Appendix H

Utilities Studies and Will Serves

PRELIMINARY HYDROLOGY & HYDRAULICS REPORT

9600 Wilshire Boulevard
Beverly Hills, CA 90212

June 22, 2023

PREPARED FOR:

Marmol Radziner
12210 Nebraska Avenue
Los Angeles, CA 90025

PREPARED BY:

Kimley»Horn
660 South Figueroa Street, Suite 2050
Los Angeles, CA 90017
(213) 261-4040
KH Project No.: 099477002

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Hydraulic Design Manual. Los Angeles County Flood Control District, March 1982.

Section 100: Introduction

100.1 Introduction

The 9600 Wilshire Boulevard Specific Plan ("Specific Plan") is generally located at 9570 through 9620 Wilshire Boulevard, 128 South Bedford Drive, 133 S. Camden Drive, and 128 and 133 S. Peck Drive (the exact boundaries of which are referred to as the "Specific Plan Area"). The Specific Plan would apply to an approximately four-net acre site located south of Wilshire Boulevard between South Bedford Drive to the west and South Camden Drive to the east, adjacent to the southwestern portion of the City of Beverly Hills. The Specific Plan Area generally consists of two rectangular blocks bisected by South Peck Drive. The Specific Plan would facilitate: the rehabilitation and adaptive reuse of the existing, Sak's Women's Building in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures; the retention of the existing commercial building at 9570 Wilshire for continued commercial use; and the development of complementary residential, retail, office, hospitality, social club, boutique hotel, open space, and related uses, including privately owned and maintained, but publicly accessible open-air spaces in the form of the Terrace and the Via. The Specific Plan would permit up to 642,000 square feet of floor area within the specific plan boundaries, for a maximum aggregate floor area ratio of 3.7 averaged across the Specific Plan Area. Any new development within the Specific Plan Area would be implemented through the approval from time to time of a conceptual project plan, consistent with the proposed Specific Plan.

For purposes of CEQA review, the current "Project" is composed of both a programmatic review of the proposed Specific Plan and a project-level analysis of the conceptual plan included as part of the part of the current Project application (the "Conceptual Plan"). The Conceptual Plan reflects an FAR of 3.52, which is within the limits of the Specific Plan. The proposed Conceptual Plan development is the basis for the drainage system described below.

100.2 Methodology

The Los Angeles County Department of Public Works Hydrology Map was used to determine the approximate rainfall during a 50-year storm on the site. This hydrology map contains historical rainfall data from the previous 40-80 years at 99 rainfall gauges across the County. HydroCalc was used to determine the pre- and post-development on-site flows. The calculations are included in Appendix A.

100.3 Existing Drainage Conditions

The elevation of the site ranges from approximately 237 to 250 feet above mean sea level (MSL). In the existing condition, stormwater runoff generally flows southwest to the curb and gutters along Peck Drive and South Camden Drive. The slope across the parking lots between Bedford Drive and South Camden Drive is generally 2%.

The runoff from the roof areas of the existing buildings discharges at the curb face of the frontage streets of Wilshire Boulevard, Bedford Drive, Peck Drive, and South Camden Drive via curb and parkway drains respectively. The runoff is then conveyed via a concrete curb and gutter south along forementioned streets into catch basins at the intersections of Charleville Boulevard where it discharges into the public storm drain system.

See Exhibit 1 – Existing Drainage Area Map for details.

100.4 Proposed Drainage Conditions

The Project site improvements will include constructing storm drainage infrastructure, including storm drain inlets internal to the site and within the private driveways, to convey onsite runoff to a stormwater treatment system. The proposed stormwater treatment system will consist of an underground rainwater harvesting cistern which will capture the stormwater runoff and then dispose of it via metered discharge to the City's system. See Table 1 on page 2 for a summary of the Pre- and Post-Development Conditions.

Table 1: Pre- and Post-Development Conditions

Drainage Area	Area (AC)	Site Condition	% Impervious
A	0.34	Pre-Construction	100
		Post-Construction	100
B	0.49	Pre-Construction	100
		Post-Construction	100
C	0.34	Pre-Construction	100
		Post-Construction	100
D	1.15	Pre-Construction	92
		Post-Construction	93
E	1.12	Pre-Construction	93
		Post-Construction	93

Per the ALTA/Topographic Survey provided by Calvada Surveying Inc., dated 4/27/2020, the three parking lots throughout the site sheet flow into the surrounding streets.

A summary of proposed drainage areas and their associated flows are as follows:

Area A: Area A is entirely covered by a portion of the proposed mixed-use building with an access driveway, and therefore area is 100% impervious.

This drainage tributary area has a Q_{50} flow of 1.12 cfs. The onsite runoff will be captured by the roof drains and conveyed via the stormwater pipe network to the stormwater treatment system and associated overflow structure. The overflow from the underground cistern will be discharged to a junction structure and parkway drain at Wilshire Boulevard.

Area B: Area B is entirely covered by a portion of the proposed mixed-use building and therefore area is 100% impervious.

This drainage tributary area has a Q_{50} flow of 1.62 cfs. The onsite runoff will be captured by the roof drains and conveyed via the stormwater pipe network to the stormwater treatment system and associated overflow structure. The overflow from the underground cistern will be discharged to a junction structure and parkway drain at Wilshire Boulevard.

Area C: Area C is entirely covered by a portion of the proposed commercial building and therefore area is 100% impervious.

This drainage tributary area has a Q_{50} flow of 1.12 cfs. The onsite runoff will be captured by the roof drains and conveyed via the stormwater pipe network to the stormwater treatment system and associated overflow structure. The overflow from the underground cistern will be discharged to a junction structure and parkway drain at Wilshire Boulevard.

Area D: Area D consists of a walkway path and landscaping, as well as a multifamily complex and driveway access. The area is 93% impervious.

This drainage tributary area has a Q_{50} flow of 3.79 cfs. The onsite runoff will be captured by the roof drains/catch basins and conveyed via the stormwater pipe network to the stormwater treatment system and associated overflow structure. The overflow from the underground cistern will be discharged to two junction structures and parkway drains at South Bedford Drive.

Area E: Area E consists of a walkway path and landscaping, as well as a multifamily complex and driveway access. The area is 93% impervious.

This drainage tributary area has a Q_{50} flow of 3.70 cfs. The onsite runoff will be captured by the roof drains/catch basins and conveyed via the stormwater pipe network to the stormwater treatment system and associated overflow structure. The overflow from the underground cistern will be discharged to a junction structure and parkway drain at South Camden Drive.

The Project will not increase the total runoff for the Q_{50} from pre-development to post-development conditions. See Table 2 below for a summary of the existing and proposed drainage areas and flows. Refer to Exhibit 1 for the Existing Drainage Area Map, and Exhibit 2 for the Proposed Drainage Area Map.

Table 2: Existing and Proposed Drainage Areas and Flows

Drainage Area Number	Drainage Area (Acres)	50-year Flow (CFS)
EX-A	0.34	1.12
EX-B	0.49	1.62
EX-C	0.34	1.12
EX-D	1.15	3.79
EX-E	1.12	3.70
Total Pre-Dev.	**3.44**	**11.35**
DMA-A	0.34	1.12
DMA-B	0.49	1.62
DMA-C	0.34	1.12
DMA-D	1.15	3.79
DMA-E	1.12	3.70
Total Post-Dev.	**3.44**	**11.35**

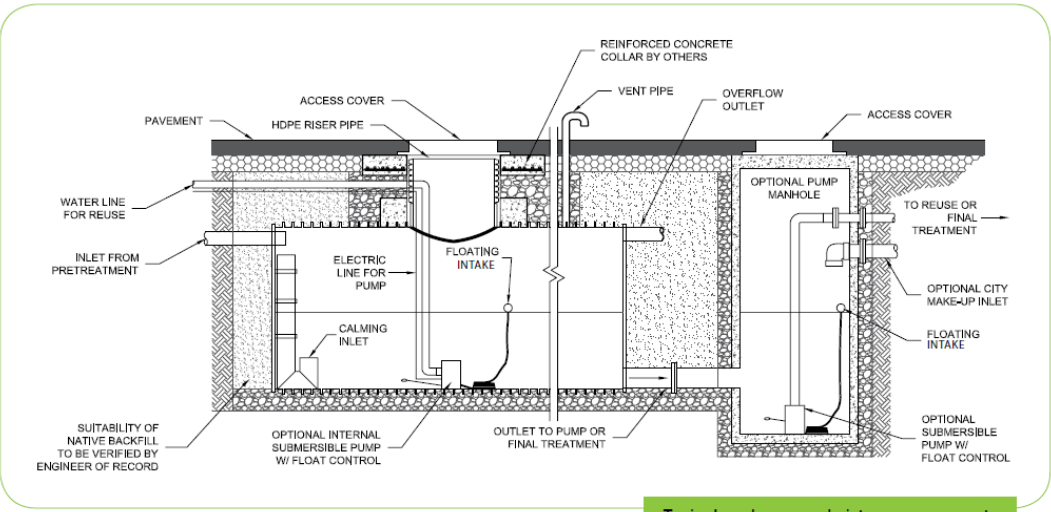
100.5 LID Design Criteria & Feasibility Analysis

Proposed peak mitigated flows and volumes have been calculated using the Los Angeles County HydroCalc Calculator. Per the Los Angeles County Department of Public Works' requirements, the peak mitigated flows and mitigated volumes are based on the 85th Percentile of rainfall or ¾" rainfall, whichever is greater. Our analysis shows the 85th Percentile to be greater, which shows to be 1.15 inches.

The tributary areas of the site of 3.44 acre site include building areas, proposed paved traffic circulation areas, and landscaping. The peak mitigated discharge volume was calculated to be 1,267 cubic feet (CF) for Area A, 1,843 CF for Area B, 1,267 CF for Area C, 4,018 CF for Area D, and 3,916 CF for Area E per the LA County HydroCalc Calculator.

Per the Geotechnical Engineering Investigation performed by Geocon West, Inc., dated September, 30, 2021, a stormwater infiltration system is not recommended at the site due to the observed groundwater level of 53 feet below the surface, and proposed subgrade parking extending to a total maximum depth of 60 feet. Since a minimum of 10 feet is required from the groundwater level to the bottom of a proposed infiltration device, it is reasonable to assume that infiltration is not feasible for the Project. Thus, a rainwater harvesting system is proposed for the Project. Stormwater will be pre-treated with an approved pretreatment structure prior to entering the cistern. Stormwater will then be metered out to the City storm drain system in coordination with the City, as irrigation for the site will be provided via greywater reuse.

Sample Rainwater Harvesting System



Typical underground cistern components

100.6 Conclusions

The Project's proposed drainage system is designed to provide storm water control and quality measures based on the current City of Beverly Hills requirements. The Project has been analyzed for adherence to Low Impact Development (LID) design requirements for stormwater treatment, along with stormwater runoff control for the 50-year (Q50) storm event per the Los Angeles County requirements.

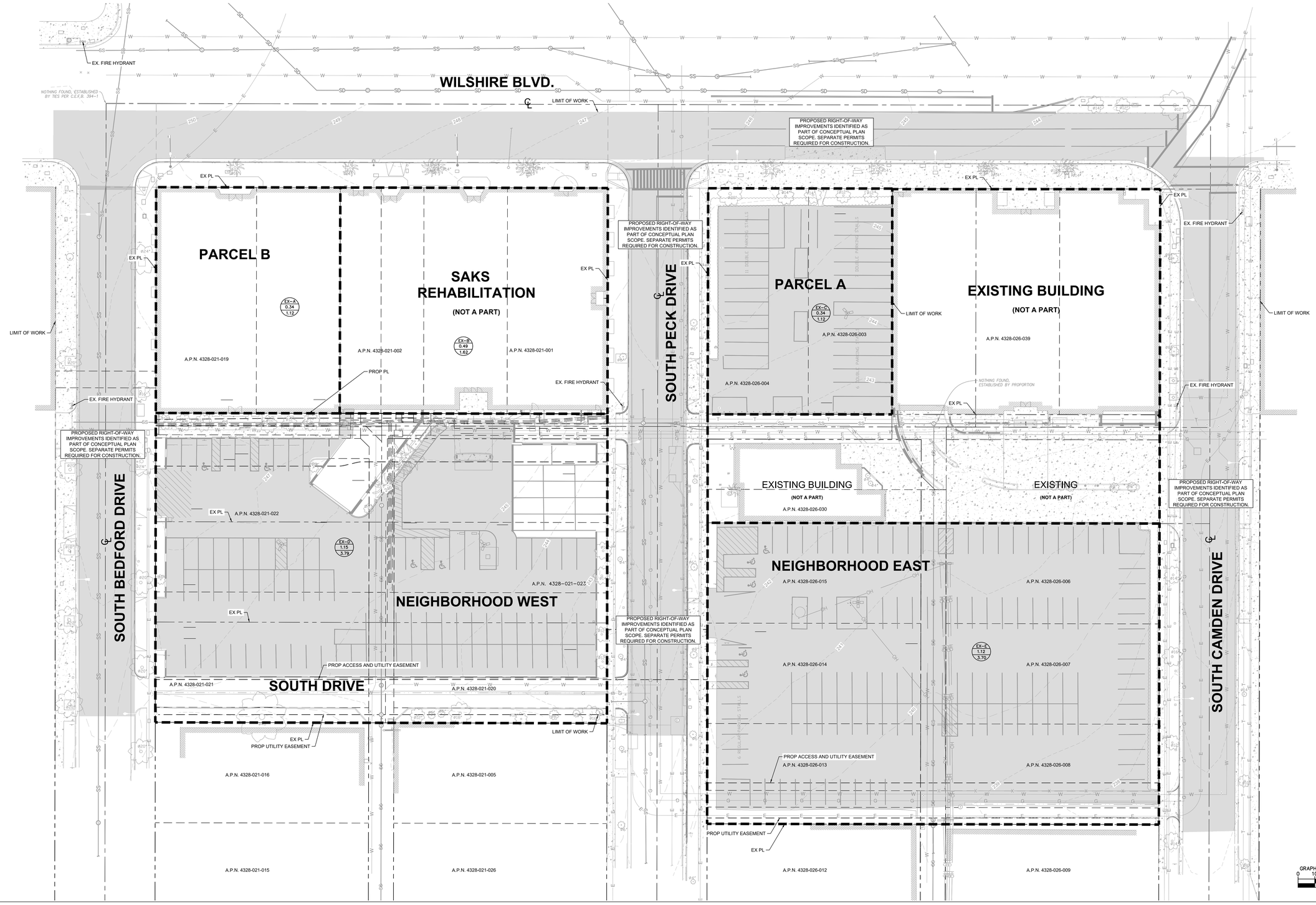
The analysis shows that the proposed development will not increase overall runoff from existing conditions. Overflow in high rain events will ultimately discharge via parkway drains to the surrounding streets of Bedford Drive, Wilshire Boulevard, and South Camden Drive. Since the total runoff from the site will not increase in the post-development condition, it has been determined that the existing storm drain system has adequate capacity for the proposed development.

100.7 Limitations

Kimley-Horn was retained to perform a limited preliminary hydrology analysis and report to support the California Environmental Quality Act analysis that is being prepared by the City of Beverly Hills. Our assessment is based on information provided to Kimley-Horn by others (municipality staff, design team, utility company representatives, etc.) up to the date of this report.

EXHIBIT 1

Existing Drainage Area Map



EXISTING DRAINAGE AREA MAP
SCALE: 1"=20'

4

DRAINAGE AREA LEGEND

- EXISTING CONTOUR
- DRAINAGE AREA
- DA–X / X.XX / XX — DRAINAGE AREA NUMBER, DRAINAGE AREA (ACRES), 50 YEAR FLOW (CFS)

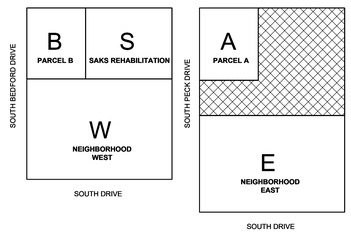
DRAINAGE CRITERIA

1. EXISTING DRAINAGE RESULTS PER LOS ANGELES COUNTY HYDROCALC 1.0.2:

EX-A		
TC =	5.0	MIN.
C =	0.90	
Intsy =	3.67	IN/HR
Q =	1.12	CFS
EX-B		
TC =	5.0	MIN.
C =	0.90	
Intsy =	3.67	IN/HR
Q =	1.62	CFS
EX-C		
TC =	5.0	MIN.
C =	0.90	
Intsy =	3.67	IN/HR
Q =	1.12	CFS
EX-D		
TC =	5.0	MIN.
C =	0.90	
Intsy =	3.67	IN/HR
Q =	3.79	CFS
EX-E		
TC =	5.0	MIN.
C =	0.90	
Intsy =	3.67	IN/HR
Q =	3.70	CFS
Q_{TOTAL} =	11.35	CFS

DRAWING: LEGEND & NOTES
SCALE: NTS

10



KEY PLAN
1"=100'

5

MARMOL RADZINER

HBC

STREETWORKS DEVELOPMENT

APPLICANT
HBC / STREETWORKS DEVELOPMENT
261 LIBERTY STREET
NEW YORK, NY 10007
TEL: (914) 949-8505

ARCHITECT
MARMOL RADZINER
1400 COLORADO AVENUE
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
600 S. FIGUEROA STREET, SUITE 2300, LOS ANGELES, CA 90017
PHONE: 213-261-4400

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9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

EXISTING DRAINAGE AREA MAP

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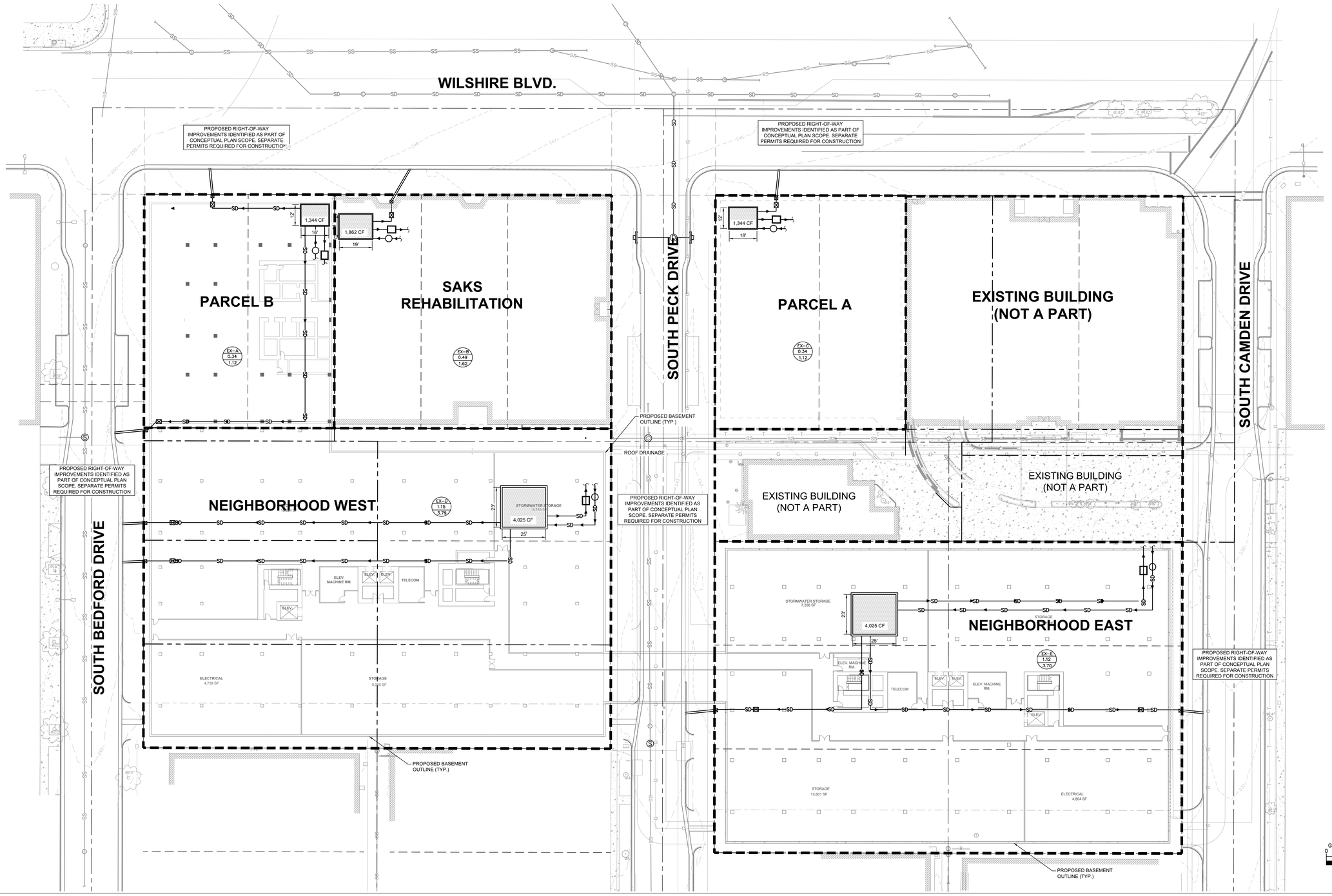
1

EXHIBIT 2

Proposed Drainage Area Map



PROPOSED DRAINAGE AREA MAP
SCALE: 1"=20'

4

DRAINAGE AREA LEGEND

——XXX——	PROPOSED CONTOUR
— — —XXX— — —	EXISTING CONTOUR
▬ ▬ ▬	DRAINAGE AREA
DA–X X.XX XX	DRAINAGE AREA NUMBER DRAINAGE AREA (ACRES) 50 YEAR FLOW (CFS)

DRAINAGE CRITERIA

1. EXISTING DRAINAGE RESULTS PER LOS ANGELES COUNTY HYDROCALC 1.0.2:

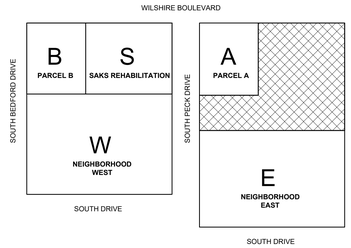
EX-A
TC = 5.0 MIN.
C = 0.90
$I_{50\text{-yr}}$ = 3.67 IN/HR
Q = 1.12 CFS

EX-B
TC = 5.0 MIN.
C = 0.90
$I_{50\text{-yr}}$ = 3.67 IN/HR
Q = 1.62 CFS

EX-C
TC = 5.0 MIN.
C = 0.90
$I_{50\text{-yr}}$ = 3.67 IN/HR
Q = 1.12 CFS

EX-D
TC = 5.0 MIN.
C = 0.90
$I_{50\text{-yr}}$ = 3.67 IN/HR
Q = 3.79 CFS

EX-E
TC = 5.0 MIN.
C = 0.90
$I_{50\text{-yr}}$ = 3.67 IN/HR
Q = 3.70 CFS
Q_{TOTAL} = 11.35 CFS



DRAWING: LEGEND & NOTES
SCALE: NTS
10

KEY PLAN
1"=100'
5

MARMOL RADZINER

HBC

STREETWORKS DEVELOPMENT

APPLICANT
HBC /
STREETWORKS
DEVELOPMENT
225 LIBERTY STREET
NEW YORK, NY 10007
TEL: (914) 949-6505

ARCHITECT
MARMOL RADZINER
12210 NEBRASKA AVENUE
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn

660 S. FIGUEROA STREET, SUITE 2050, LOS ANGELES, CA 90017
PHONE: 213-261-4040

9600 WILSHIRE BOULEVARD
9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

PROPOSED DRAINAGE AREA MAP

6/15/2023

PRELIMINARY

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2

Plotted By: Sample, Kyle Sheet Set: MARMOL BEVERLY HILLS Layout: C2.0 LID CONCEPT June 22, 2023 03:21:38pm K:\LDT_LDEV\099395001-Marmol Beverly Hills\CAD\Exhibits\2023.06.22 - Proposed Drainage Map\2023.06.22 - Beverly Hills Development - Proposed Drainage Map.dwg

