Appendix IS-8

Utility Technical Memorandum

700 S Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

DATE: November 9, 2018

TO: Ms. Frankie Tong

FROM: Chris Dorn

RE: 8th and Grand/Hope
Utility Infrastructure-Technical Memo

KPFF has conducted a review of existing Utility Infrastructure conditions for the 8th and Hope project site. Following are our findings.

Project Description

The project site is located within the City of Los Angeles at 754 South Hope Street and 735 South Grand. The existing site is fully developed and operating as a parking structure and an asphalt surface parking lot. The project site area is approximately 0.83 acres. It is bound by Hope Street to the northwest, 8th Street to the southeast, Grand Avenue to the southeast, and existing privately owned parking structures to the northeast.

The proposed project consists of a new forty-five story mixed-use residential apartment building consisting of 547 residential units, a 37,216 square-foot school (or 33 additional residential units in the event that the school is not developed), rooftop decks, a podium level swimming pool, four levels of parking above grade, three levels of subterranean parking and 7,499 square-feet of retail at the ground floor.

The following includes a description of the public wet and dry utility infrastructure availability, preliminary stormwater treatment analysis and preliminary earthwork volume analysis.

Existing Public Wet Utility Infrastructure

Sanitary Sewer

Based on available City of Los Angeles record data, there are two sewer mains that may serve the project site; one along Hope Street and one along Grand Avenue. On Hope Street there is an 8 inch diameter vitrified clay pipe and on Grand Avenue there is a 10 inch diameter vitrified clay pipe. Available City record information show an existing wye on the 8 inch main currently serving the existing parking structure. There is also an existing wye on the 8 inch line and an existing wye on the 10 inch line that can potentially serve the project site. See Attachment A for utility exhibit.

Water

Based on available record data attained from Los Angeles Department of Water and Power (LADWP), an 8 inch diameter water main exists within the Hope Street right-of-way, a 12 inch diameter water main exists within the 8th Street right-of-way, and a 12 inch water main exist within the Grand Avenue right-of-way. All three water mains are owned by LADWP. There are no indications on the record drawings as to the location or existence of water services to the existing parking structure. There are six existing public hydrants within the project vicinity. See Attachment A for utility exhibit and Attachment B for hydrant exhibit.

Storm Drain

Based on available record data and visual observations, a 4 inch curb drain is located on 8th Street, two existing catch basins are located at the intersection of Hope and 8th Street and one catch basin is located at the intersection of Grand Avenue and 8th Street. Record drawings indicate that the catch basins are piped to a 42 inch diameter reinforced concrete pipe (RCP) located within the 8th Street right-of-way. Based on the record information this drainage system is owned and maintained by the Los Angeles County Flood Control District (LACFCD). See Attachment A for utility exhibit.

Existing Public Dry Utility Infrastructure

Gas

Based on record information, there are existing Southern California Gas Company (SCGC) gas mains located in the Hope Street, 8th Street, and Grand Avenue right-of-ways. There are no indications on the record drawings as to the location or existence of gas services to the existing parking structure. See Attachment A for utility exhibit.

Electric and Power Poles with Overhead Wires

Based on visual observation and the survey provided there are no existing power poles and overhead lines serving the subject property. Based on record information, there are underground power lines and vaults located in the Hope Street, 8th Street, and Grand Avenue right-of-ways. One 2 inch and two 2.5 inch power service lines are shown serving the existing parking structure off of 8th Street at the southwest corner of the property. See Attachment A for utility exhibit.

Existing Offsite Surface Public Infrastructure

Street Lights, Traffic Signal Infrastructure, Street Trees and Signage

Based on visual observation and the survey provided there is existing offsite surface public infrastructure including street lights, traffic signal infrastructure, street trees and signage along the property frontage. Should a street widening be required on 8th Street each of these items will require relocation and or modification. Offsite improvements will require a type ‘B’ permit to be obtained from the City of Los Angeles.

Additional street tree requirements may be designated by the City of Los Angeles Urban Forestry Division and additional street light requirements may be designated by the City of Los Angeles Bureau of Street Lighting Division.

Public Wet Utility Availability and Design

Sanitary Sewer

As stated previously, an 8 inch diameter sanitary sewer main and wye connection within the Hope Street right-of-way serve the existing subject site. If required, additional connections can be made to both the Hope Street and Grand Avenue sanitary sewer mains. A new sewer connection 'S' permit from the Los Angeles Bureau of Engineering (BOE) will be required to connect to the existing sewer mains. It will likely be the preference of BOE to use the existing wye connections to the maximum extent possible.

Sewer Capacity Availability Review

A Sewer Capacity Availability Review (SCAR) has been submitted to the Los Angeles Department of Public Works, Bureau of Sanitation (BOS). BOS evaluated the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development project. Based on established City of Los Angeles Flow Rates, the approximate total proposed flow that will be generated by the future development are summarized in Table 1 and Table 2 for the two project options. These estimates are based on the entitlement package provided by Gensler, dated October 30, 2018.

Table 1: Proposed Sewage Generation (School Option)

Facility	Average Daily Flow (gpd/unit)(a)	Quantity	Average Daily Water Demand (gpd)
School	11/student	500 student	5,500
Residential: Apt – Studio	75/unit	108 units	8,100
Residential: Apt – 1 Bedroom	110/unit	304 units	33,440
Residential: Apt – 2 Bedrooms	150/unit	133 units	19,950
Residential: Apt – 3 Bedrooms	190/unit	2 units	380
Recreational Facilities	100gpd	-	100
Retail Area	25/1,000sf	7,499 sf	188
Total Proposed Flow (School Option)			**67,658**

Table 2: Proposed Sewage Generation (Residential Option)

Facility	Average Daily Flow (gpd/unit)(a)	Quantity	Average Daily Water Demand (gpd)
Residential: Apt – Studio	75/unit	108 units	8,100
Residential: Apt – 1 Bedroom	110/unit	331 units	36,410
Residential: Apt – 2 Bedrooms	150/unit	139 units	20,850
Residential: Apt – 3 Bedrooms	190/unit	2 units	380
Recreational Facilities	100gpd	-	100
Retail Area	25/1,000sf	7,499 sf	188
Total Proposed Flow (Residential Option)			**66,028**

Sewer capacity review for a higher, conservative total flow of 68,411 GPD was submitted and approved for existing sewer infrastructure under the Hope Street and Grand Avenue right-of-way with 90% of the proposed flow tributary to Hope Street and 10% of the proposed flow tributary to Grand Avenue. The estimated percentage distribution is based upon information provided by the plumbing engineers, Glumac. The SCAR has an expiration date of 180 days from the date of approval. If the design and permit phase extend beyond the expiration date, a new SCAR will need to be filed. Please see Attachment C for approved SCAR dated September 13, 2018.

