FUSCOE ENGINEERING

CIVIL ENGINEERING SUPPORT STUDIES
for the

The Villages at The Alhambra

1000 S. Fremont Avenue
Alhambra, CA 91803

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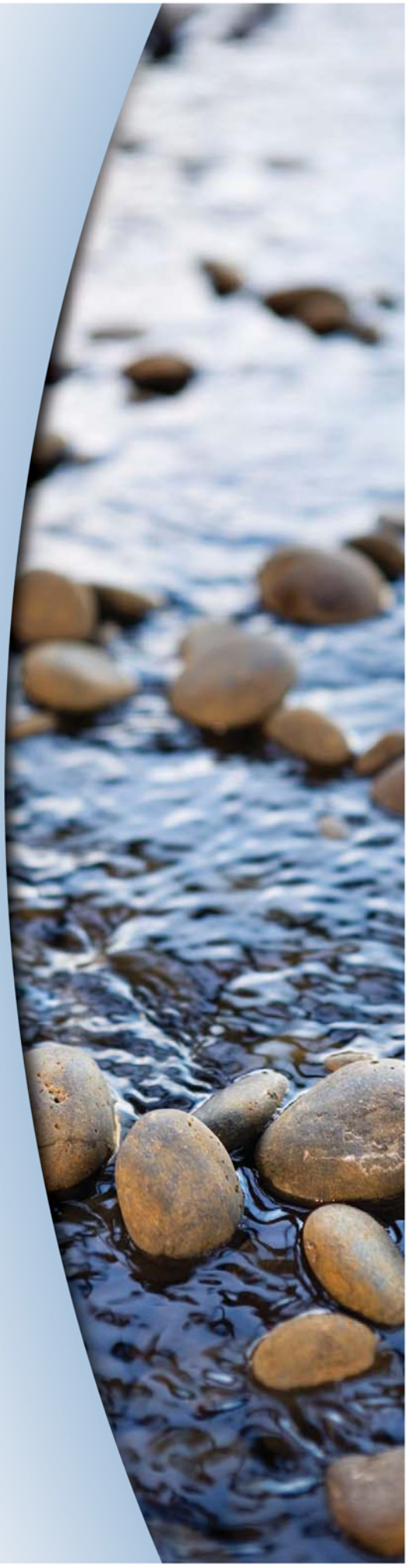

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TABLE OF CONTENTS

1.0 INTRODUCTION

1.1 PURPOSE OF REPORT

This report is to provide supporting studies for use in preparing the project's Environmental Impact Report (E.I.R.) with respect to earthwork generation, preservation of hydrological patterns, stormwater quality requirements, and public utility infrastructure capacities.

1.2 EXISTING SITE CONDITION

The project site is located on an entire City block bounded by Orange Street to the north, Mission Road to the south, Date Avenue to the east, and Fremont Avenue to the west. The site is currently developed as a "campus" with the building structures focused largely on the westerly side of the property.

See Appendix 4.1 for an A.L.T.A. Survey illustrating the existing site condition.

2.0 PROJECT DESCRIPTION

The proposed project consists of entitling the future redevelopment of the existing open parking lot areas into several multi-family housing projects. The projects have been categorized into Planning Areas known as the "North Plan Area", "East Plan Area", "Corner Plan Area", and "South Plan Area". The balance of the existing property to remain has been designated as the "Office Plan Area".

See Appendix 4.2 for a Planning Area Exhibit illustrating the limits of the above Plan Areas.

3.0 SUPPORTING STUDIES

3.1 GRADING AND EARTHWORK ANALYSIS

As illustrated by the underlying topography visible on the Grading Schematic, the existing site generally falls approximately 17' from Northeast to Southwest. There is an additional 8' vertical drop at the Southwest corner from the limits of the onsite parking area to the corner of Fremont Ave. and Mission Rd. buffered by a landscape slope and retaining wall.

To both compliment the intentions of the housing design and minimize earthwork volumes, the future Finished Floor (FF's) elevations will be elevated about 3' above the highest adjacent existing/finish grade. With regards to design, this allows for integration of variably elevated doorway/patio stoops. For purposes of earthwork mitigation, this helps offset the significant cuts resulting from the 2-3 level subterranean parking proposed under the buildings in the "North Plan Area". The incorporation of elevators in the subterranean parking garage will be utilized for ADA compliance. As applicable, ramps will also be used to accommodate accessibility requirements.

The proposed grading as indicated on the Grading Schematic (Appendix 4.3) results in approximately 120,000cy of Export as documented on the Earthwork Schematic (Appendix

4.4). Soil shall be hauled to the nearest landfill location, Scholl Canyon Landfill, approximately 8.5 miles northwest of the project site.

There are no geological hazards located within the project site. For a detailed description of any surrounding hazards reference the Preliminary Geotechnical Assessment by Geotechnologies, dated March 7, 2018.

3.2 SEWER SYSTEM ANALYSIS

The site is bounded on all four sides by public sewer (8", 12", and 15"), all of which trend Southwest and ultimately confluence at the intersection of Fremont Ave. and Mission Rd. Though record drawings indicate a variable number of existing house connection laterals, largely on Date Ave., it is uncertain at this time exactly which are in service and what building(s) they serve.

As the majority of the existing "campus" portion of the property known as the "Office Plan Area" will remain as-is, it is not as critical to fully understand its sewage generation rates and outfall locations. However, the above remains true only if the proposed project is able to preserve existing outfall locations and their associated discharge sources. To that end, potential rerouting of private onsite sewer runs known from records and field research have been plotted on the Sewer System Schematic (Appendix 4.5) in an effort to preliminary prove feasibility of the above. Also depicted is a potential public or "common/shared" sewer lateral for the 2 buildings at the Southwest quadrant of the "North Plan Area" without street frontage. It is anticipated that all other proposed/future buildings will simply connect to the available public sewer system along their respective street frontages.

The proposed/future project(s) will consist of up to 1061 dwelling units amongst the 8 separate multi-family housing structures (the proposed shared use parking structure is not anticipated to generate sewage at this time). As the future housing developments are planned for areas of the property that are largely open surface parking, only minimal discharge credits will be realized to offset the inevitable increase in sewer discharge. The City of Alhambra Sewer Master Plan Unit Flow Factor Table (included hereon) was used to estimate Average Dry Weather Flows (ADWF). Per section 4-4 of the Sewer Master Plan the ADWF must be translated into the Peak Dry Weather Flow (PDWF) by the following equation:

$$Q_{peak} = 1.9 \times Q_{ave}^{0.92}$$

In order to obtain the Peak Wet Weather Flows (PWWF), the PDWF is multiplied by a peaking factor of 1.6. The following is a breakdown of the anticipated credits and increased discharges, per street:

Table 4-2
Unit Flow Factors

Zoning Code	Land Use Description	Existing Unit Flow Factor (gpd/ac)	Ultimate Unit Flow Factor (gpd/ac)	Residential Unit Flow Factor (gpd/du)
Residential Land Uses				
LDR	Low Density Residential (1-5 du/ac)	1,950	2,145	300
LMFR	Limited Multiple Family Residential (6-12 du/ac)	2,500	2,750	250
MFR	Multiple Family Residential (13-24 du/ac)	5,000	5,500	200
Other Land Uses				
AC	Automobile Commercial	2,400	2,640	
CBDCPD	Central Business District and Commercial Planned Development	2,400	2,640	
DRD	Downtown Revitalization District	2,400	2,640	
IPD	Industrial Planned Development	1,200	1,500	*
OS	Open Space	200	200	**
P	Parking	0	0	
PF	Public Facilities	2,400	2,640	
PO	Professional Offices	2,400	2,640	
RC	Regional Commercial	2,400	2,640	
VSP	Valley Boulevard Specific Plan	See Table 4-3		

** Industrial flow factor increased by 25% to account for vacancies and future changes in businesses*
***Schools are considered open space. School loadings were calculated seperately and added to the hydraulic model, based upon 25 gpd/student for high schools and 15 gpd/student for all others*

The Villages at Alhambra Mixed-Use Sewer Generation								
Orange Street (North)								
Land Use Description	Quantity	Units	Rate (gpd/unit)	Avg Dry Weather Flow (GPD)	ADWF (cfs)	Peak Dry Weather Flow (cfs)	Wet Weather Peak Factor	Peak Wet Weather Flow (cfs)
Residential (Multi-family)	262	du	200/du	52,400	0.081	0.188	1.6	0.301
Professional Office - Credit	1.63	ac	2640/ac	4,303	0.007	0.019	1.6	0.030
							Net	**0.271**

The Villages at Alhambra Mixed-Use Sewer Generation								
Date Avenue (East)								
Land Use Description	Quantity	Units	Rate (gpd/unit)	Avg Dry Weather Flow (GPD)	ADWF (cfs)	Peak Dry Weather Flow (cfs)	Wet Weather Peak Factor	Peak Wet Weather Flow (cfs)
Residential (Multi-family)	331	du	200/du	66,200	0.102	0.234	1.6	0.374
Professional Office - Credit	2.81	ac	2640/ac	7,418	0.011	0.031	1.6	0.050
							Net	**0.324**

The Villages at Alhambra Mixed-Use Sewer Generation								
Mission Road (South)								
Land Use Description	Quantity	Units	Rate (gpd/unit)	Avg Dry Weather Flow (GPD)	ADWF (cfs)	Peak Dry Weather Flow (cfs)	Wet Weather Peak Factor	Peak Wet Weather Flow (cfs)
Residential (Multi-family)	293	du	200/du	58,600	0.091	0.209	1.6	0.334
Professional Office - Credit	1.86	ac	2640/ac	4,910	0.008	0.021	1.6	0.034
							Net	**0.300**

The Villages at Alhambra Mixed-Use Sewer Generation								
Fremont Street (West)								
Land Use Description	Quantity	Units	Rate (gpd/unit)	Avg Dry Weather Flow (GPD)	ADWF (cfs)	Peak Dry Weather Flow (cfs)	Wet Weather Peak Factor	Peak Wet Weather Flow (cfs)
Residential (Multi-family)	175	du	200/du	35,000	0.054	0.130	1.6	0.208
							Net	**0.208**

OVERALL FUTURE BUILD-OUT NET (PWWF): + 1.103 cfs

The information above was provided to the City's Consultant, AKM Consulting Engineers, to input into their citywide sewer network hydraulic model. A copy of AKM's report can be found in Appendix 4.12.

AKM determines if the existing sewer infrastructure has deficiencies based on analyzing the depth of flow to the diameter of the pipe ratio (d/D). For existing sewers, the criteria is as follows:

$$d/D < 0.60 \text{ PDWF}$$
$$d/D < 0.82 \text{ PWWF}$$

Based on this criterion, if the existing pipes were to surpass these limits, they would be considered deficient.

AKM input the above provided flow estimates into their City Hydraulic model to analyze the sewer system downstream of the project site. Based on the provided projected flow rates, there

are three segments of 8-inch pipe, totally approximately 883 liner feet, in Mission Road that do not meet the City's PWWF criteria. If the City verifies and is in agreement with AKM's analysis, it is suggested that these three segments of pipe be upsized from an 8-inch to a 10-inch.

Additionally, AKM analyzed an existing siphon downstream of the development on Fremont Avenue between West Mission and Front Street. The siphon is analyzed based on velocities, with common practice to have a minimum velocity of 3 feet per second (fps). The additional sewer loads from the project development will not impact the siphon and therefore no improvements are required at this time.

AKM reports that should the City anticipate further development or redevelopment within the tributary area of the siphon, there could potentially be deficiencies. If that is the case the City may look to collect funds from all developers in the area for future replacement of the siphon.

3.3 DOMESTIC AND FIRE WATER SYSTEMS ANALYSIS

The site is bounded on all four sides by public water mains of various sizes as depicted on the Fire & Domestic Water System Schematics in Appendices 4.6 & 4.7, respectively. It appears the site is largely served by an 8" service lateral with a backflow device off Date Ave. directly across from Chestnut Street. Two other backflow devices, signifying service points, are visible from the public right-of-way: one near the existing building just north of the Fremont Street entrance, and one near the recently built LA Fitness. Of the two, there is a potential that the one near the Fremont Street entrance is part of a looped system with the Date Avenue service noted above while the one near LA Fitness is likely serving only that building.

Similar to the discussion in the Sewer System Analysis above, the goal herein is to suggest means of protecting in place the existing services supplying water to the "Office Plan Area" thereby isolating the study to only water supply needed to serve the future multi-family developments. To that end, potential rerouting of private onsite water runs known from records and field research have been plotted on the Fire Water & Domestic Water System Schematics (Appendix 4.6 & 4.7, respectively) in an effort to preliminary prove feasibility of the above. Also depicted for Domestic Water is a potential public or "common/shared" water service for the 2 buildings at the Southwest quadrant of the "North Plan Area" without street frontage. It is anticipated that all other proposed/future buildings will simply connect to the available public water system along their respective street frontages.

Given the transformation of the property from virtually all open parking lot or non-sprinklered buildings to a dense multi-family campus, enhancements to meet fire flow requirements are expected. Fire hydrants (and associated underground fire water supply piping) will be required at a spacing of approximately 300' o.c. along the private internal access roads (See Appendix 4.6). The magnitude of the system required would lend itself to potentially dedicating the underground supply line as a public main should the City be amenable to the option. Should that become the case, this dedicated public main should likely serve all water service needs for the proposed projects. Meters and backflows would likely be located along the internal private roadway system as they would traditionally along the public street frontage.

A fire flow test was performed in 2005/2006 near the site on Palm Avenue[1], which is higher in elevation than the project site, with the following results:

Static Pressure= 83psi

Residual Pressure @ 955gpm = 75psi

Flow @ 20psi = 2,910gpm

Per the 2013 California Fire Code, any Type IIIA building greater than 166,501sf will require a fire hydrant fire flow of 6,000gpm at 20psi minimum pressure from the most remote 3-4 hydrants. A reduction in fire flow of up to 75% may be granted by the Fire Marshall when the building is provided with an approved automatic sprinkler system. However, since that is not a guarantee, this study will ignore the potential reduction and suggest improvements required to supply 6,000gpm.

As shown on the Fire Water System Schematic in Appendix 4.6, the fire line will be a looped system with three points of connection. The fire system will connect to the existing water lines in Mission Road, Date Avenue, and Orange Street. Assuming proper building spacing to mitigate fire spread, calculations need only be performed at the largest/most remote buildings to ensure proper flows and pressure are achieved throughout.

Preliminary fire water calculations were performed using Bentley WaterCAD V8i to calculate the resultant pressures (psi) at each proposed fire hydrant while meeting the required fire flow as discussed previously. In order to achieve the anticipated fire flow requirements of the site, all proposed fire water piping (other than fire hydrant laterals) will need to be sized at 12".

New fire flow tests at/near the points of connection suggested on the fire water schematic will be required to enhance the accuracy of this study. No water supply issues were discovered for the project site, per "The Villages at the Alhambra Water Supply Assessment" and prepared by Psomas, dated March 2018.

[1]Information referenced from the "Existing Water, Sewer and Storm Drain Capacity Study" by Psomas, dated 02/28/06.

3.4 DRAINAGE SYSTEM & HYDROLOGICAL ANALYSIS

Existing offsite public storm drain is generally concentrated on both Fremont Street and Mission Road, complementing the predominant topographic pitch from the Northeast to the Southwest. Due to the size and layout of the existing site, an extensive onsite drainage system exists to collect the various areas of the site into collector pipes prior to discharging to the offsite public storm drain system. Records research and field observation are inconclusive as to exactly where on Fremont St. and Mission Rd. the site discharges, and it is possible that there are no primary offsite storm connections along Fremont St. However, for the purposes of this study the intent is to assess whether the new development will alter drainage patterns or increase runoff flows/volumes to any certain public drain system. As illustrated on the Existing Hydrology Map in Appendix 4.9, this study has suggested that there is a primary boundary roughly bisecting the site which represents the drainage areas tributary to both Fremont St. and Mission Rd., respectively. Subsequently, the Proposed Hydrology Map illustrates the alteration of that primary tributary boundary of approximately 2.5 acres should no grading/drainage improvements be implemented to mitigate. Therefore, the Drainage System Schematic in Appendix 4.8 suggests the extension of an existing onsite storm drain line to intercept this altered area and preserve the existing drainage pattern.

The existing project site, being a largely open parking lot area, is highly impervious – on the order of 95% or more. It is anticipated that this multi-family, campus style development will substantially reduce that percentage, thereby reducing the runoff flows and volumes altogether. Proposed flows and volumes will also be reduced through the likely implementation of a volumetric retention style Stormwater Quality Treatment system. Further, since this site drains

to the ocean exclusively through lined channels it is not anticipated that detention will be required due to Hydromodification requirements.

See Appendices 4.8 & 4.9 for Drainage & Hydrology Schematic/Maps, respectively.