APPENDIX A

HydroCalc Calculations – 50-yr Storm & 85TH Percentile

Peak Flow Hydrologic Analysis

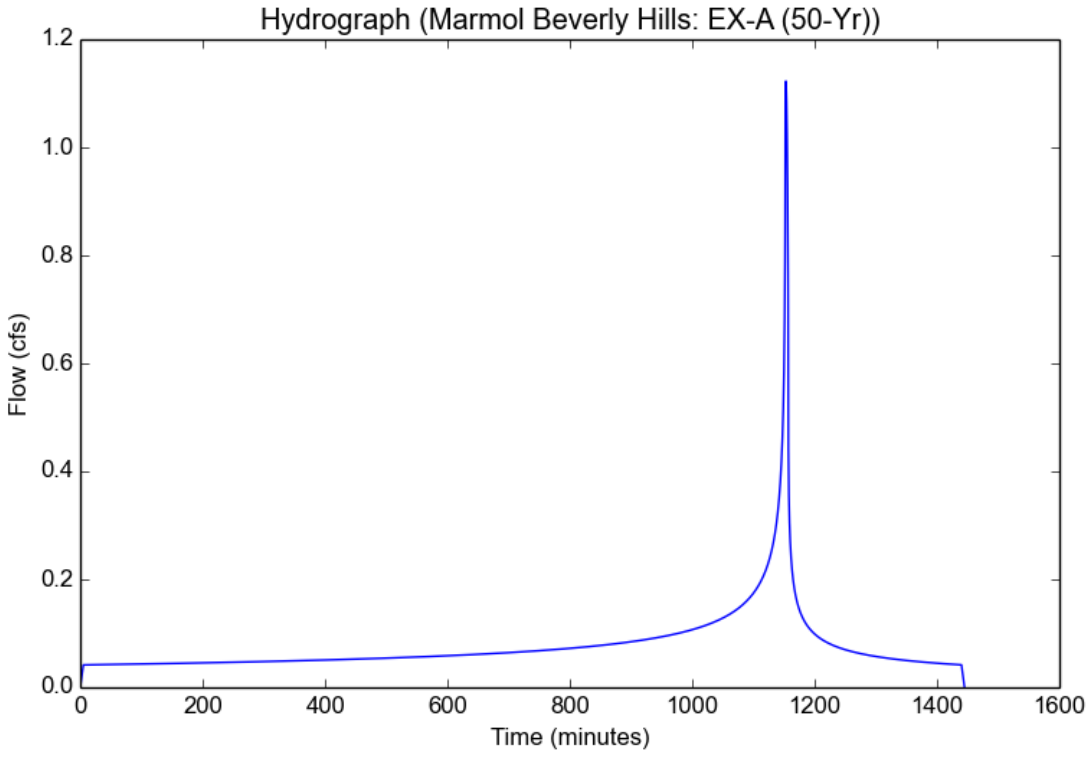
File location: K:/LDT_LDEV/099395001-Marmol Beverly Hills/Reports/H&H/Calculations/Hydrocalc - Pre/Marmol Beverly Hills - EX-A (50-Yr).pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Marmol Beverly Hills
Subarea ID	EX-A (50-Yr)
Area (ac)	0.34
Flow Path Length (ft)	175.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.15
Percent Impervious	1.0
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.15
Peak Intensity (in/hr)	3.6693
Undeveloped Runoff Coefficient (Cu)	0.8837
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.1228
Burned Peak Flow Rate (cfs)	1.1228
24-Hr Clear Runoff Volume (ac-ft)	0.1555
24-Hr Clear Runoff Volume (cu-ft)	6774.8421



Peak Flow Hydrologic Analysis

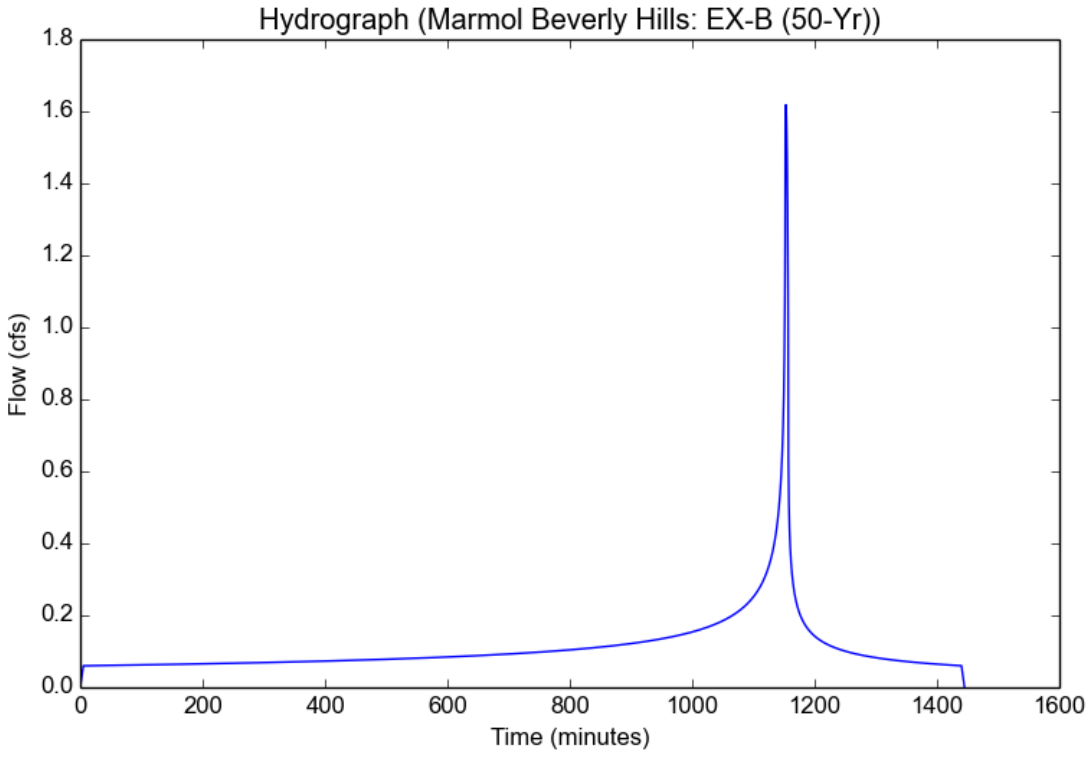
File location: K:/LDT_LDEV/099395001-Marmol Beverly Hills/Reports/H&H/Calculations/Hydrocalc - Pre/Marmol Beverly Hills - EX-B (50-Yr).pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Marmol Beverly Hills
Subarea ID	EX-B (50-Yr)
Area (ac)	0.49
Flow Path Length (ft)	210.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.15
Percent Impervious	1.0
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.15
Peak Intensity (in/hr)	3.6693
Undeveloped Runoff Coefficient (Cu)	0.8837
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.6181
Burned Peak Flow Rate (cfs)	1.6181
24-Hr Clear Runoff Volume (ac-ft)	0.2241
24-Hr Clear Runoff Volume (cu-ft)	9763.7431



Peak Flow Hydrologic Analysis

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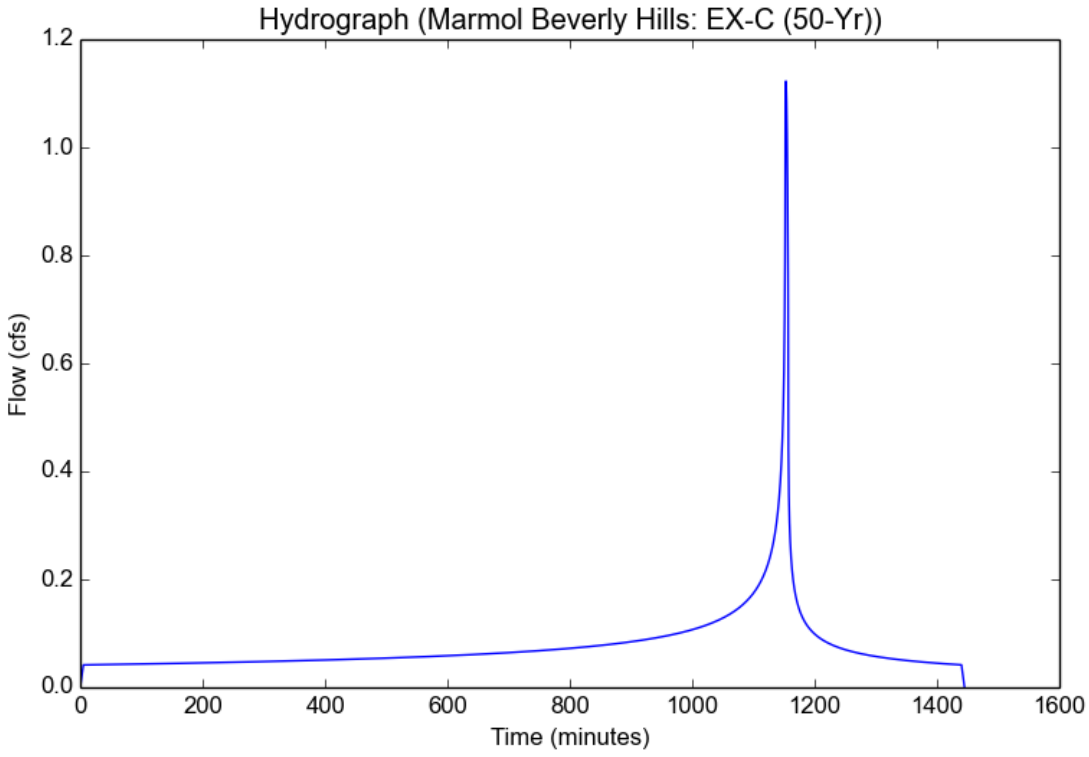
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Marmol Beverly Hills
Subarea ID	EX-C (50-Yr)
Area (ac)	0.34
Flow Path Length (ft)	175.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.15
Percent Impervious	1.0
Soil Type	17
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.15
Peak Intensity (in/hr)	3.6693
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.1228
Burned Peak Flow Rate (cfs)	1.1228
24-Hr Clear Runoff Volume (ac-ft)	0.1555
24-Hr Clear Runoff Volume (cu-ft)	6774.8421



Peak Flow Hydrologic Analysis

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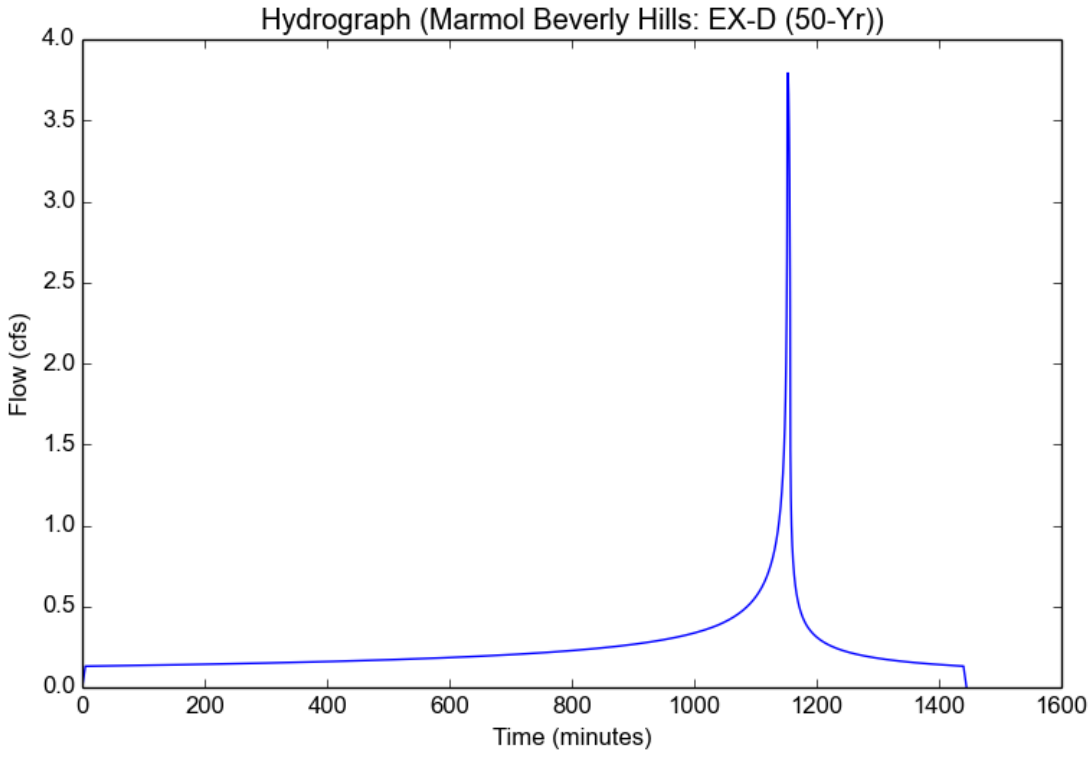
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Marmol Beverly Hills
Subarea ID	EX-D (50-Yr)
Area (ac)	1.15
Flow Path Length (ft)	330.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	6.15
Percent Impervious	0.92
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.15
Peak Intensity (in/hr)	3.6693
Undeveloped Runoff Coefficient (Cu)	0.8837
Developed Runoff Coefficient (Cd)	0.8987
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.7922
Burned Peak Flow Rate (cfs)	3.7922
24-Hr Clear Runoff Volume (ac-ft)	0.4934
24-Hr Clear Runoff Volume (cu-ft)	21493.0541



Peak Flow Hydrologic Analysis

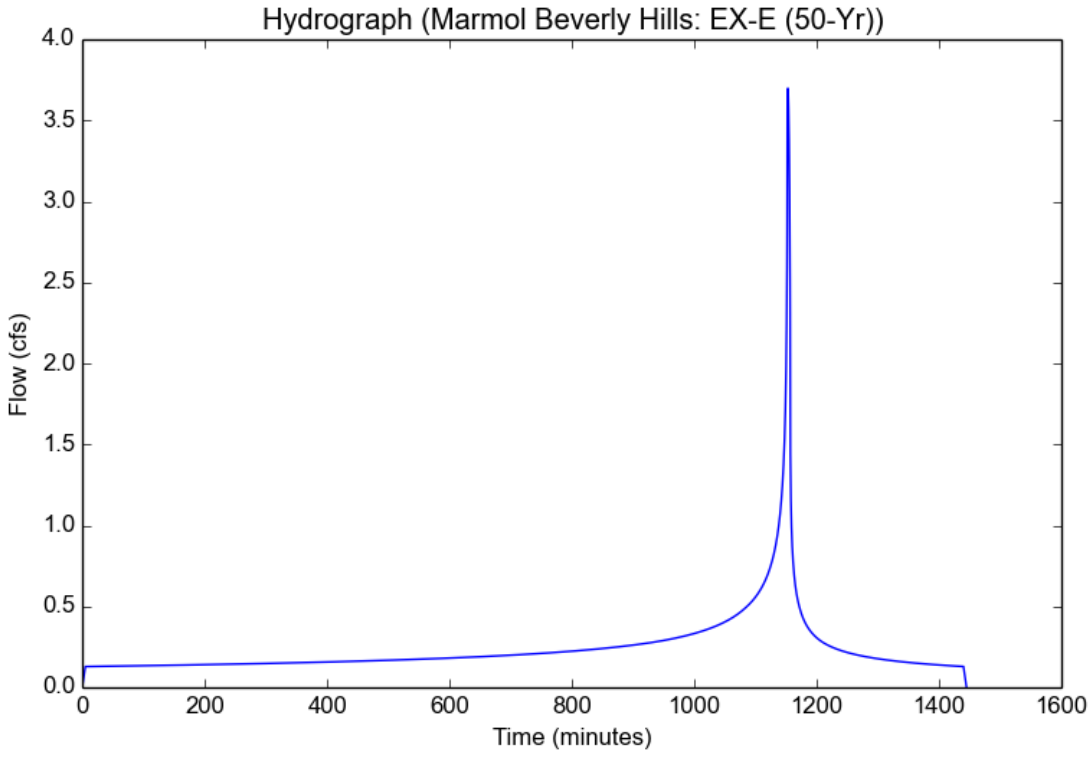
File location: K:/LDT_LDEV/099395001-Marmol Beverly Hills/Reports/H&H/Calculations/Hydrocalc - Pre/Marmol Beverly Hills - EX-E (50-Yr).pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Marmol Beverly Hills
Subarea ID	EX-E (50-Yr)
Area (ac)	1.12
Flow Path Length (ft)	325.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	6.15
Percent Impervious	0.93
Soil Type	17
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.15
Peak Intensity (in/hr)	3.6693
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.6986
Burned Peak Flow Rate (cfs)	3.6986
24-Hr Clear Runoff Volume (ac-ft)	0.4869
24-Hr Clear Runoff Volume (cu-ft)	21209.9667



Peak Flow Hydrologic Analysis

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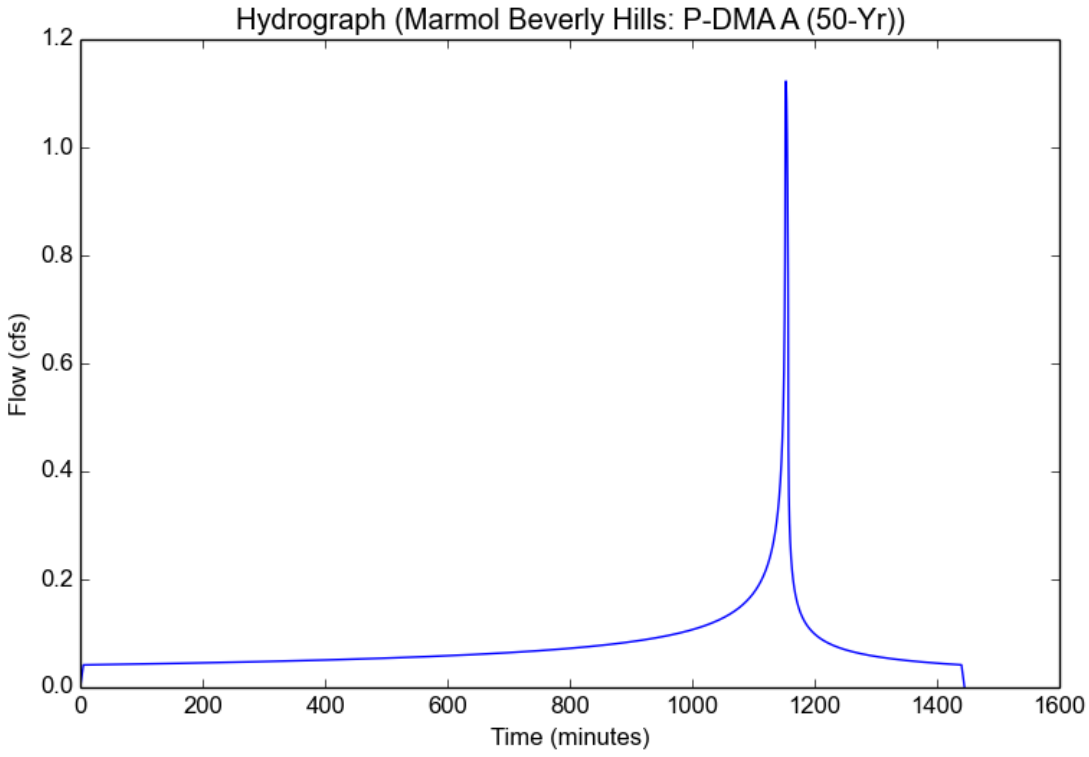
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Marmol Beverly Hills
Subarea ID	P-DMA A (50-Yr)
Area (ac)	0.34
Flow Path Length (ft)	175.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.15
Percent Impervious	1.0
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.15
Peak Intensity (in/hr)	3.6693
Undeveloped Runoff Coefficient (Cu)	0.8837
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.1228
Burned Peak Flow Rate (cfs)	1.1228
24-Hr Clear Runoff Volume (ac-ft)	0.1555
24-Hr Clear Runoff Volume (cu-ft)	6774.8421



Peak Flow Hydrologic Analysis

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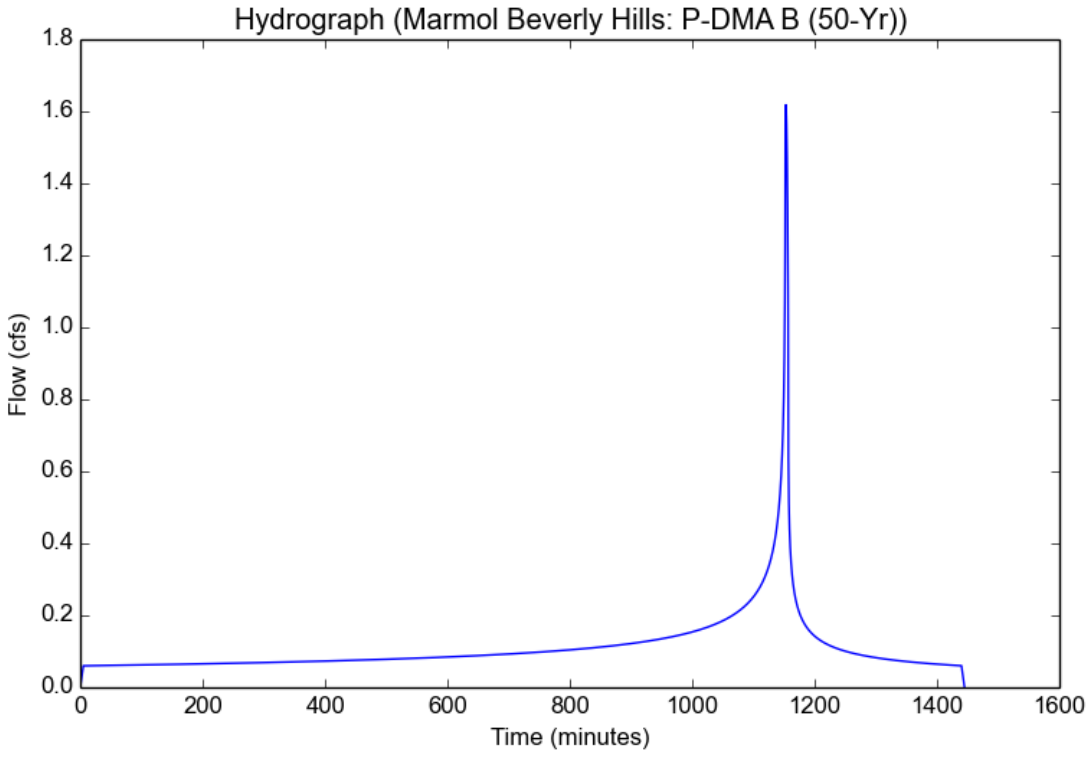
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Marmol Beverly Hills
Subarea ID	P-DMA B (50-Yr)
Area (ac)	0.49
Flow Path Length (ft)	210.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.15
Percent Impervious	1.0
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.15
Peak Intensity (in/hr)	3.6693
Undeveloped Runoff Coefficient (Cu)	0.8837
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.6181
Burned Peak Flow Rate (cfs)	1.6181
24-Hr Clear Runoff Volume (ac-ft)	0.2241
24-Hr Clear Runoff Volume (cu-ft)	9763.7431



Peak Flow Hydrologic Analysis

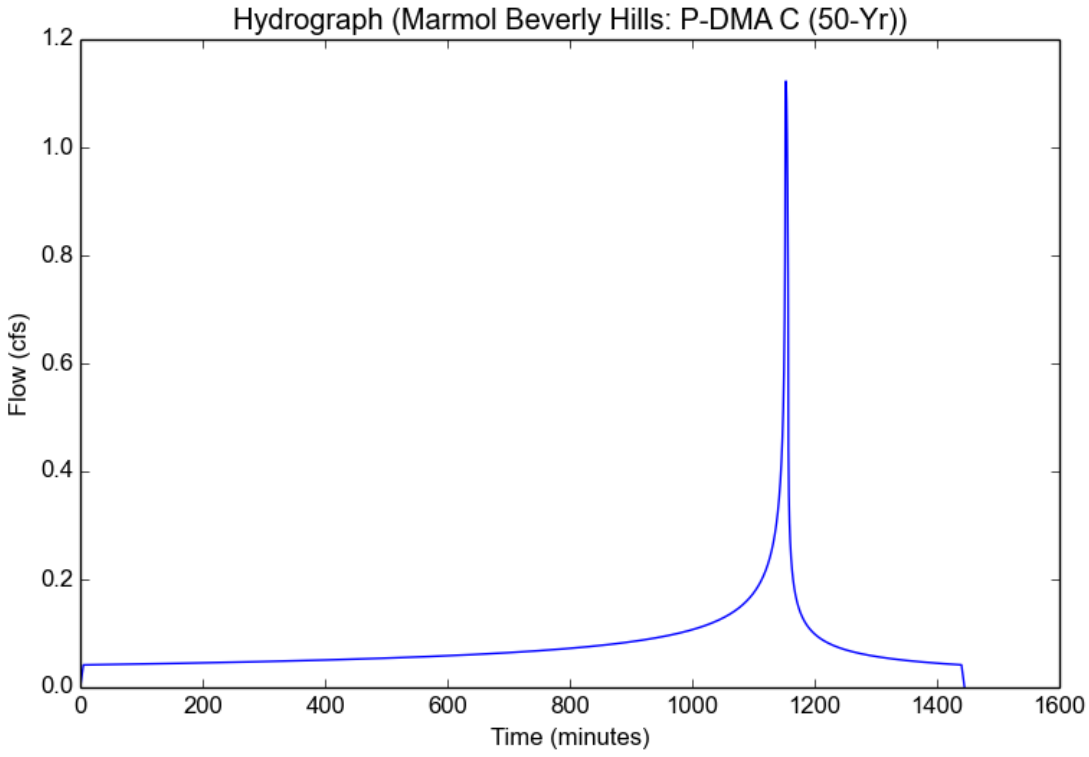
File location: K:/LDT_LDEV/099395001-Marmol Beverly Hills/Reports/H&H/Calculations/Marmol Beverly Hills - P-DMA C (50-Yr).pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Marmol Beverly Hills
Subarea ID	P-DMA C (50-Yr)
Area (ac)	0.34
Flow Path Length (ft)	175.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.15
Percent Impervious	1.0
Soil Type	17
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.15
Peak Intensity (in/hr)	3.6693
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.1228
Burned Peak Flow Rate (cfs)	1.1228
24-Hr Clear Runoff Volume (ac-ft)	0.1555
24-Hr Clear Runoff Volume (cu-ft)	6774.8421



