

CITY OF WEST HOLLYWOOD DEVELOPMENT PERMIT RESUBMITTAL
7965-7985 SANTA MONICA BOULEVARD, WEST HOLLYWOOD CA 90046

November 20, 2015

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(SECTIONS CORRESPOND TO CITY OF WEST HOLLYWOOD PLANNING SUBMISSION GUIDELINES)

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ADDRESS: 7965-7985 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CA 90046

LEGAL DESCRIPTION: APN- 5554-013-024
5554-013-025
5554-013-026

APPLICANT:
NAME: LATHAM & WATKINS LLP
ADDRESS: 355 SOUTH GRAND AVENUE
LOS ANGELES, CA 90071
PHONE: (213) 891-7940

OWNER:
NAME: L&R LAUREL PROJECT (CA) LLC
ADDRESS: P.O. BOX 691900, WEST HOLLYWOOD CA 90069
PHONE: (424) 332-1110

ARCHITECT:
NAME: R&A ARCHITECTURE + DESIGN, INC. C-34175
ADDRESS: 4200 SEPULVEDA, SUITE 100
CULVER CITY, CA 90230
PHONE: (310) 730-6698

EXISTING LAND USE: COMMERCIAL, COMMUNITY 2
PROPOSED LAND USE: COMMERCIAL, COMMUNITY 2

NUMBER OF STORIES: FOUR

BUILDING SQUARE FOOTAGE:

GROSS COMMERCIAL AREA: 83,449 SF
PARKING: 69,800 SF
TOTAL GSF: 170,622 SF

PERMEABLE SURFACE AND LANDSCAPE AREA:
GROUND LEVEL: TOTAL SETBACK AREA: 3,973 SF (15' REAR SETBACK)
MIN. PERMEABLE AREA REQU'D: MIN. 1,986 SF (=50%)
PERMEABLE AREA PROVIDED:
SIDE YARD: N/A
REAR YARD: 2,097 SF
FRONT YARD: N/A
TOTAL PROVIDED: 2,097 SF (=53.2%)

LEVEL 1 LANDSCAPING: 2,097 SF
LEVEL 2 LANDSCAPING: 1,939 SF
LEVEL 3 LANDSCAPING: 6,458 SF
LEVEL 4 LANDSCAPING: 3,820 SF
LEVEL 5 (ROOF) LANDSCAPING: 7,270 SF

PARKING REQUIREMENTS:
PARKING REQUIRED (RETAIL):
2,112 SF = 8 STALLS
PARKING REQUIRED (RESTAURANT):
12,793 SF = 116 STALLS
PARKING REQUIRED (BAR / NIGHTCLUB):
3,001 SF = 46 STALLS
PARKING REQUIRED (RESTAURANT OUTDOOR DINING):
1,033 = 10 STALLS
PARKING REQUIRED (OFFICE):
53,900 SF = 174 STALLS
(354) STALLS TOTAL COMMERCIAL REQUIRED PER WEST HOLLYWOOD PARKING CODE
(250) STALLS TOTAL COMMERCIAL PER SHARED PARKING ANALYSIS

PARKING PROVIDED (SEE PAGES 34-36):
(8) ADA SPACES + (88) STANDARD SPACES + (40) COMPACT SPACES
(114) PROPOSED STACKER SPACES (76 STANDARD + 38 COMPACT)
= (250) TOTAL SPACES
ALTERNATIVE FUEL VEHICLE SPACES REQUIRED: (5) SPACES
ALTERNATIVE FUEL VEHICLE SPACES PROVIDED: (5) SPACES

	COMMERCIAL AREAS	
CC2	79,492 sf	2.00
Green Building (90 Points Minimum)	3,975 sf	0.10
SUBTOTAL FAR	83,467 sf	2.10
EXISTING DBA BUILDING TO REMAIN	-5,325 sf	-0.13
TOTAL AVAILABLE FAR	78,142 sf	1.97

SITE 7965-7985 SANTA MONICA BOULEVARD SITE AREA 39,746 sf
APN 5554-013-024 LOT AREA 8,249 sf
 5554-013-025 LOT AREA 6,749 sf
 5554-013-026 LOT AREA 24,748 sf
TOTAL AREA 39,746 sf

ZONE CC2
 BASE FAR 2.0:1
 MAX SF 79,492 sf

		COMMERCIAL AREAS	
CC2		79,492 sf	2.00
Green Building (90 Points Minimum)		3,975 sf	0.10
SUBTOTAL FAR		83,467 sf	2.10
EXISTING DBA BUILDING TO REMAIN		-5,325 sf	-0.13
TOTAL AVAILABLE FAR		78,142 sf	1.97

SETBACKS	
Front	0 Feet
Rear	10 ft. if adjacent to a parcel in a residential zoning district, or more as necessary to provide a minimum separation of 15 ft. between commercial and residential structures; none required otherwise.
Side	None

HEIGHT			
CC2	45 ft	4 Stories	
	45 ft	4 Stories	
PROPOSED HEIGHT	61 ft	4 Stories	

LEVEL	HEIGHT								Non-FAR	GROSS FAR	
	B3	B2	B1	GROUND	2	3	4	ROOF			
Parking Stalls	133	70	47							250	
Parking	25,060 sf	24,671 sf	20,069 sf							69,800 sf	
Retail				2,112 sf						0 sf	2,112 sf
Restaurant / Café				12,793 sf						0 sf	12,793 sf
Bar / Nightclub			2,427 sf	574 sf						2,427 sf	574 sf
Outdoor Dining				1,033 sf						1,033 sf	
Office Lobby				1,072 sf	130 sf	130 sf	130 sf			0 sf	1,462 sf
Office Suites					21,758 sf	17,527 sf	14,615 sf			0 sf	53,900 sf
Office Terrace					1,939 sf	6,458 sf	3,820 sf	3,532 sf		15,749 sf	
Support / MEP	2,944 sf	3,335 sf	5,265 sf	1,662 sf	585 sf	585 sf	585 sf	225 sf		11,544 sf	3,642 sf
Existing DBA Building				5,325 sf						0 sf	5,325 sf
Circulation	209 sf	209 sf	209 sf	543 sf						627 sf	543 sf
Core	853 sf	850 sf	1,072 sf	1,038 sf	515 sf	515 sf	515 sf	515 sf		2,775 sf	3,098 sf
	29,066 sf	29,065 sf	29,042 sf	26,152 sf	24,927 sf	25,215 sf	19,665 sf	4,272 sf		103,955 sf	83,449 sf

VEHICULAR PARKING	AREA	STALLS
Retail	2,112 sf	8
Restaurant / Café	12,793 sf	116
Bar / Nightclub	3,001 sf	46
Outdoor Dining	1,033 sf	10
Office Suites	53,900 sf	174
Office Terrace	15,749 sf	
	STALLS REQUIRED	354
	STALLS PROVIDED	250

BICYCLE PARKING	PROJECT AREA (GSF)	STALLS
Employee	83,449 sf	12
Visitor / Short Term	83,449 sf	9
	STALLS REQUIRED	21
	STALLS PROVIDED	21

TOTAL BUILDING 170,622 sf

RETAIL SUBTOTAL	2,112 sf	0.05 FAR
RESTAURANT / CAFE SUBTOTAL	13,367 sf	0.34 FAR
SUPPORT / MECH / CORE TOTAL	8,745 sf	0.22 FAR
OFFICE SUBTOTAL	53,900 sf	1.36 FAR
TOTAL COMMERCIAL	78,124 sf	1.97 FAR
TOTAL EXISTING	5,325 sf	0.13 FAR
TOTAL PROJECT	83,449 sf	2.10 FAR

RESTAURANT TERRACE	1,033 sf
OFFICE TERRACE	15,749 sf

ZONING INFORMATION

Listed below are Setback, Height, and Floor Space Area Restrictions as disclosed by applicable Zoning or Building Codes unless "None" is stated below. The source of this information is: Stephanie DeWolfe with the City of West Hollywood, CA

Zoning Designation: "CC2" (COMMUNITY COMMERCIAL)
 Building Height: 4 Stories or 45 feet
 Max. Building Coverage: N/A
 Minimum Lot Area: N/A

Building Setbacks:

Front: Commercial building facades parallel to the street shall be located within 10 feet of the public sidewalk. Except:
 (1) The facade may be set back a maximum of one-third of the parcel depth or a maximum of 60 feet from the street property line, whichever is less, along 50 percent of its length
 (2) An additional setback of 16 feet from the street property line may be allowed along an additional 50 feet
 Street Side: None
 Interior Side: None
 Rear: None or 10 ft when adjoining residential
 Parking Requirements: 9 regular spaces per 1000 sq. ft.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 0603701605F DATED 9/26/2008 AND IS NOT IN A SPECIAL FLOOD ZONE. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 04/28/2015 BY TELEPHONE OR EMAIL (www.fema.gov)

STATEMENT OF ENCROACHMENTS

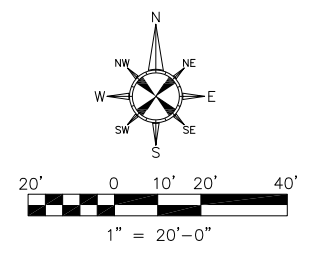
E1 The Building facade along the South line of the subject property projects a maximum distance of 2.2 feet onto the right of way.

SYMBOL LEGEND

A/C PAD	GROUND LIGHT	RCF HEADWALL	LIST OF ABBREVIATIONS
AIR VALVE	GROUND ROD	ROAD SIGN	FND - FOUND
AUTO-SPRINKLER	GUARD POST	SANITARY SEWER MH	IP - IRON PIPE
BENCHMARK	GYI ANCHOR	SEWER MH	B/A - BUILDING LINE
BORE HOLE	HANDICAPPED PARKING	SEWER MH	BLOC - BUILDING
BUSH	IRON GRATE	SEWER MH	BLVD - BOULEVARD
CLEAN OUT	LIGHT POLE	SEWER MH	BRNG - BEARING
ELEC. METER	MAIL BOX	SEWER MH	C/A - CENTER LINE
ELEC. PED.	METER RACK	SEWER MH	CONCRETE
ELEC. TRANS.	MONITOR WELL	SEWER MH	DA - DIAMETER
FIRE HYDRANT	MON. FOUND TUB AS DESCRIBED	SEWER MH	EMT - EASEMENT
FIRE RISER	MON. SET	SEWER MH	FL - FLOW LINE
FLAG POLE	AS DESCRIBED	SEWER MH	GEN - GENERATOR
GAS METER	MARKER	SEWER MH	G/R - GAS REGULATOR
GAS VALVE	POWER MH	SEWER MH	HC - HANDICAPPED
GATE	PROPANE TANK	SEWER MH	M - MEASURED
GENERATOR	PULL BOX	SEWER MH	P.C.B. - POINT OF BEGINNING
BARBED WIRE FENCE	CHAINLINK FENCE	SEWER MH	P.O.C. - POINT OF COMMENCEMENT
ROAD CENTERLINE	OVERHEAD ELECTRIC LINE	SEWER MH	P.O.M. - POINT OF MEASUREMENT
STOCKADE	BOUNDARY LINE	SEWER MH	P.O.T. - POINT OF TERMINATION
UNDERGROUND COMMUNICATIONS	UNDERGROUND ELECTRIC	SEWER MH	P.L. - PLASTER
UNDERGROUND SANITARY SEWER	UNDERGROUND STORM SEWER	SEWER MH	R - RECORD DIMENSION
		SEWER MH	R.O.W. - RIGHT-OF-WAY
		SEWER MH	RD - ROOF DRAIN
		SEWER MH	RET. - RETAINING WALL
		SEWER MH	STAT. - STATUTORY
		SEWER MH	TR - TRANSFORMER
		SEWER MH	TRNS - TRANSFORMER
		SEWER MH	TR - TYPICAL
		SEWER MH	U/C - UNDERGROUND
		SEWER MH	U/G - UNDERGROUND
		SEWER MH	W/SS - WITH UNDERGROUND SERVICE

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

THE SURVEYOR WAS NOT PROVIDED WITH A CURRENT TITLE COMMITMENT. SCHEDULE "B" ITEMS TO BE ADDRESS ON RECEIPT OF NEW TITLE



TITLE LEGAL DESCRIPTION

PARCEL 1: THE WEST 45 FEET OF LOT 11 AND THE EAST 5 FEET OF LOT 12 BLOCK 0 OF CRESCENT HEIGHTS TRACT, AS PER MAP RECORDED IN BOOK 6, PAGES 92 AND 93 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

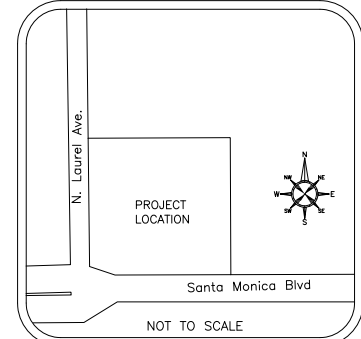
PARCEL 2: THE WEST 45 FEET OF LOT 12 AND ALL OF LOTS 13 AND 14 BLOCK 0 OF CRESCENT HEIGHTS TRACT, AS PER MAP RECORDED IN BLOCK 6, PAGES 92 AND 93 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

APN: 5554-013-023 (AFFECTS PARCEL 1)
 APN: 5554-013-026 (AFFECTS PARCEL 2)

The above described parcel is the same land described in Quit Claim Deed

THE SURVEYOR WAS NOT PROVIDED WITH A CURRENT TITLE COMMITMENT.

VICINITY MAP

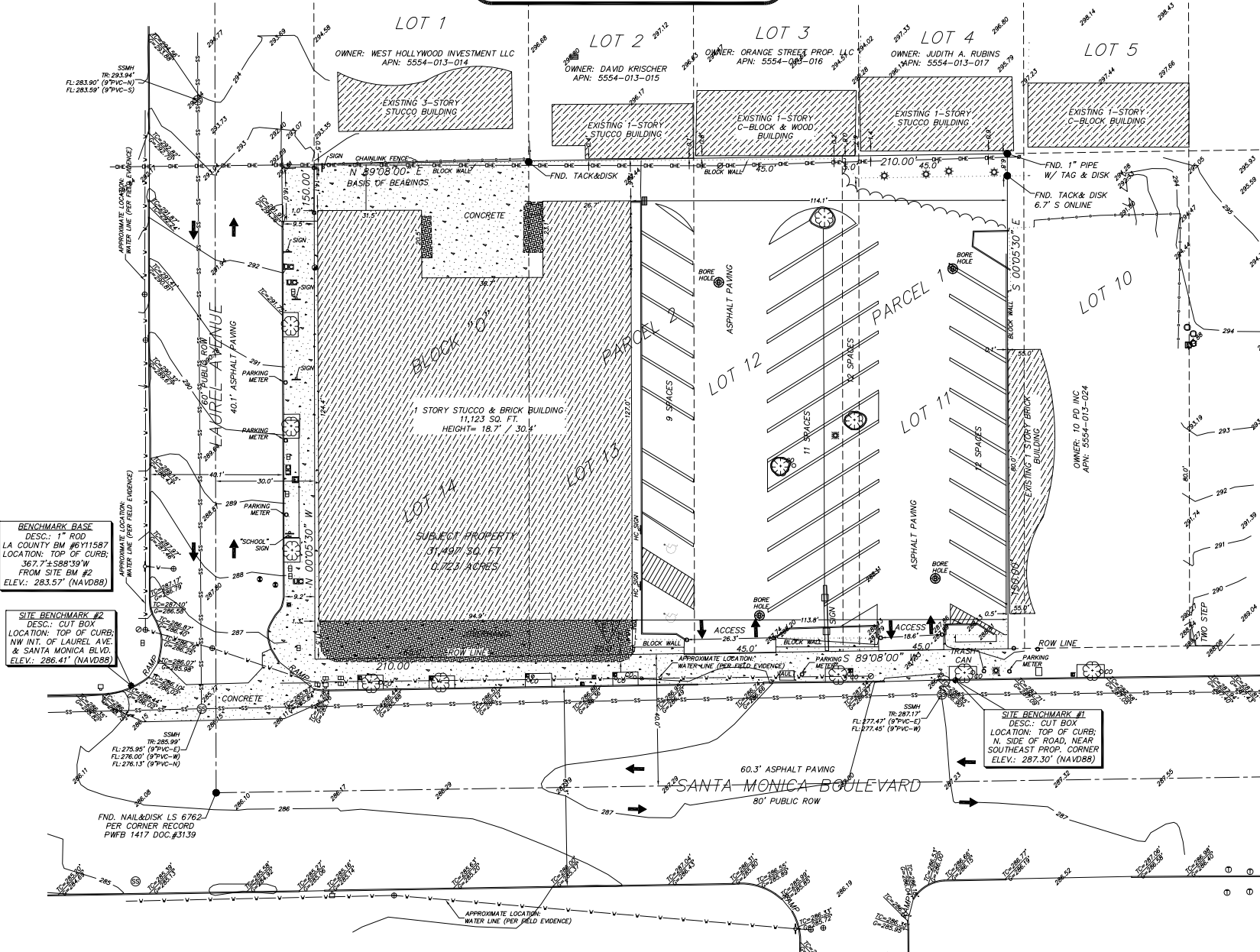


MISCELLANEOUS NOTES

- N1 PROPERTY HAVE DIRECT ACCESS TO SANTA MONICA BOULEVARD AND LAUREL AVENUE, WHICH ARE EXISTING PUBLIC RIGHT-OF-WAYS.
 - N2 THE ADDRESS OF "7985" WAS POSTED.
 - N3 THE BASIS OF BEARINGS: N 89°08'00" E, PER PLAT AS SHOWN ON THE NORTH LINE OF THE SUBJECT PROPERTY.
 - N4 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL
- | PARKING | | | | |
|---------|-------------|--------|---------|-------|
| REGULAR | HANDICAPPED | GARAGE | PARTIAL | TOTAL |
| 44 | 2 | 0 | 0 | 46 |
- N5 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILD ADDITIONS WITHIN RECENT MONTHS.
 - N6 THERE WAS NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
 - N7 THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
 - N8 NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 - N9 THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY.
 - N10 THERE ARE DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
 - N11 THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 - N12 THE SUBJECT PROPERTY: APNS: 5554-013-025 & 5554-013-026; OWNER: MARC ITAH, M FAMILY TRUST; CONTAINS: 31,497 SQUARE FEET OR 0.732 ACRES, MORE OR LESS.