3.5 STORMWATER QUALITY DISCUSSION

The City of Alhambra, as adopted from the County of Los Angeles, enforces Low Impact Development (LID) requirements which apply to virtually all developments to a variable level. Through the subdivision process, the overall project site can be divided into several different, smaller "developments". However, each will undoubtedly still reach one or more thresholds of the City of Alhambra's LID Ordinance, such as:

- "Redevelopment projects, which are developments that result in creation or addition or replacement of ……. 5,000 square feet or more of impervious surface on a site that was previously developed……"

- "Large-Scale….Projects – all residential development and redevelopment of five units or greater……"

- Additionally, were the full build-out as proposed be considered as one project, the following would apply: "Where 50 percent or more of the impervious surface of a previously developed site is proposed to be altered……..the entire development site (e.g., both the existing development and the proposed alteration) must meet the requirements of the LID Standards Manual."

The purpose of Low Impact Development (LID) is to reduce and/or eliminate the altered areas of the post-development hydrograph by reducing the peak discharge rate, volume, and duration of flow through the use of site design and stormwater quality control measures. In general, all proposed projects must maximize on-site retention of the StormWater Quality Design Volume (SWQDv) through (in hierarchal order): Infiltration, Stormwater Harvest and Reuse, or Biofiltration. The impact (cost, size, etc.) of these implementations can be minimized by maximizing pervious surfaces whether by natural means such as landscape improvements or by introducing measures such as green roofing and/or permeable pavements (limitations notwithstanding).

Based on the "Report of Geotechnical Investigation Proposed The Alhambra Residences" by Van Beveren & Butelo dated 02/27/06 it appears that Infiltration could be feasible given the relatively minimal clay composition of soils and very deep groundwater. Further investigation would be required to rule out soils contamination (past and present) as well as verify that the minimum infiltration rate can be achieved. Should Infiltration prove infeasible, Stormwater Harvest and Reuse would not likely be an option given the requirement to turn-over the stored water in just 96 hours. Should both preferred retention-based options prove infeasible, biofiltration measures such as Planter Boxes would likely integrate relatively seamlessly into the multi-family podium style projects.

3.6 DRY UTILITY ANALYSIS

The dry utility analysis was prepared with the use of a 2016 ALTA map prepared by Fuscoe, an Architectural site summary prepared by TCA dated January 2016 and a Dry Utility Concept Exhibit prepared by Fuscoe dated May 22, 2017. A field survey was conducted on January

16, 2015 to observe existing dry utility infrastructure to facilitate the below narrative of possible site constraints along with a lump sum opinion of cost for particular items.

The possible constraints and cost implications for the site will be described below, (1) Overhead utility conversions along Date Avenue and Mission Road. (2) Relocation of SCE and Gas Company facilities serving the existing Cogeneration plant for the campus, and (3) Relocation of the existing AT&T and Comcast facilities entering the Campus at Date Avenue and (4) The relocation of SCE sub-station facilities serving the campus cogeneration plant. (5) Unidentified dry utility facilities on site not identified on utility company facility maps.

3.6.1 – Overhead utilities along Date Avenue and Mission Road

It is our expectation that the conversion of existing overhead utilities will be a condition of approval required by the city of Alhambra. The developer must confirm this requirement with the city. SCE maintains an overhead electrical system along Date Avenue and Mission Road. The overhead distribution systems serve the Alhambra campus and additional SCE commercial customers on the east side of Date Avenue. Converting this system will require trenching in Date Avenue and easements granted to SCE for the placement of pad mounted electrical distribution equipment to serve existing SCE customers on the east side of Date Avenue. Third party easements may be required to complete the installation of pad mount transformers serving properties on the east side of Date Avenue. The developer should coordinate with the city for possible alternatives if third party easements are not easily granted.

The SCE, AT&T and Charter facilities along Mission Road will also likely require conversion and space required for pad mounted utility infrastructure. Unlike Date Avenue, Mission Road does not have overhead utilities crossings that will require conversion, therefore requirements for third party easements and off-site structure placement is not as likely. Below is a high-level lump sum opinion of cost to convert the overhead utilities. The below fees do not account for traffic control, spoils removal or fees related to easements or rights acquisition from other property owners.

Description: Conversion of OH utilities along Date Ave & Mission Rd			
Contractor Fees	**SCE Fees**	**AT&T Fees**	**CATV Fees**
$ 500,000	$ 750,000	$ 225,000	$ 125,000
			$ 1,600,000
Notes: Date Rd & Mission Rd - 2500 ft. $200/ft contractor, $450/ft Utilities			

3.6.2 - Relocation of SCE and Gas Company facilities serving the existing cogeneration plant

Both SCE and SoCal Gas facilities serve the campus cogeneration plant from Date Avenue. Based on the current land plan a proposed parking garage is in conflict with the SCE, gas and communication facilities serving the site. The existing facilities will need to be relocated prior to the construction of the proposed garage structure. To facilitate the relocation, the developer will need to establish finish grade and street improvements within the proposed relocation path

prior to the relocations. Facilities and easements under the existing alignment must remain in place until the relocation is complete and energized. This relocation effort will have a significant impact to the site schedule as it relates to grading and onsite civil improvements. Below is a high-level opinion of cost related to this relocation effort. Cost is dependent on the ultimate route determined by the new facilities. The opinion of cost does not include impacts related to phased improvement schedule.

Description: Relocation of SCE, Gas & Comm facilities serving congeneration plant				
	Contractor Fees	**SCE Fees**	**AT&T Fees**	**CATV Fees**
	$ 75,000	$ 150,000	$ 45,000	$ 15,000
				$ 285,000
Notes: Estimated relcocation route - 600-ft. SCE charges - $250/LF, Gas Co -- $50/LF Comm - $100/LF				

3.6.3 - Relocation of the existing AT&T and Comcast facilities entering the Campus at Date Avenue

Facilities for both AT&T and Charter communications appear to enter the site at Date Avenue at multiple locations. The relocation near the cogeneration plant is accounted for above in item #2. The providers may have other facilities entry points on site but could not be confirmed from simple field observation. We recommend that facility maps be requested from each provider to confirm service points and current facility infrastructure to the site.

3.6.4 - The relocation of SCE sub-station facilities serving the campus cogeneration plant

The existing SCE sub-station facilities appear to have been in place for more than 10 years. Our expectation is that an equivalent station that meets current SCE standards and NEC codes would require a different configuration and possibly a larger foot print. We recommend a joint meeting with SCE and Bloom Energy to discuss the viability, timing and cost to relocate these facilities. The costs involve multiple disciplines and is outside the scope of this report.

3.6.5 - Unidentified dry utility facilities on site & private markout recommendation

We recommend, as a minimum next step, a request for facility maps from each of the utility providers. The maps will assist with verifying existing facilities, possible POCs for the remaining and proposed building and serve as a starting point to locate facilities on private property. Utility facility maps are often schematic and do not provide location details on private property. We recommend that a private locate contractor be used to identify and visibly mark existing facilities for future survey by a civil engineer. This information will assist the design team to identify potential conflicts and costs to the project.

Opinion of Probable Cost Assumptions

- Does not include 3rd party easement negotiations or fees
- Does not include traffic control costs or encroachment permit
- Does not include costs associated with hauling off spoils for offsite trenching
- Does not include costs for street light conversion

- Does not include any costs associated with grading or temporary relocations

3.6.6 - Recommendations

- Obtain confirmation of any existing underground utility facilities within project limits via facility map and USA mark out and survey
- Confirm that any utilities easements do not restrict proposed new construction or have accessibility requirements
- Confirm points of connection and capacity with each utility provider
- Pothole existing dry utilities to confirm if conflicts with proposed wet utilities exist
- Begin utility planning coordination as soon as possible to review utility easements, access and conversion limits.

See Appendix 4.10 for a Dry Utility Systems Schematic.

4.0 APPENDICES

4.1 A.L.T.A. SURVEY

4.2 PLANNING AREA EXHIBIT

4.3 GRADING SCHEMATIC

4.4 EARTHWORK SCHEMATIC

4.5 SEWER SYSTEM SCHEMATIC

4.6 FIRE WATER SYSTEM SCHEMATIC

4.7 DOMESTIC WATER SYSTEM SCHEMATIC

4.8 DRAINAGE SYSTEM SCHEMATIC

4.9 EXISTING/PROPOSED CONDITION HYDROLOGY MAPS

4.10 DRY UTILITY SYSTEMS SCHEMATIC

4.11 UTILITY PURVEYOR WILL SERVE LETTERS

4.12 AKM CONSULTING ENGINEERS SEWER ANALYSIS

APPENDIX 4.1

A.L.T.A. SURVEY

ALTA/NSPS LAND TITLE SURVEY

TITLE REPORT REFERENCE NOTE:

THE SUBJECT SURVEY HAS BEEN COMPILED FROM STEWART TITLE OF CALIFORNIA, INC. PRELIMINARY REPORT ORDER NO. 1900011228, DATED AS OF FEBRUARY 20, 2019

THE REPORT INCLUDES PARCELS 1, 4, 5 & 6 AND EASEMENTS MORE PARTICULARLY DESCRIBED AS TO PARCELS 2, 3 & 7.

PARCELS 4, 5, & 6 ARE NOT PART OF THIS SURVEY AND ARE NOT SHOWN. EASEMENT 7 IS NOT PART OF THIS SURVEY AND IS NOT SHOWN.

LEGAL DESCRIPTION:

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

PARCEL 1:

LOTS 8 THROUGH 12, INCLUSIVE, B, C AND E OF TRACT NO. 5683, IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGE(S) 47 OF MAPS, RECORDS OF SAID COUNTY, LOTS 1 THROUGH 7, INCLUSIVE, 12, 13 AND 14, INCLUSIVE ALL OF BLOCK 26, AND LOTS 1 THROUGH 6, INCLUSIVE, OF BLOCK 27 OF SUBDIVISION NO. 4 OF DOLGEVILLE, IN SAID CITY, AS PER THE MAP RECORDED IN BOOK 5, PAGE 97 OF SAID MAPS, AND A PORTION OF VACATED CHESTNUT STREET, 60 FEET, AS SHOWN ON SAID SUBDIVISION NO. 4 OF DOLGEVILLE.

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 12 AND C OF TRACT NO. 5683, LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 12 OF TRACT NO. 5683 AND A LINE PARALLEL WITH AND 270.05 FEET WESTERLY OF THE WESTERLY LINE OF DATE AVENUE, 80 FEET WIDE, AS SHOWN ON SAID TRACT NO. 5683; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE CURVED NORTHWESTERLY LINE OF SAID LOT C, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 450.09 FEET; THENCE NORTHERLY ALONG SAID CURVED LINE TO A LINE PARALLEL WITH AND 1301.80 FEET SOUTH OF THE SOUTHERLY LINE OF ORANGE STREET, 60 FEET WIDE, AS SHOWN ON SAID TRACT NO. 5683; THENCE EASTERLY ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 214.75 FEET WESTERLY OF SAID WESTERLY LINE OF DATE AVENUE; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 7; THENCE ALONG SAID PROLONGATION AND NORTHERLY LINE TO SAID WESTERLY LINE OF DATE AVENUE.

ALSO EXCEPT THEREFROM THE FOLLOWING PARCELS OF LAND:

THOSE PORTIONS OF LOTS 9 AND C OF TRACT NO. 5683, IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 62, PAGE 47 OF MAPS, RECORDS OF SAID COUNTY, LOTS 12, 13 AND 14, OF BLOCK 26 OF SUBDIVISION NO. 4 OF DOLGEVILLE, IN SAID CITY, AS PER THE MAP RECORDED IN BOOK 5, PAGE 97 OF SAID MAPS, AND PORTIONS OF LOTS 1 AND 2, OF BLOCK 27 AS SHOWN ON SAID SUBDIVISION NO. 4 OF DOLGEVILLE AND A PORTION OF VACATED CHESTNUT STREET, 60 FEET WIDE, AS SHOWN ON SAID SUBDIVISION NO. 4 OF DOLGEVILLE, BOUNDED AS FOLLOWS:

NORTHERLY BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 7, OF SAID BLOCK 26 OF SUBDIVISION NO. 4 OF DOLGEVILLE.

SOUTHERLY, BY A LINE PARALLEL WITH AND 851.70 FEET SOUTHERLY OF THE SOUTHERLY LINE OF ORANGE STREET, 60 FEET WIDE, AS SHOWN ON SAID TRACT NO. 5683.

WESTERLY, BY A LINE PARALLEL WITH AND 214.75 FEET WESTERLY OF THE WESTERLY LINE OF DATE AVENUE, 80 FEET WIDE, AS SHOWN ON SAID TRACT NO. 5683.

(SAID LEGAL IS PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED APRIL 25, 2006 AS INSTRUMENT NO. 06-0900580 OF OFFICIAL RECORDS)

THOSE PORTIONS OF LOTS 8, 9, 10 AND B OF TRACT NO. 5683, IN THE CITY OF ALHAMBRA,COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 62, PAGE 47 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 127.50 FEET SOUTHERLY OF THE SOUTHERLY LINE OF ORANGE STREET, 60 FEET WIDE, AS SHOWN ON SAID TRACT NO. 5683AND A LINE PARALLEL WITH AND 620.02 FEET WESTERLY OF THE WESTERLY LINE OF DATE AVENUE, 80 FEET WIDE, AS SHOWN ON SAID TRACT NO. 5683; THENCE EASTERLY ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 402.38 FEET WESTERLY OF SAID WESTERLY LINE OF DATE AVENUE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 235.00 FEET SOUTHERLY OF SAID SOUTHERLY LINE OF ORANGE STREET; THENCE EASTERLY ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 214.75 FEET WESTERLY OF SAID WESTERLY LINE OF DATE AVENUE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 475.82 FEET SOUTHERLY OF THE SOUTHERLY LINE OF ORANGE STREET; THENCE WESTERLY ALONG SAID PARALLEL LINE TO SAID LINE BEING PARALLEL WITH AND 620.02 FEET WESTERLY OF THE WESTERLY LINE OF DATE AVENUE; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

(SAID LEGAL IS PARCEL 2 OF CERTIFICATE OF COMPLIANCE RECORDED APRIL 25, 2006 AS INSTRUMENT NO. 06-0900583, OF OFFICIAL RECORDS)

THOSE PORTIONS OF LOTS 9, 10, B AND E OF TRACT NO. 5683, IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER THE MAP RECORDED IN BOOK 62, PAGE 47 OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH A PORTION OF VACATED CHESTNUT STREET, 60 FEET WIDE, AS SHOWN ON THE SUBDIVISION NO. 4 OF DOLGEVILLE, IN SAID CITY, AS PER THE MAP RECORDED IN BOOK 5, PAGE 97 OF SAID MAPS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 475.82 FEET SOUTHERLY OF THE SOUTHERLY LINE OF ORANGE STREET, 60 FEET WIDE, AS SHOWN ON SAID TRACT NO. 5683AND A LINE PARALLEL WITH AND 214.75 FEET WESTERLY OF THE WESTERLY LINE OF DATE AVENUE, 80 FEET WIDE, AS SHOWN ON SAID TRACT NO. 5683; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 746.64 FEET SOUTHERLY OF SAID SOUTHERLY LINE OF ORANGE STREET; THENCE WESTERLY ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 447.07 FEET WESTERLY OF SAID WESTERLY LINE OF DATE AVENUE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 776.00 FEET SOUTHERLY OF SAID SOUTHERLY LINE OF ORANGE STREET; THENCE WESTERLY ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 620.02 FEET WESTERLY OF SAID WESTERLY LINE OF DATE AVENUE; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO SAID LINE BEING PARALLEL WITH AND 475.82 FEET SOUTHERLY OF THE SOUTHERLY LINE OF ORANGE STREET; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

(SAID LEGAL IS PARCEL 3 OF CERTIFICATE OF COMPLIANCE RECORDED APRIL 25, 2006 AS INSTRUMENT NO. 06-0900584, OF OFFICIAL RECORDS)

THAT PORTION OF LOT 9 OF TRACT NO. 5683, IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 62, PAGE 47 OF MAPS, RECORDS OF SAID COUNTY, LOTS 1 THROUGH 7, INCLUSIVE, OF BLOCK 26 OF SUBDIVISION NO. 4 OF DOLGEVILLE, IN SAID CITY, AS PER THE MAP RECORDED IN BOOK 5, PAGE 97 OF SAID MAPS, BOUNDED AS FOLLOWS:

SOUTHERLY, BY THE SOUTHERLY LINE OF SAID LOT 7 AND ITS WESTERLY PROLONGATION.

WESTERLY, BY A LINE PARALLEL WITH AND 214.75 FEET WESTERLY OF THE WESTERLY LINE OF DATE AVENUE, 80 FEET WIDE, AS SHOWN ON SAID TRACT NO. 5683.

