

Exhibit A:
Site Plan, Floor Plans, Elevations, Landscape
Plan, Renderings

SITE AREA CALCULATIONS

AREA	SF AND HEIGHTS
EXISTING PARCEL 1	14.6 ACRE
EXISTING BUILDING FLOOR AREA PER CERTIFICATE OF OCCUPANCY	118,784 SF
2 TICKETS BOOTH DEMO. THIS DOES NOT CHANGE THE BUILDING AREA BECAUSE THE CANOPY WILL REMAIN.	602 SF
EXISTING BUILDING HEIGHT TOP OF CROWN	74'-0"
EXISTING BUILDING HEIGHT TOP OF PARAPET	54'-3"
DEMO CROWN STRUCTURE	42'-0"
EXISTING BUILDING HEIGHT TO REMAIN	54'-3"
EXISTING PARKING SURFACE	370,236 SF
PROPOSED PARKING SURFACE	372,510 SF

BUILDING AREA CALCULATIONS

EXISTING FLOOR AREA PER CoFo (9-7-00)	118,784 SF
<ul style="list-style-type: none"> • 1ST FLOOR BUILDING: • COVERED OUTDOOR AREA: • 2 TICKET BOOTHS (301 X 2 = 602) • MEZZANINE: 	111,323 SF 7,461 SF 602 SF* 23,285 SF**
<p>* PER AS BUILT DRAWINGS, AND WITHIN COVERED OUTDOOR AREA ** PER AS BUILT, NOT COUNTED IN THE FLOOR AREA ON CoFo</p>	
<u>PROPOSED NON-FLOOR AREA TO BE DEMOLISHED:</u>	
<ul style="list-style-type: none"> • 2 TICKET BOOTHS: • MEZZANINE LEVEL: 	602 SF* 23,285 SF**
EXISTING FLOOR AREA TO REMAIN:	118,784 SF

FUNCTION OF SPACE	AREA
SALES AND SHOWROOM	16,915
SERVICE AREA / PARTS AND STORAGE	48,361
DELIVERY PREP	46,047
TOTAL	111,323 SF

PARKING CALCULATIONS

RATIO: 2 PARKING STALL PER 1000 S.F. OF THE COMBINED GROSS S.F. (118,784 SF = 237 STALLS)

EXISTING PARKING PER ALTA SURVEY	1,242 STALLS
EXISTING PARKING TO BE REMOVED	95 STALLS
REQUIRED PARKING PER ENTERPRISE ZONE (2 PER 1,000SF)	237 STALLS
EXISTING PARKING TO BE REPURPOSED AS VEHICLE SALES AREA	898 STALLS
EXISTING PARKING PROVIDED	249 STALLS

BIKE PARKING

PURSUANT TO LAMC SECTION 12.21 A.16

EXISTING BIKE PARKING STALLS PER CERTIFICATE OF OCCUPANCY (ISSUED 9-7-2000: 26)

EXISTING BIKE PARKING STALLS	28
EXISTING BIKE PARKING STALLS TO BE REMOVED:	14
NEW BIKE PARKING STALLS TO BE RELOCATED:	14
BIKE PARKING PROVIDED:	28

TESLA
DELIVERY HUB
AND
SERVICE CENTER
CHATSWORTH, CA

TRT 57595
9201 - 9205 WINNETKA AVE
CHATWORTH, CA 91311

PROPOSED ENTITLEMENTS

1. ZONE CHANGE
2. CONDITIONAL USE FOR AUTO SERVICE WITHIN 500 FEET.

CODE / PROJECT INFORMATION

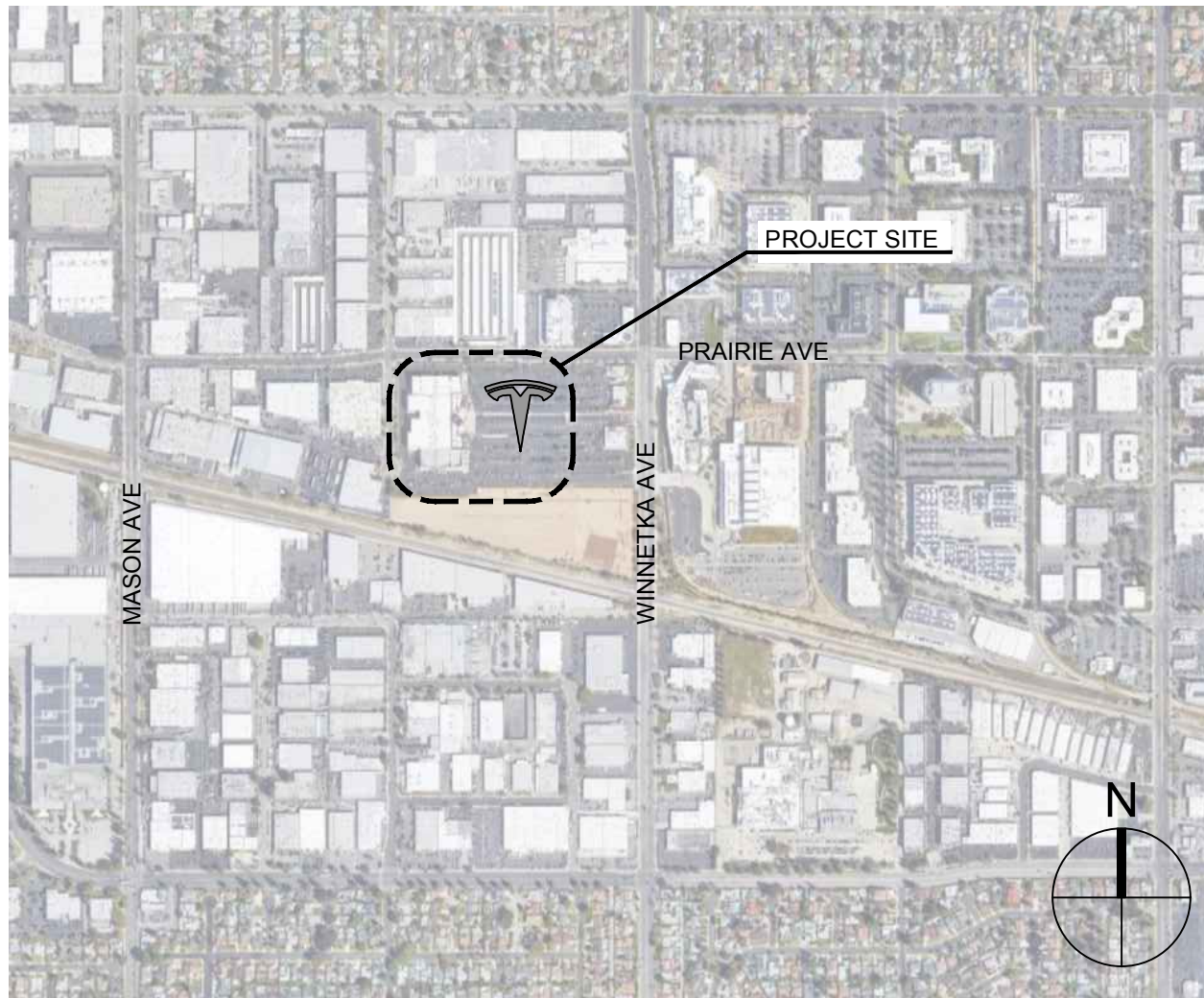
CURRENT ZONING USE: [Q]M2-1 AND P-1 (RESTRICTED LIGHT INDUSTRIAL ZONE, SEC. 12.18)

PROPOSED ZONING USE: M2-1

TOTAL BUILDING AREA: CERTIFICATE OF OCCUPANCY (ISSUED SEPTEMBER 7, 2000) IDENTIFIES 118,784 SF

VICINITY MAP

ASSESSOR PARCEL NUMBERS:
(A) 2748-039-032
(A) 2748-039-033



SERVICE INTENT / DESCRIPTION

Tesla, Inc is proposing an Electric Vehicle service and sales center at 9201 Winnetka Ave, Los Angeles, CA. The one story building is 118,784 SF and will be used for showroom, vehicle preparation, sales, service, and ancillary office space. Electric Vehicles are notably different than gas powered vehicles as there is not exhaust system, no fuel tanks, no liquid fuel usage, no new or used motor oil, no engine noise, and no emissions like hydrocarbon and carbon monoxide that are emitted from an automobile powered by an internal combustion engine.

Standard servicing and repair of our electric vehicles will be performed here including software updates, tire replacement, tire balancing, replacement of bolt on parts (e.g., window regulators, door handles, suspension components, bumpers) etc. Battery inspections may occur; however battery replacement will only take place on an "as needed" basis and batteries will not be stored onsite for more than 24 hours. Tire replacement will be performed on an "as needed" basis, with old tires removed and stored/dropped daily as well. We will prepare vehicles for delivery, including wash/detail work and charging. No battery repair (repair to damaged batteries) will take place at this address. Service Hours (M-F 8am- 6pm, Sat 9am- 3pm)

The Service location will be an addition to Burbank, Van Nuys, Agoura Hills, Santa Clarita and Santa Monica, all of which are adding to the market and not replacing.

For sales, customers will be able to view the show room, complete test drives, and explore our vehicles out of this location during store hours. Customers will be able to take delivery of their new car at this location by appointment only. All of our cars are built to order online with a seamless and customer-first focused ordering process. Store hours (M-Sun 10am-7pm).

PROJECT SCOPE / NOTES

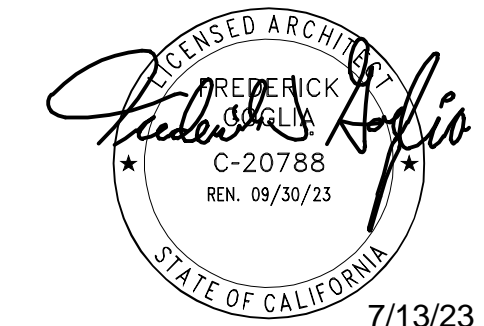
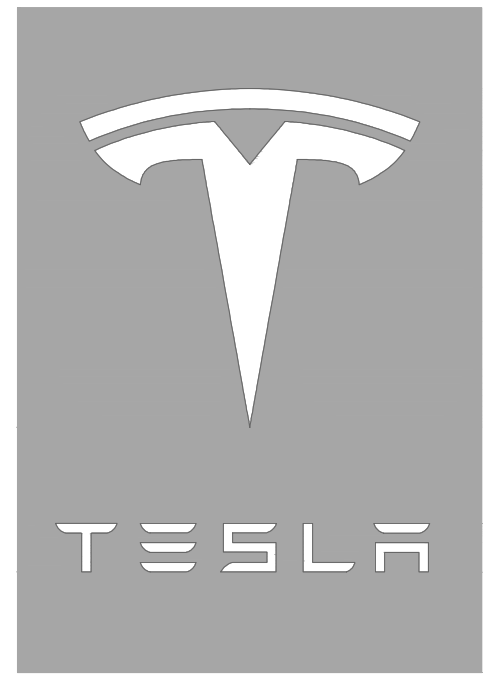
111,323 SF TENANT IMPROVEMENT FOR "TESLA, INC." SERVICE CENTER.

PROPOSED EXTERIOR AND SITE CHANGES

1. PAINT EXTERIOR OF BUILDING
2. ADD VEHICLE CHARGING STATIONS
3. ADD FENCE AROUND BUILDING AND PARKING LOT
4. ADD AUTOMATIC GATES TO PARKING LOT FENCE

INDEX OF DRAWINGS

CS	COVER SHEET
1 OF 2	ALTA/NSPS LAND TITLE SURVEY
2 OF 2	ALTA/NSPS LAND TITLE SURVEY
LP-1.0	OVERALL LANDSCAPE PLAN AND CALCULATIONS
LP-1.1	EXISTING TREE TABLE SHOWING TREES TO REMAIN & BE REMOVED
LP-1	LANDSCAPE PLAN (30 SCALE) NW QUADRANT OF SITE
LP-2	LANDSCAPE PLAN (30 SCALE) SW QUADRANT OF SITE
LP-3	LANDSCAPE PLAN (30 SCALE) NE QUADRANT OF SITE
LP-4	LANDSCAPE PLAN (30 SCALE) SE QUADRANT OF SITE (INCLUDES THE DOG LEG OF SITE)
A1.00	SITE EXISTING PLAN
A1.01	SITE DEMOLITION PLAN
A1.02	SITE DEMOLITION PLAN
A1.03	PROPOSED SITE PLAN
A1.04	PROPOSED SITE PLAN
A1.05	PROPOSED SITE PLAN
A1.06	EXTERIOR DEMO ELEVATION
A1.06a	EXTERIOR DEMO ELEVATION
A1.06b	EXTERIOR DEMO ELEVATION
A1.06c	EXTERIOR DEMO ELEVATION
A2.02	FLOOR AND FURNITURE PLAN
A4.01	EXTERIOR ELEVATION - RENOVATION
A4.02	EXTERIOR ELEVATION - RENOVATION
A4.03	EXTERIOR ELEVATION - RENOVATION
A4.04	EXTERIOR ELEVATION - RENOVATION
R1	RENDERING
R2	RENDERING
R3	RENDERING
R4	RENDERING
R5	RENDERING



DELIVERY HUB
AND
SERVICE CENTER
TRT ID - 57595
9201 - 9205 WINNETKA
AVE
CHATSWORTH, CA

ISSUE / REVISION

07.13.23 C.U.P.

DRAWING TITLE

COVER SHEET

SCALE:	AS NOTED
PROJECT NUMBER:	220774
TESLA ID:	57595

SHEET NUMBER

CS

SURVEYOR'S NOTES:

1. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
WINCAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.
2. PROJECT ADDRESS:
9201 WINNETKA AVENUE
LOS ANGELES, CALIFORNIA
3. ASSESSOR'S PARCEL NUMBERS:
(LD PARCEL I) APN: 2748-039-036
4. PARCEL AREAS:
LAND DESCRIBED IN (LD PARCEL I) OF THE TITLE REPORT:
LEGAL DESCRIPTION FEE: 638,394 S.F./14,656 ACRES
EXISTING STREET AREA: 2,189 S.F./0.050 ACRES
EMPHASED STREET AREA: 1,132 S.F./0.026 ACRES
NET AREA = FEE - STREET: 636,073 S.F./14,630 ACRES
5. ZONING INFORMATION:
THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING:
GENERAL PLAN DESIGNATION: LIGHT MANUFACTURING
ZONE DESIGNATION: Z1-2498 LOCAL EMERGENCY TEMPORARY REGULATIONS
TIME LIMITS AND PARKING RELIEF - LMC: 16.02.1
Z1-2472 CHATSWORTH-NORTHRIDGE INDUSTRIAL CORE (INNOV818)
Z1-2374 STATE ENTERPRISE ZONE, LOS ANGELES

NOTE: FOLLOWING ARE SELECTED ZONING AND/OR DEVELOPMENT REQUIREMENTS OF PARTICULAR RELEVANCE TO THE PROPERTY SHOWN HEREON, AND SHOULD NOT BE CONSTRUED AS REPRESENTING THE TOTALITY OF SUCH REQUIREMENTS THAT MAY BE ASSOCIATED WITH SAID PROPERTY. IT IS RECOMMENDED THAT INTERESTED PARTIES CONSULT AN OFFICIAL COPY OF THE COMPLETE MUNICIPAL ZONING CODE, AS WELL AS ANY EXISTING AGREEMENTS OR OTHER SIMILAR DOCUMENTS, FOR A GREATER DEMONSTRATION OF THE REQUIREMENTS ASSOCIATED WITH THE PROPERTY SHOWN HEREON.

6. SELECTED ZONING REQUIREMENTS:
THE FOLLOWING REQUIREMENTS ARE PER CITY OF LOS ANGELES GENERALIZED SUMMARY OF ZONING REGULATIONS:
- 1) BUILDING SETBACK REQUIREMENTS:
A. FRONT YARD: NONE
B. SIDE YARD: NONE
C. REAR YARD: NONE
- 2) HEIGHT RESTRICTIONS:
A. MAXIMUM HEIGHT: N/A
B. MAXIMUM STOREYS: N/A
C. MAXIMUM FLOOR TO AREA RATIO: 1:5.1
- 3) LOT AREA, WIDTH AND DEPTH:
A. THE MINIMUM LOT AREA: NONE
B. THE MINIMUM LOT WIDTH: NONE
- 4) PARKING SPACE REQUIREMENTS (SECTION 12.21):
A. THERE SHALL BE AT LEAST ONE AUTOMOBILE PARKING SPACE FOR EACH 500 SQUARE FEET OF COMBINED FLOOR AREA CONTAINED WITHIN ALL THE OFFICE, BUSINESS, COMMERCIAL, RESEARCH AND DEVELOPMENT, BUILDINGS, AND MANUFACTURING OR INDUSTRIAL BUILDINGS ON ANY LOT.
B. WAREHOUSE: WHERE A BUILDING OR PORTION THEREOF IS DESIGNED, ARRANGED OR USED AS A WAREHOUSE INCLUDING STORAGE BUILDINGS FOR HOUSEHOLD GOODS AND HAS A GROSS FLOOR AREA IN EXCESS OF 10,000 SQUARE FEET, IN ADDITION TO THE ONE AUTOMOBILE PARKING SPACE FOR EACH 500 SQUARE FEET OF FLOOR AREA FOR THE FIRST 10,000 SQUARE FEET, ONLY ONE PARKING SPACE NEED BE PROVIDED FOR EACH 5,000 SQUARE FEET OF FLOOR AREA IN EXCESS OF THE FIRST 10,000 SQUARE FEET CONTAINED IN SUCH WAREHOUSE. SUCH WAREHOUSE MAY NOT BE CHANGED TO ANOTHER USE UNLESS ADDITIONAL PARKING SPACE IS PROVIDED TO MEET THE REQUIREMENTS CONTAINED HEREIN FOR SUCH OTHER USES.

7. THE PROPERTY INDICATED HEREON IS SITUATED WITHIN THE FLOOD INSURANCE RATE MAP (FIRM) WITH MAP NO. 0603137-000, EFFECTIVE DATE: SEPTEMBER 26, 2008. COMMUNITY NUMBER: 0603137 FOR CITY OF LOS ANGELES. PANEL NUMBER: 128B. SURVEY TITLE: "ONE 7-1/2" X 1-1/2" MAP. AREAS DETERMINED TO BE OUTSIDE THE 1-2% ANNUAL CHANCE FLOODPLAIN.
8. SUBJECT SITE DESCRIBED IN THE TITLE REPORT IS CURRENTLY DEVELOPED WITH A MOVIE THEATER WITH A PERIMETER FOOTPRINT AREA OF 112,076 SQ. FT. AND HAS THE FOLLOWING PARKING SPACE COUNT:
NUMBER OF REGULAR SPACES = 1217
NUMBER OF HANDICAP SPACES = 25

TOTAL NUMBER OF PARKING SPACES = 1242

9. GEOLOGICAL HAZARDS:
A. ALQUIST-PIROLLO SPECIAL STUDIES ZONES:
THE STATE OF CALIFORNIA HAS NOT PROVIDED SUFFICIENT INFORMATION TO DETERMINE IF THE SUBJECT PROPERTY IS OUTSIDE OF ANY ALQUIST-PIROLLO SPECIAL STUDIES ZONES BECAUSE NO SPECIAL STUDIES OR SPECIAL MAP FOR CANOGA PEAK QUADRANGLE HAS BEEN PUBLISHED AS OF THIS DATE.
B. SEISMIC HAZARD ZONES:
SUBJECT PROPERTY IS OUTSIDE OF ANY ZONE REQUIRING INVESTIGATION FOR LIQUEFACTION OR FOR EARTHQUAKE-INDUCED LANDSLIDES AS SHOWN ON SEISMIC HAZARD ZONES OFFICIAL MAP FOR CANOGA PEAK QUADRANGLE, RELEASED: FEBRUARY 1, 1998.

10. THIENES ENGINEERING, INC. HAS PERFORMED NO INDEPENDENT TITLE INVESTIGATION NOR OTHERWISE SEARCHED FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLED EVIDENCE OR ANY OTHER INFORMATION THAT MAY BE DISCLOSED BY AN APPROPRIATE AND CURRENT "ABSTRACT OF TITLE" OR "TITLE POLICY". EASEMENTS ARE SHOWN HEREON BASED ON INFORMATION DISCLOSED BY A TITLE REPORT LISTED HEREON, WHICH HAS BEEN DRAFTED, AND IN SOME CASES, UPDATED AND/OR REVISED, BY A TITLE INSURANCE COMPANY, ALSO LISTED HEREON, AND SUPPLIED TO THE UNDERSIGNED THEREBY.
11. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
12. THIS SURVEY DOES NOT INCLUDE LOCATIONS OF OR ENCROACHMENTS BY SUB-SURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS, WALLS OR OTHER IMPROVEMENTS SHOWN ON THIS MAP.

13. SUBSTRUCTURE UTILITIES ARE SHOWN HEREON BASED SOLELY ON INFORMATION DISCLOSED TO UNDERSIGNED BY LOCAL, STATE AND FEDERAL GOVERNMENTAL AGENCIES AND/OR INFORMATION DISCLOSED TO UNDERSIGNED BY PRIVATE UTILITY COMPANIES. ALTHOUGH SAID SUBSTRUCTURE UTILITIES SHOWN HEREON ARE BELIEVED TO BE REASONABLY ACCURATE, PHYSICAL FIELD VERIFICATION OF THE CHARACTER, LOCATION AND DEPTH OF SAID SUBSTRUCTURE UTILITIES IS REQUIRED. THIENES ENGINEERING, INC. MAKES NO GUARANTEE, WARRANTY OR OTHER REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE ACCURACY AND/OR THOROUGHNESS OF SUCH INFORMATION. THEREFORE, ALL GENERALIZED STATEMENTS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, "ALL UTILITIES," "ALL UTILITIES KNOWN," "ALL UTILITIES KNOWN TO THE UNDERSIGNED," AND THE LIKE, AS WELL AS REFERENCES TO LISTS OF UTILITIES ARE TO BE CONSIDERED AS BEING STRICTLY REFERENCES TO ONLY THOSE UTILITIES DISCLOSED TO THE UNDERSIGNED BY SAID LOCAL, STATE AND FEDERAL GOVERNMENTAL AGENCIES AND/OR INFORMATION DISCLOSED BY SAID PRIVATE UTILITY COMPANIES, AND EXCLUDES ALL UTILITIES AND UTILITY-RELATED INFORMATION, IF ANY, WHICH HAS NOT BEEN DISCLOSED TO THE UNDERSIGNED.
14. AS A MATTER OF POLICY, ONLY OFFICIALLY RELEASED COPIES OF THIS SURVEY HAVE A SIGNATURE (TOGETHER WITH THE RELEASE/REVISION DATES) SHOWING ANY ADDITIONAL UPDATES, OR REVISIONS WITH THEIR EFFECTIVE RELEASE DATES WILL BE SHOWN HEREON. ANY CHARGES REGARDING INFORMATION WHICH CANNOT BE DERIVED FROM THIS SURVEY AFTER THE INITIAL RELEASE DATE ARE ADVISED TO CONTACT THE OFFICE OF THE PREPARED BY TO INQUIRE OF THE PRESENT STATUS OF THE SURVEY AND IF LATER VERSIONS HAVE BEEN RELEASED. COPIES OF THIS SURVEY LACKING THE HEREIN ABOVE MENTIONED SIGNATURE ARE TO BE CONSIDERED AS UNOFFICIAL VERSIONS.

15. PHOTOGRAMMETRIC MAPPING PROCEDURES MAY HAVE BEEN UTILIZED AS THE BASIS FOR THE LOCATION OF CERTAIN FEATURES SHOWN HEREON (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE MAP ACCURACY STANDARD SUPPLIED BY THE PHOTOGRAMMETRIST INDICATES THAT NINETY (90) PERCENT OF ALL PLANNIMETRIC FEATURES WHICH ARE WELL-DEFINED ON THE PHOTOGRAPHS ARE PLOTTED SO THAT THE POSITION OF THE PHOTOGRAPHIC POINT SHALL BE ACCURATE TO WITHIN 0.5 FEET OF THEIR TRUE COORDINATE POSITION, WHICH COULD BE DETERMINED BY TEST SURVEY. NONE OF THE FEATURES TESTED SHOULD BE MISPLACED BY MORE THAN 1.0 FEET IN SUCH A TEST SURVEY. IF CONTOURS ARE SHOWN HEREON AND IF SAID CONTOURS WERE PLOTTED BY PHOTOGRAMMETRIC MAPPING PROCEDURES, THEN NINETY (90) PERCENT OF THE ELEVATIONS DETERMINED FROM THE 50'-LINE CONTOURS SHALL HAVE ACCURACY WITH RESPECT TO TRUE ELEVATION OF ONE-HALF (1/2) CONTOUR INTERVAL OR BETTER. THE REMAINING TEN (10) PERCENT OF SUCH ELEVATIONS SHALL BE NOT IN ERROR BY MORE THAN ONE CONTOUR INTERVAL. IN DENSELY WOODED AREAS WHERE HEAVY BRUSH OR TREE COVER OCCURS THE GROUND CONTOURS ARE SHOWN AS DASHED LINES AND THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE UNDER THOSE CONDITIONS. NINETY (90) PERCENT OF ALL SPOT ELEVATIONS PLOTTED BY PHOTOGRAMMETRIC MAPPING PROCEDURES SHALL HAVE AN ACCURACY OF AT LEAST ONE-FOURTH (1/4) THE CONTOUR INTERVAL. THE REMAINING TEN (10) PERCENT SHALL BE NOT IN ERROR BY MORE THAN ONE-HALF (1/2) THE CONTOUR INTERVAL.
17. THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OVER AND ABOVE SITE IMPROVEMENTS DELINEATED HEREON.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL I: (8201 WINNETKA AVENUE)
PARCEL A: NO. 2003-1065, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 322 PAGES 42 THROUGH 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL A LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL A, THENCE NORTH 00°05'02" EAST, 79.41 FEET ALONG THE WESTERLY LINE OF SAID PARCEL A TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, LAST MENTIONED LINE BEING RADIAL TO SAID CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°07'07", AN ARC LENGTH OF 68.43 FEET, TO THE BEGINNING OF A RADIAL LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE SOUTH 80°14'58" EAST, 93.74 FEET, THENCE SOUTH 89°46'13" EAST, 296.08 FEET, THENCE NORTH 00°13'47" EAST, 35.04 FEET, THENCE SOUTH 89°46'13" EAST, 769.73 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL D OF SAID PARCEL MAP L.A. NO. 2003-1065, SAID POINT BEING THE END OF SAID DESCRIBED LINE.
SAID PARCEL OF LAND IS ALSO DESCRIBED AS LOT 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT PURSUANT TO PARCEL MAP EMPTION NO. AA-2021-10279-PMEX, DATED AS OF AUGUST 16, 2022 AND RECORDED AUGUST 19, 2022 AS INSTRUMENT NO. 20220832373, OFFICIAL RECORDS IN THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION NOTES:

LD PARCEL I IS THE FOCUS OF THIS SURVEY. LD PARCEL II AND III ARE NOT A PART OF THIS SURVEY.