UTILITY NOTE

{11a} The aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.



Survey Prepared By:
 Red Plains Surveying Company
 1917 S. Harvard Avenue
 Oklahoma City, OK 73128
 Phone: 405-603-7842 / Fax:
 405-603-7852
 Email: Comments@rpsurveying.com

ALTA/ACSM LAND TITLE SURVEY

FOR
 WEST HOLLYWOOD
 PARTNER PROJECT NUMBER 15-141517.4
 PROPERTY ADDRESS: 7985 & 7977 SANTA MONICA BOULEVARD
 SANTA MONICA, CA

CERTIFICATION

To: Partner Engineering and Science, Inc.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 19, 20a and 22 of Table A thereof. The field work was completed on 04/26/2015.

Date of Plat or Map:
 Kevin Bronson
 FLS No.: 8523
 in the State of California
 Date of Survey:

PRELIMINARY SURVEY

30505 BAINBRIDGE ROAD
 SUITE 190
 SOLON, OHIO 44139
 T 440-987-1001
 jdavenport@partneresi.com
 http://www.partneresi.com
 PAGE 1 OF 1



ZONING INFORMATION

Listed below are Setback, Height, and Floor Space Area Restrictions as disclosed by applicable Zoning or Building Codes unless "None" is stated below. The source of this information is: Stephanie DeWolfe with the City of West Hollywood, CA

Zoning Designation: "CC2" (COMMUNITY COMMERCIAL)
 Building Height: 4 Stories or 45 feet
 Max. Building Coverage: N/A
 Minimum Lot Area: N/A

Building Setbacks:
 Front: Commercial building facades parallel to the street shall be located within 10 feet of the public sidewalk. Except:
 (1) The facade may be set back a maximum of one-third of the parcel depth or a maximum of 60 feet from the street property line, whichever is less, along 50 percent of its length.
 (2) An additional setback of 16 feet from the street property line may be allowed along an additional 50 feet.
 Street Side: None
 Interior Side: None
 Rear: None or 10 ft when adjoining residential
Parking Requirements: 9 regular spaces per 1000 sq. ft.

FLOOD ZONE

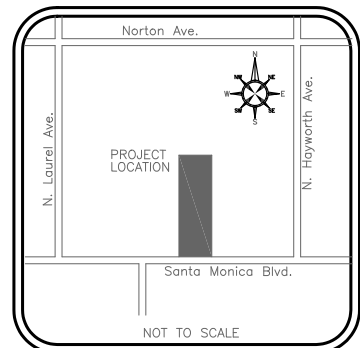
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STATEMENT OF ENCROACHMENTS

E1 The Building facade along the South line of the subject property projects a maximum distance of 2.2 feet onto the right of way.

SYMBOL LEGEND

LIST OF ABBREVIATIONS	
A.C. PAD	GROUND LIGHT
AIR VALVE	GROUND ROD
AUTO-SPRINKLER	GUARD POST
BENCHMARK	GUY ANCHOR
BORE HOLE	HANDICAPPED PARKING
BUSH	IRON GRATE
CLEAN OUT	LIGHT POLE
ELEC. METER	MAIL BOX
ELEC. PED.	METER RACK
ELEC. TRANS.	MONITOR WELL
FIRE HYDRANT	MON. FOUND TUB
FIRE RISER	MON. SET
FLAG POLE	PIPELINE
GAS METER	POWER MH
GAS VALVE	PROPANE TANK
GATE	PULL BOX
GENERATOR	BARBED WIRE
	FENCE
	FENCE
	ROAD CENTERLINE
	ROAD SECTION LINE
	STOCKADE FENCE
	SUBJECT BOUNDARY LINE
	UNDERGROUND COMMUNICATIONS
	UNDERGROUND SANITARY SEWER
	UNDERGROUND STORM SEWER
	UNDERGROUND WATER
	UNDERGROUND GAS
	UNDERGROUND ELECTRIC
	UNDERGROUND OIL PIPE LINE
	UNDERGROUND WATER
	UNDERGROUND SERVICE



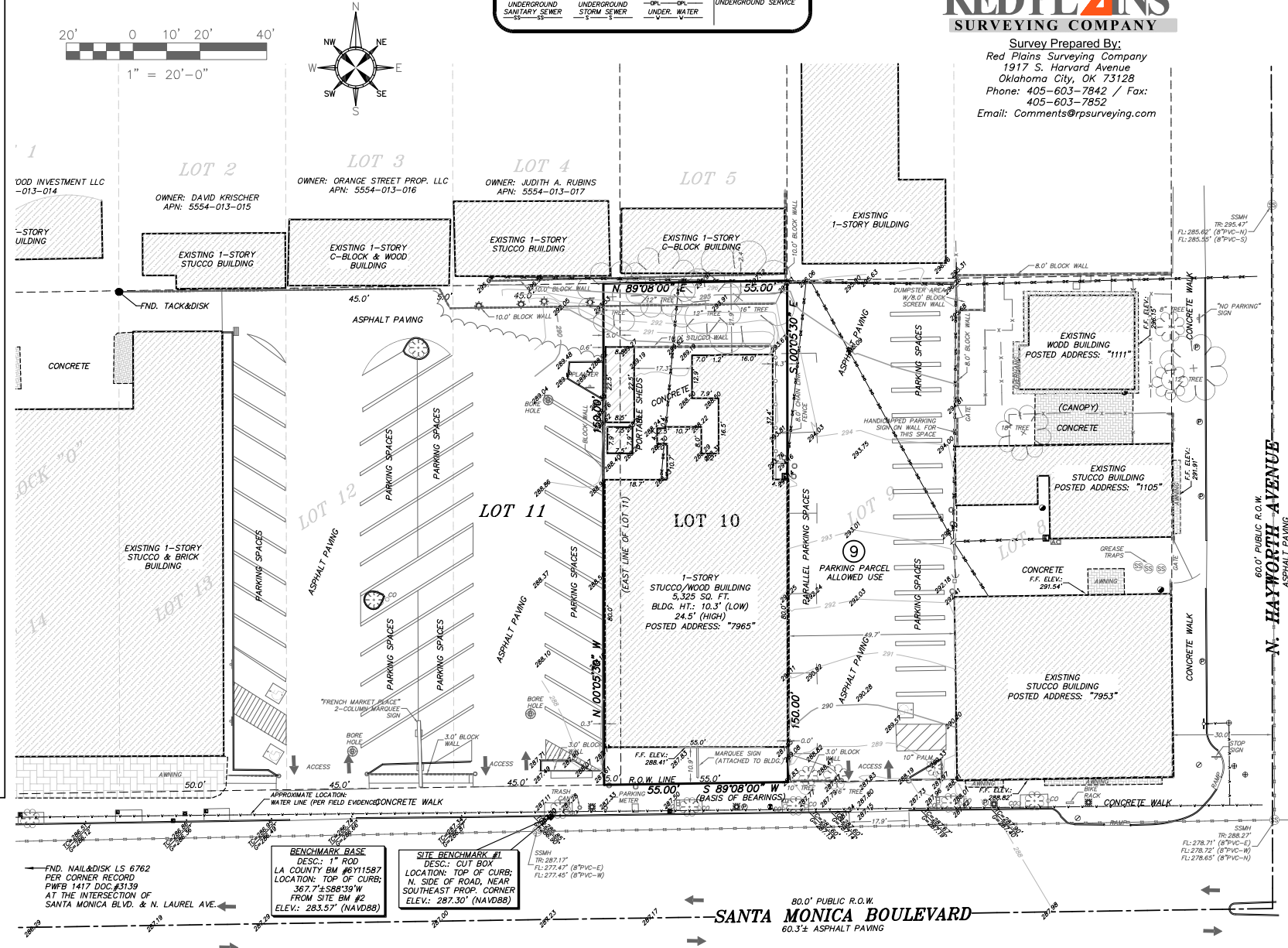
RED PLAINS SURVEYING COMPANY
 Survey Prepared By:
 Red Plains Surveying Company
 1917 S. Harvard Avenue
 Oklahoma City, OK 73128
 Phone: 405-603-7842 / Fax: 405-603-7852
 Email: Comments@rpsurveying.com

MISCELLANEOUS NOTES

- N1 PROPERTY HAVE DIRECT ACCESS TO SANTA MONICA BOULEVARD, WHICH IS AN EXISTING PUBLIC RIGHT-OF-WAY.
 - N2 THE ADDRESS OF "7965" WAS POSTED.
 - N3 THE BASIS OF BEARINGS: S 89°08'00" W, PER PLAT AS SHOWN ON THE SOUTH LINE OF THE SUBJECT PROPERTY.
 - N4 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.
- | PARKING | | | | |
|---------|-------------|--------|---------|-------|
| REGULAR | HANDICAPPED | GARAGE | PARTIAL | TOTAL |
| N/A | N/A | 0 | 0 | N/A |
- N5 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILD ADDITIONS WITHIN RECENT MONTHS.
 - N6 THERE WAS NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
 - N7 THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
 - N8 NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 - N9 THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY.
 - N10 THERE ARE DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
 - N11 THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 - N12 THE SUBJECT PROPERTY: APNS: 5554-013-024; OWNER: 10 PD INC.; CONTAINS: 8,249 SQUARE FEET OR 0.1894 ACRES, MORE OR LESS.

UTILITY NOTE

{11a} The aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.



TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 Lot 10 and the Easterly five (5) feet of Lot eleven (11), Block "O" of Crescent Heights Tract, in the City of West Hollywood, County of Los Angeles, State of California, as per Map recorded in Book 6 Pages 92 and 93 of Maps, in the Office of the County Recorder of said County.
 APN: 5554-013-024
 THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME AS DESCRIBED IN TICOR TITLE COMPANY OF CALIFORNIA'S PRELIMINARY REPORT, ORDER NO.: 00345721-996-RV, EFFECTIVE DATE: AUGUST 10, 2015 AT 7:30 A.M.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- THE FOLLOWING IS THE SAME AS NOTED IN TICOR TITLE COMPANY OF CALIFORNIA'S PRELIMINARY REPORT, ORDER NO.: 00345721-996-RV, Effective date: August 10, 2015.
- 5. Matters contained in that certain document: Entitled: Covenants, Conditions, and Restrictions; Dated: Not set out; Executed by: As therein provided; Recording Date: in Book 3825, Page 290, of Deeds. Reference is hereby made to said document for full particulars. AFFECTS AND THE PROPERTY IS SUBJECT TO THE CONDITIONS AS SET FORTH WITHIN DOCUMENT; BLANKET IN NATURE; NOT PLOTTABLE.
 - 6. Matters contained in that certain document: Entitled: Exploratory Area Oil and Gas Lease (Subsurface Operations from Controlled Drill Sites) Dated: Not set out; Executed by: As therein provided; Recording Date: May 7, 1964 in Book M1516 Page 157, of Official Records. Reference is hereby made to said document for full particulars. AFFECTS; NON-SURVEY ISSUE; BLANKET IN NATURE.
 - 7. Matters contained in that certain document: Entitled: Relinquishment of Highway of right of Way in the City of West Hollywood, Road 7-LA-7/7/10 6 Request 1189; Dated: November 16, 1988; Executed by: City of West Hollywood and State of California; Recording Date: January 27, 1999; Recording No: 99-133702, of Official Records. Reference is hereby made to said document for full particulars. PERTAINS TO THE ROADWAY; DOES NOT AFFECT.
 - 8. Matters contained in that certain document: Entitled: Acceptance Affidavit; Dated: Not set out; Executed by: City of West Hollywood; Recording Date: December 11, 2012; Recording No: 2012-01906753, of Official Records. Reference is hereby made to said document for full particulars. And Recording Date: November 6, 2013 and Recording No: 2013-01582059, of Official Records. AFFECTS; NON-SURVEY ISSUE; NOT PLOTTABLE.
 - 9. Matters contained in that certain document: Entitled: Declaration of Easement and Conditions; Dated: June 27, 2014; Executed by: 10 PD, Inc., a California Corporation; Recording Date: July 10, 2014; Recording No: 20140712704, of Official Records. Reference is hereby made to said document for full particulars. BENEFITS THE SUBJECT PROPERTY IN AS MUCH AS USE OF PARKING AREA. GENERAL AREA DEPICTED HEREON.

ALTA/ACSM LAND TITLE SURVEY
 FOR
 7965 SANTA MONICA BLVD.
 PARTNER PROJECT NUMBER 15-146388.3
 PROPERTY ADDRESS: 7965 SANTA MONICA BOULEVARD
 SANTA MONICA, CA 90046
 ALTA SURVEY BASED AND RELIED ON TICOR TITLE INSURANCE COMPANY OF CALIFORNIA'S PRELIMINARY REPORT ORDER NO. 00345721-996-RV, BEARING AN EFFECTIVE DATE OF AUGUST 10, 2015 AT 7:30 AM.