Water

As stated previously, an 8 inch diameter water main exists within Hope Street, a 12 inch diameter water main exists within 8th Street, and a 12 inch water main exists within the Grand Avenue right-of-way. The required connection point will be determined by LADWP and will be based on available capacity. The project site may require the addition of another fire hydrant along 8th Street, pending the requirements set forth by the Los Angeles Fire Department (LAFD). Please see Attachment A for utility exhibit and Attachment B for hydrant exhibit.

Service Advisory Request for Potable Water

A Service Advisory Request (SAR) has been submitted to the Los Angeles Department of Water and Power for the water main on Hope Street. This review evaluates the existing water system to determine if there is adequate capacity to meet the project's demands for fire and domestic water use. The SAR was submitted and approved for an estimated fire demand of 1,000 gallons per minute (GPM) and an estimated domestic demand of 1,100 gallons per minute (GPM). These estimated demands are based on information provided by the plumbing engineers, Glumac. Please see Attachment D for approved SAR dated September 26, 2018.

The SAR has an expiration date of one year from the date of approval. If the design and permit phase extend beyond the expiration date, a new SAR will need to be filed.

Information of Fire Flow Availability

An Information of Fire Flow Availability (IFFAR) has been submitted to the Los Angeles Department of Water and Power for six hydrants located within the vicinity of the project. This review evaluates the existing water system to determine if there is adequate capacity to meet the project's demands for fire flow. The project's Fire Flow Requirement as determined by the Los Angeles Fire Department is 6,000-9,000 gallons per minute (GPM) from 4-6 hydrants flowing simultaneously. The IFFAR was submitted and approved for six hydrants each flowing 1,500 GPM for a total fire flow availability of 9,000 GPM. Please see Attachment E for approved IFFAR dated September 12, 2018.

Storm Drain

As stated previously, two existing LACFCD catch basins are located at the intersection of Hope and 8th Street and one LACFCD catch basin is located at the intersection of Grand Avenue and 8th Street. Record drawings indicate that the catch basin is piped to a 42 inch diameter reinforced concrete pipe (RCP) located within the 8th Street right-of-way. If road widening occurs along Hope Street these existing catch basins may require removal and reconstruction. The existing connecting pipe infrastructure will require removal and reconstruction as well. Removal and reconstruction of the catch basins and pipes will require a permit from LACFCD.

Public Dry Utility Availability and Design

Gas and Electric

As stated previously, gas and electric utility infrastructure is located along the subject site frontage. Will-serve letter requests have been sent to SCGC and LADWP to confirm that infrastructure is available for the proposed project. See Attachment F for response letters from LADWP and SCGC.

A dry utility or mechanical and electrical consultant will be responsible for the gas and electric infrastructure design for this project.

Onsite Stormwater Treatment and Design

Low Impact Development - Stormwater Treatment/Mitigation

Low Impact Development (LID) is a strategy implemented by the City of Los Angeles to mitigate the impacts of runoff and storm water pollution as close to the source as possible through the use of Best Management Practices (BMPs). The City of Los Angeles requires that a project treat stormwater in accordance with the City of Los Angeles LID Handbook when more than 500 square feet of impervious surface area is disturbed.

BMPs for stormwater treatment are prioritized in order of design preference (per the City of Los Angeles LID Handbook). The BMP selected is chosen based on site specific conditions. The allowable BMP methods (in order of priority) are:

1. Infiltration Systems
2. Stormwater Capture and Use
3. High Efficiency Bio-filtration/Bio-retention Systems
4. Combination of Any of the Above

Based on a geotechnical report by Geotechnologies Inc. on-site infiltration is feasible. The geotechnical investigation indicated that infiltration will be feasible due to suitable soils below the proposed building foundation in the zone for potential infiltration. A 4-foot diameter, 45 foot deep, infiltration drywell below the structure will be required. The drywell will be located within the subterranean parking level and below foundations. This design was determined using a 30 foot infiltration depth and 120in/hr infiltration rate. See Attachment G for LID calculations.

A combination system may also be permitted to meet the LID stormwater treatment requirements. Space should be allocated for design and incorporation of the LID stormwater treatment system capable of treating the required volume of stormwater.

The onsite stormwater system must be designed with an overflow discharge. The design intent is to provide an overflow discharge to the curb face along the street frontage. Pending further investigation during the detailed design, there may also be an opportunity to connect to the existing 42 inch RCP LACFCD line along 8th Street or the existing LACFCD catch basins if required. Connection to the LACFCD infrastructure will require a separate permit from LACFCD. There is no additional permit required by the City of Los Angeles to overflow to the curb face.

700 S Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

Attachment A - Existing Utility Exhibit

kpff cdorn 12/29/2016

20' 0' 20' 40'

SCALE: 1" = 20'

ALTA/NSPS LAND TITLE SURVEY

754 S. HOPE STREET & 735 S. GRAND AVENUE
LOS ANGELES, CALIFORNIA

DATUM STATEMENT:

