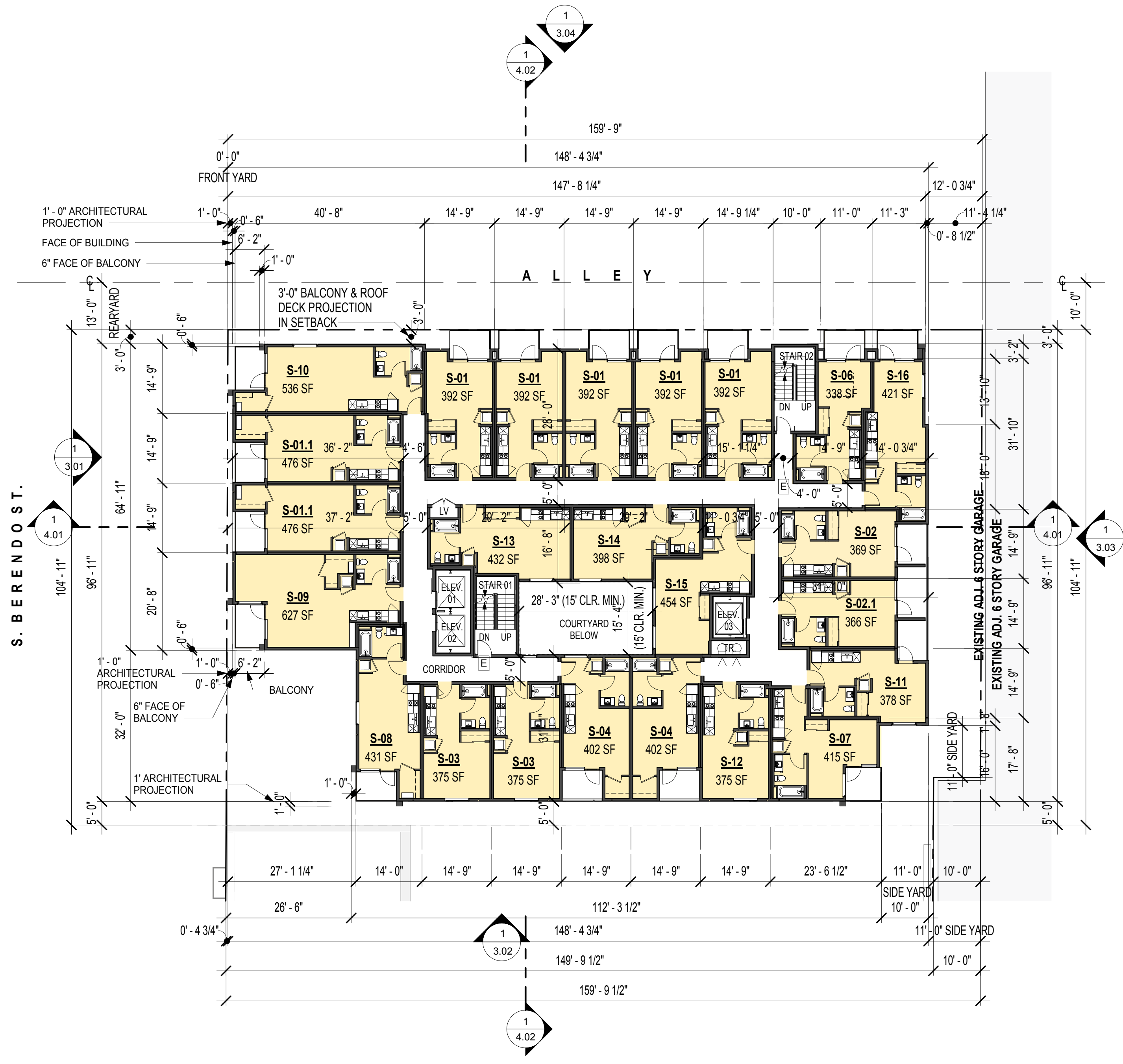
1ST/GROUND LEVEL & 2ND - 3RD LEVELS

2.01

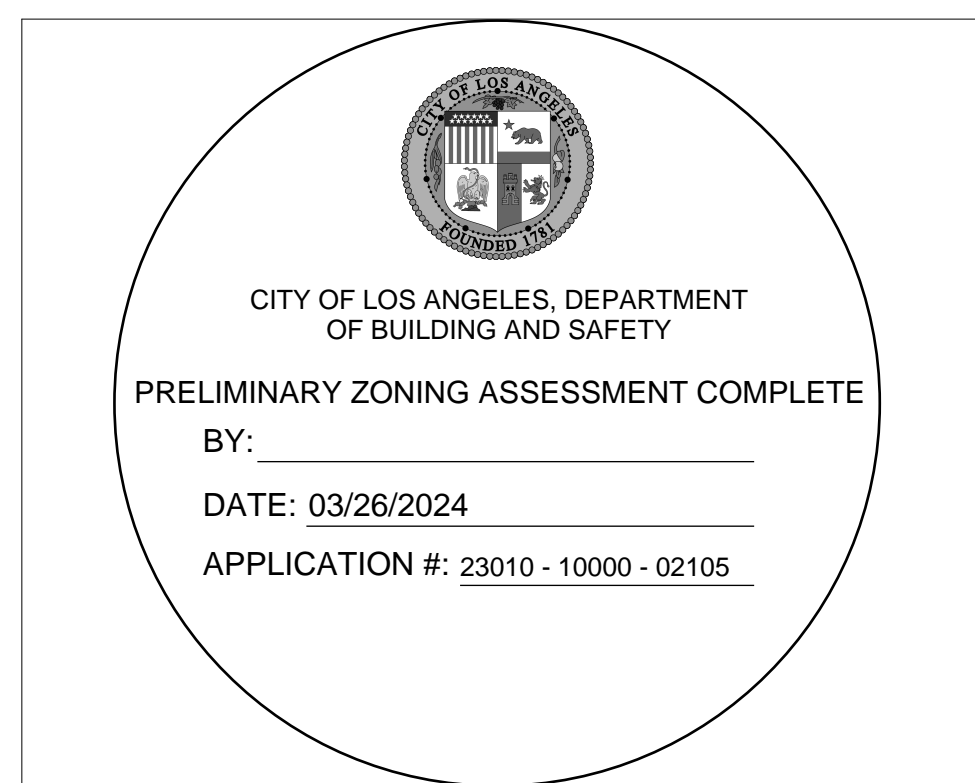
NOTE: ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION

01/15/2024

638 S. BERENDO ST.
SCHEMATIC DESIGN



LABDS APPROVAL STAMP



8TH LEVEL

SCALE: 1/16" = 1'-0"

2

EXHIBIT "A"
Page No. 18 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

4TH - 7TH LEVEL

SCALE: 1/16" = 1'-0"

1

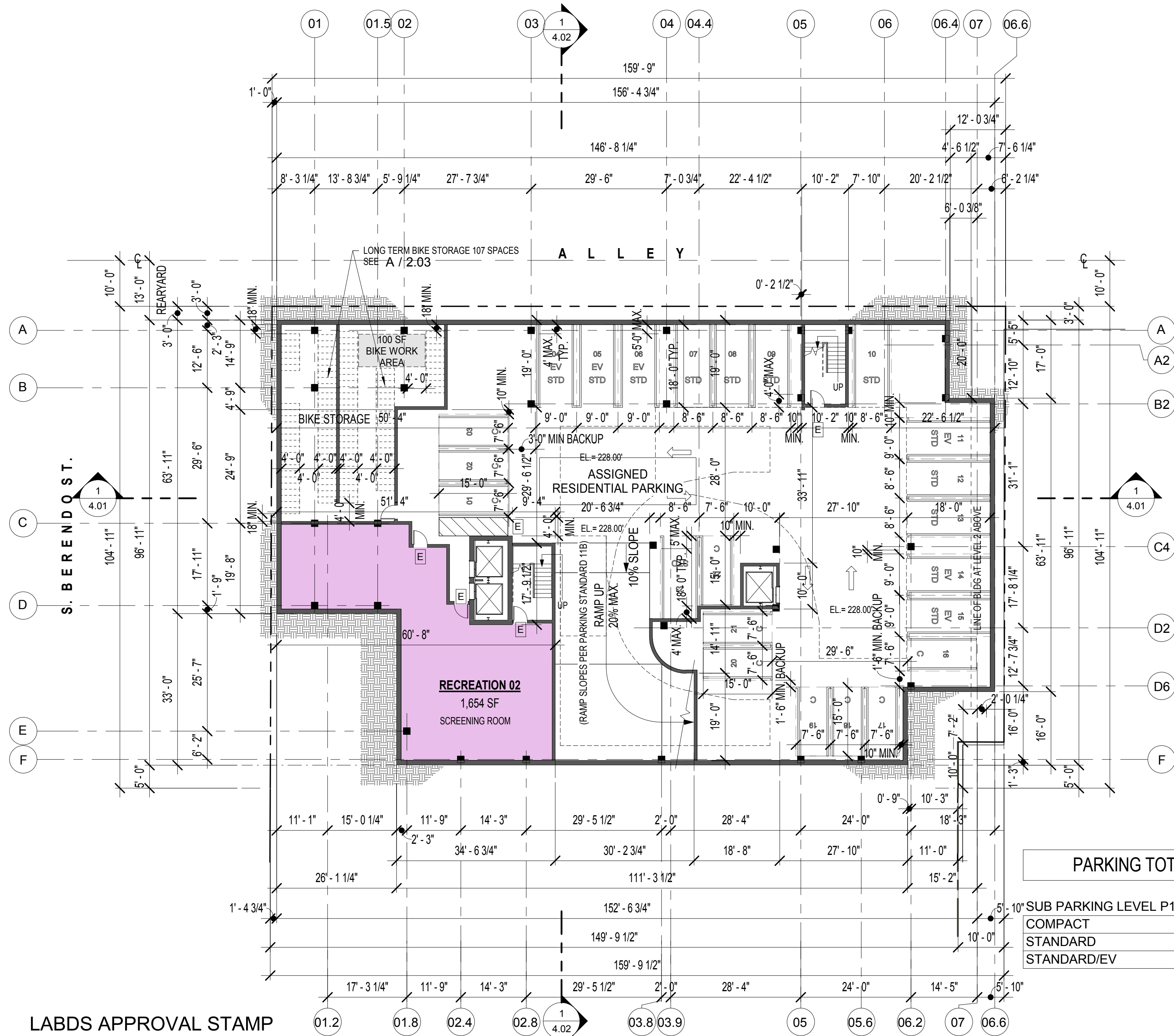
4TH - 7TH & 8TH LEVELS

2.02

NOTE: ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION

01/15/2024

638 S. BERENDO ST.
SCHEMATIC DESIGN



PARKING TOTAL P1	
COMPACT	10
STANDARD	7
STANDARD/EV	6
	23

LABDS APPROVAL STAMP



CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

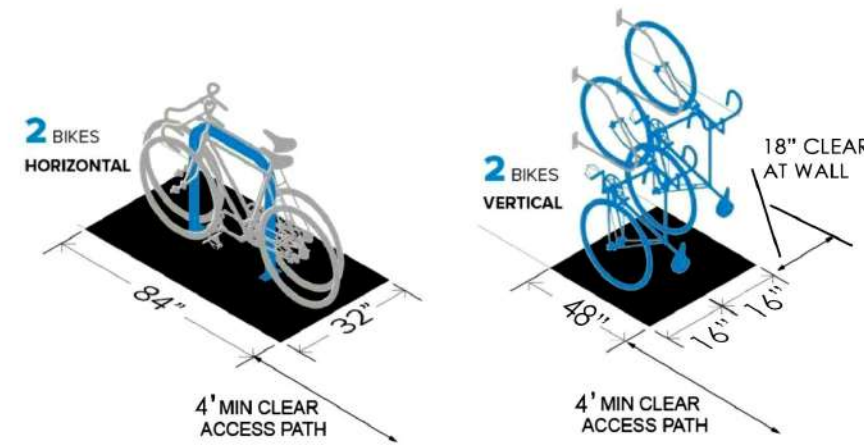
BY: _____

DATE: 03/26/2024

APPLICATION #: 23010 - 10000 - 02105

SUB PARKING LEVEL P1
SCALE: 1/16" = 1'-0"

EXHIBIT "A"
Page No. 19 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA



SHORT TERM BIKE STORAGE DETAIL LONG TERM BIKE STORAGE DETAIL

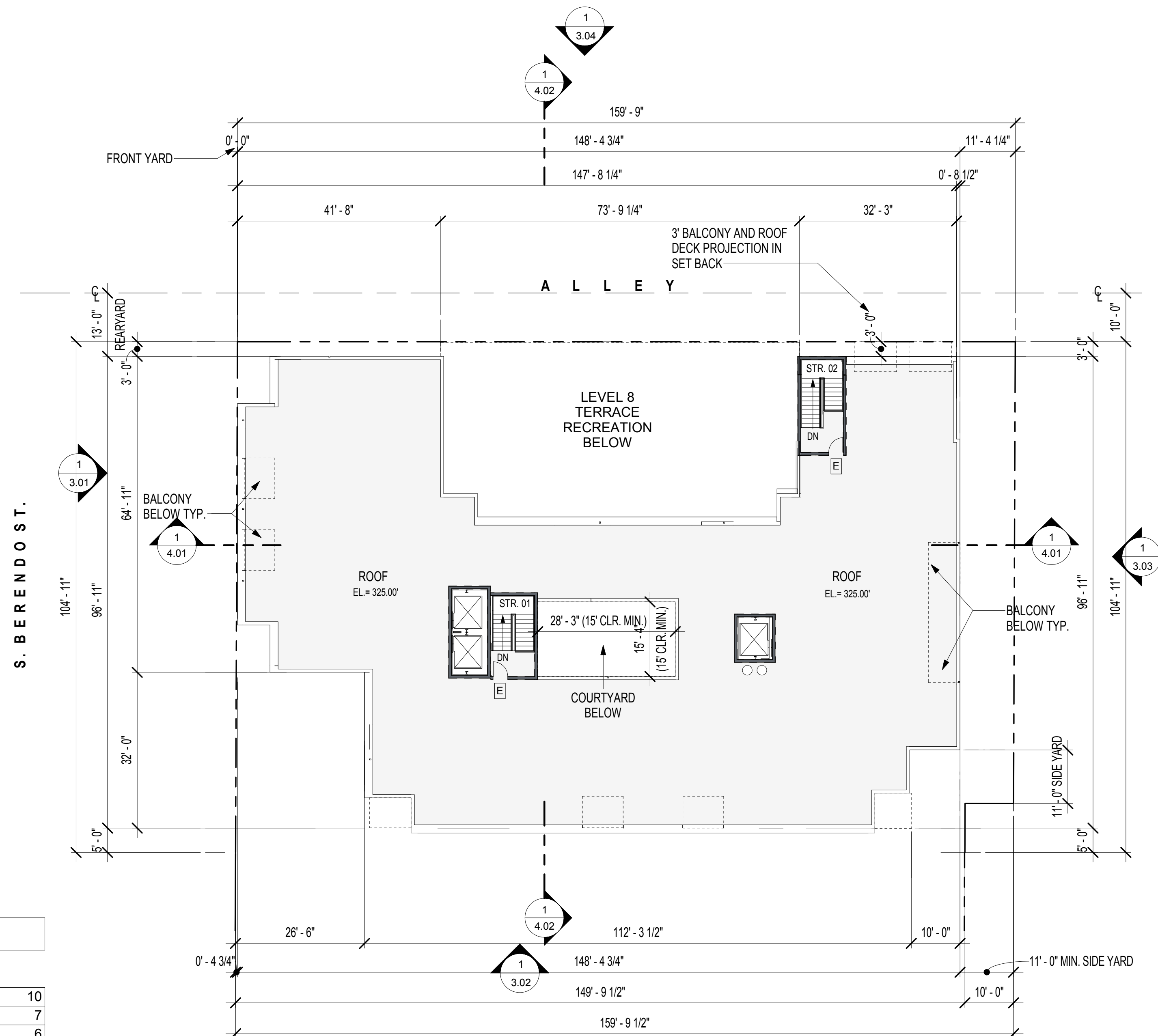
BIKE STORAGE DETAIL

NOT TO SCALE

LONG TERM BIKE STORAGE LOCATION REQUIREMENTS CITY OF LA

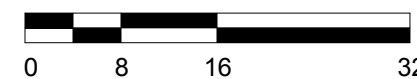
- LONG-TERM BICYCLE PARKING INSIDE A PARKING GARAGE AT GROUND LEVEL SHALL BE NO MORE THAN 200 FEET FROM A PEDESTRIAN ENTRANCE TO THE MAIN BUILDING
- LONG-TERM BICYCLE PARKING PROVIDED ON OTHER LEVELS OF THE PARKING GARAGE, ONE LEVEL ABOVE OR BELOW THE GROUND FLOOR, MUST BE WITHIN 100 FEET OF THE ELEVATOR

S. BERENDO ST.



ROOF LEVEL
SCALE: 1/16" = 1'-0"

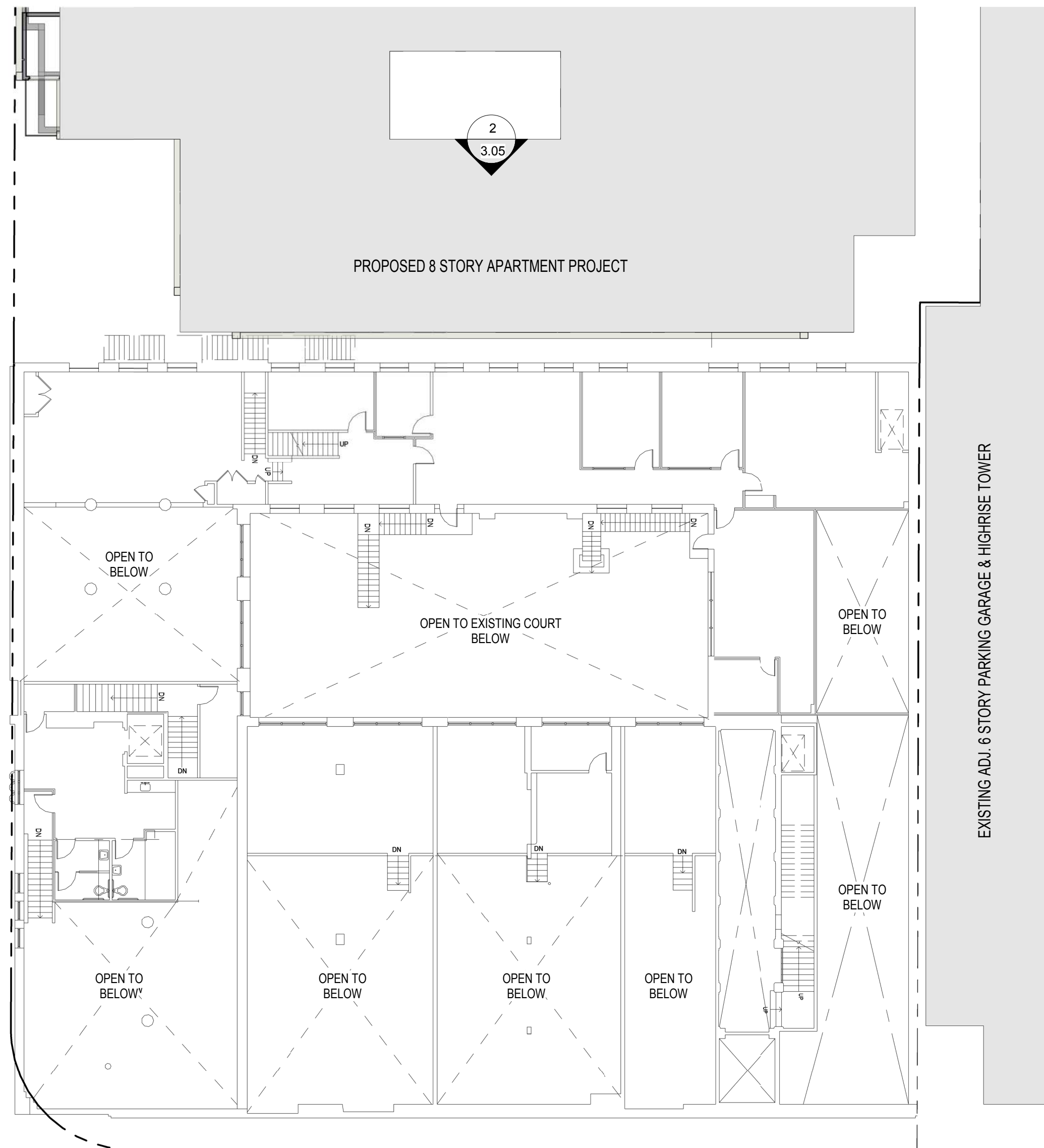
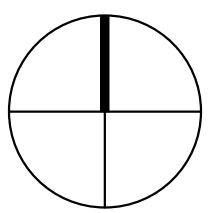
NOTE:
PER EXCEPTION 4 TO SECTION 110.10(b)1B, THE PROJECT WILL PROVIDE SMART THERMOSTATS AND ENERGY STAR DISHWASHERS AND REFRIGERATORS IN EVERY UNIT TO EXEMPT SOLAR READY ROOFS.



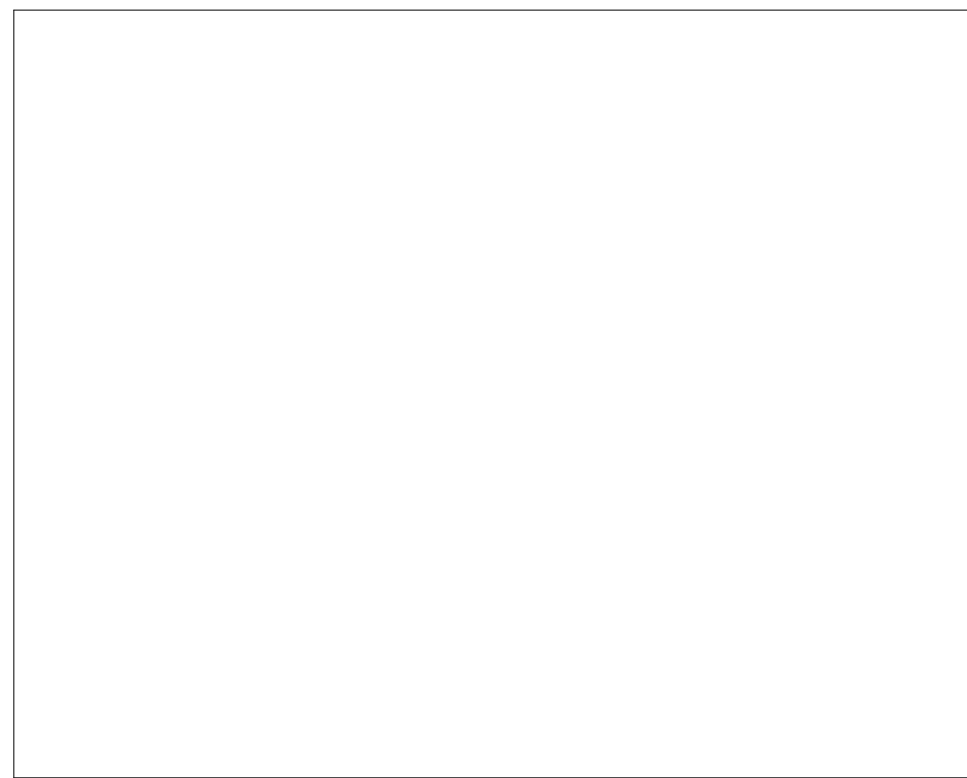
ROOF LEVEL & SUB PARKING LEVEL P1

2.03

638 S. BERENDO ST.
SCHEMATIC DESIGN



LABDS APPROVAL STAMP

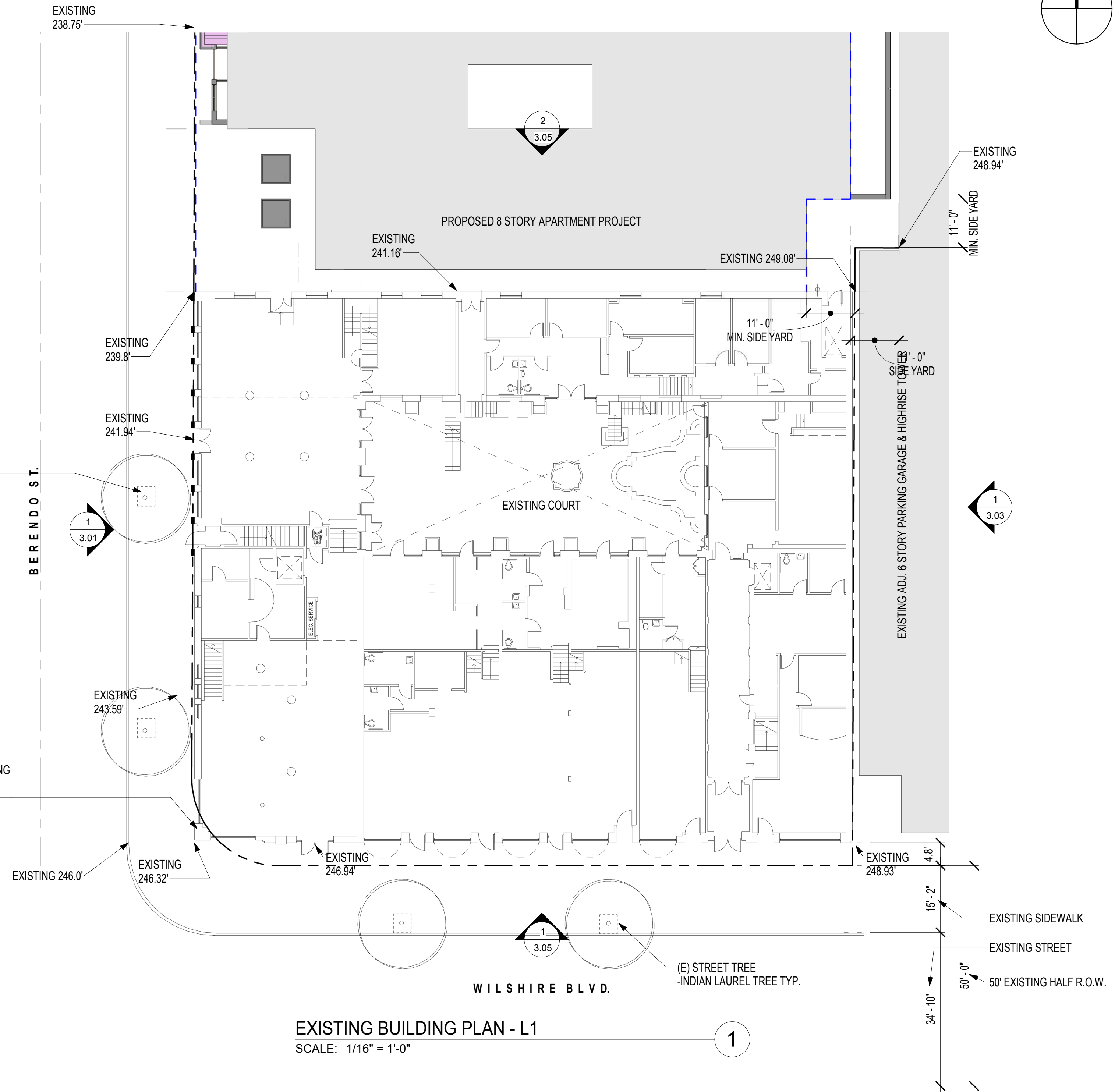


WILSHIRE BLVD.