(SAID LEGAL IS PARCEL 6 OF LOT LINE ADJUSTMENT 01-2002 RECORDED JULY 23, 2002 AS INSTRUMENT NO. 02-1714836, OF OFFICIAL RECORDS)

THAT PORTION OF LOT 9 OF TRACT NO. 5683, IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 62, PAGE 47 OF MAPS, RECORDS OF SAID COUNTY, BOUNDED AS FOLLOWS:

SOUTHERLY, BY A LINE PARALLEL WITH AND 235.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF ORANGE STREET, 60 FEET WIDE, AS SHOWN ON SAID TRACT NO. 5683.

EASTERLY, BY A LINE PARALLEL WITH AND 214.75 FEET WESTERLY OF THE WESTERLY LINE OF DATE AVENUE, 80 FEET WIDE, AS SHOWN ON SAID TRACT NO. 5683.

WESTERLY, BY A LINE PARALLEL WITH AND 402.38 FEET WESTERLY OF SAID WESTERLY LINE OF DATE AVENUE.

(SAID LEGAL IS PARCEL 7 OF LOT LINE ADJUSTMENT 01-2002 RECORDED JULY 23, 2002 AS INSTRUMENT NO. 02-1714836, OF OFFICIAL RECORDS)

EXCEPT FROM THOSE PORTIONS OF SAID LAND DESCRIBED IN THE DEED RECORDED DECEMBER 28, 1950 AS INSTRUMENT NO. 1741, ALL MINERALS, PETROLEUM, OIL, NATURAL GAS, AND PRODUCTS DERIVED THEREFROM WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, AND ALL RIGHTS THERETO, PROVIDED, HOWEVER, THAT THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS, SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, BUT SHALL HAVE THE RIGHT TO ENTER BENEATH THE SURFACE OF SAID LAND BY LATERAL OR SLANT DRILLING AND BORING FOR SUCH PURPOSES; PROVIDED, FURTHER THAT IN SO DOING THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS, SHALL NOT DISTURB THE SURFACE OF SAID LAND, OR ANY IMPROVEMENTS THEREON, OR REMOVE OR IMPAIR THE LATERAL OR SUBJACENT SUPPORT OF SAID LAND, OR ANY IMPROVEMENTS THEREON, AS RESERVED AND PROVIDED IN THE DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, AND SOUTHERN PACIFIC COMPANY, A CORPORATION, RECORDED DECEMBER 28, 1950 AS INSTRUMENT NO. 1741, IN BOOK 35183, PAGE 78, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL MINERALS, PETROLEUM, OIL, NATURAL GAS, AND PRODUCTS DERIVED THEREFROM, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, AND ALL RIGHTS THERETO; PROVIDED, HOWEVER, THAT GRANTORS, THEIR SUCCESSORS OR ASSIGNS, SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, BUT SHALL HAVE THE RIGHT TO ENTER BENEATH THE SURFACE OF SAID LAND BY LATERAL OR SLANT DRILLING AND BORING FOR SUCH PURPOSES; PROVIDED, FURTHER, THAT IN SO DOING GRANTORS, THEIR SUCCESSORS OR ASSIGNS, SHALL NOT DISTURB THE SURFACE OF SAID LAND, OR ANY IMPROVEMENTS THEREON, OR REMOVE OR REPAIR THE LATERAL OR SUBJACENT SUPPORT OF SAID LAND OR ANY IMPROVEMENTS THEREON, AS RESERVED AND PROVIDED IN THE DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, AND SOUTHERN PACIFIC COMPANY, A CORPORATION, RECORDED MAY 17, 1951 AS INSTRUMENT NO. 1008, IN BOOK 36310, PAGE 112, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THE TITLE AND EXCLUSIVE RIGHT TO ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE THE SAME, AND TO MAKE SUCH USE OF THE SAID LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, BORING, DIGGING OR SINKING OF WELLS, SHAFTS OR TUNNELS, PROVIDED HOWEVER, THAT SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, AND SHALL NOT DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON, AS RESERVED BY THE SOUTHERN PACIFIC COMPANY, A CORPORATION IN THE DEED RECORDED JUNE 27, 1967, AS INSTRUMENT NO. 2699, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF; PROVIDED, HOWEVER, THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY GRANTED HEREIN OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND 500 FEET BELOW SAID SURFACE, AS RESERVED IN DEED RECORDED APRIL 1, 1977 AS INSTRUMENT NO. 77-327187, OFFICIAL RECORDS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND PARKING PURPOSES AND MORE PARTICULARLY DESCRIBED THEREIN AND UPON THE TERMS AND CONDITIONS CONTAINED THEREIN AND AS CREATED BY THAT CERTAIN "PARKING AND CONSTRUCTION EASEMENT AGREEMENT" DATED JUNE 29, 2006 AND RECORDED JUNE 30, 2006 AS INSTRUMENT NO. 06-1446658 OF OFFICIAL RECORDS, EXECUTED BY AND BETWEEN THE ALHAMBRA RESIDENTIAL COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE ALHAMBRA OFFICE COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

PARCEL 3:

AN EASEMENT FOR PARKING PURPOSES AS CREATED BY THAT CERTAIN DOCUMENT ENTITLED "PARKING EASEMENT AGREEMENT" DATED JUNE 29, 2006 AND RECORDED JUNE 30, 2006 AS INSTRUMENT NO. 06-1446659 OF OFFICIAL RECORDS, EXECUTED BY AND BETWEEN THE ALHAMBRA CORNER COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THE ALHAMBRA OFFICE COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CORNER COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY.

BUILDING INFORMATION

BUILDING	AREA (S.F.)	ADDRESS*
A0	3,830**	1000 S FREMONT AVE
A1		1000 S FREMONT AVE
A2		1000 S FREMONT AVE
A3		1000 S FREMONT AVE
A4	66,920	1000 S FREMONT AVE
A5		1000 S FREMONT AVE
A6		1000 S FREMONT AVE
A7		1000 S FREMONT AVE
A8		1000 S FREMONT AVE
A9	52,455	1000 S FREMONT AVE
A10	19,600	1000 S FREMONT AVE
A11	39,240	1000 S FREMONT AVE
A12	5,860	NOT AVAILABLE
A13	10,800	1000 S FREMONT AVE
B1	18,585	1000 S FREMONT AVE
B6	4,575**	1000 S FREMONT AVE
B11	7,960**	1000 S FREMONT AVE
B12	15,195**	NOT AVAILABLE
LA FITNESS	38,850	1000 S FREMONT AVE

** REFERENCE: HTTP://ASSESSORMAP.LACOUNTYASSESSOR.COM

RECORD DATA REFERENCES:

[XXX] – TRACT NO. 5683, M.B. 62/47

[XXX] – MAP OF SUBDIVISION NO. 4 OF DOLGEVILLE, M.B. 5/97

(R1) – PWFB 1424/5B, 6B

(R2) – PWFB 1424/221-224

(R3) – PWFB 1424/3B

(R4) – PWFB 1424/4C

(R5) – PWFB 1424/429

(R6) – PWFB 1424/328

(R7) – CITY OF ALHAMBRA TIE C-21/43

(R8) – TRACT NO. 5683, M.B. 62/47

(R9) – RDFB 1424/4

(R10) – CITY OF ALHAMBRA TIE C-17/66

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DATE AVENUE BEING UPON THE BEARING NORTH 0° 13' WEST AS SHOWN ON TRACT NO. 5683, BOOK 62, PAGE 47, RECORDS OF LOS ANGELES COUNTY.

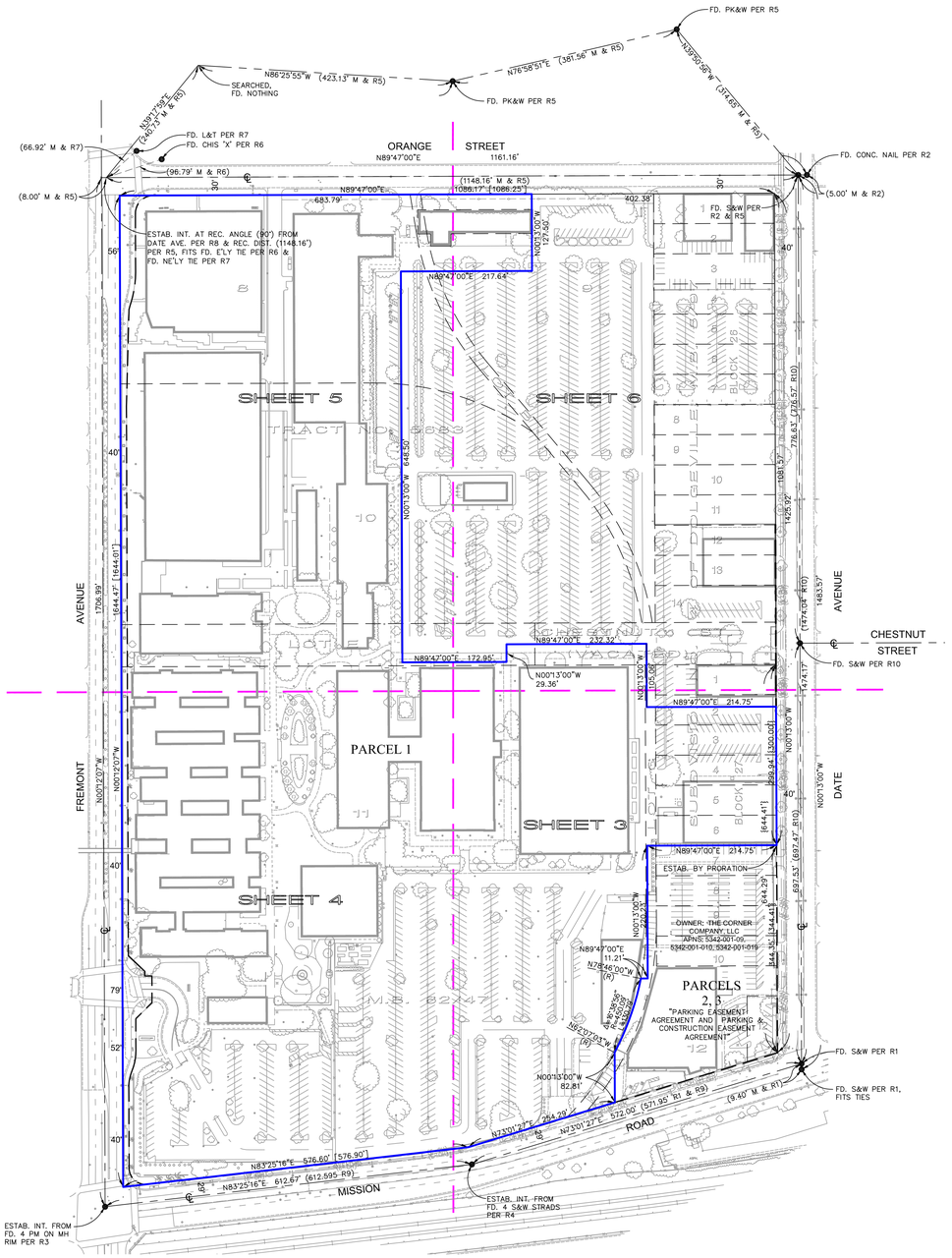
LAND AREA:

GROSS AREA = 1,144,187 S.F. (26.267 AC.)

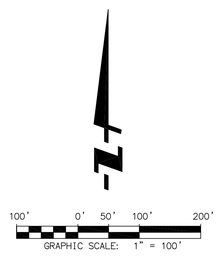
LEGEND:

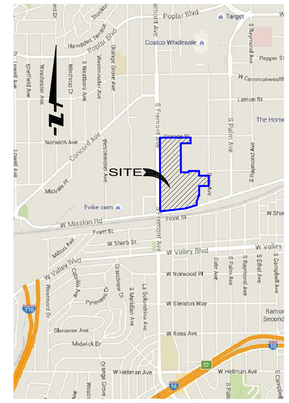
- CENTERLINE
- EASEMENT LINE
- LOT LINE
- MATCH LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- SETBACK LINE*

* THE SETBACK LINE ALONG FREMONT AVE. IS RELATIVE TO THE PUBLIC RIGHT-OF-WAY LINE AS SHOWN HEREON.



BOUNDARY CONTROL MAP





VICINITY MAP

NO SCALE

ZONING:

ACCORDING TO THE ZONING REPORT PREPARED BY ZONING-INFO INC. DATED OCTOBER 12, 2016 FOR SITE #46906, THE PROPERTY SHOWN HEREON IS ZONED:

PO (PROFESSIONAL OFFICE DISTRICT)

THE FOLLOWING ARE THE PROPERTY SITE REQUIREMENTS:

MINIMUM LOT SIZE: 12,000 SQUARE FEET ABUTTING MAJOR ARTERIAL

MINIMUM LOT FRONTAGE: 80 FEET ABUTTING MAJOR ARTERIAL

MAXIMUM DENSITY:
FLOOR AREA RATIO (FAR): 0.45 FOR LOT AREA LESS THAN 19,999 SQUARE FEET;
0.6 FOR LOT AREA 20,000 TO 39,999 SQUARE FEET;
1.0 FOR LOT AREA 40,000 TO 59,999 SQUARE FEET;
1.5 FOR LOT AREA 60,000 SQUARE FEET AND OVER;
3.28 FOR URBAN RESIDENTIAL DEVELOPMENTS (SECTION 23.42.020)

MAXIMUM HEIGHT: 5 STORIES, 55 FEET;
6 STORIES, 75 FEET FOR URBAN RESIDENTIAL DEVELOPMENTS;
3 STORIES, 40 FEET ADJACENT TO RESIDENTIAL (SECTION 23.42.020)
6 STORY OFFICE BUILDING APPROVED BY PRECISE PLAN PA-80-8

SETBACKS: (APPLICABLE TO THE AREA BOUNDED BY MISSION ROAD, FREMONT AVENUE, ORANGE STREET, AND DATE AVENUE AS A WHOLE)
FRONT/STREET: 20 FEET FOR BUILDINGS UP TO 2 STORIES OR 26 FEET IN HEIGHT;
25 FEET FOR BUILDINGS HIGHER THAN 26 FEET;
10 FEET PERMITTED FOR UP TO 25% OF BUILDING LENGTH AT LEAST 25% OF THE EXISTING SETBACK AREA MUST BE LANDSCAPED
16 FEET APPROVED FOR LA FITNESS BUILDING BY V-06-27

SIDE: 5 FEET FOR THE FIRST 30 FEET FROM THE FRONT PROPERTY LINE;
10 FEET IF ADJACENT TO A RESIDENTIAL ZONE OR PUBLIC RIGHT OF WAY
THERE ARE NO SIDE PROPERTY LINES DUE TO THE APPLICABLE DEVELOPMENT AREA BEING ENTIRELY BOUNDED BY STREETS

REAR: 10 FEET FOR 1ST STORY UP TO 14 FEET IN HEIGHT;
30 FEET FOR 2ND STORY UP TO 26 FEET IN HEIGHT;
40 FEET THEREAFTER THERE IS NO REAR PROPERTY LINE

BETWEEN BUILDINGS: 6 FEET; 3 FEET FOR URBAN RESIDENTIAL DEVELOPMENTS

MINIMUM PARKING REQUIRED: 2,550 SPACES

SURVEYOR'S NOTE:

1. PER TABLE "A" OF 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS:

OPTION 10(a): THERE IS NO OBSERVED EVIDENCE OF ANY PARTY WALLS WITH ADJOINING PROPERTIES.

OPTION 16: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

OPTION 17: SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

OPTION 18: NO FIELD DELINEATION OF WETLAND MARKINGS WERE PROVIDED.

OPTION 21(a): BUILDING AREA SHOWN HEREON ARE PER STEVEN'S REPORT DATED 6/27/08 AS PROVIDED BY THE RATKOVICH COMPANY. SAID AREA IS THE GROSS AREA OF THE BUILDING AT FIRST FLOOR. THIS OPTION IS PROVIDED IN LIEU OF OPTION 7(b1) OF SAID TABLE "A".

BUILDING AREAS WITH (**) WAS DETERMINED BY FIELD MEASUREMENT.

OPTION 21(b): PARKING COUNT SHOWN HEREON WAS PROVIDED BY THE RATKOVICH COMPANY. THIS OPTION IS PROVIDED IN LIEU OF OPTION 9 OF SAID TABLE "A".

STANDARD	2297	SPACES
HANDICAP	39	SPACES
TOTAL	2336	SPACES

SURVEYOR'S CERTIFICATION:

ELITE-TRC ALHAMBRA COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND STEWART TITLE OF CALIFORNIA, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(c), 8, 10(a), 13, 15, 16, 17, 18, 19, 21(a) AND 21(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 7, 2016.