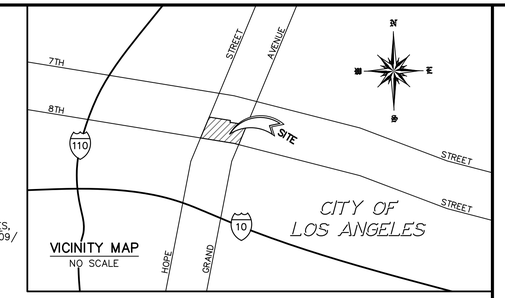
BENCH MARK NUMBER: 12-05273

LOCATION: SPK 4 FT W OF W CURB GRAND AVE; 0.4 FT N OF BCR N OF 8TH ST; SW CORN CB

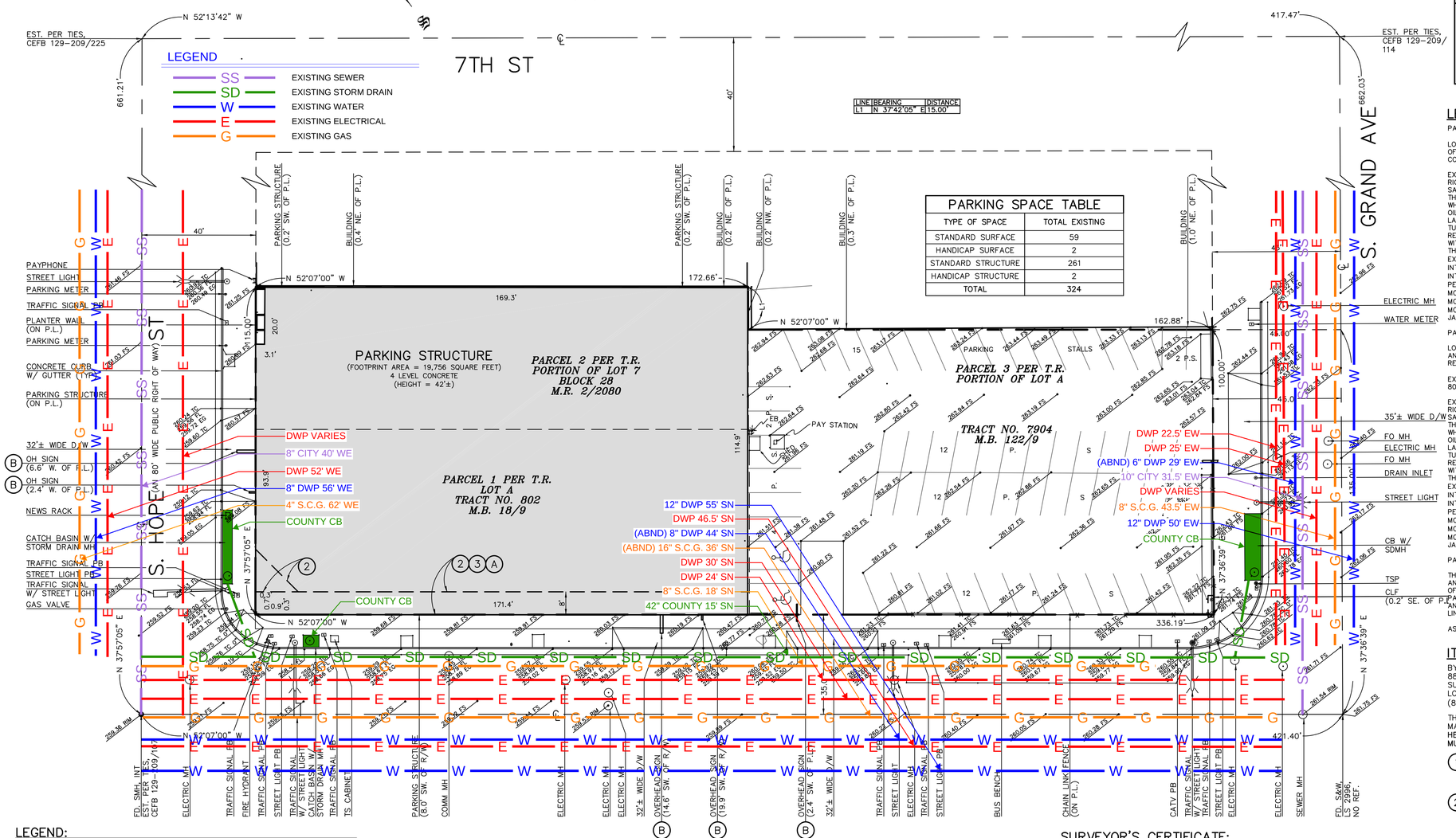
ELEVATION: 261.583 (FEET)

LAND AREA:

(GROSS)
36,180 SQUARE FEET
0.83 ACRES
(NET)
34,681 SQUARE FEET
0.80 ACRES



VICINITY MAP
NO SCALE



LEGEND:

(TYP)	–	TYPICAL	O.R.	–	OFFICIAL RECORDS
BK.	–	BOOK	PB	–	PULLBOX
CATV	–	CABLE TELEVISION	PG.	–	PAGE
CB	–	CATCH BASIN	P.L.	–	PROPERTY LINE
CEFB	–	CIVIL ENGINEER FIELD BOOK	P.S.	–	PARKING STALL(S)
D/W	–	DRIVEWAY	REF.	–	REFERENCE
E.	–	EAST	RIM	–	MANHOLE EDGE
EB	–	ELECTRIC BOX	R/W	–	RIGHT OF WAY
EG	–	EDGE OF GUTTER	S.	–	SOUTH
EST.	–	ESTABLISHED	SDMH	–	STORM DRAIN MANHOLE
FD.	–	FOUND	SE.	–	SOUTHEAST
FL	–	FLOW LINE	SMH	–	SEWER MANHOLE
FO	–	FIBER OPTIC	SW.	–	SOUTHWEST
FS	–	FINISHED SURFACE	S&W	–	SPIKE & WASHER
FT.	–	FOOT	TC	–	TOP OF CURB
L.S.	–	LICENSED SURVEYOR	T.R.	–	TITLE REPORT
MH	–	MANHOLE	TS	–	TRAFFIC SIGNAL
N.	–	NORTH	TSP	–	TRAFFIC SIGNAL PULLBOX
NE.	–	NORTHEAST	W.	–	WEST
NW.	–	NORTHWEST	W/	–	WITH
OH	–	OVERHANG			

UTILITY NOTE

NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP NO. 06037 C 1620 F EFFECTIVE SEPTEMBER 26, 2008.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

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

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 52°07'00" WEST ALONG THE CENTERLINE OF EITHER STREET, AS SHOWN ON THE TRACT MAP FILED IN BOOK 18, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

W. (A 70' & 78' WIDE PUBLIC RIGHT OF WAY) 8TH ST
(BASIS OF BEARINGS)

SURVEYOR'S NOTES:

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

SURVEYOR'S CERTIFICATE:

TO: MITSUI FUDOSAN AMERICA AND COMMONWEALTH LAND TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B1), 7(C), 8, 9, 11, 13, 14, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 13, 2016.

DATE OF PLAT OR MAP: DECEMBER 16, 2016

DANIEL S. COOK L.S. NO. 4964
EXP:12/31/17

LICENSED LAND SURVEYOR
DANIEL S. COOK
No. 4964
STATE OF CALIFORNIA

STATEMENT OF POSSIBLE ENCROACHMENTS:

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

(A) PARKING STRUCTURE LIES WITHIN THE PUBLIC RIGHT OF WAY (SCHEDULE "B" ITEM NUMBER 2.

(B) OVERHEAD SIGNS LIE UP TO 6.6' NORTHWEST OF TEH PROPERTY LINE AND 19.9' SOUTHWEST OF THE RIGHT OF WAY LINE.

LEGAL DESCRIPTION:

PARCEL 1:

LOT "A" OF TRACT NO. 802, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM 100 PERCENT IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREIN DESCRIBED, OIL OR GAS WELLS, TUNNELS, AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND THEREIN DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCK OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXISTING LINES THEREOF AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINE, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREIN DESCRIBED, AS RESERVED IN DEED EXECUTED BY SELMA H. MORGAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12THS INTEREST, OCTAVIUS WELLER MORGAN, JR , AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12TH INTEREST, CARLOS M. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, PERRY A. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, ROBERT MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, WALTER SCOTT MCGILVRAY, JR., AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, MORGAN MCGILVRAY, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, RECORDED JANUARY 24, 1969 AS INSTRUMENT NO. 100 OFFICIAL RECORDS.