EXISTING BUILDING PLAN - L1 MEZZ
SCALE: 1/16" = 1'-0"

2

EXHIBIT "A"
Page No. 20 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA



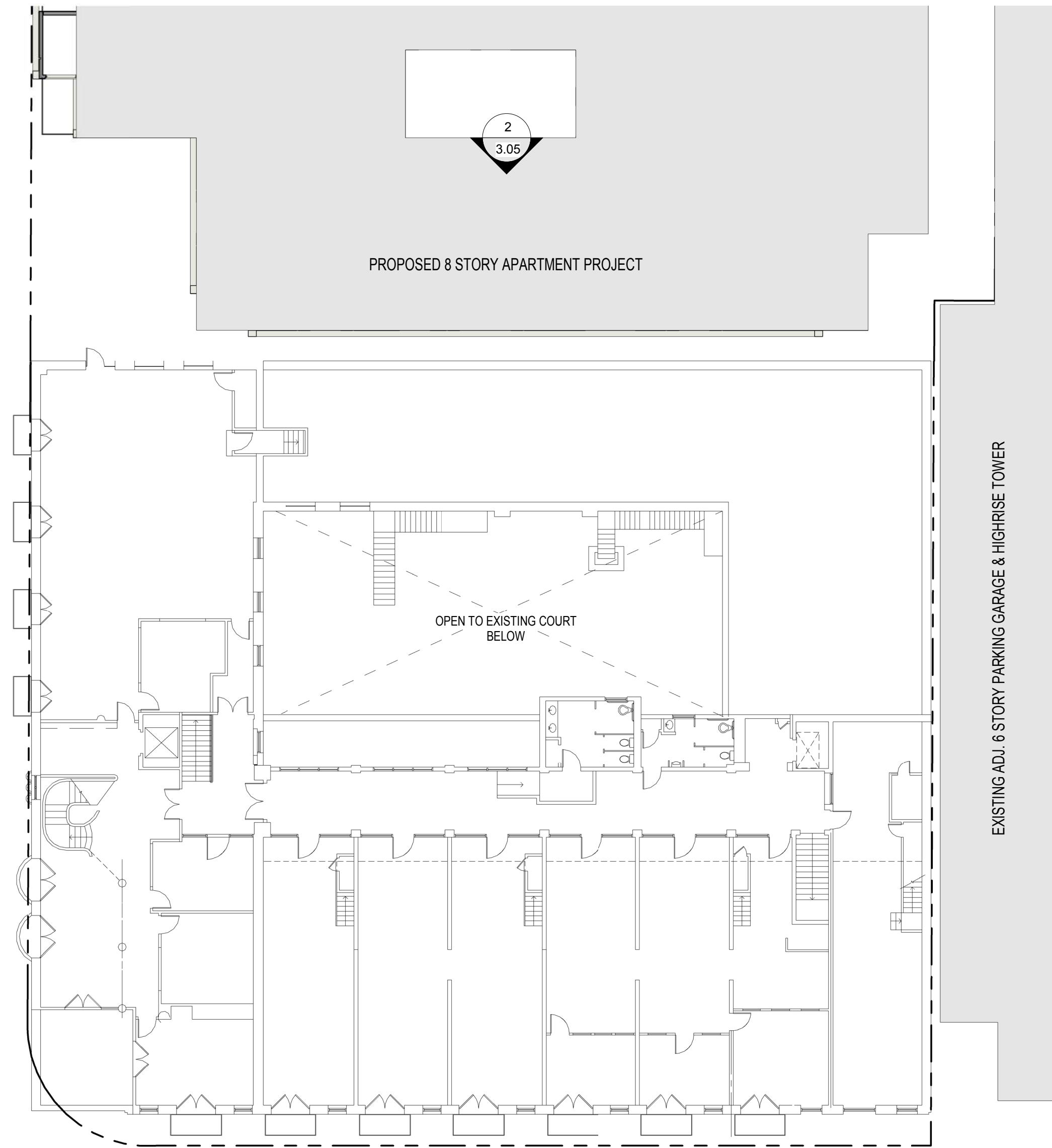
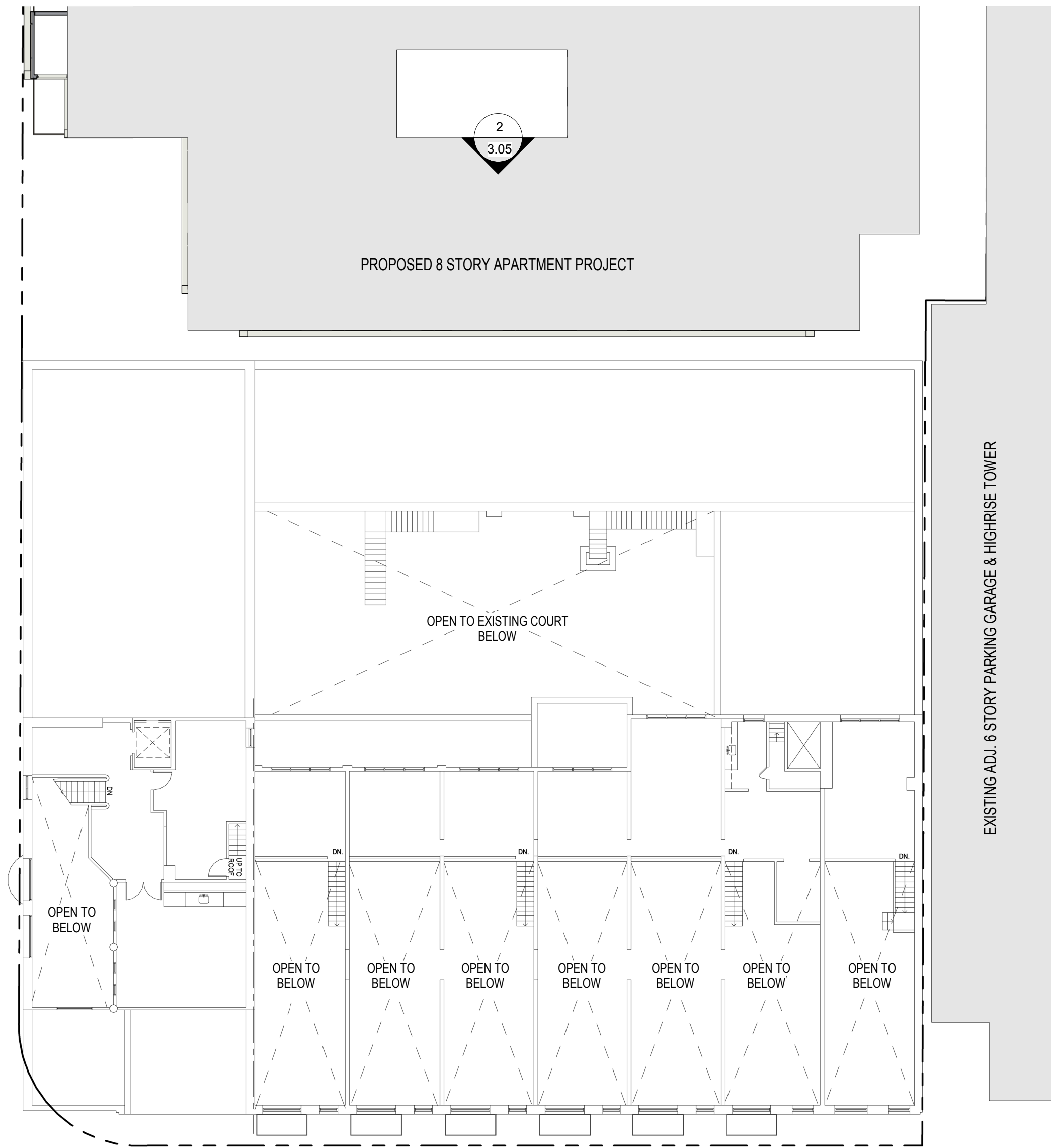
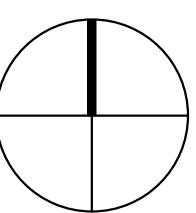
EXISTING BUILDING PLAN - L1
SCALE: 1/16" = 1'-0"

1

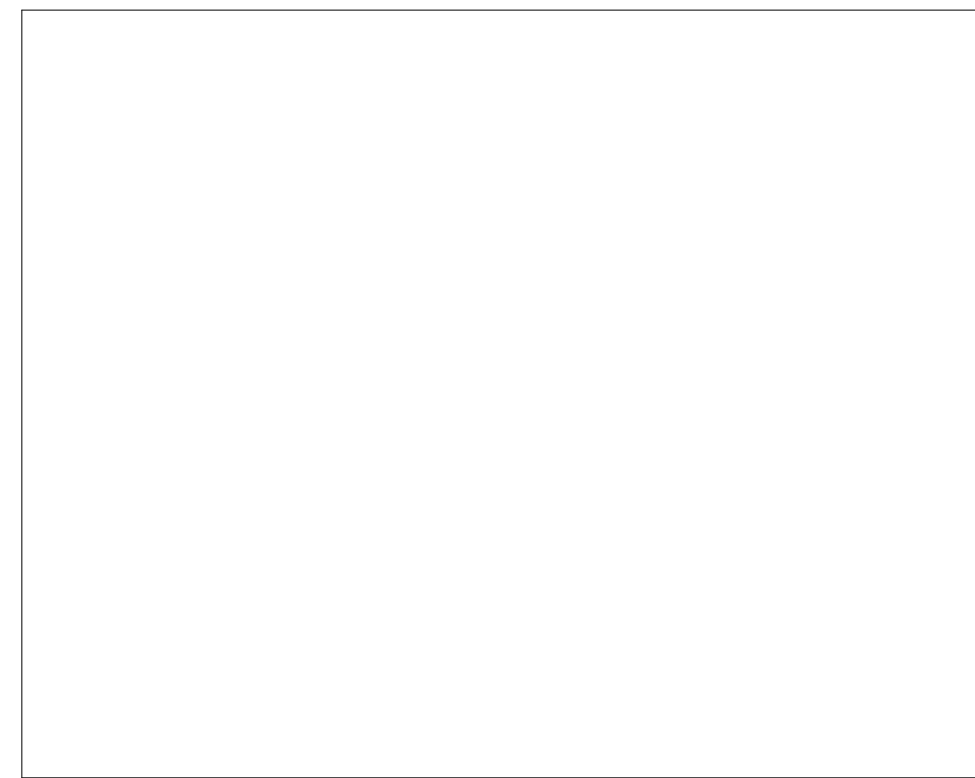
EXISTING BUILDING PLAN L1 & L1 MEZZ

2.10

638 S. BERENDO ST.
SCHEMATIC DESIGN



LABDS APPROVAL STAMP



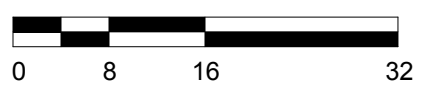
EXISTING BUILDING PLAN - L2 MEZZ
SCALE: 1/16" = 1'-0"

2

EXHIBIT "A"
Page No. 21 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

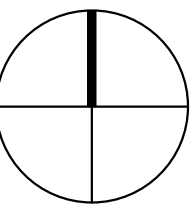
EXISTING BUILDING PLAN - L2
SCALE: 1/16" = 1'-0"

1

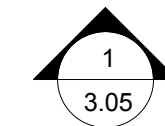
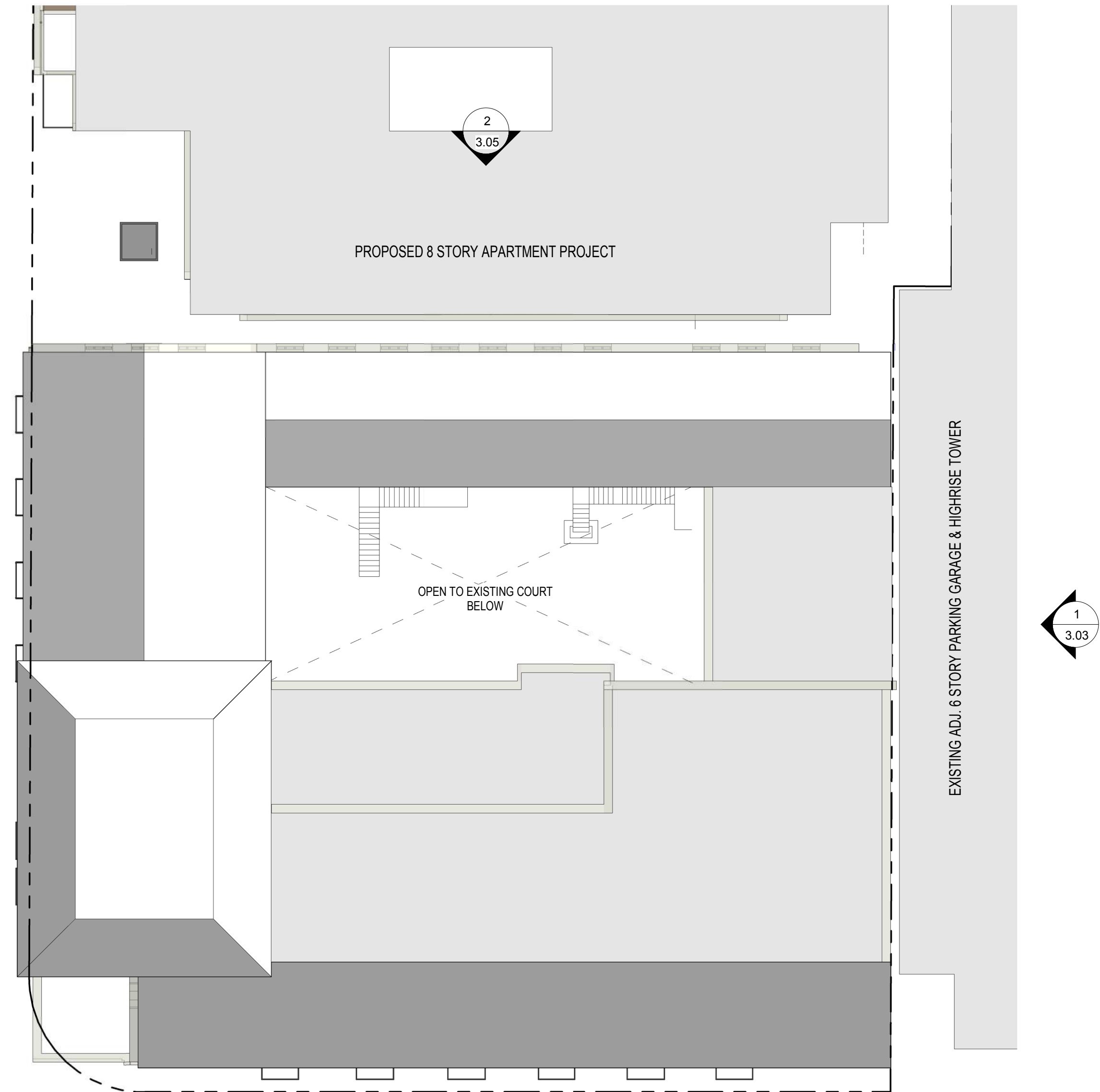
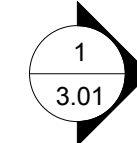


EXISTING BUILDING PLAN L2 & L2 MEZZ

2.11



BERENDO ST.

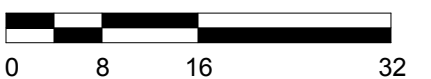


WILSHIRE BLVD.

EXISTING BUILDING PLAN - ROOF

SCALE: 1/16" = 1'-0"

1



EXISTING BUILDING - ROOF PLAN

LABDS APPROVAL STAMP

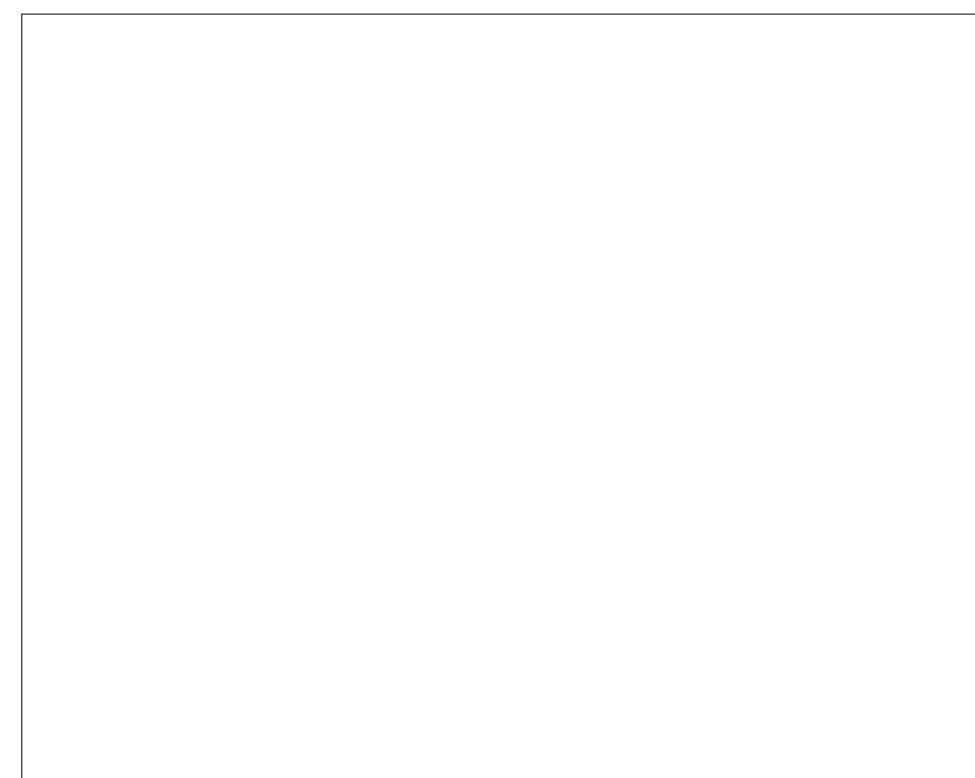
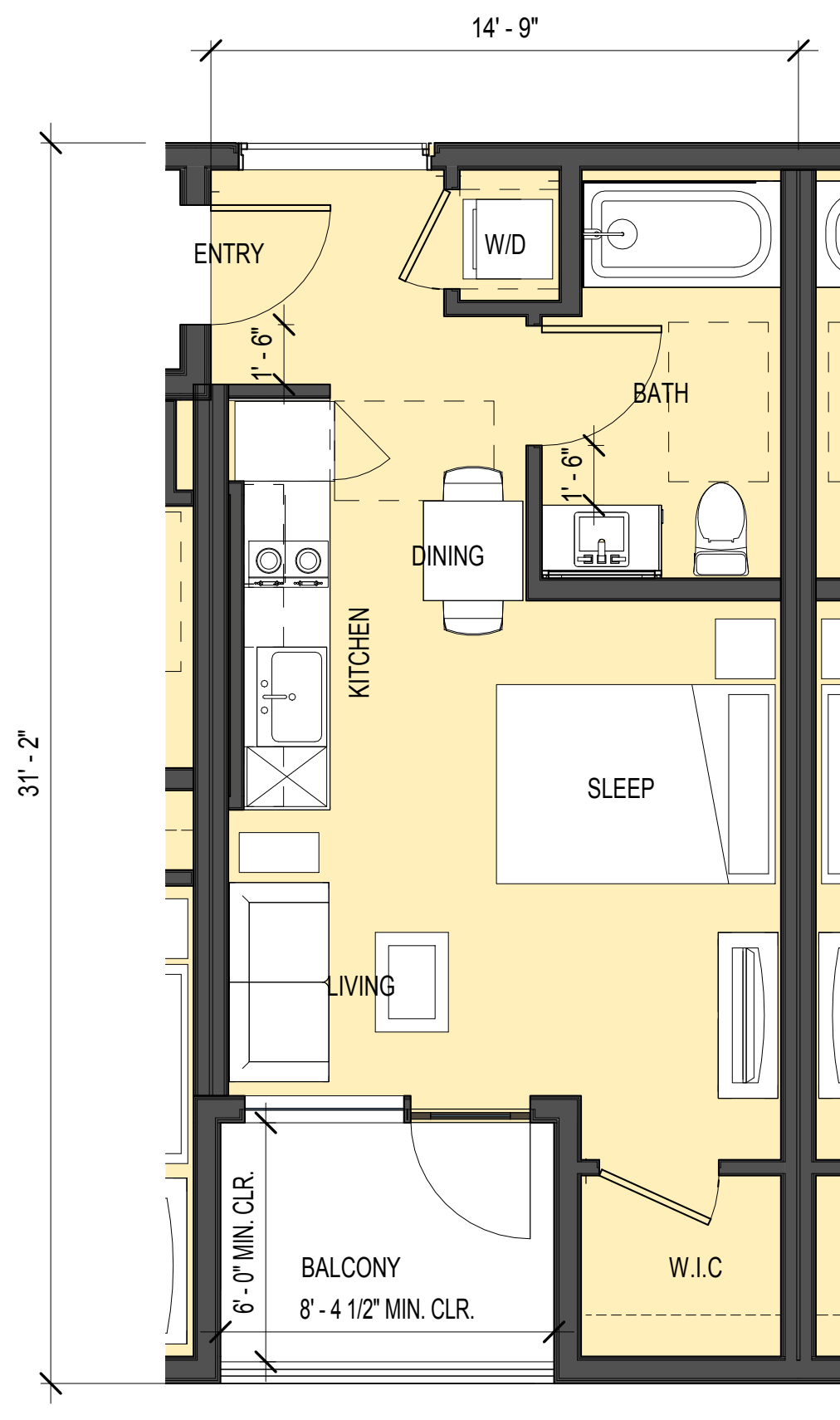


EXHIBIT "A"