DATE OF PLAT OR MAP: MARCH 12, 2019

KURT R. TROXELL, L.S. 7854
ktroxell@fuscoe.com

FLOOD ZONE:

THE ZONING DESIGNATION AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM IS:

ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP NUMBER: 06037C1635F
EFFECTIVE DATE: SEPTEMBER 26, 2008

TOPOGRAPHY NOTE:

THE TOPOGRAPHY SHOWN HEREON IS BY: ROBERT J. LUNG & ASSOCIATES
2832 WALNUT AVENUE, SUITE E
TUSTIN, CALIFORNIA 92680
(714) 832-2077

PHOTO DATE: OCTOBER 10, 2007
FIELD UPDATE: JUNE 7, 2016

NO.	DATE	REVISION

FEI REFERENCE:

ALTA/NSPS LAND TITLE SURVEY

of: 1000 S. FREMONT AVENUE ALHAMBRA, CA 91803

for: THE ALHAMBRA OFFICE COMMUNITY, LLC 1000 S. FREMONT AVENUE, UNIT 1 ALHAMBRA, CA 91803

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

DATE: March 7, 2019
SCALE: 1" = 100'
FN: 866-001 UPDATE 2019
JN: 0866-001-02
DRAWN BY: RLA
CHECKED BY: KRT

M:\MAPPING\0866\01\ALTA\MAIN CAMPUS\ALTA UPDATE 2019\0866-001 ALTA UPDATE 2019.DWG (03-27-19)

ALTA/NSPS LAND TITLE SURVEY

TITLE REPORT REFERENCE NOTE:

THE SUBJECT SURVEY HAS BEEN COMPILED FROM STEWART TITLE OF CALIFORNIA, INC. PRELIMINARY REPORT ORDER NO. 19000110228, DATED AS OF FEBRUARY 20, 2019

THE REPORT INCLUDES PARCELS 1, 4, 5 & 6 AND EASEMENTS MORE PARTICULARLY DESCRIBED AS TO PARCELS 2, 3 & 7.

PARCELS 4, 5, & 6 ARE NOT PART OF THIS SURVEY AND ARE NOT SHOWN. EASEMENT 7 IS NOT PART OF THIS SURVEY AND IS NOT SHOWN.

TITLE REPORT:

BOUNDARY AND EASEMENTS SHOWN HEREON ARE STEWART TITLE OF CALIFORNIA, INC. PRELIMINARY REPORT ORDER NO. 19000110228, DATED AS OF FEBRUARY 20, 2019. THE ITEMS REFERRED TO BELOW ARE EXCEPTIONS TO COVERAGE AS CITED IN SCHEDULE B OF SAID REPORT.

TAXES:

ITEMS A THROUGH C

EXCEPTIONS:

⬡ INDICATES EASEMENT PLOTTED HEREON.

1 WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER SAID LAND, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

THE FOLLOWING MATTERS AFFECTS PARCEL 1

2 COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN AN INSTRUMENT RECORDED: IN BOOK 2701, PAGE 117, OF DEEDS

SAID MATTER AFFECTS: LOT 9 AND 10, BLOCK 27 OF SAID DOLGEVILLE TRACT

SURVEYOR'S NOTES: DOCUMENT IS ILLEGIBLE, NOT PLOTTABLE

3 AN EASEMENT FOR WATER PIPE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF DOLGEVILLE LAND COMPANY ET AL. AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 4742 PAGE 9 OF DEEDS, AFFECTS LOT 7 BLOCK 27 OF SAID DOLGEVILLE TRACT.

SURVEYOR'S NOTES: DOCUMENT IS ILLEGIBLE, NOT PLOTTABLE

4 COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING, EXCEPT TO THE EXTENT PERMITTED BY ANY APPLICABLE FEDERAL OR STATE LAW, COVENANTS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS, AS SET FORTH IN THE DOCUMENT ABOVE.

SAID MATTER AFFECTS: LOT 7, BLOCK 27 OF SAID DOLGEVILLE TRACT

SURVEYOR'S NOTES: SAME AS ITEM 3

5 THE CONDITIONS THAT NO BUILDING SHALL BE ERECTED WITHIN 15 FEET FROM FREMONT AVENUE, AS PROVIDED IN THE DEEDS FROM HUNTINGTON LAND AND IMPROVEMENT COMPANY TO C. F. BRAUN AND CO., RECORDED IN BOOK 5681 PAGE 357 OF OFFICIAL RECORDS, IN BOOK 1691 PAGE 381, OF OFFICIAL RECORDS, IN BOOK 5012 PAGE 56 OF OFFICIAL RECORDS AND IN BOOK 7070 PAGE 131 OF OFFICIAL RECORDS.

6 COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN AN INSTRUMENT RECORDED: IN BOOK 7527, PAGE 160, OF OFFICIAL RECORDS

SAID MATTER AFFECTS: LOT 12, TRACT NO. 5683

SURVEYOR'S NOTES: BLANKET IN NATURE OVER LOT 12, TRACT NO. 5683, M.B. 62/47

⑦ AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ALHAMBRA, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 25, 1939 IN BOOK 17016 PAGE 24 AS INSTRUMENT NO. 922, OF OFFICIAL RECORDS.

⑧ AN EASEMENT FOR STREETS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ALHAMBRA, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 10, 1941 IN BOOK 18876 PAGE 19, OF OFFICIAL RECORDS.

⑨ AN EASEMENT FOR CONDUITS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 28, 1948 IN BOOK 28358 PAGE 114, OF OFFICIAL RECORDS.

⑩ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 5, 1949 IN BOOK 31160, PAGE 336, AS INSTRUMENT NO. 1841, OF OFFICIAL RECORDS.

⑪ AN EASEMENT FOR POLES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED AUGUST 2, 1950 IN BOOK 33870 PAGE 69 AS INSTRUMENT NO. 2379, OF OFFICIAL RECORDS.

⑫ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 21, 1951 IN BOOK 37905 PAGE 46 AS INSTRUMENT NO. 1996, OF OFFICIAL RECORDS.

SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

⑬ AN EASEMENT FOR STREET AND HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ALHAMBRA, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 27, 1970 AS INSTRUMENT NO. 2579, OF OFFICIAL RECORDS

SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

⑭ AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ALHAMBRA, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED MAY 21, 1985 AS INSTRUMENT NO. 85-569819 OF OFFICIAL RECORDS.

SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

⑮ AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ALHAMBRA, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED AUGUST 4, 1986 AS INSTRUMENT NO. 86-994773, OF OFFICIAL RECORDS.

SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

⑯ AN EASEMENT FOR PUBLIC STREET AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF ALHAMBRA AS SETFORTH IN A DOCUMENT RECORDED JULY 2, 2002 AS INSTRUMENT NO. 02-1498747, OF OFFICIAL RECORDS.

SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

⑰ THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "DECLARATION OF RESTRICTIONS AND EASEMENTS" DATED AUGUST 31, 2004, BY AND BETWEEN KOHL'S DEPARTMENT STORES, INC., A DELAWARE CORPORATION AND THE ALHAMBRA RETAIL COMMUNITY, LLC, A DELAWARE CORPORATION UPON THE TERMS THEREIN PROVIDED RECORDED OCTOBER 1, 2004 AS INSTRUMENT NO. 04-2528006, OF OFFICIAL RECORDS.

SURVEYOR'S NOTES: DOCUMENT APPEARS TO PROVIDE FOR RECIPROCAL INGRESS/EGRESS OVER PEDESTRIAN BRIDGE TO THE SHOPS LOCATED ON THE WESTERLY SIDE OF FREMONT AVENUE. THE DOCUMENT IS NOT CLEAR ON THE OWNERSHIP OF SAID BRIDGE. AN APPURTENANT RIGHT TO PARCEL 1 HEREIN (CAMPUS PARCEL) MAY BE IMPLIED FOR THE BRIDGE FOOTINGS ON THE SHOPS PROPERTY.

⑱ AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ALHAMBRA, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED AUGUST 30, 2005 AS INSTRUMENT NO. 05-2089039, OF OFFICIAL RECORDS.

SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

19 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "PARKING AND CONSTRUCTION EASEMENT AGREEMENT" DATED JUNE 29, 2006, BY AND BETWEEN THE ALHAMBRA RESIDENTIAL COMMUNITY LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE ALHAMBRA OFFICE COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY UPON THE TERMS THEREIN PROVIDED RECORDED JUNE 30, 2006 AS INSTRUMENT NO. 06-1446658, OF OFFICIAL RECORDS.

SURVEYOR'S NOTES: VARIOUS PARKING AND CONSTRUCTION EASEMENTS DEPICTED IN THE EXHIBITS OF THE ABOVE DOCUMENT, EXACT LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.

⑳ THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "PARKING AGREEMENT" DATED JUNE 20, 2006 , BY AND BETWEEN THE ALHAMBRA CORNER COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ALHAMBRA OFFICE COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CORNER COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY UPON THE TERMS THEREIN PROVIDED RECORDED JUNE 30, 2006 AS INSTRUMENT NO. 06-1446659, OF OFFICIAL RECORDS.

SURVEYOR'S NOTES: NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC OVER THE WEST CAMPUS PARKING EASEMENT DEPICTED IN THE EXHIBITS OF THE ABOVE DOCUMENT, APPROXIMATE LOCATION SHOWN HEREON.

TITLE REPORT:
(continuation)

21 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "DECLARATION OF LOT COMBINATION" UPON THE TERMS THEREIN PROVIDED RECORDED JULY 10, 2007 AS INSTRUMENT NO. 20071632613, OF OFFICIAL RECORDS.

22 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "MAINTENANCE COVENANT FOR STANDARD URBAN STORMWATER MITIGATION (SUSMP) REQUIREMENTS UPON THE TERMS THEREIN PROVIDED RECORDED JULY 26, 2007 AS INSTRUMENT NO. 20071771124, OF OFFICIAL RECORDS.

23 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "DECLARATION OF LOT COMBINATION UPON THE TERMS THEREIN PROVIDED RECORDED OCTOBER 9, 2007 AS INSTRUMENT NO. 20072304803, OF OFFICIAL RECORDS.

㉔ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED JANUARY 10, 2008 AS INSTRUMENT NO. 20080054470, OF OFFICIAL RECORDS.

SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET OUT IN THE EASEMENT SHOWN ABOVE.

25 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "COVENANT REGARDING MAINTENANCE OBLIGATIONS" BY AND BETWEEN ALHAMBRA OFFICE COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CITY OF ALHAMBRA, CALIFORNIA, A MUNICIPAL CORPORATION UPON THE TERMS THEREIN PROVIDED RECORDED OCTOBER 9, 2008 AS INSTRUMENT NO. 20081814115, OF OFFICIAL RECORDS.

26 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, CASE NO. 3:11-CV-02599-TEH"UPON THE TERMS THEREIN PROVIDED RECORDED DECEMBER 12, 2013 AS INSTRUMENT NO. 20131754679, OF OFFICIAL RECORDS.

SURVEYOR'S NOTES: THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.

27 AN EASEMENT FOR TELECOMMUNICATION CABLE SYSTEM AND RIGHTS INCIDENTAL THERETO IN FAVOR OF WHICHEVER SPRINT COMMUNICATIONS COMPANY L.P., QWEST COMMUNICATIONS COMPANY, LLC, LEVEL 3 COMMUNICATIONS, LLC, AND WILTEL COMMUNICATIONS, INC., WHICH ADJOINS, UNDERLIES OR INCLUDES SAID LAND (GRANTEE IS IDENTIFIED AS SPRINT COMMUNICATIONS COMPANY, L.P., ON EXHIBIT 1 OF SAID DOCUMENT) AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 12, 2013 AS INSTRUMENT NO. 20131754679, OF OFFICIAL RECORDS.

THE EXACT LOCATION OF THE EASEMENT IS NOT DISCLOSED BY THE INSTRUMENT.

SURVEYOR'S NOTES: THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.

28 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "AGREEMENT REGARDING PARKING AND CONSTRUCTION EASEMENT AGREEMENT" DATED MAY 15, 2014, BY AND BETWEEN THE ALHAMBRA RESIDENTIAL COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CORNER COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY UPON THE TERMS THEREIN PROVIDED RECORDED JUNE 2, 2014, AS INSTRUMENT NO. 20140565306, OF OFFICIAL RECORDS.

SURVEYOR'S NOTES: THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.

㉙ THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY" DATED AUGUST 14, 2017, EXECUTED BY ELITE-TRC ALHAMBRA COMMUNITY LLC UPON THE TERMS THEREIN PROVIDED RECORDED AUGUST 15, 2017 AS INSTRUMENT NO. 20170921437 OF OFFICIAL RECORDS.

THE FOLLOWING MATTERS AFFECTS PARCEL 2

30 AN EASEMENT FOR WATER PIPES OR AQUEDUCTS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF DOLGEVILLE LAND COMPANY AND SAN GABRIEL WINE COMPANY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 2778 PAGE 1 OF DEEDS.

SAID MATTER AFFECTS: LOTS 1 AND 2 IN BLOCK 26 OF SAID DOLGEVILLE TRACT

SURVEYOR'S NOTES: THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.

31 COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT ABOVE.

㉜ AN EASEMENT FOR POLES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 21871 PAGE 200, OF OFFICIAL RECORDS, AFFECTS THE EAST 30 FEET OF THE NORTH 5 FEET OF LOT 12.

SURVEYOR'S NOTES: DOES NOT AFFECT - AFFECTS PARCEL 4, NOT A PART OF THIS SURVEY.

㉝ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 21, 1951 IN BOOK 37905 PAGE 46 AS INSTRUMENT NO. 1996, OF OFFICIAL RECORDS.

㉞ AN EASEMENT FOR PUBLIC UTILITY USES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JULY 13, 1973 AS INSTRUMENT NO. 3407, OF OFFICIAL RECORDS.

SAID MATTER AFFECTS: THAT PORTION OF SAID LAND LYING WITHIN CHESTNUT AVENUE

SURVEYOR'S NOTES: DOES NOT AFFECT - AFFECTS PARCEL 4, NOT A PART OF THIS SURVEY.

㉟ THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "DECLARATION OF RESTRICTIONS AND EASEMENTS" DATED AUGUST 31, 2004, BY AND BETWEEN KOHL'S DEPARTMENT STORES, INC., A DELAWARE CORPORATION AND THE ALHAMBRA RETAIL COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY UPON THE TERMS THEREIN PROVIDED RECORDED OCTOBER 1, 2004 AS INSTRUMENT NO. 04-2528006, OF OFFICIAL RECORDS.

SURVEYOR'S NOTE: SAME AS ITEM 21

TITLE REPORT:
(continuation)

THE FOLLOWING MATTERS AFFECTS PARCEL 3

36 COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2701, PAGE 117 OF DEEDS.

SAID MATTER AFFECTS: LOTS 9 AND 10, BLOCK 27 OF SAID DOLGEVILLE TRACT.

SURVEYOR'S NOTES: DOCUMENT IS ILLEGIBLE, NOT PLOTTABLE

37 AN EASEMENT FOR WATER PIPES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF DOLGEVILLE LAND COMPANY, ET AL. AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 4742 PAGE 9 OF DEEDS, AFFECTS LOT 7 BLOCK 27 OF SAID DOLGEVILLE TRACT.

SURVEYOR'S NOTES: DOCUMENT IS ILLEGIBLE, NOT PLOTTABLE

38 COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING, EXCEPT TO THE EXTENT PERMITTED BY ANY APPLICABLE FEDERAL OR STATE LAW, COVENANTS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS, AS SET FORTH IN THE DOCUMENT ABOVE.

SAID MATTER AFFECTS: LOT 7, BLOCK 27 OF SAID DOLGEVILLE TRACT.

SURVEYOR'S NOTES: SAME AS ITEM 37

39 THE CONDITIONS THAT NO BUILDING SHALL BE ERECTED WITHIN 15 FEET FROM FREMONT AVENUE, AS PROVIDED IN THE DEEDS FROM HUNTINGTON LAND AND IMPROVEMENT COMPANY TO C. F. BRAUN AND CO., RECORDED IN BOOK 5681 PAGE 357 OF OFFICIAL RECORDS, IN BOOK 1691 PAGE 381, OF OFFICIAL RECORDS, IN BOOK 5012 PAGE 56 OF OFFICIAL RECORDS AND IN BOOK 7070 PAGE 131 OF OFFICIAL RECORDS.

40 COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 7527 PAGE 160, OFFICIAL RECORDS.

SAID MATTER AFFECTS: LOT 12, TRACT NO. 5683

SURVEYOR'S NOTES: BLANKET IN NATURE OVER LOT 12, TRACT NO. 5683, M.B. 62/47

㊶ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 5, 1949 IN BOOK 31160, PAGE 336 AS INSTRUMENT NO. 1841, OF OFFICIAL RECORDS.