TITLE REPORT EXCEPTIONS:

THE FOLLOWING EASEMENTS, STATEMENTS AND MATTERS AS DISCLOSED IN CHICAGO TITLE COMPANY'S COMPANY AMENDED ORDER NO. 0017587-887-001-DJA DATED NOVEMBER 30, 2022, AMENDED: DECEMBER 13, 2022, AMENDMENT NO. 2.
NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP.

- (NO) INDICATES ITEM NUMBER PER SCHEDULE "B", EXCEPTIONS TO COVERAGE, OF ABOVE PRELIMINARY REPORT.
- (A-F) TAKES, ASSESSMENTS AND LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS, IF ANY.
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: CITY OF LOS ANGELES
PURPOSE: SANITARY SEWER AND STORM DRAIN
RECORDED: OCTOBER 10, 1983 AS INSTRUMENT NO. 1851 OF OFFICIAL RECORDS AFFECTS: THE SOUTHERLY 35 FEET OF SAID LAND (SAID PERMANENT EASEMENT IS OFFSITE AND PLOTTED HEREON)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED MAP SHOWN BELOW.
MAP OF: MAP NO. 31786
PURPOSE: FUTURE SUBDIVISION
AFFECTS: THAT PORTION OF SAID LAND AS SHOWN ON SAID MAP.
SAID OFFER HAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION, EXECUTED BY COUNCIL OF THE CITY OF LOS ANGELES, RECORDED: FEBRUARY 17, 1938 AS INSTRUMENT NO. 98-261833, OF OFFICIAL RECORDS (EASEMENT PLOTTED HEREON)

4. PROVISIONS OF THE DECLARATION STATEMENT ON THE MAP SHOWN BELOW, WHICH THEREIN THE LAND HEREON DESCRIBED FOR FUTURE STREET OR ALLEY AND RESTRICT THE USE THEREOF.
MAP OF: 1961-31786
AFFECTS: PARCEL SAID OFFER HAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION, EXECUTED BY COUNCIL OF THE CITY OF LOS ANGELES, RECORDED: MAY 30, 1974 AS INSTRUMENT NO. 2558, OF OFFICIAL RECORDS (EASEMENT PLOTTED HEREON)
5. AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN.
FOR: PUBLIC DRAINAGE, SANITARY SEWER AND PUBLIC UTILITY PURPOSES
RECORDED: MARCH 18, 1975 AS INSTRUMENT NO. 2462, OF OFFICIAL RECORDS AFFECTS: PORTIONS OF SAID LAND (EASEMENT FOR PUBLIC DRAINAGE, SANITARY SEWER, AND PUBLIC UTILITY PURPOSES PLOTTED HEREON AS (56))

6. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
RECORDED: FEBRUARY 26, 1997 AS INSTRUMENT NO. 97-293819, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(60 FOOT FRONT YARD AND 40 FOOT SIDE YARD PLOTTED HEREON)

7. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
RECORDED: DECEMBER 23, 1997 AS INSTRUMENT NO. 97-2011342, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(MAINTENANCE OF TREES PLANTED WITHIN BUFFER AREA, BLANKET IN NATURE. NOT PLOTTED HEREON)

8. AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN.
FOR: PUBLIC STREET
RECORDED: FEBRUARY 4, 1998 AS INSTRUMENT NO. 98-187807, OF OFFICIAL RECORDS AFFECTS: PORTIONS OF SAID LAND (EASEMENT PLOTTED HEREON AS FOLLOWS: (56) EASEMENT FOR PUBLIC STREET PURPOSES (56) EASEMENT FOR SIDE WALK PURPOSES)
9. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.
LESSOR: CALIFORNIA DRIVE-IN THEATRES, INC., A CALIFORNIA CORPORATION
LESSEE: BRECKENRIDGE GROUP, INC., A CALIFORNIA CORPORATION
DISCLOSED BY MEMORANDUM OF LEASE
RECORDED: MARCH 21, 2000 AS INSTRUMENT NO. 00-414149, OF OFFICIAL RECORDS AFFECTS: LEASEHOLD ESTATE (EASEMENT FOR PUBLIC STREET PURPOSES) (NO PLOTTABLE SURVEY ITEMS)

10. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
RECORDED: OCTOBER 22, 2003 AS INSTRUMENT NO. 03-3160614, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(NO PLOTTABLE SURVEY ITEMS)

11. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
RECORDED: OCTOBER 22, 2003 AS INSTRUMENT NO. 03-3160615, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(AGREEMENT TO PROVIDE A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL E OF PARCEL MAP L.A. NO. 2003-1065. EXACT LOCATION NOT DESCRIBED IN SAID DOCUMENT, NOT PLOTTED HEREON)

12. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
RECORDED: OCTOBER 22, 2003 AS INSTRUMENT NO. 03-3160616, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(NO PLOTTABLE SURVEY ITEMS)

13. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
RECORDED: OCTOBER 22, 2003 AS INSTRUMENT NO. 03-3160617, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(AGREEMENT TO PROVIDE A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL E OF PARCEL MAP L.A. NO. 2003-1065. EXACT LOCATION NOT DESCRIBED IN SAID DOCUMENT, NOT PLOTTED HEREON)

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED MAP SHOWN BELOW.
MAP OF: PARCEL MAP L.A. NO. 2003-1065
PURPOSE: SIDEWALK
AFFECTS: THAT PORTION OF SAID LAND AS SHOWN ON SAID MAP (EASEMENT PLOTTED HEREON)

PARCEL B: PARCELS B, C, AND D OF PARCEL MAP L.A. NO. 2003-1065, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 322 PAGES 42 THROUGH 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL III: (9145-9175 WINNETKA AVENUE)
PARCEL C: NO. 2003-1065, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 322 PAGES 42 THROUGH 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF PARCEL A OF SAID PARCEL MAP L.A. NO. 2003-1065 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL A, THENCE NORTH 00°05'02" EAST, 79.41 FEET ALONG THE WESTERLY LINE OF SAID PARCEL A TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, LAST MENTIONED LINE BEING RADIAL TO SAID CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°07'07", AN ARC LENGTH OF 68.43 FEET, TO THE BEGINNING OF A RADIAL LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE SOUTH 80°14'58" EAST, 93.74 FEET, THENCE SOUTH 89°46'13" EAST, 296.08 FEET, THENCE NORTH 00°13'47" EAST, 35.04 FEET, THENCE SOUTH 89°46'13" EAST, 769.73 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL D OF SAID PARCEL MAP L.A. NO. 2003-1065, SAID POINT BEING THE END OF SAID DESCRIBED LINE.

SAID PARCEL OF LAND IS ALSO DESCRIBED AS LOT 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT PURSUANT TO PARCEL MAP EMPTION NO. AA-2021-10279-PMEX, DATED AS OF AUGUST 16, 2022 AND RECORDED AUGUST 19, 2022 AS INSTRUMENT NO. 20220832373, OFFICIAL RECORDS IN THE COUNTY RECORDER OF SAID COUNTY.

APN: 2748-039-027, 028, 029, 032, 033

15. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
RECORDED: APRIL 6, 2004 AS INSTRUMENT NO. 04-825818, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(COMMUNITY DRIVEWAY EASEMENT PLOTTED HEREON)

16. A DOCUMENT ENTITLED "LANDLORD'S ESTOPPEL CERTIFICATE", DATED FEBRUARY 16, 2005 EXECUTED BY BRECKENRIDGE GROUP, INC., A CALIFORNIA CORPORATION AND CALIFORNIA DRIVE-IN THEATRES, INC., A CALIFORNIA CORPORATION, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN, RECORDED APRIL 7, 2005 AS INSTRUMENT NO. 05-801701, OF OFFICIAL RECORDS (NO PLOTTABLE SURVEY ITEMS)

17. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
RECORDED: JUNE 26, 2005 AS INSTRUMENT NO. 05-144889, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(NO PLOTTABLE SURVEY ITEMS)

18. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
RECORDED: MARCH 17, 2005 AS INSTRUMENT NO. 05-1976538, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AMONG OTHER THINGS SAID DOCUMENT PROVIDES FOR:
RECIPIENT: NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING ON AND OVER THOSE PORTIONS OF THE THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
EASEMENT FOR RECIPIENT, NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING, BLANKET IN NATURE, NOT PLOTTED HEREON, AFFECTS PARCELS 1, 2, 3, & 4 OF PARCEL MAP L.A. NO. 2003-1065)

19. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
RECORDED: MARCH 18, 2008 AS INSTRUMENT NO. 06-841085, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(NO PLOTTABLE SURVEY ITEMS)

20. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
RECORDED: MAY 4, 2006 AS INSTRUMENT NO. 06-980588, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(NO PLOTTABLE SURVEY ITEMS)

21. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.
LESSOR: CALIFORNIA DRIVE-IN THEATRES, INC., A CALIFORNIA CORPORATION
LESSEE: BRECKENRIDGE GROUP, INC., A CALIFORNIA CORPORATION
DISCLOSED BY MEMORANDUM OF LEASE
RECORDED: MARCH 18, 2005 AS INSTRUMENT NO. 05-62358, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(NO PLOTTABLE SURVEY ITEMS)

22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDING DATE: OCTOBER 16, 2013"
RECORDING NO: 2013148574, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(NO PLOTTABLE SURVEY ITEMS)

23. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MASTER COVENANT AND AGREEMENT
RECORDING DATE: MARCH 1, 2016
RECORDING NO: 2016024580, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.
(NO PLOTTABLE SURVEY ITEMS)

24. A CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT
EXECUTED BY: DEPUTY ADVISORY AGENCY CITY OF LOS ANGELES
DATED: SEPTEMBER 5, 2018
COMPLIANCE NO.: PARCEL MAP EMPTION NO. AA-2018-3187-PMEX
RECORDING DATE: SEPTEMBER 10, 2019
RECORDING NO: 2019-0926781, OF OFFICIAL RECORDS
AFFECTS: THE LAND AS DESCRIBED THEREIN
(NO PLOTTABLE SURVEY ITEMS)

25. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT
EXECUTED BY: WINCAL, LLC
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: SEPTEMBER 22, 2020
RECORDING NO: 20201154567, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
(NO PLOTTABLE SURVEY ITEMS)

26. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT REGARDING ON-SITE STORMWATER MITIGATION MEASURES AND MAINTENANCE
EXECUTED BY: WINCAL, LLC, RFL CALIFORNIA DRIVE-IN THEATRES, INC., SOLE MEMBER IN FAVOR OF: CITY OF LOS ANGELES
RECORDING NO: 20201312078, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
(NO PLOTTABLE SURVEY ITEMS)

27. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OR RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

28. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS, THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, COVENANT, EASEMENT AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

29. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

30. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

31. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

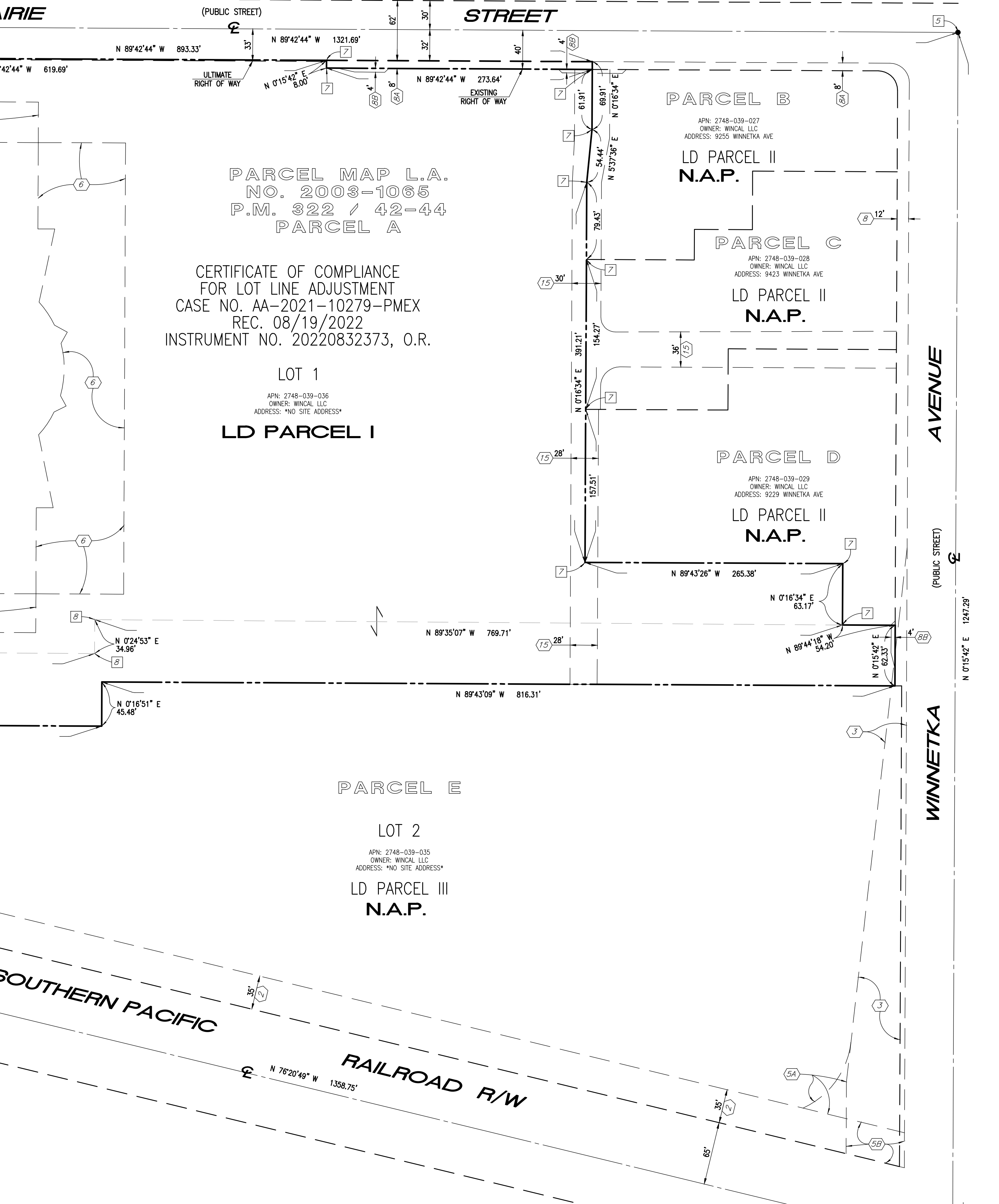
MAP REFERENCES:

MAP REFERENCES:
R1 PARCEL MAP NO. 2003-1065 P.M.B. 322/42-44
R2 TRACT MAP NO. 31786 M.B. 837/47-48

DEED REFERENCES:
D1 CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT AA-2018-3187 REC. 9/10/19
DOC. NO. 20190926781, O.R.

MONUMENT & ESTABLISHMENT NOTES:

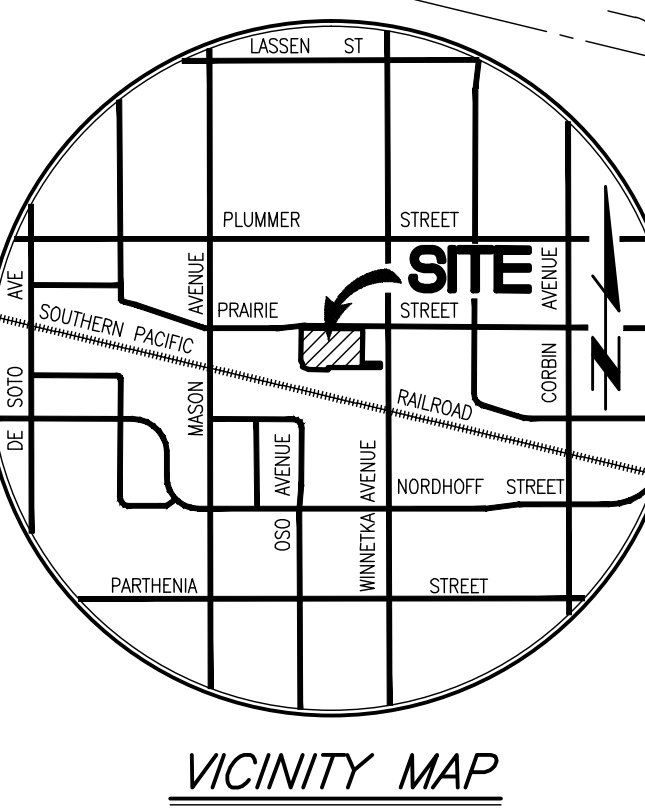
1. FOUND MAG NAIL AND ALUMINUM WASHER STAMPED "S. 4574, FLUSH IN THE TOP OF A WOODEN RAILROAD TIE, PER R1, ACCEPTED AS INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF OSO AVENUE AND THE NORTHEASTERLY PROLONGATION OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.
2. FOUND 2" IRON PIPE WITH BRASS TAG STAMPED "ICE 8758", FLUSH TO SURFACE OF GROUND, PER R2, ACCEPTED AS THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF OSO AVENUE AND THE NORTHEASTERLY PROLONGATION OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.
3. FOUND SPIKE AND TIN (NAIL), FLUSH TO SURFACE OF A.C. PAVEMENT, PER R1, ACCEPTED AS THE RADIAL POINT OF THE RIGHT OF WAY OF THE CUL-DE-SAC OF OSO AVENUE.
4. FOUND SPIKE WITH PUNCH MARK WITH ALUMINUM WASHER (STAMPING UNLEGIBLE), FLUSH TO SURFACE OF A.C. PAVEMENT, PER R1, ACCEPTED AS THE INTERSECTION OF INTERSECTION OF PRAIRIE AVENUE AND OSO AVENUE.
5. FOUND HEX ROD IN MONUMENT WELL, PER R1, ACCEPTED AS THE CENTERLINE INTERSECTION OF PRAIRIE AVENUE AND WINNETKA AVENUE.
6. FOUND LEAD, TACK AND BRASS TAG STAMPED "ICE 23221", FLUSH TO SURFACE OF CONCRETE PAVING, PER R1, ACCEPTED AS THE INTERSECTION OF THE CENTERLINE OF PRAIRIE AVENUE AND THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.
7. S.F.N.; ESTABLISHED FROM RECORD DATA PER R1.
8. S.F.N.; ESTABLISHED FROM RECORD DATA PER D1.



SURVEYOR'S CERTIFICATE:


TO ROBERTSON PROPERTIES GROUP; AND TO CHICAGO TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 8, 11(A), 13, 14, 15, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 19, 2023.

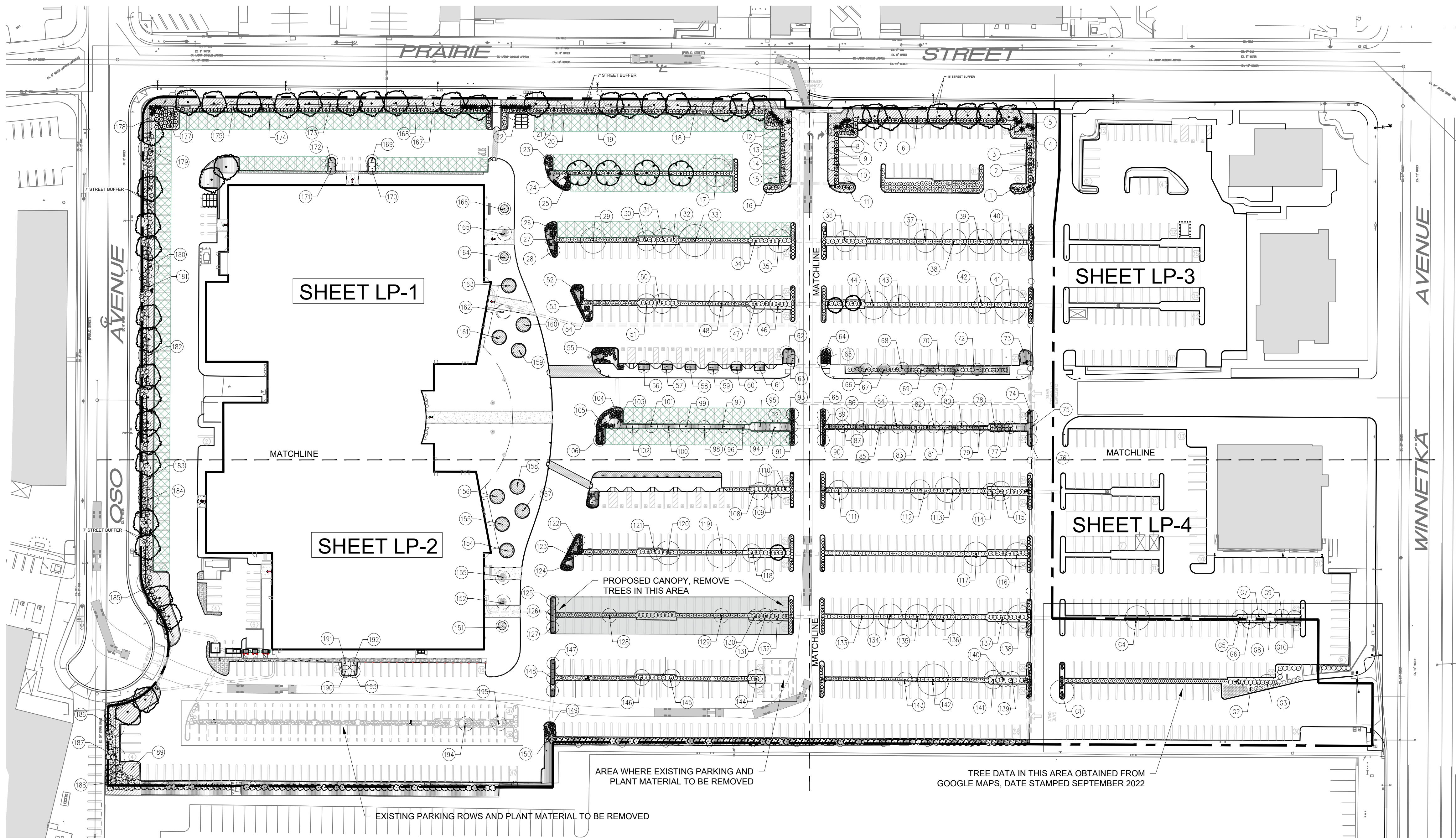
Signature: *Navon K. Galati*
DATE: 01/25/2023
NAVON K. GALATI
P.L.S. NO. 9123
REG. EXP. 09/30/24
navon@thienessg.com



DATE OF ORIGINAL ISSUANCE: SEPTEMBER 20, 2021
SHEET INDEX:
SHEET 1: SURVEYOR'S NOTES, CERTIFICATE, TITLE REPORT, BOUNDARY ESTABLISHMENT & EASEMENTS
SHEET 2: DETAIL MAP SHEET

Unit: Latest: 1/25/23
03\4000-4099\4019\EC04019-05\4019ALTA.dwg

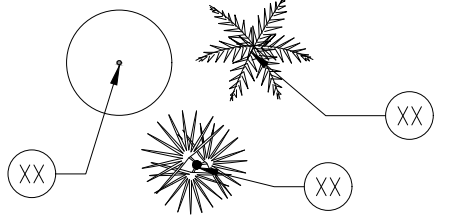
REVISIONS			BENCHMARK:	BASIS OF BEARINGS:	PREPARED FOR:	PREPARED BY:	ALTA/NSPS LAND TITLE SURVEY				
NO.	DESCRIPTION	DATE									
1	REVISION PER CLIENT COMMENTS	06/26/2023	CITY OF LOS ANGELES BENCHMARK NO. "07-207277" WIRE SPIKE IN THE WEST END OF THE NORTHERLY HEADWALL OVER A FLOOD CONTROL CHANNEL, 7.3 FEET EAST OF THE CENTERLINE OF WINNETKA AVENUE, 16.5 FEET NORTH OF THE NORTH CURB OF PRAIRIE STREET. ELEVATION = 867.584' (NAVD '88 / 2000 ADJ.)	THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 5, NORTH AMERICAN DATUM 1983 (NAD83) BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORDS) "SKYB" AND "PDSB" AS SHOWN HEREON (BASIS OF BEARINGS: N 35°19'55.6726" W), ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REPRESENTED HEREON BY THE CENTERLINE OF PRAIRIE STREET BEING NORTH 89°42'44" WEST.	ROBERTSON PROPERTIES GROUP 1220 N. ROBERTSON BOULEVARD LOS ANGELES, CA 90048 PHONE: (310) 652-3620 FAX: (310) 652-8538	 Thienes Engineering, Inc. CIVIL ENGINEERING • LAND SURVEYING 14349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH:(714)521-4811 FAX(714)521-4173	9201 WINNETKA AVENUE	LOS ANGELES	CALIFORNIA		
2	REVISION PER NEW COMMITMENT FOR TITLE INSURANCE AND UPDATED FIELD INSPECTION	07/25/2023									
3		-									
4		-									
5		-									
6		-									
7		-									
8		-									
9		-									
10		-									



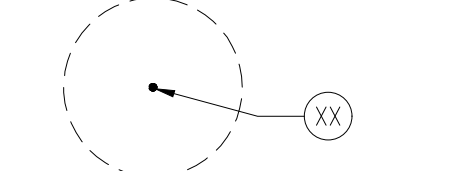
LEGEND

EXISTING TREES & PALMS

TREE OR PALM TO REMAIN




TREE OR PALM TO BE REMOVED



Scale 1" = 60'

PARKING CALCULATIONS

CITY OF LA MUNICIPAL CODE - SECTION 12.21 - A.4 (X) (3) "ENTERPRISE ZONE"	
RATIO: 2 PARKING STALL PER 1000 S.F. OF THE COMBINED GROSS S.F. (118,784 SF = 237 STALLS)	
	249 EMPLOYEE AND VISITOR PARKING SPOTS (ALL UNHATCHED AREAS WITHIN TESLA'S LEASE AREA ARE FOR VEHICULAR SALES AREAS.)
EXISTING PARKING PER Cofo	1,494 STALLS
REQUIRED PARKING PER ENTERPRISE ZONE (2 PER 1,000 SF):	237 STALLS
PROPOSED EMPLOYEE/CUSTOMER PARKING:	249 STALLS
PROPOSED VEHICULAR SALE AREA / DELIVERY PARKING:	1,245 STALLS
CURRENT PARKING FOR TESLA BEFORE DEMO	1,242 STALLS
DEMO PARKING	95 STALLS
PARKING AFTER DEMO	1,147 STALLS
PROPOSED EMPLOYEE/CUSTOMER PARKING:	249 STALLS
PROPOSED VEHICULAR SALE AREA / DELIVERY PARKING:	898 STALLS
REQUIRED PARKING LOT TREES IN EMPLOYEE & VISITOR PARKING AREAS - 249 SPACES (1 PER 4 SPACES):	63
EXISTING PARKING LOT TREES TO REMAIN (NOT INCLUDING PALM TREES):	60
PROPOSED PARKING LOT TREES:	6
TOTAL TREES IN PARKING LOT:	66
NO ADDITIONAL TREES PROPOSED FOR VEHICULAR SALE AREA / DELIVERY PARKING	