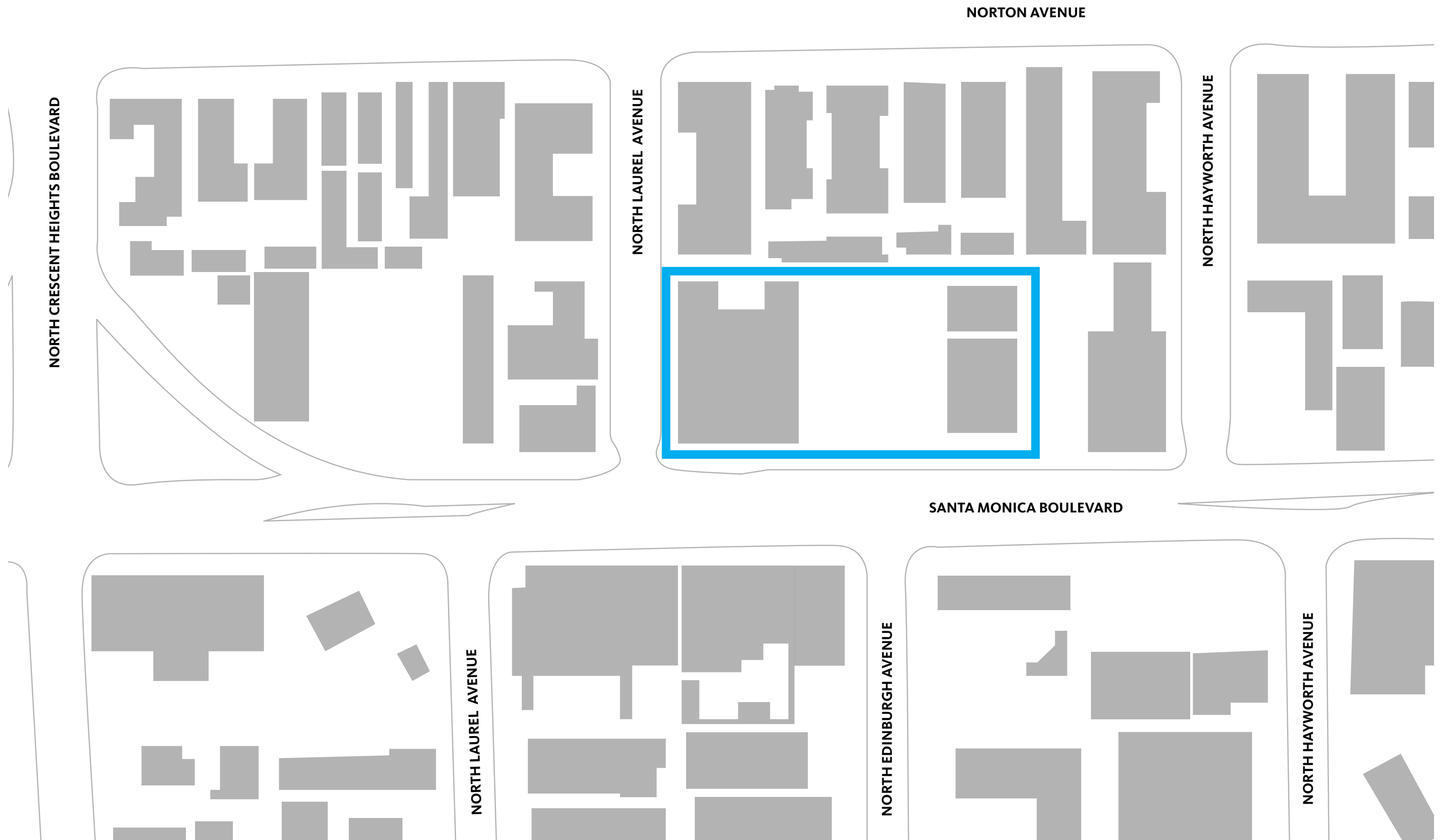
CERTIFICATION

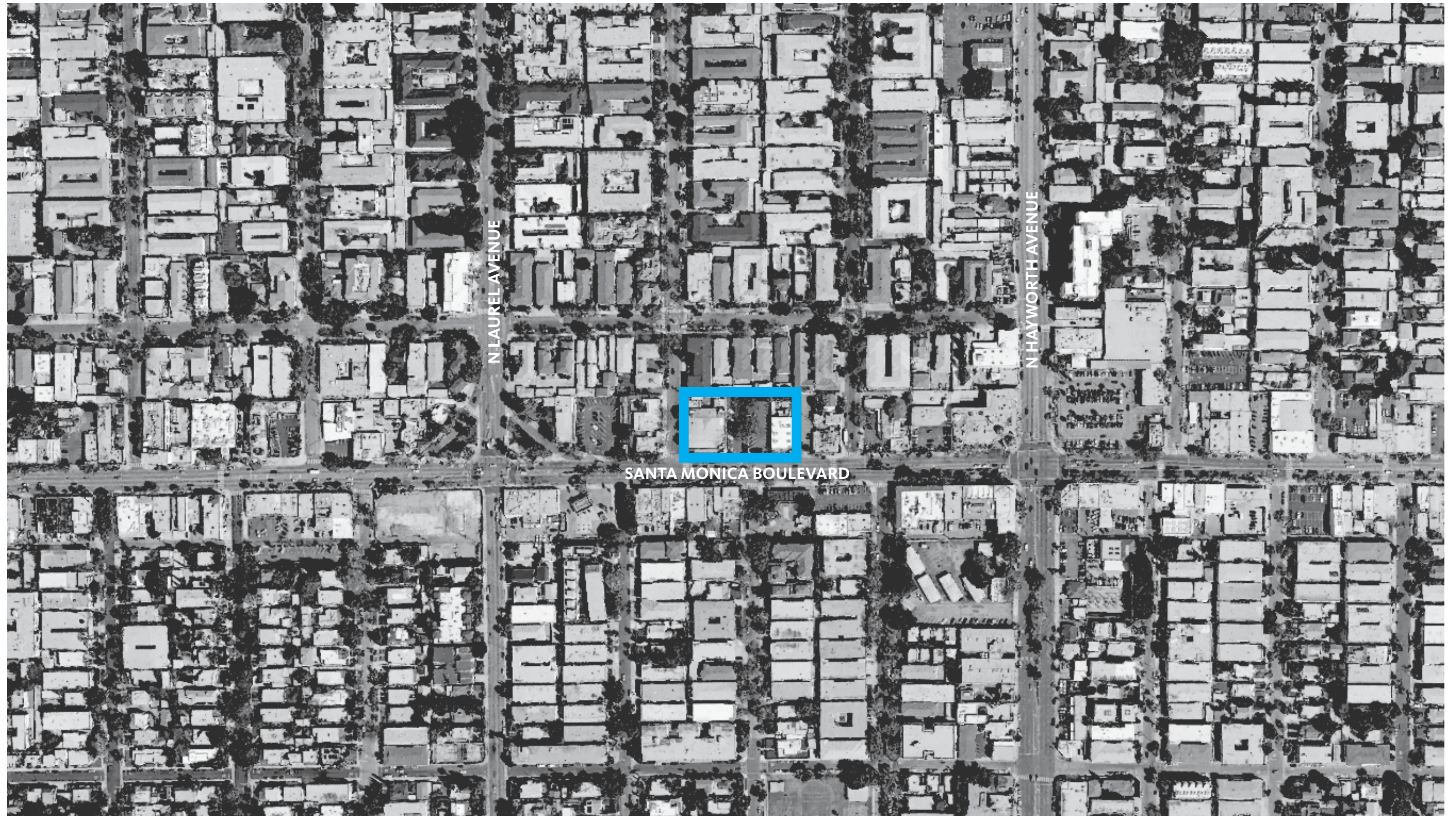
To: Partner Engineering and Science, Inc.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17, 18, 19, and 22 of Table A thereof. The field work was completed on 6/6/2015.
 Date of Plat or Map:
 Kevin Bronson
 PLS No.: 8523
 in the State of California
 Date of Survey: 6/6/2015
 Date of Last Revision: 8/24/2015

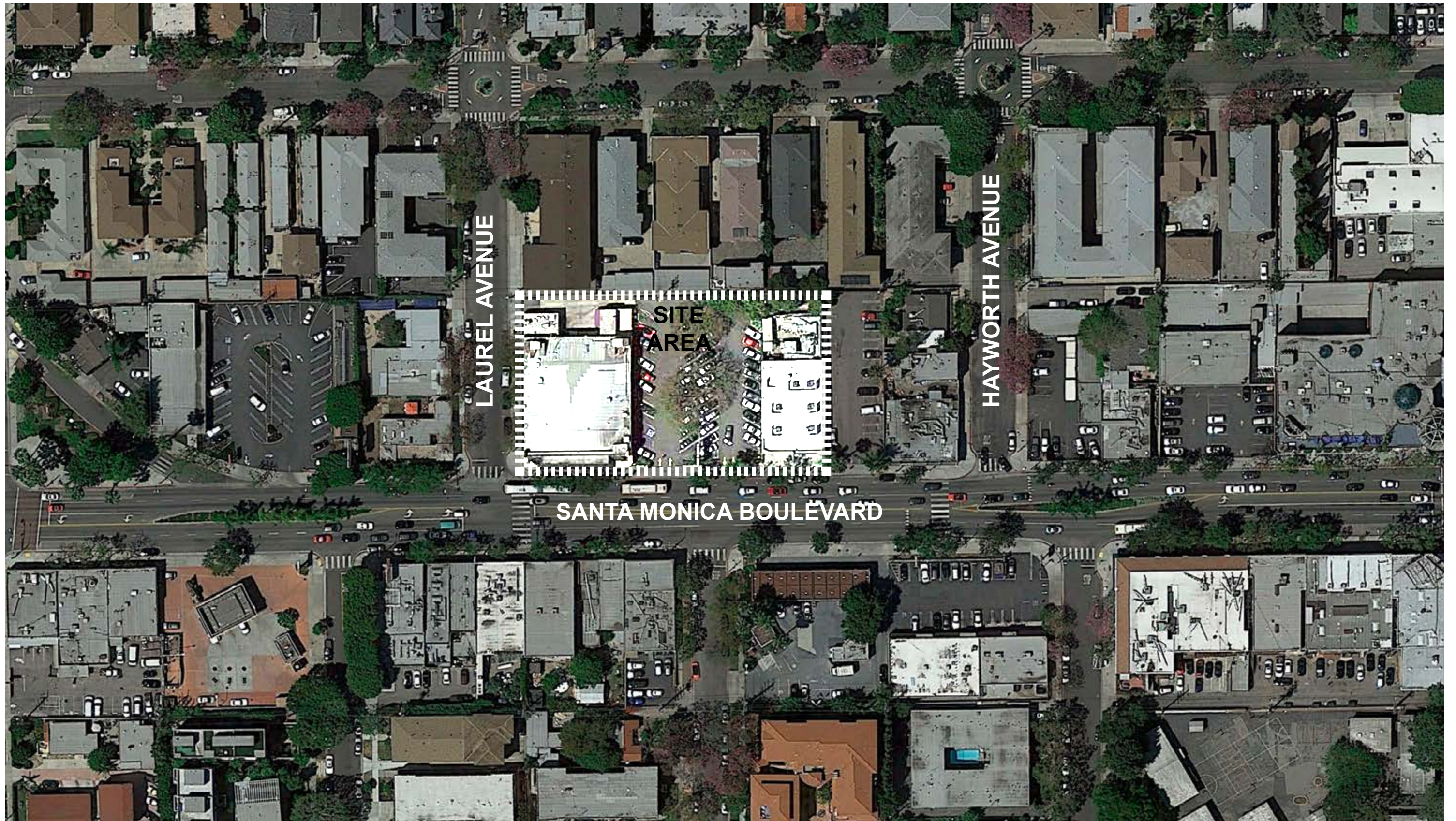
PRELIMINARY SURVEY

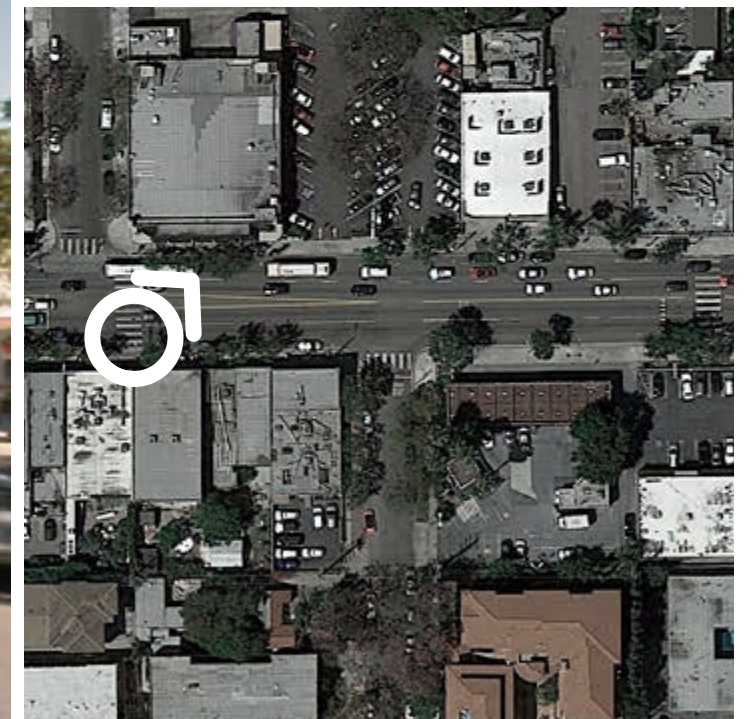
PARTNER Engineering and Science, Inc.
 30505 BAINBRIDGE ROAD
 SUITE 190
 SOLON, OHIO 44139
 T 440-987-1001
 jdavenport@partneresi.com
 http://www.partneresi.com
 PAGE 1 OF 1