㊷ AN EASEMENT FOR POLES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED AUGUST 2, 1950 IN BOOK 33870 PAGE 69 AS INSTRUMENT NO. 2379, OF OFFICIAL RECORDS.

㊸ AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ALHAMBRA, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED AUGUST 4, 1986 AS INSTRUMENT NO. 86-994773, OF OFFICIAL RECORDS.

SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

㊹ THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "DECLARATION OF RESTRICTIONS AND EASEMENTS" DATED AUGUST 31, 2004, BY AND BETWEEN KOHL'S DEPARTMENT STORES, INC., A DELAWARE CORPORATION AND THE ALHAMBRA RETAIL COMMUNITY, LLC, A DELAWARE CORPORATION UPON THE TERMS THEREIN PROVIDED RECORDED OCTOBER 1, 2004 AS INSTRUMENT NO. 04-2528006, OF OFFICIAL RECORDS.

SURVEYOR'S NOTE: SAME AS ITEM 17

ITEMS 45-50 AFFECT PARCELS 4, 5, 6 AND 7 AND WERE NOT INVESTIGATED.

THE FOLLOWING MATTERS AFFECTS ALL PARCELS

51 DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY:

AMOUNT : $75,000,000.00
DATED : JANUARY 30, 2017
TRUSTOR : ELITE-TRC ALHAMBRA COMMUNITY LLC, A DELAWARE LIMITED LIABILITY COMPANY
TRUSTEE : STEWART TITLE GUARANTY COMPANY
BENEFICIARY : SPT CA FUNDINGS 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED : JANUARY 31, 2017 AS INSTRUMENT NO. 20170126202 OF OFFICIAL RECORDS

AN ASSIGNMENT OF LEASES AND RENTS, EXECUTED BY ELITE-TRC ALHAMBRA COMMUNITY LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO SPT CA FUNDINGS 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JANUARY 31, 2017 AS INSTRUMENT NO. 20170126203 OF OFFICIAL RECORDS.

THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF INTEREST UNDER DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS", EXECUTED BY AND BETWEEN SPT CA FUNDINGS 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND STARWOOD PROPERTY MORTGAGE SUB-2 L.L.C., A DELAWARE LIMITED LIABILITY COMPANY UPON THE TERMS THEREIN PROVIDED RECORDED APRIL 14, 2017 AS INSTRUMENT NO. 20170417344 OF OFFICIAL RECORDS.

AFFECTS : THE HEREIN DESCRIBED LAND AND OTHER LAND.

52 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "SUBORDINATION AGREEMENT " DATED JANUARY 30, 2017, EXECUTED BY AND BETWEEN SPT CA FUNDINGS 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PFP V SUB III, LLC A DELAWARE LIMITED LIABILITY COMPANY, THE ALHAMBRA OFFICE COMMUNITY LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SHOPS AT THE ALHAMBRA II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ALHAMBRA RESIDENTIAL COMMUNITY, LLC A DELAWARE LIMITED LIABILITY COMPANY AND ELITE-TRC ALHAMBRA LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RECORD ON JANUARY 31, 2017 AS INSTRUMENT NUMBER 20170126204, OFFICIAL RECORDS.

AND RECORDED FEBRUARY 16, 2017, AS INSTRUMENT/FILE NO. 20170191772, OF OFFICIAL RECORDS.

AFFECTS : THE HEREIN DESCRIBED LAND AND OTHER LAND.

53 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS AND PROVISIONS SET FORTH THEREIN
LESSOR: (NOT SHOWN)
LESSEE: BLOOM ENERGY CORPORATION
RECORDED: JANUARY 28, 2019
INSTRUMENT/FILE NO.: 20190080829, OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

AFFECTS : THE HEREIN DESCRIBED LAND AND OTHER LAND.

54 FINANCING STATEMENT EXECUTED BY BLOOM ENERGY CORPORATION TO CRESTMARK EQUIPMENT FINANCE, A DIVISION OF META BANK RECORDED JANUARY 28, 2019 AS INSTRUMENT NO. 20190080829 OF OFFICIAL RECORDS.

AFFECTS : THE HEREIN DESCRIBED LAND AND OTHER LAND.

55 RIGHTS OF TENANTS IN POSSESSION OF SAID LAND BY REASON OF UNRECORDED LEASES. KINDLY FORWARD SAID LEASE, OR A CURRENT CERTIFIED TENANT RENT ROLL.

56 MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION OR BY A SURVEY OF SAID LAND SATISFACTORY TO THIS COMPANY OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

57 AN INSPECTION OF SAID LAND HAS BEEN ORDERED, UPON ITS COMPLETION WE WILL ADVISE YOU OF OUR FINDINGS.

NO.	DATE	REVISION

FEI REFERENCE:

ALTA/NSPS LAND TITLE SURVEY

of: 1000 S. FREMONT AVENUE ALHAMBRA, CA 91803

for: THE ALHAMBRA OFFICE COMMUNITY, LLC 1000 S. FREMONT AVENUE, UNIT 1 ALHAMBRA, CA 91803

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 ° fax 949.474.5315
www.fuscoe.com

DATE: March 7, 2019
SCALE: NONE
FN: 866-001 UPDATE 2019
JN: 0866-001-02
DRAWN BY: RLA
CHECKED BY: KRT

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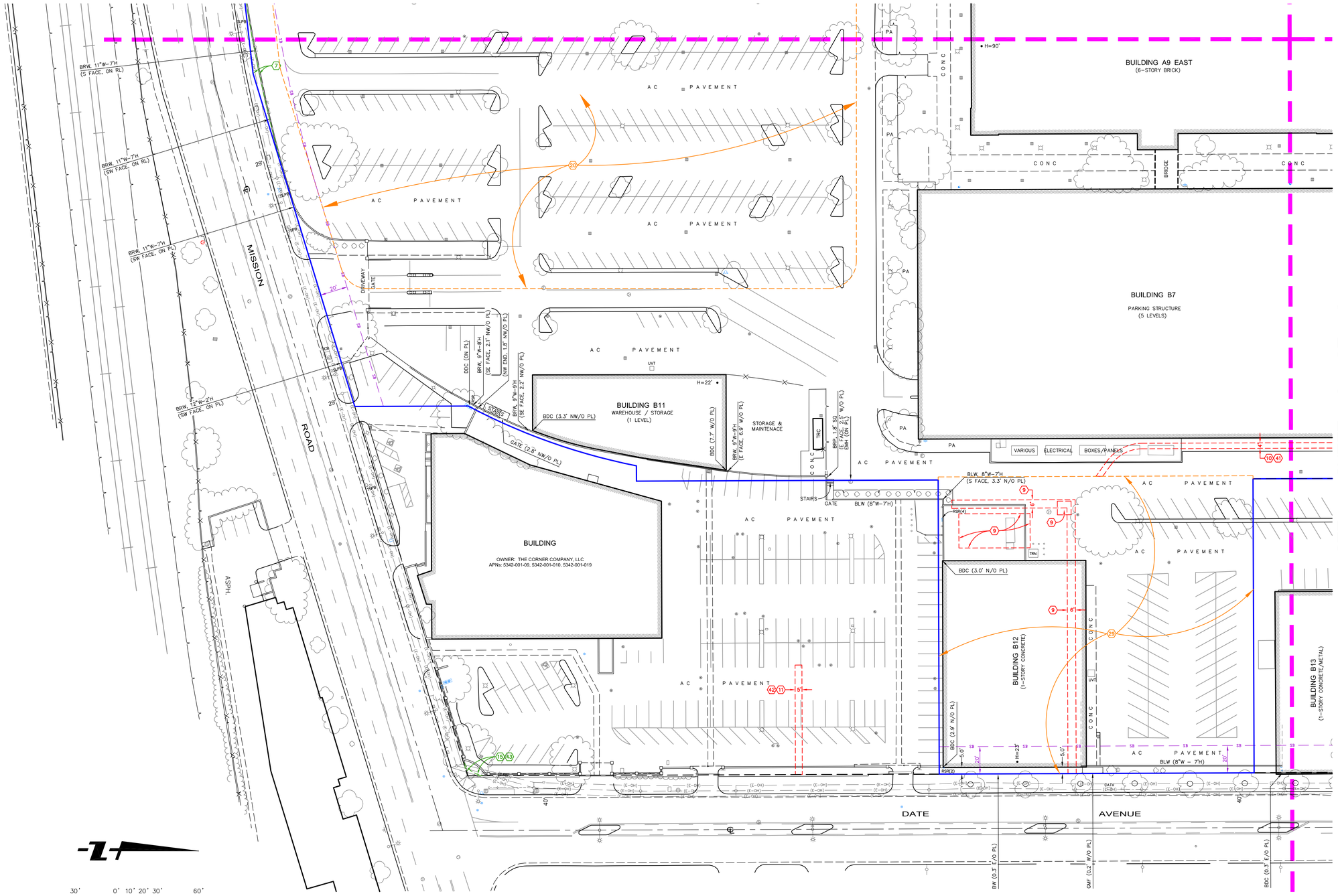
ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 4 OF 6



LEGEND:

AC	–	ASPHALT CONCRETE
BDC	–	BUILDING CORNER
BDF	–	BUILDING FACE
BLW	–	BLOCK WALL
BRP	–	BRICK PILASTER
BRW	–	BRICK WALL
BW	–	BACK OF WALK
CATV	–	CATV VAULT
CB	–	CATCH BASIN
CPD	–	COMMUNICATION PULLBOX
CTR	–	CENTER
ECB	–	ELECTRIC CONTROL BOX
EPB	–	ELECTRIC PULLBOX
FDC	–	FIRE DEPARTMENT CONNECTION
FP	–	FLAGPOLE
GM	–	GAS METER
GP	–	GUARD POST
GMF	–	GAS MANIFOLD
MTF	–	METAL FENCE
PA	–	PLANTER AREA
PL	–	PROPERTY LINE
RL	–	RIGHT-OF-WAY LINE
RSR	–	RISER
SCO	–	SEWER CLEANOUT
SDCO	–	STORM DRAIN CLEANOU
SLPB	–	STREET LIGHT PULLBOX
SQ	–	SQUARE
SVT	–	SEWER VAULT
TCB	–	TRAFFIC CONTROL BOX
TE	–	TRASH ENCLOSURE
TRC	–	TRASH COMPACTOR
TRN	–	TRANSFORMER
TSPB	–	TRAFFIC SIGNAL PULLBOX
TVT	–	TELEPHONE VAULT
UVT	–	UTILITY VAULT
VPB	–	VERIZON PULLBOX
VT	–	VENT
WF	–	WROUGHT IRON FENCE
WM	–	WATER METER
WV	–	WATER VALVE
WVT	–	WATER VAULT

- BACKFLOW DEVICE
- BOLLARD / POST
- CHAIN LINK FENCE
- COMMUNICATION MANHOLE
- DOUBLE DETECTOR CHECK
- ELECTRIC MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FIRE MANHOLE
- GRATED INLET
- GUY & ANCHOR
- LIGHTPOLE
- MANHOLE (UNMARKED)
- METAL FENCE
- MONITORING WELL
- OVERHEAD ELECTRIC WIRES
- POST INDICATOR VALVE
- POWER POLE
- SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL LIGHT
- TRAFFIC SIGNAL POLE
- WATER VALVE
- WALL
- WROUGHT IRON FENCE
- TREES
- H=50' BLDG HEIGHT
- BLDG FOOTPRINT
- BLDG OVERHANG
- CENTERLINE
- EASEMENT LINE
- LOT LINE
- MATCH LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- SB SETBACK LINE*

* THE SETBACK LINE ALONG FREMONT AVE. IS RELATIVE TO THE PUBLIC RIGHT-OF-WAY LINE AS SHOWN HEREON.

30' 0' 10' 20' 30' 60'
GRAPHIC SCALE: 1" = 30'

NO.	DATE	REVISION

FEI REFERENCE:

ALTA/NSPS LAND TITLE SURVEY

of: 1000 S. FREMONT AVENUE ALHAMBRA, CA 91803

for: THE ALHAMBRA OFFICE COMMUNITY, LLC 1000 S. FREMONT AVENUE, UNIT 1 ALHAMBRA, CA 91803

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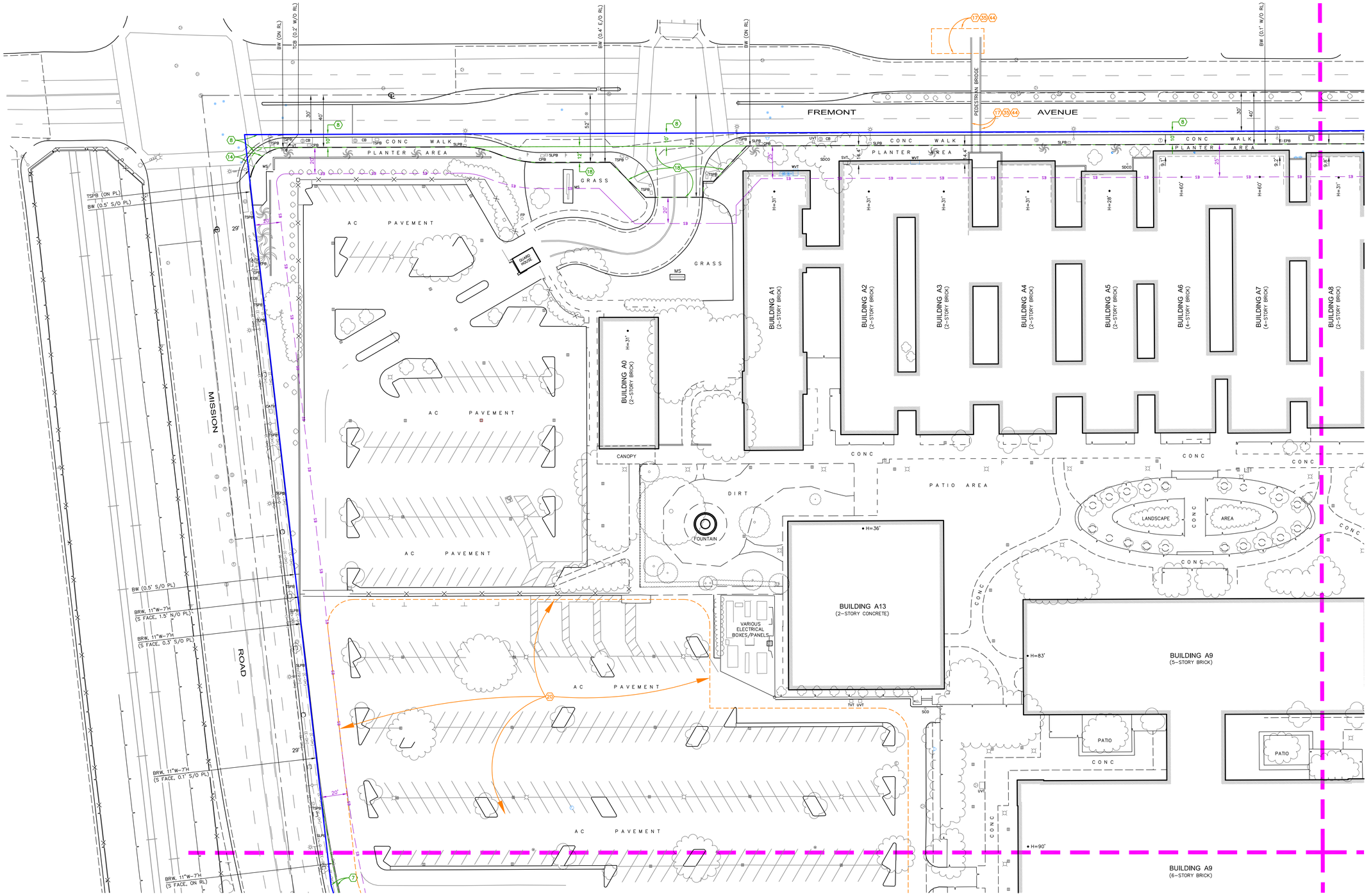
ALTA/NSPS LAND TITLE SURVEY



30' 0' 10' 20' 30' 60'
GRAPHIC SCALE: 1" = 30'

NOTE:
SEE LEGEND ON SHEET 3 OF 6

NO.	DATE	REVISION

FEI REFERENCE:

ALTA/NSPS LAND TITLE SURVEY

of: 1000 S. FREMONT AVENUE ALHAMBRA, CA 91803

for: THE ALHAMBRA OFFICE COMMUNITY, LLC 1000 S. FREMONT AVENUE, UNIT 1 ALHAMBRA, CA 91803

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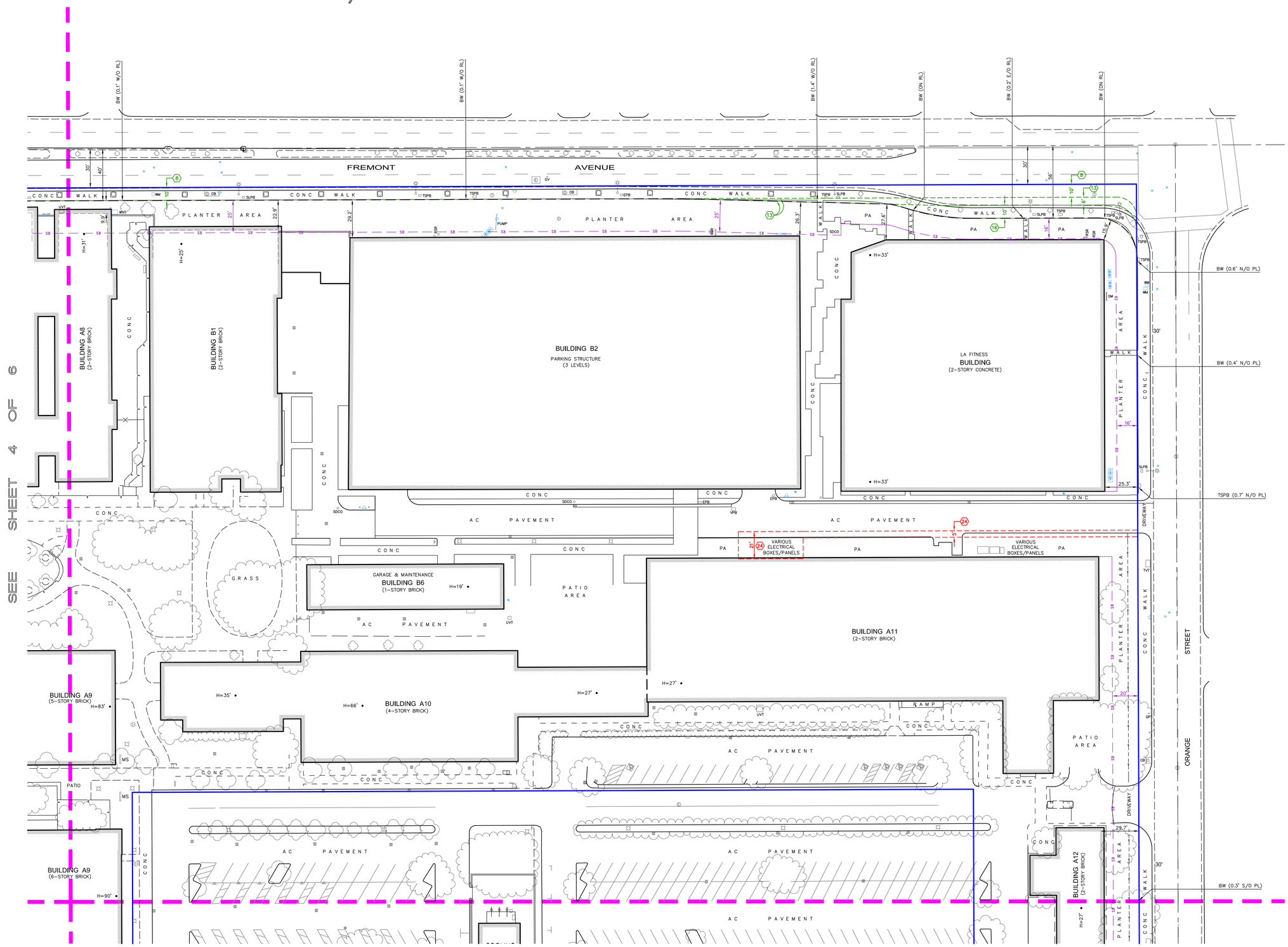
ALTA/NSPS LAND TITLE SURVEY



30' 0' 10' 20' 30' 60'
GRAPHIC SCALE: 1" = 30'

NOTE:
SEE LEGEND ON SHEET 3 OF 6

NO.	DATE	REVISION

FEI REFERENCE:

ALTA/NSPS LAND TITLE SURVEY

of: 1000 S. FREMONT AVENUE
ALHAMBRA, CA 91803

for: THE ALHAMBRA OFFICE COMMUNITY, LLC
1000 S. FREMONT AVENUE, UNIT 1
ALHAMBRA, CA 91803

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ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 5 OF 6

SEE SHEET 3 OF 6

BUILDING A9 EAST
(6-STORY BRICK)
H=90'

BUILDING B7
PARKING STRUCTURE
(5 LEVELS)

COOLING TOWER

BUILDING A12
(2-STORY BRICK)
H=27'

BUILDING B13
(1-STORY CONCRETE/METAL)

GUARD HOUSE

BUILDING B14
(1-STORY CONCRETE/METAL)

CONCRETE
(LOADING DOCK)

CURRENTLY USED AS MAZDA CAR DEALERSHIP PARKING

BUILDING B15
(1-STORY METAL)
H=17'

BUILDING B16
(1-STORY METAL)
H=22'

AC PAVEMENT

CONC WALK

GRASS

BLDG OVERHANG

PLANTER AREA

GATE DRIVEWAY

UVT

STREET

ORANGE

DATE AVENUE

CHESTNUT STREET

BW (0.3' S/O PL)

BRP, 2.2' SQ
(N FACE, ON PL)

BLW, 8"W-8'H
(N FACE, 0.4' S/O PL)

BLW, 8"W-8'H
(N FACE, 0.3' S/O PL)

BDC (0.1' N/O PL)

BDC (0.3' N/O PL)

MTF (1.1' S/O PL)

BDC (0.6' S/O PL)

BDF (0.6' S/O PL)

BDC (0.3' E/O PL)

BRW, 11'W-1'H
(E FACE, 1.2' E/O PL)
CTR RDC (0.7' W/O PL)

BRW, 11'W-1'H
(E FACE, 1.3' E/O PL)
BDC (0.1' E/O PL)

BLDG ENTRY (17'W)

BDC (ON PL)

BLW, 8"W-7'H
(E FACE, 0.4' W/O PL)

BW (1.3' E/O PL)

BLW, 8"W-7'H
(E FACE, 0.5' E/O PL)

CLF, 7'H
(0.1' E/O PL)

GUY & ANCHOR
(0.7' E/O PL)

CLF, 7'H
(0.1' E/O PL)

BW (1.3' E/O PL)

BRW (11'W - 1'H)
W/ WF (7'H) TOP

BLW (8'W - 8'H)

CATV

NOTE:
SEE LEGEND ON SHEET 3 OF 6

GRAPHIC SCALE: 1" = 30'

NO.	DATE	REVISION

FEI REFERENCE:

ALTA/NSPS LAND TITLE SURVEY

of: 1000 S. FREMONT AVENUE
ALHAMBRA, CA 91803

for: THE ALHAMBRA OFFICE COMMUNITY, LLC
1000 S. FREMONT AVENUE, UNIT 1
ALHAMBRA, CA 91803

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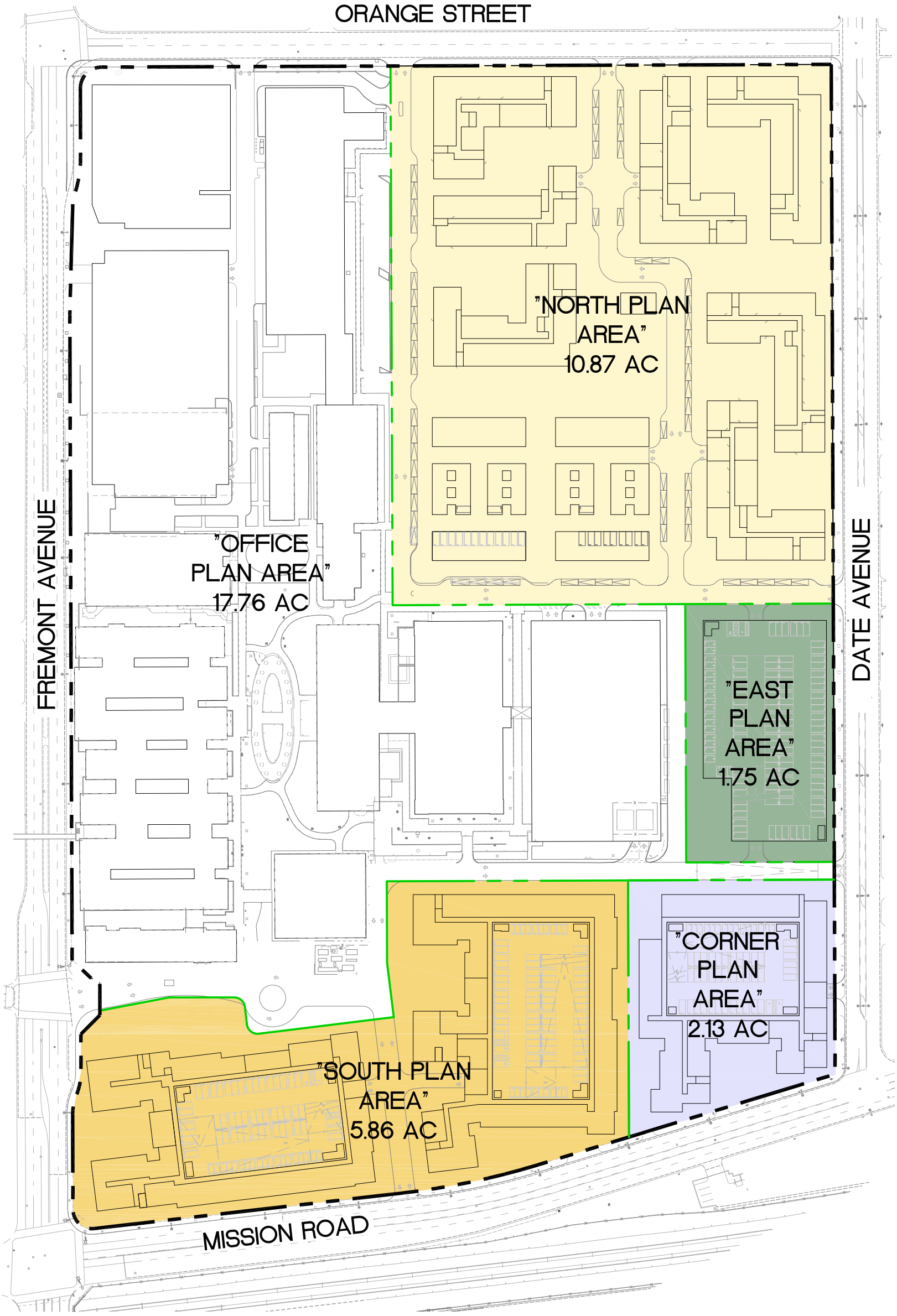
CHECKED BY: KRT

SHEET 6 OF 6

M:\MAPPING\0866\01\ALTA\MAIN CAMPUS\ALTA UPDATE 2019\0866-001 ALTA UPDATE 2019.DWG (03-14-19)

APPENDIX 4.2

PLANNING AREA EXHIBIT



ACREAGES	
PLANNING AREA	ACRES
"NORTH PLAN AREA"	10.87
"EAST PLAN AREA"	1.75
"CORNER PLAN AREA"	2.13
"SOUTH PLAN AREA"	5.86
"OFFICE PLAN AREA"	17.76
PROJECT SITE AREA	**38.38**

LEGEND

PROPOSED PLAN AREA BOUNDARY

PROJECT SITE BOUNDARY

PLANNING AREA EXHIBIT

THE ALHAMBRA
04/17/2019

150' 0' 75' 150'

SCALE: 1" = 150'

F:\PROJECTS\866\001\EXHIBITS\GROSS_NET AREA\X866-001XH-GROSS_NET AREA_PLANNING AREAS.DWG (04-17-2019 9:13:16AM) Plotted by: Eduardo Cruz

APPENDIX 4.3

GRADING SCHEMATIC

ORANGE STREET

FREMONT STREET

DATE AVENUE

MISSION ROAD

R/W

LIMIT OF GRADING

EXISTING BUILDING

FF=473
2½ LEVEL SUB. PARKING

FF=476
2½ LEVEL SUB. PARKING

FG
471

FF=474
2½ LEVEL SUB. PARKING

FF=469
2½ LEVEL SUB. PARKING

FF=471
2½ LEVEL SUB. PARKING

FF=470
½ LEVEL SUB. PARKING

FF=469

FF=465

FF=460

(469) (472) (467) (471) (459) (460) (452)

GB 470 5.0%

GB 460 4.0%

GB 459 4.0%

GB 2.0%

LEGEND

- -	LIMIT OF GRADING
-R/W-	RIGHT OF WAY
	PROPOSED BUILDING
-GB-	GRADE BREAK
467	ELEVATION

GRADING SCHEMATIC

THE ALHAMBRA
04/17/2019

150' 0' 75' 150'

SCALE: 1" = 150'

F:\PROJECTS\866\001_SUPPORT FILES\ENTITLEMENTS\EIR SUPPORT EXHIBITS\866-001XH-CONCEPT GRADING.DWG (04-17-2019 8:57:05AM) Plotted by: Eduardo Cruz

APPENDIX 4.4

EARTHWORK SCHEMATIC

ELEVATIONS TABLE		
MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
−40.000	−30.000	
−30.000	−20.000	
−20.000	−10.000	
−10.000	−5.000	
−5.000	0.000	
0.000	5.000	
5.000	10.000	

EARTHWORK QUANTITIES		
CUT (CY)	FILL (CY)	NET (CY)
185,000	65,000	120,000 CY CUT

EARTHWORK SCHEMATIC

THE ALHAMBRA
04/17/2019

150' 0' 75' 150'

SCALE: 1" = 150'

APPENDIX 4.5

SEWER SYSTEM SCHEMATIC

ORANGE STREET

FREMONT STREET

DATE AVENUE

MISSION ROAD

EXISTING BUILDING

PARKING STRUCTURE - NO SEWER -

LEGEND

	PROPOSED BUILDING
	PROPOSED SS
(SS)	EXISTING SS
(SS)	EXISTING SS TO BE DEMOLISHED
SS	SEWER
	FLOW DIRECTION

SEWER SYSTEM SCHEMATIC

THE ALHAMBRA
04/17/2019

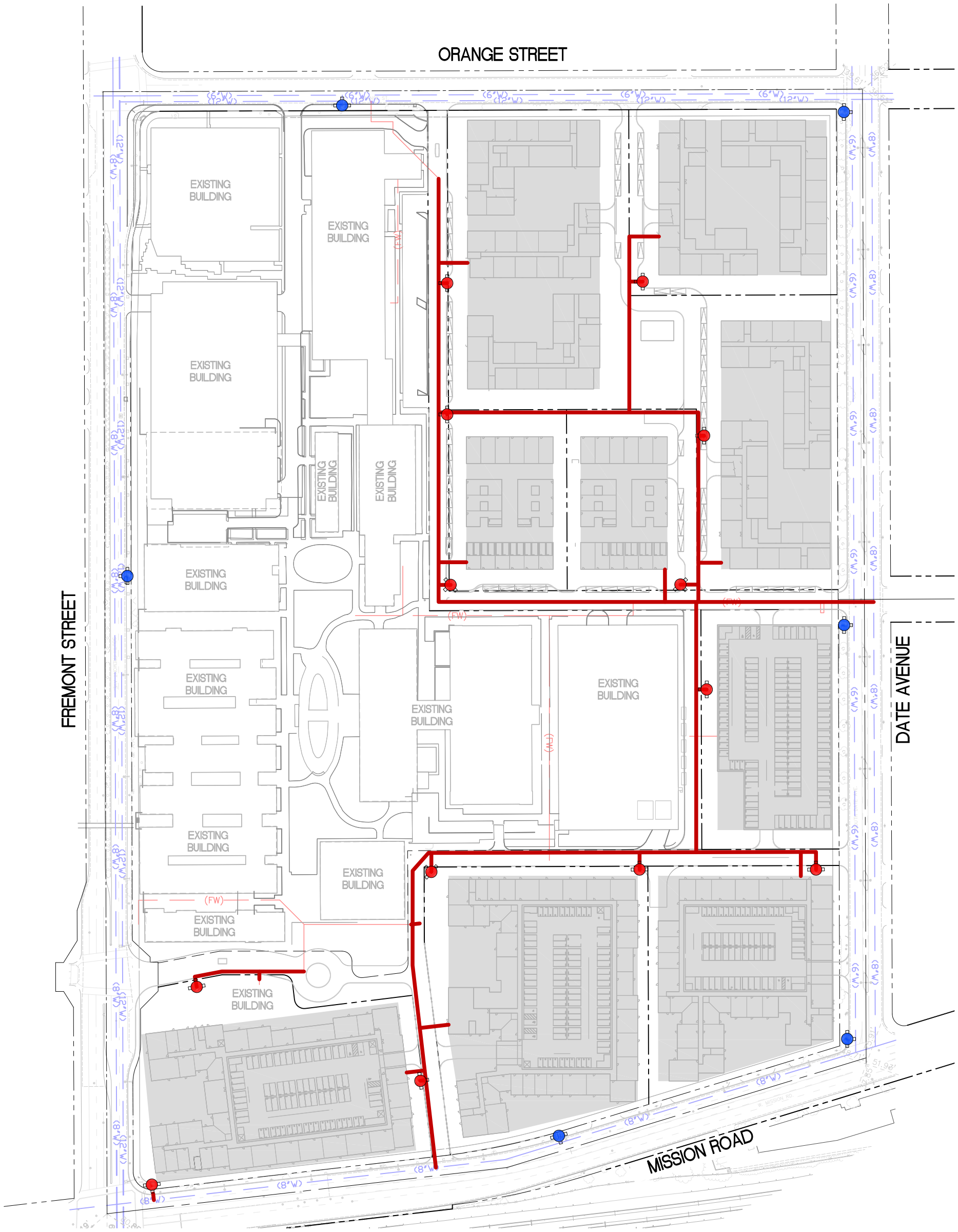
150' 0' 75' 150'