Peak Flow Hydrologic Analysis

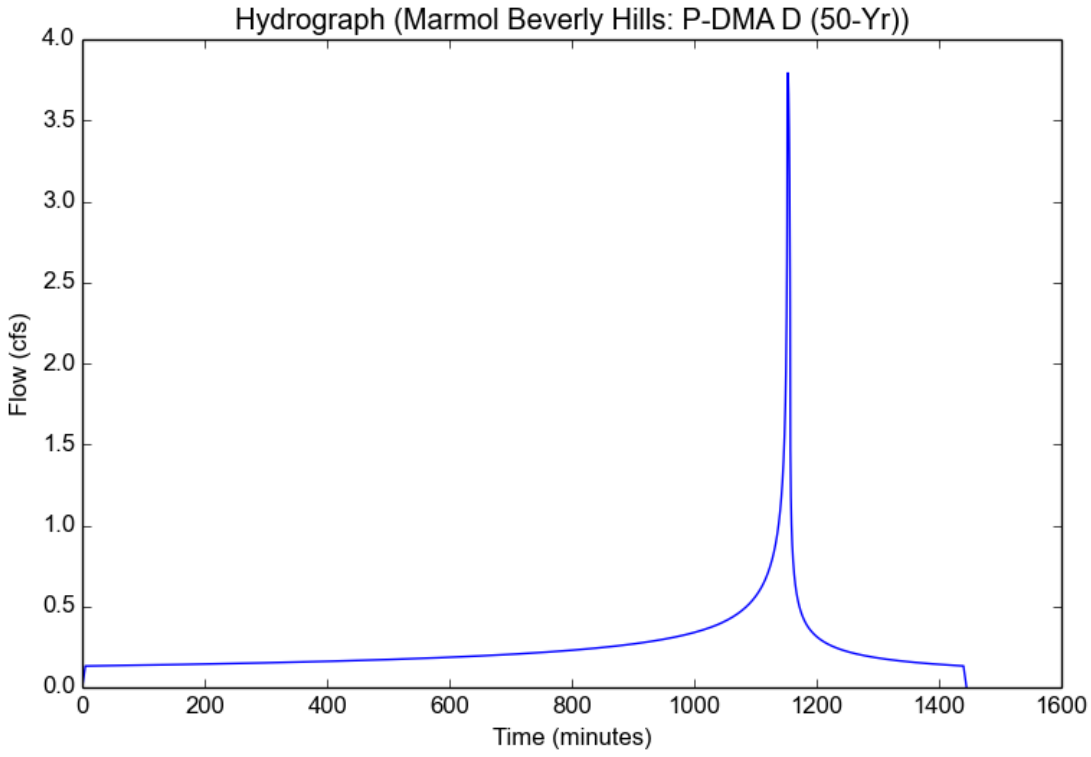
File location: K:/LDT_LDEV/099395001-Marmol Beverly Hills/Reports/H&H/Calculations/Marmol Beverly Hills - P-DMA D (50-Yr).pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Marmol Beverly Hills
Subarea ID	P-DMA D (50-Yr)
Area (ac)	1.15
Flow Path Length (ft)	330.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.15
Percent Impervious	0.93
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.15
Peak Intensity (in/hr)	3.6693
Undeveloped Runoff Coefficient (Cu)	0.8837
Developed Runoff Coefficient (Cd)	0.8989
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.7929
Burned Peak Flow Rate (cfs)	3.7929
24-Hr Clear Runoff Volume (ac-ft)	0.4975
24-Hr Clear Runoff Volume (cu-ft)	21670.7858



Peak Flow Hydrologic Analysis

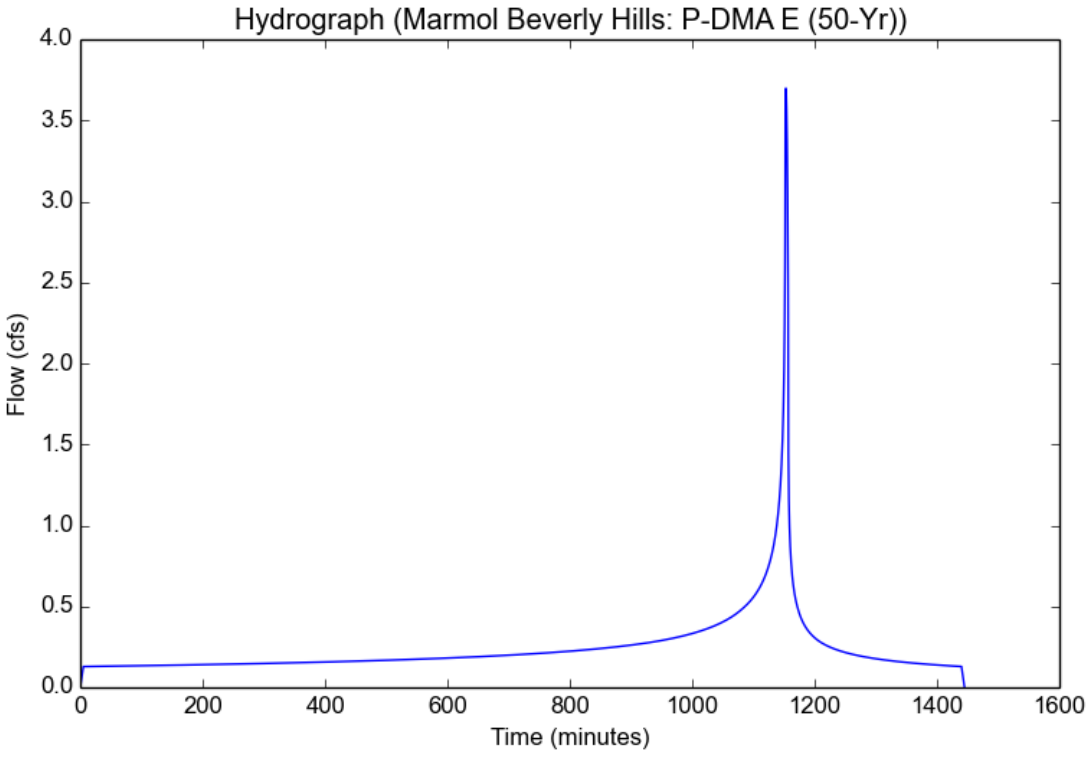
File location: K:/LDT_LDEV/099395001-Marmol Beverly Hills/Reports/H&H/Calculations/Marmol Beverly Hills - P-DMA E (50-Yr).pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Marmol Beverly Hills
Subarea ID	P-DMA E (50-Yr)
Area (ac)	1.12
Flow Path Length (ft)	325.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.15
Percent Impervious	0.93
Soil Type	17
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.15
Peak Intensity (in/hr)	3.6693
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.6986
Burned Peak Flow Rate (cfs)	3.6986
24-Hr Clear Runoff Volume (ac-ft)	0.4869
24-Hr Clear Runoff Volume (cu-ft)	21209.9667



SEWER AREA STUDY

PROJECT ADDRESS:

9600 Wilshire Boulevard
Beverly Hills, CA 90212

DATE:

July 14th, 2023

PREPARED FOR:

Streetworks Development / Saks & Company
225 Liberty Street
New York, NY 10007

PREPARED BY:

Kimley»Horn
660 South Figueroa Street, Suite 2050
Los Angeles, CA 90017
(213) 261-4040

KHA Project #099395001

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APPENDICES

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FlowMaster Flow Calculation Results ..... Appendix B
d/D Dry and Wet Weather Flows ..... Appendix C
Site Plans ..... Appendix D

ACRONYMS

AC	Acre
APN	Assessor's Parcel Number
APT	Apartment
CFS	Cubic Feet Per Second
EDU	Equivalent Dwelling Units
GPD/AC	Gallons per Day per Acre
GPM	Gallons per Minute
HDR	High Density Residential
IN	Inch
LF	Linear Feet
MG	Million Gallons
MGD	Million Gallons per Day
MDR	Medium Density Residential
MHDR	Medium High Density Residential
OS-CH	Open Space-Conservation Habitat
OS-R	Open Space Recreation
OS-R/Basin	Open Space Recreation/Basin
PA	Planning Area
POC	Point of Connection
SP	Specific Plan

1. INTRODUCTION

The 9600 Wilshire Boulevard Specific Plan ("Specific Plan") is generally located at 9570 through 9620 Wilshire Boulevard, 128 South Bedford Drive, 133 S. Camden Drive, and 128 and 133 S. Peck Drive (the exact boundaries of which are referred to as the "Specific Plan Area"). The Specific Plan would apply to an approximately four-net acre site located south of Wilshire Boulevard between South Bedford Drive to the west and South Camden Drive to the east, adjacent to the southwestern portion of the City of Beverly Hills. The Specific Plan Area generally consists of two rectangular blocks bisected by South Peck Drive. The Specific Plan would facilitate: the rehabilitation and adaptive reuse of the existing, Saks Women's Building in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures; the retention of the existing commercial building at 9570 Wilshire for continued commercial use; and the development of complementary residential, retail, office, hospitality, social club, boutique hotel, open space, and related uses, including privately owned and maintained, but publicly accessible open-air spaces in the form of the Terrace and the Via. The Specific Plan would permit up to 642,000 square feet of floor area within the specific plan boundaries, for a maximum aggregate floor area ratio of 3.7 averaged across the Specific Plan Area. Any new development within the Specific Plan Area would be implemented through the approval from time to time of a conceptual project plan, consistent with the proposed Specific Plan.

For purposes of CEQA review, the current "Project" is composed of both a programmatic review of the proposed Specific Plan and a project-level analysis of the conceptual plan included as part of the current Project application (the "Conceptual Plan"). The Conceptual Plan reflects an FAR of 3.52, which is within the limits of the Specific Plan. The Proposed Conceptual Plan development provides the basis for the physical configuration of the drainage system described below because this physical configuration would not change under any of the various build-out scenarios of the Specific Plan.

2. PROJECT INFORMATION

Kimley-Horn was tasked with analyzing the existing and proposed sewer facilities, which would serve the range of uses authorized by build-out of the Specific Plan, in order to verify the capacity of the facilities to accommodate the wastewater flows generated by the build-out of the Specific Plan. Analysis is performed to evaluate the greatest sewage generation that could foreseeably result from build-out of the Specific Plan (which necessarily includes construction and operation of the proposed Conceptual Plan), including under scenarios that consider construction and occupancy both with and without the Residential Conversion Units. After analyzing each such build-out scenario, the maximum sewage generation scenario was determined to be maximum build-out with no Residential Conversion Units (described in this Study, including Appendix A, as Scenario 1). Scenario 1 is therefore the focus of the following write-up. This methodology, analysis and discussion is intended to provide a conservative (worst-case) environmental analysis of build-out of the Specific Plan.

The Project is a proposed mixed-use development located near the intersection of Wilshire Boulevard and Peck Drive. It is bounded by Wilshire Boulevard to the north, Bedford Drive to the west, South Drive to the south, and Camden Drive to the east. The existing site consists of a commercial development. The Project location and surrounding vicinity are depicted in **Figure 1**.

Figure 1 – Project Vicinity

In addition to continued commercial use of approximately 107,000 square feet at 9570 Wilshire (an existing condition), the proposed Specific Plan permits a mix of residential and commercial uses, including up to: 213,000 square feet of development and tenant improvement on “Parcel B” and “Saks Rehabilitation”, 80,000 square feet of development on “Parcel A”, and 242,000 square feet of development across Neighborhood West and Neighborhood East, of which 2,000 square feet must be and up to 15,000 square feet may be Small Shop/Boutique Retail. The project also consists of subterranean parking, ancillary and loading docks, amenity spaces and public space redevelopment.

3. EXECUTIVE SUMMARY

The results of this report indicate that all the existing City sewer mains to be protected or reconstructed in place are sufficient to accommodate the proposed flow generated from the 9600 Wilshire Boulevard "Project".

4. METHODOLOGY

This report evaluates the sewer capacities in the Bedford Drive and Peck Drive to accommodate the proposed sewer peak flow from the developments and assesses the need for City sewer system improvements and upgrades.

The Manning Equation is the most commonly used equation to analyze gravity liquid flow within a pipe. It was applied to determine the normal depth (d) in each pipe with a certain diameter (D) by adding the existing and new flows (cfs) to each pipe segment from one manhole to another. The software, Bentley FlowMaster, was used to generate flow results, specifically for d/D, based on Manning’s equation.

Existing dry and wet weather sewer flows were referenced from the “d/D for Sewers s/o Wilshire Blvd. between Bedford Dr. & Camden Dr. and Alley s/o Wilshire Blvd. within the City of Beverly Hills” dated May

9, 2023 and the existing flows are shown in Table 1 and 2 below. These maps provide full flow pipe capacity, normal depth and pipe size. First, slopes are computed from these three values. Next, existing pipe flow is computed for total analysis.

Table 1 – City Existing Sewer Flow Rates (Dry Weather)

Alley S/O Wilshire Boulevard	554	560	0.02	8	1.05
Alley S/O Wilshire Boulevard	560	560A	0.05	8	1.31
Peck Drive	560A	560B	0.08	10	1.42
Peck Drive	560B	560C	0.07	10	2.42
Bedford Drive	592	593	0.27	18	9.52

*Slope was computed using full flow capacity data and assumed n=0.014
**Existing flow rate is computed using the normal depth, pipe diameter, and computed depth

Table 2 – City Existing Sewer Flow Rates (Wet Weather)

Alley S/O Wilshire Boulevard	554	560	0.03	8	1.05
Alley S/O Wilshire Boulevard	560	560A	0.07	8	1.31
Peck Drive	560A	560B	0.12	10	1.42
Peck Drive	560B	560C	0.09	10	2.42
Bedford Drive	592	593	0.38	18	9.52

*Slope was computed using full flow capacity data and assumed n=0.014
**Existing flow rate is computed using the normal depth, pipe diameter, and computed depth

Proposed sewer flows were calculated utilizing the County of Los Angeles estimated average daily sewage flow rates in Appendix A to estimate the proposed sewer flows for various land uses and occupancy types. A sewer exhibit is provided in Appendix A that details the manholes reconstructed or reconstructed in place for the purposes of this analysis.

The City of Beverly Hills Sewer System Management Plan identifies criteria for determining the action categories for existing pipeline based on d/D values and these status categories are Ok, Watch, Schedule, and Replace as listed in Table 2 below. If the new d/D values are greater than 0.75 in the existing City sewer mains, City sewer system upgrade will be required. Additionally, new sewer pipes were sized to have less than 0.50 d/D values.

Table 3 – Design Criteria for Existing Pipelines

< 18" diameter	Watch	Schedule	Replace
≥ 18" diameter	Ok	Watch	Replace

5. EXISTING CITY SEWER SYSTEM

Based on Appendix C d/D dry and wet weather flows provided by Public Works and Transportation Department in City of Beverly Hills dated May 9, 2023, the existing d/D and full flow rate (Q) in the cubic feet per second (cfs) are listed in 3 below. There are no adjacent developments anticipated to increase existing flows.

Table 4 – City Existing Sewer Flow Rates (Dry Weather)

Alley S/O Wilshire Boulevard	554	560	0.02	8	1.05	0.90	0.01
Alley S/O Wilshire Boulevard	560	560A	0.05	8	1.31	1.40	0.01
Peck Drive	560A	560B	0.08	10	1.42	0.50	0.02
Peck Drive	560B	560C	0.08	10	2.42	1.40	0.03
Bedford Drive	592	593	0.27	18	9.52	1.00	1.56

*Slope was computed using full flow capacity data and assumed n=0.014

**Existing flow rate is computed using the normal depth, pipe diameter, and computed depth

Table 5 – City Existing Sewer Flow Rates (Wet Weather)

Alley S/O Wilshire Boulevard	554	560	0.03	8	1.05	0.90	0.01
Alley S/O Wilshire Boulevard	560	560A	0.07	8	1.31	1.40	0.01
Peck Drive	560A	560B	0.12	10	1.42	0.50	0.04
Peck Drive	560B	560C	0.09	10	2.42	1.40	0.04
Bedford Drive	592	593	0.38	18	9.52	1.00	2.99

*Slope was computed using full flow capacity data and assumed n=0.014

**Existing flow rate is computed using the normal depth, pipe diameter, and computed depth

6. PROPOSED SEWER FLOW RATES

The proposed sewer flow rates generated from the Project were calculated utilizing the County of Los Angeles estimated average daily sewage flow rates in Appendix A to estimate the flows for various occupancy types. Each proposed occupancy type is assigned to a corresponding occupancy type from the County of Los Angeles estimated average daily sewage flow rates as shown in Tables 6-10. A peaking factor of 2.5 is applied for analysis.

Proposed redevelopment includes demolishing part of the existing 8” sewer main from MH 554 to 560, reconstructing the 8” sewer main from MH 560A to MH 560B in its existing place, and reconstructing the 8” main from MH 560B to MH 560C in its existing place. Proposed MH 560 will be a drop manhole diverting E-W flows within the alley to the main in Bedford Drive between MH 592 and 593. Refer to Figure 2 for the map of the proposed sewer network below.

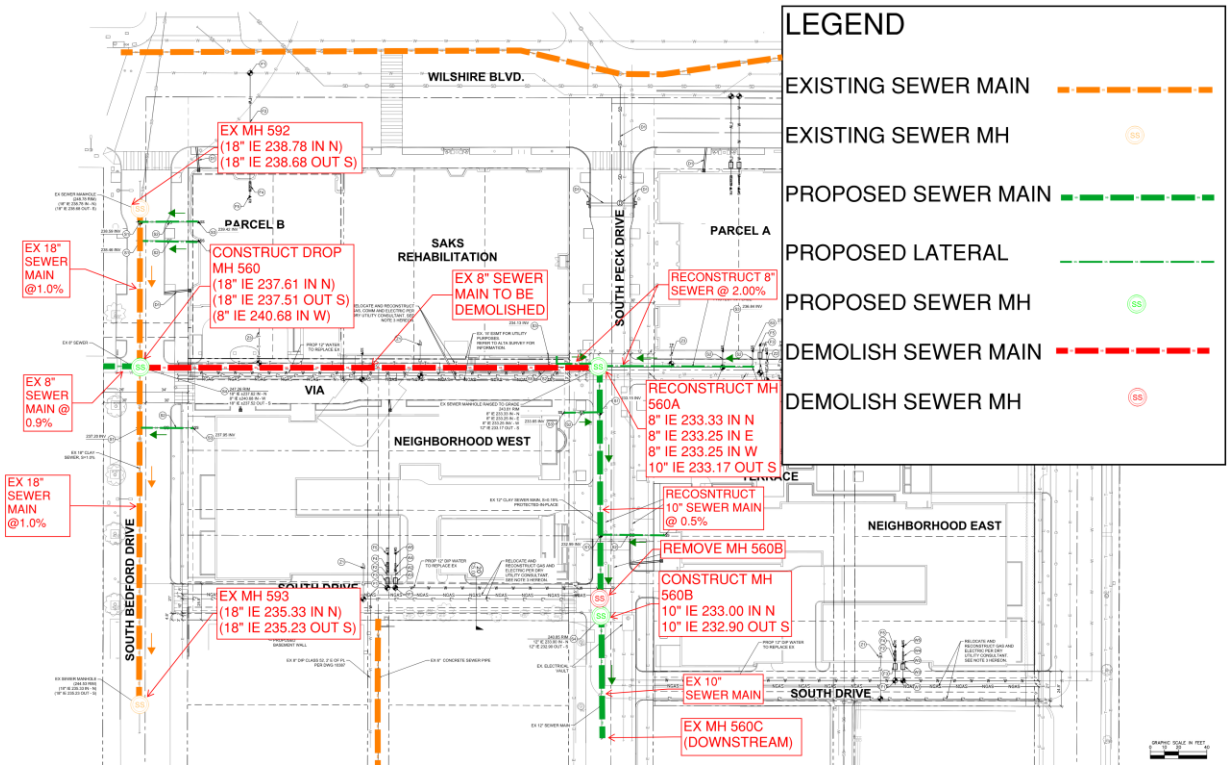


Figure 2 – Proposed Sewer Map

The proposed sewer flow generated from Parcel B building into the existing 18" sewer main within Bedford Drive between MH 592 and constructed MH 560 is shown in Table 6 below.

Table 6 – Parcel B Estimated Sewage Generation

RESTAURANT	Restaurant	275 Seats	50 gal / seat	13,750	0.021
OFFICE	Office Buildings	75,000 SF	200 gal / 1000 SF	15,000	0.023

Half of the proposed sewer flow generated from Neighborhood West is discharged into the existing 18" sewer main within Bedford Drive between constructed manhole 560 and 593. Table 7 shows the estimated sewer generation from West Residential.

Table 7 – Neighborhood West Estimated Sewage Generation

RESIDENTIAL – 3 BDR UNIT	3 Bedroom or more dwelling units	39 DU	300 gal / DU	11,700	0.018
SMALL SHOP / BOUTIQUE RETAIL	Restaurant	188 Seats	50 gal / seat	9,400	0.015

Discharge from Saks Rehabilitation development, Parcel A, Neighborhood East building, and half of the discharge from Neighborhood West building connect into the reconstructed 10" sewer main between MH 560A and MH 560B. Table 8 shows the estimated sewage generation for Saks Rehabilitation, Table 9 for Parcel A generation, and Table 10 for Neighborhood East.

Table 8 – Saks Rehabilitation Estimated Sewage Generation

BOUTIQUE HOTEL	Hotels	50 Rooms	150 gal / room	7,500	0.012
SOCIAL / SPA	Restaurant	250 Seats	50 gal / seat	12,500	0.019
RESTAURANT / RETAIL	Restaurant	825 Seats	50 gal / seat	41,250	0.064
New Average Flow				**61,250**	**0.095**
New Peak Flow				**153,125**	**0.237**

Table 9 – Parcel A Estimated Sewage Generation

RESTAURANT / RETAIL	Restaurant	1,000 Seats	50 gal / seat	50,000	0.077
OFFICE	Office Buildings	40,000 SF	200 gal / 1000 SF	8,000	0.012

Table 10 – Neighborhood East Estimated Sewage Generation

RESIDENTIAL – 3 BDR UNIT	3 bedroom or more dwelling units	31 DU	300 gal / DU	9,300	0.014
SMALL SHOP / BOUTIQUE RETAIL	Restaurant	188 Seats	50 gal / seat	9,400	0.015

7. SUMMARY

A summary of new d/D are listed in Table 11 and 12 below based on the proposed sewer flow rates in dry and wet weather, respectively.

The new peak flow in dry weather discharged to existing MH 560C in Peck Drive is 0.604 cfs and the new peak flow in dry weather discharged to existing MH 593 in Bedford Drive is 1.722 cfs. The new peak flow

in wet weather discharged to existing MH 560C in Peck Drive is 0.614 cfs and the new peak flow in wet weather discharged to existing MH 593 in Bedford Drive is 3.152 cfs.

The new d/D values were compared to the criteria listed in Table 3 to determine the necessity of City sewer system upgrades. The results indicate that all the existing City sewer mains assessed in this report are sufficient to accommodate the proposed flow generated from the 9600 Wilshire Boulevard project with less than 0.5 d/D value. Figure 3-6 shows the normal depth in the ultimate downstream discharge points in Bedford Drive and Peck Drive, MH 560-3 to MH 560C and MH 592 to MH 593, in both wet and dry conditions.