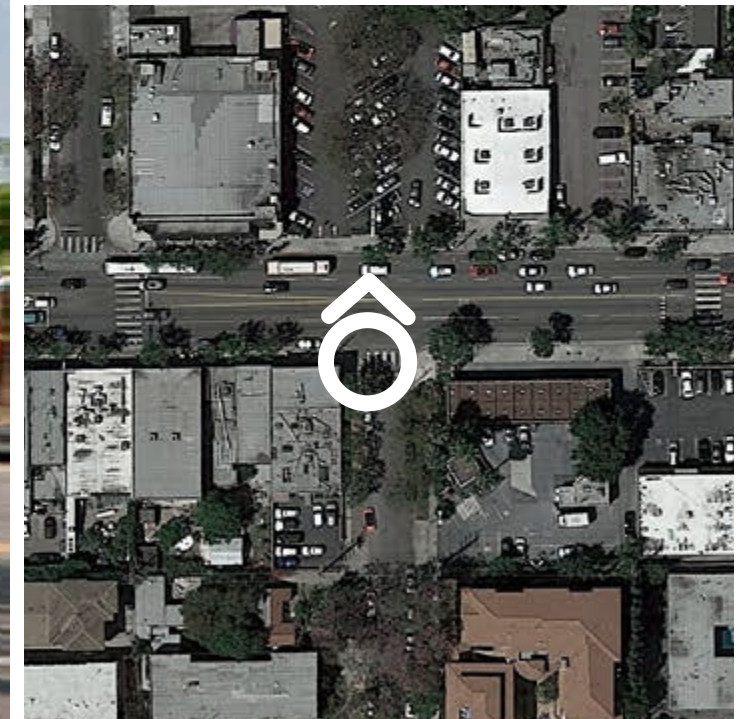


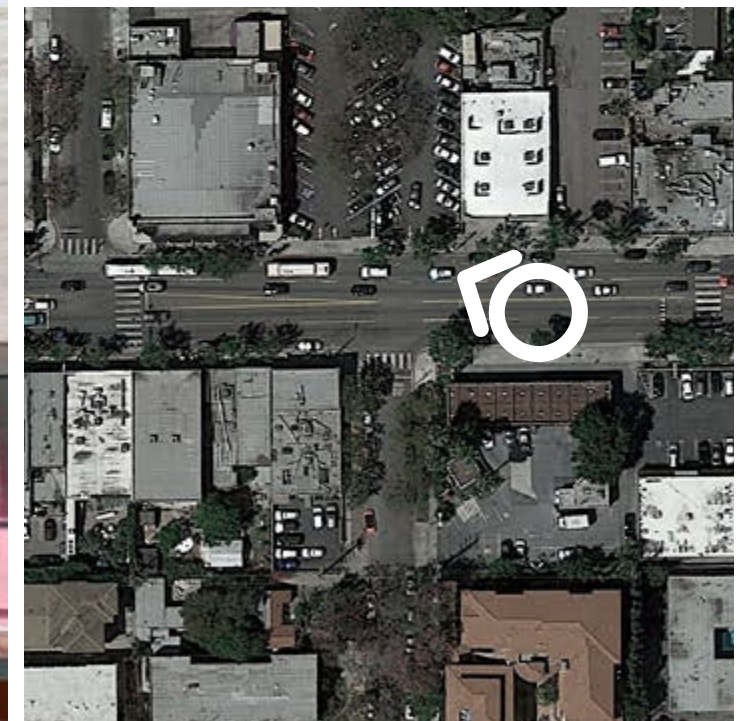


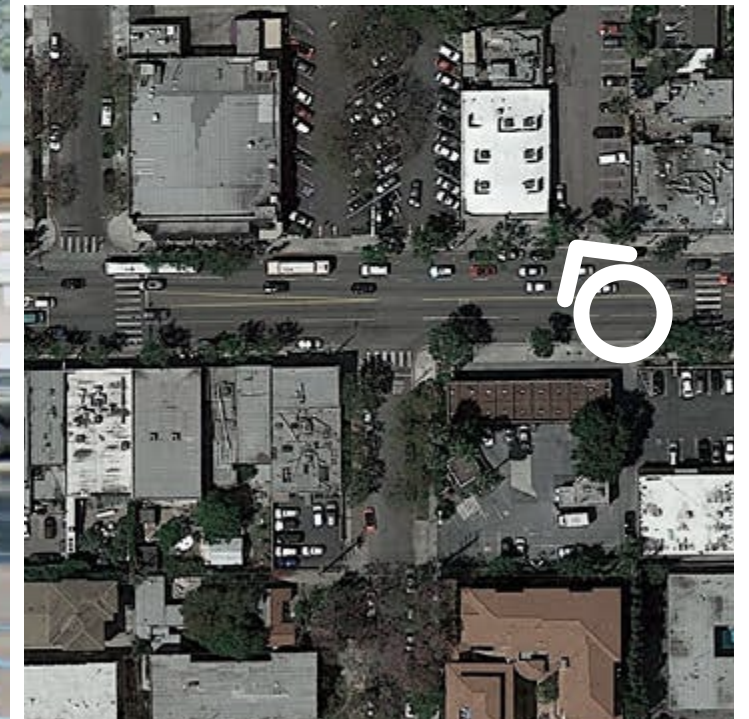


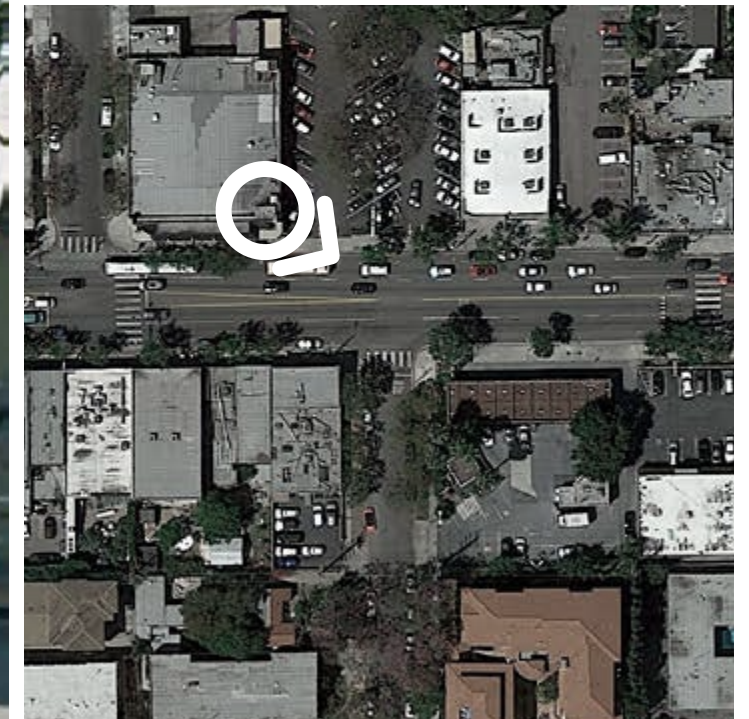


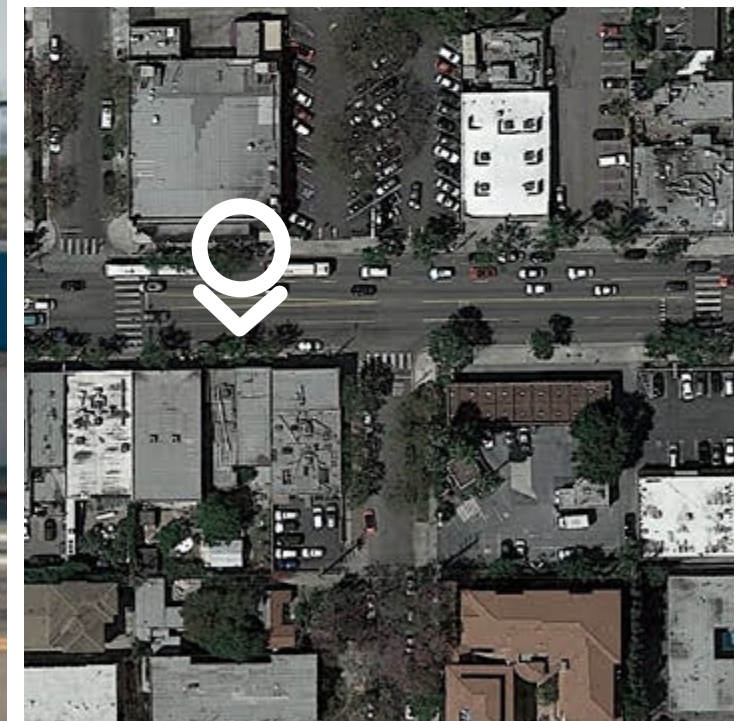






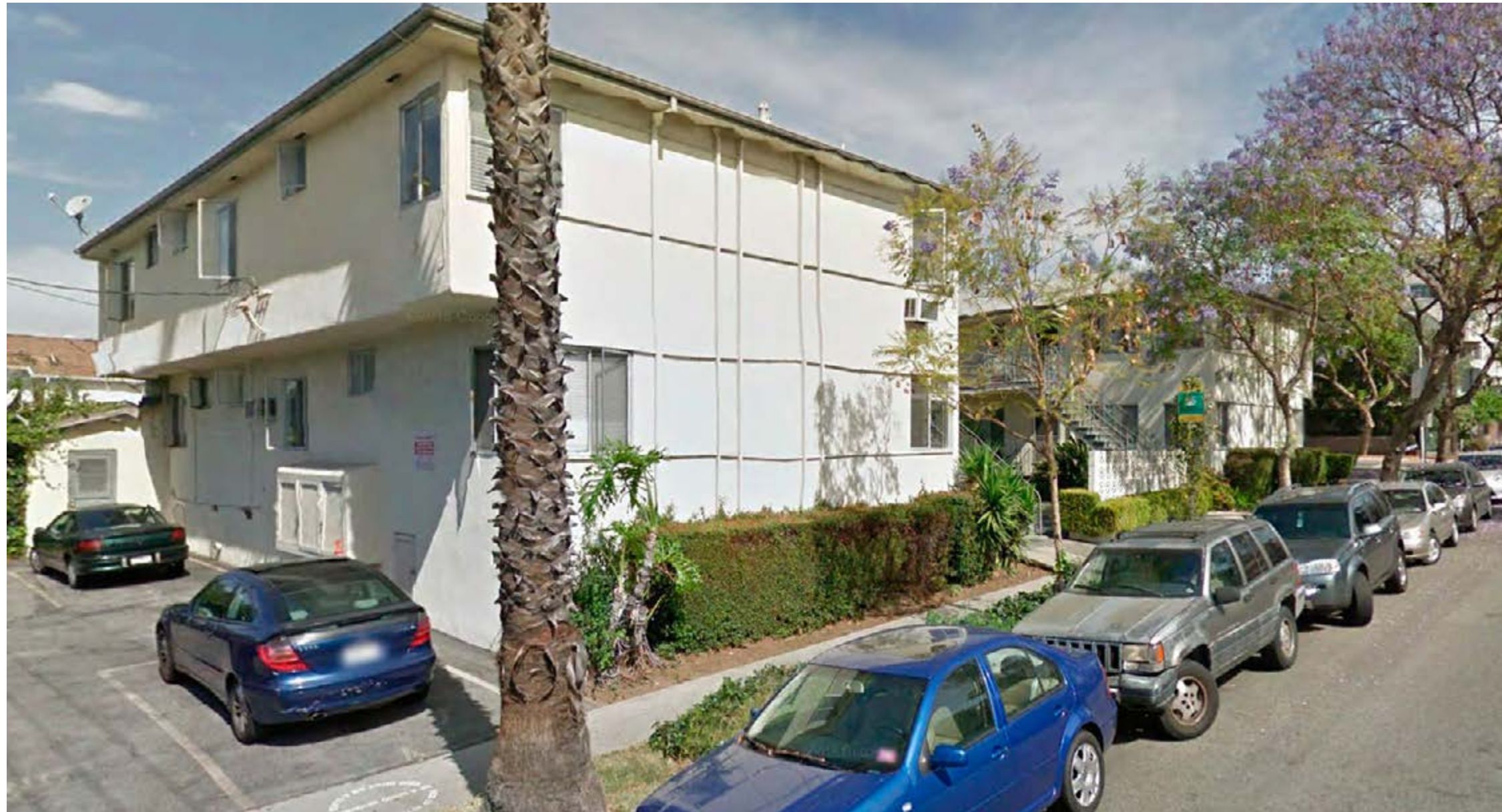












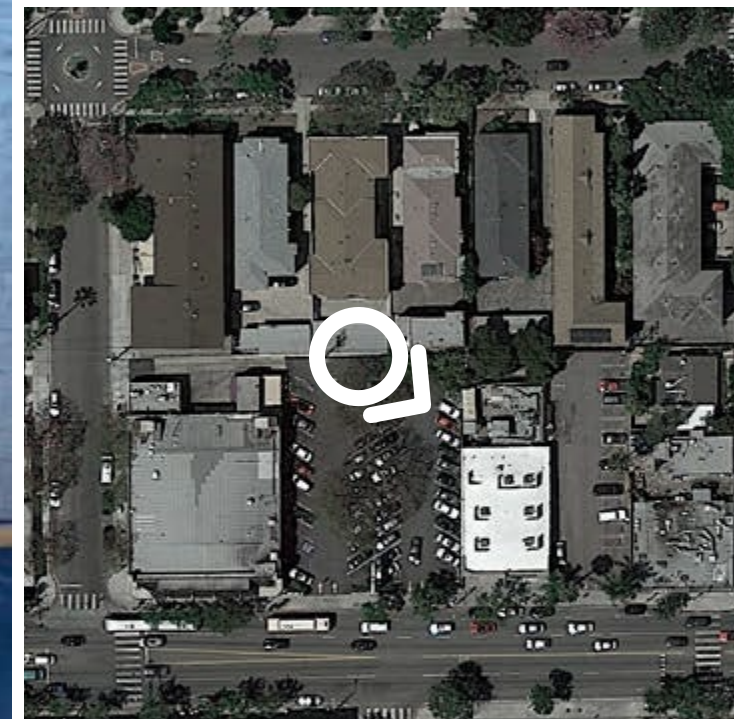












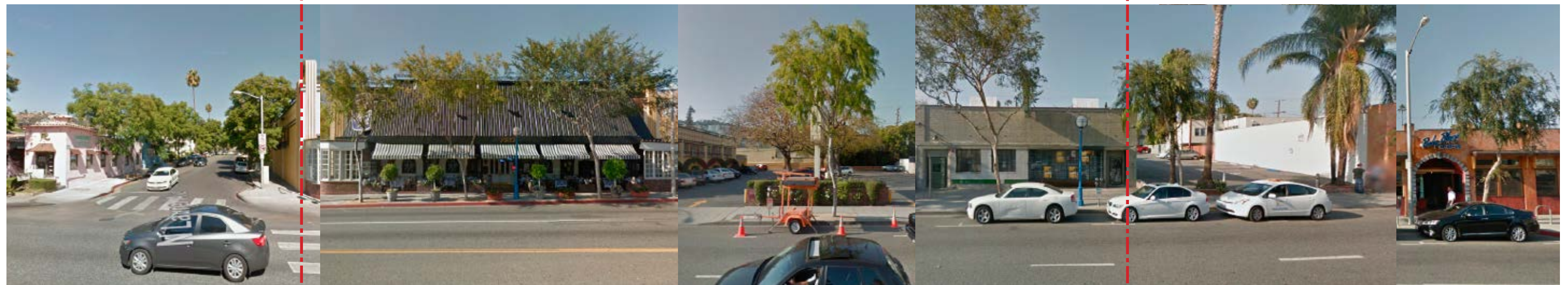


EASTERN PROPERTY LINE IN RELATION TO PROPERTY ACROSS THE STREET

SEGMENT OF PROPERTY FRONTAGE IN RELATION TO PROPERTY ACROSS THE STREET

WESTERN PROPERTY LINE IN RELATION TO PROPERTY ACROSS THE STREET

STREET PHOTO MONTAGE LOOKING SOUTH



WESTERN PROPERTY LINE

PROPERTY FRONTAGE ALONG SANTA MONICA BOULEVARD

EASTERN PROPERTY LINE

STREET PHOTO MONTAGE LOOKING NORTH



EASTERN PROPERTY LINE IN RELATION TO PROPERTY ACROSS THE STREET

SEGMENT OF PROPERTY FRONTAGE IN RELATION TO PROPERTY ACROSS THE STREET

WESTERN PROPERTY LINE IN RELATION TO PROPERTY ACROSS THE STREET

STREET PHOTO MONTAGE LOOKING SOUTH



WESTERN PROPERTY LINE

PROPERTY FRONTAGE ALONG SANTA MONICA BOULEVARD

EASTERN PROPERTY LINE

STREET PHOTO MONTAGE LOOKING NORTH

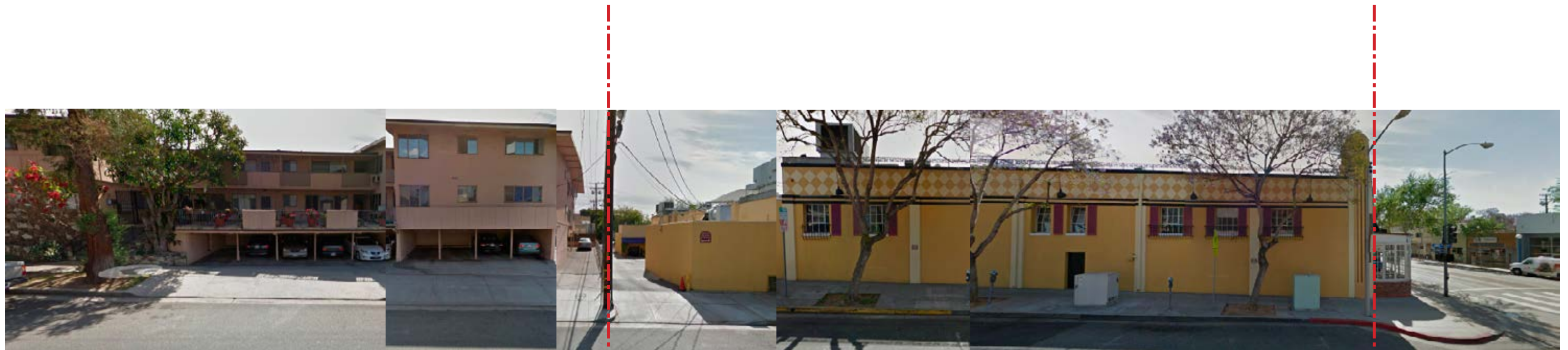


SOUTHERN PROPERTY LINE IN RELATION TO PROPERTY ACROSS THE STREET