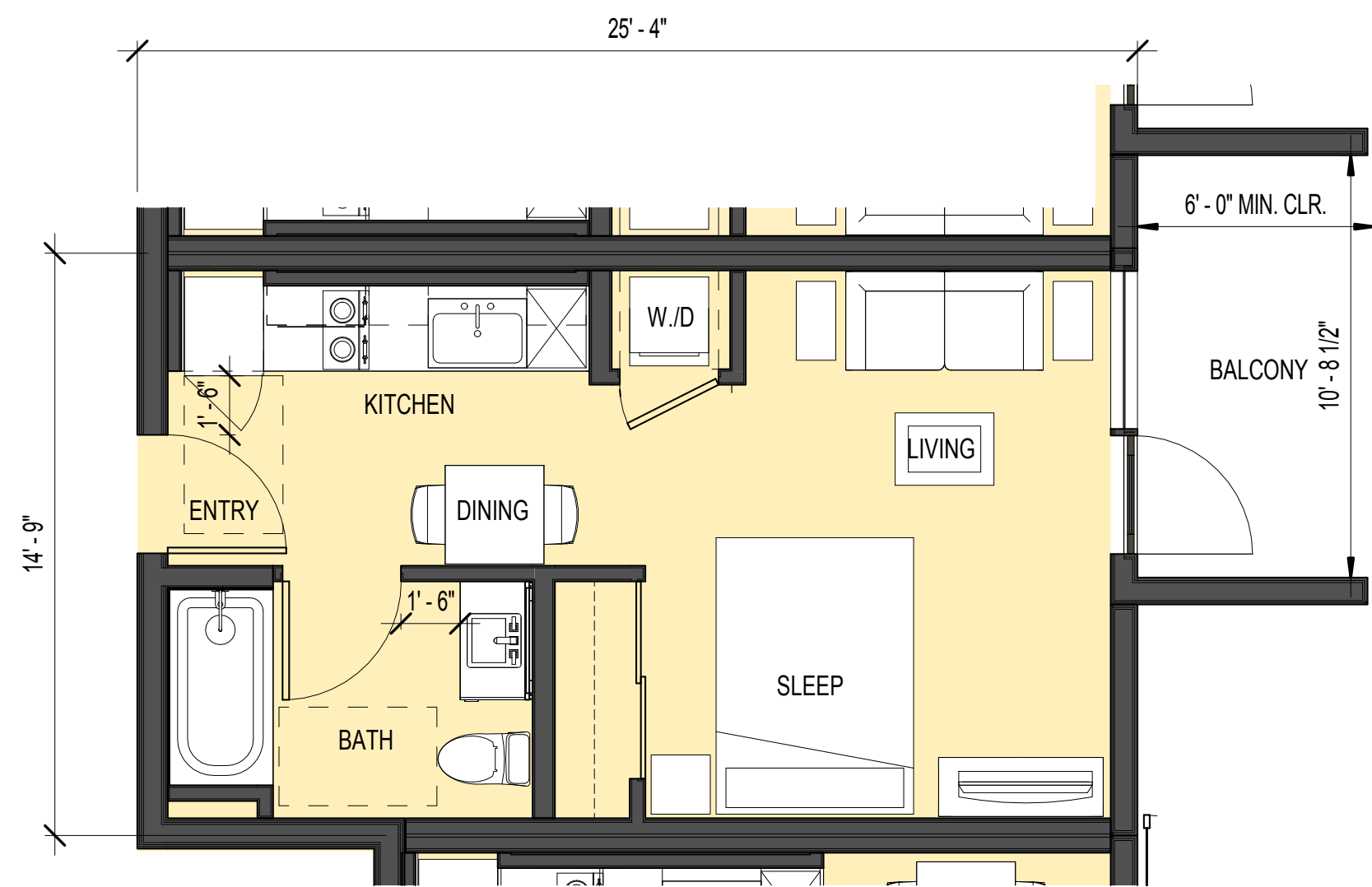
Page No. 22 of 35

Case No. DIR-2023-4545-TOC-SPR-VHCA

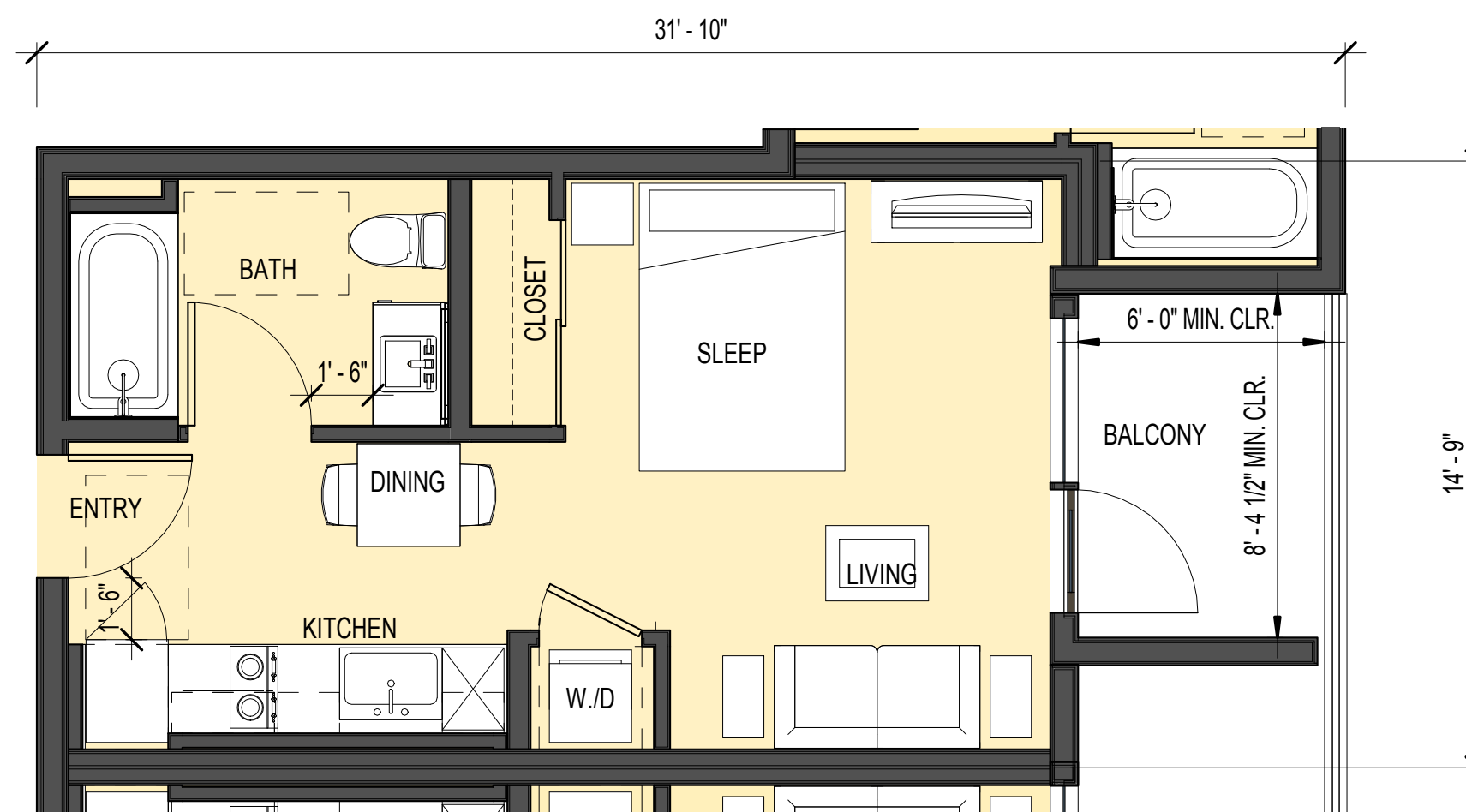
EXHIBIT "A"
Page No. 23 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA



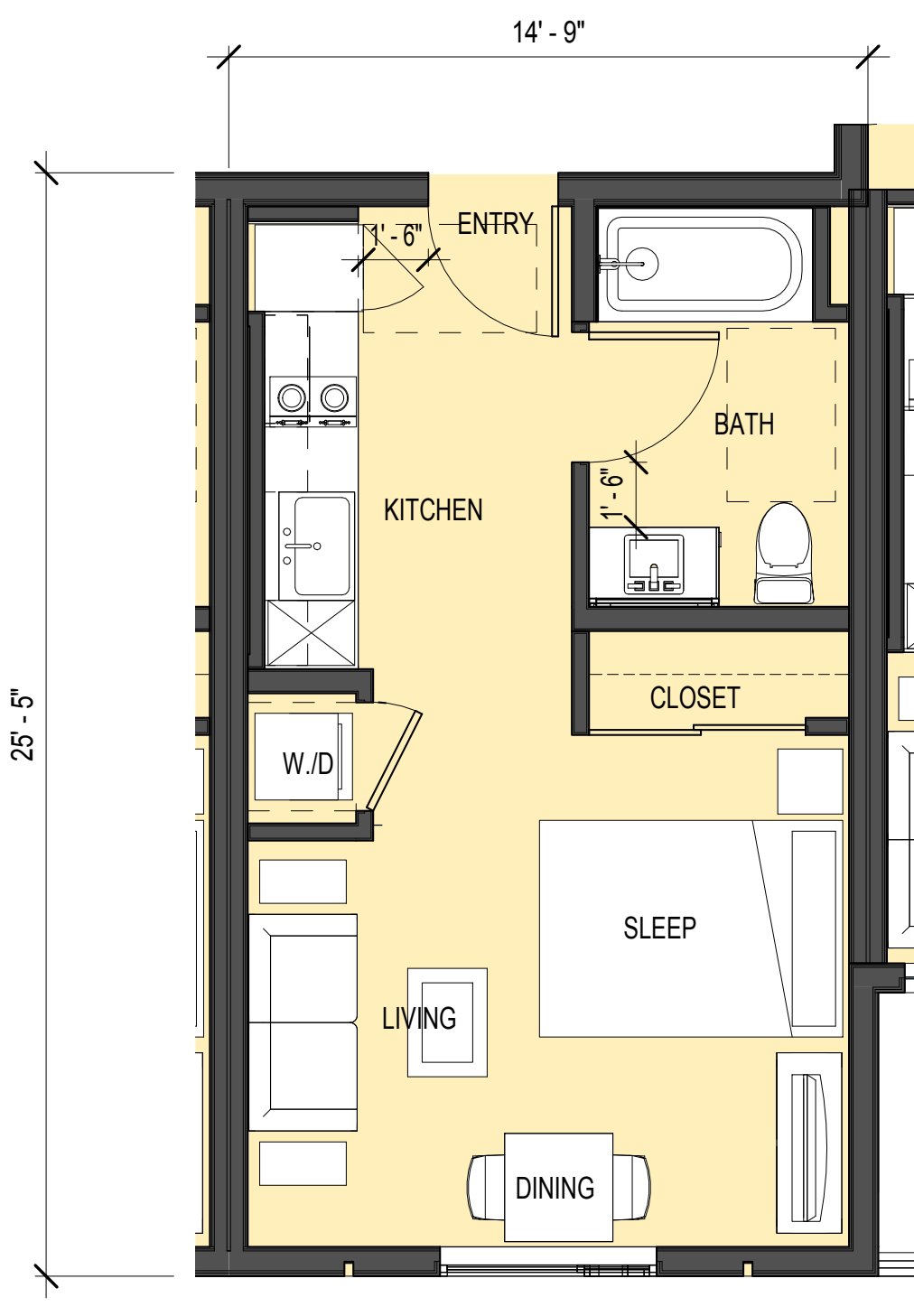
UNIT S-04 - 402 SF
1/4" = 1'-0"



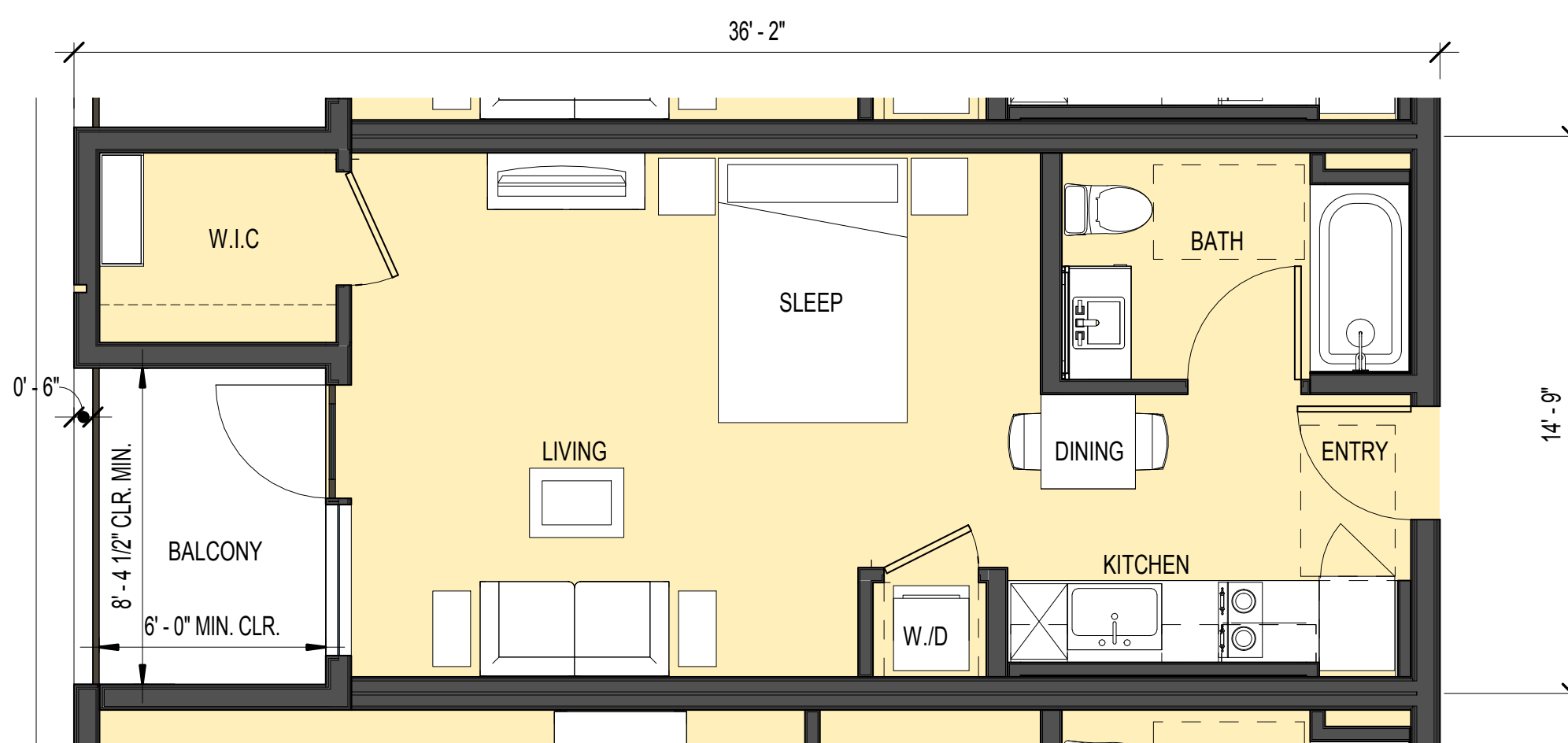
UNIT S-02.1 - 366 SF
1/4" = 1'-0"



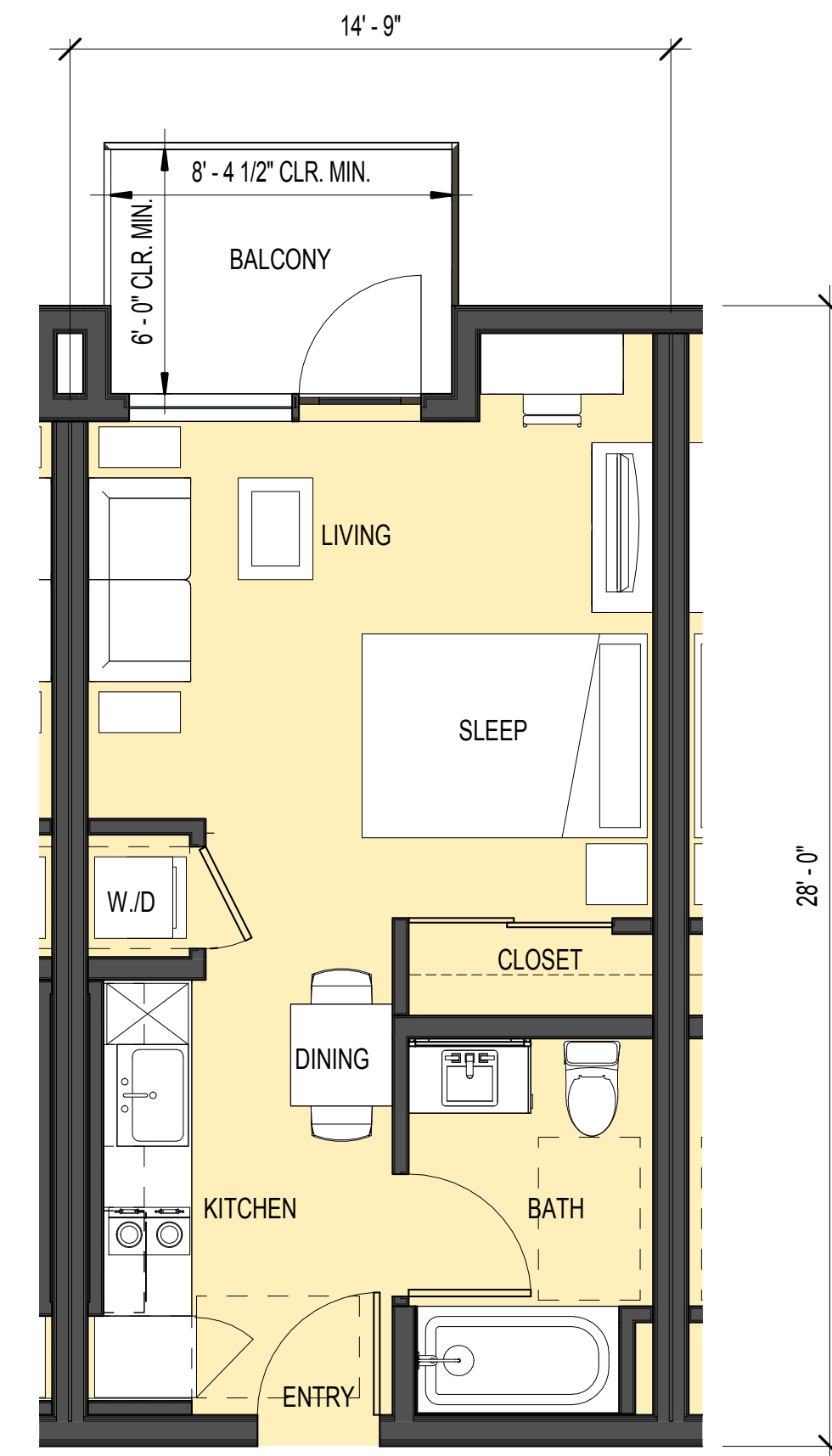
UNIT S-02 - 369 SF
1/4" = 1'-0"



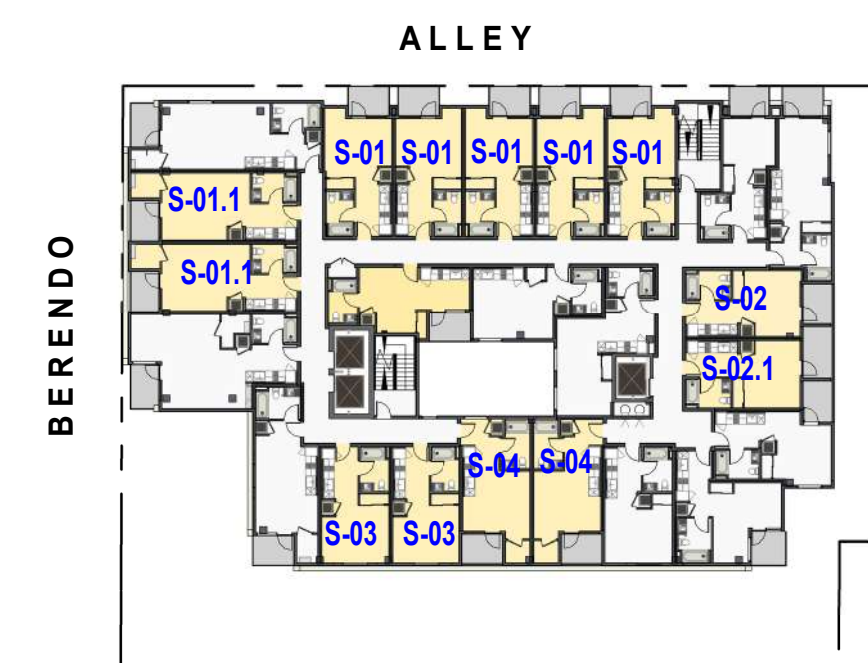
UNIT S-03 - 375 SF
1/4" = 1'-0"



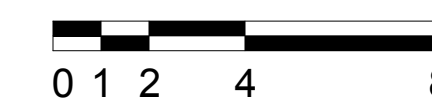
UNIT S-01.1 - 476 SF
1/4" = 1'-0"



UNIT S-01 - 392 SF
1/4" = 1'-0"