Table 11 – City Proposed Sewer Flow Rates (Dry Weather)

Alley S/O Wilshire Boulevard	554	560*	8	0.02	0.01	0.075	0.010
Alley S/O Wilshire Boulevard	560*	560A**	8	0.05	0.01	-	-
Peck Drive	560A**	560B**	10	0	0	0.44	0.574

*MH 560 is reconstructed in Bedford Drive

**MH 560A and 560B are reconstructed in place within Peck Drive.

Table 12 – City Proposed Sewer Flow Rates (Wet Weather)

Alley S/O Wilshire Boulevard	554	560*	8	0.03	0.01	0.075	0.010
Alley S/O Wilshire Boulevard	560*	560A**	8	0.07	0.01	-	-
Peck Drive	560A**	560B**	10	0	0	0.44	0.574

Figure 3 – City Proposed Sewer Flow Rates in Pipe MH 560B to MH 560C (Dry Weather)

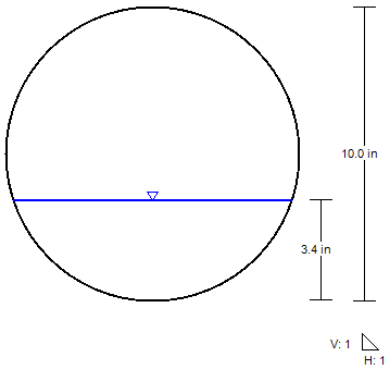


Figure 4 – City Proposed Sewer Flow Rates in Pipe MH 560B to MH 560C (Wet Weather)

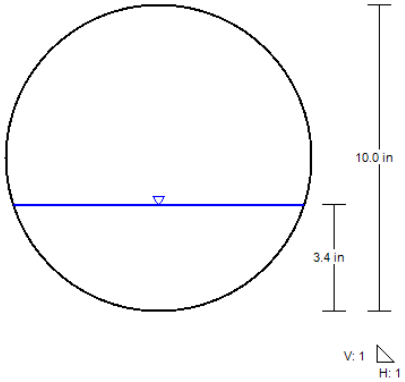


Figure 5 – City Proposed Sewer Flow Rates in Pipe MH 592 to MH 560 (Dry Weather)

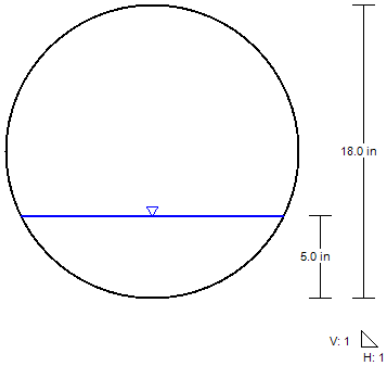


Figure 6 – City Proposed Sewer Flow Rates in Pipe MH 592 to MH 560 (Wet Weather)

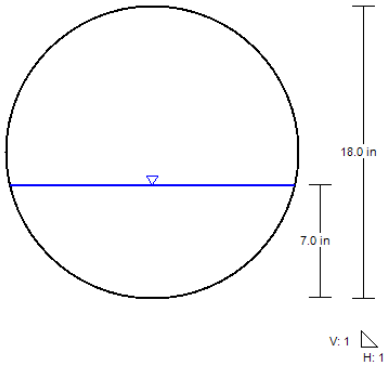


Figure 7 – City Proposed Sewer Flow Rates in Pipe MH 560 to MH 593 (Dry Weather)

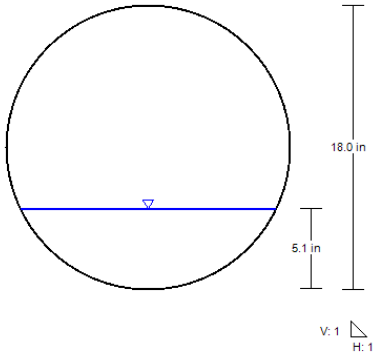
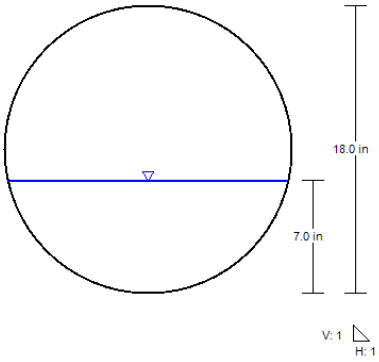


Figure 8 – City Proposed Sewer Flow Rates in Pipe MH 560 to MH 593 (Wet Weather)



APPENDIX A

County of Los Angeles Estimated Average Daily Sewage Flows

Development Scenarios for Sewer Impact Study

		Conceptual Plan Buildout Scenario 3 (From PD Table 2-5)		Maximum Buildout of the Specific Plan with Residential Conversion Scenario 2		Maximum Buildout of the Specific Plan with No Residential Conversion Scenario 1	
Building Area	**Land Use**	**Square Footage**	**Residential Units/ Boutique Hotel Rooms**	**Square Footage**	**Residential Units/ Boutique Hotel Rooms**	**Square Footage**	**Residential Units/ Boutique Hotel Rooms**
Parcel A	**Restaurant/Retail**	11,657		40,000		40,000	
	Office	58,796		40,000		40,000	
	Circulation[1]	3,161		0		0	
	Total	73,614	**0**	80,000	**0**	80,000	**0**
Parcel B	**Restaurant/Retail**	3,046		11,000		11,000	
	Office	67,108		0		75,000	
	Lobby	4,034		0		0	
	Circulation	2,553		0		0	
	porte-cochere/valet space[2]	2,777		0		0	
	Total-	79,518	0	11,000	0	86,000	0
Saks Rehabilitation	**Restaurant/Retail**	28,998		33,000		33,000	
	Boutique Hotel	41,356	40	0	0	55,000	50
	Social Club	14,965		0		16,000	
	Spa	17,215		19,000		23,000	
	Circulation	6,056		0		0	
	Total	108,590	40	52,000	0	127,000	50
Parcel B/Saks Rehab	**Dwellings**	0	0	150,000	75	0	0
Parcel B/Saks Rehab TOTAL		**188,108**		**213,000**		**213,000**	
Neighborhood East	**Dwellings**	101,303	30		31		31
	Small Shop/Boutique Retail	5,041		7,500		7,500	
	Lobby/Amenity	3,262					
	Circulation	6,299					
	Total	115,905	30		31		31
Neighborhood West	**Dwellings**	101,030	38		39		39
	Small Shop/Boutique Retail	5,540		7,500		7,500	
	Lobby/Amenity	3,294					
	Circulation	6,440					
	Total	116,304	38		39		39
	Total Wilshire District Commercial (3) **- Boutique Hotel or Social Club Suites**	**261,722**	**40**	**143,000**	**0**	**293,000**	**50**
	Total Wilshire District - Residential Conversion Units		**0**		**75**		**0**
	Total Neighborhood District Residential Dwelling Units + Small Shop/Boutique Retail	**10,581**	**68**	**15,000**	**70**	**15,000**	**70**
Scenario Description from PD Section		In addition to continued commercial use of approximately 107,000 SF at 9570 Wilshire, the Wilshire Boulevard District would have 261,722 sf of commercial; the Neighborhood District would have 68 residential units and 10,581 sf of ground floor Small Shop/Boutique Retail. **LU totals above match this description.**		In addition to continued commercial use of approximately 107,000 SF at 9570 Wilshire, the Wilshire Boulevard District would have (i) 143,000 sf of commercial and (ii) 75 residential units located above the ground floor within the Saks Rehabilitation and Parcel B subareas; the Neighborhood District would have 70 residential units and 15,000 sf of ground floor Small Shop/Boutique Retail . **LU totals above match this description.**		In addition to continued commercial use of approximately 107,000 SF at 9570 Wilshire, the Wilshire Boulevard District would have 293,000 sf of commercial; the Neighborhood District would have 70 residential units and 15,000 sf of ground floor Small Shop/Boutique Retail. **LU totals above match this description.**

Notes:

[1] As used throughout this table, "Circulation" refers to building areas such as corridors, ground floor lobby, ground floor lobby amenities, stair vestibules.

[2] For information purposes, this figure includes 2,777 sf associated with the porte-cochere/valet space which do not constitute floor area under the BHMC or the proposed Specific Plan.

(3) In addition to continued commercial use of approximately 107,000 SF at 9570 Wilshire.

Estimated Average Daily Sewage Flows for Various Occupancies

Occupancy	Abbreviation	*Average daily flow	
Apartment Buildings:			
Bachelor or Single dwelling units	Apt	150	gal/D.U.
1 bedroom dwelling units	Apt	200	gal/D.U.
2 bedroom dwelling units	Apt	250	gal/D.U.
3 bedroom or more dwelling units	Apt	300	gal/D.U.
Auditoriums, churches, etc.	Aud	5	gal/seat
Automobile parking	P	25	gal/1000 sq ft gross floor area
Bars, cocktails lounges, etc.	Bar	20	gal/seat
Commercial Shops & Stores	CS	100	gal/1000 sq ft gross floor area
Hospitals (surgical)	HS	500	gal/bed
Hospitals (convalescent)	HC	85	gal/bed
Hotels	H	150	gal/room
Medical Buildings	MB	300	gal/1000 sq ft gross floor area
Motels	MB	150	gal/unit
Office Buildings	Off	200	gal/1000 sq ft gross floor area
Restaurants, cafeterias, etc.	R	50	gal/seat
Schools:			
Elementary or Jr. High	S	10	gal/student
High Schools	HS	15	gal/student
Universities or Colleges	U	20	gal/student
College Dormitories	CD	85	gal/student

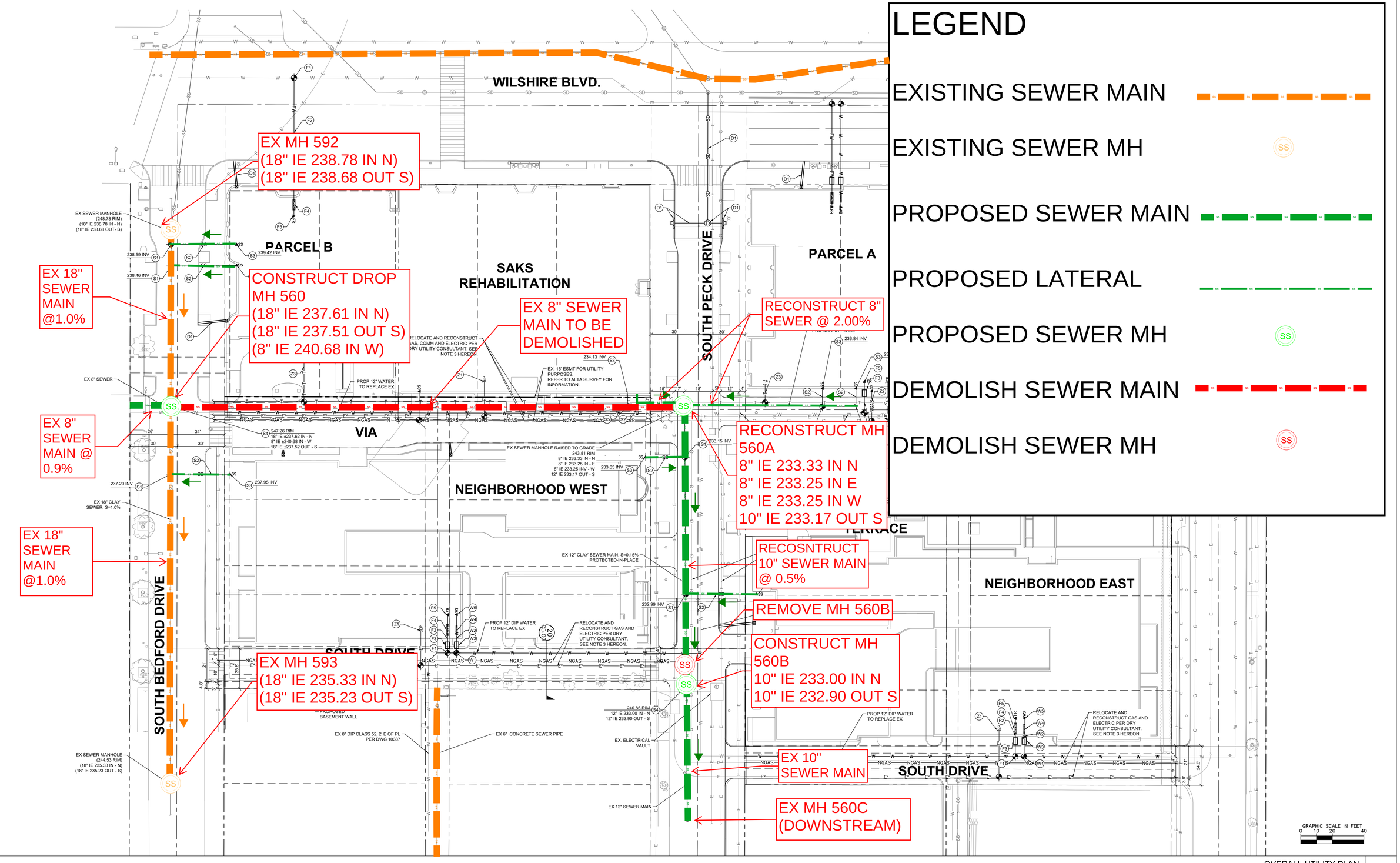
*Multiply the average daily flow by 2.5 to obtain the peak flow

Zoning Coefficients

Zone	Coefficient (cfs/Acre)
Agriculture ----------	0.001
Residential*:	
R-1 ----------	0.004
R-2 ----------	0.008
R-3 ----------	0.012
R-4 ----------	0.016*
Commercial:	
C-1 through C-4 ----------	0.015*
Heavy Industrial:	
M-1 through M-4 ----------	0.021*

* Individual building, commercial or industrial plant capacities shall be the determining factor when they exceed the coefficients shown

* Use 0.001 (cfs/unit) for condominiums only



LEGEND

- EXISTING SEWER MAIN
- EXISTING SEWER MH
- PROPOSED SEWER MAIN
- PROPOSED LATERAL
- PROPOSED SEWER MH
- DEMOLISH SEWER MAIN
- DEMOLISH SEWER MH

OVERALL UTILITY PLAN
SCALE: 1"=20'

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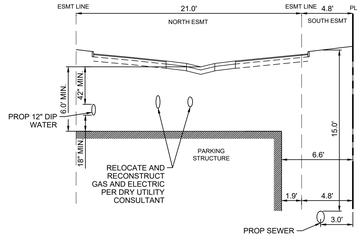

SOUTH DRIVE SECTION
SCALE: 1"=5'

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ABBREVIATIONS

BLDG	- BUILDING
CB	- CATCH BASIN
CDS	- CONTINUOUS DEFLECTION SEPARATION
C/L	- CENTERLINE
CONC.	- CONCRETE
CONST.	- CONSTRUCT, CONSTRUCTION
DI	- DRAIN INLET
DIP	- DUCTILE IRON PIPE
DW	- DOMESTIC WATER
ELEC	- ELECTRIC
FW	- FIRE WATER
G	- GAS
INV	- INVERT
IRR	- IRRIGATION WATER
MH	- MANHOLE
N	- NORTH
NTS	- NTS
PCC	- PORTLAND CEMENT CONCRETE
PL	- PROPERTY LINE
PVC	- POLYVINYL CHLORIDE
RD	- ROOF DRAIN
R/W	- RIGHT-OF-WAY
S	- SEWER
SD	- STORM DRAIN
STA	- STATION
SS	- SANITARY SEWER
SPPWC	- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
T	- TELEPHONE
W	- WATER

GENERAL NOTES

1. ALL SURVEY MONUMENTS, STREET LIGHTS, PARKING METERS, AND UNDERGROUND UTILITIES, AND ANY OFF-SITE IMPROVEMENTS AFFECTED BY DEMOLITION SHALL BE RE-ESTABLISHED PER CITY STANDARDS, OR AS OTHERWISE PERMITTED BY THE CITY AS PERMITTED BY THE SPECIFIC PLAN AND SHALL BE PAID FOR BY THE APPLICANT.
2. OFF-SITE IMPROVEMENTS CONSIST OF REMOVAL AND REPLACEMENT THAT IS NOT LIMITED TO: CURB AND GUTTER, CURB DRAINS, DRIVEWAY APPROACHES, SIDEWALK, AND ASPHALT PAVEMENT IN ACCORDANCE WITH CITY STANDARDS. OR AS OTHERWISE PERMITTED BY THE CITY AS PERMITTED BY THE SPECIFIC PLAN AND SHALL BE PAID FOR BY THE APPLICANT.
3. OFF-SITE IMPROVEMENTS MUST CONFORM TO CURRENT ADA AND APPLICABLE CITY STANDARDS.
4. UNLESS OTHERWISE PERMITTED BY THE CITY AS PERMITTED BY THE SPECIFIC PLAN, THE APPLICANT WILL NOT CONSTRUCT IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT APPROVED BY CITY COUNCIL.
5. WRITTEN APPROVAL IS REQUIRED BY ENGINEERING DIVISION FOR APPROVAL OF ANY TYPE OF TEMPORARY CONSTRUCTION ENCROACHMENT WITHIN PUBLIC RIGHT-OF-WAY AND IN ACCORDANCE WITH CITY COUNCIL RESOLUTION 71-R-4269. SHORING IS PROHIBITED FROM PROJECTING INTO ALLEYS.
6. INDEMNITY BOND MUST BE SUBMITTED AND APPROVED BY CITY ATTORNEY PRIOR TO EXCAVATION.
7. TRAFFIC CONTROL PLANS ARE TO BE REVIEWED AND APPROVED BY CITY'S TRAFFIC ENGINEERING PRIOR TO CONSTRUCTION.

EXISTING UTILITY NOTE

1. THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
2. MEANS AND METHODS OF PROTECTING IN PLACE EXISTING UTILITIES WITHIN PECK DRIVE PER CONTRACTOR IN COORDINATION WITH THE CITY OF BEVERLY HILLS AND APPLICABLE AUTHORITIES HAVING JURISDICTION.
3. RELOCATION OR RECONSTRUCTION OF EXISTING UTILITIES SHALL REQUIRE ADJUSTMENT OF EXISTING EASEMENT PER SEPARATE INSTRUMENT. LOCATION OF EXISTING UTILITIES SHALL BE POTHOLED AND VERIFIED PRIOR TO CONSTRUCTION. UTILITY RECONSTRUCTION SHALL MEET THE SEPARATION REQUIREMENT OF UTILITY AGENCIES/COMPANIES AND ANY VARIANCE REQUIREMENT SHALL BE COORDINATED PRIOR TO CONSTRUCTION.

DOMESTIC WATER

- (W1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH CITY OF BEVERLY HILLS.
- (W2) INSTALL DOMESTIC WATER LATERAL.
- (W3) INSTALL DOMESTIC WATER METER. COORDINATE WITH CITY OF BEVERLY HILLS.
- (W4) INSTALL REDUCED PRESSURE ASSEMBLY, OR APPROVED EQUAL. COORDINATE INSTALLATION WITH CITY OF BEVERLY HILLS.
- (W5) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

FIRE WATER

- (F1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH THE CITY OF BEVERLY HILLS.
- (F2) INSTALL FIRE WATER LATERAL.
- (F3) INSTALL FIRE WATER METER. COORDINATE WITH CITY OF BEVERLY HILLS.
- (F4) INSTALL DOUBLE DETECTOR CHECK ASSEMBLY, OR APPROVED EQUAL. SIZE PER PLAN. COORDINATE WITH CITY OF BEVERLY HILLS.
- (F5) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

SEWER KEYNOTES

- (S1) CONNECT TO EXISTING SEWER MAIN.
- (S2) INSTALL PVC SEWER LATERAL (S=2.0% MIN.).
- (S3) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.
- (S4) CONSTRUCT NEW SEWER MANHOLE.
- (S5) CONSTRUCT NEW SEWER CLEANOUT.

STORM DRAIN KEYNOTES

- (D1) PROPOSED STORM DRAIN PIPING AND APPURTENANCES. REFER TO C3.01 - OVERALL GRADING AND DRAINAGE PLAN FOR DESIGN INFORMATION.

DRY UTILITY KEYNOTES

NOTE: DRY UTILITES ARE SHOWN FOR REFERENCE ONLY. REFER TO DRAWINGS AND SPECS BY OTHERS FOR MORE INFORMATION. SHOWN FOR COORDINATION PURPOSES ONLY.

- (Z1) ELECTRICAL CONDUIT PER DRY UTILITY CONSULTANT
- (Z2) GAS PIPE PER DRY UTILITY CONSULTANT
- (Z3) TELECOM SERVICE PER DRY UTILITY CONSULTANT

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- CIVIL LIMIT OF WORK LINE
- SS — PROPOSED SANITARY SEWER PIPE
- SD — PROPOSED STORM DRAIN PIPE (< 12"Ø)
- PROPOSED STORM DRAIN PIPE (> 12"Ø)
- W — PROPOSED WATER PIPE
- DW — PROPOSED DOMESTIC WATER PIPE
- FW — PROPOSED FIRE WATER PIPE
- POINT OF CONNECTION TO EXISTING UTILITY LINES OR MAINS
- ▲SS BUILDING POINT OF CONNECTION

DRAWING: LEGEND & NOTES
SCALE: NTS

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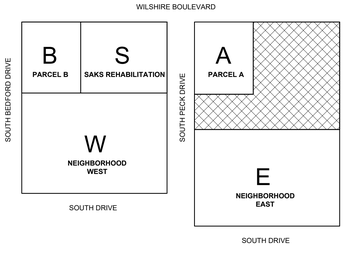

KEY PLAN
1"=100'

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MARMOL RADZINER

HBC

STREETWORKS DEVELOPMENT

APPLICANT
HBC / STREETWORKS DEVELOPMENT
201 LIBERTY STREET
NEW YORK, NY 10007
TEL: (914) 949-8305

ARCHITECT
MARMOL RADZINER
1000 SAN VICENTE AVENUE
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn

600 S. FIGUEROA STREET, SUITE 1100, LOS ANGELES, CA 90017
PHONE: 213-261-4400

9600 WILSHIRE BOULEVARD
9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

OVERALL UTILITY PLAN

10/17/2022

2021023

C5.00

APPENDIX B

FlowMaster Flow Calculation Results

MH 559-560 EX Dry Slope Calc

Project Description	
Friction Method	Manning Formula
Solve For	Full Flow Slope

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.010 ft/ft
Normal Depth	8.0 in
Diameter	8.0 in
Discharge	1.13 cfs

Results	
Channel Slope	0.010 ft/ft
Normal Depth	8.0 in
Flow Area	0.3 ft²
Wetted Perimeter	2.1 ft
Hydraulic Radius	2.0 in
Top Width	0.00 ft
Critical Depth	6.1 in
Percent Full	100.0 %
Critical Slope	0.012 ft/ft
Velocity	3.25 ft/s
Velocity Head	0.16 ft
Specific Energy	0.83 ft
Froude Number	(N/A)
Maximum Discharge	1.22 cfs
Discharge Full	1.13 cfs
Slope Full	0.010 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.8 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	8.0 in
Critical Depth	6.1 in
Channel Slope	0.010 ft/ft
Critical Slope	0.012 ft/ft

MH 560-560A EX Dry Slope Calc

Project Description	
Friction Method	Manning Formula
Solve For	Full Flow Slope

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	8.0 in
Diameter	8.0 in
Discharge	1.41 cfs

Results	
Channel Slope	0.016 ft/ft
Normal Depth	8.0 in
Flow Area	0.3 ft²
Wetted Perimeter	2.1 ft
Hydraulic Radius	2.0 in
Top Width	0.00 ft
Critical Depth	6.7 in
Percent Full	100.0 %
Critical Slope	0.015 ft/ft
Velocity	4.05 ft/s
Velocity Head	0.26 ft
Specific Energy	0.92 ft
Froude Number	(N/A)
Maximum Discharge	1.52 cfs
Discharge Full	1.41 cfs
Slope Full	0.016 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	100.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	8.0 in
Critical Depth	6.7 in
Channel Slope	0.016 ft/ft
Critical Slope	0.015 ft/ft

MH 560A-560B EX Dry Slope Calc

Project Description	
Friction Method	Manning Formula
Solve For	Full Flow Slope

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.006 ft/ft
Normal Depth	10.0 in
Diameter	10.0 in
Discharge	1.53 cfs

Results	
Channel Slope	0.006 ft/ft
Normal Depth	10.0 in
Flow Area	0.5 ft²
Wetted Perimeter	2.6 ft
Hydraulic Radius	2.5 in
Top Width	0.00 ft
Critical Depth	6.7 in
Percent Full	100.0 %
Critical Slope	0.009 ft/ft
Velocity	2.81 ft/s
Velocity Head	0.12 ft
Specific Energy	0.96 ft
Froude Number	(N/A)
Maximum Discharge	1.65 cfs
Discharge Full	1.53 cfs
Slope Full	0.006 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	100.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	10.0 in
Critical Depth	6.7 in
Channel Slope	0.006 ft/ft
Critical Slope	0.009 ft/ft

MH 560B-560C EX Dry Slope Calc

Project Description	
Friction Method	Manning Formula
Solve For	Full Flow Slope

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	10.0 in
Diameter	10.0 in
Discharge	2.61 cfs

Results	
Channel Slope	0.016 ft/ft
Normal Depth	10.0 in
Flow Area	0.5 ft²
Wetted Perimeter	2.6 ft
Hydraulic Radius	2.5 in
Top Width	0.00 ft
Critical Depth	8.6 in
Percent Full	100.0 %
Critical Slope	0.015 ft/ft
Velocity	4.78 ft/s
Velocity Head	0.36 ft
Specific Energy	1.19 ft
Froude Number	(N/A)
Maximum Discharge	2.81 cfs
Discharge Full	2.61 cfs
Slope Full	0.016 ft/ft
Flow Type	Undefined

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	100.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	10.0 in
Critical Depth	8.6 in
Channel Slope	0.016 ft/ft
Critical Slope	0.015 ft/ft

MH 592-593 EX Dry Slope Calc

Project Description	
Friction Method	Manning Formula
Solve For	Full Flow Slope

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	18.0 in
Diameter	18.0 in
Discharge	12.41 cfs

Results	
Channel Slope	0.016 ft/ft
Normal Depth	18.0 in
Flow Area	1.8 ft²
Wetted Perimeter	4.7 ft
Hydraulic Radius	4.5 in
Top Width	0.00 ft
Critical Depth	16.0 in
Percent Full	100.0 %
Critical Slope	0.014 ft/ft
Velocity	7.02 ft/s
Velocity Head	0.77 ft
Specific Energy	2.27 ft
Froude Number	(N/A)
Maximum Discharge	13.35 cfs
Discharge Full	12.41 cfs
Slope Full	0.016 ft/ft
Flow Type	Undefined

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	100.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	18.0 in
Critical Depth	16.0 in
Channel Slope	0.016 ft/ft
Critical Slope	0.014 ft/ft

MH 559-560 EX Dry Q Calc

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.010 ft/ft
Normal Depth	0.5 in
Diameter	8.0 in

Results	
Discharge	0.01 cfs
Flow Area	0.0 ft²
Wetted Perimeter	0.3 ft
Hydraulic Radius	0.3 in
Top Width	0.32 ft
Critical Depth	0.5 in
Percent Full	6.0 %
Critical Slope	0.010 ft/ft
Velocity	0.93 ft/s
Velocity Head	0.01 ft
Specific Energy	0.05 ft
Froude Number	0.997
Maximum Discharge	1.21 cfs
Discharge Full	1.12 cfs
Slope Full	0.000 ft/ft
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	6.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.5 in
Critical Depth	0.5 in
Channel Slope	0.010 ft/ft
Critical Slope	0.010 ft/ft

MH 560-560A EX Dry Q Calc

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	0.7 in
Diameter	8.0 in

Results	
Discharge	0.02 cfs
Flow Area	0.0 ft²
Wetted Perimeter	0.4 ft
Hydraulic Radius	0.5 in
Top Width	0.38 ft
Critical Depth	0.8 in
Percent Full	9.0 %
Critical Slope	0.009 ft/ft
Velocity	1.52 ft/s
Velocity Head	0.04 ft
Specific Energy	0.10 ft
Froude Number	1.327
Maximum Discharge	1.52 cfs
Discharge Full	1.41 cfs
Slope Full	0.000 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	9.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.7 in
Critical Depth	0.8 in
Channel Slope	0.016 ft/ft
Critical Slope	0.009 ft/ft

MH 560A-560B EX Dry Q Calc

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.006 ft/ft
Normal Depth	1.0 in
Diameter	10.0 in