SCALE: 1" = 150'

F:\PROJECTS\866\001_SUPPORT FILES\ENTITLEMENTS\EIR SUPPORT EXHIBITS\866-001XH-CONCEPT SS.DWG (04-17-2019 9:05:33AM) Plotted by: Eduardo Cruz

APPENDIX 4.6

FIRE WATER SYSTEM SCHEMATIC



LEGEND

	PROPOSED BUILDING
	PROPOSED FW
(FW)	EXISTING FW
(FW)	EXISTING FW TO BE DEMOLISHED
(W)	EXITING OFFSITE WATER
FW	FIRE WATER
	PROPOSED HYDRANT
	EXISTING HYDRANT

FIRE WATER SYSTEM SCHEMATIC

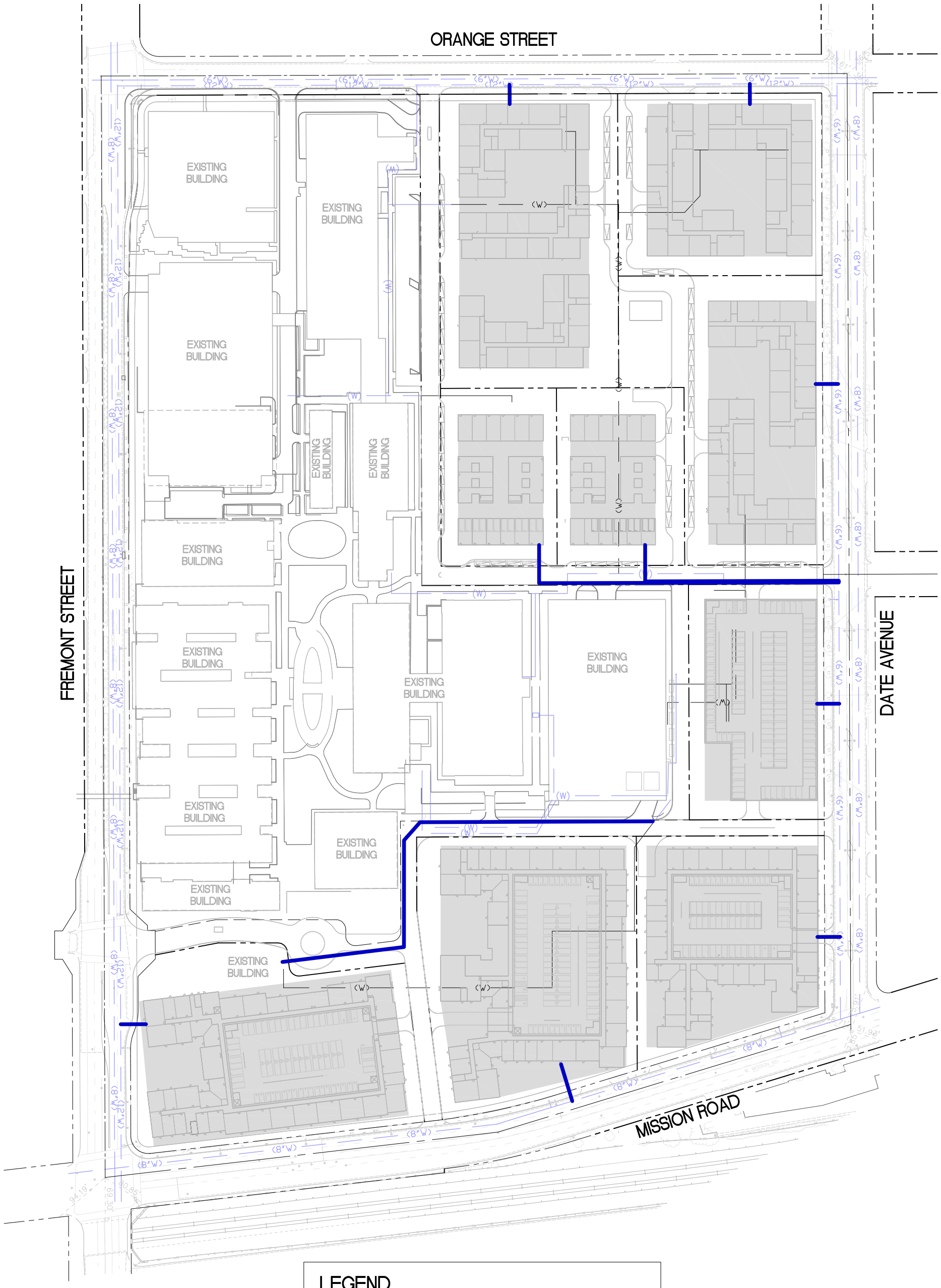
THE ALHAMBRA
04/17/2019

150' 0' 75' 150'

SCALE: 1" = 150'

APPENDIX 4.7

DOMESTIC WATER SYSTEM SCHEMATIC



LEGEND

	PROPOSED BUILDING
	PROPOSED DW
(W)	EXISTING DW
(W)	EXISTING DW TO BE DEMOLISHED
DW	DOMESTIC WATER

DOMESTIC WATER SYSTEM SCHEMATIC

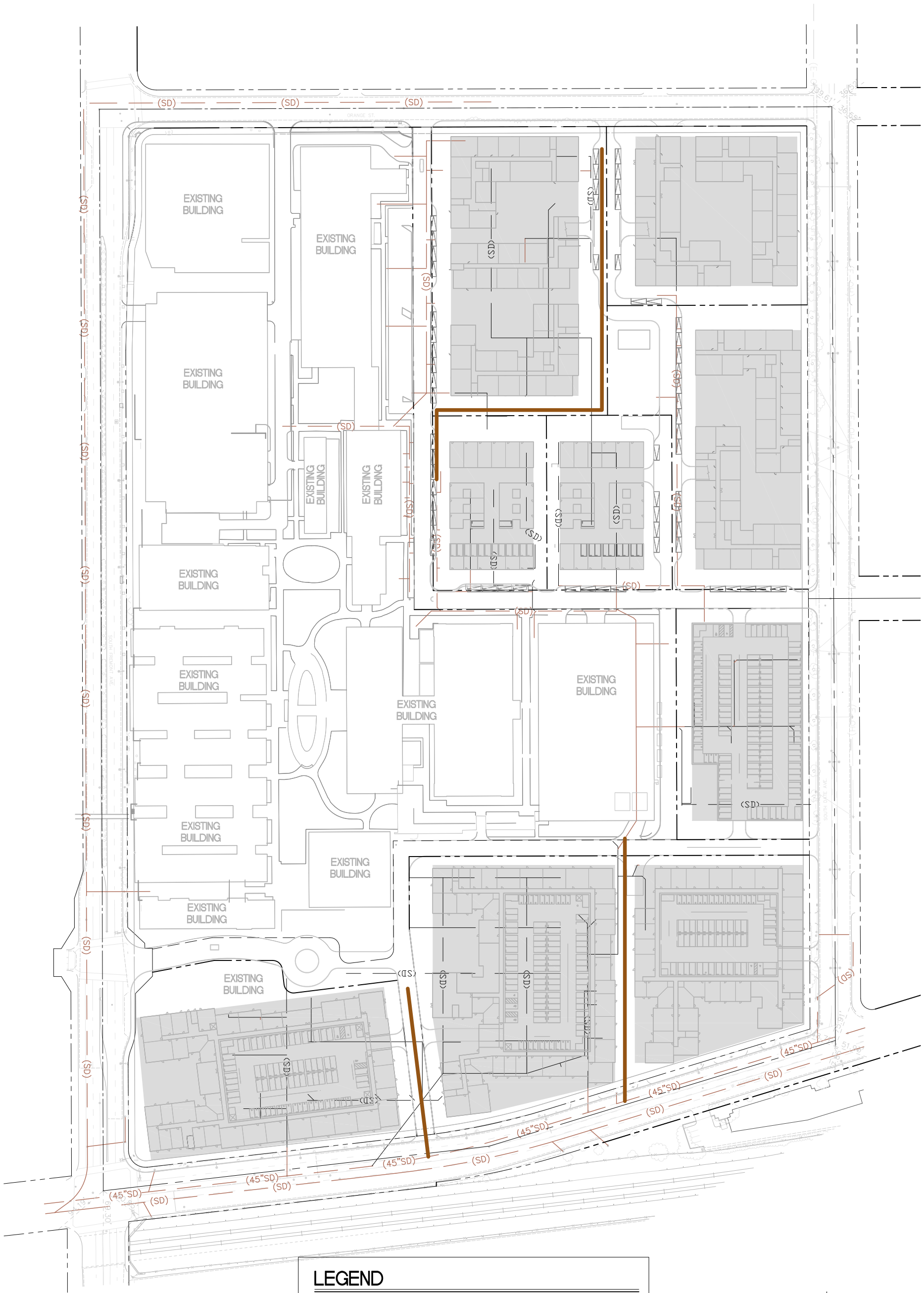
THE ALHAMBRA
04/17/2019

150' 0' 75' 150'

SCALE: 1" = 150'

APPENDIX 4.8

DRAINAGE SYSTEM SCHEMATIC

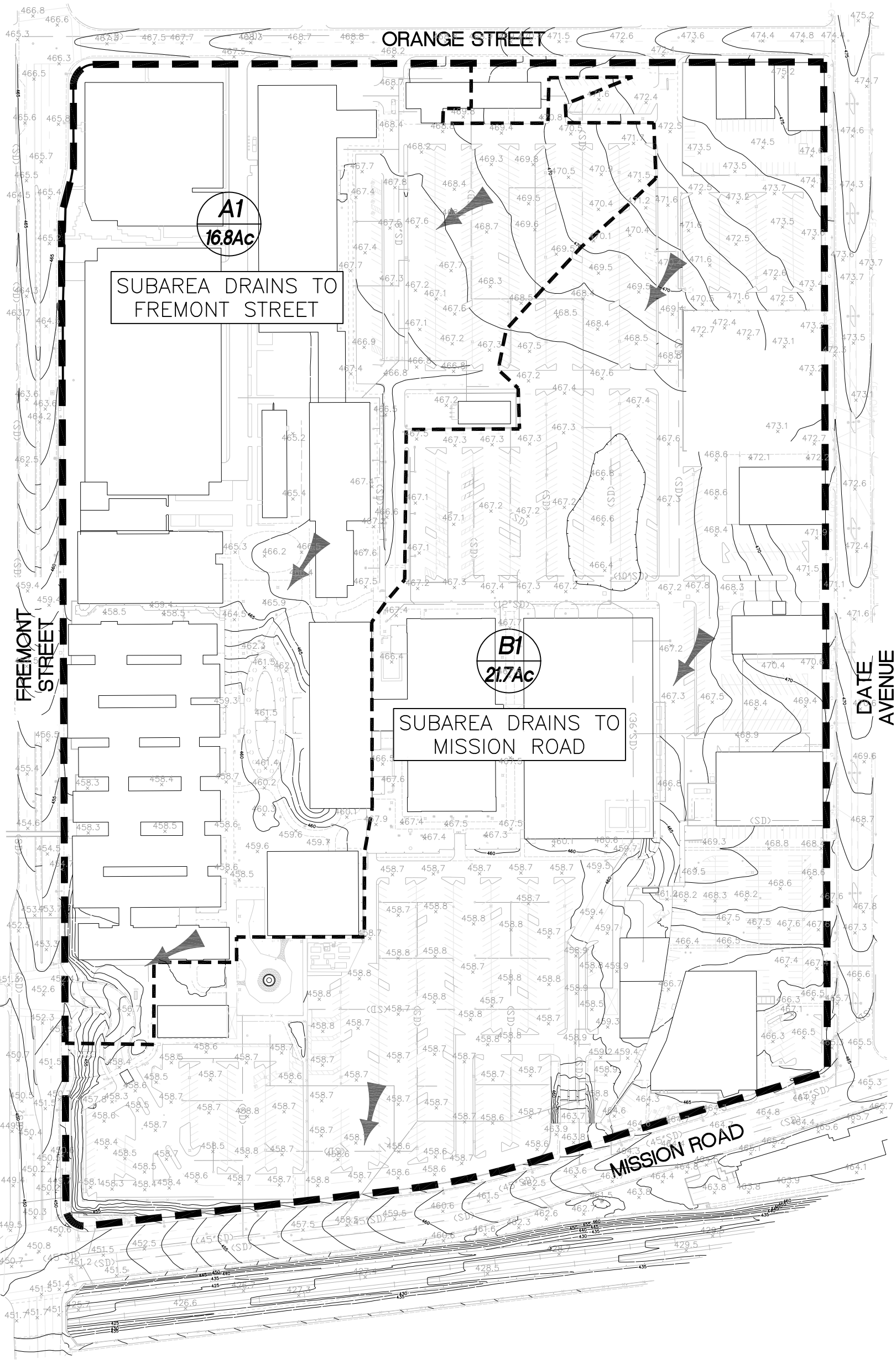


DRAINAGE SYSTEM SCHEMATIC

THE ALHAMBRA
04/17/2019

APPENDIX 4.9

EXISTING/PROPOSED CONDITION HYDROLOGY MAPS



LEGEND

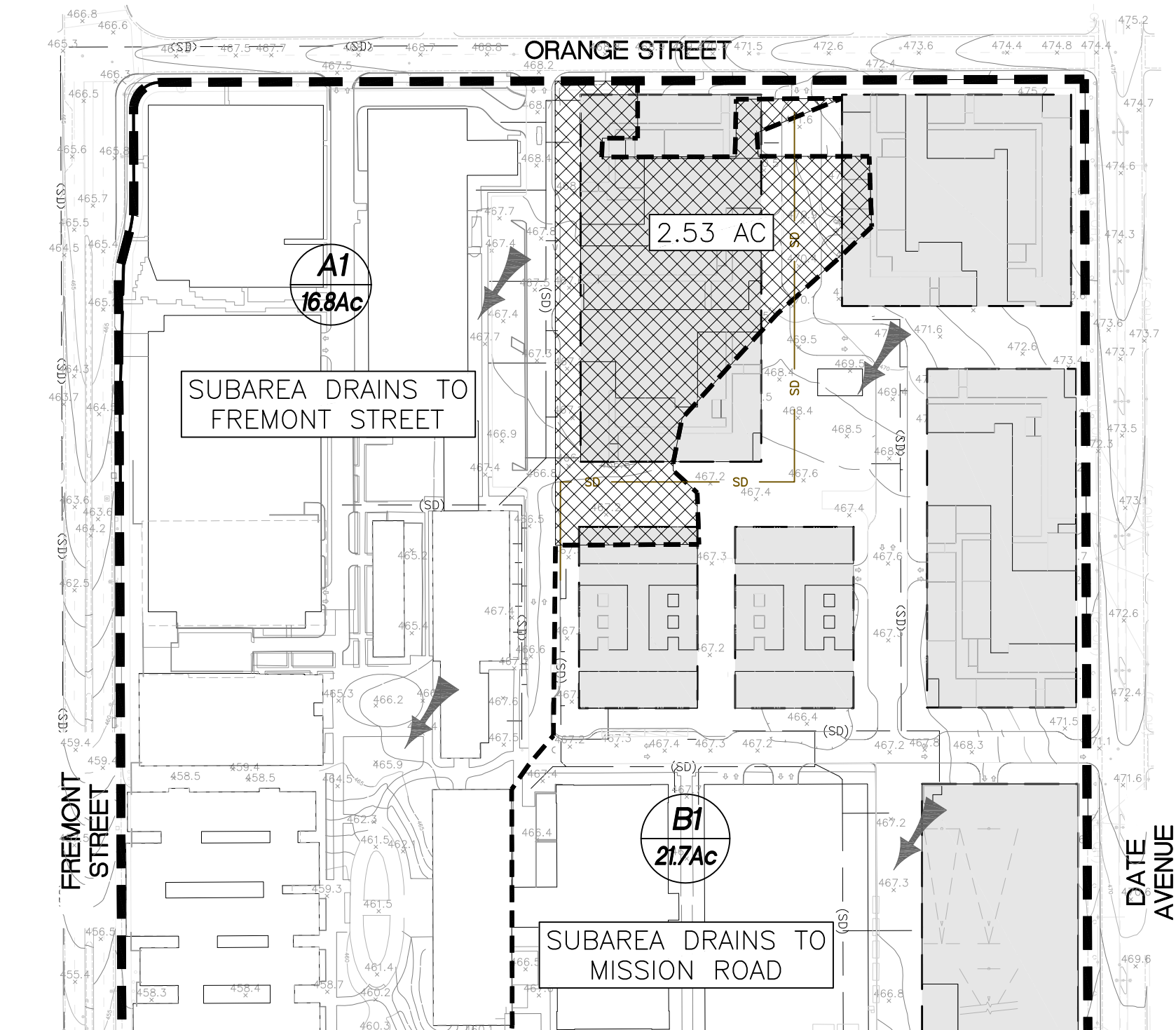
- WATERSHED BOUNDARY
- SUBAREA BOUNDARY
- B1 — SUBAREA NUMBER
- 21.7Ac — ACREAGE