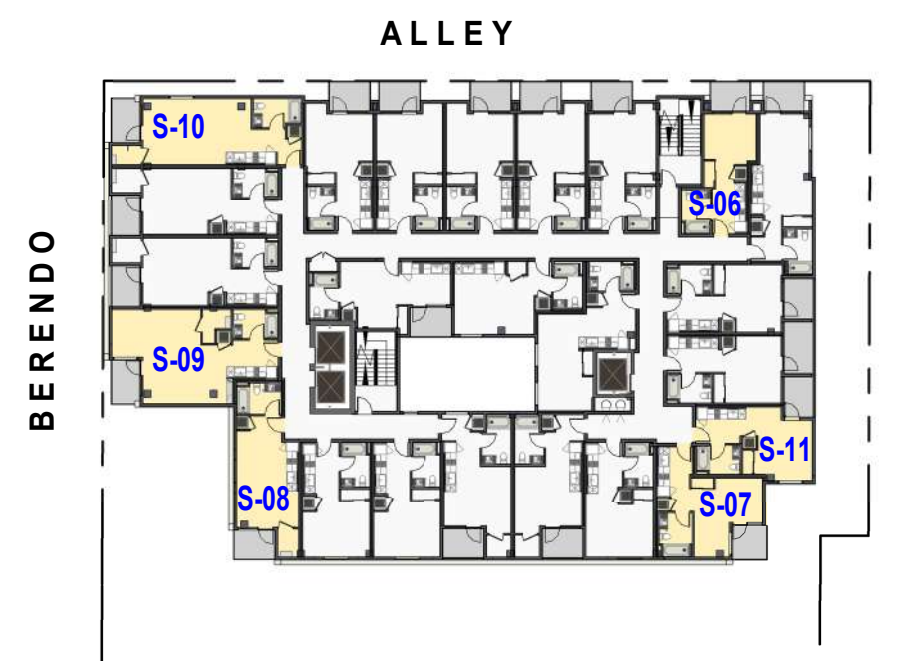
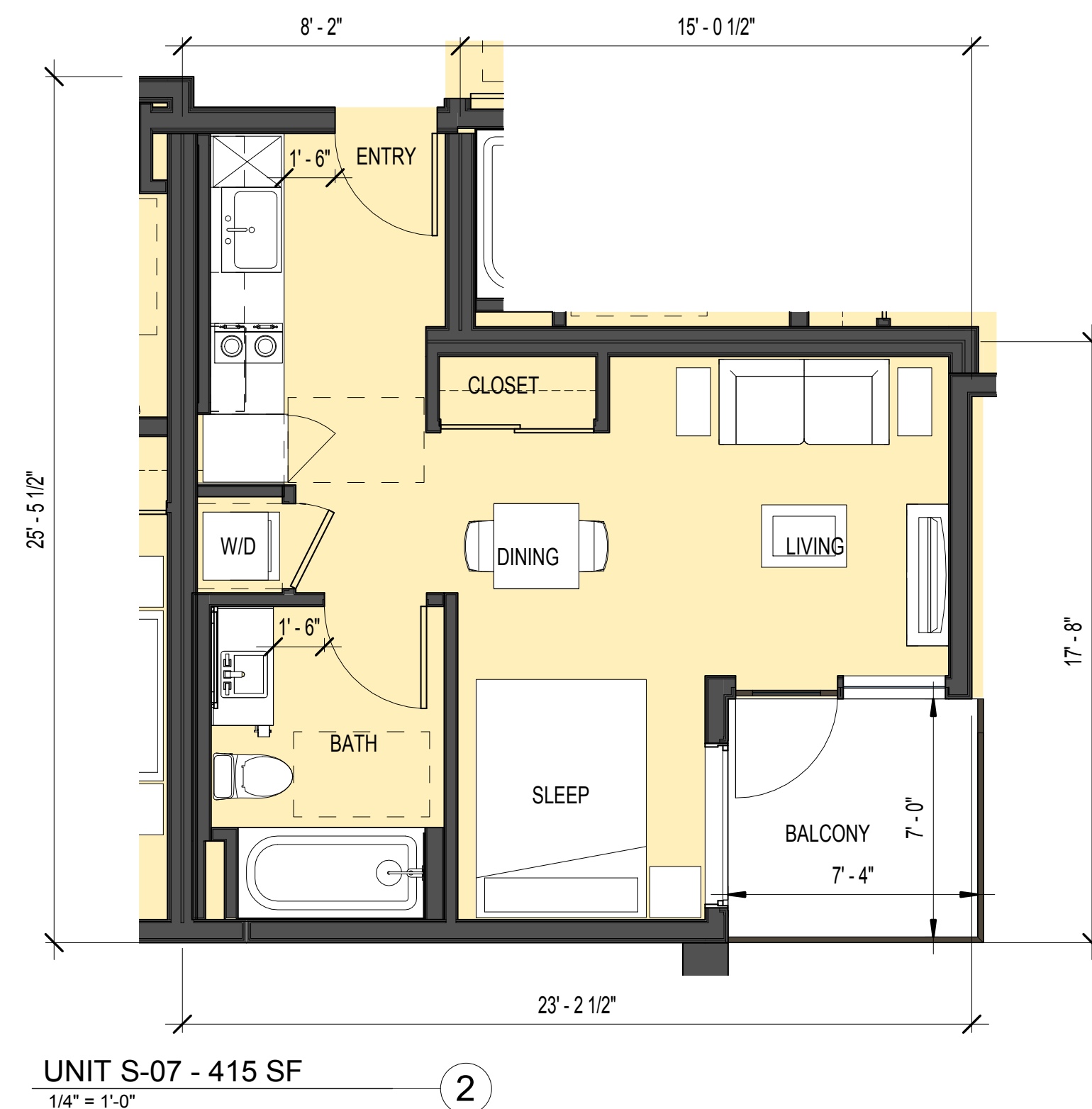
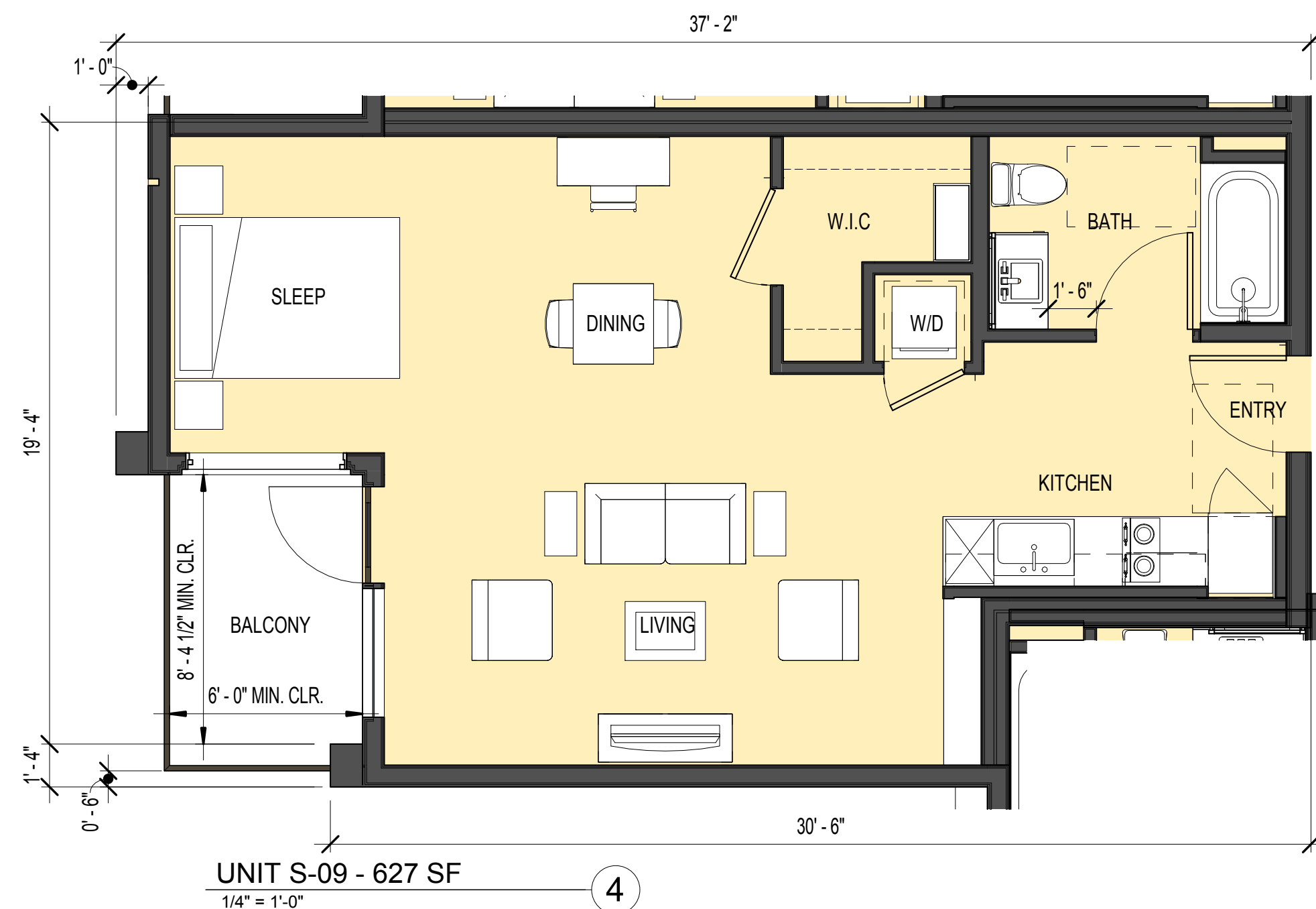
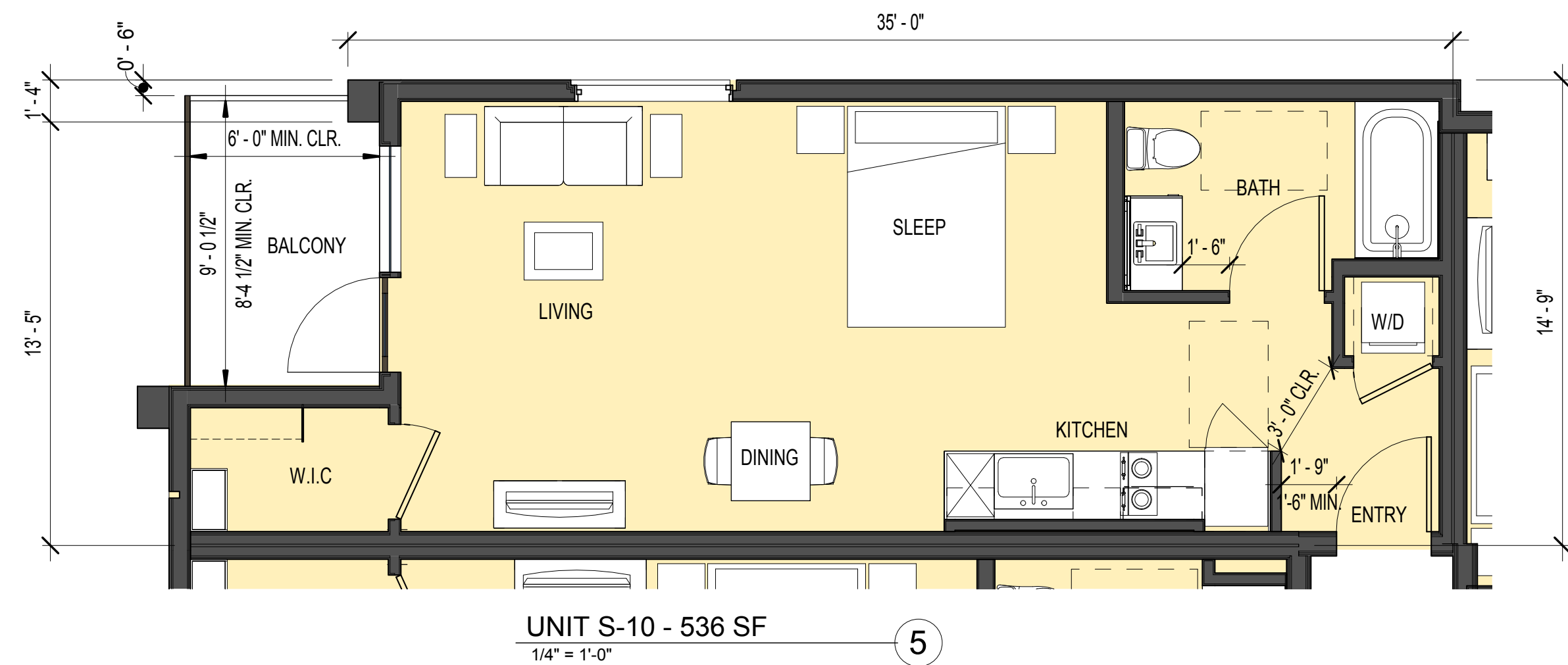
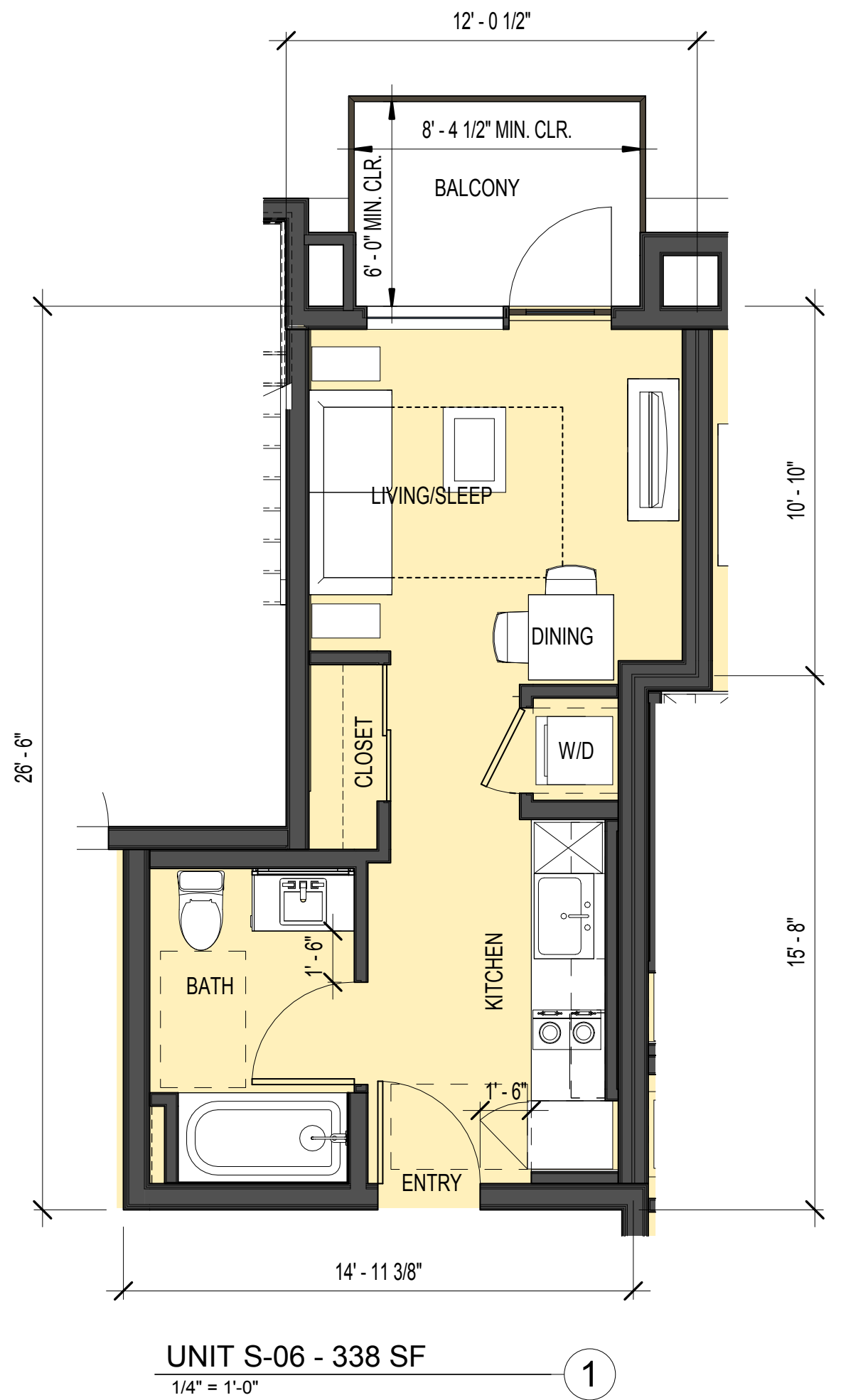
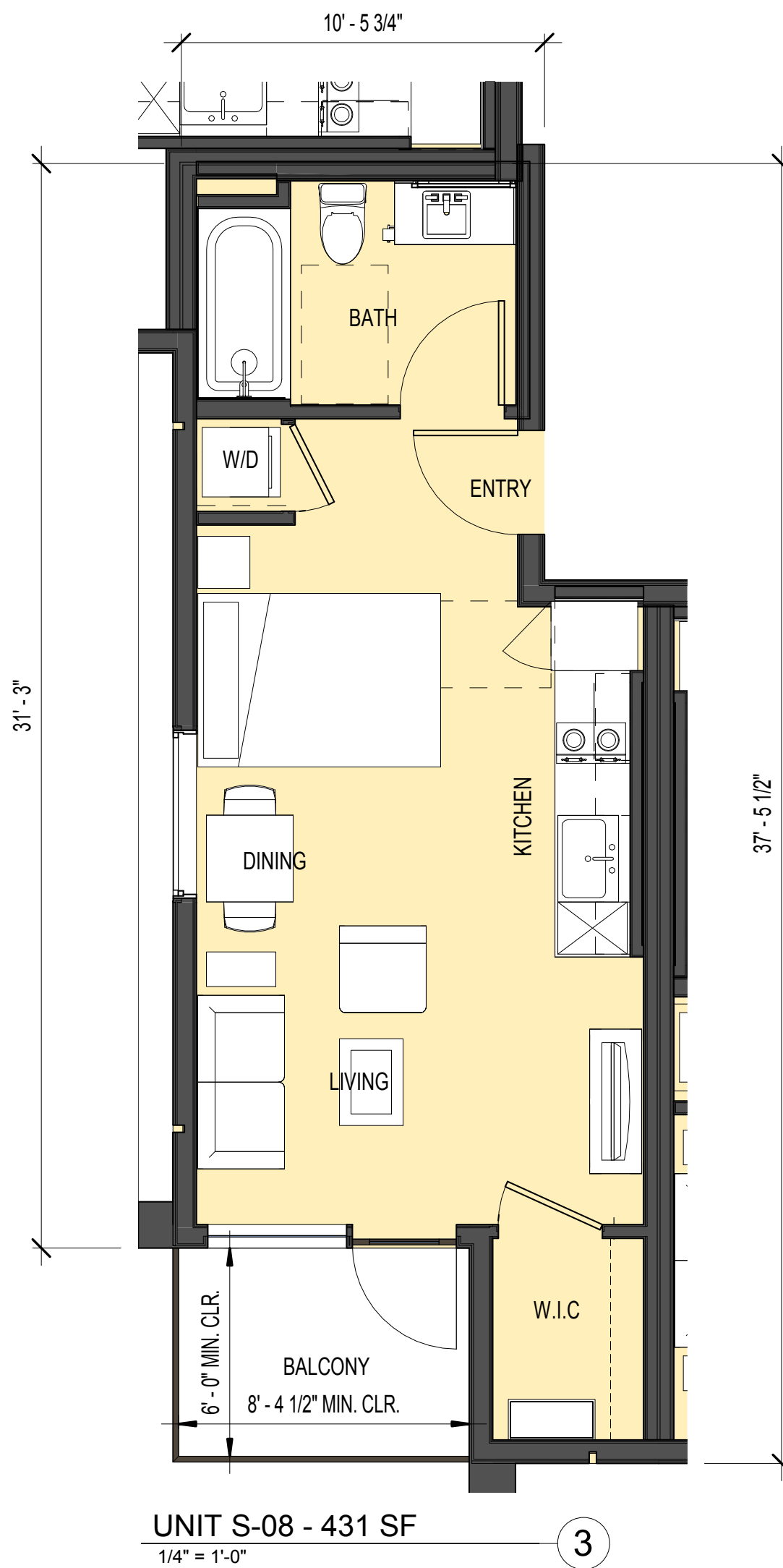
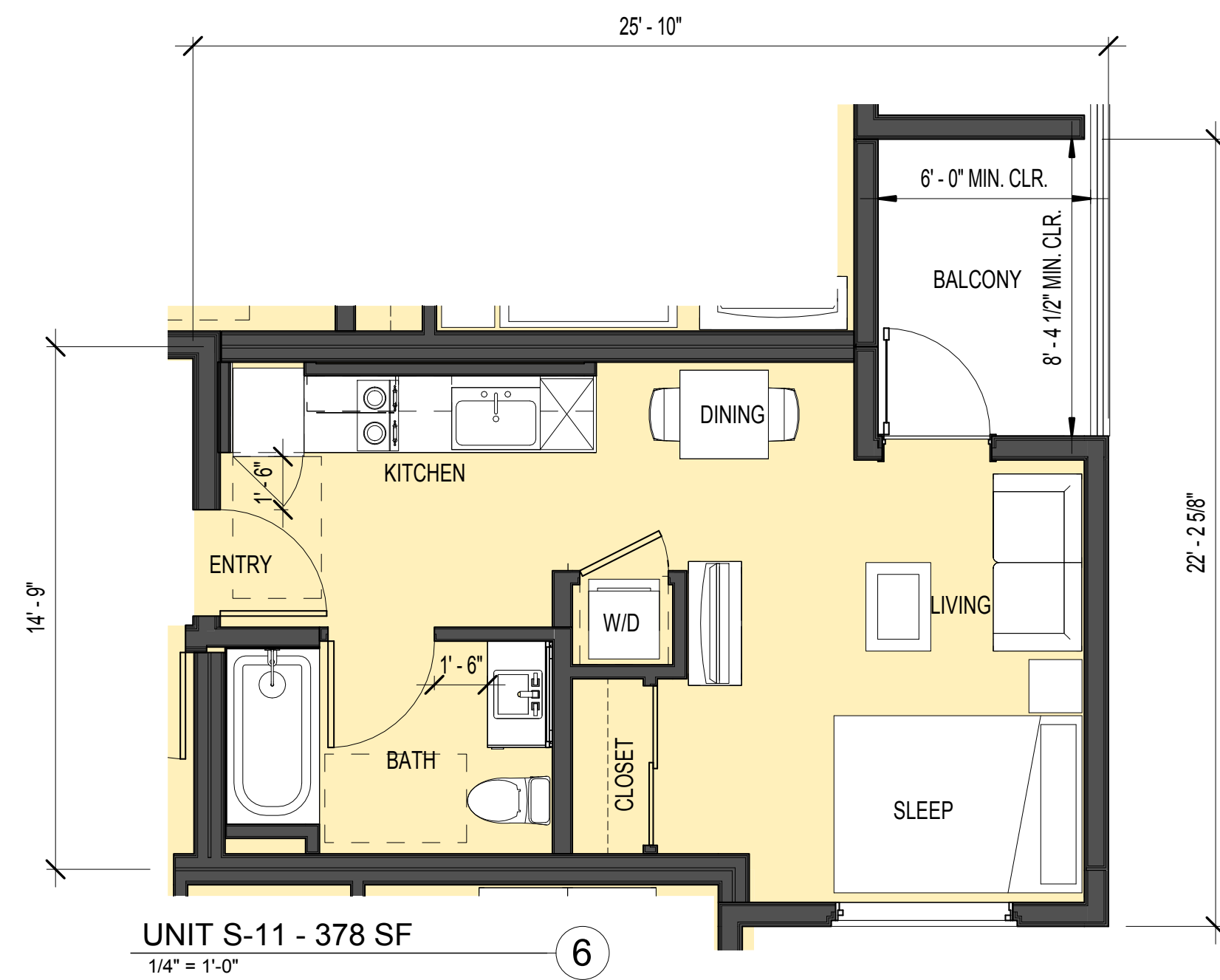
KEYPLAN