Results	
Discharge	0.03 cfs
Flow Area	0.0 ft²
Wetted Perimeter	0.5 ft
Hydraulic Radius	0.6 in
Top Width	0.49 ft
Critical Depth	0.9 in
Percent Full	9.6 %
Critical Slope	0.008 ft/ft
Velocity	1.10 ft/s
Velocity Head	0.02 ft
Specific Energy	0.10 ft
Froude Number	0.830
Maximum Discharge	1.65 cfs
Discharge Full	1.53 cfs
Slope Full	0.000 ft/ft
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	100.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	1.0 in
Critical Depth	0.9 in
Channel Slope	0.006 ft/ft
Critical Slope	0.008 ft/ft

MH 560B-560C EX Dry Q Calc

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	0.7 in
Diameter	10.0 in

Results	
Discharge	0.03 cfs
Flow Area	0.0 ft²
Wetted Perimeter	0.5 ft
Hydraulic Radius	0.5 in
Top Width	0.43 ft
Critical Depth	0.8 in
Percent Full	7.2 %
Critical Slope	0.008 ft/ft
Velocity	1.56 ft/s
Velocity Head	0.04 ft
Specific Energy	0.10 ft
Froude Number	1.361
Maximum Discharge	2.81 cfs
Discharge Full	2.61 cfs
Slope Full	0.000 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	7.2 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.7 in
Critical Depth	0.8 in
Channel Slope	0.016 ft/ft
Critical Slope	0.008 ft/ft

MH 592-593 EX Dry Q Calc

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	7.9 in
Diameter	18.0 in

Results	
Discharge	4.97 cfs
Flow Area	0.7 ft²
Wetted Perimeter	2.2 ft
Hydraulic Radius	4.1 in
Top Width	1.49 ft
Critical Depth	10.3 in
Percent Full	44.0 %
Critical Slope	0.007 ft/ft
Velocity	6.63 ft/s
Velocity Head	0.68 ft
Specific Energy	1.34 ft
Froude Number	1.649
Maximum Discharge	13.35 cfs
Discharge Full	12.41 cfs
Slope Full	0.003 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	44.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	7.9 in
Critical Depth	10.3 in
Channel Slope	0.016 ft/ft
Critical Slope	0.007 ft/ft

MH 554 - 560 PROP Dry d/D Calc

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.009 ft/ft
Diameter	8.0 in
Discharge	0.01 cfs

Results	
Normal Depth	0.6 in
Flow Area	0.0 ft²
Wetted Perimeter	0.4 ft
Hydraulic Radius	0.4 in
Top Width	0.34 ft
Critical Depth	0.5 in
Percent Full	6.9 %
Critical Slope	0.010 ft/ft
Velocity	0.95 ft/s
Velocity Head	0.01 ft
Specific Energy	0.06 ft
Froude Number	0.955
Maximum Discharge	1.15 cfs
Discharge Full	1.06 cfs
Slope Full	0.000 ft/ft
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	6.7 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.6 in
Critical Depth	0.5 in
Channel Slope	0.009 ft/ft
Critical Slope	0.010 ft/ft

MH 560A - 560B PROP Dry d/D Calc

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.005 ft/ft
Diameter	10.0 in
Discharge	0.57 cfs

Results	
Normal Depth	4.4 in
Flow Area	0.2 ft²
Wetted Perimeter	1.2 ft
Hydraulic Radius	2.3 in
Top Width	0.83 ft
Critical Depth	4.0 in
Percent Full	43.9 %
Critical Slope	0.007 ft/ft
Velocity	2.49 ft/s
Velocity Head	0.10 ft
Specific Energy	0.46 ft
Froude Number	0.832
Maximum Discharge	1.55 cfs
Discharge Full	1.44 cfs
Slope Full	0.001 ft/ft
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	2.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	4.4 in
Critical Depth	4.0 in
Channel Slope	0.005 ft/ft
Critical Slope	0.007 ft/ft

MH 560B - 560C PROP Dry d/D Calc

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.014 ft/ft
Diameter	10.0 in
Discharge	0.60 cfs

Results	
Normal Depth	3.4 in
Flow Area	0.2 ft²
Wetted Perimeter	1.0 ft
Hydraulic Radius	1.9 in
Top Width	0.79 ft
Critical Depth	4.1 in
Percent Full	34.2 %
Critical Slope	0.007 ft/ft
Velocity	3.67 ft/s
Velocity Head	0.21 ft
Specific Energy	0.49 ft
Froude Number	1.418
Maximum Discharge	2.59 cfs
Discharge Full	2.41 cfs
Slope Full	0.001 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	34.2 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	3.4 in
Critical Depth	4.1 in
Channel Slope	0.014 ft/ft
Critical Slope	0.007 ft/ft

MH 592 - 560 PROP Dry d/D Calc

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.010 ft/ft
Diameter	18.0 in
Discharge	1.67 cfs

Results	
Normal Depth	5.0 in
Flow Area	0.4 ft²
Wetted Perimeter	1.7 ft
Hydraulic Radius	2.9 in
Top Width	1.35 ft
Critical Depth	5.8 in
Percent Full	28.0 %
Critical Slope	0.006 ft/ft
Velocity	4.13 ft/s
Velocity Head	0.26 ft
Specific Energy	0.68 ft
Froude Number	1.327
Maximum Discharge	10.49 cfs
Discharge Full	9.75 cfs
Slope Full	0.000 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	28.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	5.0 in
Critical Depth	5.8 in
Channel Slope	0.010 ft/ft
Critical Slope	0.006 ft/ft

MH 560 - 593 PROP Dry d/D Calc

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.010 ft/ft
Diameter	18.0 in
Discharge	1.72 cfs

Results	
Normal Depth	5.1 in
Flow Area	0.4 ft²
Wetted Perimeter	1.7 ft
Hydraulic Radius	2.9 in
Top Width	1.35 ft
Critical Depth	5.9 in
Percent Full	28.5 %
Critical Slope	0.006 ft/ft
Velocity	4.16 ft/s
Velocity Head	0.27 ft
Specific Energy	0.70 ft
Froude Number	1.324
Maximum Discharge	10.49 cfs
Discharge Full	9.75 cfs
Slope Full	0.000 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	28.5 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	5.1 in
Critical Depth	5.9 in
Channel Slope	0.010 ft/ft
Critical Slope	0.006 ft/ft

MH 559-560 EX Wet Slope Calc

Project Description	
Friction Method	Manning Formula
Solve For	Full Flow Slope

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.010 ft/ft
Normal Depth	8.0 in
Diameter	8.0 in
Discharge	1.13 cfs

Results	
Channel Slope	0.010 ft/ft
Normal Depth	8.0 in
Flow Area	0.3 ft²
Wetted Perimeter	2.1 ft
Hydraulic Radius	2.0 in
Top Width	0.00 ft
Critical Depth	6.1 in
Percent Full	100.0 %
Critical Slope	0.012 ft/ft
Velocity	3.25 ft/s
Velocity Head	0.16 ft
Specific Energy	0.83 ft
Froude Number	(N/A)
Maximum Discharge	1.22 cfs
Discharge Full	1.13 cfs
Slope Full	0.010 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.8 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	8.0 in
Critical Depth	6.1 in
Channel Slope	0.010 ft/ft
Critical Slope	0.012 ft/ft

MH 560-560A EX Wet Slope Calc

Project Description	
Friction Method	Manning Formula
Solve For	Full Flow Slope

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	8.0 in
Diameter	8.0 in
Discharge	1.41 cfs

Results	
Channel Slope	0.016 ft/ft
Normal Depth	8.0 in
Flow Area	0.3 ft²
Wetted Perimeter	2.1 ft
Hydraulic Radius	2.0 in
Top Width	0.00 ft
Critical Depth	6.7 in
Percent Full	100.0 %
Critical Slope	0.015 ft/ft
Velocity	4.05 ft/s
Velocity Head	0.26 ft
Specific Energy	0.92 ft
Froude Number	(N/A)
Maximum Discharge	1.52 cfs
Discharge Full	1.41 cfs
Slope Full	0.016 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	100.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	8.0 in
Critical Depth	6.7 in
Channel Slope	0.016 ft/ft
Critical Slope	0.015 ft/ft

MH 560A-560B EX Wet Slope Calc

Project Description	
Friction Method	Manning Formula
Solve For	Full Flow Slope

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.006 ft/ft
Normal Depth	10.0 in
Diameter	10.0 in
Discharge	1.53 cfs

Results	
Channel Slope	0.006 ft/ft
Normal Depth	10.0 in
Flow Area	0.5 ft²
Wetted Perimeter	2.6 ft
Hydraulic Radius	2.5 in
Top Width	0.00 ft
Critical Depth	6.7 in
Percent Full	100.0 %
Critical Slope	0.009 ft/ft
Velocity	2.81 ft/s
Velocity Head	0.12 ft
Specific Energy	0.96 ft
Froude Number	(N/A)
Maximum Discharge	1.65 cfs
Discharge Full	1.53 cfs
Slope Full	0.006 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	100.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	10.0 in
Critical Depth	6.7 in
Channel Slope	0.006 ft/ft
Critical Slope	0.009 ft/ft

MH 560B-560C EX Wet Slope Calc

Project Description	
Friction Method	Manning Formula
Solve For	Full Flow Slope

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	10.0 in
Diameter	10.0 in
Discharge	2.61 cfs

Results	
Channel Slope	0.016 ft/ft
Normal Depth	10.0 in
Flow Area	0.5 ft²
Wetted Perimeter	2.6 ft
Hydraulic Radius	2.5 in
Top Width	0.00 ft
Critical Depth	8.6 in
Percent Full	100.0 %
Critical Slope	0.015 ft/ft
Velocity	4.78 ft/s
Velocity Head	0.36 ft
Specific Energy	1.19 ft
Froude Number	(N/A)
Maximum Discharge	2.81 cfs
Discharge Full	2.61 cfs
Slope Full	0.016 ft/ft
Flow Type	Undefined

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	100.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	10.0 in
Critical Depth	8.6 in
Channel Slope	0.016 ft/ft
Critical Slope	0.015 ft/ft

MH 592-593 EX Wet Slope Calc

Project Description	
Friction Method	Manning Formula
Solve For	Full Flow Slope

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	18.0 in
Diameter	18.0 in
Discharge	12.41 cfs

Results	
Channel Slope	0.016 ft/ft
Normal Depth	18.0 in
Flow Area	1.8 ft²
Wetted Perimeter	4.7 ft
Hydraulic Radius	4.5 in
Top Width	0.00 ft
Critical Depth	16.0 in
Percent Full	100.0 %
Critical Slope	0.014 ft/ft
Velocity	7.02 ft/s
Velocity Head	0.77 ft
Specific Energy	2.27 ft
Froude Number	(N/A)
Maximum Discharge	13.35 cfs
Discharge Full	12.41 cfs
Slope Full	0.016 ft/ft
Flow Type	Undefined

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	100.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	18.0 in
Critical Depth	16.0 in
Channel Slope	0.016 ft/ft
Critical Slope	0.014 ft/ft

MH 559-560 EX Wet Q Calc

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.010 ft/ft
Normal Depth	0.7 in
Diameter	8.0 in

Results	
Discharge	0.02 cfs
Flow Area	0.0 ft²
Wetted Perimeter	0.4 ft
Hydraulic Radius	0.5 in
Top Width	0.38 ft
Critical Depth	0.7 in
Percent Full	9.0 %
Critical Slope	0.009 ft/ft
Velocity	1.21 ft/s
Velocity Head	0.02 ft
Specific Energy	0.08 ft
Froude Number	1.053
Maximum Discharge	1.21 cfs
Discharge Full	1.12 cfs
Slope Full	0.000 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	9.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.7 in
Critical Depth	0.7 in
Channel Slope	0.010 ft/ft
Critical Slope	0.009 ft/ft

MH 560-560A EX Wet Q Calc

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	1.0 in
Diameter	8.0 in

Results	
Discharge	0.04 cfs
Flow Area	0.0 ft²
Wetted Perimeter	0.5 ft
Hydraulic Radius	0.6 in
Top Width	0.43 ft
Critical Depth	1.1 in
Percent Full	12.0 %
Critical Slope	0.008 ft/ft
Velocity	1.82 ft/s
Velocity Head	0.05 ft
Specific Energy	0.13 ft
Froude Number	1.374
Maximum Discharge	1.52 cfs
Discharge Full	1.41 cfs
Slope Full	0.000 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	12.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	1.0 in
Critical Depth	1.1 in
Channel Slope	0.016 ft/ft
Critical Slope	0.008 ft/ft

MH 560A-560B EX Wet Q Calc

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.006 ft/ft
Normal Depth	1.2 in
Diameter	10.0 in

Results	
Discharge	0.05 cfs
Flow Area	0.0 ft²
Wetted Perimeter	0.6 ft
Hydraulic Radius	0.8 in
Top Width	0.54 ft
Critical Depth	1.1 in
Percent Full	12.0 %
Critical Slope	0.008 ft/ft
Velocity	1.26 ft/s
Velocity Head	0.02 ft
Specific Energy	0.12 ft
Froude Number	0.852
Maximum Discharge	1.65 cfs
Discharge Full	1.53 cfs
Slope Full	0.000 ft/ft
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	100.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	1.2 in
Critical Depth	1.1 in
Channel Slope	0.006 ft/ft
Critical Slope	0.008 ft/ft

MH 560B-560C EX Wet Q Calc

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	1.0 in
Diameter	10.0 in

Results	
Discharge	0.05 cfs
Flow Area	0.0 ft²
Wetted Perimeter	0.5 ft
Hydraulic Radius	0.6 in
Top Width	0.50 ft
Critical Depth	1.2 in
Percent Full	10.0 %
Critical Slope	0.008 ft/ft
Velocity	1.92 ft/s
Velocity Head	0.06 ft
Specific Energy	0.14 ft
Froude Number	1.419
Maximum Discharge	2.81 cfs
Discharge Full	2.61 cfs
Slope Full	0.000 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	10.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	1.0 in
Critical Depth	1.2 in
Channel Slope	0.016 ft/ft
Critical Slope	0.008 ft/ft

MH 592-593 EX Wet Q Calc

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.016 ft/ft
Normal Depth	6.7 in
Diameter	18.0 in

Results	
Discharge	3.62 cfs
Flow Area	0.6 ft²
Wetted Perimeter	2.0 ft
Hydraulic Radius	3.6 in
Top Width	1.45 ft
Critical Depth	8.7 in
Percent Full	37.0 %
Critical Slope	0.006 ft/ft
Velocity	6.09 ft/s
Velocity Head	0.58 ft
Specific Energy	1.13 ft
Froude Number	1.677
Maximum Discharge	13.35 cfs
Discharge Full	12.41 cfs
Slope Full	0.001 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	37.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.7 in
Critical Depth	8.7 in
Channel Slope	0.016 ft/ft
Critical Slope	0.006 ft/ft

MH 554 - 560 PROP Wet d/D Calc

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.009 ft/ft
Diameter	8.0 in
Discharge	0.01 cfs

Results	
Normal Depth	0.6 in
Flow Area	0.0 ft²
Wetted Perimeter	0.4 ft
Hydraulic Radius	0.4 in
Top Width	0.34 ft
Critical Depth	0.5 in
Percent Full	6.9 %
Critical Slope	0.010 ft/ft
Velocity	0.95 ft/s
Velocity Head	0.01 ft
Specific Energy	0.06 ft
Froude Number	0.955
Maximum Discharge	1.15 cfs
Discharge Full	1.06 cfs
Slope Full	0.000 ft/ft
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	9.5 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.6 in
Critical Depth	0.5 in
Channel Slope	0.009 ft/ft
Critical Slope	0.010 ft/ft

MH 560A to 560B PROP Wet d/D Calc

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.005 ft/ft
Diameter	10.0 in
Discharge	0.57 cfs

Results	
Normal Depth	4.4 in
Flow Area	0.2 ft²
Wetted Perimeter	1.2 ft
Hydraulic Radius	2.3 in
Top Width	0.83 ft
Critical Depth	4.0 in
Percent Full	43.9 %
Critical Slope	0.007 ft/ft
Velocity	2.49 ft/s
Velocity Head	0.10 ft
Specific Energy	0.46 ft
Froude Number	0.832
Maximum Discharge	1.55 cfs
Discharge Full	1.44 cfs
Slope Full	0.001 ft/ft
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	2.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	4.4 in
Critical Depth	4.0 in
Channel Slope	0.005 ft/ft
Critical Slope	0.007 ft/ft

MH 560B - 560C PROP Wet d/D Calc

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.014 ft/ft
Diameter	10.0 in
Discharge	0.61 cfs

Results	
Normal Depth	3.4 in
Flow Area	0.2 ft²
Wetted Perimeter	1.0 ft
Hydraulic Radius	1.9 in
Top Width	0.79 ft
Critical Depth	4.1 in
Percent Full	34.5 %
Critical Slope	0.007 ft/ft
Velocity	3.69 ft/s
Velocity Head	0.21 ft
Specific Energy	0.50 ft
Froude Number	1.418
Maximum Discharge	2.59 cfs
Discharge Full	2.41 cfs
Slope Full	0.001 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	34.5 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	3.4 in
Critical Depth	4.1 in
Channel Slope	0.014 ft/ft
Critical Slope	0.007 ft/ft

MH 592 - 560 PROP Wet d/D Calc

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.010 ft/ft
Diameter	18.0 in
Discharge	3.10 cfs

Results	
Normal Depth	7.0 in
Flow Area	0.6 ft²
Wetted Perimeter	2.0 ft
Hydraulic Radius	3.8 in
Top Width	1.46 ft
Critical Depth	8.0 in
Percent Full	38.8 %
Critical Slope	0.006 ft/ft
Velocity	4.90 ft/s
Velocity Head	0.37 ft
Specific Energy	0.95 ft
Froude Number	1.313
Maximum Discharge	10.49 cfs
Discharge Full	9.75 cfs
Slope Full	0.001 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	38.8 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	7.0 in
Critical Depth	8.0 in
Channel Slope	0.010 ft/ft
Critical Slope	0.006 ft/ft

MH 560 - 593 PROP Wet d/D Calc

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.014
Channel Slope	0.010 ft/ft
Diameter	18.0 in
Discharge	3.15 cfs

Results	
Normal Depth	7.0 in
Flow Area	0.6 ft²
Wetted Perimeter	2.0 ft
Hydraulic Radius	3.8 in
Top Width	1.46 ft
Critical Depth	8.1 in
Percent Full	39.1 %
Critical Slope	0.006 ft/ft
Velocity	4.92 ft/s
Velocity Head	0.38 ft
Specific Energy	0.96 ft
Froude Number	1.312
Maximum Discharge	10.49 cfs
Discharge Full	9.75 cfs
Slope Full	0.001 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	39.1 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	7.0 in
Critical Depth	8.1 in
Channel Slope	0.010 ft/ft
Critical Slope	0.006 ft/ft

APPENDIX C

d/D Dry and Wet Weather Flows

d/D for Sewer From Wilshire Blvd. to Charleville Blvd
Between
Roxbury Dr. & Alley E/O El Camino Dr.
Within

THE CITY OF
BEVERLY HILLS

PUBLIC WORKS & TRANSPORTATION DEPARTMENT
345 FOOTHILL ROAD
BEVERLY HILLS, CA 90210

2023

Date:05/09/2023

N

0 15 30 60 Feet

BEDFORD DR
CAMDEN DR
DAYTON WY
WILSHIRE BLVD
ROXBURY DR
S BEDFORD DR.
PECK DR
RODEO DR
EL CAMINO DR
CHARLEVILLE BLVD

0.05- 856.93- 8"
0.02- 846.15- 6"
0.03- 302.94- 6"
0.04- 1395- 12"
0.31- 3089.61- 18"
0.28- 607.9- 8"
0.28- 643.08- 8"
0.09- 594.64- 8"
0.09- 635.63- 8"
0.1- 580.75- 8"
0.14- 327.83- 8"
0.12- 556.22- 8"
0.12- 555.79- 8"
0.17- 3456.36- 18"
0.17- 3401.66- 18"
0.17- 3596.49- 18"
0.17- 3387.64- 18"
0.18- 4789.19- 18"
0.18- 4582.5- 18"
0.18- 4930.9- 18"
0.18- 4938.05- 18"
0.18- 4974.37- 18"
0.18- 4982.48- 18"
0.27- 4250.16- 18"
0.27- 4273- 18"
0.02- 472.53- 8"
0.05- 589.47- 8"
0.08- 638.87- 10"
0.06- 555.62- 8"
0.07- 549.05- 8"
0.04- 1042.32- 8"
0.09- 466.6- 8"
0.09- 1035.54- 8"
0.11- 506.57- 8"
0.11- 594.85- 8"
0.04- 781.18- 8"
0.05- 601.43- 8"
0.03- 256.65- 8"
0.08- 550.68- 8"
0.03- 1091.02- 10"
0.09- 593.04- 8"
0.04- 508.04- 8"
0.06- 505.39- 8"
0.03- 543.24- 8"
0.04- 554.42- 8"
0.07- 1086.89- 10"
0.07- 1006.85- 10"
0.08- 550.17- 8"
0.08- 583.9- 8"
0.25- 4864.74- 18"
0.25- 4884.68- 18"
0.25- 4873.91- 18"
0.25- 4884.81- 18"
0.25- 4889.68- 18"

Legend

- SEWER MANHOLES
- d/D DRY
- .05 - 760.88 - 10"
  - d/D
  - FULL FLOW (G.P.M.)
  - PIPE DIAM.

d/D for Sewer From Wilshire Blvd. to Charleville Blvd
Between
Roxbury Dr. & Alley E/O El Camino Dr.
Within

THE CITY OF
BEVERLY HILLS

PUBLIC WORKS & TRANSPORTATION
DEPARTMENT
345 FOOTHILL ROAD
BEVERLY HILLS, CA 90210

2023

Date:05/09/2023

N

0 15 30 60 Feet

WILSHIRE BLVD

CHARLEVILLE BLVD

BEDFORD DR

CAMDEN DR

DAYTON WY

ROXBURY DR

S BEDFORD DR.

PECK DR

RODEO DR

EL CAMINO DR

0.07- 856.93- 8"
0.03- 846.15- 6"
0.04- 302.94- 6"
0.06- 1395- 12"
0.24- 3456.36- 18"
0.25- 3401.66- 18"
0.24- 3596.49- 18"
0.25- 3387.64- 18"
0.26- 4582.5- 18"
0.25- 4789.19- 18"
0.25- 4930.9- 18"
0.25- 4938.05- 18"
0.25- 4974.37- 18"
0.26- 4982.48- 18"
0.38- 4250.16- 18"
0.45- 3089.61- 18"
0.41- 6079- 8"
0.43- 643.08- 8"
0.13- 594.64- 8"
0.13- 635.63- 8"
0.14- 580.75- 8"
0.2- 327.83- 8"
0.16- 556.2- 8"
0.17- 555.79- 8"
0.03- 472.53- 8"
0.07- 589.47- 8"
0.38- 4273- 18"
0.12- 638.87- 10"
0.09- 555.62- 8"
0.1- 549.05- 8"
0.05- 1042.32- 8"
0.13- 466.6- 8"
0.11- 1035.54- 8"
0.04- 256.65- 8"
0.05- 508.04- 8"
0.08- 505.39- 8"
0.36- 4864.74- 18"
0.04- 543.24- 8"
0.06- 554.42- 8"
0.09- 1006.89- 10"
0.1- 1006.85- 10"
0.11- 550.17- 8"
0.12- 583.9- 8"
0.16- 506.57- 8"
0.16- 594.85- 8"
0.05- 781.18- 8"
0.07- 601.43- 8"
0.04- 1091.02- 10"
0.12- 550.68- 8"
0.12- 593.04- 8"
0.36- 4884.68- 18"
0.36- 4873.91- 18"
0.36- 4884.81- 18"
0.36- 4889.68- 18"

Legend

- SEWER MANHOLES
- d/D WET

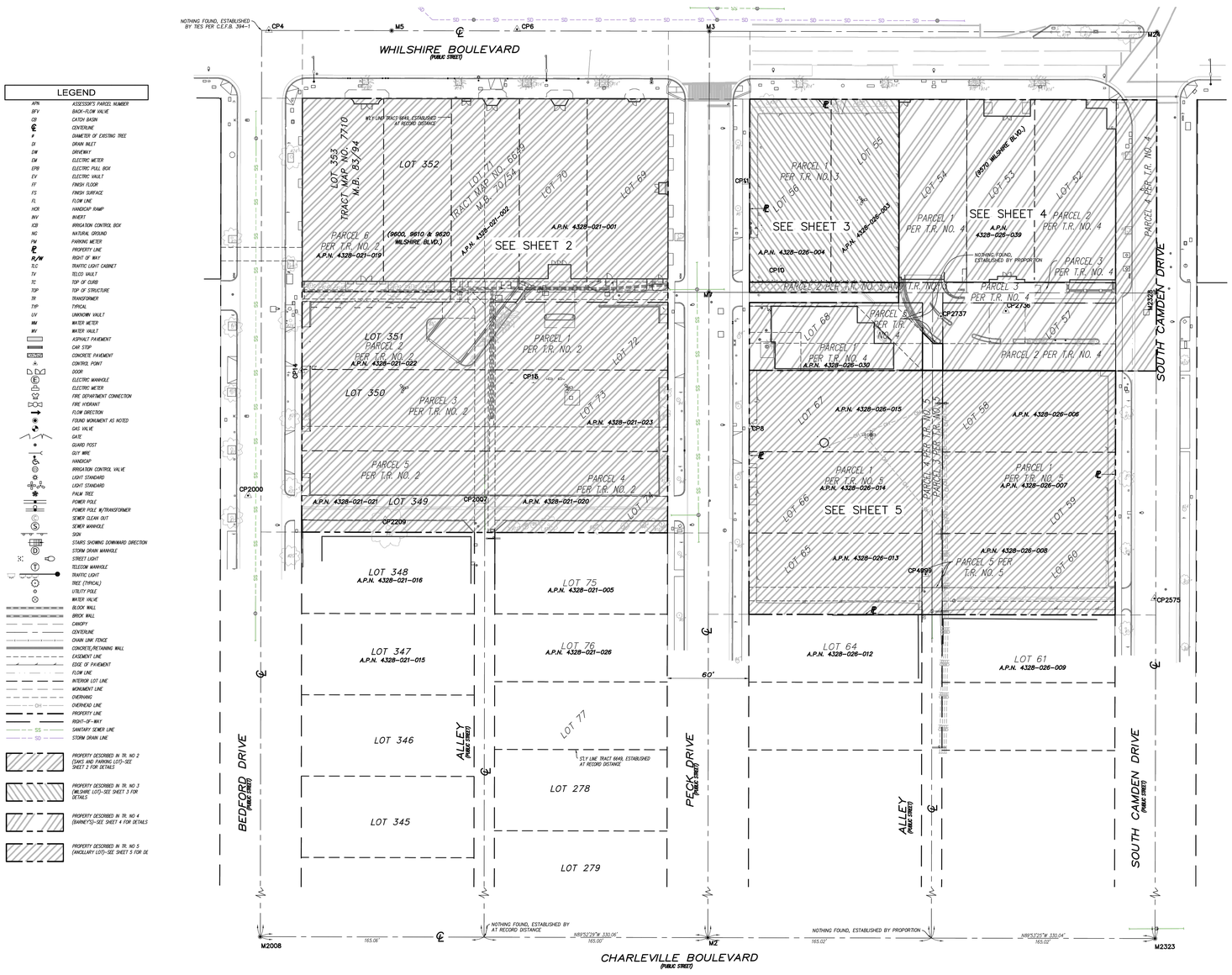
.05 - 760.88 - 10"
d/D — FULL FLOW (G.P.M.) — PIPE DIAM.