PROPERTY FRONTAGE ALONG N LAUREL AVE

NORTHERN PROPERTY LINE IN RELATION TO PROPERTY ACROSS THE STREET

STREET PHOTO MONTAGE LOOKING WEST



NORTHERN PROPERTY LINE

PROPERTY FRONTAGE ALONG N LAUREL AVE

SOUTHERN PROPERTY LINE

STREET PHOTO MONTAGE LOOKING EAST



SOUTHERN PROPERTY LINE IN RELATION TO PROPERTY ACROSS THE STREET

PROPERTY FRONTAGE ALONG N LAUREL AVE

NORTHERN PROPERTY LINE IN RELATION TO PROPERTY ACROSS THE STREET

STREET PHOTO MONTAGE LOOKING WEST

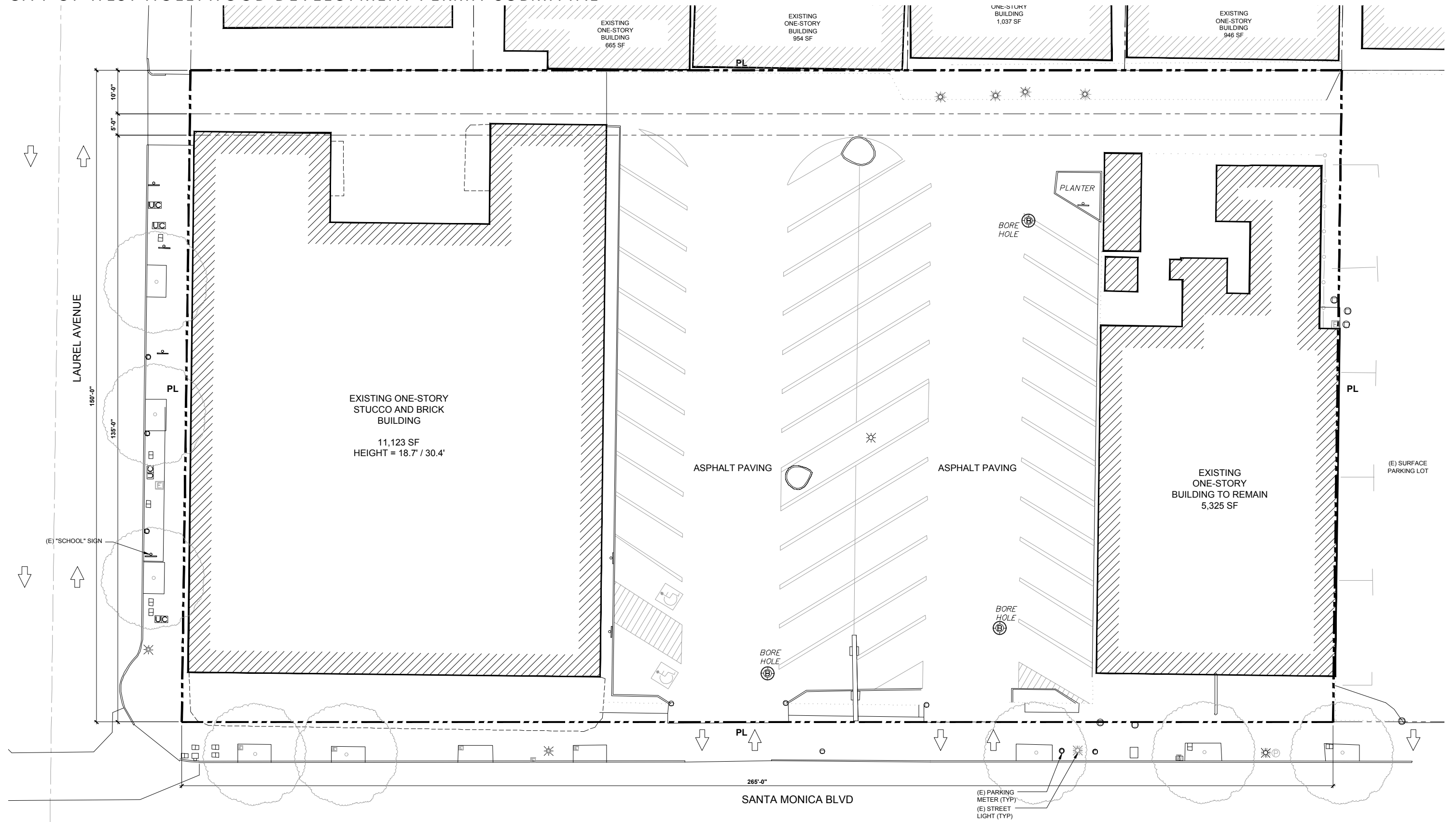


NORTHERN PROPERTY LINE

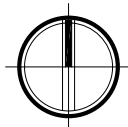
PROPERTY FRONTAGE ALONG N LAUREL AVE

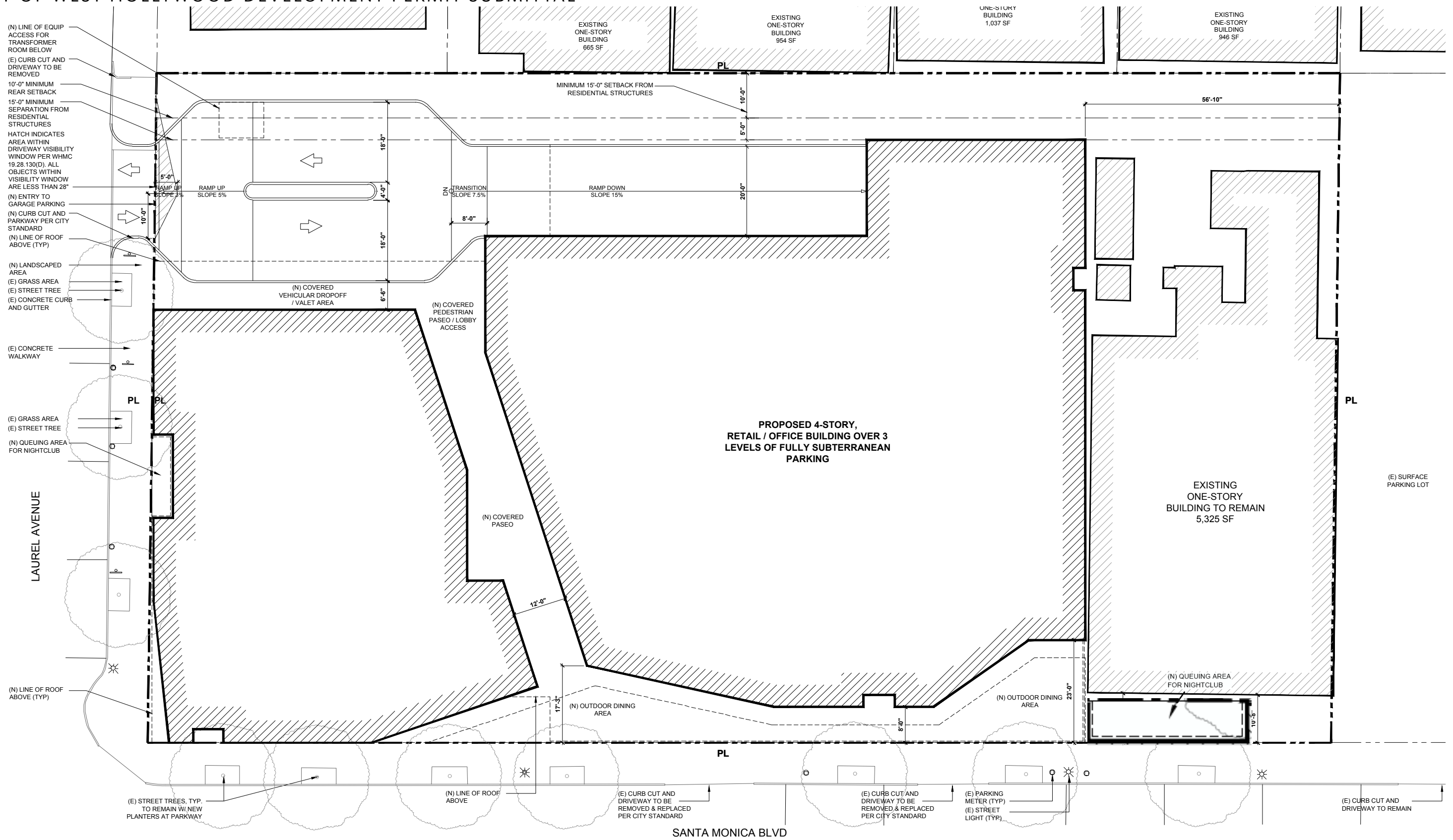
SOUTHERN PROPERTY LINE

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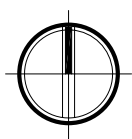


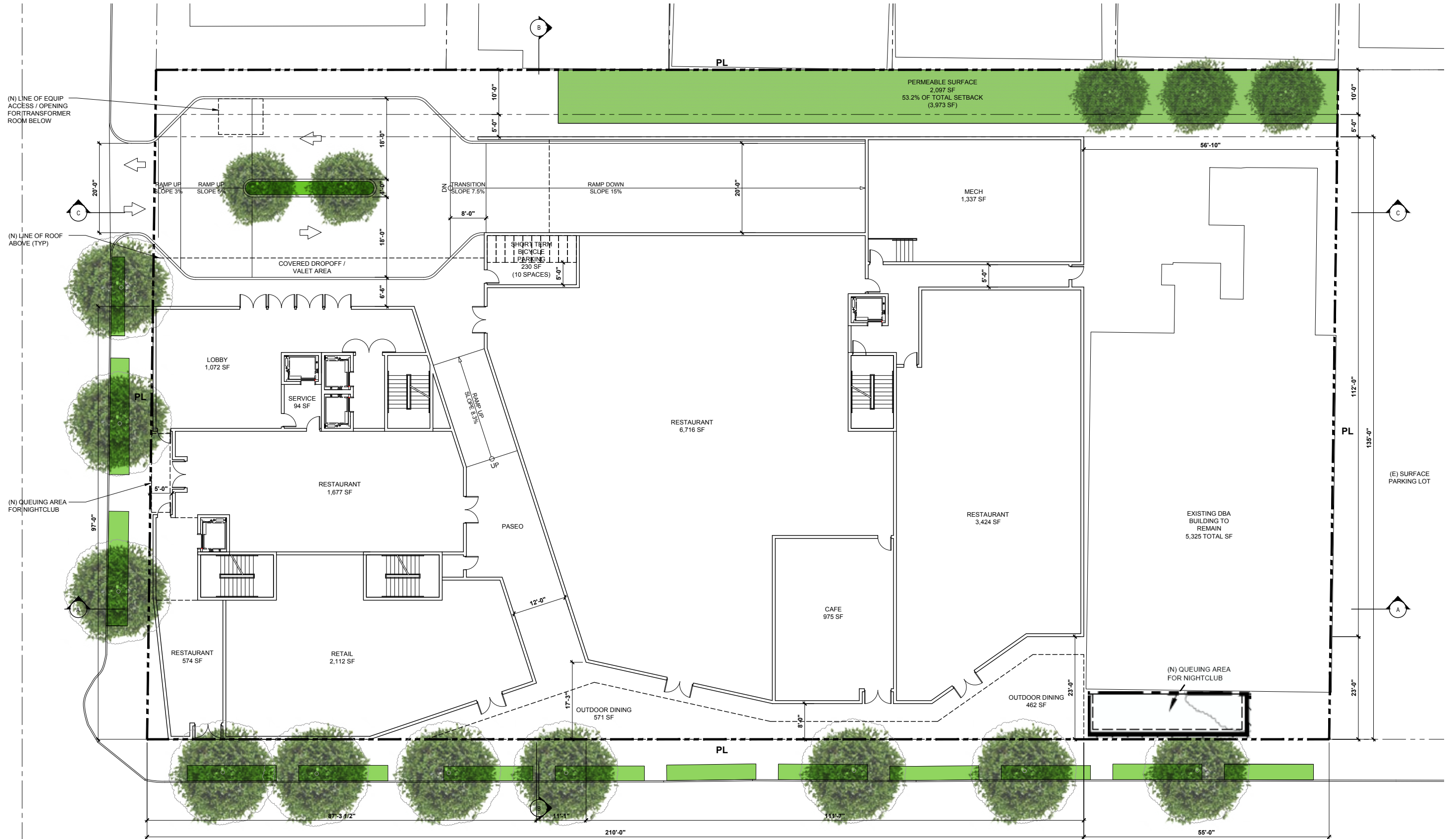
SITE PLAN - EXISTING
3/64" = 1'-0"



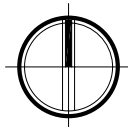


SITE PLAN - PROPOSED
3/64" = 1'-0"



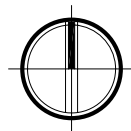


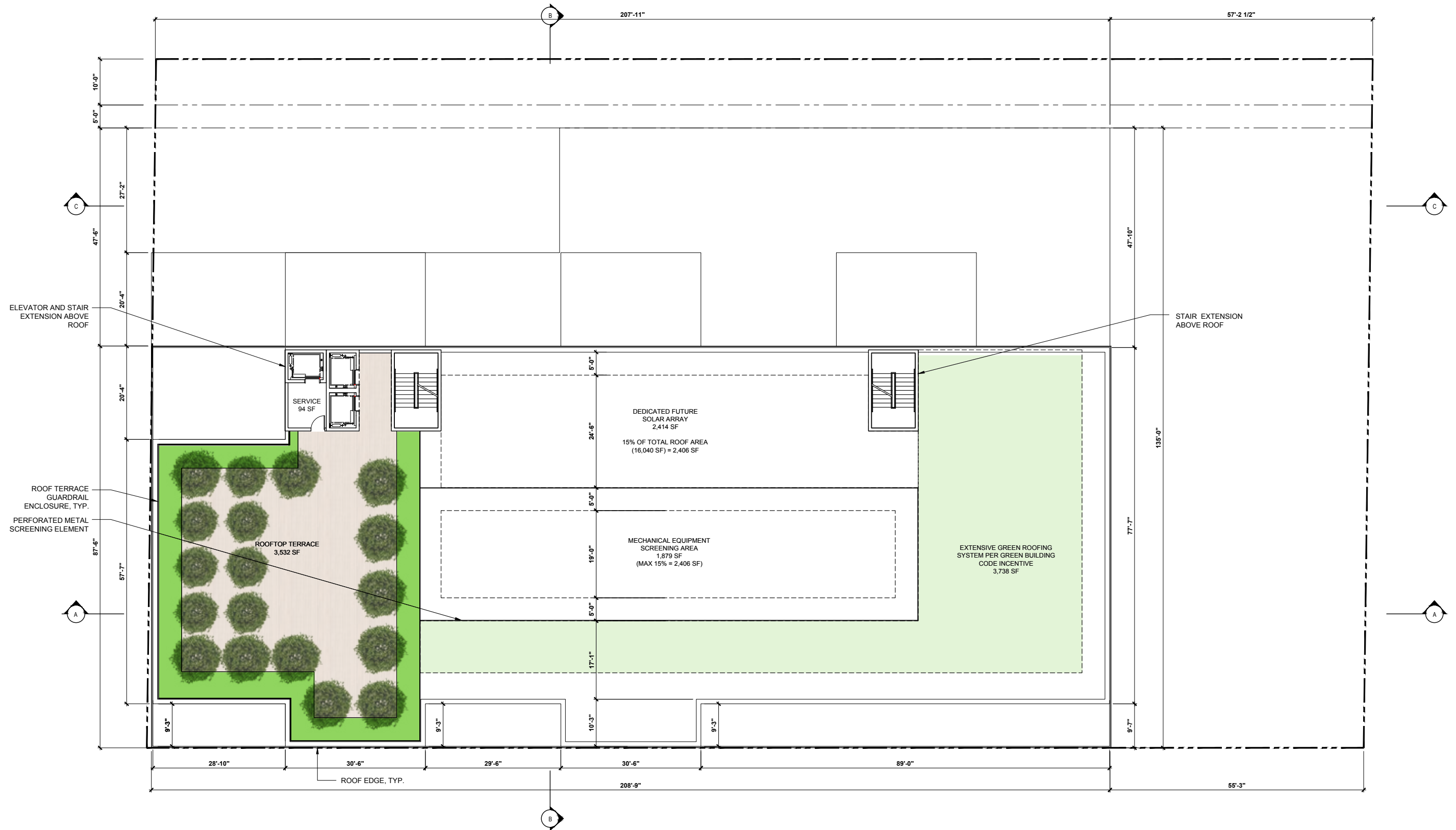
LEVEL 01 - LANDSCAPE
3/64" = 1'-0"



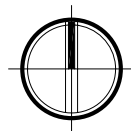


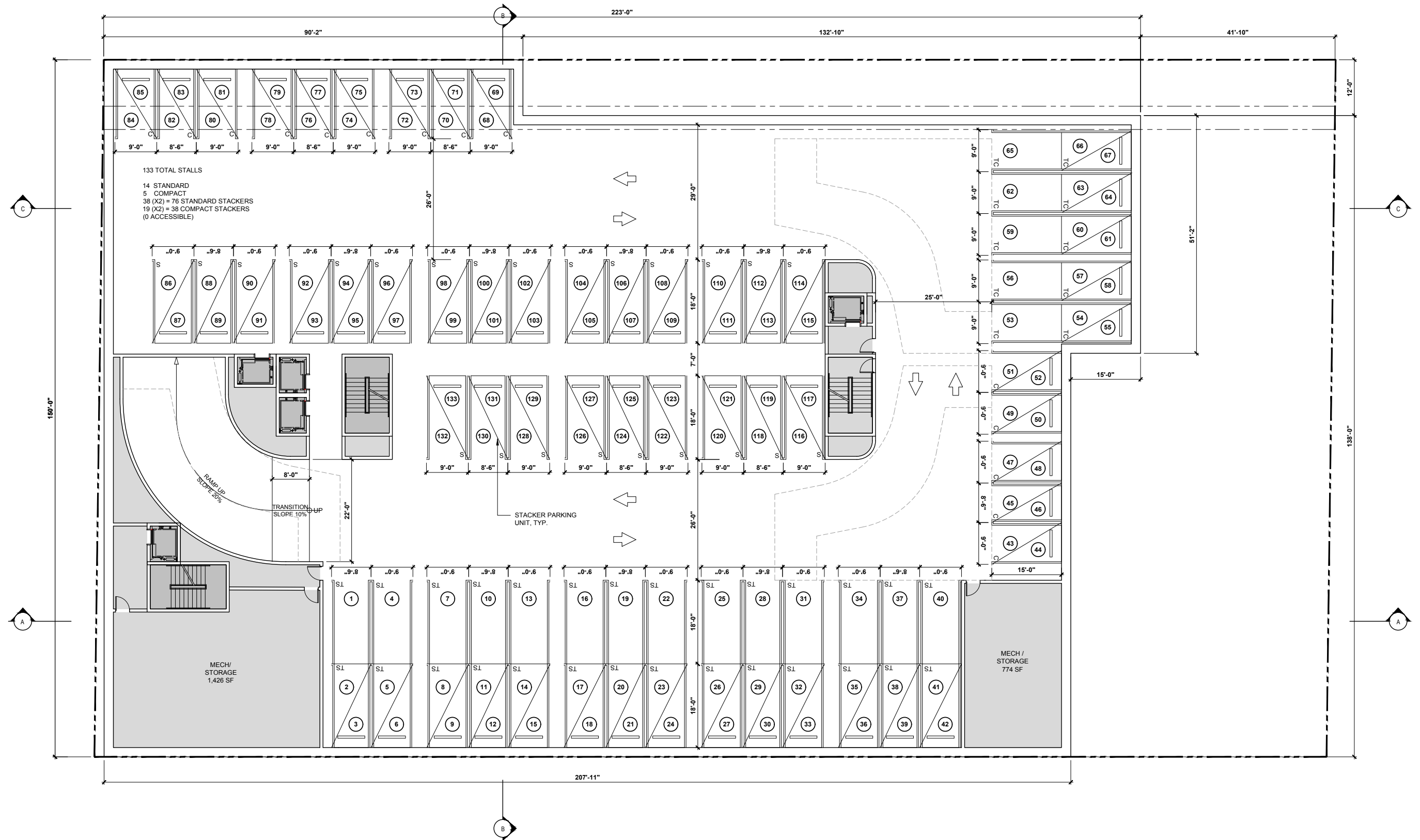
LEVEL 03 - LANDSCAPE
3/64" = 1'-0"





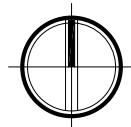
ROOF - LANDSCAPE
3/64" = 1'-0"