REQUIRED & PROVIDED TREE TABLE

REQUIRED TREES	QUANTITY	RATIO	REQUIRED	COMMENTS
EXISTING PROTECTED TREES OR SHRUBS ON SITE, LAMC SECTION 17.05 R	0	NA	NA	NO PROTECTED SPECIES ON SITE
EXISTING TREES IN PARKWAY, TREE WELLS OR OTHER PUBLIC R.O.W.	0	NA	NA	NO EXISTING TREES IN PUBLIC OWNED AREAS
EXISTING SIGNIFICANT TREES ON SITE > 8" CALIPER	89			DOES NOT INCLUDE PALMS
EXISTING SIGNIFICANT PALMS ON SITE > 8" CALIPER	114			DOES NOT INC. EVERGREEN OR DECIDUOUS TREES
EXISTING STREET TREES INSIDE PROPERTY LINES PRAIRIE ST. (1 PER 25 LF OF STREET FRONTAGE) ±908 LF / 25 = 36 TREES	11		36	
OSO DR. (1 PER 25 LF OF STREET FRONTAGE) ±603 LF / 25 = 24 TREES	7		24	
TOTAL REQUIRED TREES			60	

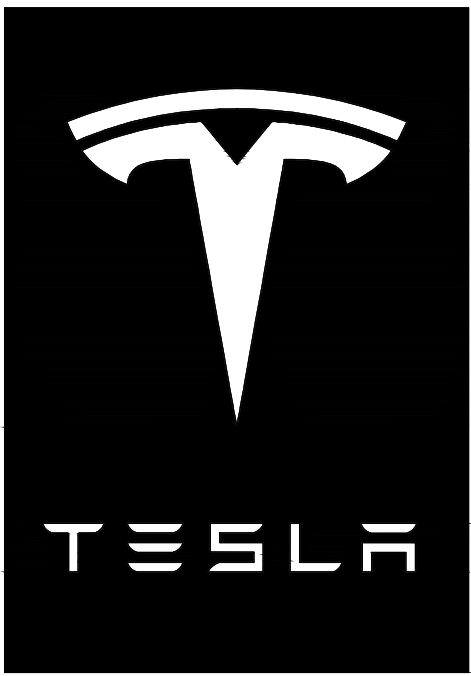
PROVIDED TREES	QUANTITY	SIZE	LOCATION	COMMENTS
STREET TREES INSIDE PROPERTY LINES PRAIRIE ST. (1 PER 25 LF OF STREET FRONTAGE)	25	24" BOX	BUFFER ZONE	NEW TREES
OSO DR. (1 PER 25 LF OF STREET FRONTAGE)	17	24" BOX	BUFFER ZONE	NEW TREES
TOTAL NEW TREES PROVIDED	42			
TOTAL EXISTING TREES PROVIDED	18			
TOTAL STREET TREES PROVIDED	60			

LANDSCAPE AREA CALCULATIONS

DESCRIPTION	QUANTITY
EXISTING PARCEL 1	14.6 ACRES
EXISTING PARKING SURFACE	370,236 SF
PROPOSED PARKING SURFACE	372,510 SF
EXISTING LANDSCAPING (6.3%)	69,728 SF
LANDSCAPE DEMO (0.005%)	2,423 SF
PROPOSED LANDSCAPING (5.5%)	67,305 SF
EXISTING TREES	238
TREES TO BE REMOVED	11
NEW TREES PROPOSED	6
TOTAL TREES	233

SEE SHEET LP-2 FOR PROPOSED PLANT LEGEND

SEE SHEET LP-1.1 FOR EXISTING TREE DATA OBTAINED FROM TREE INVENTORY REPORT BY CARLBERG ASSOCIATES. TREES NOT INCLUDED IN THAT REPORT BUT VISIBLE ON GOOGLE MAPS WAS INCLUDED AND ESTIMATED FROM THAT SOURCE.



CEC **Civil & Environmental Consultants, Inc.**
CERTIFICATION/LICENSE NO. 202019942
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
314-656-4566 · 866-250-3679
www.cecinc.com

DELIVERY HUB
AND
SERVICE CENTER
TRT ID - 57595
9201 WINNETKA AVE
CHATSORTH, CA

ISSUE / REVISION
07.13.23 C.U.P.

DRAWING TITLE

OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'
PROJECT NUMBER: 220774
TESLA ID: 57595

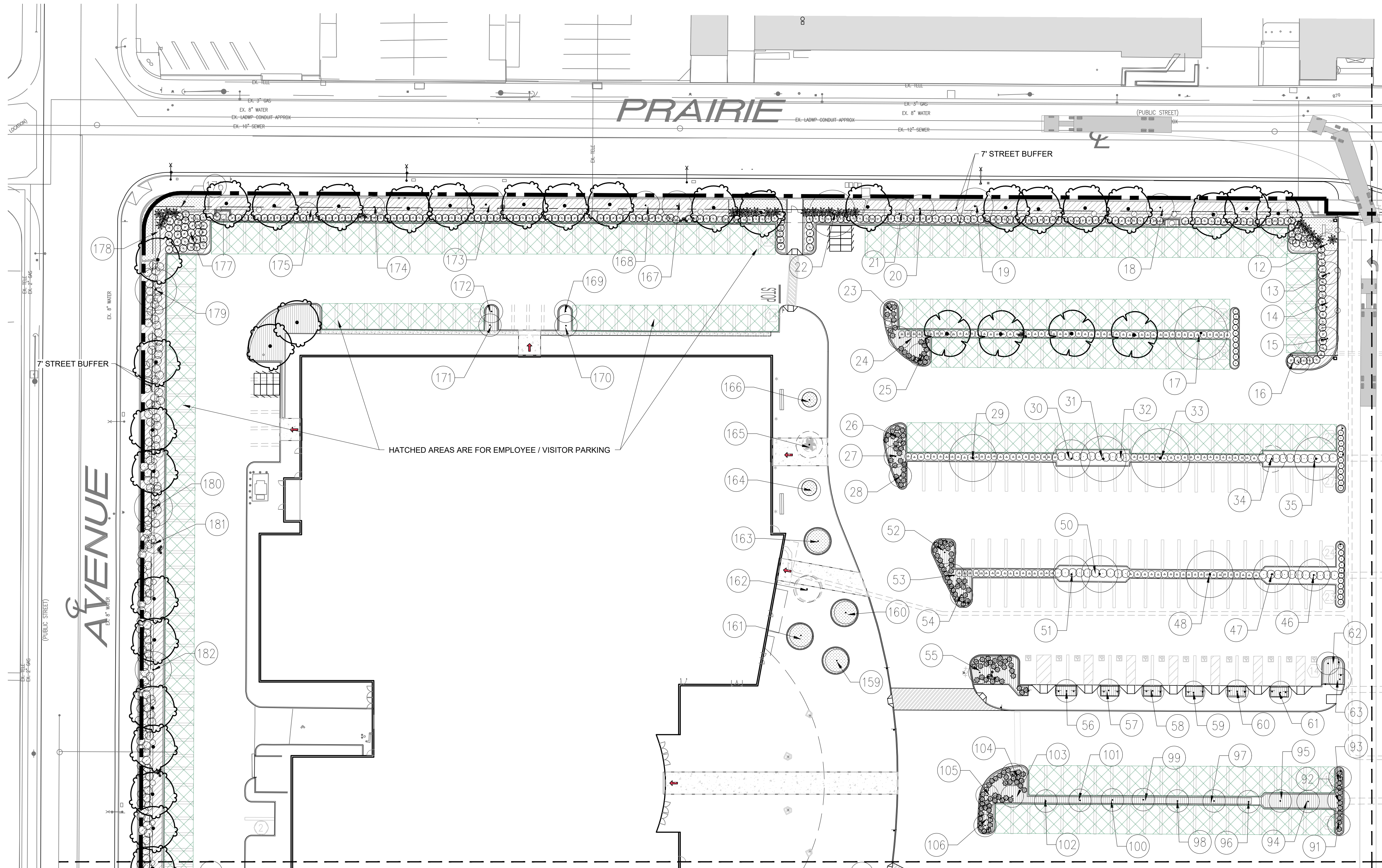
SHEET NUMBER

LP-1.0

TREE TABLE

TREE TAG	COMMON NAME	BOTANICAL NAME	TREE CALIPER - DBH (INCHES) / PALMS BTH (FEET)	HEIGHT (FEET)	CANOPY SPREAD (FEET) (W/E/S/W)	HEALTH RATING	STRUCTURE RATING	"PROTECTED" "ROW" OR "SIGNIFICANT"	COMMENTS
1	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
2	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	46	46	6/6/6/6	A	A	Significant	
3	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	41	41	6/6/6/6	A	A	Significant	
4	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	46	46	6/6/6/6	A	A	Significant	
5	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	46	46	6/6/6/6	A	A	Significant	
6	CAMPHOR	CINNAMOMUM CAMPHORA	9.4	18	12/13/12/15	A-	A-	Significant	Epicormic Growth
7	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	45	51	6/6/6/6	A	A	Significant	
8	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	45	51	6/6/6/6	A	A	Significant	
9	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
10	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	45	51	6/6/6/6	A	A	Significant	
11	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
12	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	45	46	6/6/6/6	A	A	Significant	
13	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
14	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	45	51	6/6/6/6	A	A	Significant	
15	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
16	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	45	51	6/6/6/6	A	A	Significant	
17	CAMPHOR	CINNAMOMUM CAMPHORA	10.9	18	15/17/15/13	A-	A-	Significant	Epicormic Growth, Minimum Dieback
18	CAMPHOR	CINNAMOMUM CAMPHORA	8.1	18	13/13/12/13	A-	A-	Significant	
19	CAMPHOR	CINNAMOMUM CAMPHORA	15.7	18	15/17/18/14	B	A-	Significant	Moderate Dieback
20	CAMPHOR	CINNAMOMUM CAMPHORA	9.8	16	5/8/10/9	D	D	Significant	Only Minor Epicormic Growth, Dying
21	CAMPHOR	CINNAMOMUM CAMPHORA	8.4	18	13/9/14/8	A-	A-	Significant	
22	CAMPHOR	CINNAMOMUM CAMPHORA	18.3	20	20/20/25/20	A-	B	Significant	Diameter at 4', Minimum Dieback
23	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
24	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
25	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
26	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
27	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
28	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
29	CAMPHOR	CINNAMOMUM CAMPHORA	9.9	18	10/12/12/14	A-	A-	Significant	
30	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	9.4	15	7/5/6/8	B	B	Significant	Slightly Sparse
31	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	9.4	18	10/4/8/10	B	B	Significant	Shaded Out, Slightly Sparse
32	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	15.8	20	12/12/12/10	B	B	Significant	Slightly Sparse
33	CAMPHOR	CINNAMOMUM CAMPHORA	12.3	20	13/18/18/13	B	B	Significant	Sparse, Mechanical Damage, Dieback on Scaffolds
34	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	8.9	18	6/8/8/8	B-	B-	Significant	Sparse
35	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	8.8	15	10/13/10/12	A-	A-	Significant	
36	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	10	20	7/10/10/12	B+	B+	Significant	
37	HOLLY OAK	QUERCUS ILEX	10.4	22	12/8/10/15	A-	A-	Significant	Recently Pruned
38	HOLLY OAK	QUERCUS ILEX	12.9	22	10/10/10/10	A	A	Significant	Recently Pruned
39	HOLLY OAK	QUERCUS ILEX	10.5	20	12/12/12/12	A	A	Significant	Recently Pruned
40	HOLLY OAK	QUERCUS ILEX	9.7	20	10/10/10/10	A-	A-	Significant	Recently Pruned
41	HOLLY OAK	QUERCUS ILEX	11.8	22	17/17/17/17	A	A	Significant	Recently Pruned
42	HOLLY OAK	QUERCUS ILEX	9.5	20	10/10/14/12	A-	A-	Significant	Recently Pruned
43	HOLLY OAK	QUERCUS ILEX	11	20	15/12/13/10	A-	A-	Significant	Recently Pruned
44	HOLLY OAK	QUERCUS ILEX	15.6	22	17/15/15/15	A	A	Significant	Recently Pruned
45	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	13.4	20	10/10/10/10	A-	A-	Significant	
46	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	8.8	20	10/7/10/10	B	B	Significant	Sparse, Epicormic Growth
47	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	12	18	11/5/8/14	B+	B+	Significant	Slightly Sparse, Epicormic Growth
48	CAMPHOR	CINNAMOMUM CAMPHORA	11.6	18	13/17/15/15	A-	B+	Significant	Epicormic Growth, Exudation
49	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	10.1	16	7/8/7/6	B	B	Significant	Topped
50	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	10.5	16	9/8/9/9	B	B	Significant	Topped
51	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	9.5	15	7/7/7/8	B	B	Significant	Topped, Stake Tie Embedded
52	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
53	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
54	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
55	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
56	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
57	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
58	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
59	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
60	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
61	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
62	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
63	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
64	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
65	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
66	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
67	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
68	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
69	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
70	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
71	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
72	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
73	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
74	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
75	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
76	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
77	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
78	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
79	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
80	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
81	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
82	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
83	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
84	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
85	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
86	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
87	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
88	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
89	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
90	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
91	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
92	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
93	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
94	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
95	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
96	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
97	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
98	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
99	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
100	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
101	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	30	36	6/6/6/6	A	A	Significant	
102	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
103	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
104	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
105	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
106	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
107	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	

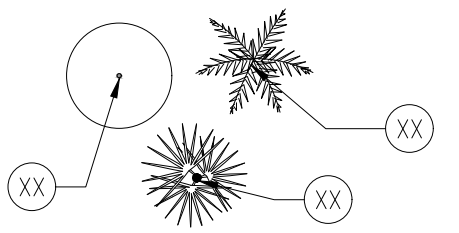
TREE TAG	COMMON NAME	BOTANICAL NAME	TREE CALIPER - DBH (INCHES) / PALMS BTH (FEET)	HEIGHT (FEET)	CANOPY SPREAD (FEET) (W/E/S/W)	HEALTH RATING	STRUCTURE RATING	"PROTECTED" "ROW" OR "SIGNIFICANT"	COMMENTS
108	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	12.8	18	6/8/8/10	A-	A-	Significant	
109	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	9.5	15	5/6/8/8	B-	B	Significant	Shaded Out, Sparse
110	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	11.8	16	9/8/6/6	A-	A-	Significant	
111	HOLLY OAK	QUERCUS ILEX	8.4	16	10/10/10/10	A-	A-	Significant	Recently Pruned, Epicormic Growth
112	HOLLY OAK	QUERCUS ILEX	8.6	18	10/8/8/10	A-	A-	Significant	Recently Pruned, Epicormic Growth
113	HOLLY OAK	QUERCUS ILEX	13.7	20	10/12/15/15	A	A-	Significant	Recently Pruned, Epicormic Growth
114	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	8.3	15	8/7/5/7	B+	B+	Significant	Slightly Sparse
115	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	9.2	18	9/12/12/8	B	B	Significant	Mechanical Damage, Slightly Sparse
116	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	9.6	18	10/12/14/10	A-	B+	Significant	
117	HOLLY OAK	QUERCUS ILEX	13.5	22	11/14/14/16	A-	A-	Significant	Recently Pruned
118	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	9.8	18	10/6/10/10	A-	A-	Significant	
119	CAMPHOR	CINNAMOMUM CAMPHORA	11.6	25	16/16/18/16	A-	A	Significant	Some Interior Dieback
120	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	15.2	16	10/12/10/7	A-	A-	Significant	
121	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	11.4	18	10/8/8/8	B	B	Significant	Sparse
122	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
123	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
124	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	40	46	6/6/6/6	A	A	Significant	
125	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
126	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
127	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	35	41	6/6/6/6	A	A	Significant	
128	CAMPHOR	CINNAMOMUM CAMPHORA	10.8	18	12/12/12/12	B	B	Significant	Sparse, Dieback
129	CAMPHOR	CINNAMOMUM CAMPHORA	10.2	18	13/12/10/5	C-	C	Significant	HOB, Sparse, In Decline, Extensive Dieback, Mostly Epicormic Growth
130	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	13.9	15	8/10/10/8	A-	A-	Significant	
131	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	11.5	18	10/10/10/10	B	B	Significant	
132	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	9	14	8/10/10/10	A-	A-	Significant	Sparse
133	HOLLY OAK	QUERCUS ILEX	12.6	20	8/10/12/13	A-	A-	Significant	Recently Pruned
134	HOLLY OAK	QUERCUS ILEX	8.3	15	10/10/10/10	A-	A-	Significant	Recently Pruned
135	HOLLY OAK	QUERCUS ILEX	13.4	22	12/10/12/14	A-	A-	Significant	Recently Pruned
136	HOLLY OAK	QUERCUS ILEX	14.1	25	12/14/15/14	A-	A-	Significant	Recently Pruned
137	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	9.1	15	8/8/10/8	A-	B+	Significant	
138	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	12.1	20	8/12/15/12	A-	B+	Significant	
139	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	15.8	16	10/10/10/10	A-	A-	Significant	
140	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	9.1	16	12/10/10/10	B+	B+	Significant	Slightly sparse
141	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	8.4	15	10/6/8/10	B+	B+	Significant	Slightly sparse
142	CAMPHOR	CINNAMOMUM CAMPHORA	14.3	20	NA	A-	A-	Significant	Epicormic Growth
143	CAMPHOR	CINNAMOMUM CAMPHORA	9.8	16	NA	C	C	Significant	Mostly Epicormic Growth, Extensive Dieback
144	FLAXLEAF PAPERBARK	MELALEUCA LINARIFOLIA	10	16	6/6/8/8	A-	A-	Significant	Leans W



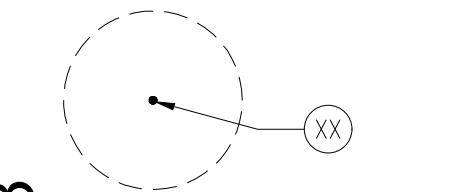
LEGEND

EXISTING TREES & PALMS

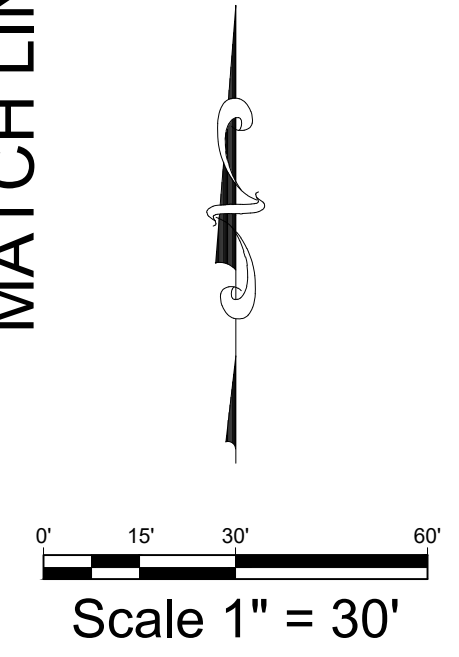
TREE OR PALM TO REMAIN



TREE OR PALM TO BE REMOVED



MATCH LINE - SEE SHEET L-3



MATCH LINE - SEE SHEET L-2

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

SEE SHEET LP-2 FOR PROPOSED PLANT LEGEND

SEE SHEET LP-1.1 FOR EXISTING TREE DATA OBTAINED FROM TREE INVENTORY REPORT BY CARLBERG ASSOCIATES. TREES NOT INCLUDED IN THAT REPORT BUT VISIBLE ON GOOGLE MAPS WAS INCLUDED AND ESTIMATED FROM THAT SOURCE.



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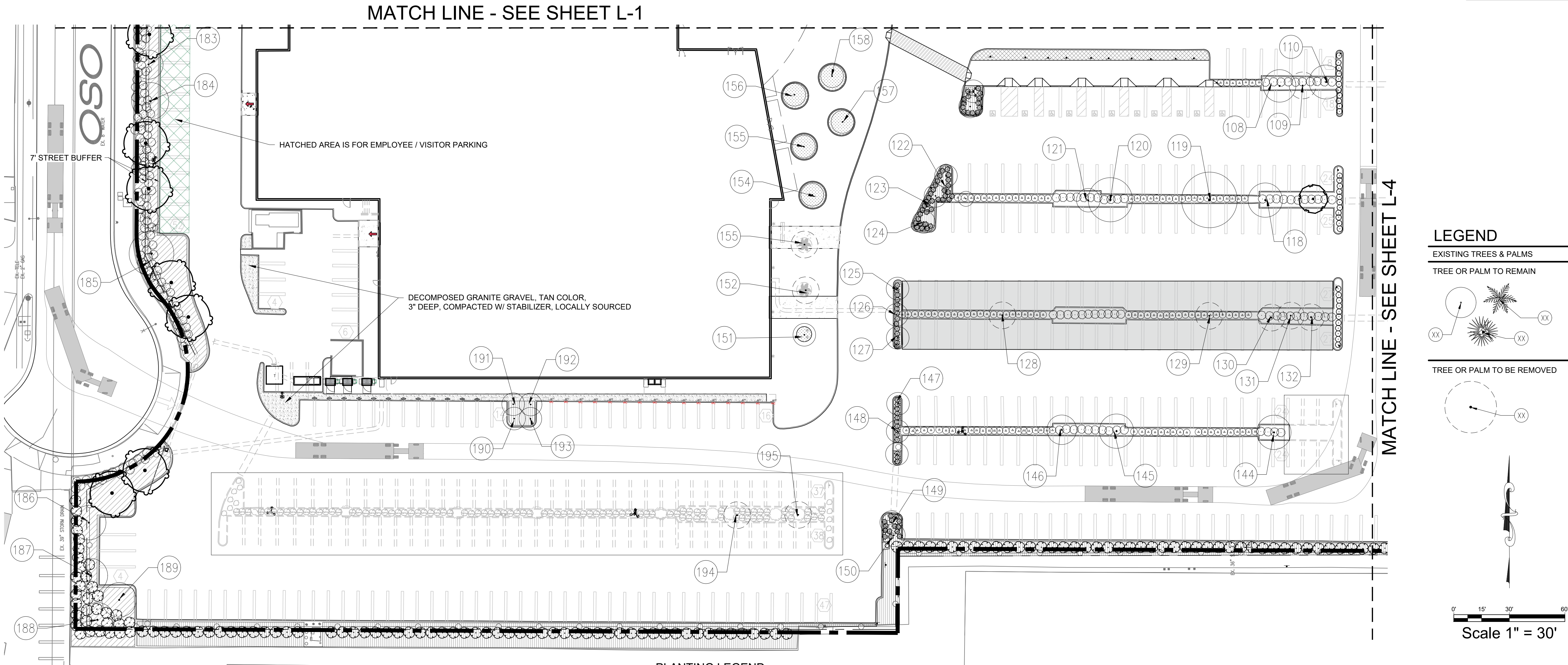
DRAWING TITLE

LANDSCAPE
PLAN

SCALE: 1" = 30'
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

LP-1



GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 10' AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGNOSTIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	QUANTITY	CITY OF LA NATIVE (Y/N)	WUCOLS IV REGION 3 Plant Factor	COMMENTS
TREES							
	Cercidium 'Desert Museum'	Desert Museum Palo Verde	24" box	4	N	Low, 0.3	
	Cinnamomum camphora	Camphor Tree	24" box	44	N	Moderate, 0.5	match existing
	Melaleuca linariifolia	Flaxleaf Paperbark	24" box	3	N	Low, 0.3	match existing
NOTE: ALL TREES SHALL BE CONTAINER-GROWN							
SHRUBS							
	Agave ovatifolia	Whale's Tongue Agave	5 Gallon	34	Y	Low, 0.3	
	Ligustrum japonicum 'Texanum'	Texas Privet	existing	---	N	Moderate, 0.5	existing, fill in where needed
	Pittosporum t. 'Variegata'	Variegated Tobira	existing	---	N	Moderate, 0.5	existing, fill in where needed
	Pittosporum t. 'Wheelerii'	Wheeler's Dwarf Tobira	existing	---	N	Moderate, 0.5	existing, fill in where needed
	Pyracantha 'Santa Cruz'	Pyracantha	existing	---	N	Low, 0.3	existing, fill in where needed
	Rhaphiolepis indica 'Indian Princess'	India Hawthorn	existing	---	N	Low, 0.3	existing, fill in where needed
	Strelitzia reginae	Bird of Paradise	existing	---	N	Low, 0.3	existing, fill in where needed
	Xylosma congestum	Shiny Xylosma	existing	---	N	Low, 0.3	existing, fill in where needed
	Xylosma con. 'Compacta'	Dwarf Shiny Xylosma	existing	---	N	Low, 0.3	existing, fill in where needed

NOTE: ALL SHRUBS USED FOR FILLING IN GAPS IN ORIGINAL PLANTING SHALL BE 5 GALLON SIZE.

PERENNIALS & GROUND COVER

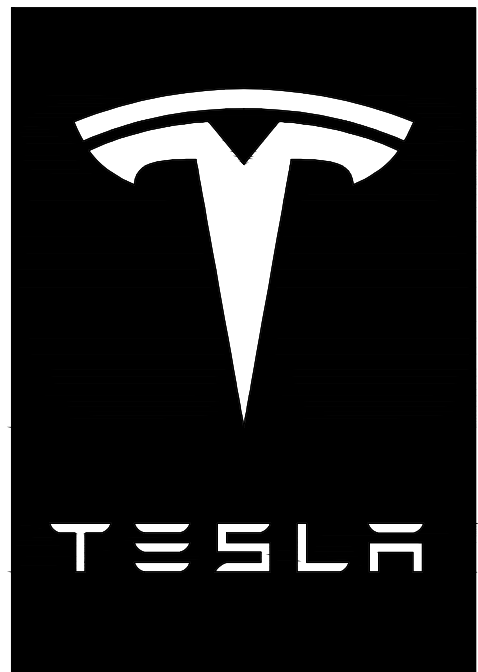
	Carex divulsa (tumulicola)	European Gray Sedge	Plugs	@ 12" o.c.	Y	Low, 0.3	
	Dymondia margaretiae with	Dymondia	Flats	@ 8" o.c.	Y	Low, 0.3	
	Teucrium chamaedrys	Germander	1 Gallon	@ 24" o.c.	N	Low, 0.3	
	Hypericum aegypticum	Dwarf St. John's Wort	Plugs	@ 12" o.c.	N	Low, 0.3	
	Salvia greggii	Autumn Sage	1 Gallon	@ 24" o.c.	Y	Low, 0.3	
	Trachelospermum jasminoides	Star Jasmine	existing	---	N	Moderate, 0.5	existing, fill in where needed

SEE SHEET LP-1.1 FOR EXISTING TREE DATA OBTAINED FROM TREE INVENTORY REPORT BY CARLBERG ASSOCIATES. TREES NOT INCLUDED IN THAT REPORT BUT VISIBLE ON GOOGLE MAPS WAS INCLUDED AND ESTIMATED FROM THAT SOURCE.