PARCEL 2:

LOT 7 IN BLOCK 28 OF THE HUBER TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 280 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PORTION THEREOF LYING WITHIN THE LINES OF LOTS "A" OF SAID TRACT NO. 802 ABOVE DESCRIBED.

EXCEPT THEREFROM 100 PERCENT IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREIN DESCRIBED, OIL OR GAS WELLS, TUNNELS, AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND THEREIN DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCK OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXISTING LINES THEREOF AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINE, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREIN DESCRIBED, AS RESERVED IN DEED EXECUTED BY SELMA H. MORGAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12THS INTEREST, OCTAVIUS WELLER MORGAN, JR , AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12TH INTEREST, CARLOS M. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, PERRY A. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, ROBERT MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, WALTER SCOTT MCGILVRAY, JR., AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, MORGAN MCGILVRAY, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, RECORDED JANUARY 24, 1969 AS INSTRUMENT NO. 100, OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF LOT "A" OF TRACT NO. 7904 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 122 PAGE 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHWESTERLY OF A LINE WHICH IS PARALLEL WITH THE NORTHEASTERLY LINE OF 8TH STREET, 70 FEET WIDE, AS SHOWN ON SAID TRACT AND DISTANT NORTHEASTERLY 100 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE.

ASSESSOR'S PARCEL NUMBER: 5144-011-009 AND 5144-011-016

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: COMMONWEALTH LAND TITLE COMPANY
888 S. FIGUEROA STREET
SUITE 2100
LOS ANGELES, CA 90017
(800) 432-0706

TITLE NO.: 09191191
TITLE OFFICER: DOUG ABERNATHY
DATED: MAY 31, 2016

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. **THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CANNOT BE DETERMINED BY EXAMINATION OF THE TITLE REPORT AND SUPPORTIVE DOCUMENTATION REFERENCED THEREIN.**
2. AN IRREVOCABLE OFFER TO DEDICATE AND EASEMENT FOR PUBLIC STREET, HIGHWAY, PEDESTRIAN AND VIEW EASEMENT RECORDED OCTOBER 7, 169 AS INSTRUMENT NO. 2684 IN BOOK D4519, PAGE 507, SAID OFFER WAS ACCEPTED BY RESOLUTION RECORDED JULY 22, 1970 AS INSTRUMENT NO. 1887, BOTH OF OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
3. MATTERS CONTAINED IN THE DOCUMENT RECORDED MARCH 19, 1970 AS INSTRUMENT NO. 1811 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT APPEARS TO AFFECT THE PORTION OF THE PARKING STRUCTURE LYING WITHIN THE PUBLIC RIGHT OF WAY AND IT IS DEPICTED HEREON.**
4. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE CITY OF LOS ANGELES REDEVELOPMENT AGENCY, AS DISCLOSED BY DOCUMENTS RECORDED JULY 22, 1975 AS INSTRUMENT NO. 3675 AND JULY 30, 1975 AS INSTRUMENT NO. 3675, BOTH OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
5. MATTERS CONTAINED IN THE DOCUMENT RECORDED JULY 6, 1978 AS INSTRUMENT NO. 78-734471 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
6. MATTERS CONTAINED IN THE DOCUMENT RECORDED JULY 6, 1984 AS INSTRUMENT NO. 84-810535 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
7. MATTERS CONTAINED IN THE DOCUMENT RECORDED AUGUST 16, 1984 AS INSTRUMENT NO. 84-988393 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

REVISIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CALIFORNIA 92672
(949) 248-4685 FAX (949) 248-4687

ALTA/NSPS LAND TITLE SURVEY

ADDRESS: 754 S. HOPE STREET & 735 S. GRAND AVENUE LOS ANGELES, CALIFORNIA

CLIENT: MITSUI FUDOSAN AMERICA

SCALE: 1" = 20'
DATE: 12/16/16
DRAWN BY: BK/JAH
CHKD. BY: JRN

SHEET 1 OF 1
FILE NO. 16161

700 S Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

Attachment B - Hydrant Exhibit

kpff cdorn 01/03/2017

20' 0' 20' 40'

SCALE: 1" = 20'

ALTA/NSPS LAND TITLE SURVEY

754 S. HOPE STREET & 735 S. GRAND AVENUE
LOS ANGELES, CALIFORNIA

DATUM STATEMENT:

BENCH MARK NUMBER: 12–05273

LOCATION: SPK 4 FT W OF W CURB GRAND AVE; 0.4 FT N OF BCR N OF 8TH ST; SW CORN CB

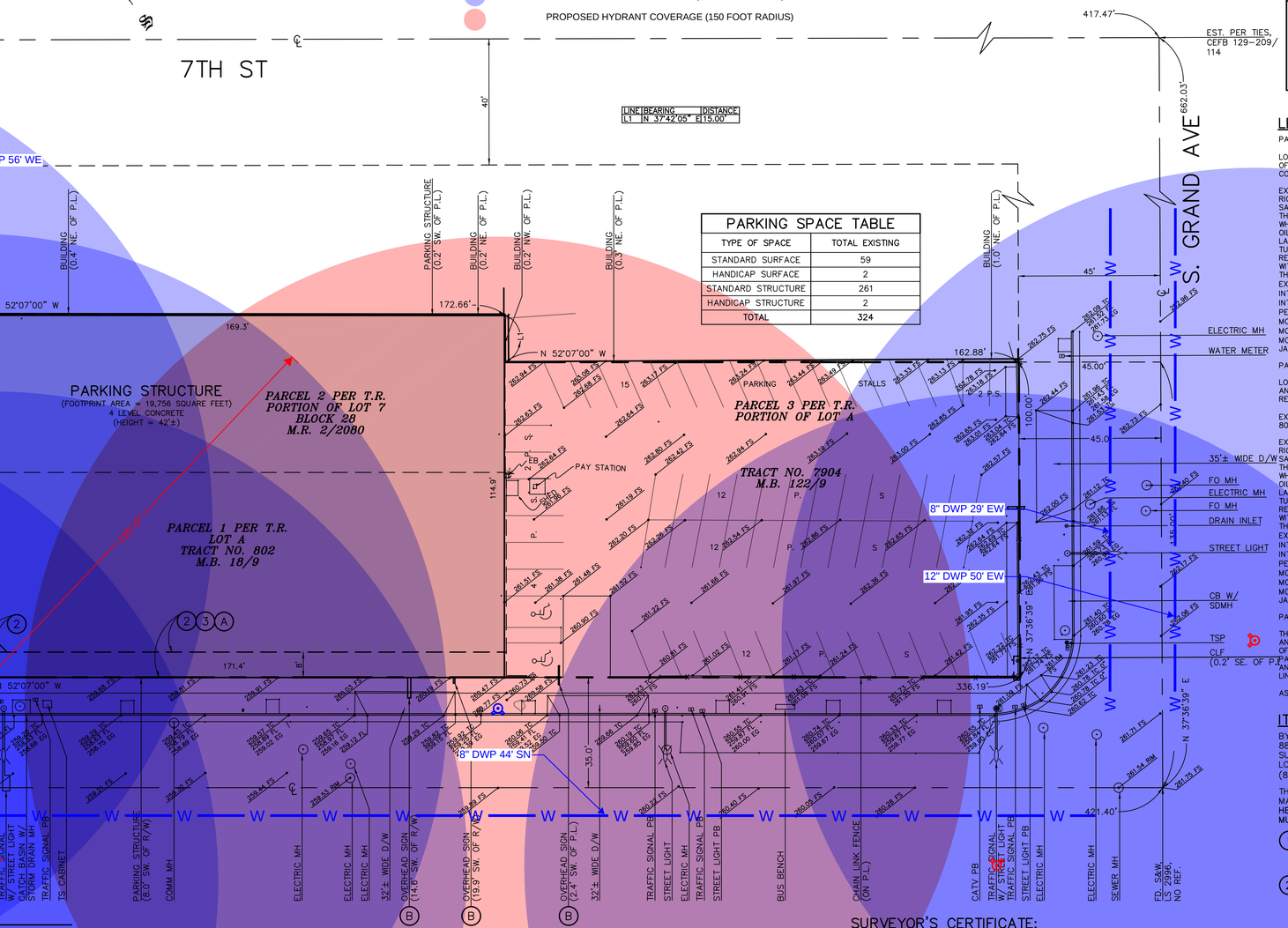
ELEVATION: 261.583 (FEET)