APPENDIX D

Site Plans

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

9600, 9610 and 9620 Wilshire Blvd., 128 South Bedford Drive, Beverly Hills, CA
9570 Wilshire Blvd., Beverly Hills, CA
133 South Camden Drive, Beverly Hills, CA



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
BFV	BACK-FLOW VALVE
CB	CATCH BASIN
℄	CENTERLINE
ø	DIAMETER OF EXISTING TREE
DI	DRAIN INLET
DW	DRIVEWAY
EM	ELECTRIC METER
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
FF	FINISH FLOOR
FS	FINISH SURFACE
FL	FLOW LINE
HCR	HANDICAP RAMP
INV	INVERT
ICB	IRRIGATION CONTROL BOX
NG	NATURAL GROUND
PM	PARKING METER
	PROPERTY LINE
R/W	RIGHT OF WAY
TLC	TRAFFIC LIGHT CABINET
TV	TELCO VAULT
TC	TOP OF CURB
TOP	TOP OF STRUCTURE
TR	TRANSFORMER
TYP	TYPICAL
UV	UNKNOWN VAULT
WM	WATER METER
WV	WATER VAULT
	ASPHALT PAVEMENT
	CAR STOP
	CONCRETE PAVEMENT
	CONTROL POINT
	DOOR
	ELECTRIC MANHOLE
	ELECTRIC METER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLOW DIRECTION
	FOUND MONUMENT AS NOTED
	GAS VALVE
	GATE
	GUARD POST
	GUY WIRE
	HANDICAP
	IRRIGATION CONTROL VALVE
	LIGHT STANDARD
	LIGHT STANDARD
	PALM TREE
	POWER POLE
	POWER POLE W/TRANSFORMER
	SEWER CLEAN OUT
	SEWER MANHOLE
	SIGN
	STAIRS SHOWING DOWNWARD DIRECTION
	STORM DRAIN MANHOLE
	STREET LIGHT
	TELECOM MANHOLE
	TRAFFIC LIGHT
	TREE (TYPICAL)
	UTILITY POLE
	WATER VALVE
	BLOCK WALL
	BRICK WALL
	CANOPY
	CENTERLINE
	CHAIN LINK FENCE
	CONCRETE/RETAINING WALL
	EASEMENT LINE
	EDGE OF PAVEMENT
	FLOW LINE
	INTERIOR LOT LINE
	MONUMENT LINE
	OVERHANG
	OVERHEAD LINE
	PROPERTY LINE
	RIGHT-OF-WAY
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
	PROPERTY DESCRIBED IN TR. NO 2 (SAKS AND PARKING LOT)–SEE SHEET 2 FOR DETAILS
	PROPERTY DESCRIBED IN TR. NO 3 (WILSHIRE LOT)–SEE SHEET 3 FOR DETAILS
	PROPERTY DESCRIBED IN TR. NO 4 (BARNEY'S)–SEE SHEET 4 FOR DETAILS
	PROPERTY DESCRIBED IN TR. NO 5 (ANCILLARY LOT)–SEE SHEET 5 FOR DE

LEGAL DESCRIPTION (T.R. NO. 2)

REAL PROPERTY IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
LOTS 69, 70, 71, 72 AND 73 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THOSE PORTIONS OF THE 7.50 FOOT ALLEY ADJOINING SAID LOTS 72 AND 73 ON THE WEST, AS SHOWN ON SAID MAP AND OF THE 15.00 FOOT ALLEY ADJOINING SAID LOTS 69, 70 AND 71 ON THE SOUTH, AS SHOWN ON SAID MAP, AS VACATED BY RESOLUTION NO. 870 OF SAID CITY OF BEVERLY HILLS AND DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 73; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID 7.50 FOOT ALLEY, 110.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 72; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID 15.00 FOOT ALLEY, 127.50 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 72; THENCE NORTHERLY ALONG A STRAIGHT LINE, 15.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 69; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID 15.00 FOOT ALLEY, 127.50 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 70; THENCE SOUTHERLY ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 71, 7.50 FEET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF SAID 15 FOOT ALLEY 25 FEET, TO THE WESTERLY LINE OF SAID 7.50 FOOT ALLEY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID 7.50 FOOT ALLEY, 117.50 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 73; THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION OF 7.50 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:
LOT 351 OF TRACT NO. 7710, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 83, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THOSE PORTIONS OF THE VACATED ALLEY ADJOINING SAID LOT 351, ON THE NORTH AND EAST, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 351; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT AND NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 57.5 FEET TO THE CENTER OF THE ALLEY ADJOINING SAID LOT ON THE NORTH; THENCE EASTERLY ALONG SAID CENTER TO AND SOUTHERLY ALONG THE CENTER OF THE ALLEY ADJOINING SAID LOT ON THE EAST, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND PROLONGATION, 135 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:
LOT 350 OF TRACT NO. 7710, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 83, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND HALF OF THE VACATED ALLEY ADJOINING SAID LAND ON THE EAST.

PARCEL FOUR:
LOT 74 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND HALF OF THE VACATED ALLEY ADJOINING ON THE WEST.

PARCEL FIVE:
LOT 349 OF TRACT NO. 7710, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 83, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND HALF OF THE VACATED ALLEY ADJOINING ON THE EAST.

PARCEL SIX:
LOTS 352 AND 353 OF TRACT NO. 7710, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 83, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE NORTHERLY 7.5 FEET OF THE 15-FOOT ALLEY VACATED BY ORDINANCE NO. 910, IN THE CITY OF BEVERLY HILLS, LYING WESTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 352 AND ADJOINING LOTS 352 AND 353 ON THE SOUTH.

APN: 4328-021-001 (AFFECTS: LOTS 69 AND 70 OF PARCEL ONE);
4328-021-002 (AFFECTS: LOT 71 OF PARCEL ONE);
4328-021-023 (AFFECTS: LOTS 72 AND 73 OF PARCEL ONE);
4328-021-022 (AFFECTS: PARCELS TWO AND THREE);
4328-021-020 (AFFECTS: PARCEL FOUR);
4328-021-021 (AFFECTS: PARCEL FIVE) AND
4328-021-019 (AFFECTS: PARCEL SIX).

SITE NAME: SAKS AND PARKING LOT
SITE ADDRESS: 9600, 9610 AND 9320 WILSHIRE BLVD., 128 S. BEDFORD DR., BEVERLY HILLS, CA

LEGAL DESCRIPTION (T.R. NO. 3)

REAL PROPERTY IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 55 AND 56 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THAT PORTION OF THE NORTHERLY 1/2 OF THAT CERTAIN ALLEY ADJACENT ON THE SOUTH TO LOTS 55 AND 56 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 56 AND THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 55, WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS.

APN: 4328-026-003 (AFFECTS LOT 55 OF PARCEL 1) AND 4328-026-004 (AFFECTS LOT 56 OF PARCEL 1)

SITE NAME: WILSHIRE LOT
SITE ADDRESS: N/A

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	5798.21'	5339.82'	246.65'	FD PK NAIL
CP4	5753.49'	5006.40'	250.82'	SET MAGNETIC NAIL & SHINER
CP6	5754.21'	5189.47'	248.60'	SET MAGNETIC NAIL & SHINER
CP8	5461.29'	5362.71'	242.29'	SET MAGNETIC NAIL & SHINER
CP10	5577.52'	5384.21'	243.74'	SET MAGNETIC NAIL & SHINER
CP11	5641.55'	5358.19'	244.92'	SET SCRIBED X
CP14	5502.45'	5030.40'	246.67'	SET SCRIBED X
CP15	5497.30'	5202.90'	245.25'	SET MAGNETIC NAIL & SHINER
CP2000	5410.31'	4991.03'	245.43'	SET MAGNETIC NAIL & SHINER
CP2007	5406.34'	5163.75'	243.98'	SET MAGNETIC NAIL & SHINER
CP2209	5392.25'	5092.19'	245.50'	SET INK X
CP2575	5334.34'	5659.83'	236.68'	SET MAGNETIC NAIL & SHINER
CP2736	5546.45'	5550.28'	241.22'	SET MAGNETIC NAIL
CP2737	5542.53'	5502.26'	240.57'	SET MAGNETIC NAIL
CP4999	5352.29'	5490.89'	239.54'	SET MAGNETIC NAIL

MONUMENT NOTES

MON.#	DESCRIPTION
M2	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 27–1
M3	FD SPIKE & WASHER RCE 29168, PER C.E.F.B. 448–1
M5	FD G/SPIKE, FITS TIES PER C.E.F.B. 394–1
M7	FD SPK/WSHR "RCE 29108", PER P.W.F.B. 1316–571
M24	FD SPK/WASHER RCE 29108, PER C.E.F.B. 393–1
M2008	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 9–1
M2323	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 11–1
M2328	FD S&W, L.S. 8571, PER PWFB 1316–1415

VICINITY MAP

LEGAL DESCRIPTION (T.R. NO. 4)

REAL PROPERTY IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PROPERTY I
PARCEL A:
PARCEL 1:
LOTS 54 AND 68, TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOTS 52, 53 AND 57, TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

PARCEL 3:
THAT PORTION OF THE 15 FOOT WIDE ALLEY BETWEEN LOTS 52, 53 AND 57, TRACT 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON AND DEDICATED BY THE MAP OF TRACT NO. 6649, RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

AT THE SOUTHEASTERLY CORNER OF SAID LOT 52; THENCE ALONG THE SOUTHERLY LINES OF SAID LOTS 52 AND 53, NORTH 89° 54' 11" WEST 110.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 53; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 53, SOUTH 0° 05' 19" WEST 7.50 FEET TO THE CENTER LINE OF SAID ALLEY; THENCE ALONG SAID CENTER LINE, NORTH 89° 54' 11" WEST 17.51 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 57; THENCE ALONG SAID PROLONGATION, SOUTH 0° 05' 19" WEST 7.50 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 57; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 57, SOUTH 89° 54' 11" EAST 127.54 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 57; THENCE NORTH 0° 05' 19" EAST 15 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
THAT PORTION OF THE WEST 30 FEET OF CAMDEN DRIVE, 60 FEET WIDE, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT 6649, RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 57 OF SAID TRACT 6649.

SITE NAME: BARNEY'S
SITE ADDRESS: 9570 WILSHIRE BLVD., BEVERLY HILLS, CA

LEGAL DESCRIPTION (T.R. NO. 5)

REAL PROPERTY IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 58, 59, 63, 65, 66 AND 67 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THAT PORTION OF THE NORTHERLY 1/2 OF THAT CERTAIN ALLEY ADJACENT ON THE SOUTH TO LOTS 55 AND 56 OF TRACT 6649, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 56 AND THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 55, WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS.

PARCEL 3:
THAT PORTION OF THE EASTERLY 1/2 OF THAT CERTAIN ALLEY ADJACENT ON THE WEST TO LOTS 58, 59 AND 60 OF TRACT 6649, IN THE CITY BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 58 AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 60, WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS.

PARCEL 4:
THAT PORTION OF THE WESTERLY 1/2 OF THAT CERTAIN ALLEY ADJACENT ON THE EAST TO LOTS 65, 66 AND 67 OF TRACT 6649, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 65 AND THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 67, WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS.

PARCEL 5:
THE RIGHT TO USE FOR PARKING PURPOSES, THAT PORTION OF THE NORTH/SOUTH ALLEY FROM A POINT TWENTY (20) FEET NORTH OF THE SOUTHERLY LINE OF LOTS 60 AND 65 OF SAID TRACT 6649 TO THE NORTHERLY LINE OF LOTS 58 AND 67 OF SAID TRACT 6649, SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN GRANT OF TEMPORARY EASEMENT RECORDED MARCH 11, 1992 AS INSTRUMENT NO. 92–421757 OF OFFICIAL RECORDS.

APN: 4328–026–006 (AFFECTS LOT 58),
4328–026–007 (AFFECTS LOT 59),
4328–026–008 (AFFECTS LOT 63),
4328–026–013 (AFFECTS LOT 65),
4328–026–014 (AFFECTS LOT 66),
4328–026–015 (AFFECTS LOT 67)

SITE NAME: ANCILLARY LOT
SITE ADDRESS: 133 S. CAMDEN DR., BEVERLY HILLS, CA

GRAPHIC SCALE
30 0 15 30
FEET

REVISIONS			
NO.	DATE	REVISIONS	BY
0	05/08/20	PRELIMINARY	RM
1	06/11/20	CLIENT'S COMMENTS	BK

UTILITY STATEMENT

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES. NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED FOR
KIMLEY–HORN
660 S FIGUEROA ST., SUITE 2050
LOS ANGELES, CA 90017
PHONE: (213) 261–4057

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF PECK DRIVE, BEING N00°05'49"E PER TRACT NO. 082114, RECORDED IN BOOK 1317 PAGES 95 AND 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

SITE INFORMATION
SITE ADDRESS: 9600, 9610 AND 9620 WILSHIRE BLVD., 128 SOUTH BEDFORD DRIVE, BEVERLY HILLS, CA
9570 WILSHIRE BLVD., BEVERLY HILLS, CA
133 SOUTH CAMDEN DRIVE, BEVERLY HILLS, CA

PARCEL 1 (T.R. NO. 2)
PROPERTY AREA: 0.068 AC. OR 38,665 SQ. FT.
A.P.N. 4328–021–001 & 002; 4328–021–023

PARCEL 2 (T.R. NO. 2)
PROPERTY AREA: 0.178 AC. OR 7,769 SQ. FT.
A.P.N. 4328–021–022

PARCEL 3 (T.R. NO. 2)
PROPERTY AREA: 0.186 AC. OR 8,106 SQ. FT.
A.P.N. 4328–021–022

PARCEL 4 (T.R. NO. 2)
PROPERTY AREA: 0.186 AC. OR 8,100 SQ. FT.
A.P.N. 4328–021–020

PARCEL 5 (T.R. NO. 2)
PROPERTY AREA: 0.186 AC. OR 8,106 SQ. FT.
A.P.N. 4328–021–021

PARCEL 6 (T.R. NO. 2)
PROPERTY AREA: 0.360 AC. OR 15,698 SQ. FT.
A.P.N. 4328–021–019

PARCEL 1 (T.R. NO. 3)
PROPERTY AREA: 0.341 AC. OR 14,870 SQ. FT.
A.P.N. 4328–026–003 & 004

PARCEL 2 (T.R. NO. 3 & 5)
PROPERTY AREA: 0.019 AC. OR 826 SQ. FT.

PARCEL 1 (T.R. NO. 4)
PROPERTY AREA: 0.302 AC. OR 13,143 SQ. FT.
A.P.N. 4328–026–030 & 4328–026–039 (PORTION)

PARCEL 2 (T.R. NO. 4)
PROPERTY AREA: 0.498 AC. OR 21,251 SQ. FT.
A.P.N. 4328–026–039 (PORTION)

PARCEL 3 (T.R. NO. 4)
PROPERTY AREA: 0.041 AC. OR 1,783 SQ. FT.

PARCEL 4 (T.R. NO. 4)
PROPERTY AREA: 0.138 AC. OR 6,000 SQ. FT.

PARCEL 5 (T.R. NO. 4)
PROPERTY AREA: 0.024 AC. OR 1,035 SQ. FT.

PARCEL 1 (T.R. NO. 5)
PROPERTY AREA: 1.055 AC. OR 45,943 SQ. FT.
A.P.N. 4328–026–006 THROUGH 008
A.P.N. 4328–026–013 THROUGH 015

PARCEL 3 (T.R. NO. 5)
PROPERTY AREA: 0.020 AC. OR 1,350 SQ. FT.

PARCEL 4 (T.R. NO. 5)
PROPERTY AREA: 0.031 AC. OR 1,350 SQ. FT.

PARCEL 5 (T.R. NO. 5)
PROPERTY AREA: 0.055 AC. OR 2,401 SQ. FT.

SURVEYOR OF RECORD
FIELD COMPLETION DATE: APRIL 27, 2020.

LICENSED LAND SURVEYOR
L.S. 7780
Date Signed
10/11/2022
STATE OF CALIFORNIA
Armando D. Dupont
Registration No. 7780

CAL VADA
SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951–280–9960 Fax: 951–280–9746
Toll Free: 800–CALVADA www.calvada.com
EST. 1989 JOB NO. 20458

SHEET 1 OF 6

FOR REFERENCE ONLY

MARMOL RADZINER

HBC

STREETWORKS DEVELOPMENT

APPLICANT
HBC / STREETWORKS DEVELOPMENT
450 LEXINGTON AVENUE
NEW YORK, NY 10007
TEL: (310) 849-8505

ARCHITECT
MARMOL RADZINER
1000 SAN VICENTE BOULEVARD
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn

660 S. FIGUEROA STREET, LOS ANGELES, CA 90017
PHONE: 213-261-4400

9600 WILSHIRE BOULEVARD
9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

ALTA SURVEY

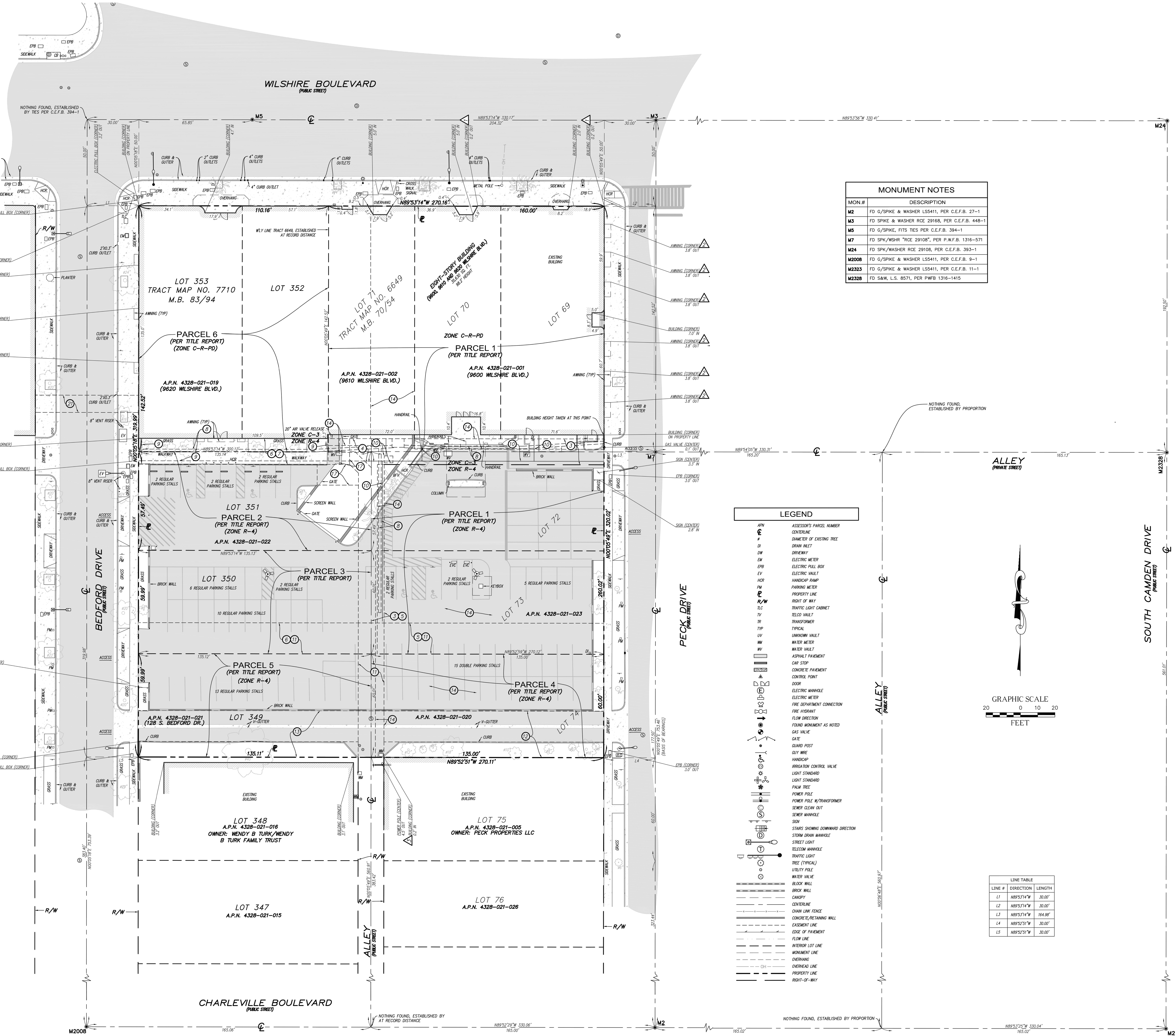
10/17/2022

2021023

C1.01

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

9600, 9610 and 9620 Wilshire Boulevard, 128 South Bedford Drive, Beverly Hills, CA



MONUMENT NOTES	
MON.#	DESCRIPTION
M2	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 27-1
M3	FD SPIKE & WASHER RCE 29168, PER C.E.F.B. 448-1
M5	FD G/SPIKE, FITS TIES PER C.E.F.B. 394-1
M7	FD SPK/WSHR "RCE 29108", PER P.W.F.B. 1316-571
M24	FD SPK/WASHER RCE 29108, PER C.E.F.B. 393-1
M2008	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 9-1
M2323	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 11-1
M2328	FD S&W, L.S. 8571, PER PWFB 1316-1415

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
℄	CENTERLINE
ø	DIAMETER OF EXISTING TREE
DI	DRAIN INLET
DW	DRIVEWAY
EM	ELECTRIC METER
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
HCR	HANDICAP RAMP
PM	PARKING METER
℘	PROPERTY LINE
R/W	RIGHT OF WAY
TLC	TRAFFIC LIGHT CABINET
TV	TELCO VAULT
TR	TRANSFORMER
TYP	TYPICAL
UV	UNKNOWN VAULT
WM	WATER METER
WV	WATER VAULT
	ASPHALT PAVEMENT
	CAR STOP
	CONCRETE PAVEMENT
	CONTROL POINT
	DOOR
	ELECTRIC MANHOLE
	ELECTRIC METER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLOW DIRECTION
	FOUND MONUMENT AS NOTED
	GAS VALVE
	GATE
	GUARD POST
	GUY WIRE
	HANDICAP
	IRRIGATION CONTROL VALVE
	LIGHT STANDARD
	LIGHT STANDARD
	PALM TREE
	POWER POLE
	POWER POLE W/TRANSFORMER
	SEWER CLEAN OUT
	SEWER MANHOLE
	SIGN
	STAIRS SHOWING DOWNWARD DIRECTION
	STORM DRAIN MANHOLE
	STREET LIGHT
	TELECOM MANHOLE
	TRAFFIC LIGHT
	TREE (TYPICAL)
	UTILITY POLE
	WATER VALVE
	BLOCK WALL
	BRICK WALL
	CANOPY
	CENTERLINE
	CHAIN LINK FENCE
	CONCRETE/RETAINING WALL
	EASEMENT LINE
	EDGE OF PAVEMENT
	FLOW LINE
	INTERIOR LOT LINE
	MONUMENT LINE
	OVERHANG
	OVERHEAD LINE
	PROPERTY LINE
	RIGHT-OF-WAY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°53'14"W	30.00'
L2	N89°53'14"W	30.00'
L3	N89°53'14"W	164.98'
L4	N89°52'51"W	30.00'
L5	N89°52'51"W	30.00'

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. NCS-1011892-02-LA2, DATED APRIL 8, 2020 AS PREPARED BY FIRST AMERICAN TITLE COMPANY.