SEE TREE INVENTORY REPORT BY CARLBERG ASSOCIATES FOR EXISTING TREE DATA.



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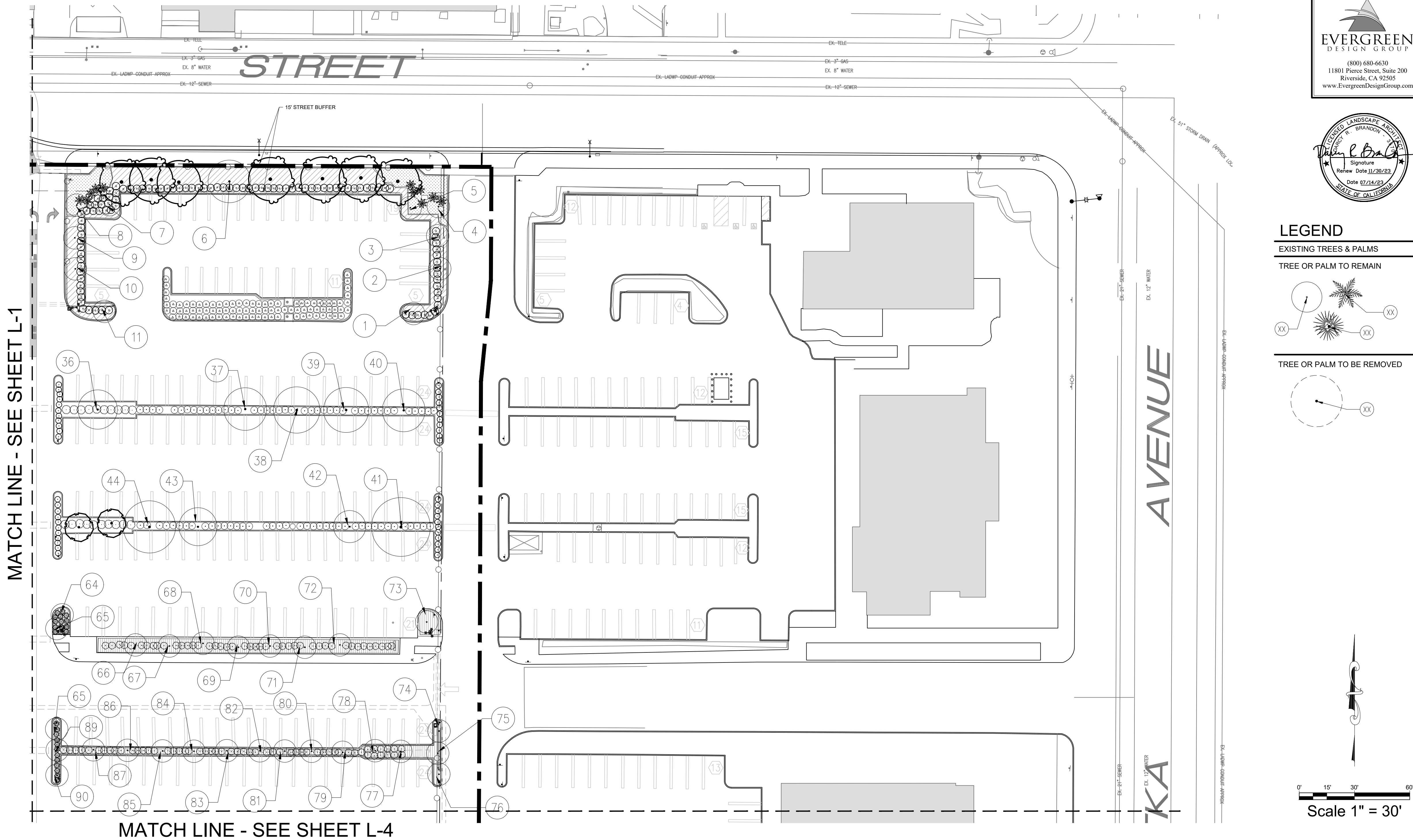
DRAWING TITLE

LANDSCAPE PLAN

SCALE: 1" = 30'
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

LP-2



THIS SECTION IS FOR VEHICULAR SALES & STORAGE.
NO EMPLOYEE OR VISITOR PARKING PROPOSED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

SEE SHEET LP-2 FOR PROPOSED
PLANT LEGEND

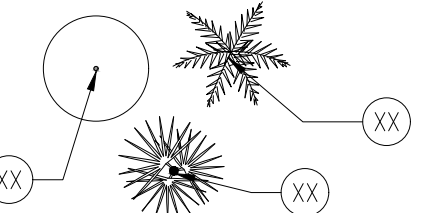
SEE SHEET LP-1.1 FOR EXISTING
TREE DATA OBTAINED FROM
TREE INVENTORY REPORT BY
CARLBERG ASSOCIATES. TREES
NOT INCLUDED IN THAT REPORT
BUT VISIBLE ON GOOGLE MAPS
WAS INCLUDED AND ESTIMATED
FROM THAT SOURCE.



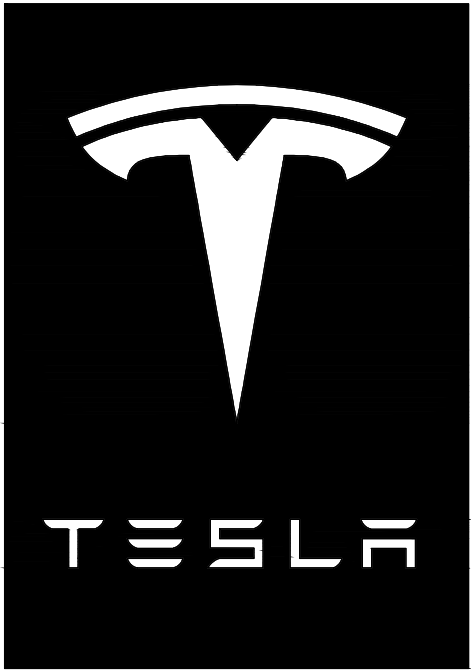
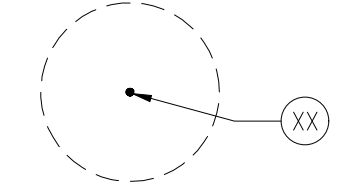
LEGEND

EXISTING TREES & PALMS

TREE OR PALM TO REMAIN



TREE OR PALM TO BE REMOVED



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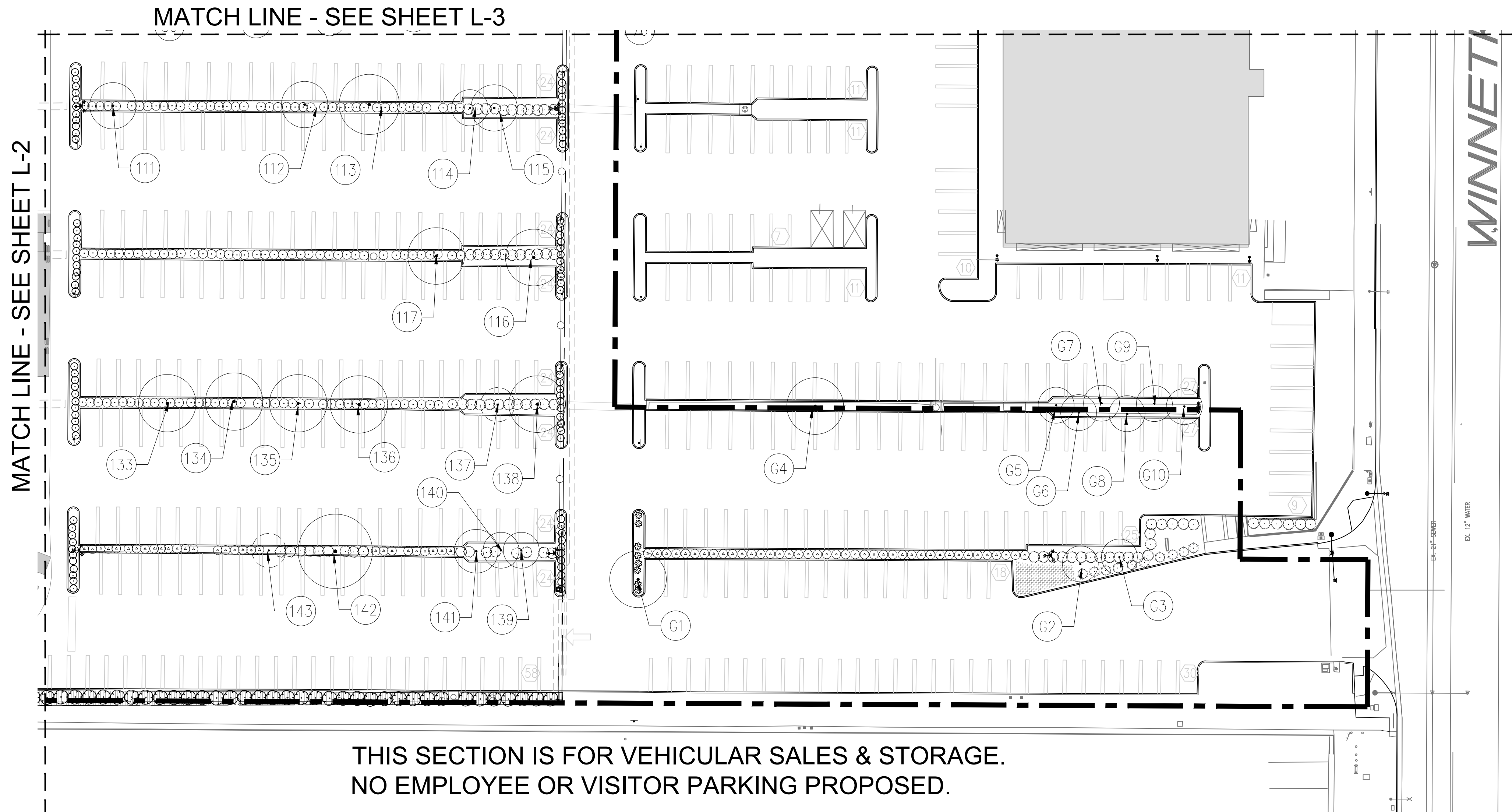
DRAWING TITLE

LANDSCAPE
PLAN

SCALE: 1" = 30'
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

LP-3



IRRIGATION CONCEPT

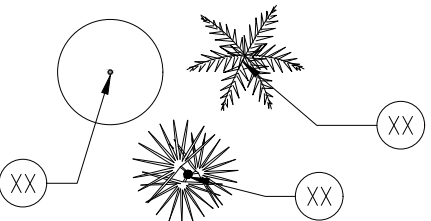
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.



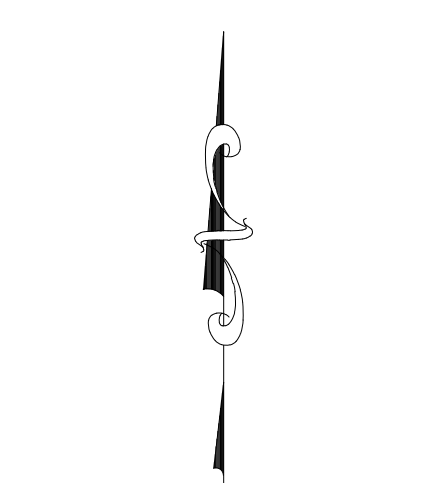
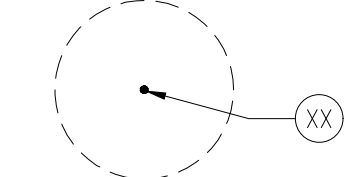
LEGEND

EXISTING TREES & PALMS

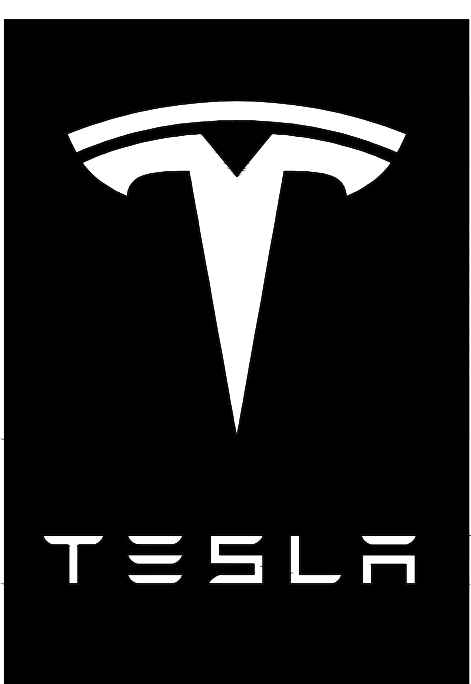
TREE OR PALM TO REMAIN



TREE OR PALM TO BE REMOVED



0' 15' 30' 60'
Scale 1" = 30'



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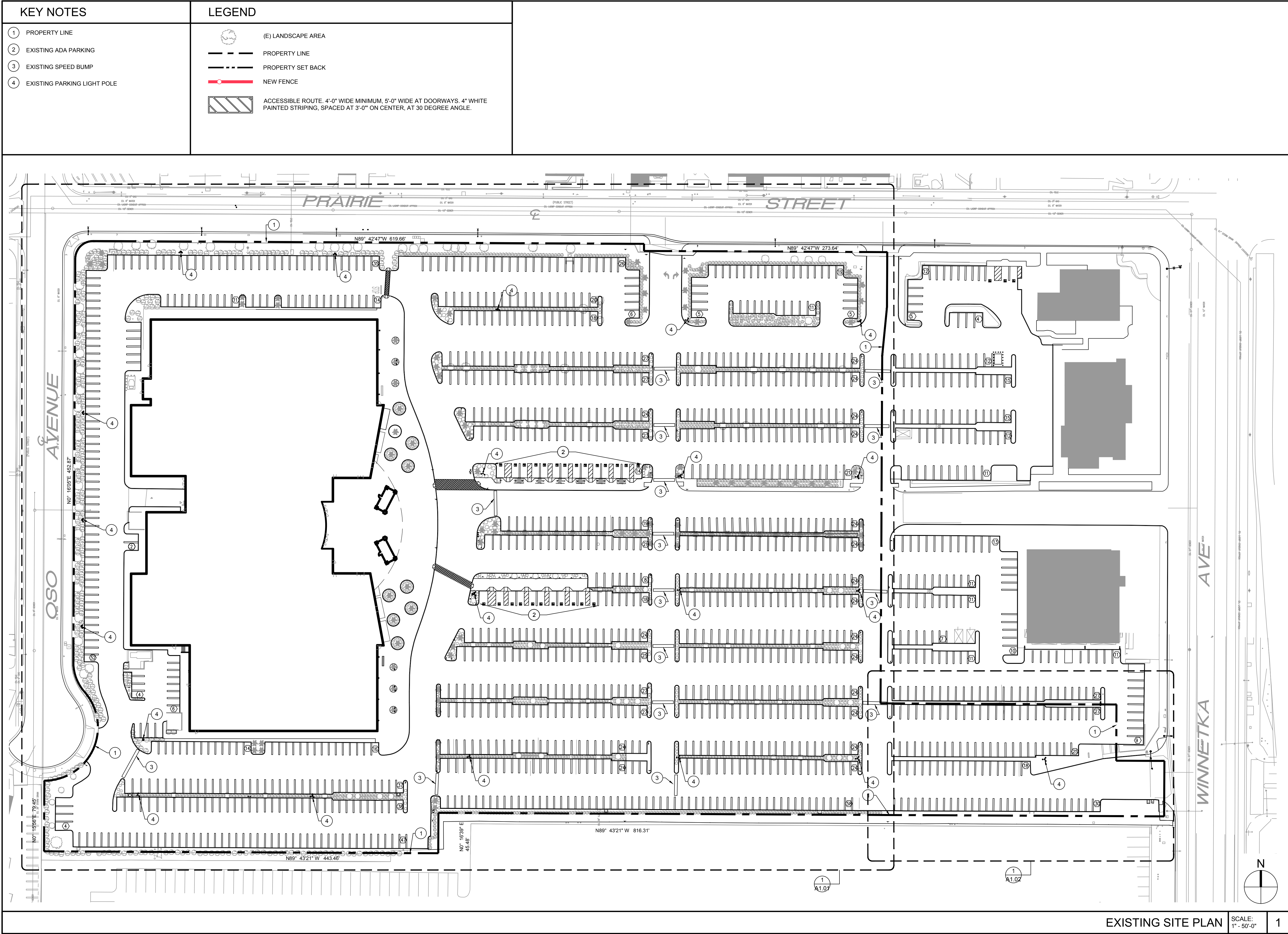
DRAWING TITLE

LANDSCAPE
PLAN

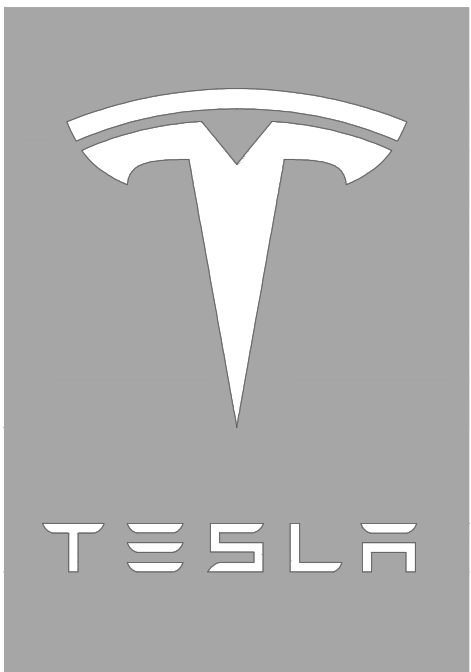
SCALE: 1" = 30'
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

LP-4



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DRAWING TITLE

SITE EXISTING PLAN

SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER






A1.00

EXISTING SITE PLAN

SCALE:
1" = 50'-0"

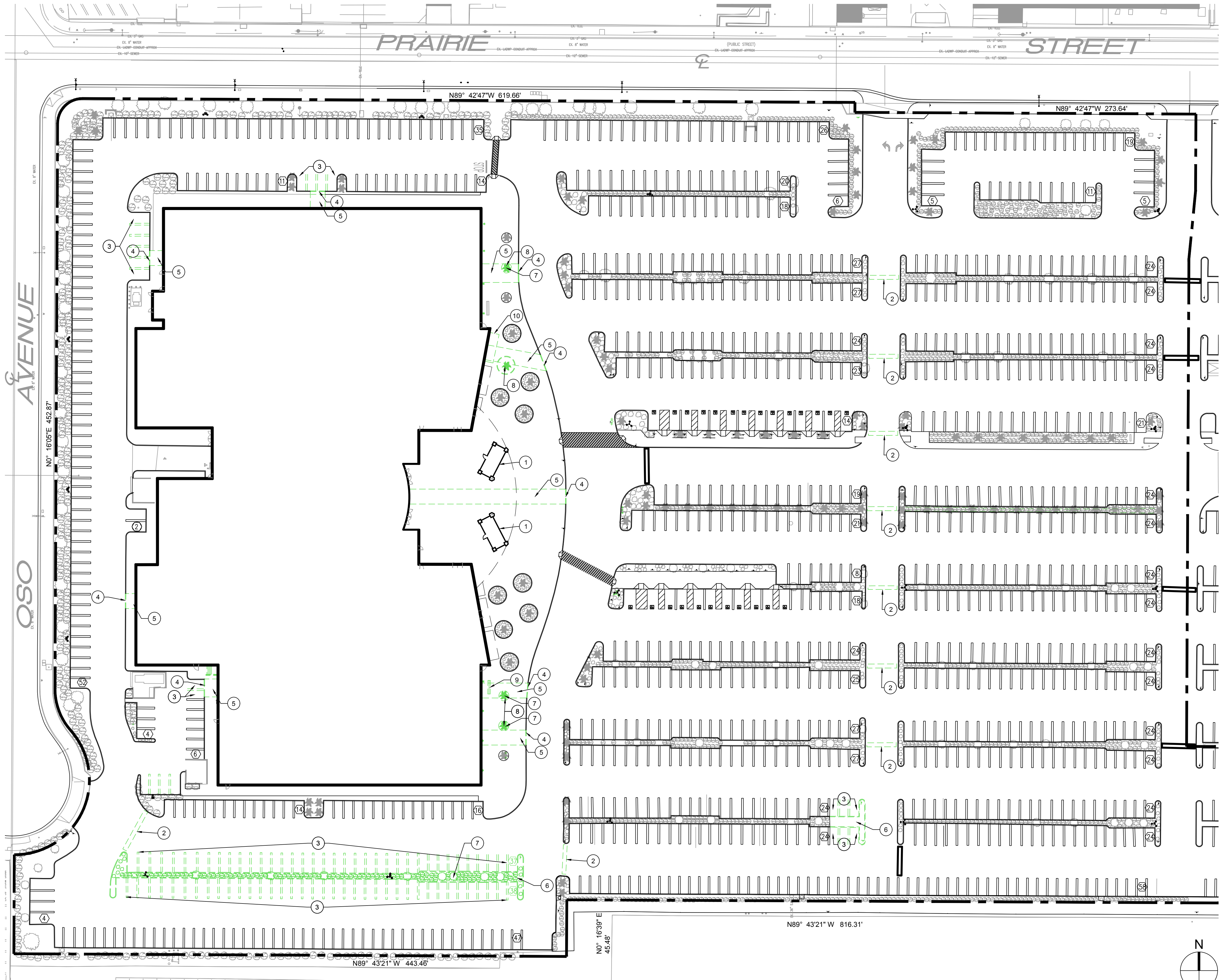
1

LEGEND

-  (E) LANDSCAPE AREA
-  PROPERTY LINE
-  PROPERTY SET BACK
-  NEW FENCE
-  ACCESSIBLE ROUTE. 4'-0" WIDE MINIMUM, 5'-0" WIDE AT DOORWAYS. 4" WHITE PAINTED STRIPING, SPACED AT 3'-0" ON CENTER, AT 30 DEGREE ANGLE.

KEY NOTES

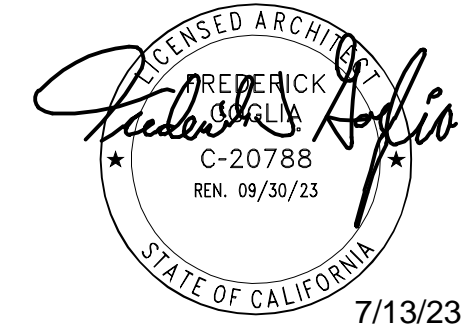
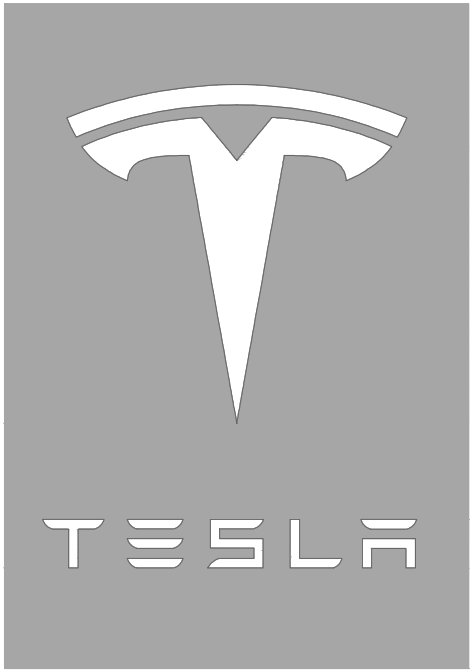
- 1 DEMO TICKET BOOTH
- 2 DEMO SPEED BUMP
- 3 DEMO PARKING SPOT
- 4 DEMO CURB
- 5 DEMO SIDEWALK
- 6 DEMO ISLAND
- 7 DEMO TREES
- 8 DEMO PLANTER
- 9 DEMO BIKE RACK
- 10 DEMO CANOPY



DEMO SITE PLAN

SCALE:
1" = 40'-0"

1



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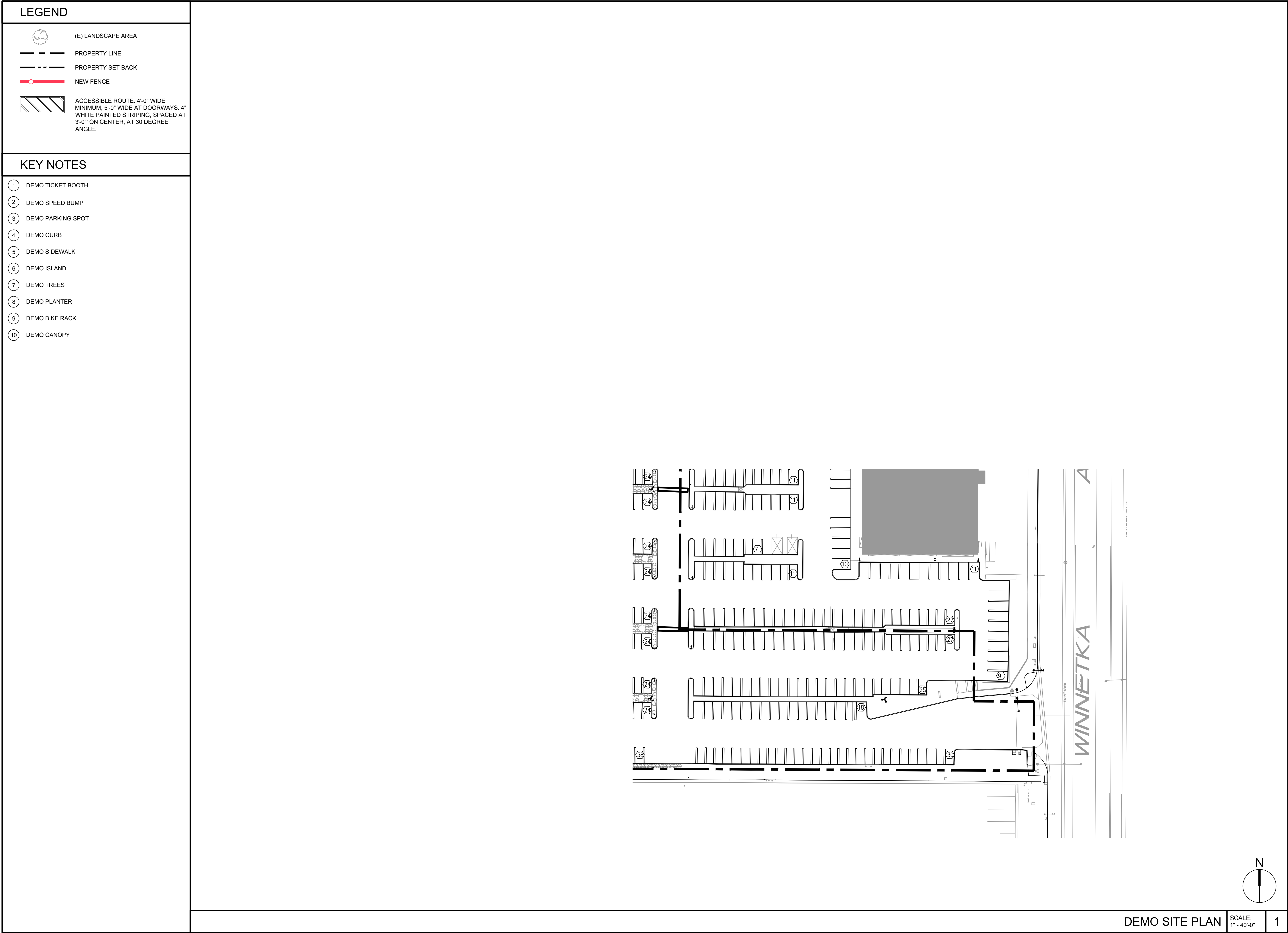
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SITE DEMOLITION PLAN

SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

A1.01



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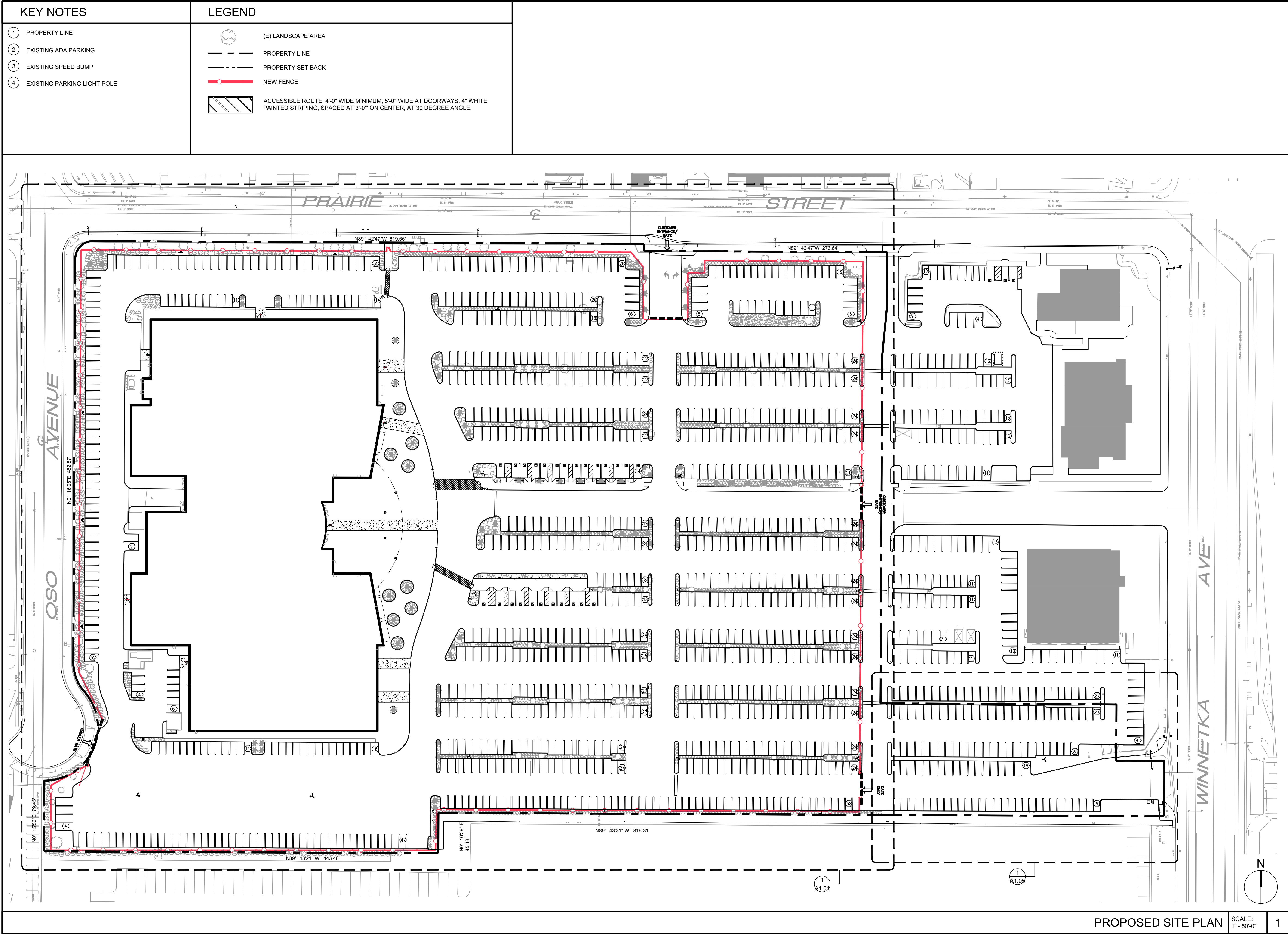
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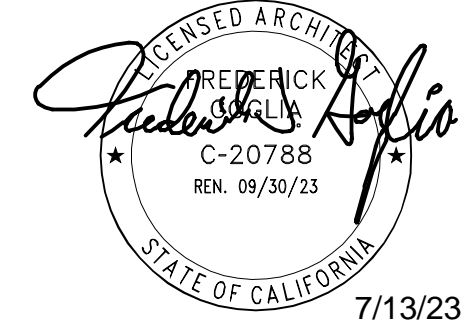
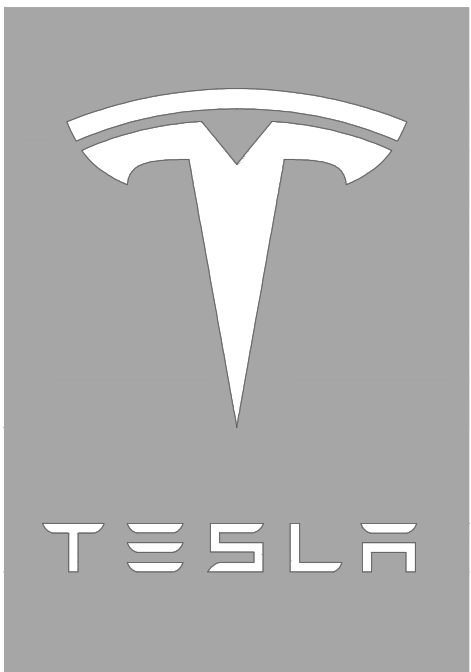
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509

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SAINT LOUIS / LAS VEGAS / ORLANDO
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DELIVERY HUB
AND
SERVICE CENTER
TRT ID - 57595
9201 - 9205 WINNETKA
AVE
CHATSORTH, CA

ISSUE / REVISION
07.13.23 C.U.P.

DRAWING TITLE

PROPOSED SITE PLAN

SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

A1.03

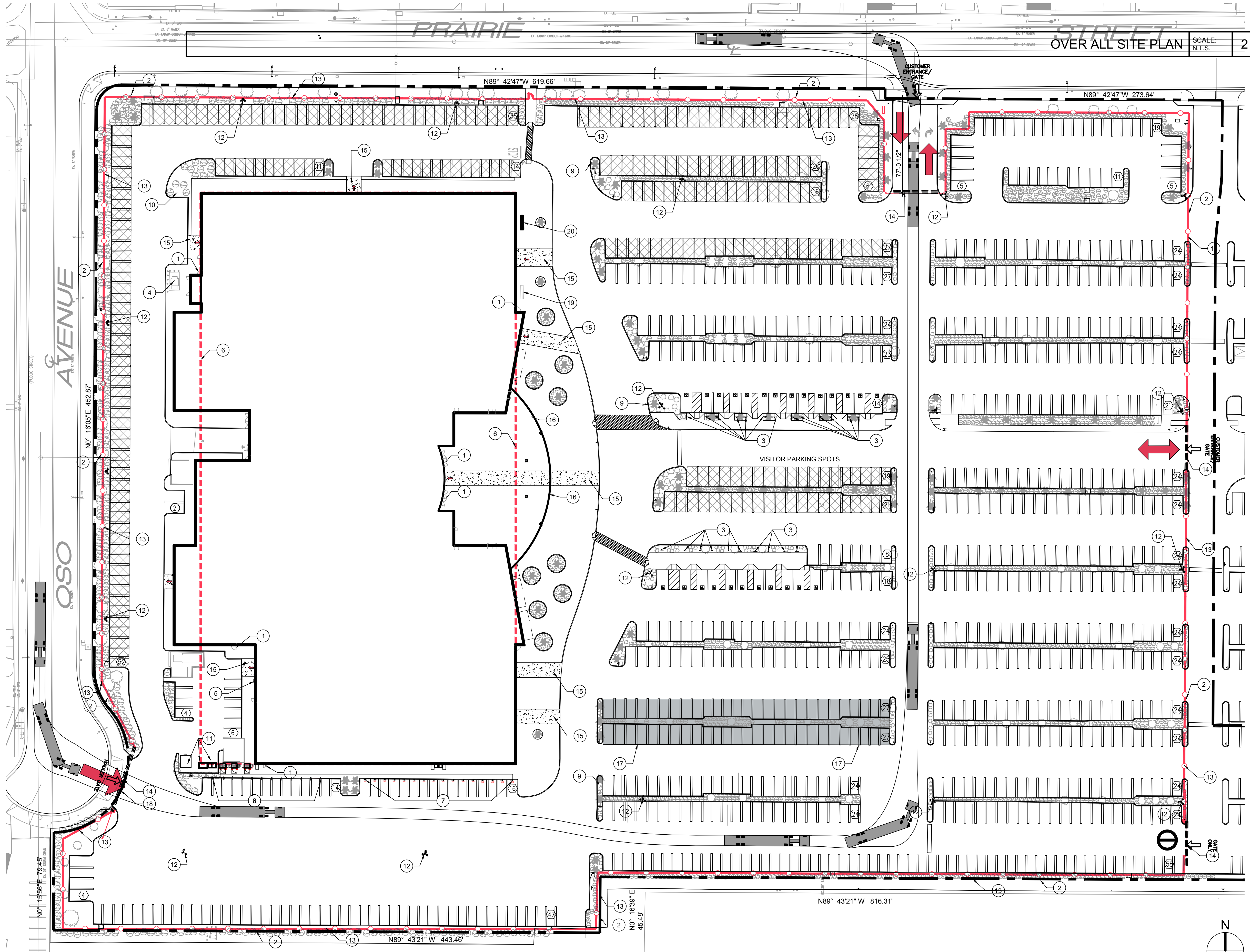
PROPOSED SITE PLAN SCALE: 1" = 50'-0" 1

LEGEND

- 249 EMPLOYEE AND VISITOR PARKING SPOTS
- ALL UNHATCHED AREAS TO BE DEDICATED TO VEHICLE SALES
- NEW CAR CANOPY
- (E) LANDSCAPE AREA
- PROPERTY LINE
- PROPERTY SET BACK
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE ROUTE. 4'-0" WIDE MINIMUM, 5'-0" WIDE AT DOORWAYS. 4" WHITE PAINTED STRIPING, SPACED AT 3'-0" ON CENTER, AT 30 DEGREE ANGLE.
- HIGH POWER POST MOUNTED WALL CONNECTOR, SEE DETAIL 1/A8.02 & ELECTRICAL DRAWINGS.
- C COMPACT STALL
- S STANDARD PARKING STALL
- EV ELECTRIC CAR CHARGING STALL
- A ACCESSIBLE PARKING STALL
- A-V ACCESSIBLE VAN PARKING STALL

KEY NOTES

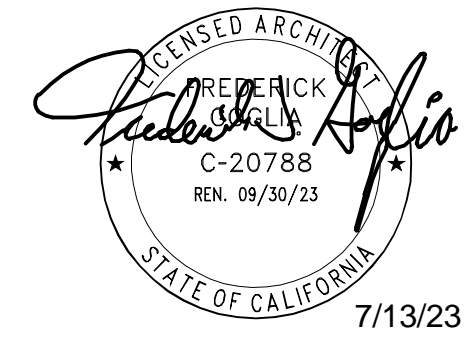
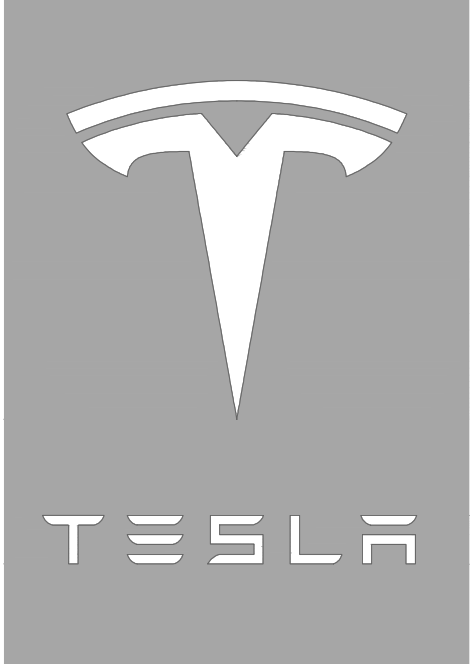
- 1 EGRESS DOOR
- 2 PROPERTY LINE
- 3 (E) ACCESSIBLE PARKING SIGNAGE.
- 4 TRANSFORMER.
- 5 (E) GAS METER
- 6 TWO STORY, TYPE III-IHR, 256' X 464' = 118,784 SF
- 7 POST-MOUNTED WALL CHARGER, NOT FOR PUBLIC USE
- 8 SUPERCHARGER, NOT FOR PUBLIC USE
- 9 (E) FIRE HYDRANT
- 10 (E) FIRE DEPARTMENT CONNECTION
- 11 V3 CHARGING CABINET
- 12 (E) POLE MOUNTED SITE LIGHTING, RELAMP AS REQ'D.
- 13 NEW 6'-0" HIGH DECORATIVE HORIZONTAL STEEL PICKET FENCE
- 14 NEW 6'-0" HIGH HORIZONTAL STEEL PICKET GATE WITH AUTOMATIC OPENER
- 15 NEW CONCRETE DRIVE INTO BUILDING
- 16 (E) CANOPY
- 17 CAR CANOPY
- 18 GATE WILL BE OPEN DURING BUSINESS HOURS FOR DELIVERIES ONLY
- 19 EXISTING BIKE RACK (14 BIKES)
- 20 NEW BIKE RACK (14 BIKES)



PROPOSED SITE PLAN

SCALE: 1/64" = 1'-0"

1



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PROPOSED SITE PLAN










SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

A1.04

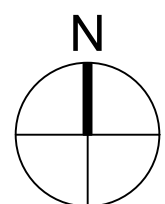
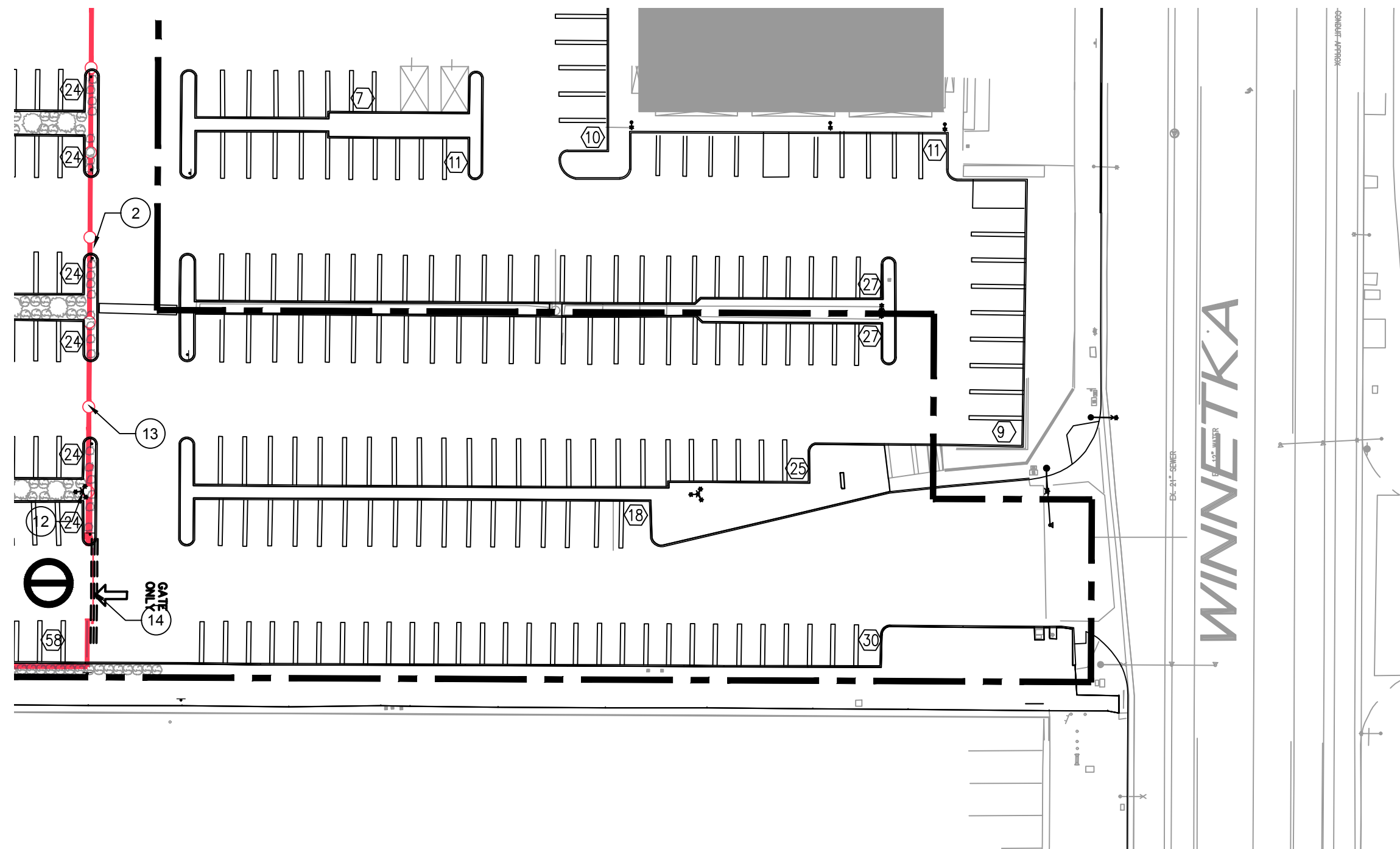
LEGEND

	249 EMPLOYEE AND VISITOR PARKING SPOTS
	ALL UNHATCHED AREAS TO BE DEDICATED TO VEHICLE SALES
	NEW CAR CANOPY
	(E) LANDSCAPE AREA
	PROPERTY LINE
	PROPERTY SET BACK
	ACCESSIBLE PATH OF TRAVEL
	ACCESSIBLE ROUTE. 4'-0" WIDE MINIMUM, 5'-0" WIDE AT DOORWAYS. 4" WHITE PAINTED STRIPING, SPACED AT 3'-0" IN CENTER, AT 30 DEGREE ANGLE.
	HIGH POWER POST MOUNTED WALL CONNECTOR. SEE DETAIL 1/A8.02 & ELECTRICAL DRAWINGS.
C	COMPACT STALL
S	STANDARD PARKING STALL
EV	ELECTRIC CAR CHARGING STALL
A	ACCESSIBLE PARKING STALL
A-V	ACCESSIBLE VAN PARKING STALL

- # LEGEND
- | | |
|---|---|
|  | 249 EMPLOYEE AND VISITOR PARKING SPOTS |
|  | ALL UNHATCHED AREAS TO BE DEDICATED TO VEHICLE SALES |
|  | NEW CAR CANOPY |
|  | (E) LANDSCAPE AREA |
|  | PROPERTY LINE |
|  | PROPERTY SET BACK |
|  | ACCESSIBLE PATH OF TRAVEL |
|  | ACCESSIBLE ROUTE. 4'-0" WIDE MINIMUM, 5'-0" WIDE AT DOORWAYS. 4" WHITE PAINTED STRIPING, SPACED AT 3'-0" IN CENTER, AT 30 DEGREE ANGLE. |
|  | HIGH POWER POST MOUNTED WALL CONNECTOR. SEE DETAIL 1/A8.02 & ELECTRICAL DRAWINGS. |
| C | COMPACT STALL |
| S | STANDARD PARKING STALL |
| EV | ELECTRIC CAR CHARGING STALL |
| A | ACCESSIBLE PARKING STALL |
| A-V | ACCESSIBLE VAN PARKING STALL |

KEY NOTES

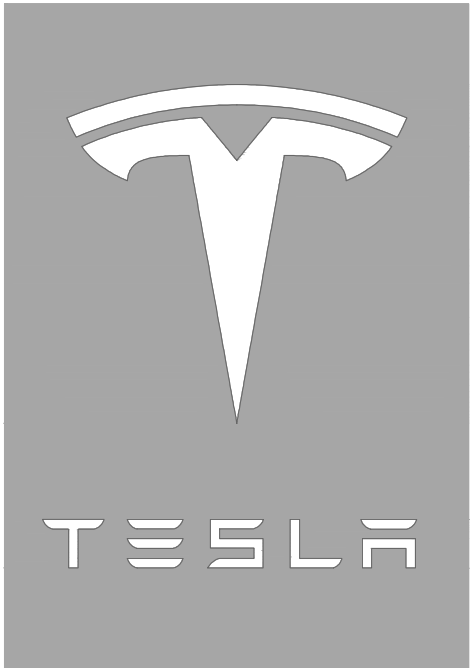
- # KEY NOTES
- 1 EGRESS DOOR
 - 2 PROPERTY LINE
 - 3 (E) ACCESSIBLE PARKING SIGNAGE,
 - 4 TRANSFORMER,
 - 5 (E) GAS METER
 - 6 TWO STORY, TYPE III-IHR,
256' X 464' = 118,784 SF
 - 7 POST-MOUNTED WALL CHARGER,
NOT FOR PUBLIC USE
 - 8 SUPERCHARGER, NOT FOR PUBLIC USE
 - 9 (E) FIRE HYDRANT
 - 10 (E) FIRE DEPARTMENT CONNECTION
 - 11 V3 CHARGING CABINET
 - 12 (E) POLE MOUNTED SITE LIGHTING,
RELAMP AS REQ'D.
 - 13 NEW 6'-0" HIGH DECORATIVE HORIZONTAL
STEEL PICKET FENCE
 - 14 NEW 6'-0" HIGH HORIZONTAL STEEL PICKET
GATE WITH AUTOMATIC OPENER
 - 15 NEW CONCRETE DRIVE INTO BUILDING
 - 16 (E) CANOPY
 - 17 CAR CANOPY
 - 18 GATE WILL BE OPEN DURING BUSINESS
HOURS FOR DELIVERIES ONLY
 - 19 EXISTING BIKE RACK (14 BIKES)
 - 20 NEW BIKE RACK (14 BIKES)



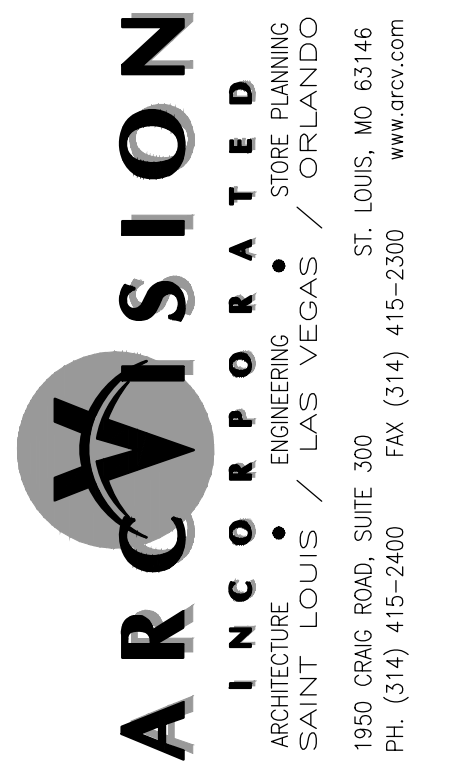
PROPOSED SITE PLAN

SCALE:
1/64" - 1'-0"

—



7/13/23



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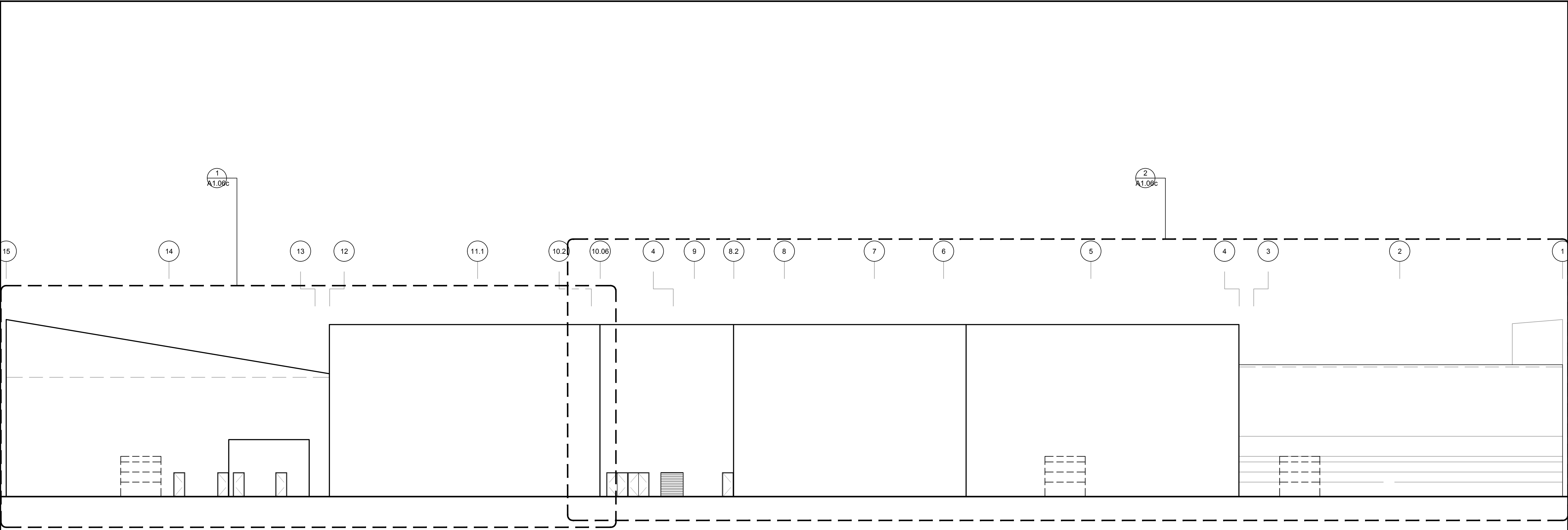
PROPOSED SITE PLAN

SCALE:	AS NOTED
PROJECT NUMBER:	220774
TESLA ID:	57595

SHEET NUMBER

A1.05

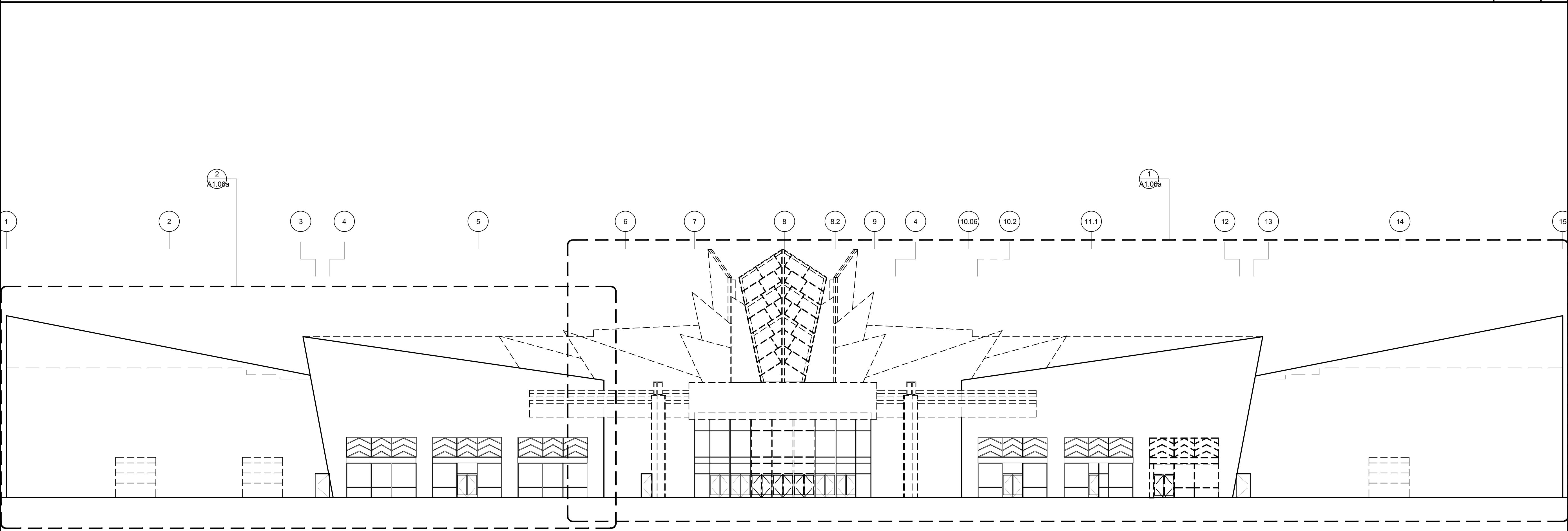
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DEMO WEST EXTERIOR KEY ELEVATION

SCALE:
N.T.S.