UNIT S - ENLARGED PLANS

2.20

EXHIBIT "A"
Page No. 24 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA



KEYPLAN



UNIT S - ENLARGED PLANS

2.21

638 S. BERENDO ST.
SCHEMATIC DESIGN

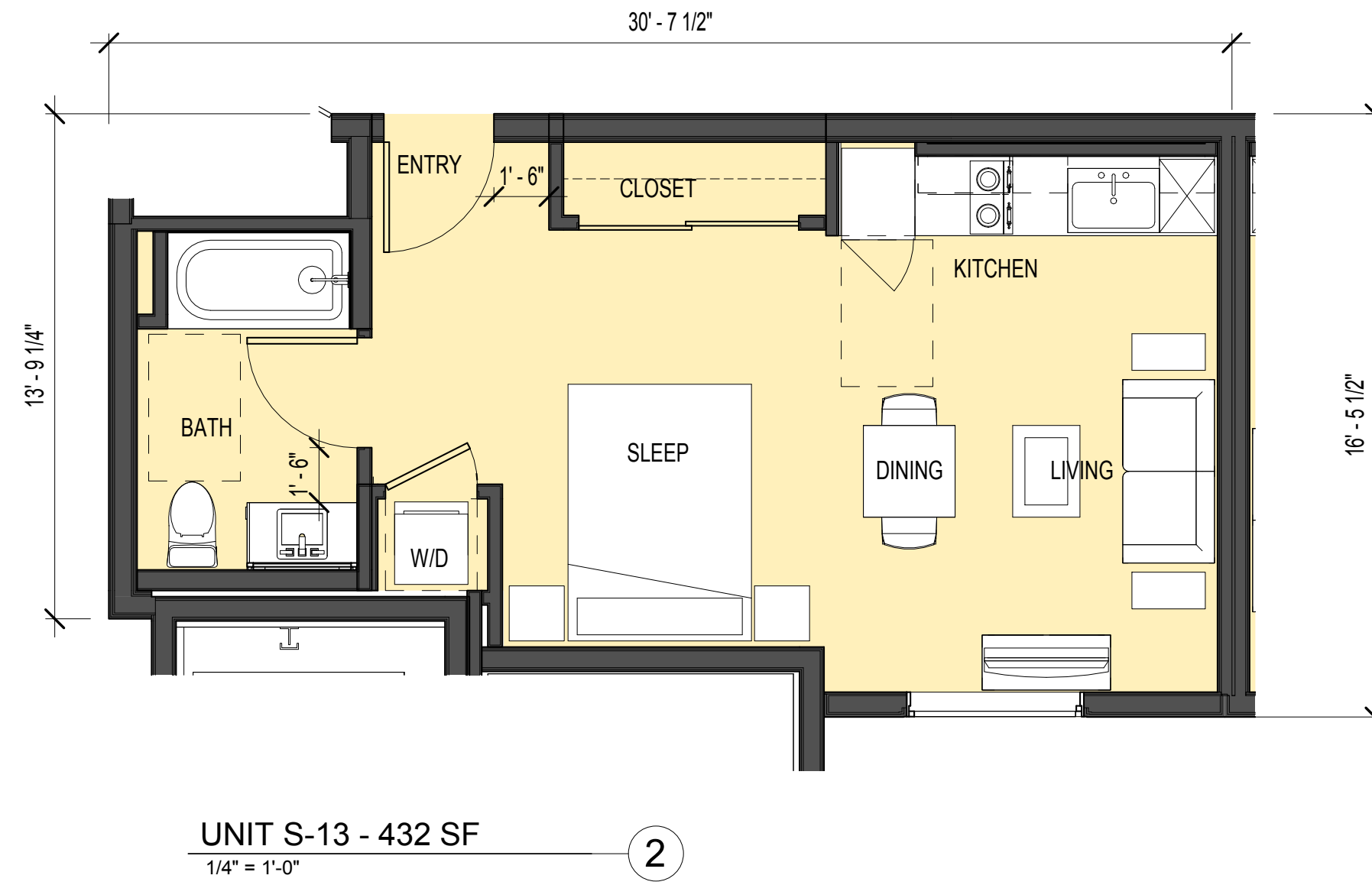
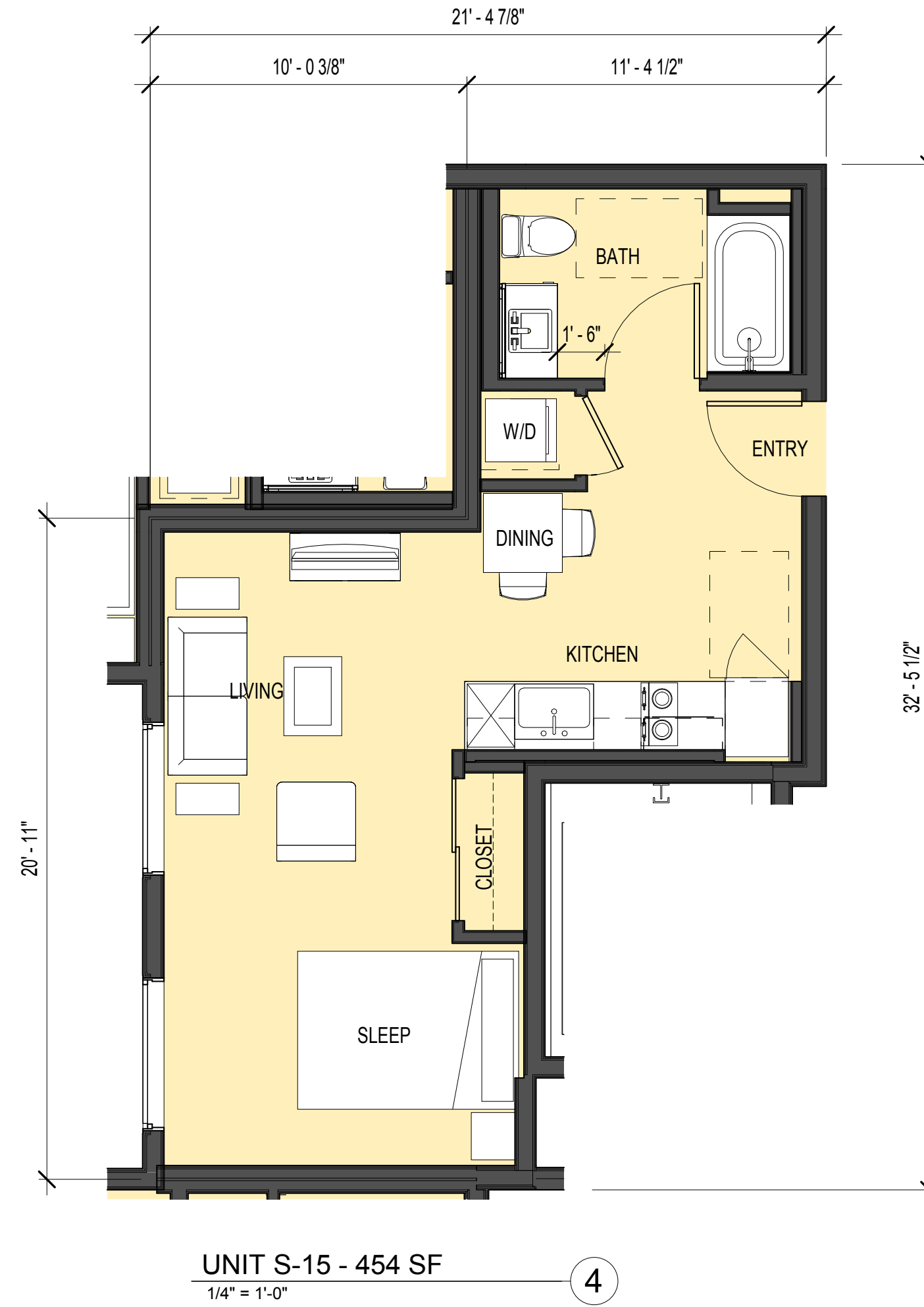
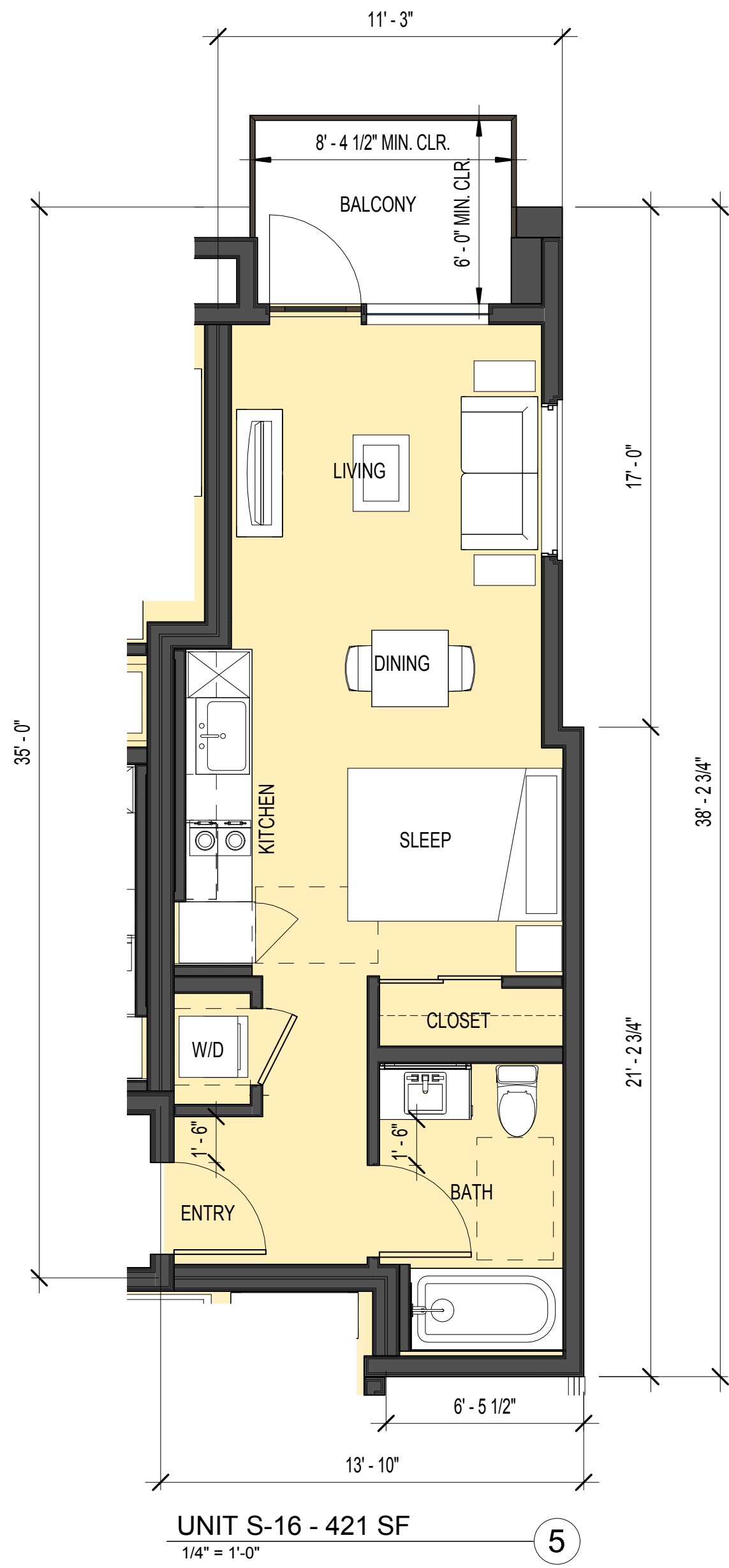
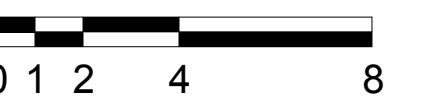
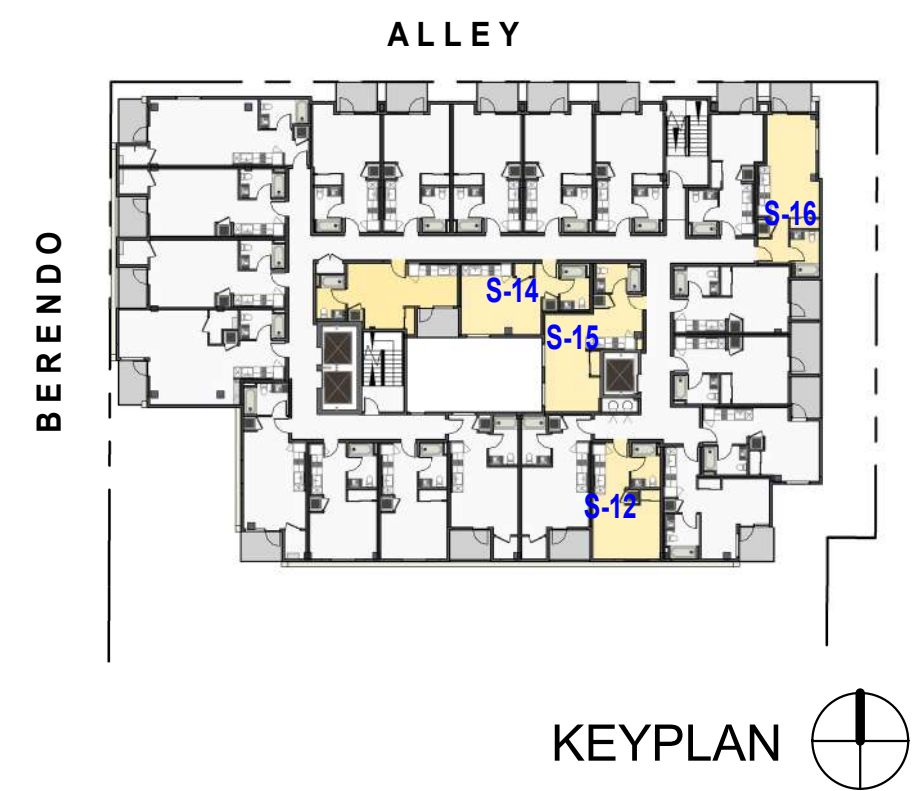
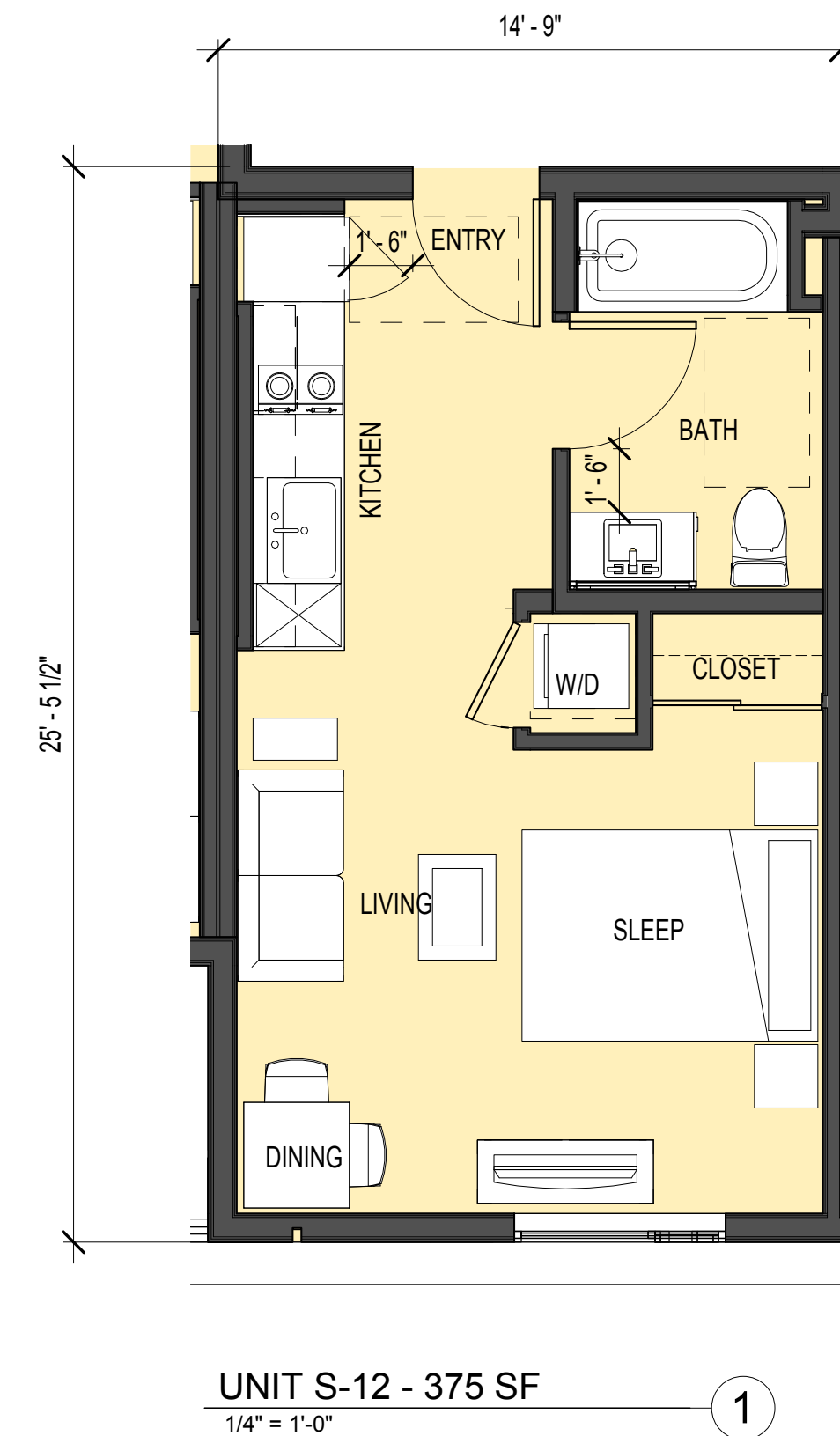
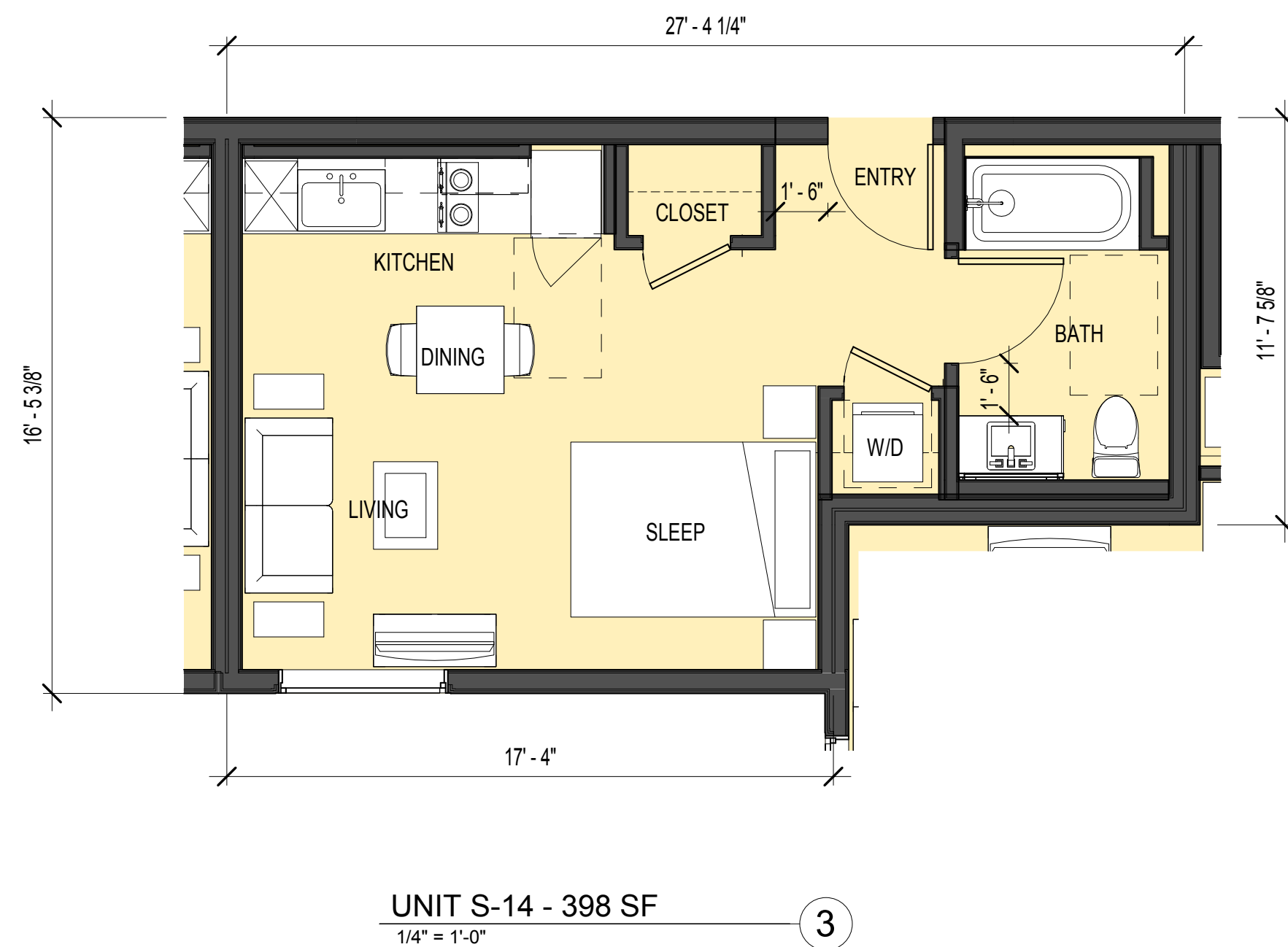


EXHIBIT "A"
Page No. 25 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA



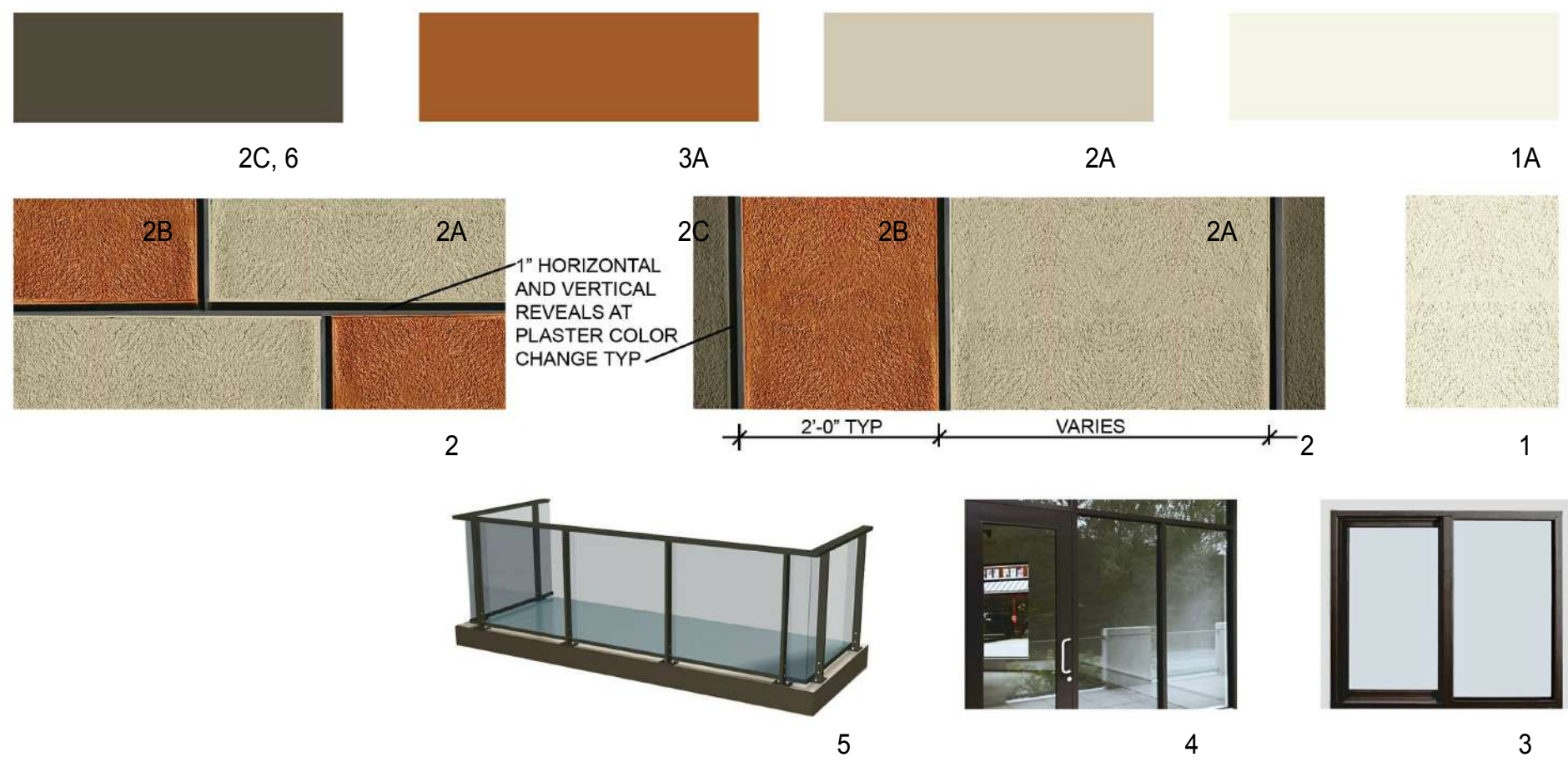
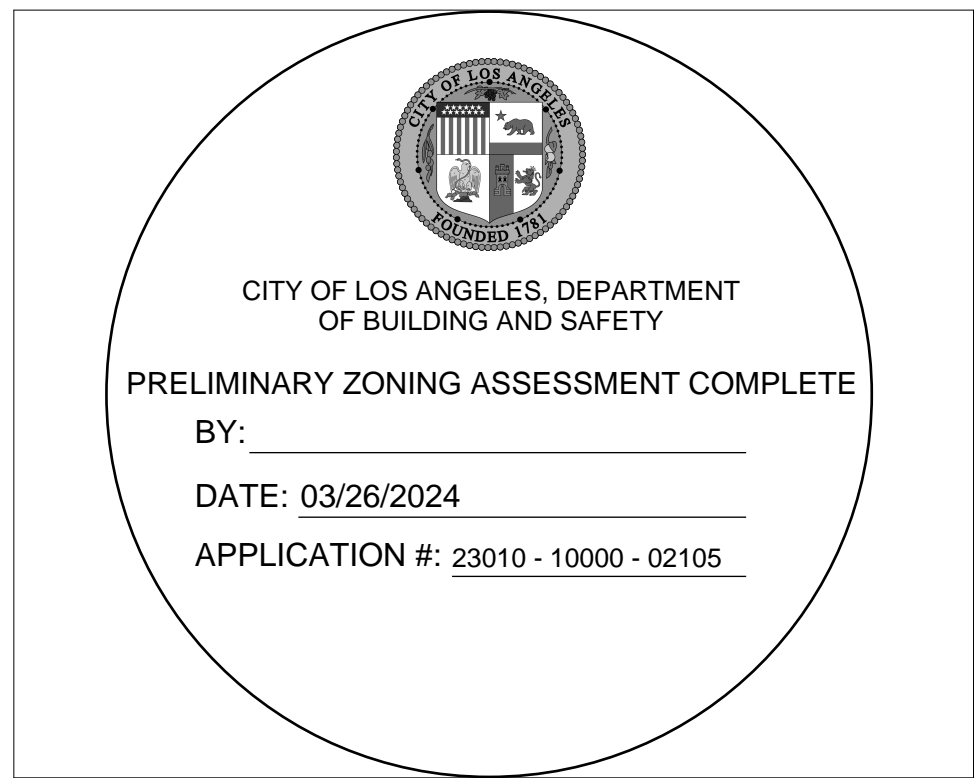
UNIT S - ENLARGED PLANS

2.22

638 S. BERENDO ST.
SCHEMATIC DESIGN



LABDS APPROVAL STAMP



MATERIALS KEY

- 1 - CEMENT PLASTER - SAND FLOAT FINISH - SOFT WHITE (TO BE SIMILAR TO THE EXISTING BUILDING ORIGINAL COLOR)
1A - PLASTER PAINT FINISH "SW" AESTHETIC WHITE SW 7035
- 2 - CEMENT PLASTER FLUSH "COLOR BLOCK" PANEL IN STAGGERED PATTERN AS SHOWN SEPARATED BY 1" REVEALS - SAND FLOAT FINISH - PAINT FINISH COLOR AS SHOWN BELOW:
 - 2A - PLASTER PANEL "GREY/BEIGE COLOR" - PAINT "SW" BALANCED BEIGE SW 7037
 - 2B - PLASTER ACCENT PANEL "TERRACOTTA COLOR" (TO BE SIMILAR TO TERRACOTTA TILE COLOR ON EXISTING BUILDING) - PAINT "SW" COPPER MOUNTAIN SW 6356
 - 2C - PLASTER PANEL "BRONZE COLOR" - PAINT "SW" BRAINSTORM BRONZE SW 7033
- 3 - VINYL WINDOWS AND BALCONY DOORS DARK BRONZE
- 4 - ALUMINUM AND GLASS STOREFRONT - FINISH DARK BRONZE
- 5 - ALUMINUM AND GLASS RAILING - METAL FINISH DARK BRONZE
- 6 - CEMENT PLASTER - SAND FLOAT FINISH - PAINT "SW" BRAINSTORM BRONZE

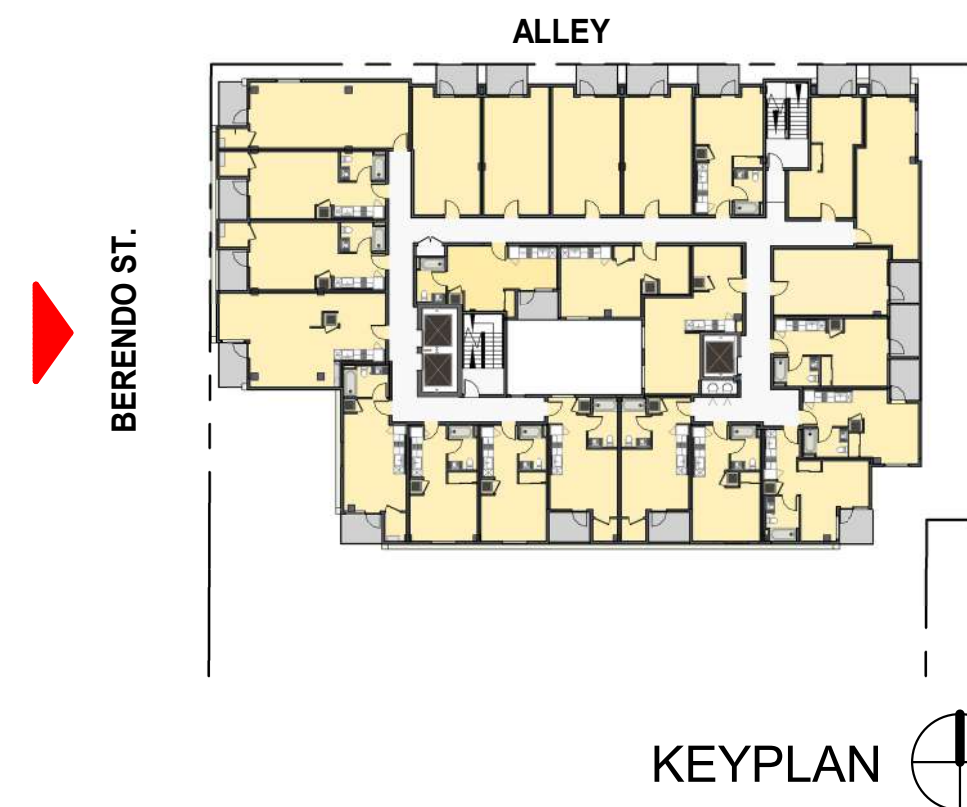
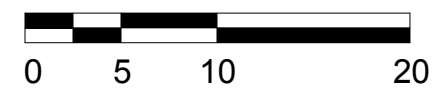