LEGEND

EXISTING HYDRANT
PROPOSED HYDRANT
EXISTING DWP WATER MAIN
EXISTING HYDRANT COVERAGE (150 FOOT RADIUS)
PROPOSED HYDRANT COVERAGE (150 FOOT RADIUS)

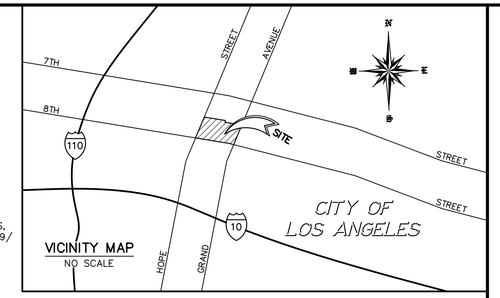
LAND AREA:

(GROSS)
36,180 SQUARE FEET
0.83 ACRES
(NET)
34,681 SQUARE FEET
0.80 ACRES



PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
STANDARD SURFACE	59
HANDICAP SURFACE	2
STANDARD STRUCTURE	261
HANDICAP STRUCTURE	2
TOTAL	324



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

PARCEL 1:

LOT "A" OF TRACT NO. 802, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM 100 PERCENT IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREIN DESCRIBED, OIL OR GAS WELLS, TUNNELS, AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND THEREIN DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCK OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXISTING LINES THEREOF AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINE, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREIN DESCRIBED, AS RESERVED IN DEED EXECUTED BY SELMA H. MORGAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12THS INTEREST, OCTAVIUS WELLER MORGAN, JR , AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12TH INTEREST, CARLOS M. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, PERRY A. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, ROBERT MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, WALTER SCOTT MCGILVRAY, JR., AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, MORGAN MCGILVRAY, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, RECORDED JANUARY 24, 1969 AS INSTRUMENT NO. 100 OFFICIAL RECORDS.

PARCEL 2:

LOT 7 IN BLOCK 28 OF THE HUBER TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 280 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PORTION THEREOF LYING WITHIN THE LINES OF LOTS "A" OF SAID TRACT NO. 802 ABOVE DESCRIBED.

EXCEPT THEREFROM 100 PERCENT IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREIN DESCRIBED, OIL OR GAS WELLS, TUNNELS, AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND THEREIN DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCK OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXISTING LINES THEREOF AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINE, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREIN DESCRIBED, AS RESERVED IN DEED EXECUTED BY SELMA H. MORGAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12THS INTEREST, OCTAVIUS WELLER MORGAN, JR , AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 2/12TH INTEREST, CARLOS M. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, PERRY A. MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, ROBERT MORGAN, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/12TH INTEREST, WALTER SCOTT MCGILVRAY, JR., AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, MORGAN MCGILVRAY, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 3/12THS INTEREST, RECORDED JANUARY 24, 1969 AS INSTRUMENT NO. 100, OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF LOT "A" OF TRACT NO. 7904 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 122 PAGE 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHWESTERLY OF A LINE WHICH IS PARALLEL WITH THE NORTHEASTERLY LINE OF 8TH STREET, 70 FEET WIDE, AS SHOWN ON SAID TRACT AND DISTANT NORTHEASTERLY 100 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE.

ASSESSOR'S PARCEL NUMBER: 5144–011–009 AND 5144–011–016

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: COMMONWEALTH LAND TITLE COMPANY
888 S. FIGUEROA STREET
SUITE 2100
LOS ANGELES, CA 90017
(800) 432–0706

TITLE NO.: 09191191
TITLE OFFICER: DOUG ABERNATHY
DATED: MAY 31, 2016

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. **THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CANNOT BE DETERMINED BY EXAMINATION OF THE TITLE REPORT AND SUPPORTIVE DOCUMENTATION REFERENCED THEREIN.**
2. AN IRREVOCABLE OFFER TO DEDICATE AND EASEMENT FOR PUBLIC STREET, HIGHWAY, PEDESTRIAN AND VIEW EASEMENT RECORDED OCTOBER 7, 169 AS INSTRUMENT NO. 2684 IN BOOK D4519, PAGE 507, SAID OFFER WAS ACCEPTED BY RESOLUTION RECORDED JULY 22, 1970 AS INSTRUMENT NO. 1887, BOTH OF OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
3. MATTERS CONTAINED IN THE DOCUMENT RECORDED MARCH 19, 1970 AS INSTRUMENT NO. 1811 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT APPEARS TO AFFECT THE PORTION OF THE PARKING STRUCTURE LYING WITHIN THE PUBLIC RIGHT OF WAY AND IT IS DEPICTED HEREON.**
4. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE CITY OF LOS ANGELES REDEVELOPMENT AGENCY, AS DISCLOSED BY DOCUMENTS RECORDED JULY 22, 1975 AS INSTRUMENT NO. 3675 AND JULY 30, 1975 AS INSTRUMENT NO. 3675, BOTH OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
5. MATTERS CONTAINED IN THE DOCUMENT RECORDED JULY 6, 1978 AS INSTRUMENT NO. 78–734471 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
6. MATTERS CONTAINED IN THE DOCUMENT RECORDED JULY 6, 1984 AS INSTRUMENT NO. 84–810535 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
7. MATTERS CONTAINED IN THE DOCUMENT RECORDED AUGUST 16, 1984 AS INSTRUMENT NO. 84–988393 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LEGEND:

(TYP)	–	TYPICAL	O.R.	–	OFFICIAL RECORDS
BK.	–	BOOK	PB	–	PULLBOX
CATV	–	CABLE TELEVISION	PG.	–	PAGE
CB	–	CATCH BASIN	P.L.	–	PROPERTY LINE
CEFB	–	CIVIL ENGINEER FIELD BOOK	P.S.	–	PARKING STALL(S)
D/W	–	DRIVEWAY	REF.	–	REFERENCE
E.	–	EAST	RIM	–	MANHOLE EDGE
EB	–	ELECTRIC BOX	R/W	–	RIGHT OF WAY
EG	–	EDGE OF GUTTER	S.	–	SOUTH
EST.	–	ESTABLISHED	SDMH	–	STORM DRAIN MANHOLE
FD	–	FOUND	SE.	–	SOUTHEAST
FL	–	FLOW LINE	SMH	–	SEWER MANHOLE
FO	–	FIBER OPTIC	SW.	–	SOUTHWEST
FS	–	FINISHED SURFACE	S&W	–	SPIKE & WASHER
FT.	–	FOOT	TC	–	TOP OF CURB
L.S.	–	LICENSED SURVEYOR	T.R.	–	TITLE REPORT
MH	–	MANHOLE	TS	–	TRAFFIC SIGNAL
N.	–	NORTH	TSP	–	TRAFFIC SIGNAL PULLBOX
NE.	–	NORTHEAST	W.	–	WEST
NW.	–	NORTHWEST	W/	–	WITH
OH	–	OVERHANG			

UTILITY NOTE

NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP NO. 06037 C 1620 F EFFECTIVE SEPTEMBER 26, 2008.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

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

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 52°07'00" WEST ALONG THE CENTERLINE OF EITHER STREET, AS SHOWN ON THE TRACT MAP FILED IN BOOK 18, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

SURVEYOR'S NOTES:

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

SURVEYOR'S CERTIFICATE:

TO: MITSUI FUDOSAN AMERICA AND COMMONWEALTH LAND TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B1), 7(C), 8, 9, 11, 13, 14, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 13, 2016.

DATE OF PLAT OR MAP: DECEMBER 16, 2016

DANIEL S. COOK L.S. NO. 4964
EXP:12/31/17

LICENSED LAND SURVEYOR DANIEL S. COOK No. 4964 STATE OF CALIFORNIA

STATEMENT OF POSSIBLE ENCROACHMENTS:

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

(A) PARKING STRUCTURE LIES WITHIN THE PUBLIC RIGHT OF WAY (SCHEDULE "B" ITEM NUMBER 2.

(B) OVERHEAD SIGNS LIE UP TO 6.6' NORTHWEST OF TEH PROPERTY LINE AND 19.9' SOUTHWEST OF THE RIGHT OF WAY LINE.

REVISIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CALIFORNIA 92672
(949) 248–4685 FAX (949) 248–4687

ALTA/NSPS LAND TITLE SURVEY

SCALE: 1" = 20'
DATE: 12/16/16
DRAWN BY: BK/JAH
CHKD. BY: JRN

ADDRESS: 754 S. HOPE STREET & 735 S. GRAND AVENUE LOS ANGELES, CALIFORNIA

CLIENT: MITSUI FUDOSAN AMERICA

SHEET 1 OF 1
FILE NO. 16161

700 S Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

Attachment C - Sewer Capacity Availability Review (SCAR)

ATTACHMENT C

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation
The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation.

Job Address:	**754 S. HOPE ST AND 735 S. GRAND AVE**	Sanitation Scar ID:	**63-4278-0818**
Date Submitted	08/24/2018	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	Chris Dorn		
Address:	700 S. Flower St.	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213-418-0201	Fax:	
Email:	chris.dorn@kpff.com	BPA No.	
S-Map:	129A209-C	Wye Map:	129A209-C

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	Along Hope St.	51607153	51607195	8	90.00	61,570 GPD
2	Along Grand Ave	51607197	51607196	10	10.00	6,841 GPD

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	SCHOOL: HIGH SCHOOL *8	11	STUDENT	500	5,500
2	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	2	380
3	RECREATION FACILITIES (RESIDENTIAL)		GPD	100	100
4	RESIDENTIAL: APT - BACHELOR	75	DU	108	8,100
5	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	304	33,440
6	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	133	19,950
7	RETAIL AREA (LESS THAN 100,000 SF)	25	KGSF	37,655	941
			Proposed Total Flow (gpd):		**68,411**

Remarks: 1] Approved for the maximum allowable capacity of 68,411 GPD (47.50 gpm). 2] This SCAR will supersede previous SCAR ID 60-3511-0217. 3] Discharge as indicated on SCAR letter.

Note: Results are good for 180 days from the date of approval by the Bureau of Sanitation

Date Processed: 09/13/2018 Expires On: 03/12/2019

Scar Request Number: 2508

ATTACHMENT C

Processed by:	Albert Lew Bureau of Sanitation Phone: 323-342-6207 Sanitation Status: Approved Reviewed by: Ricardo Avendano on 09/13/2018	Submitted by:	Karen Le Bureau of Engineering Central District Phone: 213-482-7048

Fees Collected	Yes	SCAR FEE (W:37 / QC:705)	$1,996.50
Date Collected	08/24/2018	SCAR Status:	**Completed**

Scar Request Number: 2508

ATTACHMENT C

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

Scar Request Number: 2508

700 S Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

Attachment D - Service Advisory Request (SAR)

ATTACHMENT D

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **70845**

Fire Service Pressure Flow Report

SERVICE NUMBER **622290**

For: **754 S HOPE ST** Approved Date: **9-26-2018**

Proposed Service **8 INCH** off of the

12 inch main in **8 ST** on the **NORTH** side approximately

90 feet **EAST** of **EAST** of **HOPE ST** The System maximum pressure is

85 psi based on street curb elevation of **258** feet above sea level at this location.

The distance from the DWP street main to the property line is **63** feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	65				
1380	64				
2010	63				
2500	62				

Meter Assembly Capacities

Domestic Meters	
1 inch =	56 gpm
1-1/2 inch =	96 gpm
2 inch =	160 gpm
3 inch =	220 gpm
4 inch =	400 gpm
6 inch =	700 gpm
8 inch =	1500 gpm
10 inch =	2500 gpm

Fire Service	
2 inch =	250 gpm
4 inch =	600 gpm
6 inch =	1400 gpm
8 inch =	2500 gpm
10 inch =	5000 gpm

FM Services	
8 inch =	2500 gpm
10 inch =	5000 gpm

These values are subject to change due to changes in system facilities or demands.