1.— GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020-2021 **(NOT A SURVEY MATTER).**

2.— THE LIEN OF SUPPLEMENTAL TAXES **(NOT A SURVEY MATTER).**

(3) AN EASEMENT FOR POLES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 16337, PAGE 386 OF OFFICIAL RECORDS. **(PLOTTED HEREON).**

(4) AN EASEMENT FOR WATER MAINS, SEWER LINES, STORM DRAINS, CONDUIT CABLE LINES, POLE LINES, TELEPHONE AND TELEGRAPH LINES AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 16431, PAGE 340 OF OFFICIAL RECORDS **(PLOTTED HEREON).**

(5) AN EASEMENT FOR ALLEY PURPOSES, AND FOR THE INSTALLATION AND MAINTENANCE OF MUNICIPAL WATER MAINS, SEWER LINES, STORM DRAINS, CONDUITS, POLE LINES, PIPE LINES, TELEPHONE AND TELEGRAPH LINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 16441, PAGE 282 OF OFFICIAL RECORDS **(PLOTTED HEREON).**

(6) AN EASEMENT FOR POLE LINES, CONDUITS AND ALLEY AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1939 IN BOOK 16459, PAGE 259 OF OFFICIAL RECORDS. **(PLOTTED HEREON).**

(7) AN EASEMENT FOR WATER MAINS, SEWER, STORM DRAINS, CONDUITS, CABLES, POLES AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1939 IN BOOK 16461, PAGE 258 OF OFFICIAL RECORDS **(PLOTTED HEREON).**

(8) AN EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 17168, PAGE 387 OF OFFICIAL RECORDS **(PLOTTED HEREON).**

(9) AN EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED JANUARY 04, 1940 IN BOOK 17173, PAGE 148 OF OFFICIAL RECORDS **(CL PLOTTED HEREON – NO WIDTH GIVEN).**

(10) AN EASEMENT FOR ONE MANHOLES 4' X 5' X 7' (INSIDE MEASURE), UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED JANUARY 04, 1940 IN BOOK 17213, PAGE 12 OF OFFICIAL RECORDS **(PLOTTED HEREON).**

(11) AN EASEMENT FOR SANITARY SEWER AND STORM DRAIN PURPOSES AND FOR THE OPERATION OF GAS PIPE LINES, TELEGRAPH AND TELEPHONE LINES, AND FOR THE TRANSPORTATION OF DISTRIBUTION OF ELECTRIC ENERGY, PETROLEUM AND ITS PRODUCTS, AMMONIA, WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 1960 AS INSTRUMENT NO. 3069 OF OFFICIAL RECORDS **(PLOTTED HEREON).**

(12) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 02, 1960 AS INSTRUMENT NO. 3469 IN BOOK D965, PAGE 695 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS **(PLOTTED HEREON).**

(13) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 02, 1960 AS INSTRUMENT NO. 3470 IN BOOK D965, PAGE 699 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS **(PLOTTED HEREON).**

(14) AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH, COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 07, 1960 AS INSTRUMENT NO. 2817 IN BOOK D1057, PAGE 664 OF OFFICIAL RECORDS **(PLOTTED HEREON).**

15.—A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY ARTHUR T. JARVIS, INCORPORATED AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED DECEMBER 17, 1964 AS BOOK M1705, PAGE 666 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY **(NOT A SURVEY MATTER).**

16.—AN OIL AND GAS LEASE EXECUTED BY SAKS & COMPANY AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED OCTOBER 13, 1967 AS INSTRUMENT NO. 5919 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**

(17) AN EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED JULY 23, 1970 AS INSTRUMENT NO. 2890 OF OFFICIAL RECORDS **(PLOTTED HEREON).**

18.—AN OIL AND GAS LEASE EXECUTED BY EDISON BROTHERS STORES INC. AS LESSOR AND STANDARD OIL COMPANY AS LESSEE, RECORDED JANUARY 19, 1971 AS INSTRUMENT NO. 1857 IN BOOK M3663, PAGE 761 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**

19.—THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO CLOSE OPENINGS AS A CONDITION TO BUILDING PERMIT ISSUANCE" RECORDED JULY 27, 1994 AS INSTRUMENT NO. 94-1393810 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**

20.—TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATEDDECEMBER 31, 1990, BY AND BETWEEN CALWIN REALTY, INC., A DELAWARE CORPORATION AS LESSOR AND SAKS & COMPANY, A NEW YORK CORPORATION AS LESSEE, AS DISCLOSED BY A AN ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED MAY 12, 1995 AS INSTRUMENT NO. 95-773641 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**

(21) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CITY OF BEVERLY HILLS ENCROACHMENT PERMIT AND COVENANT" RECORDED DECEMBER 07, 1995 AS INSTRUMENT NO. 95-1944390 OF OFFICIAL RECORDS **(PLOTTED HEREON).**

22.—THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIONS" RECORDED MAY 21, 2007 AS INSTRUMENT NO. 07-1226356 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**

23.—TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATEDJULY 22, 2015, BY AND BETWEEN SAKS BEVERLY HILLS LLC AS LESSOR AND SAKS & COMPANY LLC AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED AUGUST 07, 2015 AS INSTRUMENT NO. 20150971440 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**

24.—A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $846,229,966.00 RECORDED AUGUST 07, 2015 AS INSTRUMENT NO. 20150971441 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**

25.—SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENTS **(NOT A SURVEY MATTER).**

26.—EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF ALLEY NOW VACATED, IF ANY SUCH EXISTS **(NOT A SURVEY MATTER).**

27.—ANY FAILURE TO COMPLY WITH THE TERMS, PROVISIONS AND CONDITIONS OF THE LEASE REFERRED TO HEREIN **(NOT A SURVEY MATTER).**

27.—THE COMPANY MUST BE PROVIDED AN ACCEPTABLE, EXECUTED AND ACKNOWLEDGED ESTOPPEL CERTIFICATE FROM THE LESSOR IN THE LEASE SET FORTH IN SCHEDULE A CERTIFYING THAT SAID LEASE IS IN FULL FORCE AND EFFECT, THE TENANT IS NOT IN DEFAULT OF ANY MATERIAL TERMS OR PROVISIONS THEREOF AND THE TRANSACTION CONTEMPLATED HEREIN IS NOT A VIOLATION OF ANY OF THE PROVISIONS CONTAINED THEREIN. ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON A REVIEW OF THE FULL UNRECORDED LEASE AND ALL AMENDMENTS THERETO. **(NOT A SURVEY MATTER).**

27.—ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. **(NOT A SURVEY MATTER).**

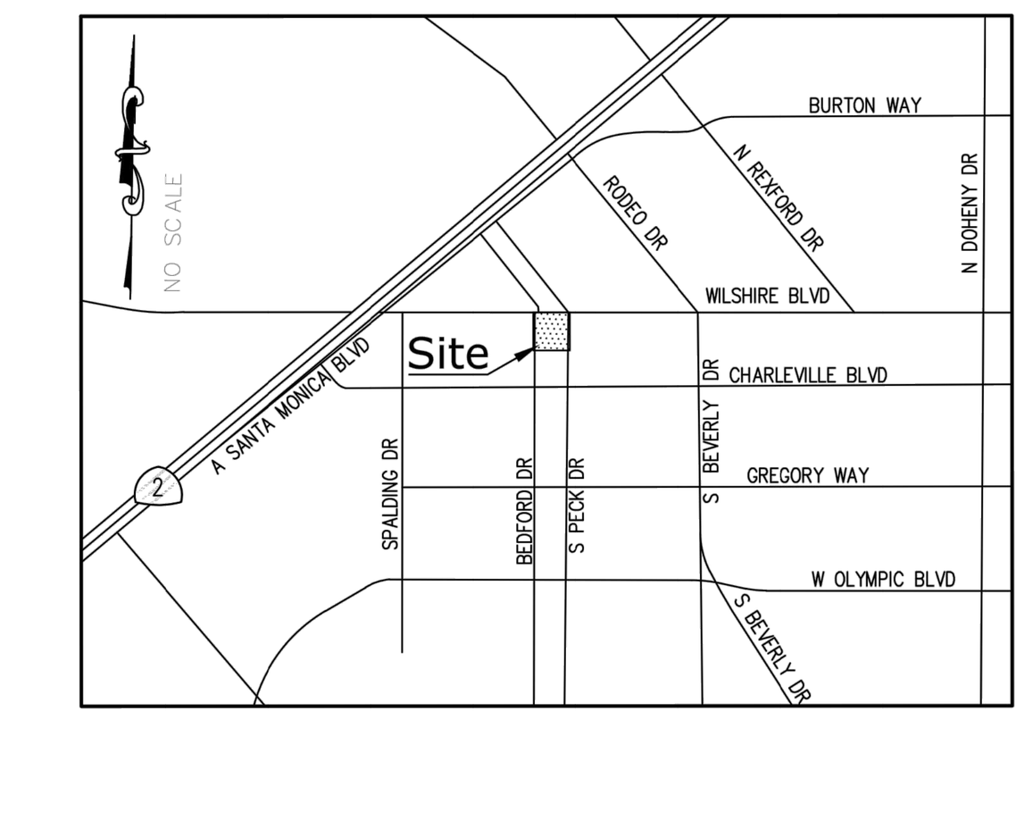
28.—WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY **(NOT A SURVEY MATTER).**

31.—PRIOR TO CLOSING, THE COMPANY MUST CONFIRM WHETHER THE COUNTY RECORDING OFFICE IN WHICH THE LAND IS LOCATED HAS CHANGED ITS ACCESS POLICIES DUE TO THE COVID-19 OUTBREAK. IF RECORDING HAS BEEN RESTRICTED, SPECIFIC UNDERWRITING APPROVAL IS REQUIRED; AND, ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE MADE **(NOT A SURVEY MATTER).**

32.—WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS **(NOT A SURVEY MATTER).**

33.—RIGHTS OF PARTIES IN POSSESSION **(NOT A SURVEY MATTER).**

VICINITY MAP



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
LOTS 69, 70, 71, 72 AND 73 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THOSE PORTIONS OF THE 7.50 FOOT ALLEY ADJOINING SAID LOTS 72 AND 73 ON THE WEST, AS SHOWN ON SAID MAP AND OF THE 15.00 FOOT ALLEY ADJOINING SAID LOTS 69, 70 AND 71 ON THE SOUTH, AS SHOWN ON SAID MAP, AS VACATED BY RESOLUTION NO. 810 OF SAID CITY OF BEVERLY HILLS AND DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 73; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID 7.50 FOOT ALLEY, 110.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 72; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID 15.00 FOOT ALLEY, 127.50 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 72; THENCE NORTHERLY ALONG A STRAIGHT LINE, 15.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 69; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID 15.00 FOOT ALLEY, 160 FEET TO THE SOUTHWEST CORNER OF SAID LOT 71; THENCE SOUTHERLY ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 71, 7.50 FEET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF SAID 15 FOOT ALLEY 25 FEET, TO THE WESTERLY LINE OF SAID 7.50 FOOT ALLEY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID 7.50 FOOT ALLEY, 117.50 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 73; THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION OF 7.50 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:
LOT 351 OF TRACT NO. 7710, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 83, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THOSE PORTIONS OF THE VACATED ALLEY ADJOINING SAID LOT 351, ON THE NORTH AND EAST, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 351; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT AND NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 57.5 FEET TO THE CENTER OF THE ALLEY ADJOINING SAID LOT ON THE NORTH; THENCE EASTERLY ALONG SAID CENTER TO AND SOUTHERLY ALONG THE CENTER OF THE ALLEY ADJOINING SAID LOT ON THE EAST, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND PROLONGATION, 135 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:
LOT 350 OF TRACT NO. 7710, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 83, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND HALF OF THE VACATED ALLEY ADJOINING SAID LAND ON THE EAST.

PARCEL FOUR:
LOT 74 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND HALF OF THE VACATED ALLEY ADJOINING ON THE WEST.

PARCEL FIVE:
LOT 349 OF TRACT NO. 7710, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 83, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND HALF OF THE VACATED ALLEY ADJOINING ON THE EAST.

PARCEL SIX:
LOTS 352 AND 353 OF TRACT NO. 7710, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 83, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE NORTHERLY 7.5 FEET OF THE 15-FOOT ALLEY VACATED BY ORDINANCE NO. 810, IN THE CITY OF BEVERLY HILLS, LYING WESTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 352 AND ADJOINING LOTS 352 AND 353 ON THE SOUTH.

APN: 4328-021-001 (AFFECTS: LOTS 69 AND 70 OF PARCEL ONE);
4328-021-002 (AFFECTS: LOT 71 OF PARCEL ONE);
4328-021-023 (AFFECTS: LOTS 72 AND 73 OF PARCEL ONE);
4328-021-022 (AFFECTS: PARCELS TWO AND THREE);
4328-021-020 (AFFECTS: PARCEL FOUR);
4328-021-021 (AFFECTS: PARCEL FIVE) AND
4328-021-019 (AFFECTS: PARCEL SIX)

ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION IS FROM THE CITY OF BEVERLY HILLS ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY. ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE REPRESENTATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ZONE: C-R-PD (COMMERCIAL RETAIL PLANNED DEVELOPMENT OVERLAY ZONE)

MINIMUM SETBACKS: FRONT: NOT SPECIFIED; SIDE: NOT SPECIFIED; REAR: NOT SPECIFIED

HEIGHT RESTRICTIONS: NOT SPECIFIED

ZONE: R-4 (MULTIPLE RESIDENTIAL ZONE)

MINIMUM SETBACKS: FRONT: NOT SPECIFIED; SIDE: NOT SPECIFIED; REAR: NOT SPECIFIED

HEIGHT RESTRICTIONS: NOT SPECIFIED

POSSIBLE ENCROACHMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

1. BUILDING OVERLAPS THE NORTHERLY PROPERTY LINE.
2. AWNING OVERLAPS THE EASTERLY AND WESTERLY PROPERTY LINE.
3. BLOCK WALL OVERLAPS THE WESTERLY PROPERTY LINE.

ITEMS CORRESPONDING TO TABLE A ITEMS

– ITEM 14
THE NEAREST INTERSECTING STREET TO THE PROPERTY IS CHARLEVILLE TO THE SOUTH AS SHOWN HEREON.

– ITEM 16
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

– ITEM 17
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SURVEYOR'S NOTES

- THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.
- 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.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 06037C1585F, PANEL DATED 9/26/2008. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATE

TO SAKS BEVERLY HILL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO FEE ESTATE AND SAKS & COMPANY LLC, AS TO LEASEHOLD ESTATE; FIRST AMERICAN TITLE INSURANCE 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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(VISIBLE EVIDENCE ONLY), 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 27, 2020.

DATE OF PLAT OR MAP: JUNE 11, 2020.

REVISIONS

NO.	DATE	REVISIONS	BY
0	06/03/2020	SUBMITTAL	RM
0	06/11/2020	CLIENT'S COMMENTS	BK

UTILITY STATEMENT

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED FOR

KIMLEY-HORN
660 S FIGUEROA ST., SUITE 2050
LOS ANGELES, CA 90017
PHONE: (213) 261-4057

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF PECK DRIVE, BEING N00°05'49"E PER TRACT NO. 0621414, RECORDED IN BOOK 1317 PAGE 95 AND 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

SITE INFORMATION

SITE NAME: SAKS AND PARKING LOT
SITE ADDRESS: 9600, 9610 AND 9620 WILSHIRE BLVD., 128 SOUTH BEDFORD DRIVE, BEVERLY HILLS, CA

PARKING COUNT: 46 REGULAR PARKING STALLS
15 DOUBLE PARKING STALLS
4 HANDICAP PARKING STALLS
65 TOTAL PARKING STALLS

TOTAL GROUND FLOOR AREA OF BUILDINGS: 35,630 SQ. FT.

PARCEL 1
PROPERTY AREA: 0.888 AC. OR 38,665 SQ. FT.
A.P.N. 4328-021-001 & 002; 4328-021-023

PARCEL 2
PROPERTY AREA: 0.178 AC. OR 7,769 SQ. FT.
A.P.N. 4328-021-022

PARCEL 3
PROPERTY AREA: 0.186 AC. OR 8,106 SQ. FT.
A.P.N. 4328-021-022

PARCEL 4
PROPERTY AREA: 0.186 A.C. OR 8,100 SQ. FT.
A.P.N. 4328-021-020

PARCEL 5
PROPERTY AREA: 0.186 AC. OR 8,106 SQ. FT.
A.P.N. 4328-021-021

PARCEL 4
PROPERTY AREA: 0.360 A.C. OR 15,698 SQ. FT.
A.P.N. 4328-021-0219

SURVEYOR OF RECORD

FIELD COMPLETION DATE: APRIL 27, 2020.

LICENSED LAND SURVEYOR Armando D. DuPont L.S. 7780 Date Signed: 06/11/2020 STATE OF CALIFORNIA

Armando D. DuPont
Registration No. 7780

CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 20458

SHEET 2 OF 6

FOR REFERENCE ONLY

MARMOL RADZINER

HBC

STREET WORKS DEVELOPMENT

APPLICANT
HBC / STREETWORKS DEVELOPMENT
225 LIBERTY STREET
NEW YORK, NY 10007
TEL: (914) 949-6505

ARCHITECT
MARMOL RADZINER
12210 NEBRASKA AVENUE
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn
660 S. FIGUEROA STREET, SUITE 2050, LOS ANGELES, CA 90017
PHONE: 213-261-4040

9600 WILSHIRE BOULEVARD

9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

ALTA SURVEY

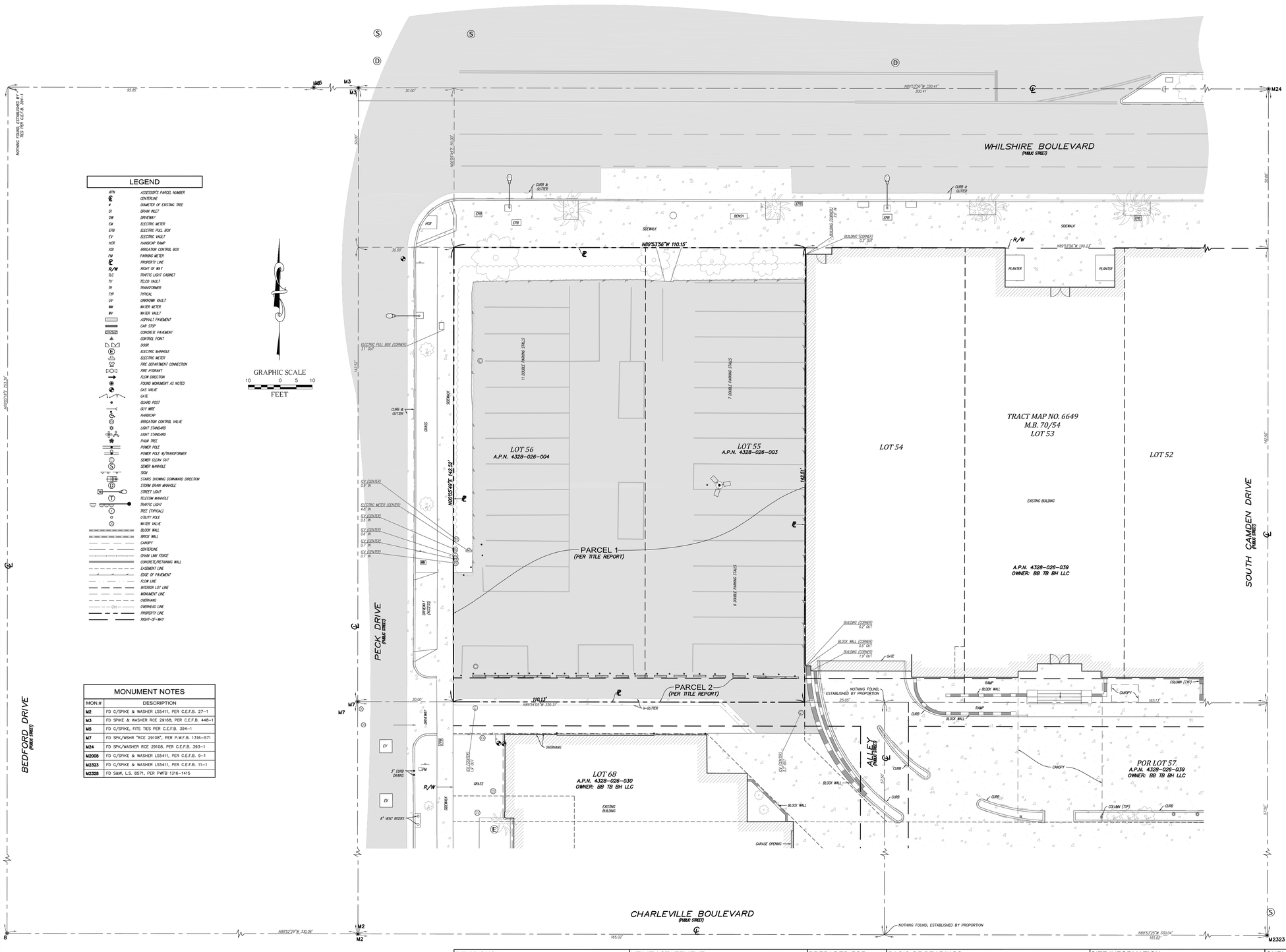
10/17/2022

2021023

C1.02

A.L.T.A./N.S.P.S.LAND TITLE SURVEY

Southeast Corner of Peck Drive and Wilshire Boulevard, Beverly Hills, CA 90210



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
℄	CENTERLINE
#	DIAMETER OF EXISTING TREE
DI	DRAIN INLET
DW	DRIVEWAY
EM	ELECTRIC METER
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
HCR	HANDICAP RAMP
ICB	IRRIGATION CONTROL BOX
PM	PARKING METER
PL	PROPERTY LINE
R/W	RIGHT OF WAY
TLC	TRAFFIC LIGHT CABINET
TV	TELCO VAULT
TR	TRANSFORMER
TYP	TYPICAL
UV	UNKNOWN VAULT
WM	WATER METER
WV	WATER VAULT
	ASPHALT PAVEMENT
	CAR STOP
	CONCRETE PAVEMENT
	CONTROL POINT
	DOOR
E	ELECTRIC MANHOLE
	ELECTRIC METER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLOW DIRECTION
	FOUND MONUMENT AS NOTED
	GAS VALVE
	GATE
	GUARD POST
	GUY WIRE
	HANDICAP
	IRRIGATION CONTROL VALVE
	LIGHT STANDARD
	LIGHT STANDARD
	PALM TREE
	POWER POLE
	POWER POLE W/TRANSFORMER
S	SEWER CLEAN OUT
S	SEWER MANHOLE
	SIGN
	STAIRS SHOWING DOWNWARD DIRECTION
D	STORM DRAIN MANHOLE
	STREET LIGHT
T	TELECOM MANHOLE
	TRAFFIC LIGHT
	TREE (TYPICAL)
	UTILITY POLE
	WATER VALVE
	BLOCK WALL
	BRICK WALL
	CANOPY
	CENTERLINE
	CHAIN LINK FENCE
	CONCRETE/RETAINING WALL
	EASEMENT LINE
	EDGE OF PAVEMENT
	FLOW LINE
	INTERIOR LOT LINE
	MONUMENT LINE
OH	OVERHANG
OH	OVERHEAD LINE
	PROPERTY LINE
	RIGHT-OF-WAY

GRAPHIC SCALE
10 0 5 10
FEET

MONUMENT NOTES

MON.#	DESCRIPTION
M2	FD C/SPIKE & WASHER LS5411, PER C.E.F.B. 27-1
M3	FD SPIKE & WASHER RCE 29168, PER C.E.F.B. 448-1
M5	FD C/SPIKE, FITS TIES PER C.E.F.B. 394-1
M7	FD SPK/WSHR "RCE 29108", PER P.M.F.B. 1316-571
M24	FD SPK/WASHER RCE 29108, PER C.E.F.B. 393-1
M2008	FD C/SPIKE & WASHER LS5411, PER C.E.F.B. 9-1
M2323	FD C/SPIKE & WASHER LS5411, PER C.E.F.B. 11-1
M2328	FD S&W, L.S. 8571, PER PWFB 1316-1415

VICINITY MAP

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 55 AND 56 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THAT PORTION OF THE NORTHERLY 1/2 OF THAT CERTAIN ALLEY ADJACENT ON THE SOUTH TO LOTS 55 AND 56 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 56 AND THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 55, WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS.

APN: 4328-026-003 (AFFECTS LOT 55 OF PARCEL 1) AND 4328-026-004 (AFFECTS LOT 56 OF PARCEL 1)

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. NCS-1011863-03-LA2, DATED APRIL/ REVISED MAY 21, 2020 AS PREPARED BY FIRST AMERICAN TITLE COMPANY:

1.– GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020–2021, A LIEN NOT YET DUE OR PAYABLE **(NOT A SURVEY MATTER).**

2.– THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE **(NOT A SURVEY MATTER).**

3.– AN OIL AND GAS LEASE EXECUTED BY SAKS & COMPANY AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA AS LESSEE, RECORDED OCTOBER 13, 1967 AS INSTRUMENT NO. 5919 OF OFFICIAL RECORDS **(BLANKET IN NATURE).**

4.– THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED OCTOBER 03, 2013 IN BOOK 208, PAGES 39 AND 40 OF RECORD OF SURVEYS **(NOT A SURVEY MATTER).**

5.– WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER).**

6.– WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY **(NOT A SURVEY MATTER).**

7.– PRIOR TO CLOSING, THE COMPANY MUST CONFIRM WHETHER THE COUNTY RECORDING OFFICE IN WHICH THE LAND IS LOCATED HAS CHANGED ITS ACCESS POLICIES DUE TO THE COVID–19 OUTBREAK. IF RECORDING HAS BEEN RESTRICTED, SPECIFIC UNDERWRITING APPROVAL IS REQUIRED; AND, ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE MADE **(NOT A SURVEY MATTER).**

8.– RIGHTS OF PARTIES IN POSSESSION **(NOT A SURVEY MATTER).**

ITEMS CORRESPONDING TO TABLE A ITEMS

– ITEM 14
THE NEAREST INTERSECTING STREET TO THE PROPERTY IS CHARLEVILLE TO THE SOUTH AS SHOWN HEREON.