EXHIBIT "A"
Page No. 26 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA



WEST / BERENDO ST. ELEVATION

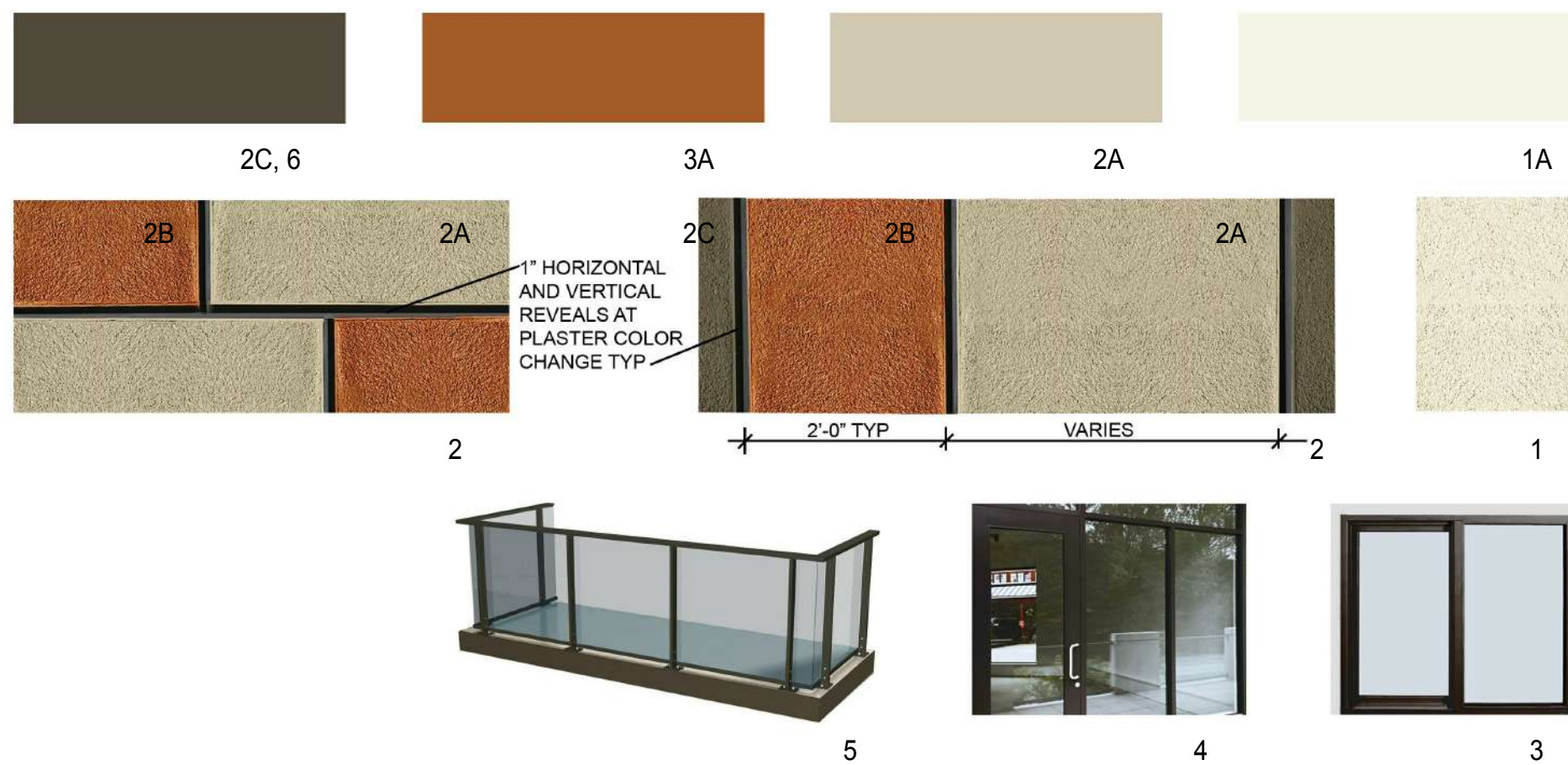
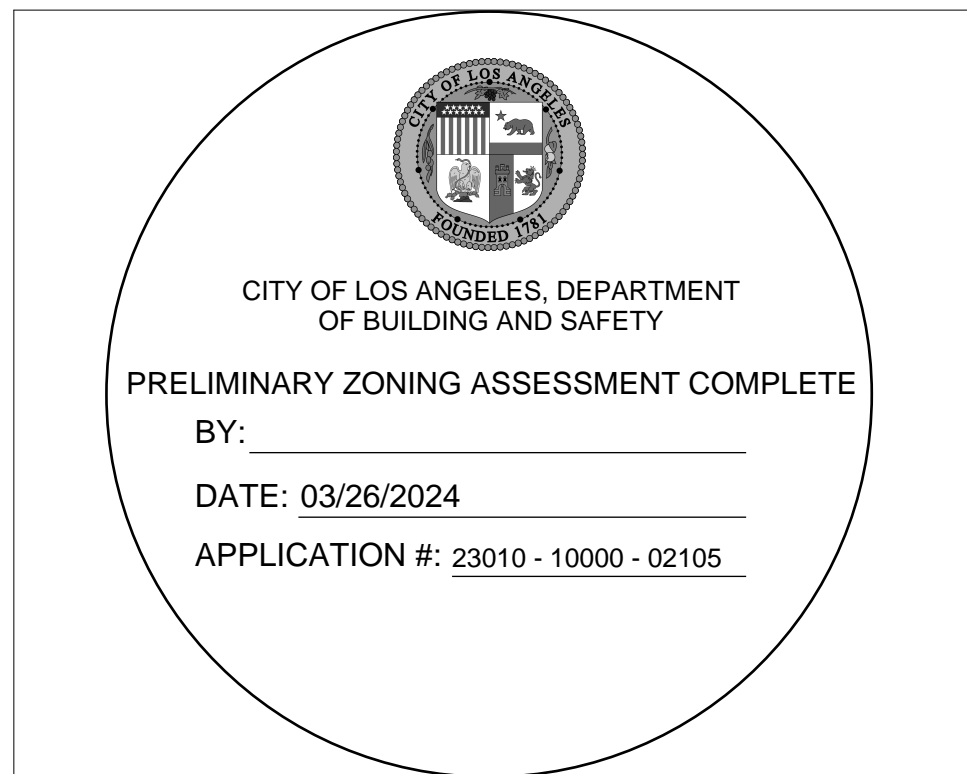
3.01

638 S. BERENDO ST.
SCHEMATIC DESIGN

NOTE: ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION
01/15/2024 (UPDATED 02-09-24)

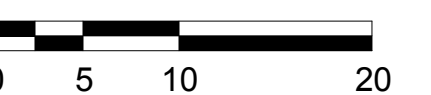
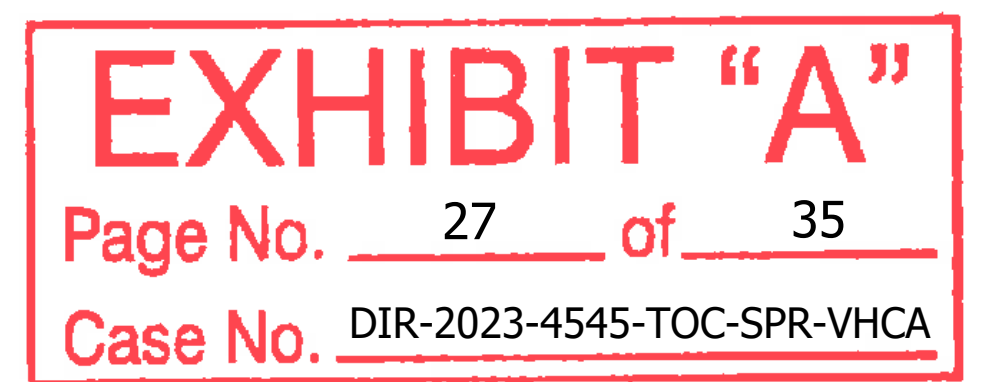
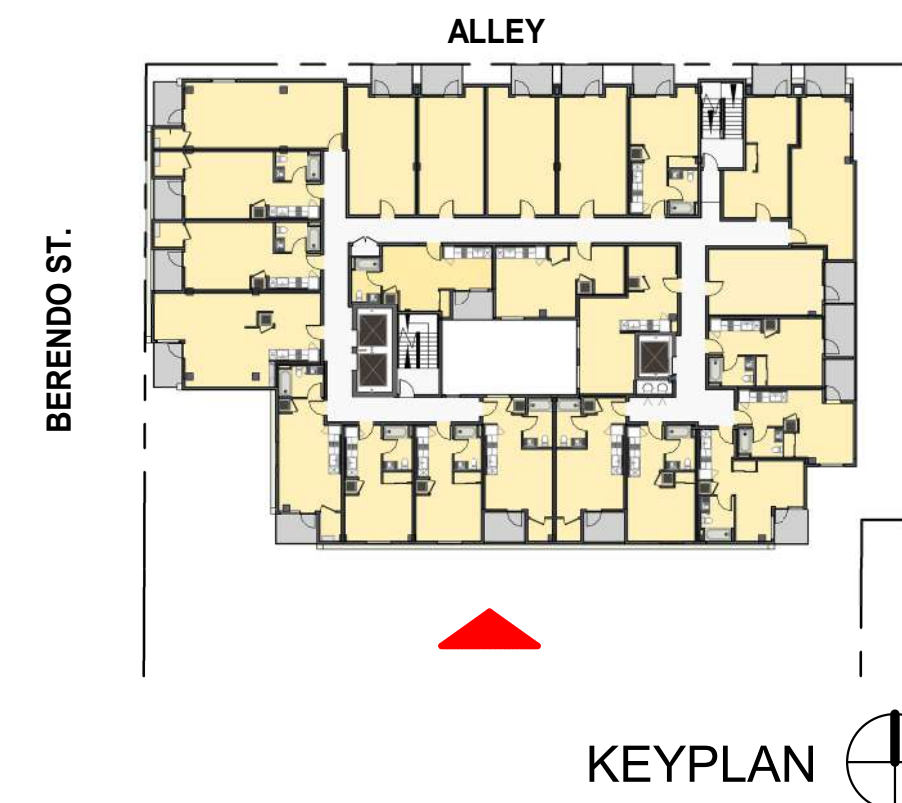


LABDS APPROVAL STAMP



MATERIALS KEY

- 1 - CEMENT PLASTER - SAND FLOAT FINISH - SOFT WHITE (TO BE SIMILAR TO THE EXISTING BUILDING ORIGINAL COLOR)
1A - PLASTER PAINT FINISH "SW" AESTHETIC WHITE SW 7035
- 2 - CEMENT PLASTER FLUSH "COLOR BLOCK" PANEL IN STAGGERED PATTERN AS SHOWN SEPARATED BY 1" REVEALS - SAND FLOAT FINISH - PAINT FINISH COLOR AS SHOWN BELOW:
2A - PLASTER PANEL "GREY/BEIGE COLOR" - PAINT "SW" BALANCED BEIGE SW 7037
2B - PLASTER ACCENT PANEL "TERRACOTTA COLOR" (TO BE SIMILAR TO TERRACOTTA TILE COLOR ON EXISTING BUILDING) - PAINT "SW" COPPER MOUNTAIN SW 6356
2C - PLASTER PANEL "BRONZE COLOR" - PAINT "SW" BRAINSTORM BRONZE SW 7033
- 3 - VINYL WINDOWS AND BALCONY DOORS DARK BRONZE
- 4 - ALUMINUM AND GLASS STOREFRONT - FINISH DARK BRONZE
- 5 - ALUMINUM AND GLASS RAILING - METAL FINISH DARK BRONZE
- 6 - CEMENT PLASTER - SAND FLOAT FINISH - PAINT "SW" BRAINSTORM BRONZE



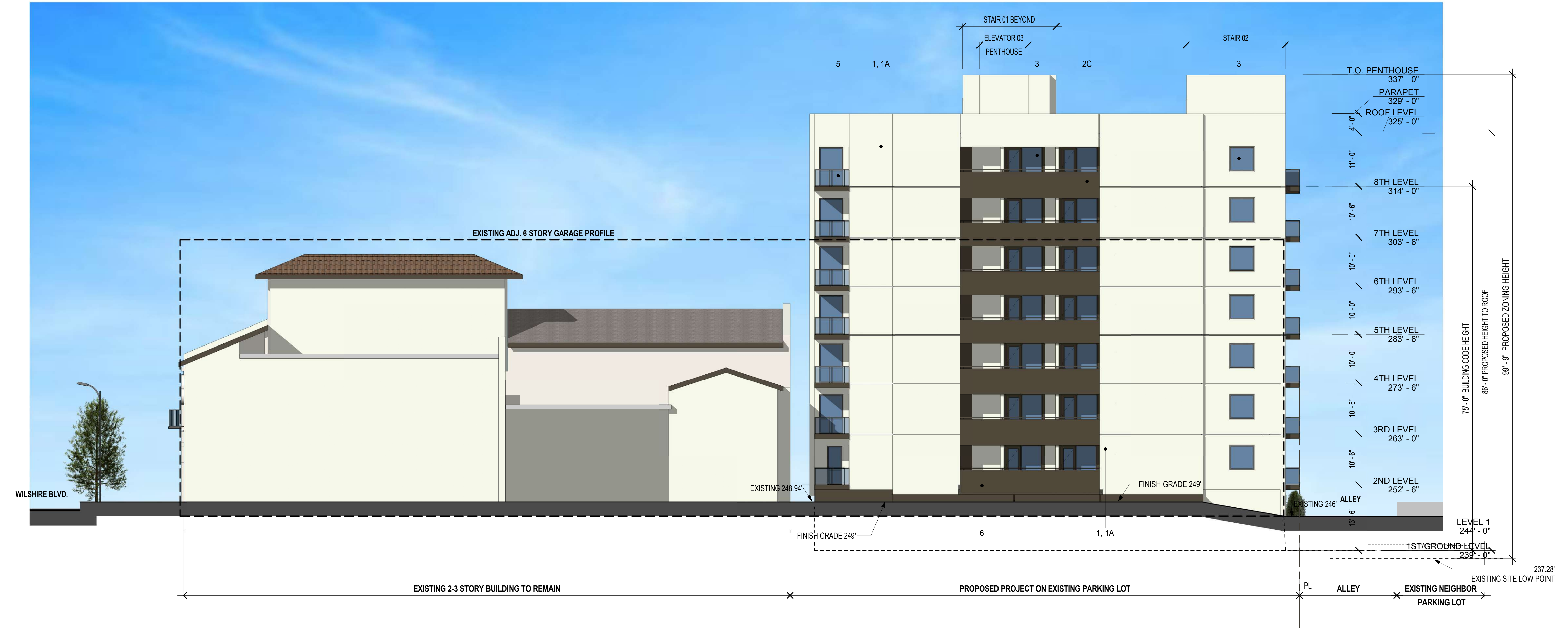
SOUTH ELEVATION

3.02

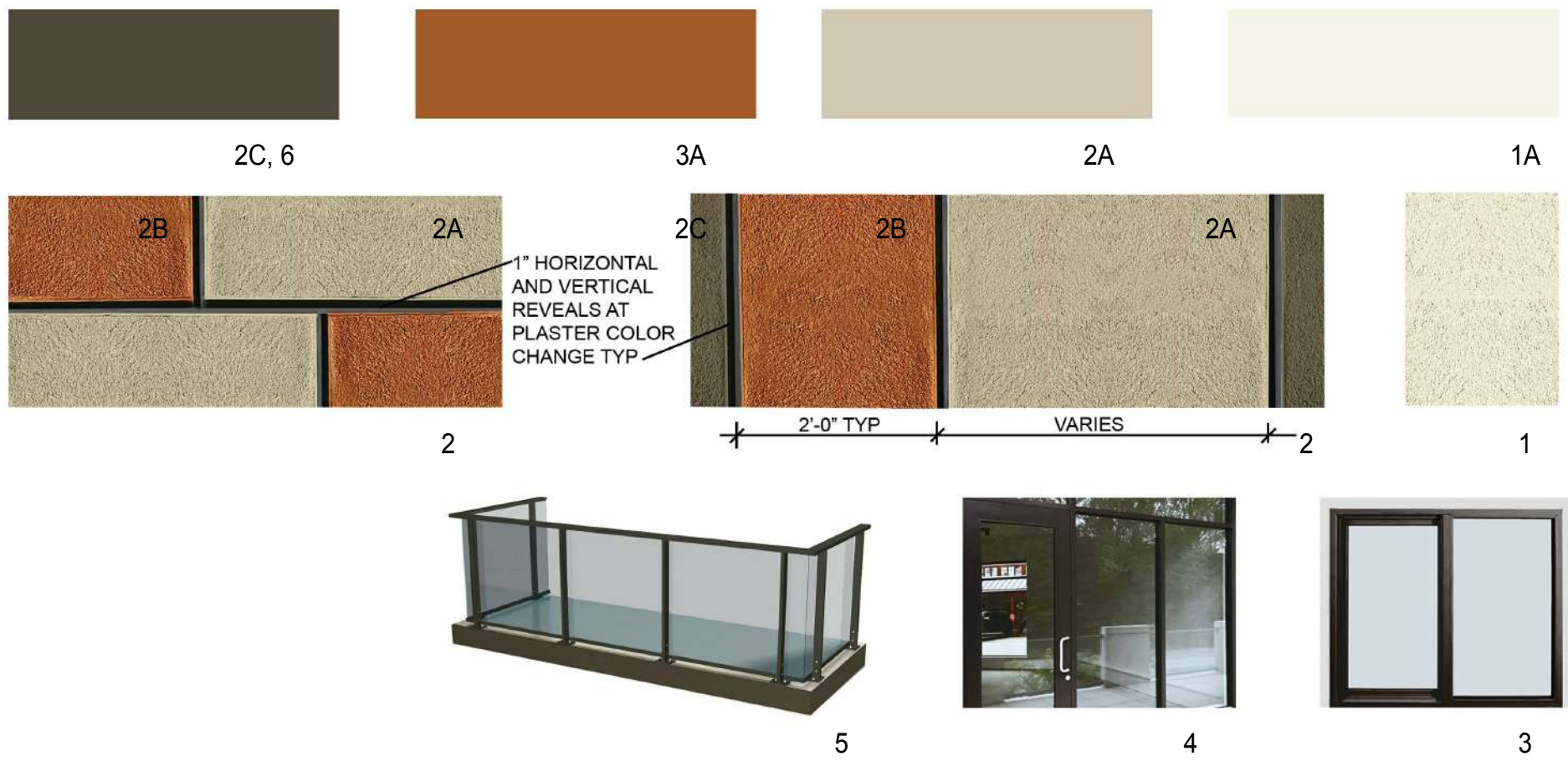
638 S. BERENDO ST.
SCHEMATIC DESIGN

NOTE: ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION

01/15/2024 (UPDATED 02-09-24)



LABDS APPROVAL STAMP



MATERIALS KEY

1 - CEMENT PLASTER - SAND FLOAT FINISH - SOFT WHITE
(TO BE SIMILAR TO THE EXISTING BUILDING ORIGINAL COLOR)
1A - PLASTER PAINT FINISH "SW" AESTHETIC WHITE SW 7035

2 - CEMENT PLASTER FLUSH "COLOR BLOCK" PANEL IN STAGGERED PATTERN AS SHOWN SEPARATED BY 1" REVEALS - SAND FLOAT FINISH - PAINT FINISH COLOR AS SHOWN BELOW:

2A - PLASTER PANEL "GREY/BEIGE COLOR" - PAINT "SW" BALANCED BEIGE SW 7037
2B - PLASTER ACCENT PANEL "TERRACOTTA COLOR" (TO BE SIMILAR TO TERRACOTTA TILE COLOR ON EXISTING BUILDING) - PAINT "SW" COPPER MOUNTAIN SW 6356
2C - PLASTER PANEL "BRONZE COLOR" - PAINT "SW" BRAINSTORM BRONZE SW 7033

3 - VINYL WINDOWS AND BALCONY DOORS DARK BRONZE

4 - ALUMINUM AND GLASS STOREFRONT - FINISH DARK BRONZE

5 - ALUMINUM AND GLASS RAILING - METAL FINISH DARK BRONZE

6 - CEMENT PLASTER - SAND FLOAT FINISH - PAINT "SW" BRAINSTORM BRONZE

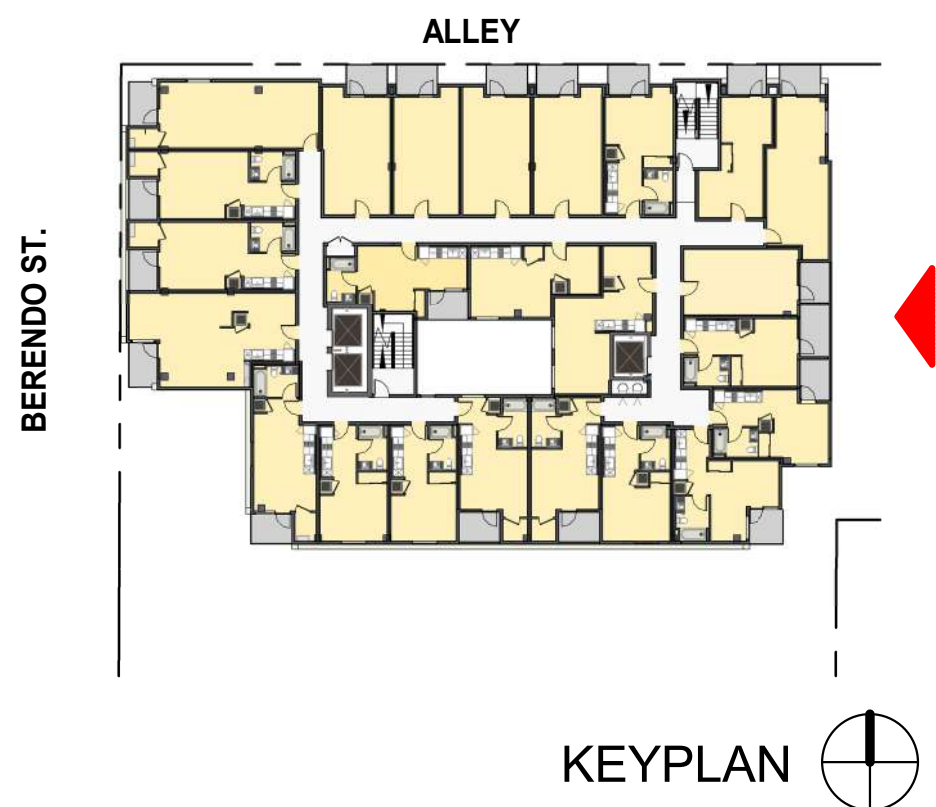
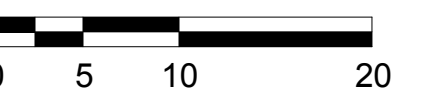


EXHIBIT "A"
Page No. 28 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA



EAST ELEVATION

3.03

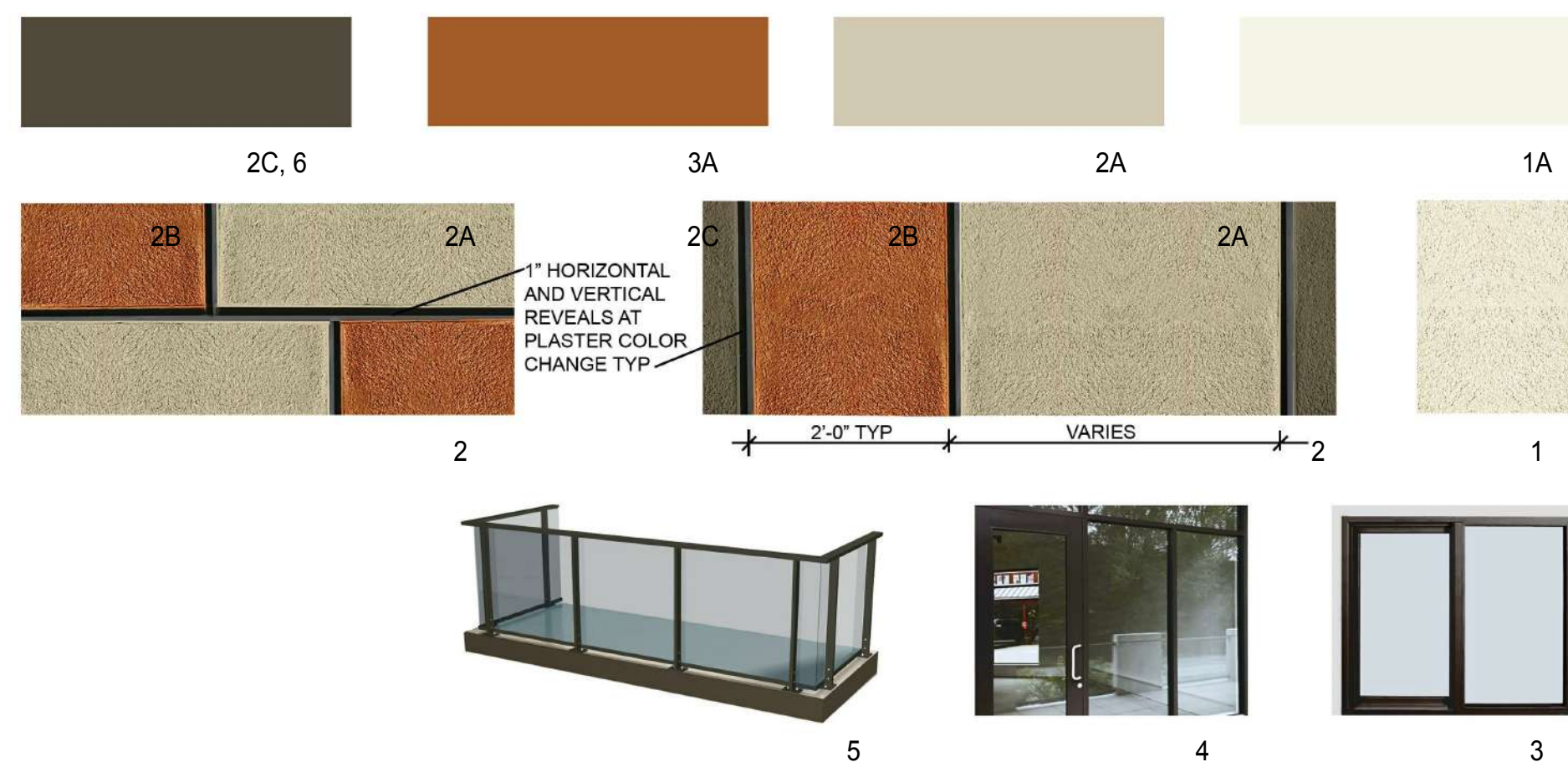
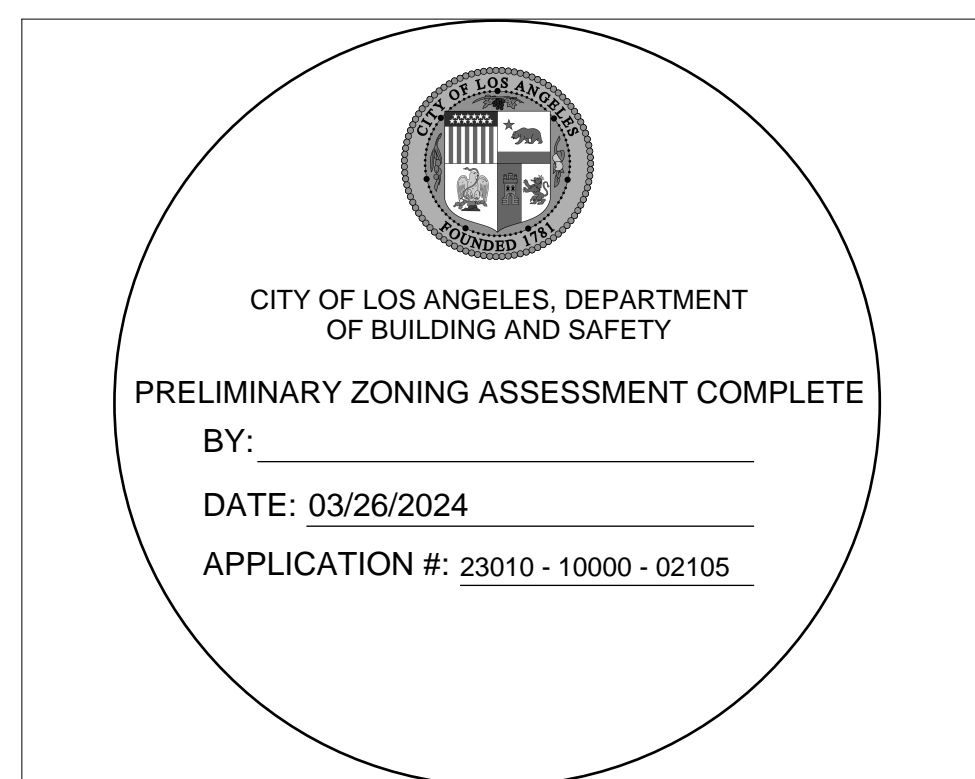
NOTE: ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION

01/15/2024 (UPDATED 02-09-24)

638 S. BERENDO ST.
SCHEMATIC DESIGN



LABDS APPROVAL STAMP



MATERIALS KEY

- 1 - CEMENT PLASTER - SAND FLOAT FINISH - SOFT WHITE (TO BE SIMILAR TO THE EXISTING BUILDING ORIGINAL COLOR)
1A - PLASTER PAINT FINISH "SW" AESTHETIC WHITE SW 7035
- 2 - CEMENT PLASTER FLUSH "COLOR BLOCK" PANEL IN STAGGERED PATTERN AS SHOWN SEPARATED BY 1" REVEALS - SAND FLOAT FINISH - PAINT FINISH COLOR AS SHOWN BELOW:
2A - PLASTER PANEL "GREY/BEIGE COLOR" - PAINT "SW" BALANCED BEIGE SW 7037
2B - PLASTER ACCENT PANEL "TERRACOTTA COLOR" (TO BE SIMILAR TO TERRACOTTA TILE COLOR ON EXISTING BUILDING) - PAINT "SW" COPPER MOUNTAIN SW 6356
2C - PLASTER PANEL "BRONZE COLOR" - PAINT "SW" BRAINSTORM BRONZE SW 7033
- 3 - VINYL WINDOWS AND BALCONY DOORS DARK BRONZE
- 4 - ALUMINUM AND GLASS STOREFRONT - FINISH DARK BRONZE
- 5 - ALUMINUM AND GLASS RAILING - METAL FINISH DARK BRONZE
- 6 - CEMENT PLASTER - SAND FLOAT FINISH - PAINT "SW" BRAINSTORM BRONZE

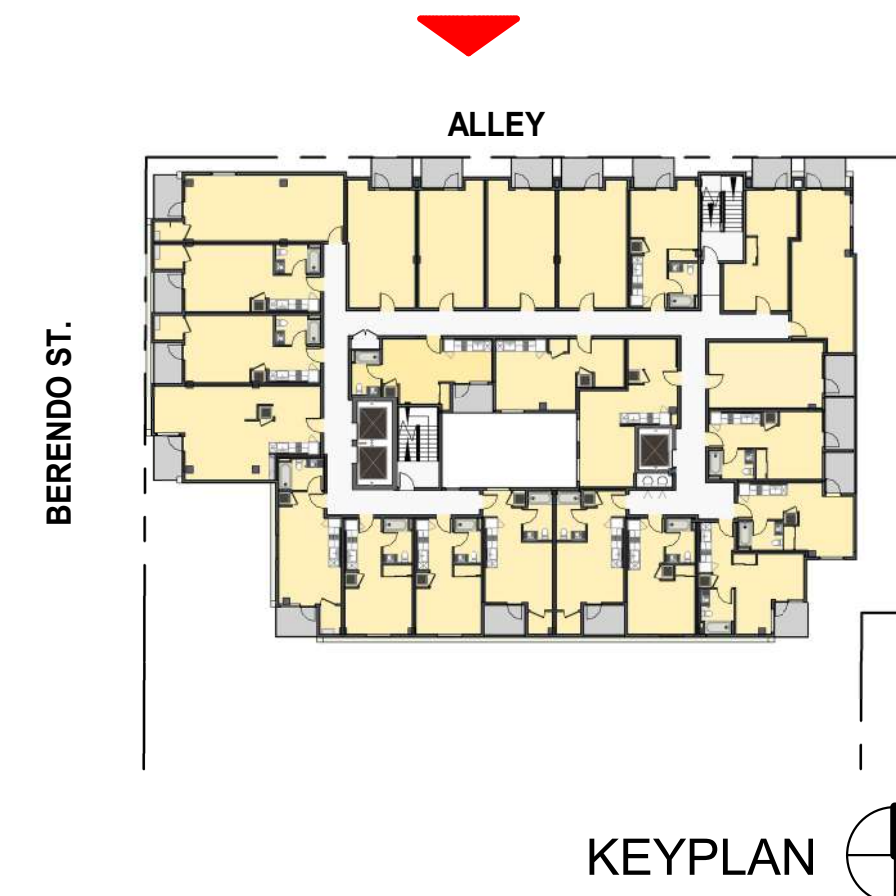


EXHIBIT "A"
Page No. 29 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

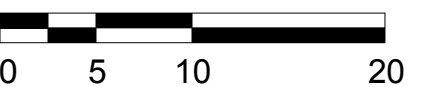
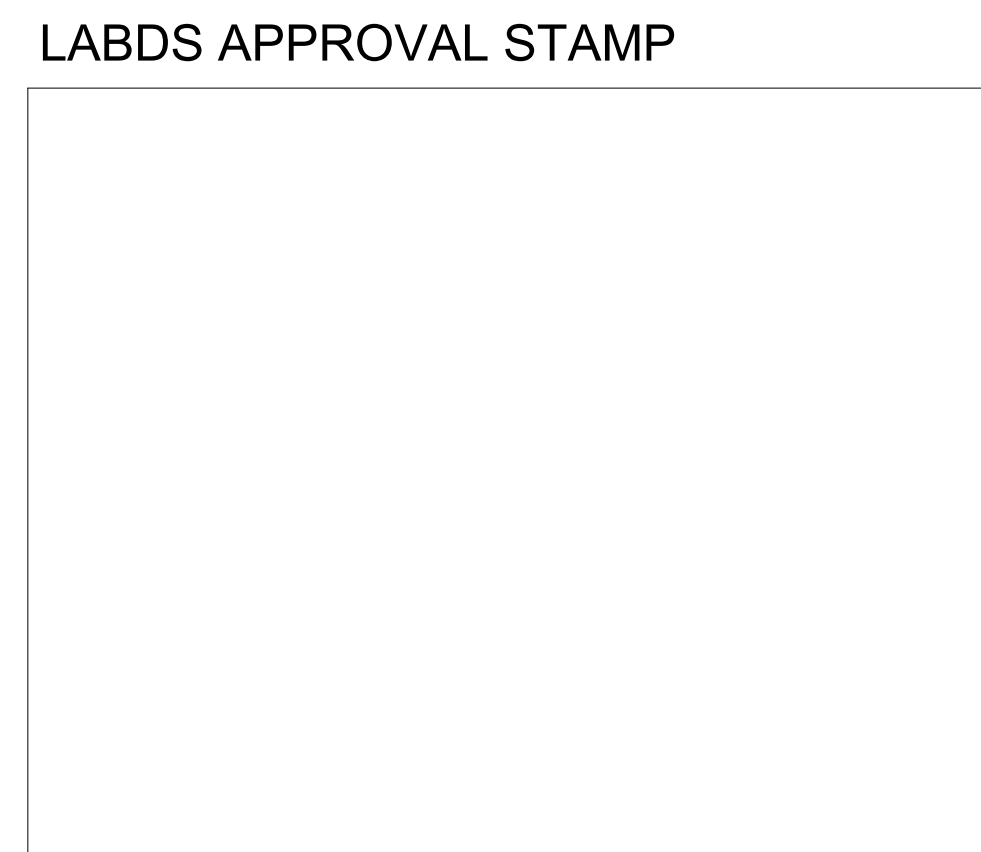
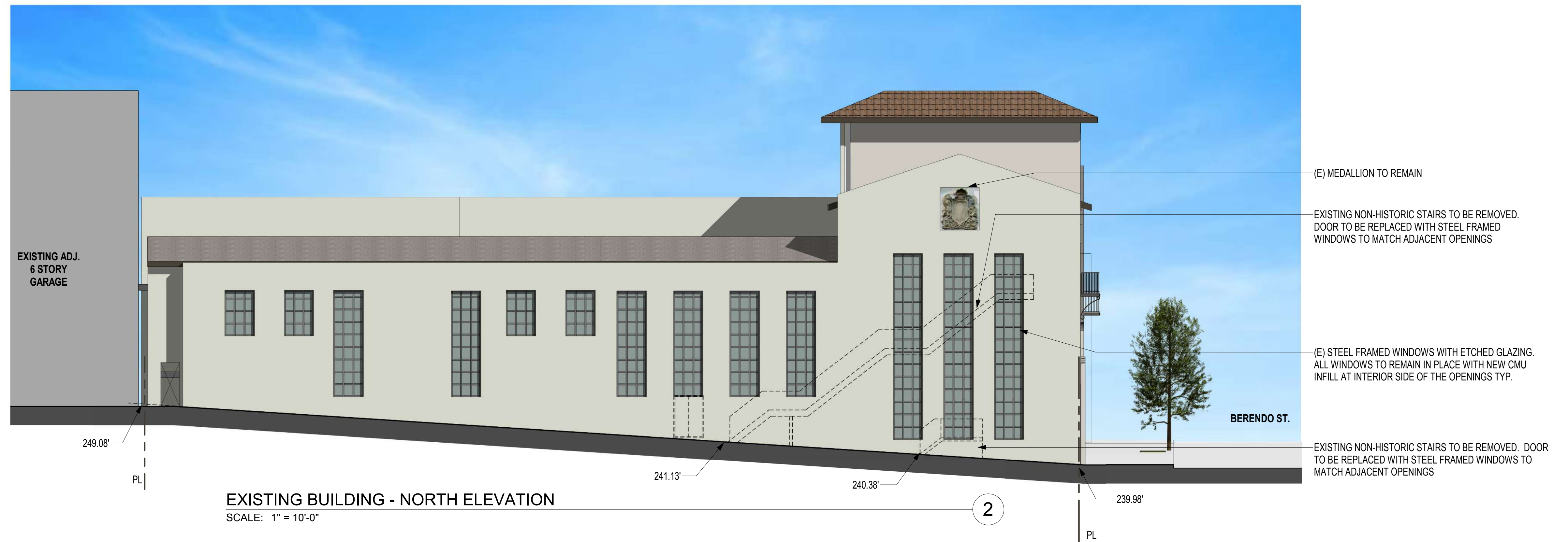
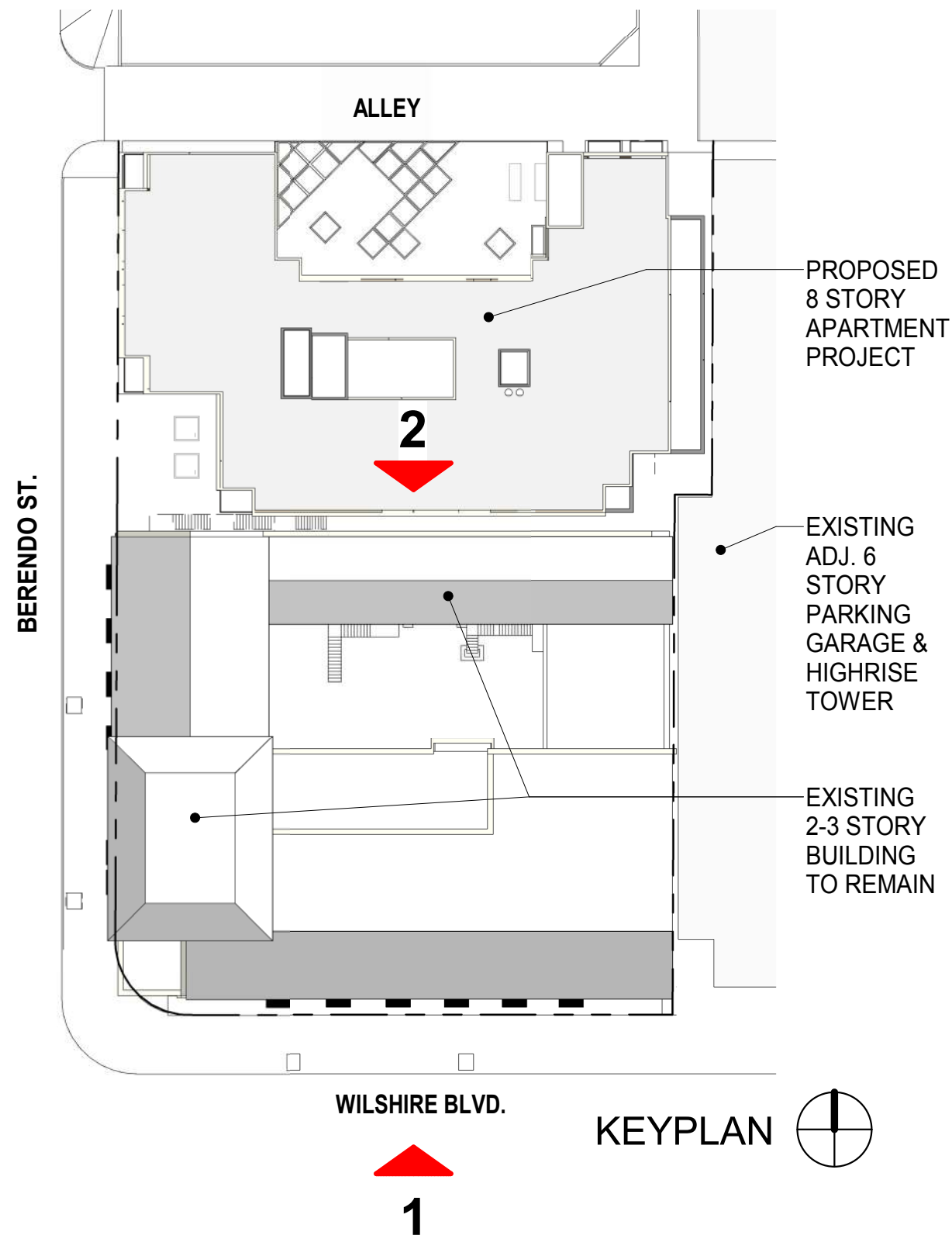
NORTH / ALLEY ELEVATION

3.04

638 S. BERENDO ST.
SCHEMATIC DESIGN

NOTE: ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION

01/15/2024 (UPDATED 02-09-24)



EXISTING BUILDING NORTH AND
SOUTH/WILSHIRE ELEVATIONS

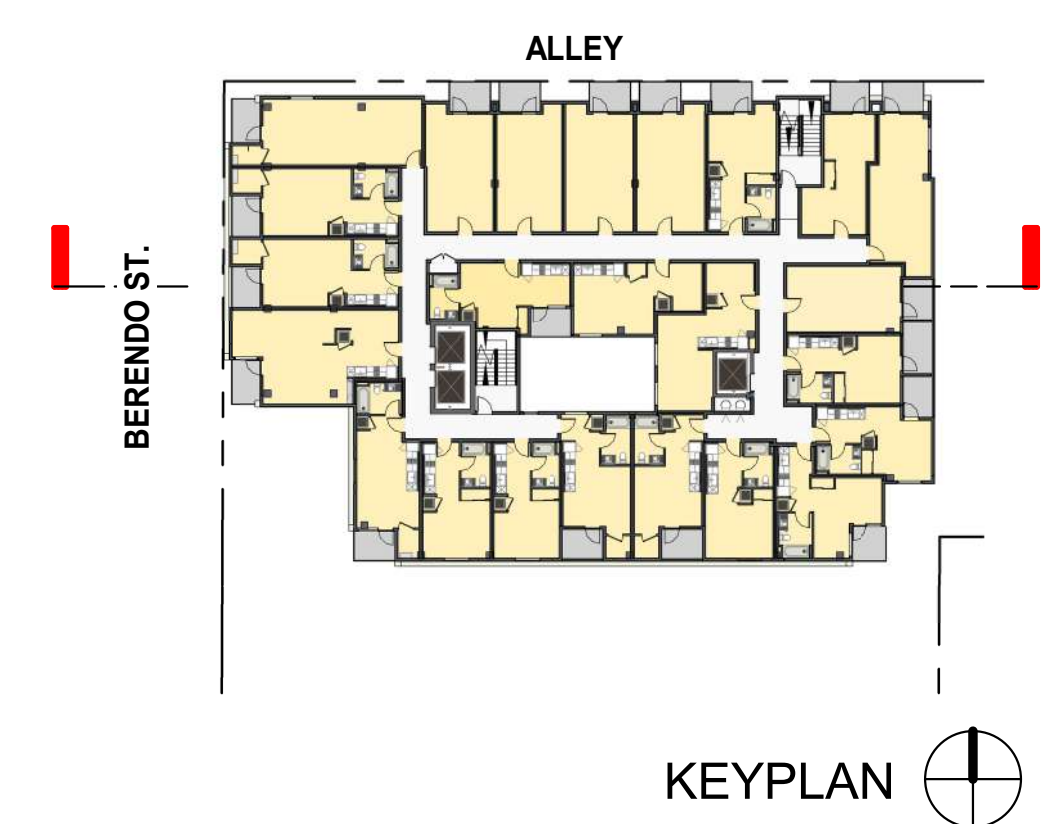
3.05

638 S. BERENDO ST.

SCHEMATIC DESIGN

EXHIBIT "A"
Page No. 31 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

LABDS APPROVAL STAMP

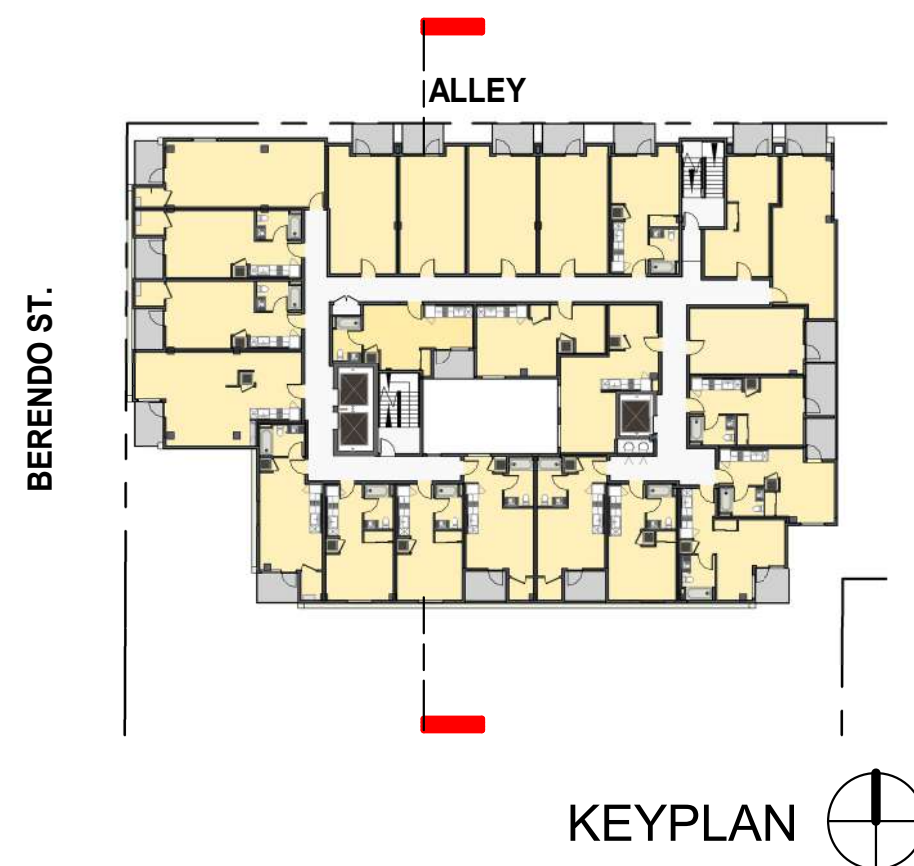
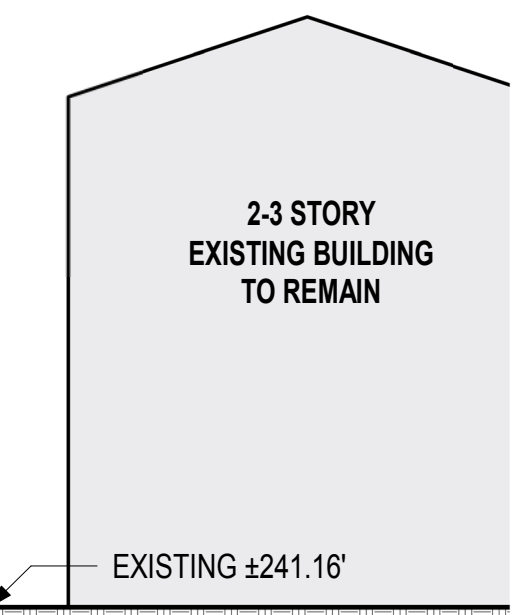
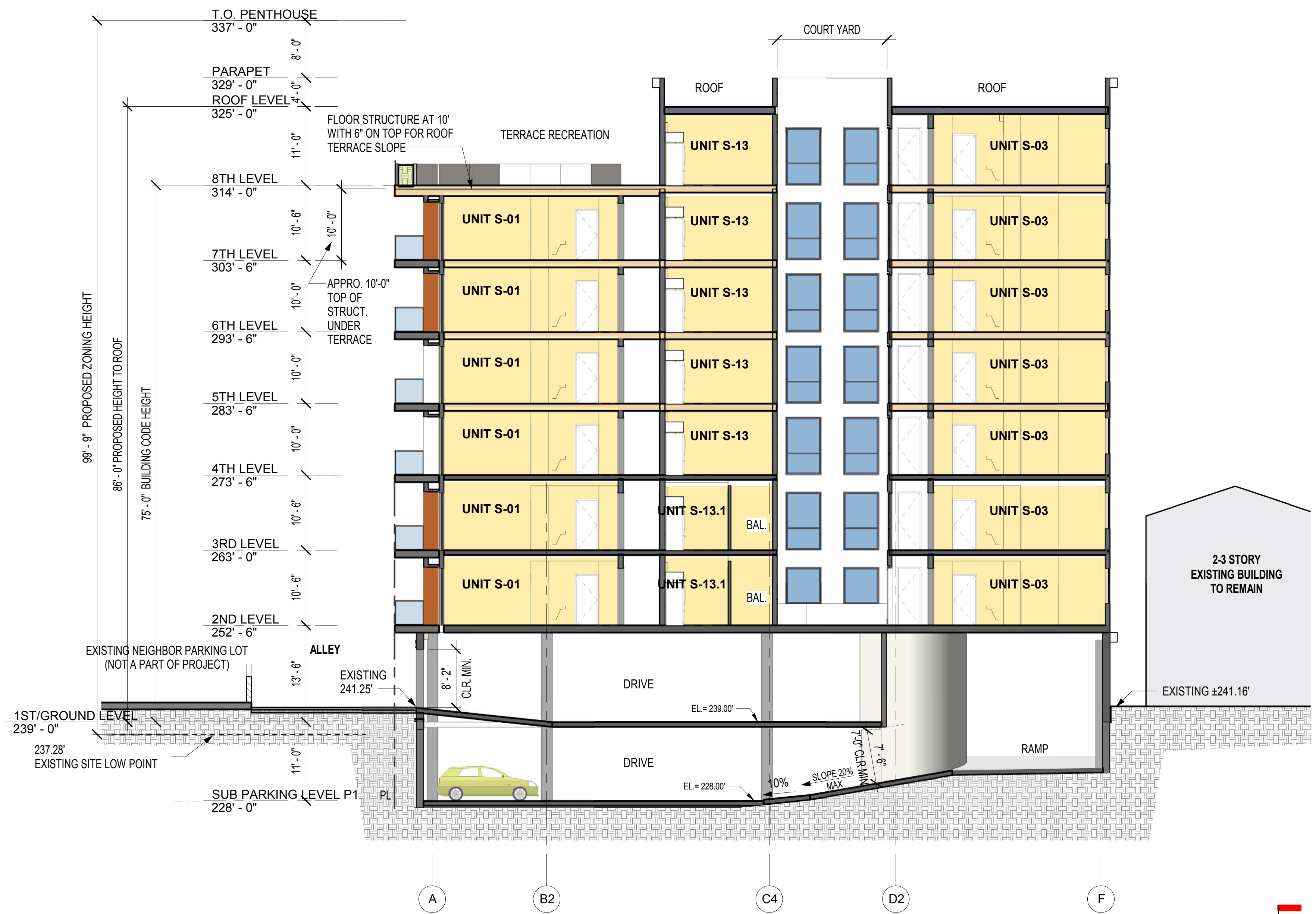