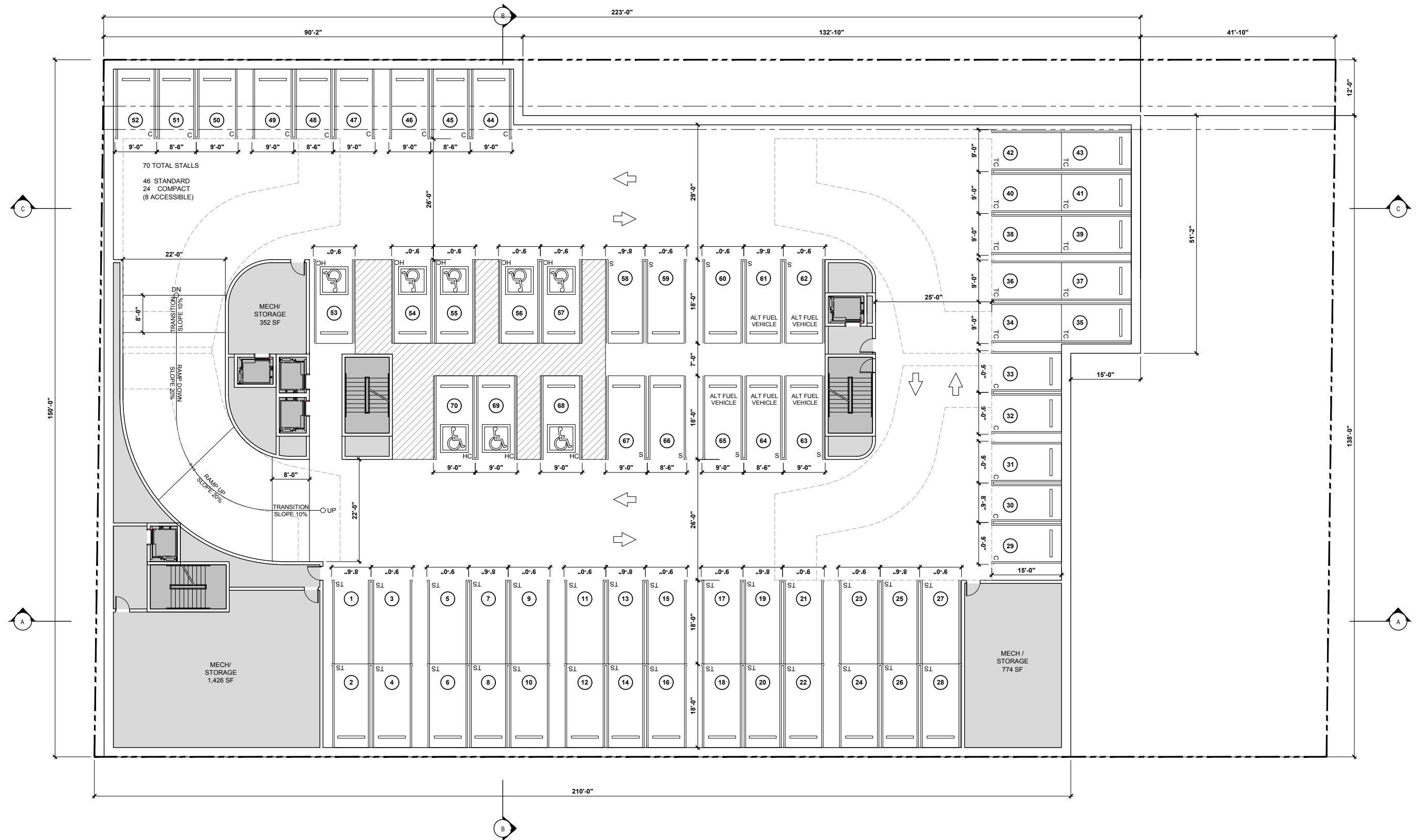




LEVEL B3
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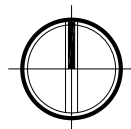
FARING CAPITAL: 7965 - 7985 Santa Monica Boulevard, West Hollywood

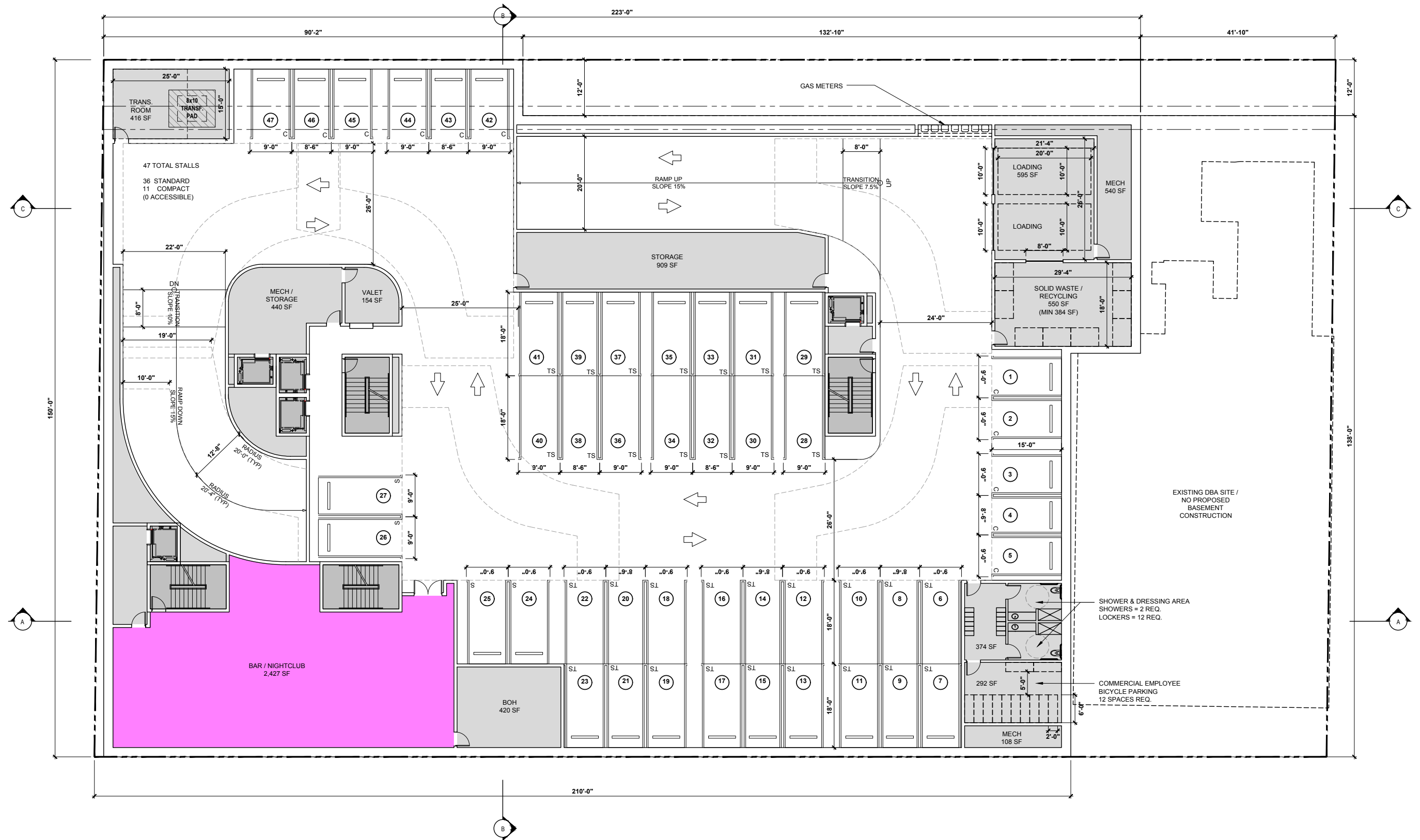




LEVEL B2
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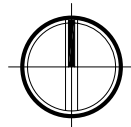
FARING CAPITAL: 7965 - 7985 Santa Monica Boulevard, West Hollywood

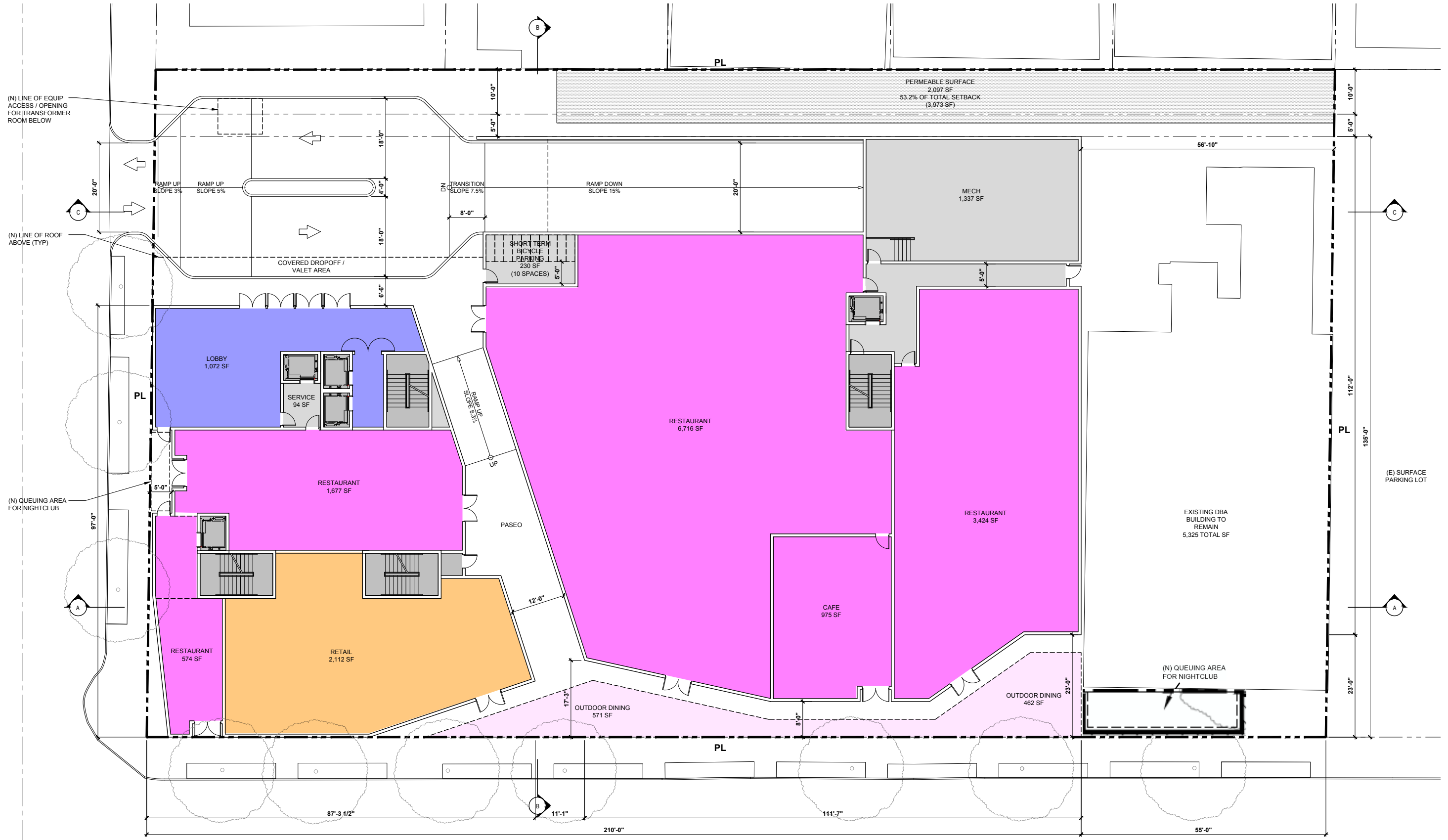




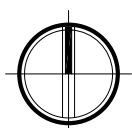
LEVEL B1
3/64" = 1'-0"

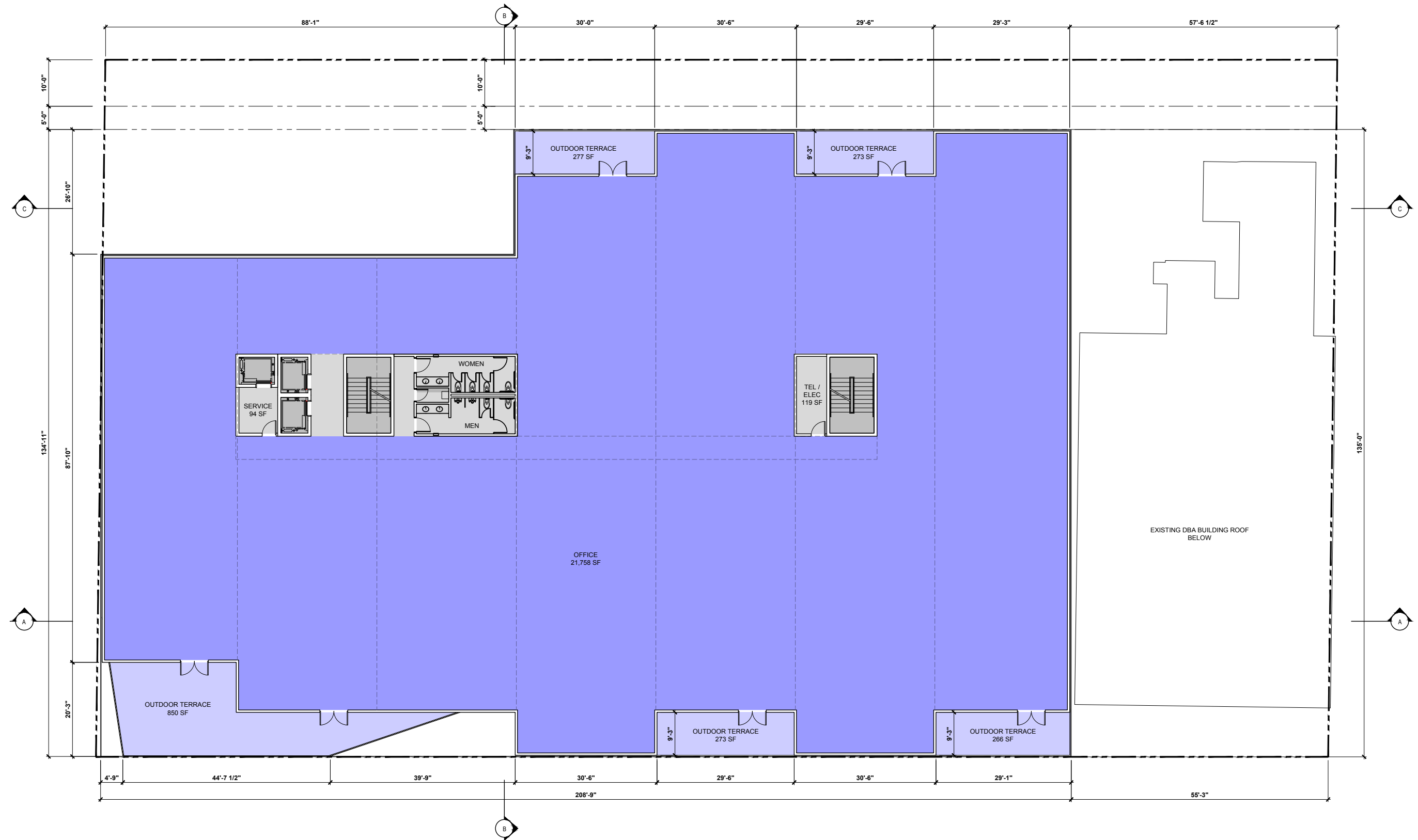
FARING CAPITAL: 7965 - 7985 Santa Monica Boulevard, West Hollywood





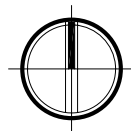
LEVEL 01
3/64" = 1'-0"



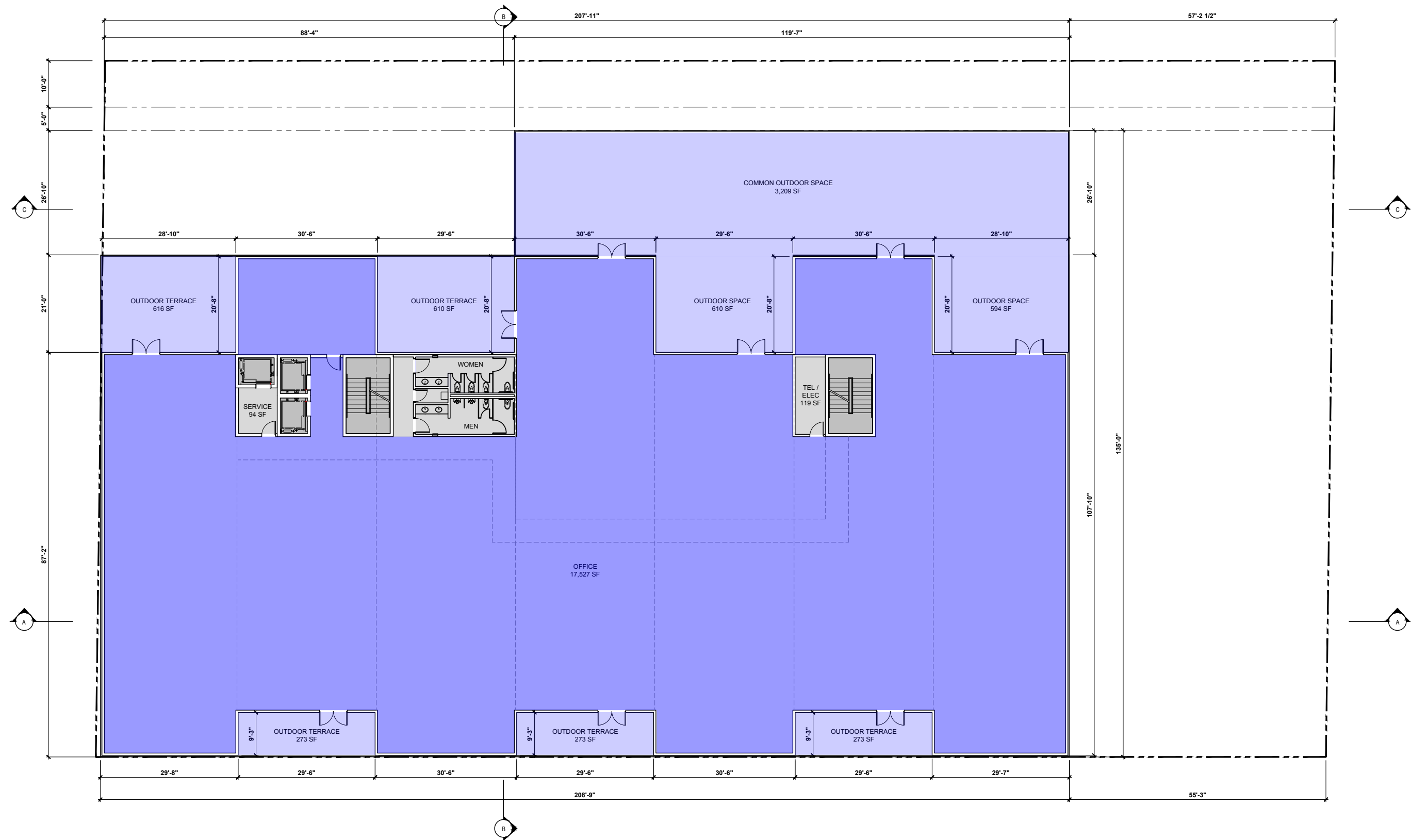


LEVEL 02
3/64" = 1'-0"