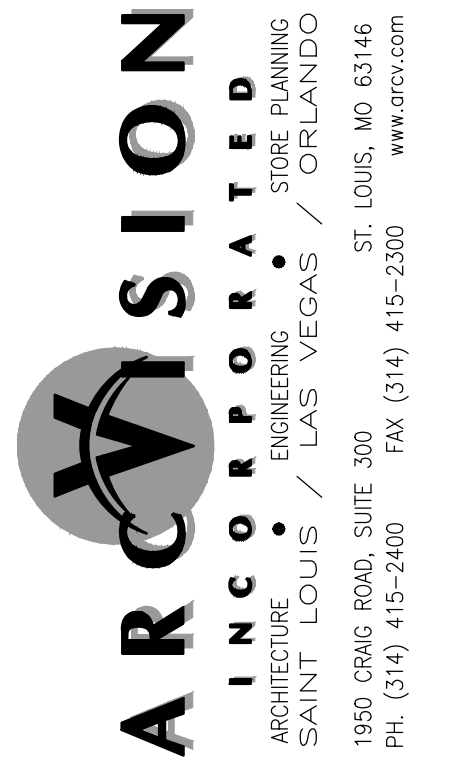
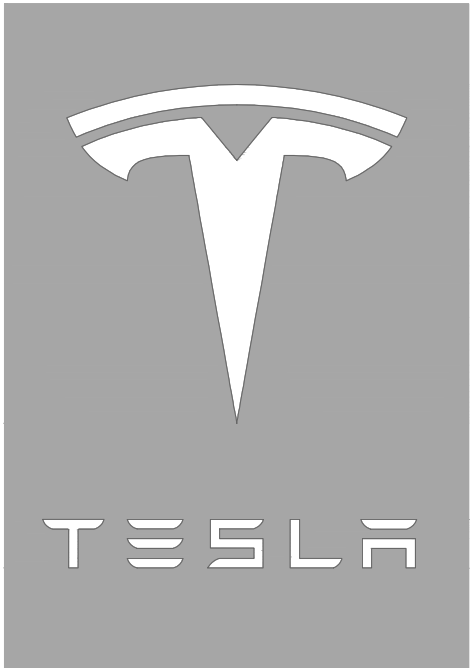
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DEMO EAST EXTERIOR KEY ELEVATION

SCALE:
N.T.S.

1



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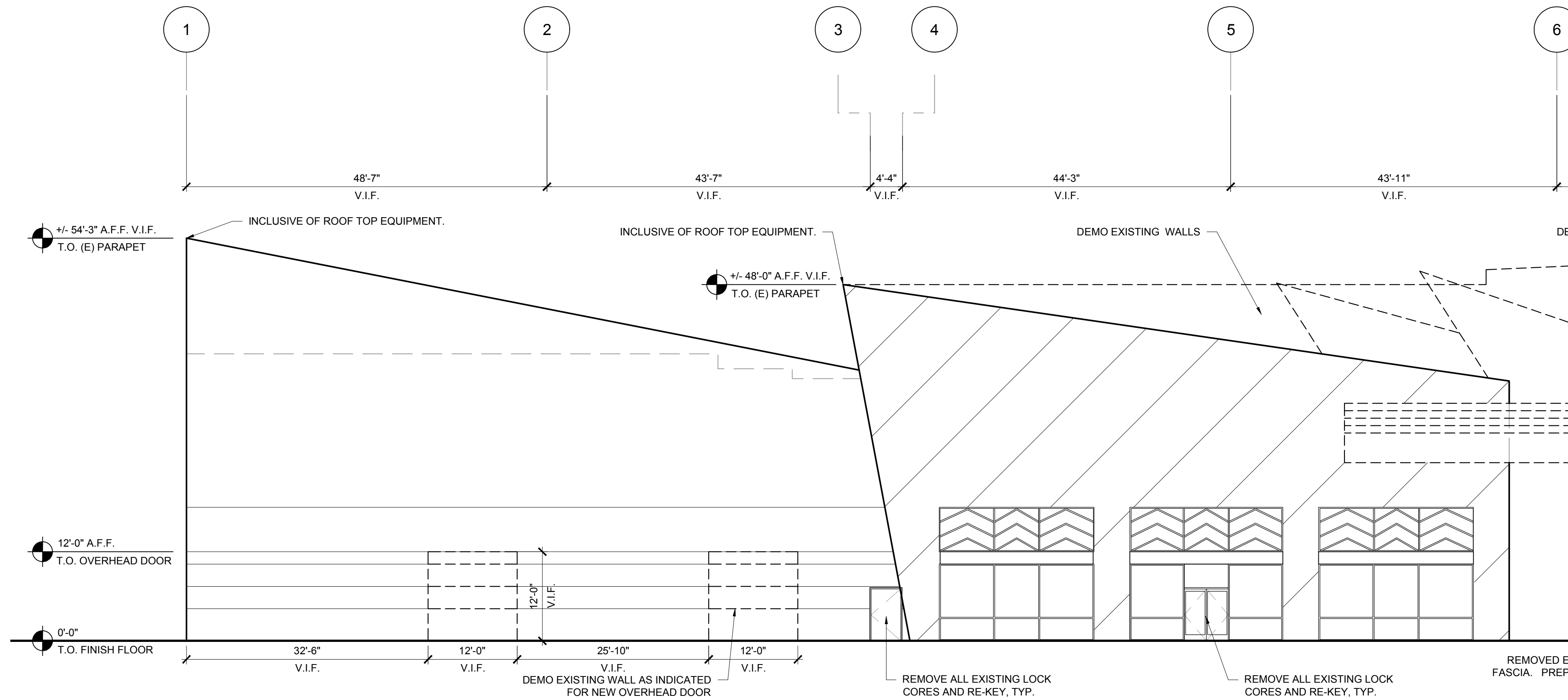
EXTERIOR
DEMOLITION
ELEVATIONS

SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

A1.06

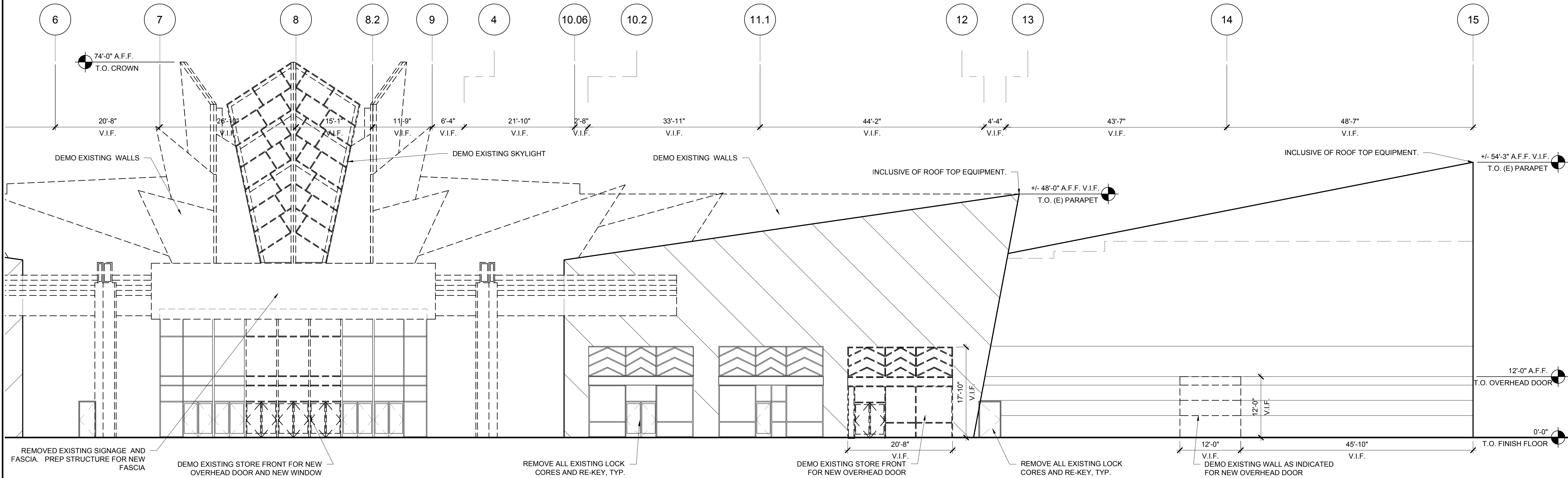
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DEMO EAST EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

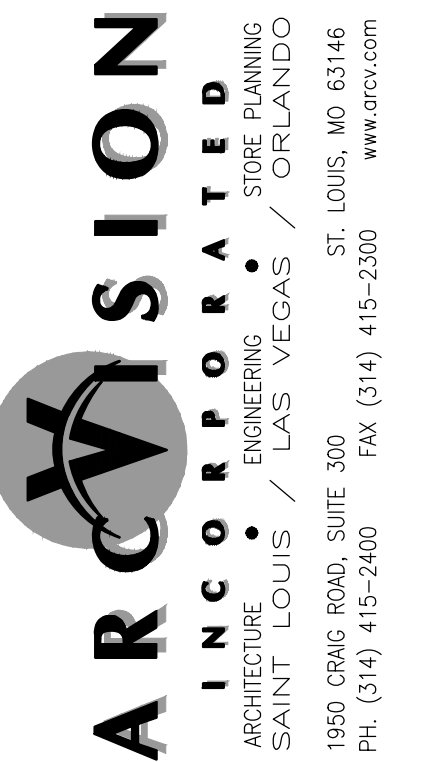
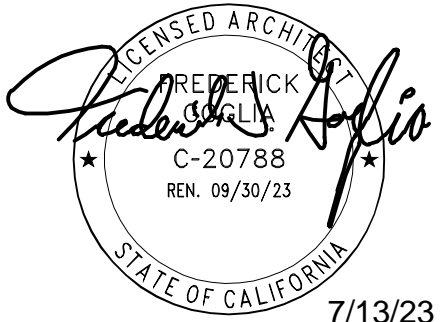
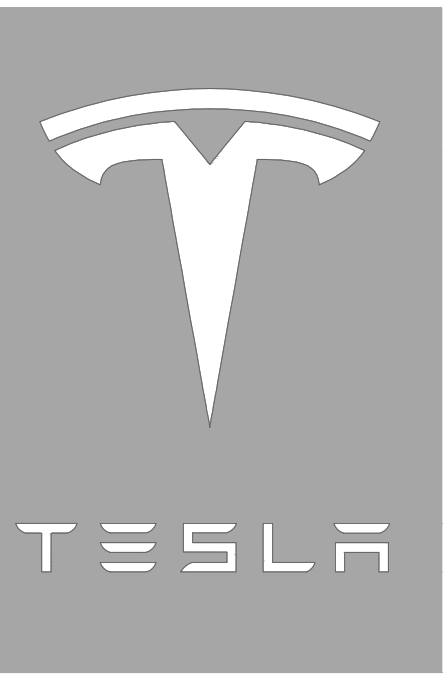
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DEMO EAST EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

1



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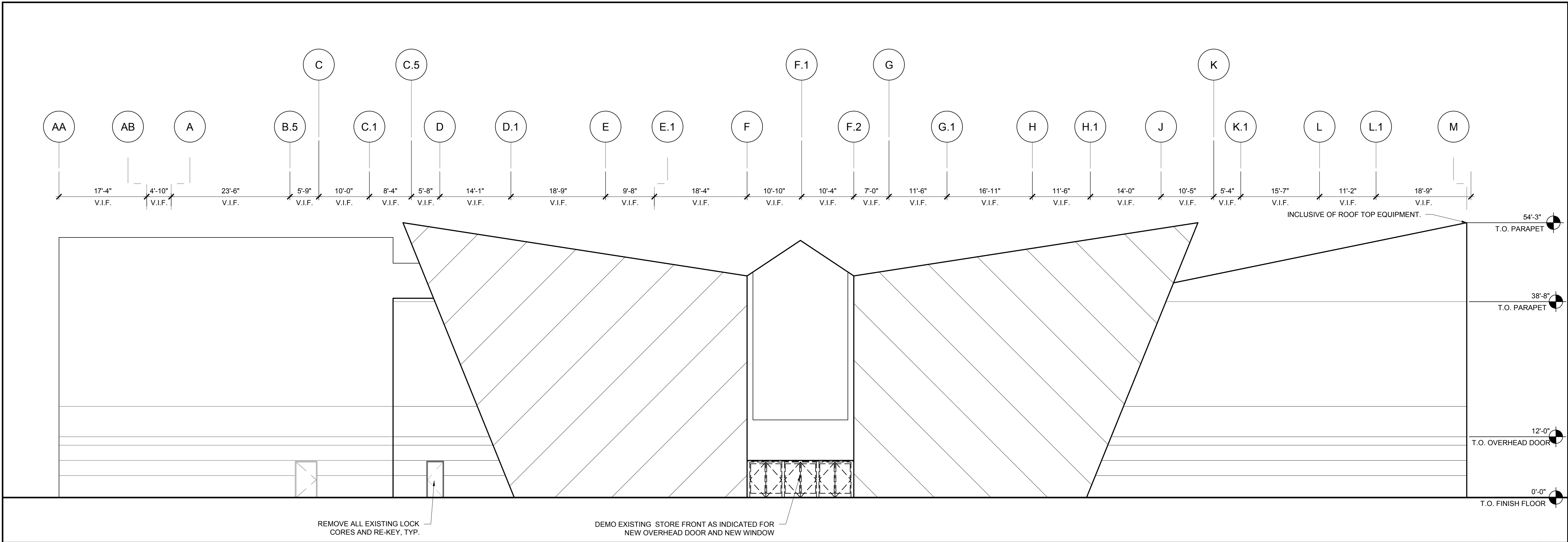
EXTERIOR
DEMOLITION
ELEVATIONS

SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

A1.06a

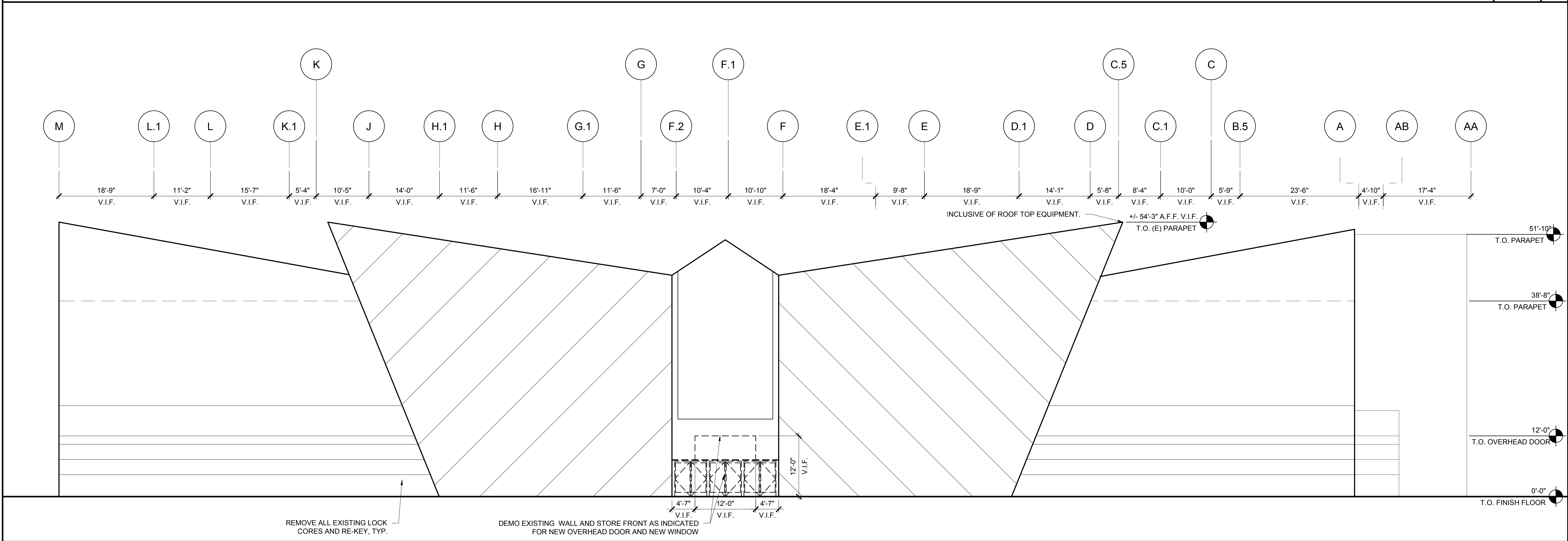
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DEMO SOUTH EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

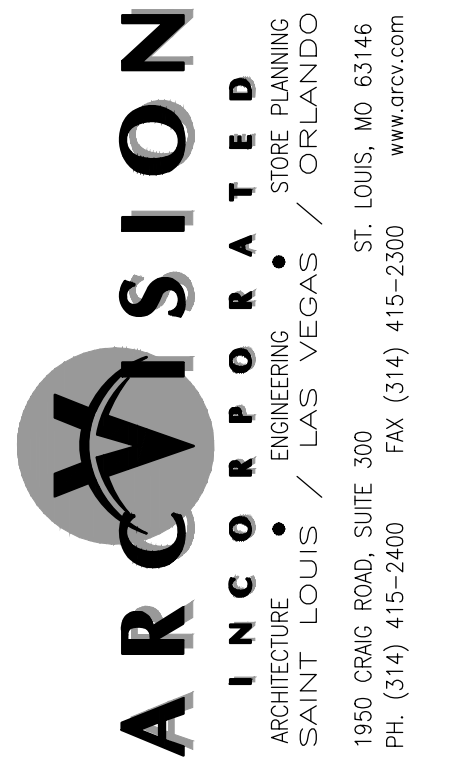
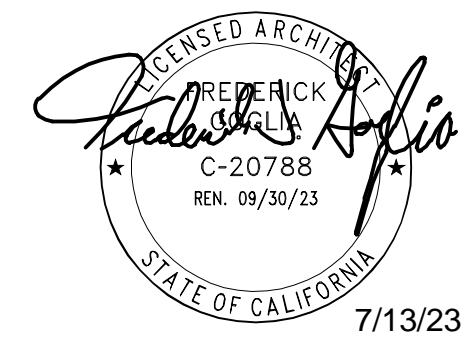
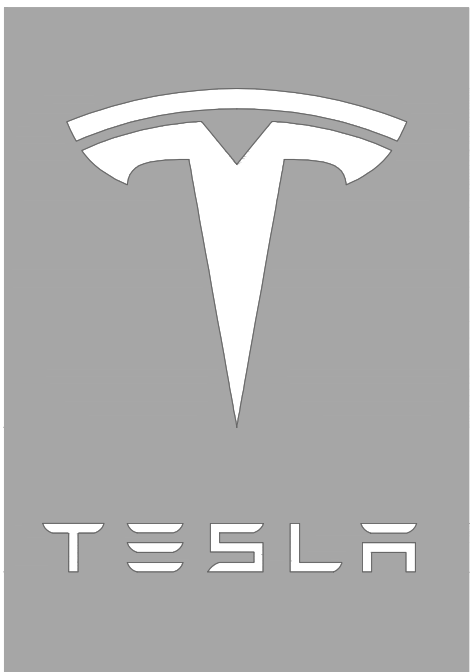
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DEMO NORTH EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

1



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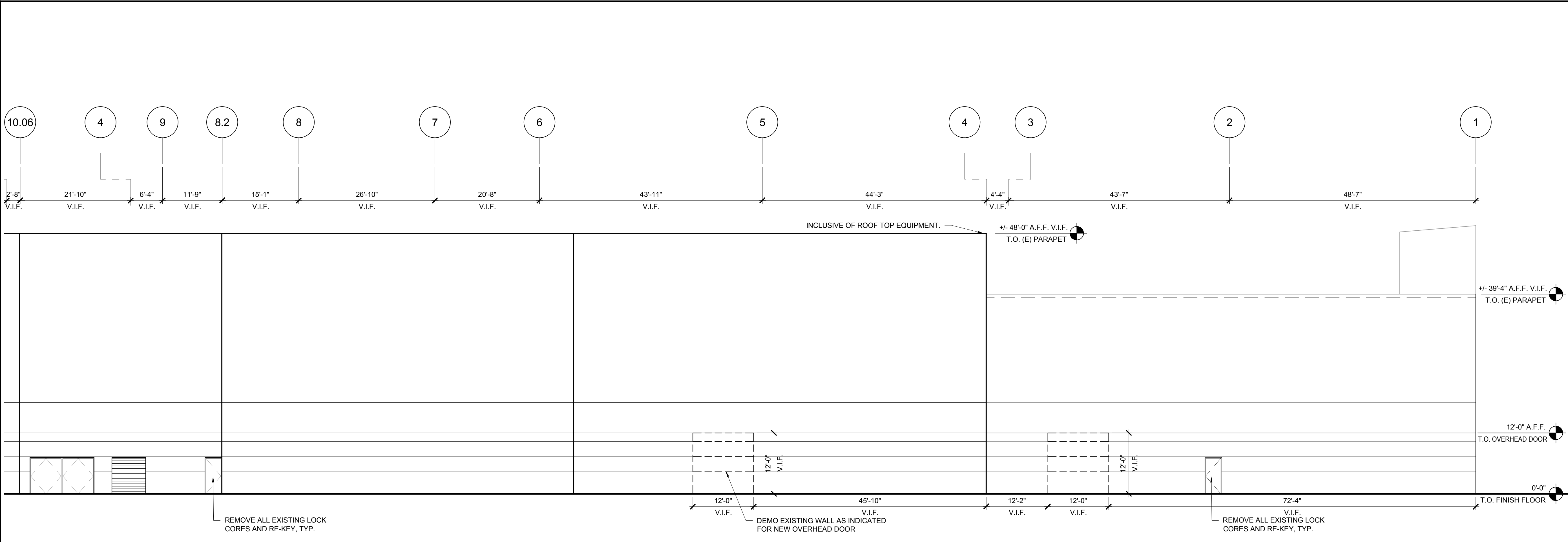
EXTERIOR
DEMOLITION
ELEVATIONS

SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

A1.06b

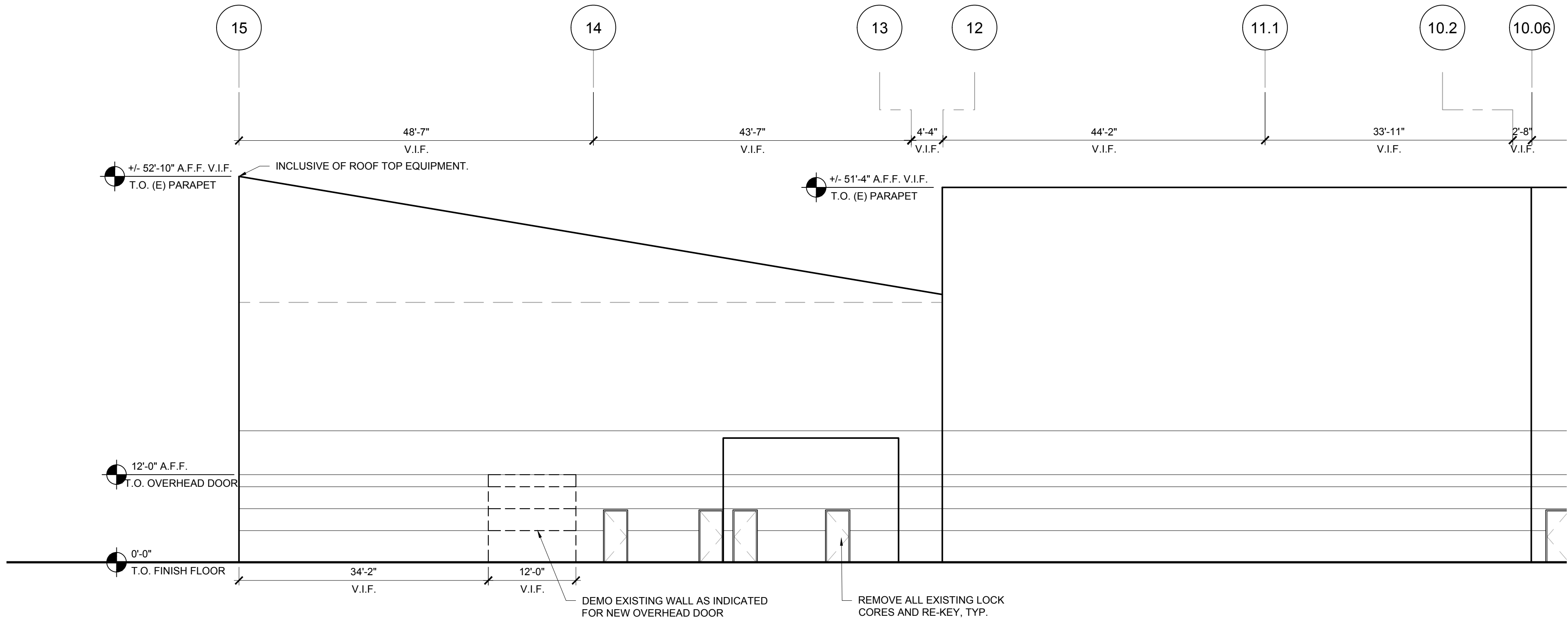
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DEMO WEST EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

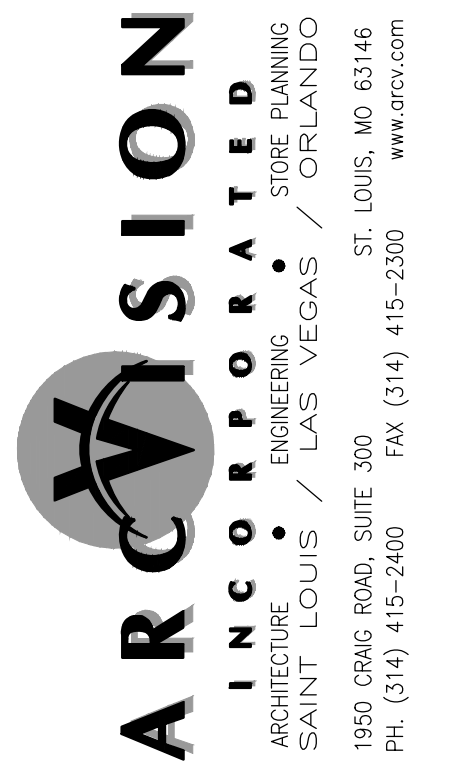
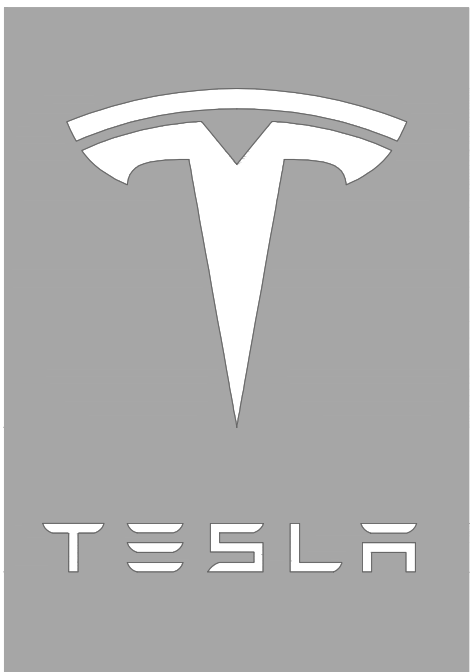
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DEMO WEST EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

1



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EXTERIOR
DEMOLITION
ELEVATIONS

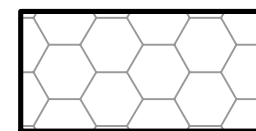
SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

A1.06c

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FUNCTION OF SPACE



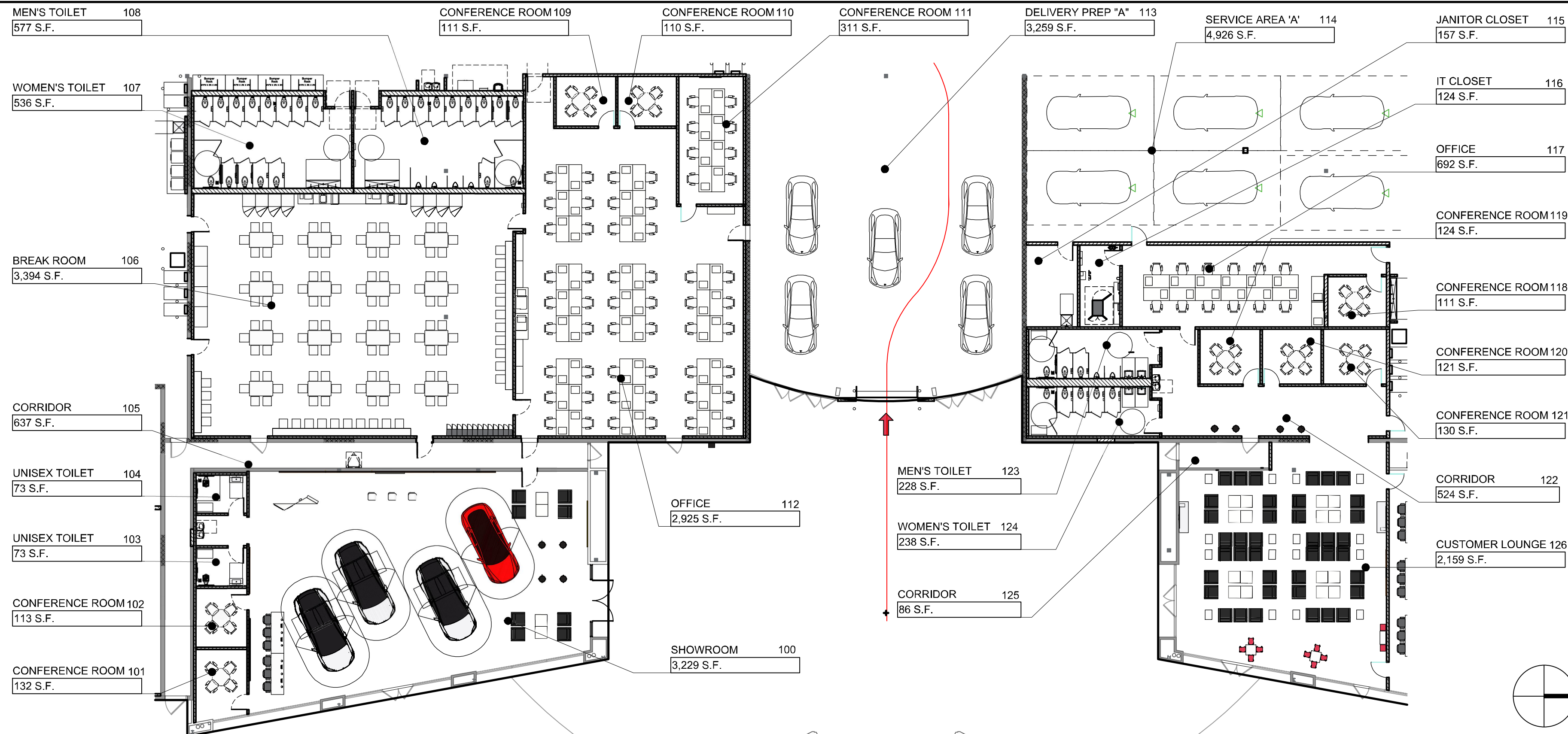
SALES AND
SHOWROOM



SERVICE / PARTS
AND STORAGE



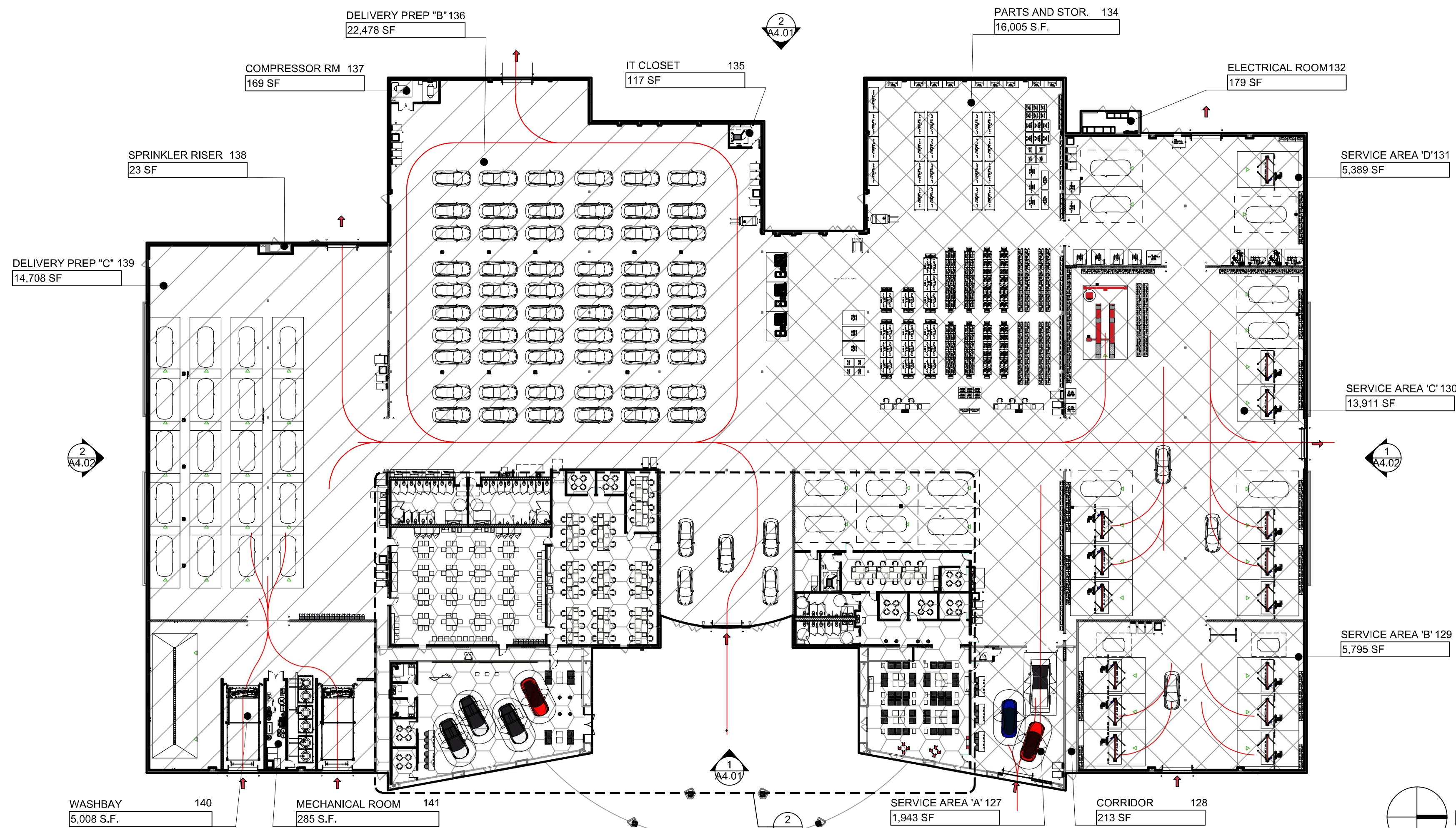
DELIVERY PREP



ENLARGED CONSTRUCTION FLOOR PLAN

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

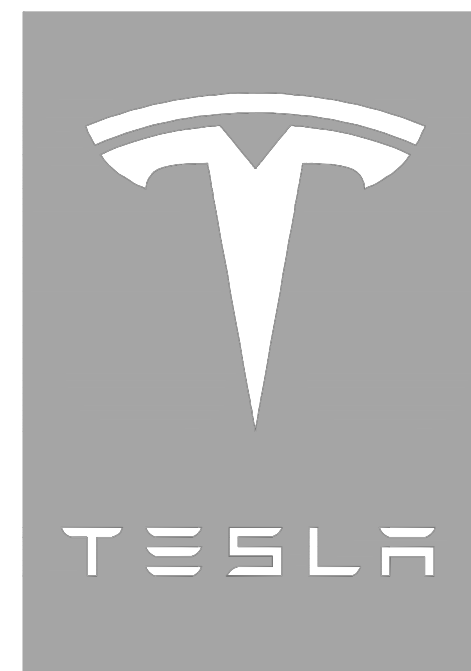
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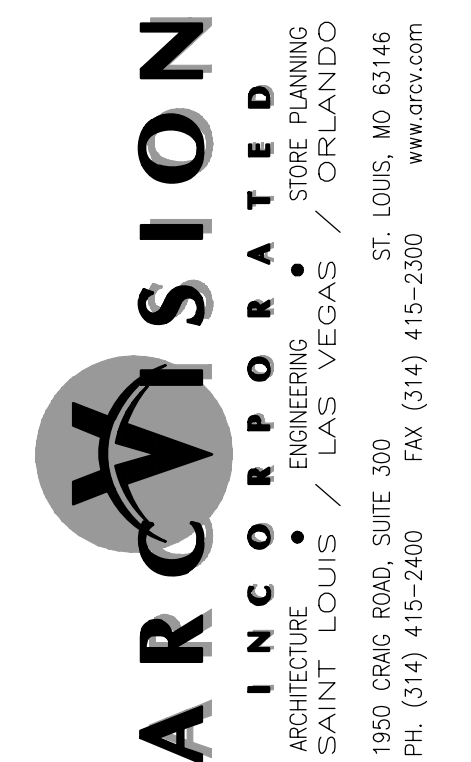
CONSTRUCTION FLOOR PLAN

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

1



7/13/23



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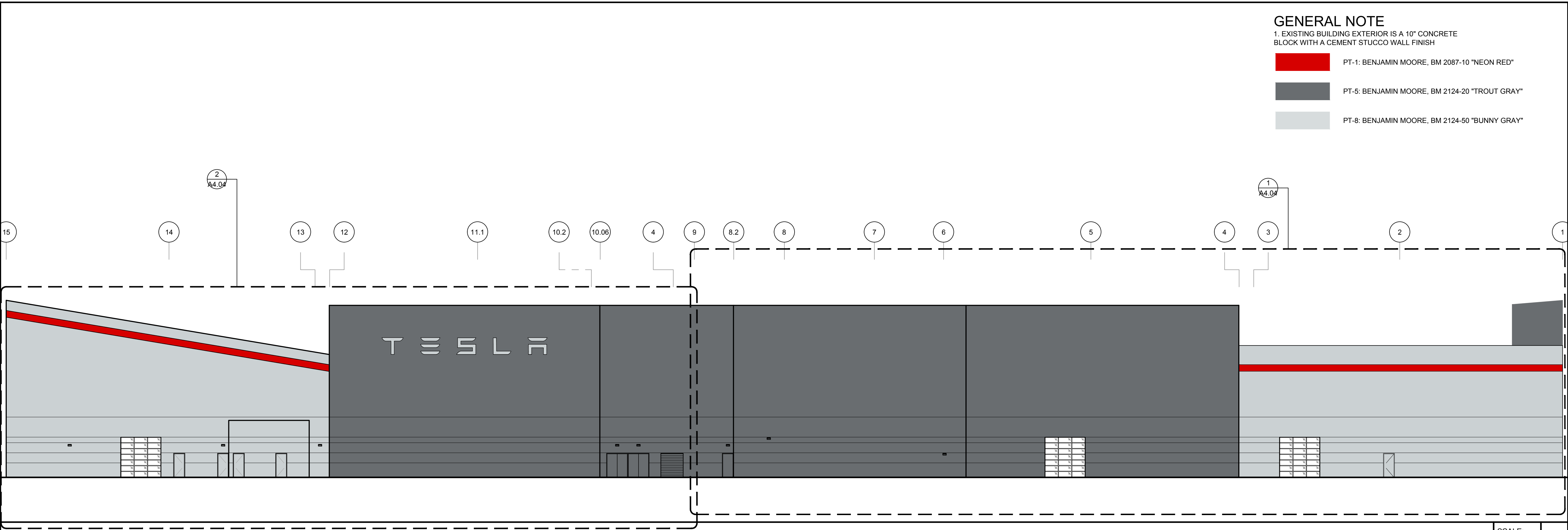
FLOOR AND
FURNITURE PLAN

SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

A2.02

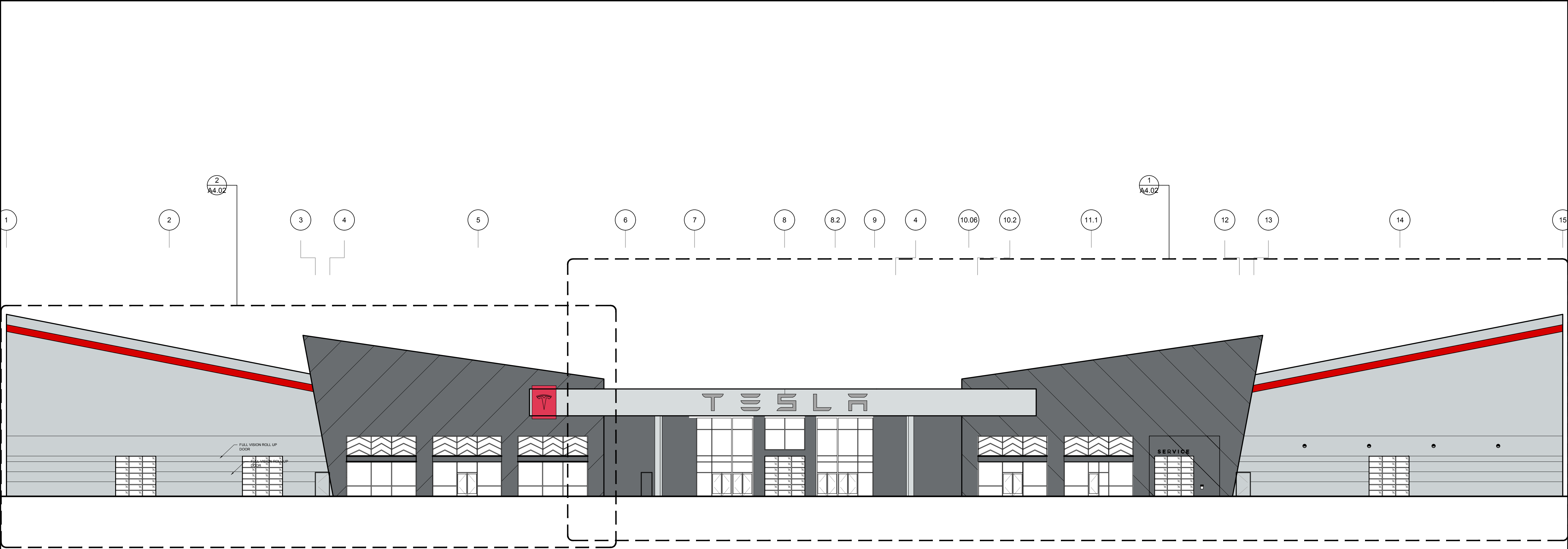
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WEST EXTERIOR KEY ELEVATION

SCALE:
N.T.S.

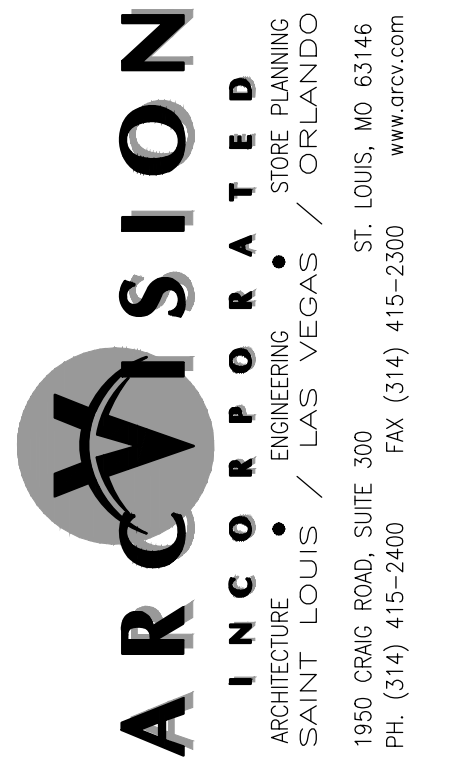
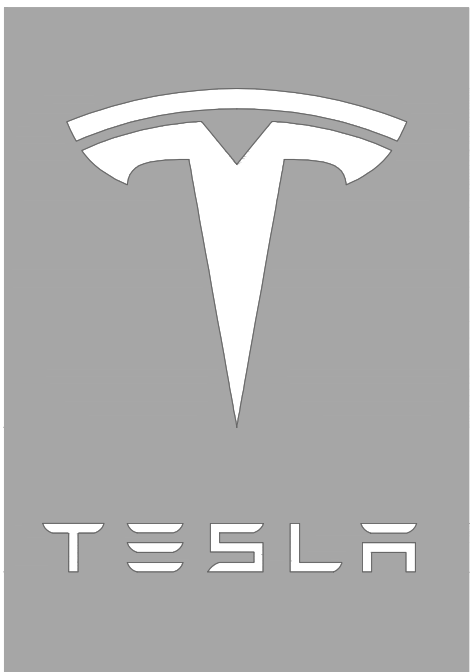
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EAST EXTERIOR KEY ELEVATION

SCALE:
N.T.S.

1



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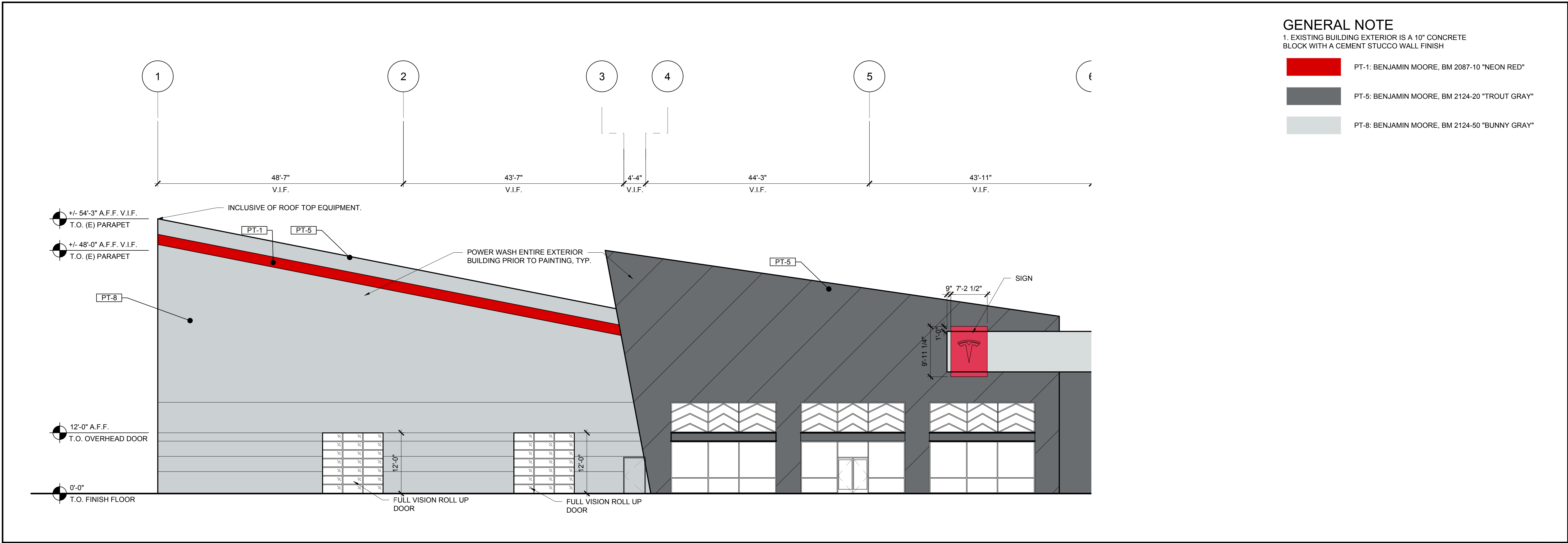
EXTERIOR
ELEVATIONS

SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

A4.01

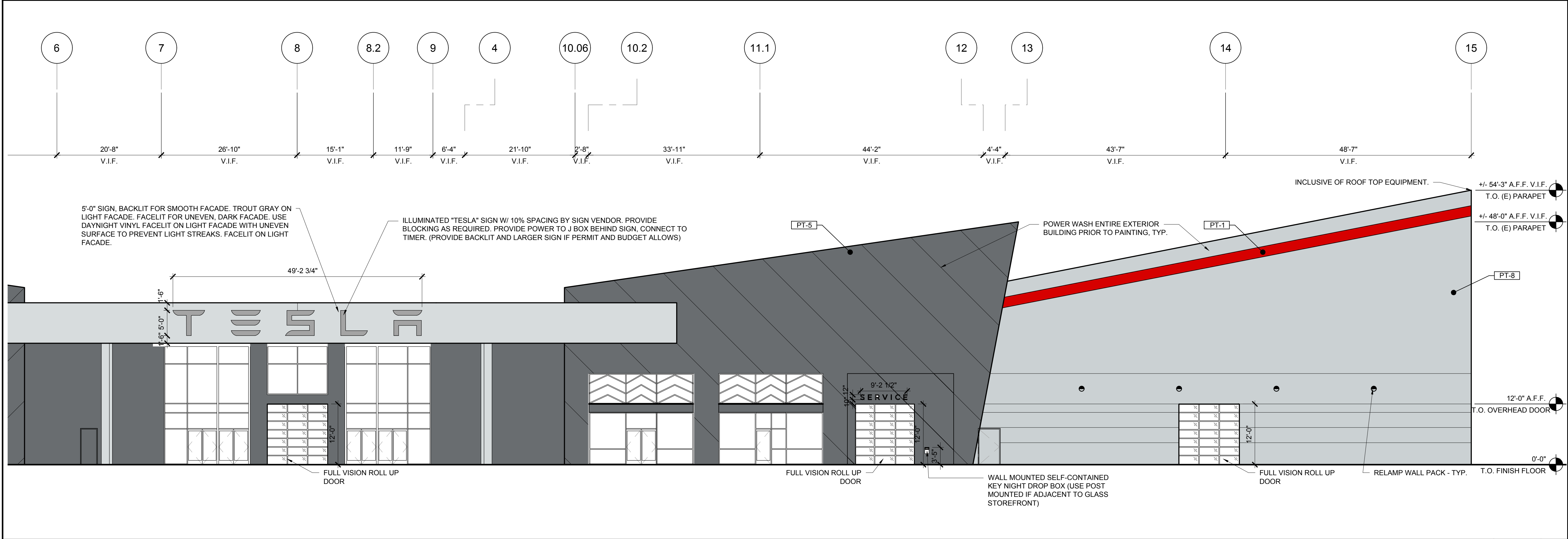
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EAST EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