0 5 10 20
BUILDING SECTION
4.01

638 S. BERENDO ST.
SCHEMATIC DESIGN

EXHIBIT "A"
Page No. 32 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

LABDS APPROVAL STAMP



BUILDING SECTION

4.02



EXHIBIT "A"
Page No. 33 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA

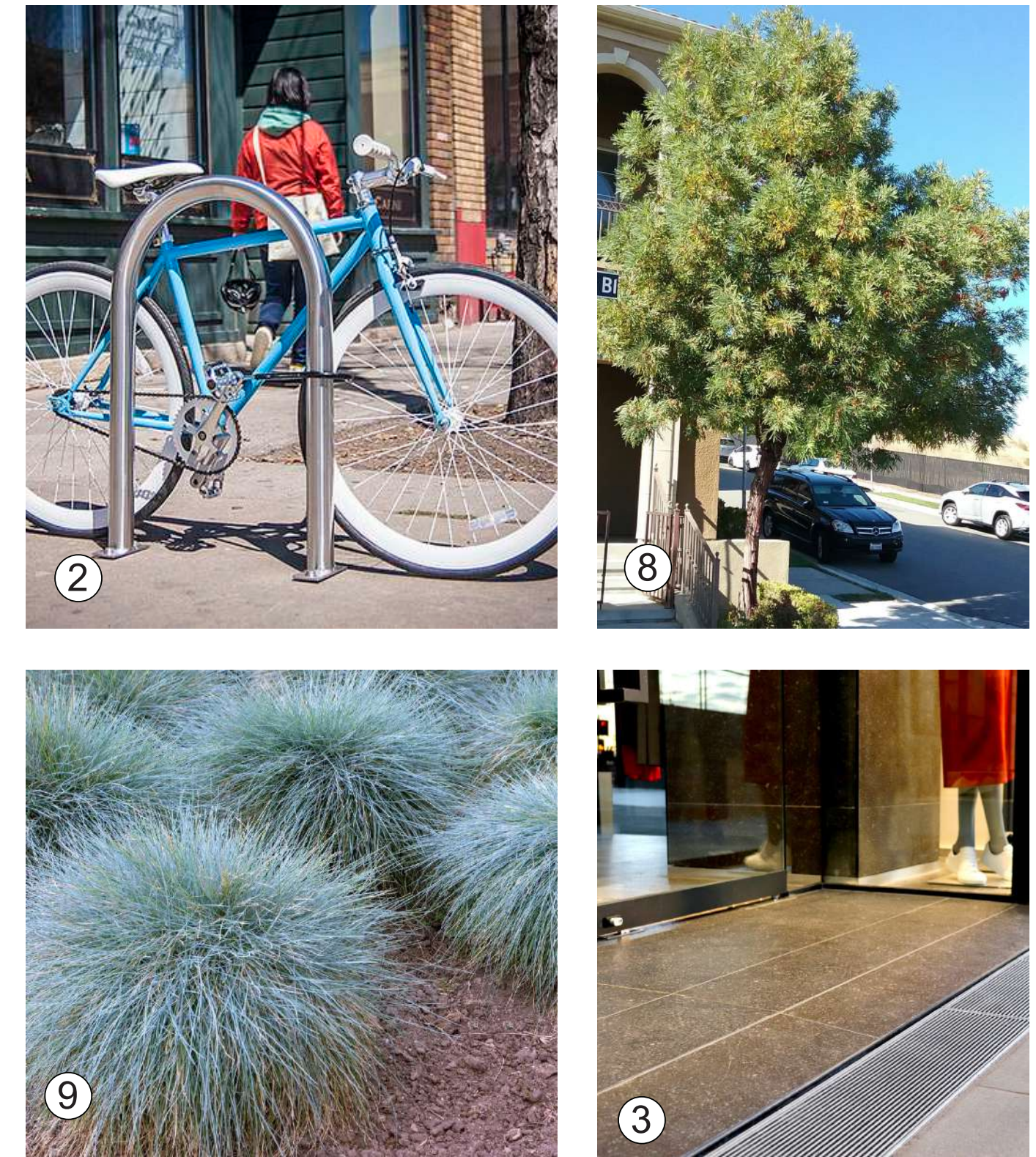


SCALE: 1/32" = 1'-0"

- 1 EXISTING STREET TREES TO REMAIN. FICUS SPECIES.
- 2 SHORT-TERM BIKE RACKS
- 3 ACCENT PAVING AT LOBBY ENTRANCE.
- 4 EXISTING STREET TREES TO BE REMOVED
- 5 NATURAL GRAY CONCRETE PAVING
- 6 NATURAL GRAY CONCRETE DRIVEWAY
- 7 EXISTING SIDEWALK TO REMAIN. REPAIR AS NECESSARY.
- 8 24" BOX NATIVE SMALL CANOPY TREE. (SANTA CRUZ IRONWOOD TREES. LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIIFOLIUS)
- 9 CALIFORNIA FESCUE GROUNDCOVER UNDER-PLANTING
- 10 IN GROUND PLANTER AREA

PROPOSED PLANT PALETTE: GROUND LEVEL

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	CITY OF LA NATIVE Y/N	WUCOLS REGION 3 PF
CANOPY TREES (24" BOX):						
8 HETEROMELES ARBUTIFOLIA	TOYON	14	24" BOX	AS SHOWN	Y	VERY LOW, 0.1
GROUNDCOVER PLANTING (5 GALLON):						
9 FESTUCA CALIFORNICA	CALIFORNIA FESCUE	375 SF	5 GALLON	24" OC	Y	LOW, 0.2



TOTAL LANDSCAPE AREA: 1,256 SF

GROUND LEVEL: 375 SF
2ND LEVEL COURTYARD : 76 SF
8TH FLOOR TERRACE: 805 SF

TOTAL HARDSCAPE AREA @ GROUND LEVEL

GROUND LEVEL: 2,525 SF

TREES REQUIRED: 41 (163 UNITS)

TREES PROVIDED: 41
GROUND LEVEL: 4 (STREET TREES)
14 (24" BOX SMALL CANOPY TREES)
2ND LEVEL: 2 (24" BOX SMALL CANOPY TREES)
8TH LEVEL: 21 (24" BOX SMALL CANOPY TREES)

OPEN SPACE LANDSCAPE REQUIREMENT

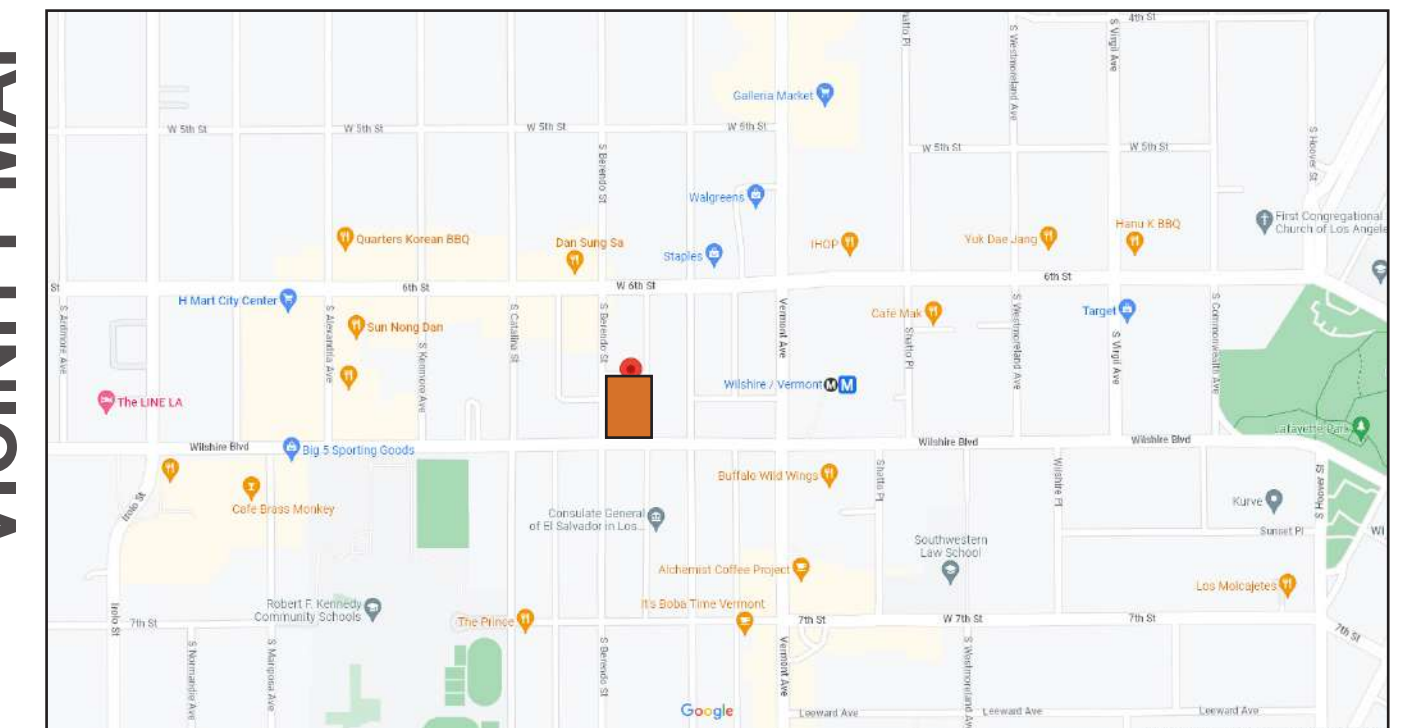
COMMON OUTDOOR OPEN SPACE PROVIDED: 3,057
2ND LEVEL COURTYARD: 433 SF
8TH LEVEL TERRACE RECREATION: 2,624 SF

25% OF OUTDOOR OPEN SPACE-REQUIRED LANDSCAPE: 765 SF

LANDSCAPE PROVIDED: 881 SF
2ND LEVEL COURTYARD: 76 SF
8TH LEVEL TERRACE RECREATION: 805 SF

NOTE:
-ALL LANDSCAPED AREAS TO BE IRRIGATED BY AUTOMATIC WATERING SYSTEM.
-NO SIGNIFICANT TREES ON SITE.
-ALL LANDSCAPING IS TO BE NATIVE TO CALIFORNIA.
-FOR COMMON OPEN SPACE AREA NOT LOCATED DIRECTLY ON FINISHED GRADE, TREES SHALL BE CONTAINED WITHIN PERMANENT PLANTERS AT LEAST 48 INCHES IN DEPTH.

VICINITY MAP



APN: 5502-026-021, 5502-026-022



LANDSCAPE CONSULTANTS:
GAUDET DESIGN GROUP
322 Tejon Place
Palos Verdes Estates, CA 90274
310.828.4908



PROPOSED PLANT PALETTE: 2ND LEVEL

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	CITY OF LA NATIVE Y/N	WUCOLS REGION 3 PF.
SMALL TREES (24" BOX):						
② ARCTOSTAPHYLOS 'DR. HURD'	DR HURD MANZANITA	3	24" BOX	AS SHOWN	Y	LOW, 0.2
DECORATIVE POT PLANTING (15 GALLON):						
① OPUNTIA ELLISIANA	SPINELESS PRICKLY PEAR	3	15 GALLON	AS SHOWN	Y	VERY LOW, 0.1
GRASSES / GRASSY SHRUBS (5 GALLON):						
⑤ FESTUCA CALIFORNICA	CALIFORNIA FESCUE	141 SF	5 GALLON	24" OC	Y	LOW, 0.2
⑥ JUNCUS EFFUSUS 'QUARTZ CREEK'	QUARTZ CREEK RUSH	26 SF	5 GALLON	24" OC	Y	MED, 0.5



- ① LOUNGE CHAIR SEATING
- ② 48" DEEP RAISED TREE PLANTER WITH SMALL NATIVE CANOPY TREES (ARCTOSTAPHYLOS 'DR HURD')
- ③ LOUNGE SEATING
- ④ ACCENT PAVING
- ⑤ CALIFORNIA FESCUE GROUNDCOVER UNDER-PLANTING
- ⑥ NATIVE GRASSY PLANTING AT RAISED PLANTER. (JUNCUS EFFUSUS 'QUARTZ CREEK'. QUARTZ CREEK SOFT RUSH)

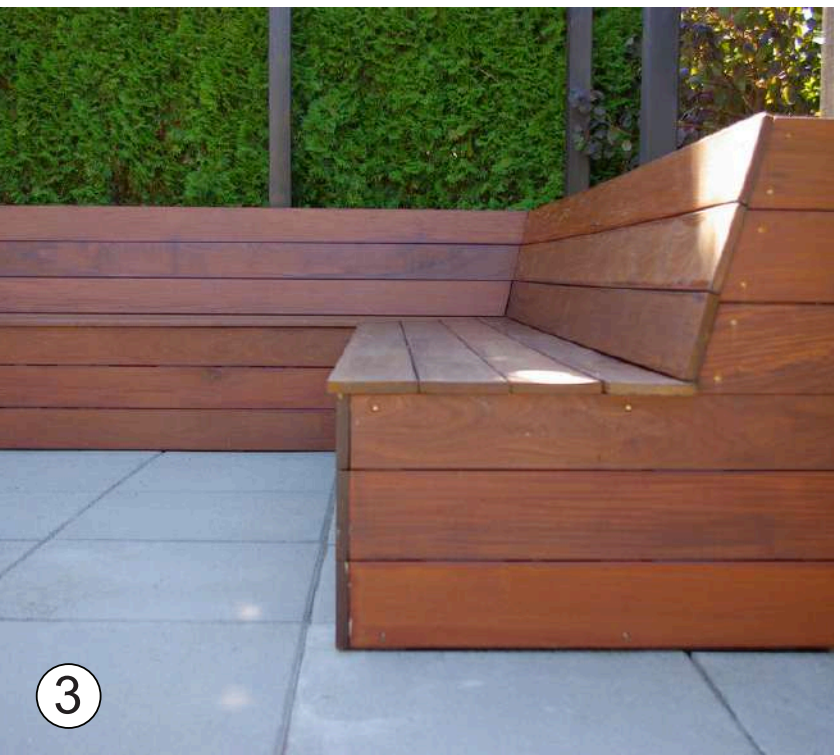
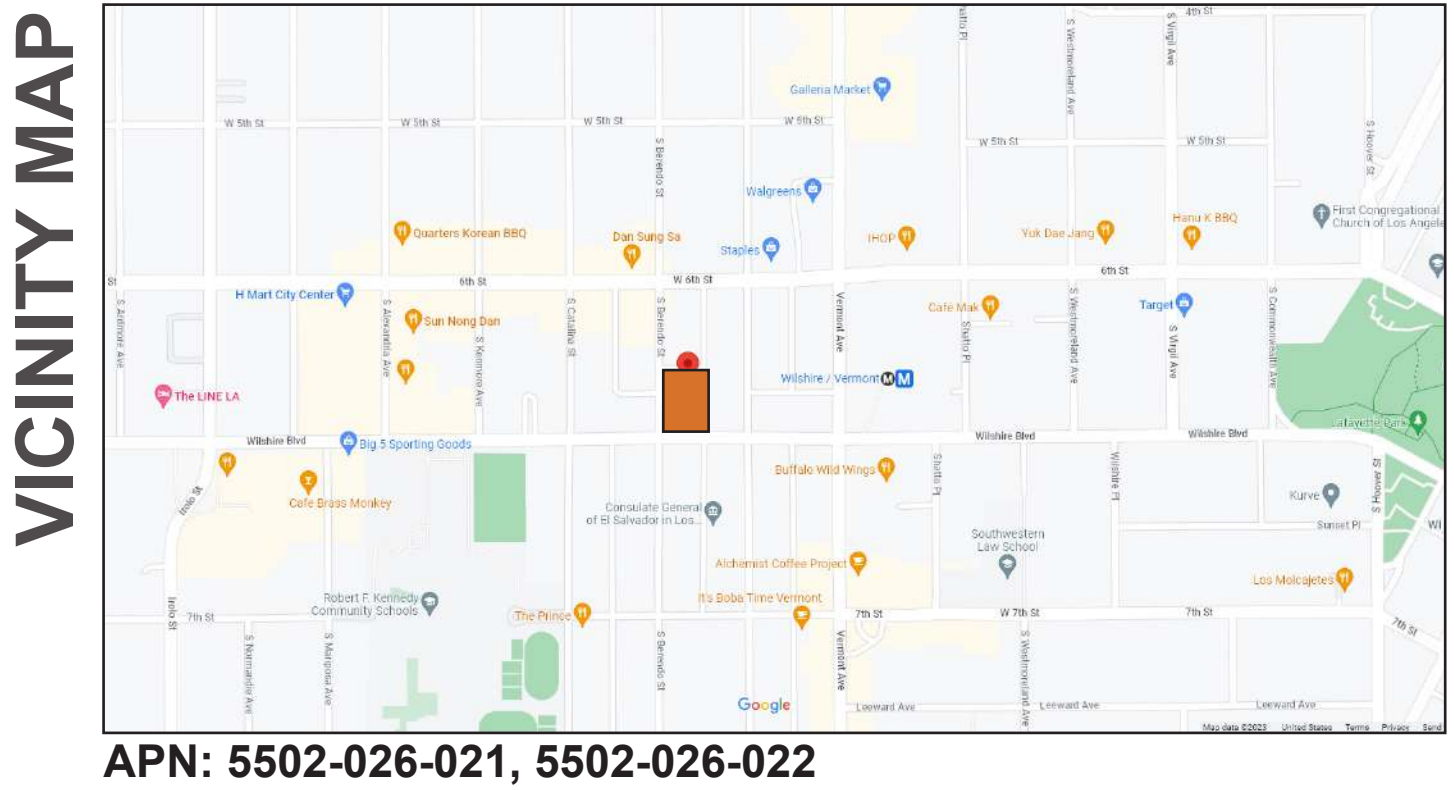


EXHIBIT "A"
Page No. 34 of 35
Case No. DIR-2023-4545-TOC-SPR-VHCA



LANDSCAPE CONSULTANTS:
GAUDET DESIGN GROUP
322 Tejon Place
Palos Verdes Estates, CA 90274
310.828.4908

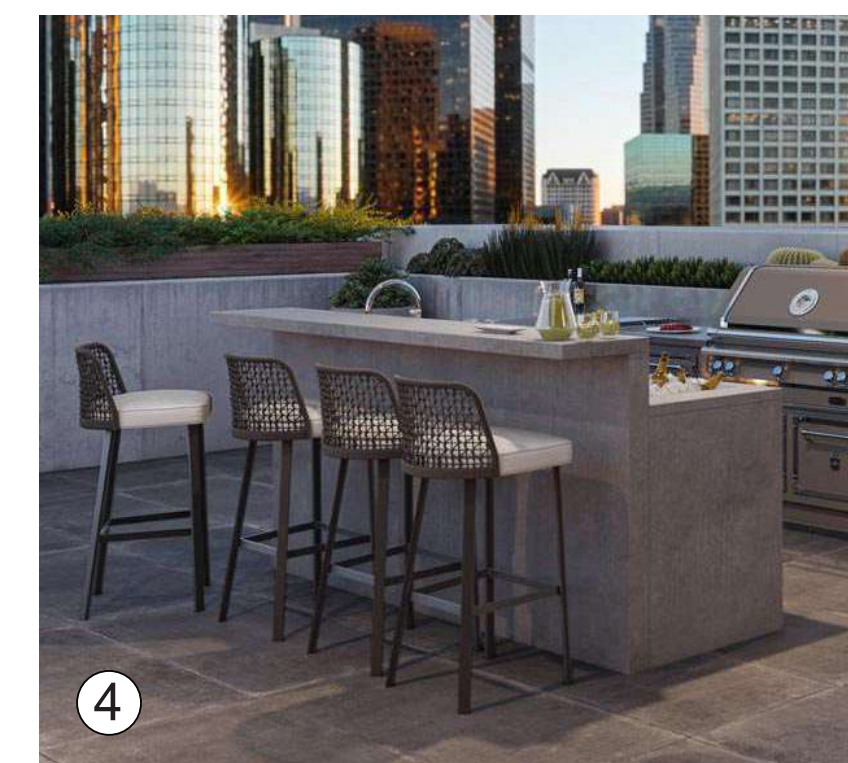




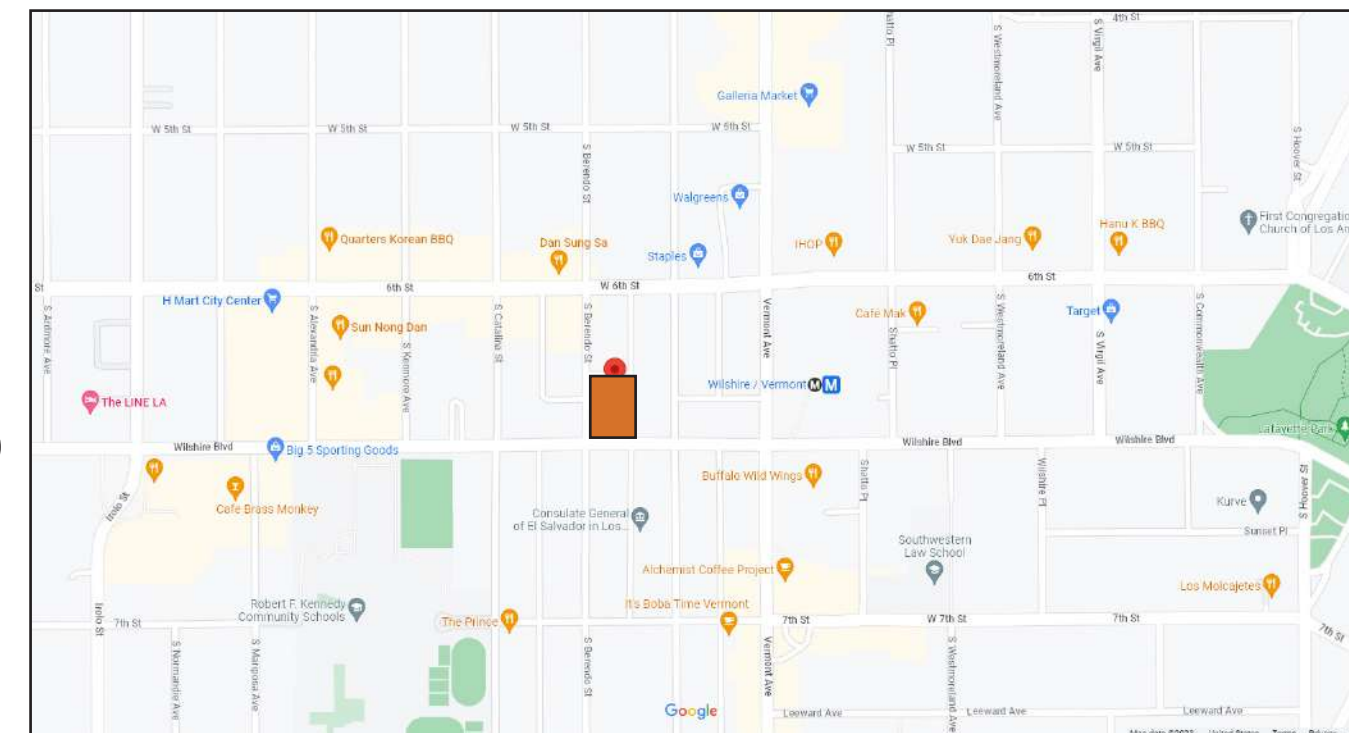
PROPOSED PLANT PALETTE: 8TH LEVEL

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	CITY OF LA NATIVE Y/N	WUCOLS REGION 3 PF
SMALL TREES (24" BOX):						
(2)(5) ARCTOSTAPHYLOS 'DR. HURD'	DR HURD MANZANITA	16	24" BOX	AS SHOWN	Y	LOW, 0.2
SHRUB PLANTING (5 GALLON):						
(7) CALLIANDRA CALIFORNICA	FAIRY DUSTER SHRUB	32 SF	5 GALLON	36" OC	Y	VERY LOW, 0.1
GRASSES / GRASSY SHRUBS (5 GALLON):						
(2)(5) FESTUCA CALIFORNICA	CALIFORNIA FESCUE	544 SF	5 GALLON	24" OC	Y	LOW, 0.2

- 48" DEEP RAISED PLANTER WITH NATIVE SHRUB PLANTING (CALLIANDRA CALIFORNICA)
- 48" DEEP RAISED TREE PLANTER WITH SMALL NATIVE CANOPY TREE (ARCTOSTAPHYLOS 'DR HURD') UNDERPLANT WITH FESTUCA CALIFORNICA
- DIAGONAL LOUNGE SEATING
- OUTDOOR ELECTRIC BARBEQUE GRILL AND BAR SEATING
- 48" DEEP SEGMENTED RAISED PLANTERS WITH SMALL NATIVE CANOPY TREES (ARCTOSTAPHYLOS 'DR HURD') UNDERPLANT WITH FESTUCA CALIFORNICA
- DIAGONAL PEDESTAL PAVER "FLOATING" DECK



VICINITY MAP



APN: 5502-026-021, 5502-026-022



LANDSCAPE CONSULTANTS:
GAUDET DESIGN GROUP
322 Tejon Place
Palos Verdes Estates, CA 90274
310.828.4908