FARING CAPITAL: 7965 - 7985 Santa Monica Boulevard, West Hollywood

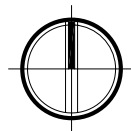


R&A

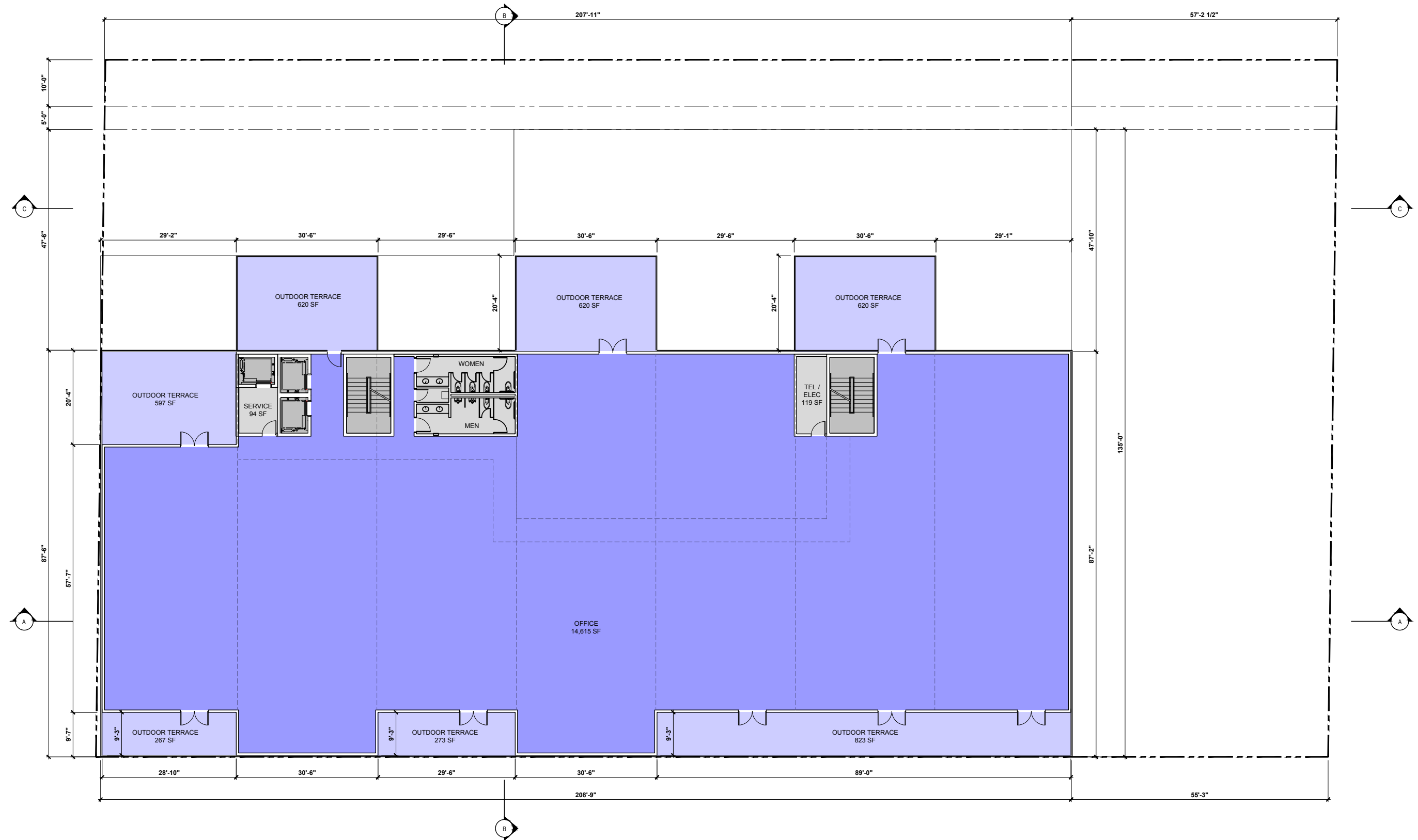


LEVEL 03
3/64" = 1'-0"

FARING CAPITAL: 7965 - 7985 Santa Monica Boulevard, West Hollywood

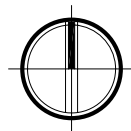


R&A

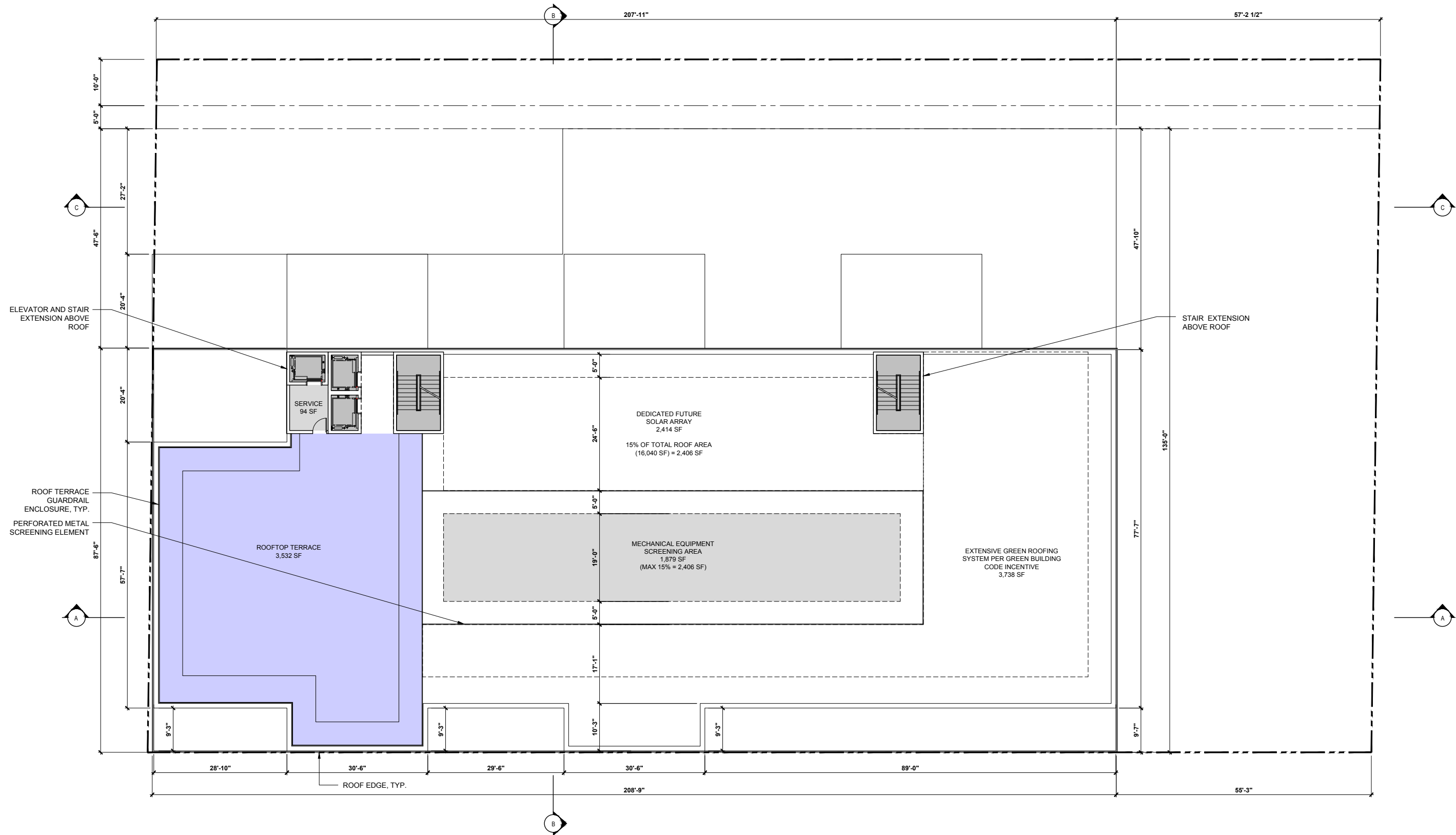


LEVEL 04
3/64" = 1'-0"

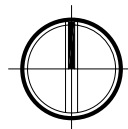
FARING CAPITAL: 7965 - 7985 Santa Monica Boulevard, West Hollywood



R&A



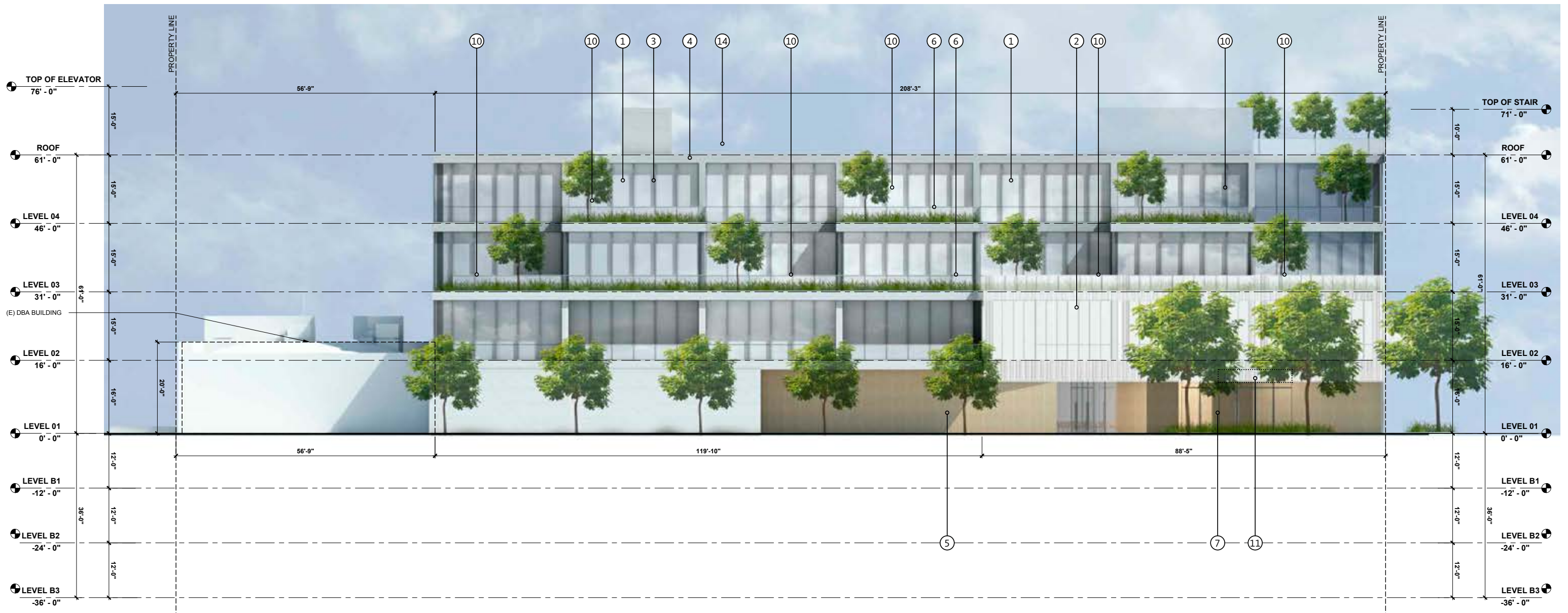
ROOF PLAN
3/64" = 1'-0"





1. Low-E Vision Glass, Clear
2. Facade Screening Element
3. Painted Aluminum Window Mullion
4. Board-Formed Architectural Concrete
5. Wood
6. Glass Guardrail (3'-6" above Finish Floor)
7. Stainless Steel Hardware
8. Landscaping Element
9. Outdoor Dining Terrace
10. Office Terrace
11. Project Signage and Address, Stainless Steel
12. Tenant Signage, TBD
13. Urban Art Opportunity
14. Perforated Metal Mechanical Enclosure Screen, Powder-Coated

SOUTH ELEVATION (SANTA MONICA BLVD)
 3/64" = 1'-0"



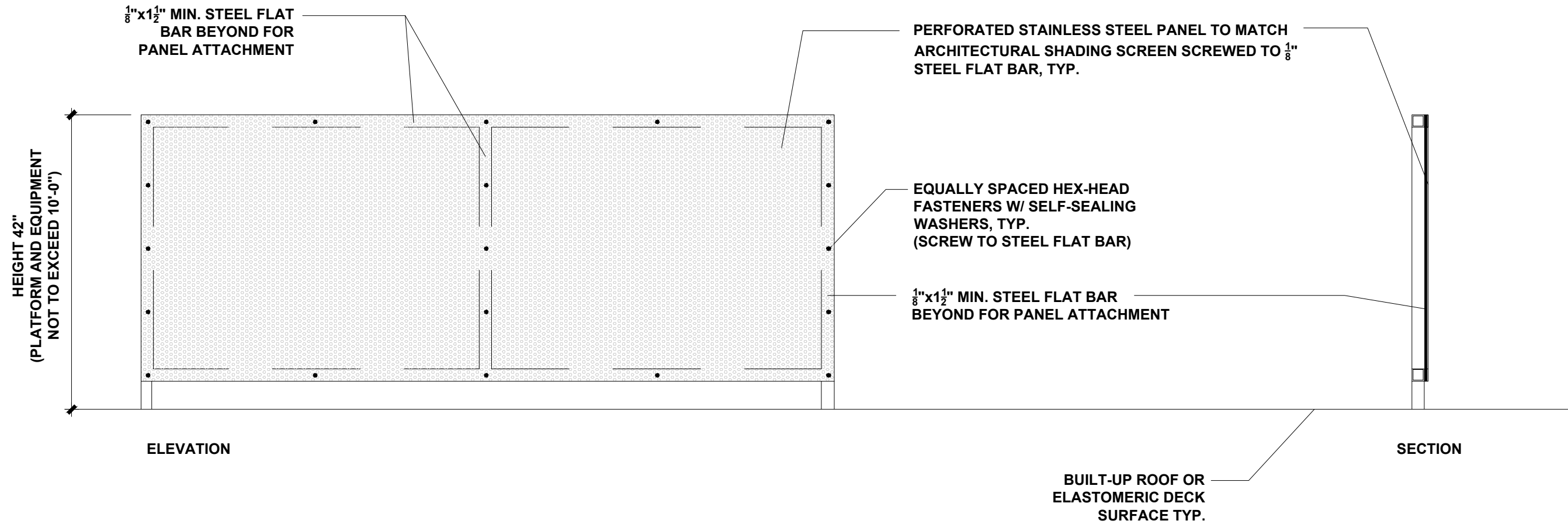
1. Low-E Vision Glass, Clear
2. Facade Screening Element
3. Painted Aluminum Window Mullion
4. Board-Formed Architectural Concrete
5. Wood
6. Glass Guardrail (3'-6" above Finish Floor)
7. Stainless Steel Hardware
8. Landscaping Element
9. Outdoor Dining Terrace
10. Office Terrace
11. Project Signage and Address, Stainless Steel
12. Tenant Signage, TBD
13. Urban Art Opportunity
14. Perforated Metal Mechanical Enclosure Screen, Powder-Coated

NORTH ELEVATION
3/64" = 1'-0"