Notes: OK to sell combo (8"FS + 8"DS).

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 09-26-18. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **CENTRAL (213) 367-1216**

RUIPIN WANG	**RUIPIN WANG**	**128-207**
Prepared by	**Approved by**	**Water Service Map**

700 S Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

Attachment E - Information of Fire Flow Availability (IFFAR)

ATTACHMENT E

City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 6,000 to 9,000 GPM from 4-6 hydrants flowing simultaneously

Water Service Map No.: 128-207

LAFD Signature:

Date Signed:

Applicant: Chris Dorn
Company Name: KPFF Consulting Engineers
Address: 700 S Flower Street
Telephone: 213-418-0201
Email Address: chris.dorn@kpff.com

	F- 9280	F- 15592	F- 9258
Location:	Southwest corner of 8th and Grand	Southeast corner of 8th and Grand	Northeast corner of 8th and Grand
Distance from Neareast Pipe Location (feet):	Aprox. 25 ft	Aprox. 30 ft	Aprox. 50 ft
Hydrant Size:	4D	4D	4D
Water Main Size (in):	12	12	12
Static Pressure (psi):	83	83	83
Residual Pressure (psi):	66	66	66
Flow at 20 psi (gpm):	1500	1600	1500

RECEIVED/RP
AUG 28 2018

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. 12080831089

6 FIRE HYDRANTS TO BE RUN SIMULTANEOUSLY IN CONJUCTION WITH SEPARATE FORM HYDRANTS: 15526, 15388, 9279, 9280, 15592, 9258

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 9/12/2018

Signtature: [signature] *Title:* Civil Engineering Associate

Requests must be made by submitting this completed application, along with a $215.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
P.O. Box 51111 - Room 1425
Los Angeles, CA 90051-5700

*** If you have any questions, please contact us at (213) 367-2130 or visit our web site at http://www.ladwp.com.**

ATTACHMENT E

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: 128-207

LAFD Fire Flow Requirement: 6,000 to 9,000 GPM from 4-6 hydrants flowing simultaneously

LAFD Signature: _____

Date Signed: _____

Applicant: Chris Dorn

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street

Telephone: 213-418-0201

Email Address: chris.dorn@kpff.com

	F- 15526	F- 15388	F-9279
Location:	Northwest corner of 8th and Hope	Northeast corner of 8th and Hope	Southeast corner of 8th and Hope
Distance from Neareast Pipe Location (feet):	Aprox. 25 ft	Aprox. 40 ft	Aprox. 20 ft
Hydrant Size:	4D	4D	4D
Water Main Size (in):	8	12	12
Static Pressure (psi):	84	85	85
Residual Pressure (psi):	66	67	67
Flow at 20 psi (gpm):	1500	1500	1500

RECEIVED/RP
AUG 28 2018

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. WI2018083100?

6 FIRE HYDRANTS TO BE RUN SIMULTANEOUSLY IN CONJUCTION WITH SEPARATE FORM

HYDRANTS: 15526, 15388, 9279, 9280, 15592, 9258

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 9/12/2018

Signtature: _____ *Title:* Civil Engineering Associate

Requests must be made by submitting this completed application, along with a $215.00 check payable to:

"Los Angeles Department of Water and Power", and mailed to:

Los Angeles Department of Water and Power

Distribution Engineering Section - Water

Attn: Business Arrangements

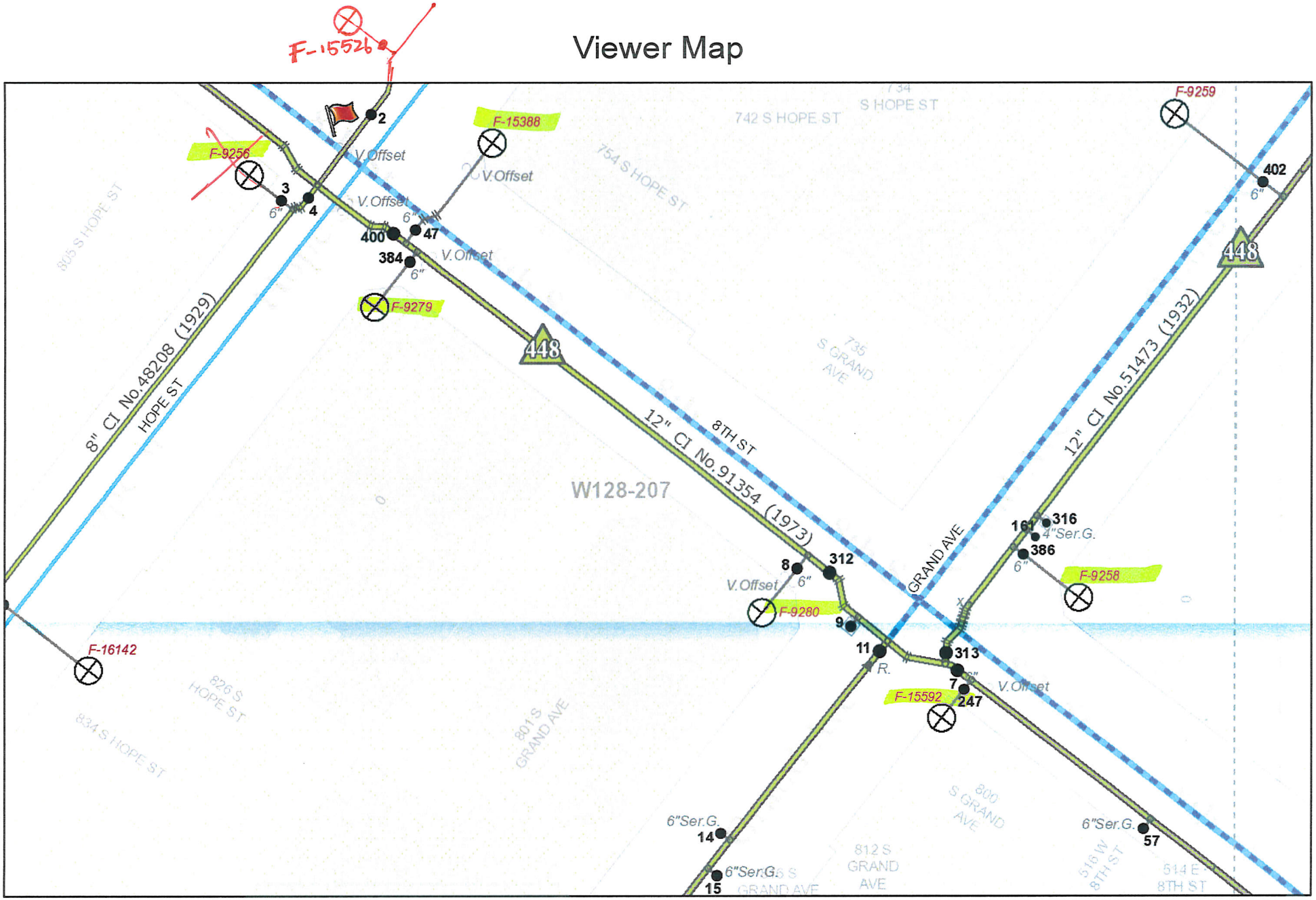
P.O. Box 51111 - Room 1425

Los Angeles, CA 90051-5700

*** If you have any questions, please contact us at (213) 367-2130 or visit our web site at http://www.ladwp.com.**

ATTACHMENT E

Viewer Map



August 31, 2018

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

ATTACHMENT E

Department Of Water & Power
City Of Los Angeles

Cash Memorandum Receipt

Receipt No. W20180831009

Water Revenue Fund

Office Issued By:	.WD 1425-CTaylor	**Date:**	8/31/2018
Office Issued To:	Accounting BU	**Assigned To:**	CTaylor
Amount:	FOUR HUNDRED THIRTY DOLLARS And 00/100 CENTS		
Received Of:	KPFF INC. - LA CIVIL OPERATING ACCOUNT	**Telephone No.:**	(213) 418-0201
Collection Address:	700 S Flower Street., STE. 2100, Los Angeles, CA 90017		
Comments:	Fire Flow Availability - City LAFD for 6 Hydrants: F-9280m F-15592, F-9258, F-15526, F-15388, F-9279		

Fee Type	Size/other	Rate	Rate Per		Units		Amount	ID No. / Location / Map
Hydrant Work-Hydrant Flow Tests		$215.00	Flow Test	x	2.00	=	$430.00	

Payment Method: Check **Payment Ref. No.:** 1087 $430.00

Department Of Water & Power CYNTHIA TAYLOR

Received By Cashier: _____ On: __/__/____ By: _____

AUG 31 2018

Printed On: 8/31/2018

Internal Comments:

To check the status of your job, log on to http://wmisweb.ladwp.com/waterwmis
(Water Services ONLY)

700 S Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

Attachment F - Will-Serve Response Letters

ATTACHMENT F

POWER NEW BUSINESS
DEVELOPMENT AND
TECHNOLOGY
APPLICATIONS DIVISION

SERVICE PLANNING & CUSTOMER
SUPPORT SUBSECTION

METROPOLITAN EAST SERVICE PLANNING
2633 Artesian Street, Suite 210, Los Angeles, CA 90031 (213) 367-6000 FAX: (213) 367-6027

Jeffrey T. Bergman
District Engineer

WILL SERVE

September 11, 2018

Mr. Chris Dorn
Civil Division
700 South Flower Street, Suite 2100
Los Angeles, CA 90017

Dear Mr. Dorn:

754 South Hope Street & 735 South Grand Avenue
44-Story Mixed-use Building

This is in response to your letter dated August 23, 2018 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Los Angeles Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system.

If you have any questions regarding this matter, please call Mr. Buu Truong at (213) 367-6007.

Sincerely,

Jeff Bergman/MT

Jeffrey T. Bergman
District Engineer, Metro East Service Planning

c: Buu Truong
Area 205

ATTACHMENT F

September 19, 2018

Attn: Chris Dorn
KPFF
700 S. Flower St. Suite 2100
Los Angeles, CA. 90018

RE: Will Serve Letter Request for – Job ID# 43-2018-08-00026: 754 Hope St. & 735 S. Grand Ave. Los Angeles, CA. 90017

Dear Sir/Madam:

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 (Commission) 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.

Sincerely,

Pedro Reyes

Pipeline Planning Associate

Compton Headquarters

700 S Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

Attachment G - LID Stormwater Treatment Calculations

Infiltration BMP Sizing

Note: Red values to be changed by user.
Black values are automatically calculated.

[1]	Total Area (SF)		34681
[2]	Impervious Area (SF)		34681
[3]	Pervious Area (SF)	**[1]-[2] =**	0
[4]	Catchment Area (SF)	**([2]*0.9)+([3]*0.1) =**	31213
[5]	Design Rainfall Depth (in)	**Greater of 0.75", 85th percentile**	1.0
[6]	V_{design} (CF)	**[5]/12*[4] =**	2601
[7]	$K_{sat,measured}$ (in/hr)		120.0
[8]	FS	**Use 6 if no geotech investigation**	3.0
[9]	$K_{sat,design}$ (in/hr)	**[7]/[8] =**	40.0
[10]	Drawdown Time (hr)		48
[11]	**Infiltrating Surface Area (sq. ft) A_min**	**[6]*12/([10]*[9]) =**	**16**
[12]	Porosity	"Use 0.40 for gap-graded gravel"	0.40

Dry Well and Storage Design:

[14]	Dry Well Diameter =		4	ft
[15]	Dry Well Circumference =		12.57	ft
[16]	Dry Well Area =		12.57	sf
[17]	Primary Settling Chamber Diameter =		4	ft
[18]	Primary Settling Chamber Circumference =		12.57	ft
[19]	Primary Settling Chamber Area =		12.57	sf
[20]	Infiltration Depth =		30	ft
[21]	Primary Settling Chamber Depth =		15	ft
[22]	Additional Depth Between Bottom of Settling Chamber and Top of Infiltration Section =		0	ft
	Calculate for Provided Infiltration Area:			
[23]	$A_{infiltration}$ =	([15]*[20])+[16] =	389.56	sf
	Area Based Calculation for Number of Dry Wells Req'd:			
[24]	# of dry wells req'd =	Inf [11]/[23] =	0.04	
		=	1	units
[24A]	# of dry wells provided =	=	1	units
	Calculate for Storage Volume in Each Dry Well:			
[25]	Primary Chamber Storage Volume =	[19]*[21]=	188	cf
[26]	Gravel Void Volume =	Inf [12]*[16]*[20]	151	cf
[27]	Total Dry Well Storage Volume =	[29]+[30]+[31]=	339	cf
	Calculate for Storage Volume for all Dry Wells Combined:			
[28]	Total Dry Well Storage Volume =	[28A]*[32]=	339	cf
	Calculate for Amount of Water Infiltrated in the first 3 hours:			
[29]	Initial Soil Volume (3 hr. soil volume) =	3hrs*Inf [9]*[23]*[24A]/12=	3,896	cf
[30]	Total Provided Storage Volume	[28]+[29]	4,235	cf
[31]	Total Required Storage Volume	Inf[6]	2,601	cf