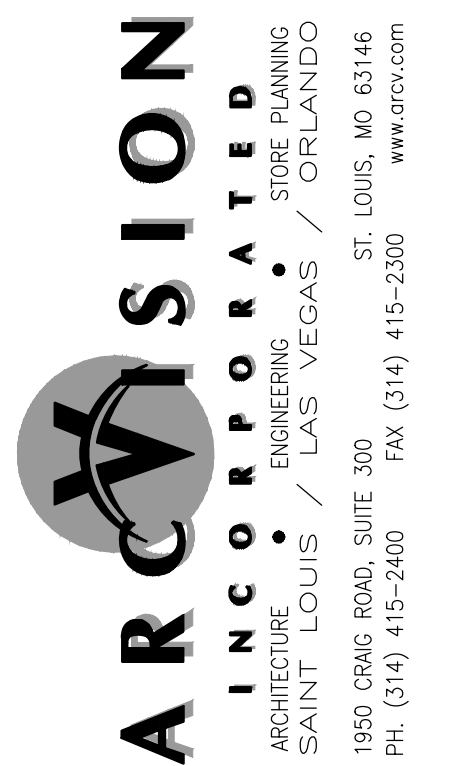
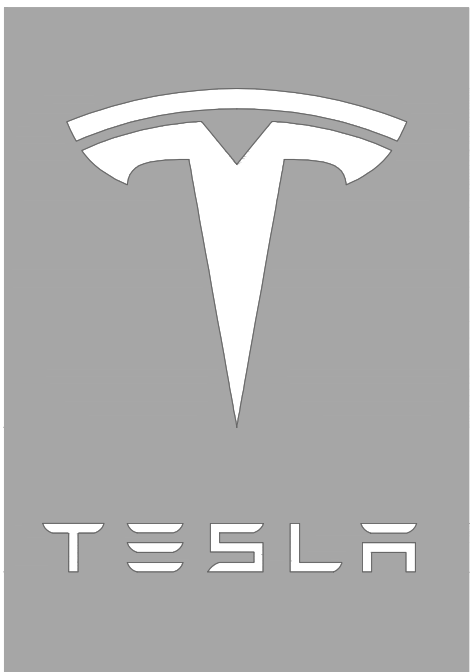
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EAST EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

1



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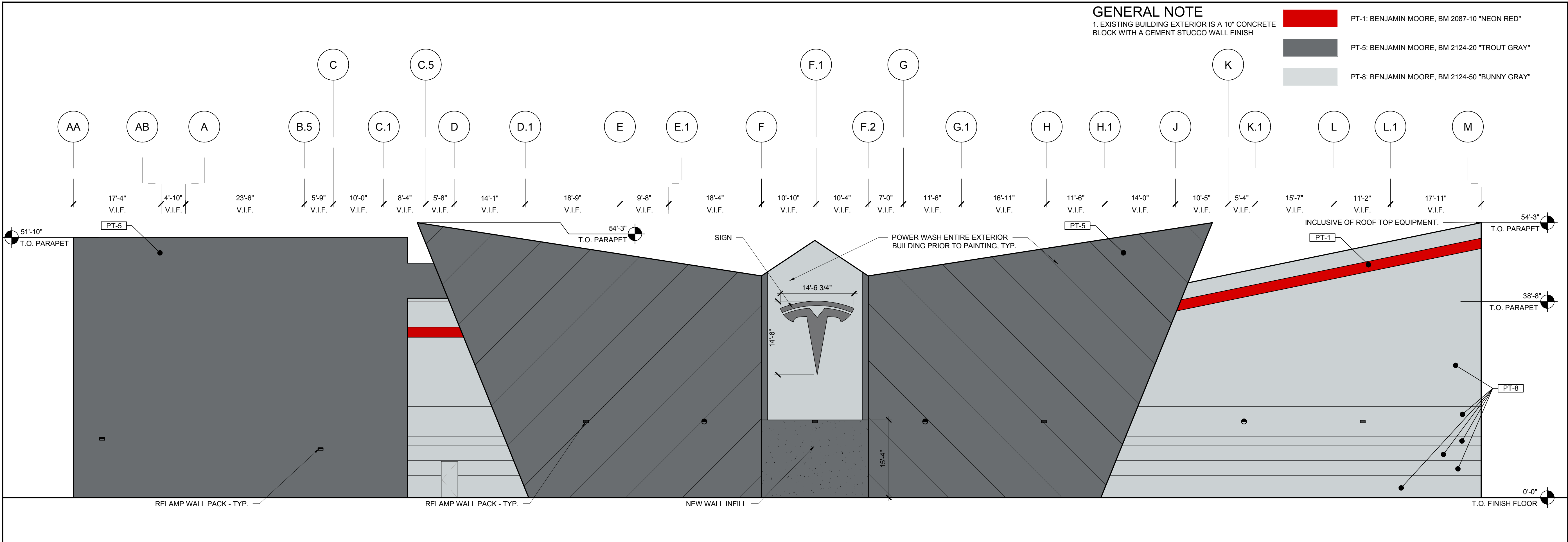
EXTERIOR
DEMOLITION
ELEVATIONS

SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

A4.02

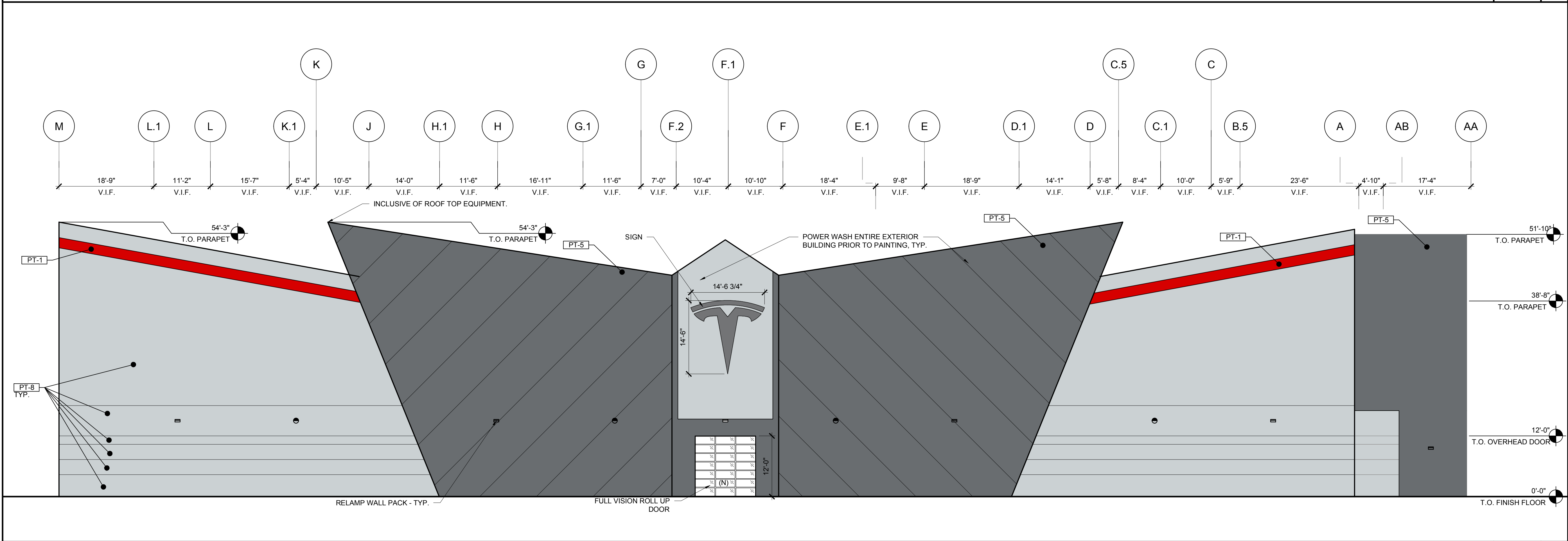
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SOUTH EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

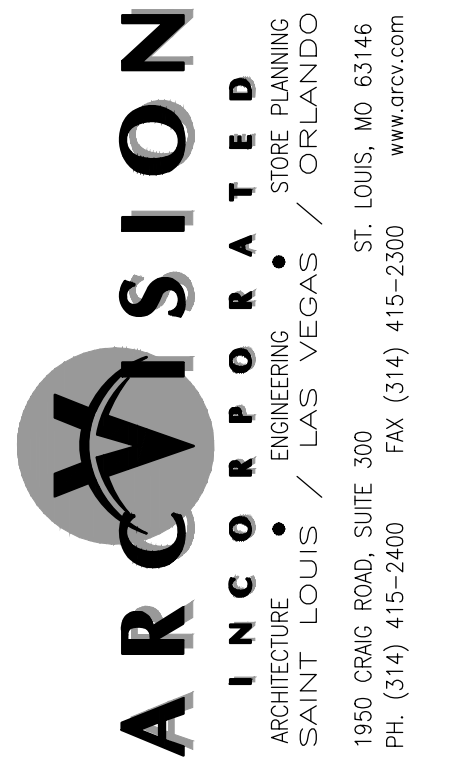
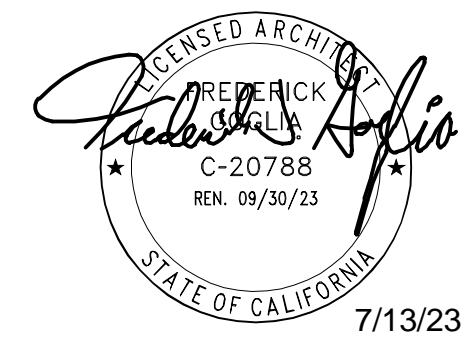
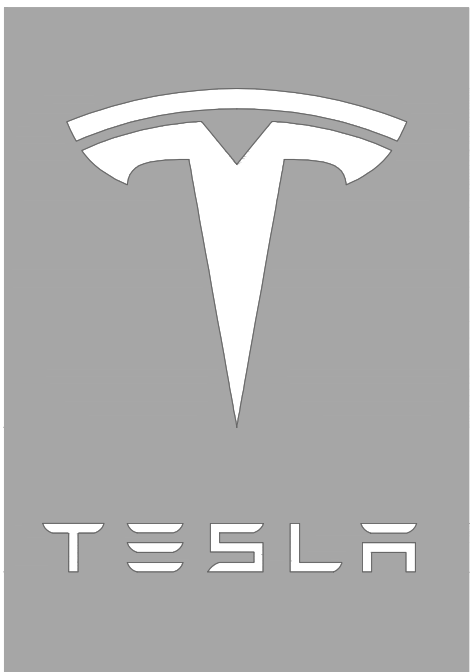
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NORTH EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

1



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ISSUE / REVISION
07.13.23 C.U.P.

DRAWING TITLE

EXTERIOR
ELEVATIONS

SCALE: AS NOTED
PROJECT NUMBER: 220774
TESLA ID: 57595

SHEET NUMBER

A4.03

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GENERAL NOTE

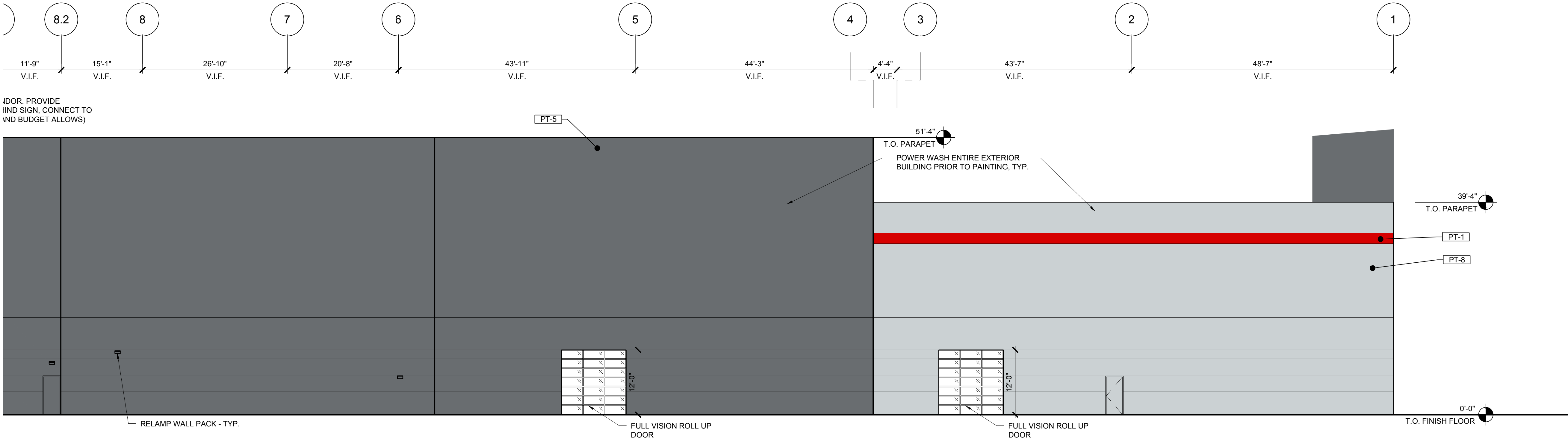
1. EXISTING BUILDING EXTERIOR IS A 10" CONCRETE BLOCK WITH A CEMENT STUCCO WALL FINISH



PT-1: BENJAMIN MOORE, BM 2087-10 "NEON RED"

PT-5: BENJAMIN MOORE, BM 2124-20 "TROUT GRAY"

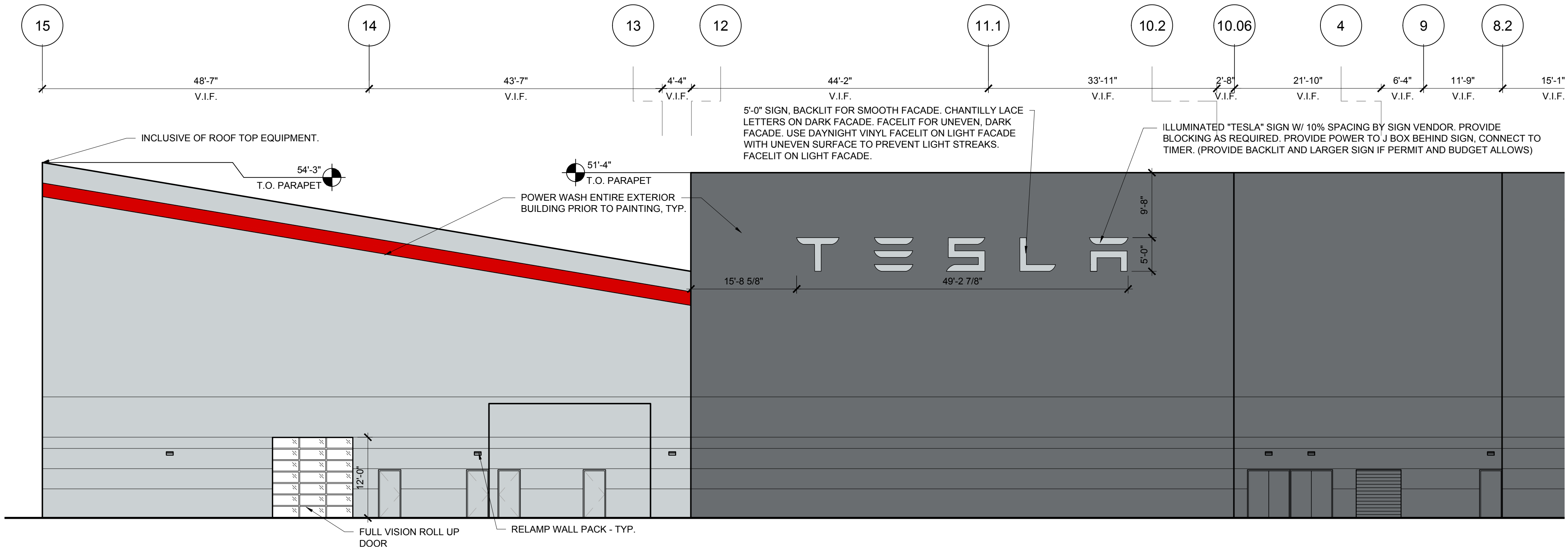
PT-8: BENJAMIN MOORE, BM 2124-50 "BUNNY GRAY"



WEST EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

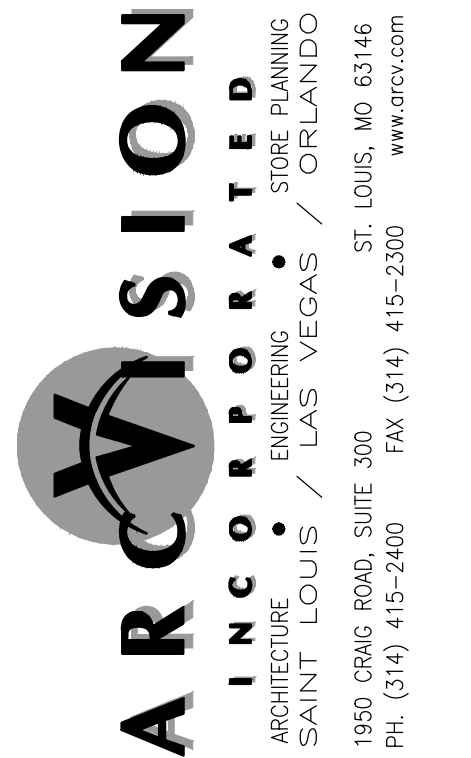
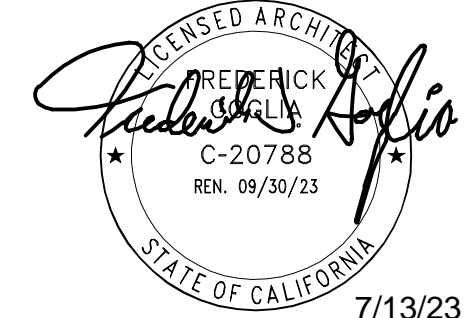
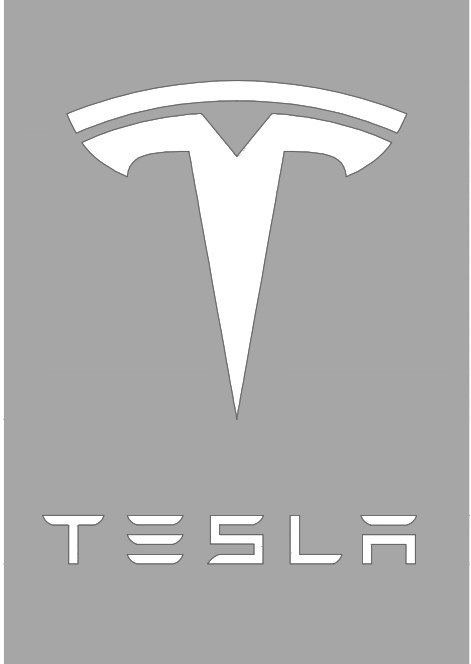
3



WEST EXTERIOR ELEVATION

SCALE:
3/32" = 1'-0"

1



DELIVERY HUB
AND
SERVICE CENTER
TRT ID - 57595
9201 - 9205 WINNETKA
AVE
CHATSORTH, CA

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EXTERIOR
ELEVATIONS

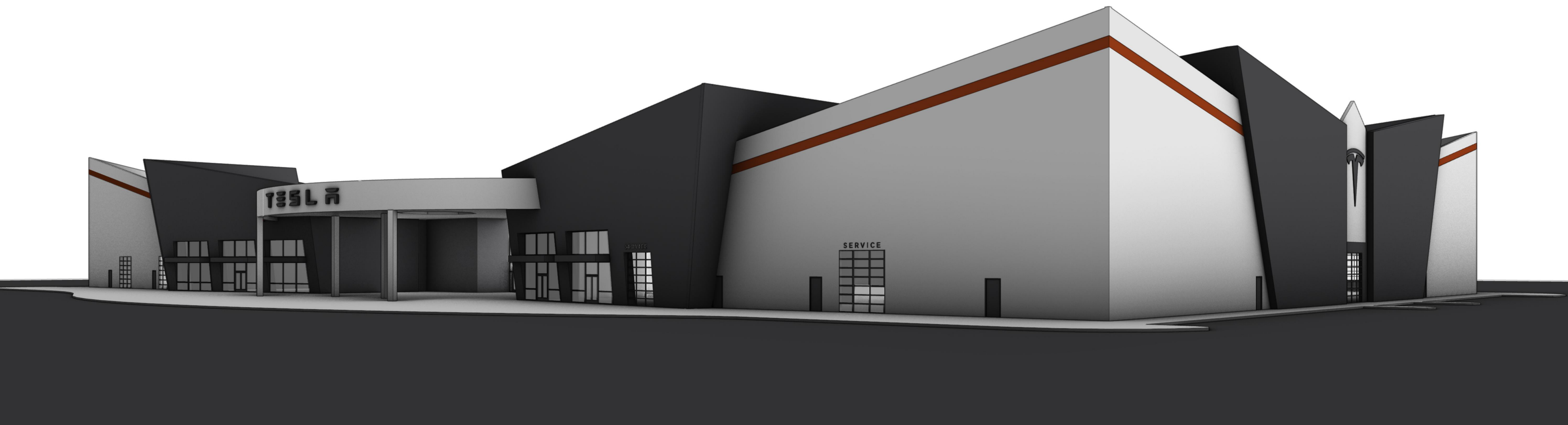
SCALE: AS NOTED
PROJECT NUMBER: 220774
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A4.04



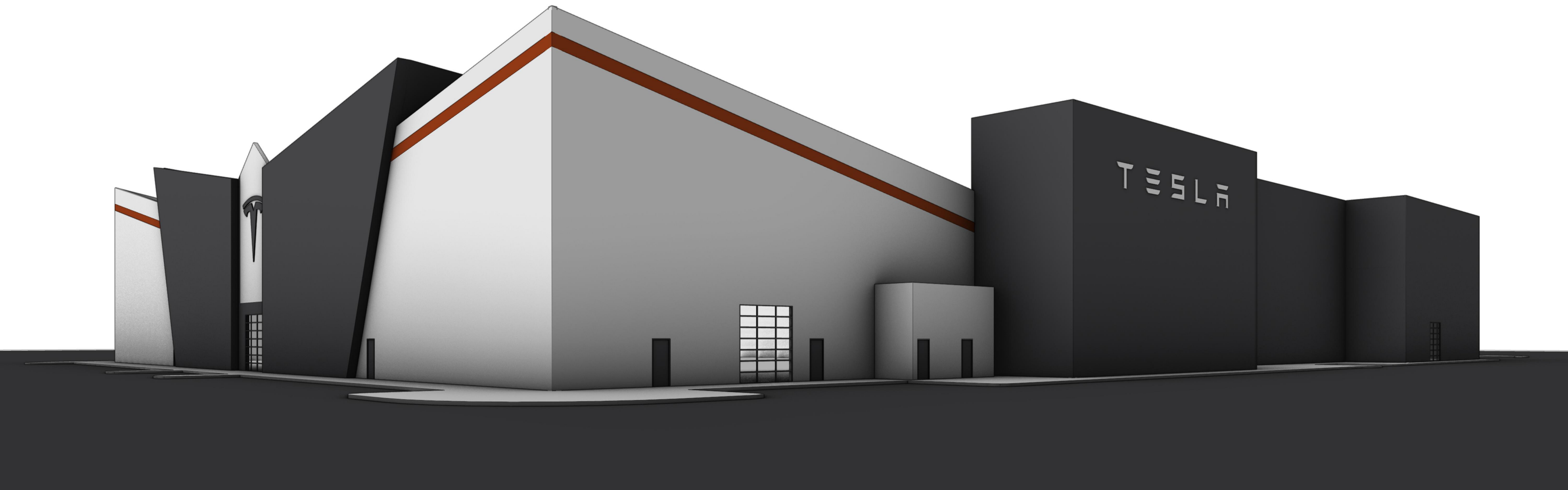
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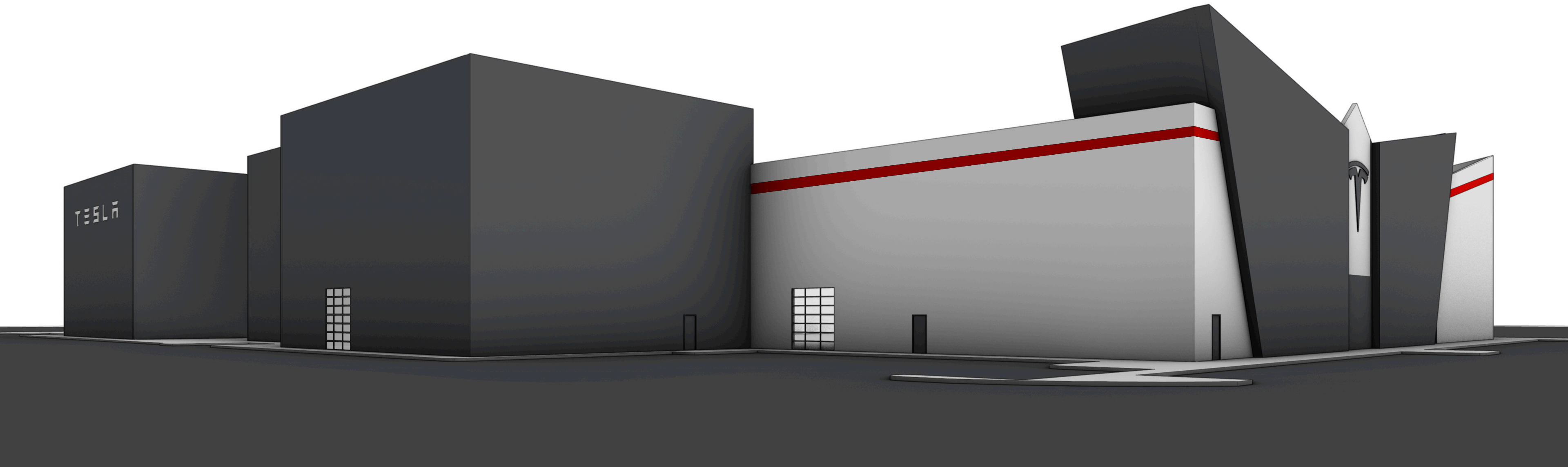
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