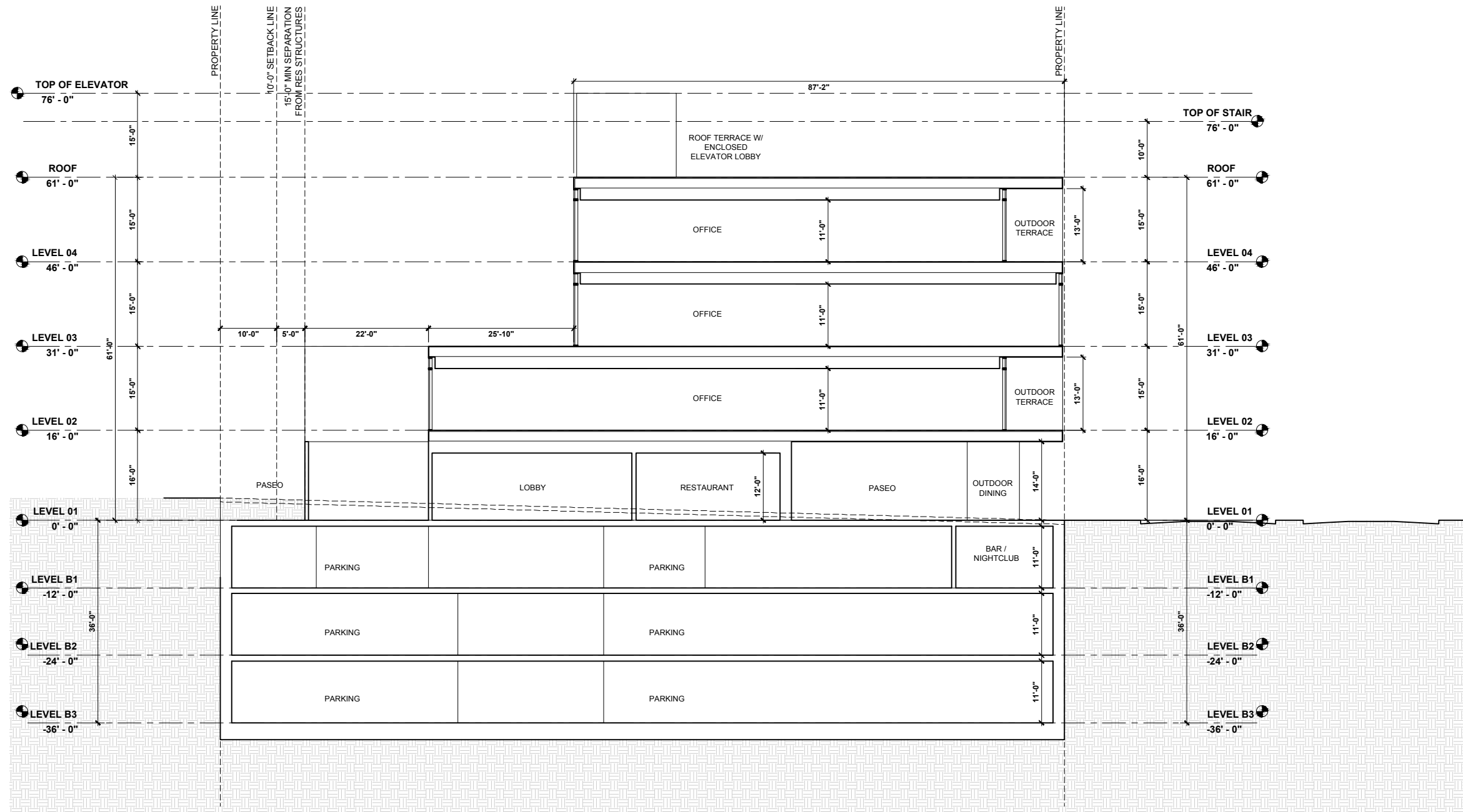


1. Low-E Vision Glass, Clear
2. Facade Screening Element
3. Painted Aluminum Window Mullion
4. Board-Formed Architectural Concrete
5. Wood
6. Glass Guardrail (3'-6" above Finish Floor)
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12. Tenant Signage, TBD
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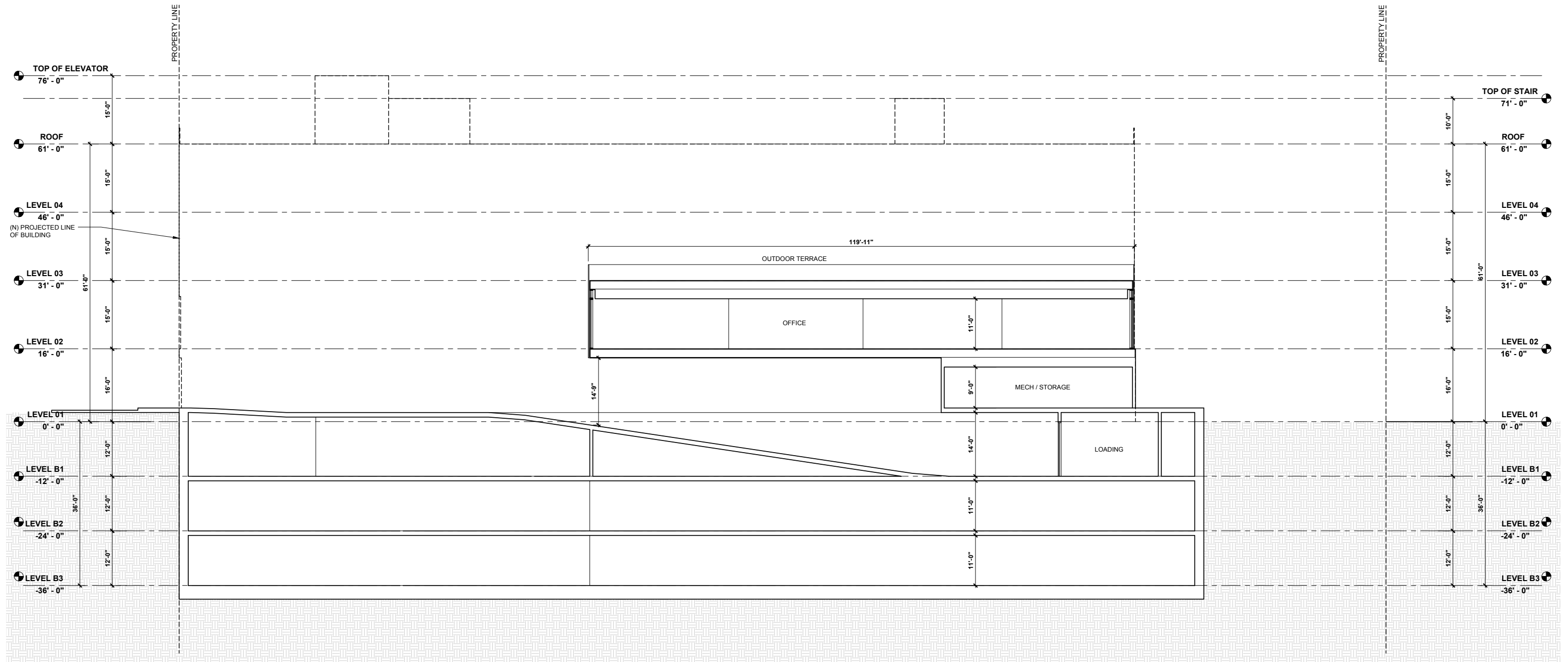
WEST ELEVATION (LAUREL AVE)
 3/64" = 1'-0"



MECHANICAL SCREEN DETAIL
1" = 1'-0"



SECTION B
3/64" = 1'-0"



SECTION C
3/64" = 1'-0"

CATEGORY & POINTS AVAILABLE	GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER ON PLANS	CATEGORY & POINTS AVAILABLE	GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER ON PLANS
SITE LOCATION	Locate buildings close to existing services to reduce environmental impacts from transportation and fully utilize infrastructure. Preserve or restore existing natural resources or amenities on the site. Ensure that the building is equipped to support recycling, alternative transportation, water conservation and other operations components.			INSULATION	Reduce energy losses through the building envelope and improve occupant comfort. Promote better indoor air quality. Increase use of recycled content and rapidly renewable materials.		
	1 to 3 Preserve Existing Trees Over 6" Diameter (1 pt/tree; 3 pts max.)			1	Install Formaldehyde-Free, Recycled-Content (min. 25%) Insulation		
	1 Use Recycled Content Mulch or Other Landscape Amendments	1		2	Install Cellulose, Cotton Batt, Bio-Based Foam in walls (min. 60% of insulation)		
Total Points Available	4	1		Total Points Available	5	0	
NATURAL HEATING + COOLING	Reduce energy loads while maintaining comfort through passive design strategies. Increase interior comfort and health through adequate ventilation.			ENERGY EFFICIENCY + RENEWABLE ENERGY	Reduce climate change impacts of building operation by increasing overall building energy efficiency and generating renewable energy. Provide for the future installation of renewable energy systems.		
	5 Plant Deciduous Canopy Trees (min. 36" box, planted in the ground) on Exposed West and/or South Elevations (1 pt/tree, 5 pts max.)	5		5	Exceed Title 24 Energy Code by 5%	5	
	5 Provide Narrow Floor Plates (max. 50 ft. depth) and/or Courtyards to Enable Natural Ventilation			15	Exceed Title 24 Energy Code by More Than 5%. (1 pt for each additional 1% above 5% ; max. 15 pts)		
	2 Provide Operable Windows to Enable Natural Cross Ventilation (min. 20% of total window area)	2		3	Participate in Energy Star (residential) or Savings By Design (commercial) Programs	3	
	2 Install Exterior Shading Devices on South- and/or West-Facing Windows	2		1	Pre-Plumb and Provide Conduit for Solar Water Heating		
	2 Provide Ceiling Fans (1 pt for each 50% of units or floor area served; 2 points max.)			2	Install Solar Water Heating System for Domestic Hot Water		
	3 Eliminate Air Conditioning (available only if points for narrow floor plates, operable windows, and exterior shading are incorporated)			2	Install Solar Water Heating System for Pool Heating		
Total Points Available	19	9		10	Install Photovoltaic (PV) Panels (1 pt/kW ; max. 10 pts)	10	
				3	Install Energy Star Lighting (50% of total fixtures)	3	
FOUNDATION	Reduce resources used and encourage use of recycled-content materials.			1	Install Energy Star Exit Signs	1	
	1 Use Recycled-Content Base or Backfill Material	1		1	Install Energy Star Programmable Thermostats	1	
	3 Incorporate Flyash or Slag Ash in Concrete (min. 15%)	3		1	Install Timer or Photo Sensor for Exterior Lights	1	
	2 Increase Flyash Percentage (1 pt for each additional 5%)	2		1	Seal all Ducts with Mastic (residential) or Install per SMACNA standards (commercial)	1	
Total Points Available	6	6		Total Points Available	45	25	
STRUCTURAL FRAME	Reduce the amount of old growth sawn wood (wider than 3x and taller than 8x) used in framing, encourage ecologically sensitive forestry, and encourage alternate framing techniques.			INDOOR AIR QUALITY	Increase quality of indoor air by reducing exposure to toxic chemicals. Decrease concentration of toxins and dust through ventilation and filtration.		
	5 Use Engineered Lumber or Steel for minimum of 90% of subfloors, sheeting, floor joists, beams, headers, and trusses, as applicable.	5		2	Use No-VOC Paints on Interior Applications (<= 5 g/l)	2	
	2 Use Engineered Vertical Wood Studs			2	Use Low-VOC Sealants and Adhesives (<= 50 g/l)	2	
	5 Use FSC-Certified Wood for Framing (1 pt for every 10% of framing lumber; max. 5 pts)			2	Use Composite Wood with No Added Urea Formaldehyde for Counters and Cabinets		
	2 Use Structural Insulated Panels (SIPs)			1	Use Carpet Certified by CRI Green Label Program	1	
Total Points Available	14	5		2	Eliminate the Use of Carpet	2	
PLUMBING	Increase the water efficiency of plumbing fixtures and reduce energy used for water heating.			2	Vent Kitchen Range Hoods to the Outside (min. 80% of units)		
	1 Insulate the full length of all hot water pipes.	1		1	Install Fan with Humidistat Sensor or Timer in all Bathrooms		
	1 Install Low-Flow Showerheads (< 2.5 gpm)			1	Install High Efficiency HVAC Filters (min. MERV 8) or Provide Ductless System	1	
	1 Install Water Efficient Kitchen & Bathroom Faucets (<2.5 gpm)	1		1	Provide Daylighting for 50% of occupied spaces	1	
	1 Install Water Efficient Toilets (Dual-flush or <1.3 gpf)	1		Total Points Available	14	9	
	2 Install Water Efficient Urinals (1 pt for 0.5 gpf, 2pts for water-free)	2					
	2 Install Tankless Water Heaters	2					
Total Points Available	8	7					

CATEGORY & POINTS AVAILABLE		GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER ON PLANS	CATEGORY & POINTS AVAILABLE		GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER ON PLANS
ROOFING		Provide roofing materials that are durable, reduce resource use, minimize interior heat gain, provide storm water management, and reduce the urban heat island effect.			MANDATORY POINTS				
	2	Use Recycled-Content Roofing Materials	2		New Code Requirements as part of Green Building Ordinance, effective October 1, 2007	0	Provide Secure Bike Parking (1 space/7 employees or 10,000 sq. ft. or 1 space/ 4 dwelling units).	NA	
	2	Install Energy Star or Cool Roof	2			0	Label Storm Drains Adjacent to the Property.	NA	
	3	Install Durable Roof with Long-Term Warranty or Demonstrated Long-Term Durability (40 yr warranty for asphalt shingles, 15 yr warranty for built-up roof, metal or clay tile)	3			0	Provide Roof Location and Install Conduit from Roof to Electrical Room for Future Photovoltaic System (PV) Installation.	NA	
	6	Install Extensive Vegetated Green Roof (3 pt/each 50% of roof not occupied by mechanical equip. or access stairs)	3			0	Install Energy Star Appliances - Refrigerator, Washing Machine, Dishwasher.	NA	
	8	Install Intensive Vegetated Green Roof (4 pt/each 50% of roof not occupied by mechanical equip. or access stairs)				0	Provide Construction Air Quality Management Plan in Specs (at a minimum protect ducts during construction and change filters and vacuum ducts prior to occupancy).		
Total Points Available	21		10			0	Use Low-VOC Interior Paints and Wood Finishes (<= 50 g/l flat; <= 150 g/l non-flat).	NA	
EXTERIOR FINISH		Encourage durable materials than do not require frequent maintenance.			Existing Code Requirements for Green Building (still applicable)	0	Provide owner or tenant with a Green Features/Benefits Manual.	NA	
	3	Use Durable Exterior Finishes (1 pt/30% of exterior area) including Integral-Color or Uncolored Unpainted Stucco, Fiber-Cement Panels or Siding, Metal Panels or Siding, Composite Wood Panel, Glass, and other similar durable finishes.	3			0	Provide Space for the Collection and Storage of Recyclables.	NA	
	1	Use Recycled-Content or FSC-Certified Outdoor Flooring Materials.	1			0	Provide preferential parking for alternative fuel vehicles (min. 2% of total spaces for commercial lots with more than 25 spaces).	NA	
Total Points Available	4		4			0	Divert Construction and Demolition Waste (min. of 80%).	NA	
INTERIOR FINISH		Reduce the use of natural resources, use rapidly renewable materials, and encourage ecologically sensitive forestry.				0	Provide Construction Site Storm Water Management Plan.	NA	
	5	Use Exposed Concrete as Finished Floor (1pt/each 20%)	3			0	Provide Permeable Surfaces in Required Yards (55% of front and 50% of side).	NA	
	3	Use Resource-Efficient Flooring or FSC-Certified Wood Flooring for All Wood Flooring (1pt/30% of floor area). Resource efficient includes rapidly renewable materials, recycled-content carpet or flooring tiles (min. 25% recycled content).	3		0	Use infiltration, biofiltration or equivalent flow reduction treatment BMP for the runoff resulting from either the first 0.75 inches of rainfall or the runoff resulting from a continuous rainfall event of 0.2 inches per hour.	NA		
	3	Use agriculture board, FSC certified, or rapidly renewable cabinetry material	3		0	Replace Existing Trees over 6" in Diameter that are Removed for Development (min. 24" box planted in the ground).	NA		
	1	Use Recycled-Content Countertop Materials (min. 25% recycled content)	1		0	Use Drought Tolerant and Native Species for Landscaping.	NA		
Total Points Available	12		10		0	Install Water-Efficient Irrigation System.	NA		
INNOVATIVE DESIGN		Allow for innovation in design, building systems, and materials. Add additional green design principles through innovative approaches.			0	Parking Landscaping for Surface Parking Areas - Projects must comply with all applicable requirements. See Section 19.28.100(B) on Parking Area Landscaping Requirements.	NA		
Total Points	8	TBD, 8 points max.	5		0	Transportation Demand Management - Projects must comply with applicable requirements. See Chapter 10.16 on Transportation Demand Management.	NA		
TOTAL POINTS AVAILABLE		TOTAL POINTS EARNED	91		No Points Received for these mandatory measures.				
		MANDATORY POINTS FOR COMPLIANCE	60						
		POINTS NEEDED FOR INCENTIVES	90						
160									