EXISTING HYDROLOGY

THE ALHAMBRA
04/17/2019

150' 0' 75' 150'

SCALE: 1" = 150'



LEGEND

- WATERSHED BOUNDARY
- EXISTING SUBAREA BOUNDARY
- PROPOSED STORM DRAIN (SD)
- EXISTING STORM DRAIN (SD)
- INTERCEPTED SUBAREA
- PROPOSED BUILDING
- B1 / 21.7Ac — SUBAREA NUMBER / ACREAGE

PROPOSED HYDROLOGY

THE ALHAMBRA
04/17/2019

150' 0' 75' 150'

SCALE: 1" = 150'

APPENDIX 4.10

DRY UTILITY SYSTEMS SCHEMATIC

ORANGE STREET

FREMONT STREET

DATE AVENUE

MISSION ROAD

EXISTING BUILDING

PROPOSED BUILDING

15' MAX. ESMT. OFFSET

(E-OH)

LEGEND

	PROPOSED BUILDING
(E)	EXISTING ELECTRIC
(E-OH)	EXISTING OVERHEAD ELECTRIC
(G)	EXISTING GAS
(T)	EXISTING TELEPHONE
	EXISTING DATA

DRY UTILITY SYSTEMS SCHEMATIC

THE ALHAMBRA
04/17/2019

150' 0' 75' 150'

SCALE: 1" = 150'

F:\PROJECTS\866\001_SUPPORT FILES\ENTITLEMENTS\EIR SUPPORT EXHIBITS\866-001XH-CONCEPT DRY UT.DWG (04-17-2019 10:53:54AM) Plotted by: Eduardo Cruz

APPENDIX 4.11

UTILITY PURVEYOR WILL SERVE LETTERS

ATT-WEST
271 N CARMELO AVE
Suite
PASADENA, CA 91107

T: 6265783690
F: 6263560954
www.att.com

March 16, 2018

Braneo Labasan
FUSCOE ENGINEERING
600 Wilshire Blvd
Los Angeles, California 90017

Re: Will Serve Letter, Non-Interference Letter.

Dear Mr Braneo Labasan:

This letter is written to confirm that the proposed project The Villages at The Alhambra/ 1000 S Freemont Ave, Alhambra, California is within the Base Rate Area of the AT&T California serving area in the Alhambra Exchange. AT&T expects to be in a position to provide telephone service to applicants in the above-referenced development upon request in accordance with requirements of, and at the rates and charges specified in, its Tariffs that are on file with the California Public Utilities Commission.

This offer to provide service will terminate 24 months after the date of this letter unless both of the following first occur:

1. you, in your capacity as the developer, enter into a written service agreement with AT&T; and,
2. you, in your capacity as developer, pay all charges you are required by SBC's Tariffs to pay.

If you have any questions I can be contacted on 626-578-3690.

Sincerely,

Armand Dabuet
AT&T Manger OSP Enginerring Design

cc:
MARCO MEDINA, AT&T

4781 Irwindale Ave Irwindale CA 91706

Date: 3/12/18

To: Ann Rivera
Advance Utility Design Inc.

Reference: *Request for service availability for: The Villages at Alhambra. Mission Rd and Date St*

Charter Communications has the ability to provide Service to the above referenced community or subdivision when it becomes occupied. Subdivision will notify Charter Communications when activation is needed and it is up to the discretion of Charter Communications to determine if it is economically feasible at that time to complete activation.

Charter Communications offers digital cable television, high speed cable modem service and digital telephone. It is imperative that the entire infrastructure of the pre-construction conduit system be installed per our requirements and design.

We are looking forward to servicing you and your customers in the near future.

Our requirements are as follows:

1. Developer will provide all plot maps for subdivision or tract. Site layouts can be provided on AutoCAD DWG files and/or on paper. Electronic files are appreciated when available.

2. Subdivision developer will also insure that we receive power design maps and drawings. Design process can not begin until we have received the power plans.

3. Developer provides all trenches and conduits within the project and easements for CATV.

4. Charter will require 45 day notice in advance of open trench dates.

5. Charter will provide vaults for the project. Charter will not provide conduit. Normally our plans follow Power and all conduits to lot lines will be 3". We will not reimburse for the expense of placing our conduit.

6. Trenches will be inspected at periodic intervals to insure proper shading; developer is responsible for any breakage or damage of conduit after trench is backfilled.

7. Charter Communications should be notified when trenches are backfilled and prior to Asphalt and paving to proof conduits to insure all conduits are intact. Developer's contractor will be responsible to repair and excavate where problems exist.

8. Developer/Builder will be responsible for all damage to facility caused by contractors and sub-contractors during the construction process.

Sincerely,

Rodney Graf
Construction Coordinator
Charter Communications
San Gabriel Valley CA.
626-807-3263

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

March 20, 2018

Alhambra Urban Community, LLC C/O Fuscoe Engineering (Mission Rd & Date Ave - Alhambra)

Project location;1000 S Fremont Ave. Alhambra, CA 91803.

Your project is located in Southern California Edison (SCE) service territory. SCE will serve the above subject project's electrical requirements per the California Public Utilities Commission and Federal Energy Regulatory Commission tariffs.

SCE may need to conduct utility studies, where applicable, to assess whether additions or modifications to the existing electric infrastructure are required to serve this project as indicated in Appendix (B) attached hereto. This Will-Serve letter does not imply that either: (i) these studies have been completed, or (ii) that any required California Environmental Quality Act (CEQA) analysis of project-related electric utility impacts has been conducted.

I am the SCE Representative currently assigned to this project. SCE or Applicant will design and construct all required electrical infrastructure to serve this project provided you enter into the applicable contractual agreements with SCE identify scope of electrical utility work required, and supply the following information:

- Site plans as required
- Required contracts and agreements (fully executed)
- Applicable fees
- Local permits
- Required easement documents

Your project will be scheduled for construction once SCE has all the necessary information for your project and you have submitted or agreed to the applicable requirements as stated above, and paid any necessary fees.

If your project will not require SCE services, please notify us so that we can update our records.

SCE appreciates your business. If you have any questions, please feel free to call me at 909 597-3752 Antoine Williams

Sincerely,

Antoine Williams

SCE Design Service Representative

Enclosure: Appendix B

1919 S. State College Blvd.
Anaheim, CA 92806-6114

April 11, 2018

Fuscoe Engineering
600 Wilshire Blvd. Suite 1470
Los Angeles, CA 90017

Subject: Will Serve Letter for 1000 S. Fremont Ave.; Alhambra

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Katrina Regan
Planning Supervisor
SouthEast Region - Anaheim Planning & Engineering

KR/rl
wilserv.doc

APPENDIX 4.12

AKM CONSULTING ENGINEERS SEWER ANALYSIS

March 6, 2018

CITY OF ALHAMBRA
Alhambra City Yard
900 S. New Avenue
Alhambra, CA 81801

Attention: Mr. Dennis Ahlen
Deputy Director of Utilities

Subject: The Alhambra Development Sewer Analysis

The Alhambra is a planned professional office and residential development located north of West Mission Road, west of Date Avenue, south of Orange Street, and east of Freemont Avenue. The professional office space is developed and located to the west side of the site along Freemont Street. The proposed residential development includes converting the existing parking lot into multiple family residential land use. The Alhambra will include up to 1,061 dwelling units.

AKM has evaluated the impact of the development on the City's existing sewer system.

Sewer Loading

The projected average dry weather flow (ADWF) for the new development was estimated using the unit flow factors (UFF) included in the City's 2007 Sewer Master Plan. For multiple family residential land use, the UFF is 200 gpd/dwelling unit.

Sewage discharge credits were applied to for the professional office land use that currently exists at the site. The credit sewage generation is based on the professional office land use UFF of 2,640 gpd/acre.

The ADWF estimates are detailed in Table 1.

Table 1
Sewer Loading Estimates

	Proposed HDR (DU)[1]	Professional Office Credits (Acres)[2]	Loading MH ID	ADWF	
				gpd	cfs
Orange Street	262	1.63	C4093	48,097	0.074
Date Avenue	331	2.81	C4097	58,782	0.091
Mission Road	293	1.86	C4108	53,690	0.083
Fremont Street	175	0	C3076	35,000	0.054
Total	**1061**	**6.3**		**195,568**	**0.303**

[1] UFF for HDR = 200 gpd/DU

[2] UFF for Professional Office = 2,640 gpd/Ac

Peak Dry Weather Flows (PDWF) are estimated with the peaking equation that was developed during the 2007 Sewer Master Plan. At any individual point in the system, PDWF is estimated by converting the total average dry weather flow upstream of the point in question to the peak dry weather flow by the following empirical peak-to-average relationship:

$Q_{peak} = 1.90 \times Q_{ave}^{0.92}$
Q_{ave} = Average Dry Weather Flow (ADWF- cfs)
Q_{peak} = Peak Dry Weather Flow (PDWF- cfs)

Peak Wet Weather Flow (PWWF) are estimated per the following relationship:

Peak Wet Weather Flow (PWWF) = 1.60 x Peak Dry Weather Flow (PDWF)

Criteria

Design criteria are established to ensure that the wastewater collection system can operate effectively under all flow conditions. Each pipe segment must be capable of carrying peak wet weather flows without surcharging the system. The design and analysis of sewer pipe is typically based upon the depth to diameter ratio (d/D).

For existing sewers, the criteria is as follows:

d/D < 0.60 PDWF
d/D < 0.82 PWWF

Existing pipes will be considered deficient if the d/D is greater than 0.60 with PDWF or if the d/D is greater than 0.82 with PWWF.

Newly constructed pipes must be designed with the following criteria:

d/D < 0.50 PDWF (Pipes 15-inch diameter or less)
d/D < 0.60 PDWF (Pipes 18-inch diameter and larger)
d/D < 0.82 PDWF (All pipes)

Model Analysis

The City's hydraulic model was developed in 2007 as part of the Sewer Master Plan project. The model was originally created in MWH Soft's H2OMap Sewer. AKM converted model to Innovyze's InfoSewer program, which is the most current version of the original program. Manning's Equation is used for depth of flow calculations in the gravity pipes.

The sewer system downstream of The Alhambra development was analyzed as part of this study. As illustrated on Figure 1, the Alhambra development extends from the intersection of Orange Street and Date Avenue to the Los Angeles County Sanitation District's (LACSD) sewer at the intersection of New Avenue and Saxon Avenue.

The hydraulic model was run and the pipes with d/D that do not meet the City's PWWF criteria were identified, as detailed on Figure 1 and Table 2..

Table 2
Hydraulic Deficiencies

Pipe ID	Location	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Slope	ADWF (cfs)	PDWF (cfs)	PWWF (cfs)	PDWF Depth (in)	PDWF d/D	PWWF Depth (in)	PWWF d/D
C4108	Mission Rd, East of Date Ave	8	10	317	0.0051	0.3374	0.6992	1.1188	5.45	0.68	8.00	1.00
C4109	Mission Rd, East of Date Ave	8	10	296	0.0049	0.3418	0.7076	1.1322	5.60	0.70	8.00	1.00
C4110	Mission Rd, East of Date Ave	8	10	270	0.0126	0.4741	0.9563	1.5300	4.95	0.62	8.00	1.00
Total				**883**								

The hydraulic model identified 883 feet of 8-inch diameter sewer on West Mission Road, between Freemont Avenue and Date Street, that does not satisfy the City's existing d/D criteria. It is recommended that these sewers be upgraded to 10-inch diameter.

Insert Figure 1

Siphon Analysis

There is an existing siphon located downstream of The Alhambra development, on Freemont Avenue between West Mission Road and Front Street. According to plans (C-06-2922) prepared by JMM Consulting Engineers, the existing siphon is a double 12-inch barrel siphon that crosses below the Southern Pacific Railroad undercrossing. The siphon barrels are VCP that is encased in concrete and is 170 feet in length.

It is good practice to size siphons with minimum velocities of 3 fps to prevent solids from settling and blocking the system. The flowrates and velocities through the siphon for the existing and future scenarios are summarized in Table 3.

Table 3
Siphon Velocities

	Siphon Diameter (in)	Flowrate through each barrel (cfs)	Velocity (fps)
Existing PDWF	2-12"	1.37	1.75
Existing PWWF	2-12"	2.20	2.80
Future PDWF	2-12"	1.63	2.07
Future PWWF	2-12"	2.60	3.31

The existing siphon velocities are lower than 3 feet per second and are capable of conveying the proposed development sewer loads.

Water Surface Pressure Gradient (WSPG) hydraulic models were created to analyze backflow conditions of the existing sewer system at the siphon crossing. At the Freemont Avenue and West Mission Drive intersection, there are five (5) sewer lines that confluence at the siphon location. A WSPG hydraulic model was developed for each of the five influent sewers,

The existing sewer system was analyzed with the existing and the projected sewer flowrates to determine the effects of the proposed development on the existing siphon. The system was evaluated under PDWF conditions. The WSPG models indicate that the hydraulic grade elevation does not exceed the top of the pipe with the existing and projected PWWF. The sewer siphon operates under pressure, and there are minor backflow conditions just upstream of the siphon where the depth of flow is greater than the diameter of the pipe. Since the influent sewers are steep, the backflow conditions are restricted to the intersection of Mission Road and Freemont Avenue for both the both existing and projected PWWF conditions.

The additional sewer loads from The Alhambra development do not impact the backflow conditions near the existing siphon locations. Presently, siphon improvements are not required. If the City anticipates further development or redevelopment in the area tributary to the siphon, updated hydraulic analyses need to be conducted to determine if any additional sewer loading will generate backflow deficiencies at the siphon. The City may start collecting funds from all developers, including The Alhambra for future replacement of the siphon.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

AKM Consulting Engineers

Jon Nitta, P.E.
Project Engineer

Additional Loading
MH C4093
ADWF = 0.074 cfs

Additional Loading
MH C4097
ADWF = 0.091 cfs

Additional Loading
MH C3076
ADWF = 0.054 cfs

Additional Loading
MH C4108
ADWF = 0.083 cfs

Proposed
The Alhambra
Development
1061 Dwelling Units

MH C4093
MH C4096
MH C3076
MH C4108

8" 8" 15" 12" 12" 15" 10" 12.0" 21"

Replace Existing 8" Sewer
with 10" Sewer

Existing 12" Double
Barrel Siphon

Meridian Avenue
Freemont Avenue
Pepper Street
Maple Court
Lemon Street
Orange Street
Chestnut Street
Mission Road
Mission Street
Front Street
Cherry Lane
Alley
Shorb Street
Valley Boulevard
Norwood Place
Glendon Way
Ramona Road
10 Interstate
Palmetto Drive
Linda Vista Avenue
Adams Avenue
San Marino Avenue
Los Higos Street
Sierra Vista Avenue
Almansor Street
Chapel Avenue
6th Street
7th Street
Curtis Avenue
Hathaway Avenue
Emerson Avenue
Ross Avenue
Hellman Avenue
New Avenue
Valley Boulevard
The Marketplace
Camelia Drive
Violeta Drive
Ramona Road
Adams Avenue
Los Higos Street

PS7

Legend

- Development Loading MH
- MH
- Sewers
- LACSD Sewer

Sheet1$.PWWF_DOD

- d/D (PWWF) < 0.82
- d/D (PWWF) ≥ 0.82

N

0 450 900 1,800 Feet

1" = 900'

CITY OF ALHAMBRA

The Alhambra Development
Downstream Sewers

Figure 1