– ITEM 16
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

– ITEM 17
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SURVEYOR'S NOTES

– THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.

– 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.

– UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION IS FROM THE CITY OF BEVERLY HILLS ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY. ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE REPRESENTATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ZONE: C-3 (COMMERCIAL RETAIL PLANNED DEVELOPMENT OVERLAY ZONE)

MINIMUM SETBACKS: FRONT: NOT SPECIFIED
SIDE: NOT SPECIFIED
REAR: NOT SPECIFIED

HEIGHT RESTRICTIONS: NOT SPECIFIED

ZONE: R-4-P (RESIDENTIAL PARKING ZONE)

SURFACE AND BELOW GRADE PARKING: IF ON ANY ONE BLOCK, ONLY SURFACE AND BELOW GRADE PARKING IS PROVIDE WITHIN NINETY FEET (90') OF R-4X2 ZONED PROPERTY, THEN A MINIMUM EIGHTEEN FOOT (18') WIDE ALLEY AND A MINIMUM NINE FOOT (9') WIDE AREA OF LANDSCAPING SHALL BE PROVIDED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES, AT LEAST TWO FEET (2') IF THIS NINE FOOT (9') AREA OF LANDSCAPING SHALL BE PROVIDED BETWEEN THE ALLEY AND THE NONRESIDENTIAL USE.

ABOVE GRADE PARKING: IF ABOVE GRADE PARKING, OTHER THAN SURFACE PARKING, IS PROVIDED ON THE SAME BLOCK AND WITHIN NINETY (90') OF R-4X2 ZONED PROPERTY, THEN A MINIMUM TWENTY FOOT (20') WIDE ALLEY AND A MINIMUM TEN FOOT (10') WIDE AREA OF LANDSCAPING SHALL BE PROVIDED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES, AT LEAST THREE FEET (3') OF THIS TEN FOOT (10') AREA OF LANDSCAPING SHALL BE PROVIDED BETWEEN THE ALLEY AND THE NONRESIDENTIAL USE.

MAXIMUM HEIGHT OF STRUCTURES: THE MAXIMUM HEIGHT OF STRUCTURES THAT ARE APPURTENANT TO THE PARKING FACILITY, SUCH AS LIGHTING STANDARDS, VENTS AND ELEVATOR SHAFTS, SHALL BE ESTABLISHED BY THE PLANNING COMMISSION AS PART OF A PLANNED DEVELOPMENT PURSUANT TO ARTICLE 16.4 OF THIS CHAPTER.

BUFFER: WITHIN THE R-4-P ZONE, A MINIMUM THIRTY FOOT (30') BUFFER SHALL BE PROVIDED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES. THE BUFFER SHALL INCLUDE A MINIMUM TWENTY FOOT (20') ALLEY AND A MINIMUM OF TEN FEET (10') OF LANDSCAPING. EACH SIDE OF THE ALLEY HAVE NOT LESS THAN THREE FEET (3') OF LANDSCAPING. THE BUFFER SHALL BE PROVIDED BY THE DEVELOPER OF THE NEW USE WHEN SUCH USE IS DIFFERENT IN KIND FROM THE EXISTING CONTIGUOUS USE. FOR THE PURPOSES OF THIS SECTIONS, A VACANT LOT SHALL NOT BE TREATED AS A DIFFERENT USE.

POSSIBLE ENCROACHMENT NOTES

NO APPARENT ENCROACHMENTS.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 06037C1935F, PANEL DATED 9/26/2008. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800–638–6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATE

TO SCCA STORE HOLDINGS REAL PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE 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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(visible evidence only), 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 27, 2020.

DATE OF PLAT OR MAP: OCTOBER 7, 2020.

REVISIONS			
NO.	DATE	REVISIONS	BY
0	06/03/2020	SUBMITTAL	RM
1	06/11/2020	CLIENT'S COMMENTS	BK
2	10/07/2020	CLIENT'S COMMENTS	BK

UTILITY STATEMENT

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES. NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR SUFFICIENCY OF SUCH INFORMATION. IN ORDER TO ACCURATELY LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

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227-2600
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PREPARED FOR

KIMLEY-HORN
660 S FIGUEROA ST., SUITE 2050
LOS ANGELES, CA 90017
PHONE: (213) 261-4057

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF PECK DRIVE, BEING N00°05'49"E PER TRACT NO. 0621414, RECORDED IN BOOK 1317 PAGE 95 AND 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

SITE INFORMATION

SITE NAME: WILSHIRE LOT
PARKING COUNT: 24 DOUBLE PARKING STALLS
NO HANDICAP PARKING

PARCEL 1
PROPERTY AREA: 0.341 AC. OR 14,870 SQ. FT.
A.P.N. 4328-026-003 & 004

PARCEL 2
PROPERTY AREA: 0.019 AC. OR 826 SQ. FT.

SURVEYOR OF RECORD

FIELD COMPLETION DATE: APRIL 27, 2020.

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 20467

LICENSED LAND SURVEYOR — L.S. 7780 — Date Signed: 10/07/2020 — STATE OF CALIFORNIA

Armando D. DuPont
Registration No. 7780

SHEET 3 OF 6

FOR REFERENCE ONLY

MARMOL RADZINER

HBC

STREETWORKS DEVELOPMENT

APPLICANT
HBC / STREETWORKS DEVELOPMENT
551 LIBERTY STREET
NEW YORK, NY 10007
TEL: (914) 949-8505

ARCHITECT
MARMOL RADZINER
1400 SAWTELLE AVENUE
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA STREET, SUITE 2050, LOS ANGELES, CA 90017
PHONE: 213-261-4400

9600 WILSHIRE BOULEVARD
9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

ALTA SURVEY

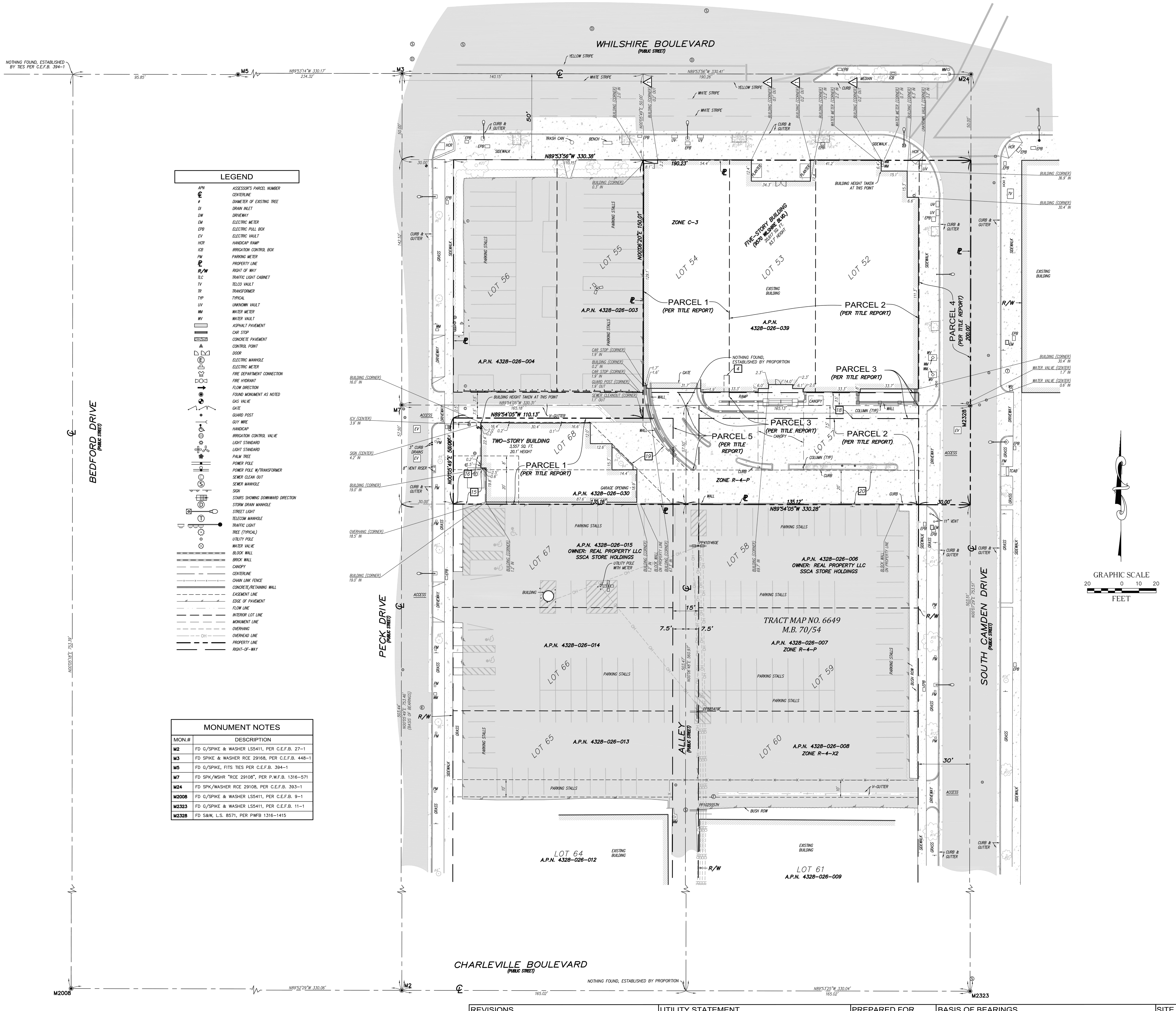
10/17/2022

2021023

C1.03

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

9570 Wilshire Blvd., Beverly Hills, CA



MONUMENT NOTES

MON.#	DESCRIPTION
M2	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 27-1
M3	FD SPIKE & WASHER RCE 29168, PER C.E.F.B. 448-1
M5	FD G/SPIKE, FITS TIES PER C.E.F.B. 394-1
M7	FD SPK/WSHR "RCE 29108", PER P.W.F.B. 1316-571
M24	FD SPK/WASHER RCE 29108, PER C.E.F.B. 393-1
M2008	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 9-1
M2323	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 11-1
M2328	FD S&W, L.S. 8571, PER PWFB 1316-1415

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. NCS-1011892-04-LA2, DATED MAY 8, 2020 AS PREPARED BY FIRST AMERICAN TITLE COMPANY.

1. — GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020-2021, A LIEN NOT YET DUE OR PAYABLE **(NOT A SURVEY MATTER).**
2. — THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE **(NOT A SURVEY MATTER).**
3. — WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS **(NOT A SURVEY MATTER).**
4. SEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR UNDERGROUND, TELEPHONE, TELEGRAPH AND COMMUNICATIONS STRUCTURE PURPOSES, DATED SEPTEMBER 11, 1958 AS INSTRUMENT NO. 3386 OF OFFICIAL RECORDS **(PLOTTED HEREON).**
5. — AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN **(BLANKET IN NATURE OVER LOT 54 AND 68 OF TRACT 6649).**
6. — EASEMENTS OVER THAT PORTION OF SAID LAND WITHIN THE 15 FOOT WIDE ALLEY AND CAMDEN DRIVE FOR PUBLIC ALLEY AND STREET PURPOSES RESPECTIVELY, AS SHOWN ON THE MAP OF TRACT NO. 6649, RECORDED IN BOOK 70, PAGE 54 OF MAPS **(BLANKET IN NATURE OVER EXISTING 15 FOOT ALLEY CAMDEN DRIVE).**
7. — MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED AGREEMENT, DATED SEPTEMBER 12, 1957 EXECUTED BY THE BERVERLY HILS, A MUNICIPAL CORPORATION, DATED NOVEMBER 5, 1957, AS INSTRUMENT NO. 2537, BOOK 56013, PAGE 342 OF OFFICIAL RECORDS **(NOT PLOTTED, NO EASEMENTS SPECIFIED).**
8. — AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANT, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN **(BLANKET IN NATURE OVER LOTS 52, 53 AND 57 OF TRACT 6649).**
9. — A DEED OF TRUST **(NOT A SURVEY MATTER).**
10. — AN UNRECORDED LEASE DATED JUNE 01, 1973, EXECUTED BY COOLRIDGE REALTY COMPANY AS LESSOR AND CAPOLW, HILLMAN AND OSTILLER AS LESSEE, AS DISCLOSED BY A NOTICE OF LEASE RECORDED DECEMBER 24, 1973 AS INSTRUMENT NO. 1469 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**
11. — A DEED OF TRUST **(NOT A SURVEY MATTER).**
12. — A GROUND LEASEHOLD AS CREATED BY THAT CERTAIN UNRECORDED GROUND LEASE DATED JULY 31, 1989, EXECUTED BY 9584 WILSHIRE PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ARTHUR GILBERT, A MARRIED MAN, DAVID BLUM, A MARRIED MAN AS HIS SEPARATE PROPERTY, GERSON I. FOX, A MARRIED MAN, AND SANDRA BLUM, AN UNMARRIED WOMAN, AS LESSOR AND CALIREEN REALTY CORP., A CALIFORNIA CORPORATION, AS LESSEE, AS REFERENCED IN THE DOCUMENT ENTITLED "SHORT FORM GROUND LEASE", WHICH WAS RECORDED AUGUST 01, 1989 AS INSTRUMENT NO. 89-1232269 OFFICIAL RECORDS, FOR THE TERM AND UPON AND SUBJECT TO ALL THE PROVISIONS CONTAINED IN SAID DOCUMENT, AND IN SAID LEASE **(BLANKET IN NATURE).**
13. — AN RECORDED LEASE DATED NA, EXECUTED BY CALIREEN REALTY CORP., A CALIFORNIA CORPORATION AS LESSOR AND ISETAN OF AMERICA INC., A DELAWARE CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED AUGUST 01, 1989 AS INSTRUMENT NO. 89-1232270 OF OFFICIAL RECORDS **(BLANKET IN NATURE).**
14. — AN UNRECORDED SULEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT **(BLANKET IN NATURE).**
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SE FOURTH IN A DOCUMENT IN FAVOR BEVERLY HILLS FOR ALLEY PURPOSES, DATED DECEMBER 16, 1991 AS INSTRUMENT NO. 91-1975088 OF OFFICIAL RECORDS **(PLOTTED HEREON).**
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEM, DATED JULY 26, 1993 AS INSTRUMENT NO. 93-1428084 OF OFFICIAL RECORDS **(PLOTTED HEREON).**
17. — AN INSTRUMENT ENTITLE COVENANT AND AGREEMENT ACCEPTING CONDITION TO RECORD THE RESOLUTION OF APPROVAL OF THE PLANNED DEVELOPMENT AT 9570 WILSHIRE BOULEVARD **(NOT A SURVEY MATTER).**
18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS ORDERING THE VACATION, ABANDONMENT, AND RELOCATION OF A PORTION OF THE EAST/WEST ALLEY SOUTH OF WILSHIRE BOULEVARD BETWEEN PECK DRIVE AND CAMDEN DRIVE AND A PORTION OF THE ALLEY RUNNING SOUTH THEREFROM" RECORDED JANUARY 30, 1995 AS INSTRUMENT NO. 150493 OF OFFICIAL RECORDS. **(PLOTTED HEREON).**
19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT IN FAVOR OF PUBLIC ROAD AND HIGHWAY PURPOSES, DATED JANUARY 30, 1995 AS INSTRUMENT NO. 95-150495 OF OFFICIAL RECORDS (PLOTTED HEREON).
20. AND IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER PORTION OF SAID LAND FOR IN FAVOR OF THE CITY OF BEVERLY HILLS FOR PUBLIC ALLEY PURPOSES, DATED JANUARY 30, 1995, AS INSTRUMENT NO. 95-150494 OF OFFICIAL RECORDS. **(PLOTTED HEREON).**
21. — THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT ACCEPTING CONDITION TO RECORD THE RESOLUTION OF APPROVAL FOR THE PLANNED DEVELOPMENT AT 9570 WILSHIRE BOULEVARD, PLANNING COMMISSION RESOLUTION NO. 793: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS APPROVING A PLANNED DEVELOPMENT FOR A DEPARTMENT STORE AT 9570 WILSHIRE BOULEVARD, CITY COUNCIL RESOLUTION NO. 93-R-8859: RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS MODIFYING CERTAIN CONDITIONS OF APPROVAL FOR A DEPARTMENT STORE AT 9570 WILSHIRE BOULEVARD, PLANNING COMMISSION RESOLUTION NO. 889: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY ISSUING A DEVELOPMENT PLAN REVIEW PERMIT INVOLVING OPEN AIR DINING FOR PROPERTY LOCATED AT 9570 WILSHIRE BOULEVARD - BARNEYS NEW YORK AND PLANNING COMMISSION RESOLUTION NO. 918: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS MODIFYING CERTAIN CONDITIONS OF APPROVAL FOR A DEPARTMENT STORE AT 9570 WILSHIRE BOULEVARD" RECORDED JUNE 06, 1995 AS INSTRUMENT NO. 95-895704 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**
22. — A SUBORDINATED LEASEHOLD DEED OF TRUST **(NOT A SURVEY MATTER).**
23. — LEASEHOLD DEED OF TRUST AND SECURITY AGREEMENT **(NOT A SURVEY MATTER).**
24. — AN ASSIGNMENT OF ALL THE MONEYS DUE **(NOT A SURVEY MATTER).**
25. — A FINANCING STATEMENT **(NOT A SURVEY MATTER).**
26. — A CERTIFIED COPY OF A JUDGMENT OR AN ABSTRACT THEREOF **(NOT A SURVEY MATTER).**
27. — A CERTIFIED COPY OF A JUDGMENT OR AN ABSTRACT THEREOF, RECORDED APRIL 29, 2013 AS INSTRUMENT NO. 20130636212 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**
28. — A CERTIFIED COPY OF A JUDGMENT OR AN ABSTRACT THEREOF, RECORDED OCTOBER 14, 2013 AS INSTRUMENT NO. 20131439495 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**
29. — A CERTIFIED COPY OF A JUDGMENT OR AN ABSTRACT THEREOF, RECORDED OCTOBER 04, 2013 AS INSTRUMENT NO. 20131439717 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**
30. — A CERTIFIED COPY OF A JUDGMENT OR AN ABSTRACT THEREOF, RECORDED SEPTEMBER 03, 2014 AS INSTRUMENT NO. 20140925313 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**
31. — A WRIT OF EXECUTION RECORDED JULY 28, 2017 AS INSTRUMENT NO. 20170850295 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**
32. — A WRIT OF EXECUTION RECORDED JULY 28, 2017 AS INSTRUMENT NO. 20170850296 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**
33. — THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SHERIFF'S DEED OF SALE OF REAL PROPERTY" RECORDED MARCH 12, 2018 AS INSTRUMENT NO. 20180235216 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**
34. — A SECOND AMENDED AND RESTATED LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING TO SECURE AN ORIGINAL INDEBTEDNESS OF $AS SHOWN THEREIN RECORDED JUNE 28, 2019 AS INSTRUMENT NO. 20190623020 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER).**
35. — TERMS AND PROVISIONS OF AN UNRECORDED SUBLEASE DATED DECEMBER 11, 2019, BY AND BETWEEN FLAGSHIP PARTNERS II LLC, A DELAWARE LIMITED LIABILITY COMPANY AS SUBLESSOR AND SAKS & COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AS SUBLESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED APRIL 28, 2020 AS INSTRUMENT NO. 20200461637 OF OFFICIAL RECORDS **(BLANKET IN NATURE).**
36. — ANY FAILURE TO COMPLY WITH THE TERMS, PROVISIONS AND CONDITIONS OF THE LEASE REFERRED TO IN SCHEDULE A **(NOT A SURVEY MATTER).**
37. — RIGHTS OF PARTIES IN POSSESSION **(NOT A SURVEY MATTER).**

SURVEYOR'S NOTES

- THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.
- 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.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION IS FROM THE CITY OF BEVERLY HILLS ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY. ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE REPRESENTATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ZONE: R-4-X2 (MULTIPLE RESIDENTIAL ZONE)

THE PROPERTY DESIGNATED AS ZONE R-4X2 SHALL CONTINUE TO BE ZONED, LIMITED, AND RESTRICTED AS PROVIDED IN ARTICLE 12 OF THIS CHAPTER. NO VARIANCES SHALL BE GRANTED TO PERMIT THE USE OF ANY PROPERTY IN ZONE R-4X2 FOR THE PARKING OF AUTOMOBILES IN CONNECTION WITH ANY PROPERTY IN ANY C-3 ZONE OR IN CONNECTION WITH ANY RETAIL OR BUSINESS USE, NOR SHALL ANY OF SUCH PROPERTY EVER BE USED FOR ANY RETAIL BUSINESS OR COMMERCIAL USE WITHOUT A VOTE OF THE ELECTORS OF THE CITY IF THE P-ZONE ORDINANCE IS ADOPTED (1962 CODE & 10-330).

ZONE: R-4-P (RESIDENTIAL PARKING ZONE)

SURFACE AND BELOW GRADE PARKING: IF ON ANY ONE BLOCK, ONLY SURFACE AND BELOW GRADE PARKING IS PROVIDE WITHIN NINETY FEET (90') OF R-4X2 ZONED PROPERTY, THEN A MINIMUM EIGHTEEN FOOT (18') WIDE ALLEY AND A MINIMUM NINE FOOT (9') WIDE AREA OF LANDSCAPING SHALL BE PROVIDED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES. AT LEAST TWO FEET (2') IF THIS NINE FOOT (9') AREA OF LANDSCAPING SHALL BE PROVIDED BETWEEN THE ALLEY AND THE NONRESIDENTIAL USE.

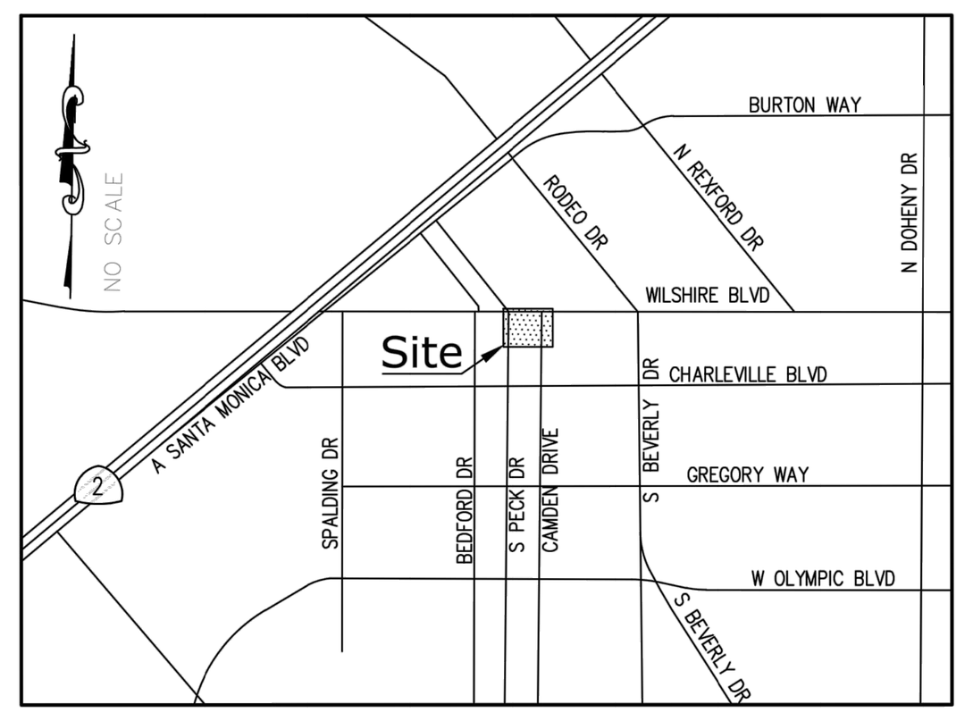
ABOVE GRADE PARKING: IF ABOVE GRADE PARKING, OTHER THAN SURFACE PARKING, IS PROVIDED ON THE SAME BLOCK AND WITHIN NINETY (90') OF R-4X2 ZONED PROPERTY, THEN A MINIMUM TWENTY FOOT (20') WIDE ALLEY AND A MINIMUM TEN FOOT (10') WIDE AREA OF LANDSCAPING SHALL BE PROVIDED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES. AT LEAST THREE FEET (3') OF THIS TEN FOOT (10') AREA OF LANDSCAPING SHALL BE PROVIDED BETWEEN THE ALLEY AND THE NONRESIDENTIAL USE.

MAXIMUM HEIGHT OF STRUCTURES: THE MAXIMUM HEIGHT OF STRUCTURES THAT ARE APPURTENANT TO THE PARKING FACILITY, SUCH AD LIGHTING STANDARDS, VENTS AND ELEVATOR SHAFTS, SHALL BE ESTABLISHED BY THE PLANNING COMMISSION AS PART OF A PLANNED DEVELOPMENT PURSUANT TO ARTICLE 18.4 OF THIS CHAPTER.

BUFFER: WITHIN THE R-4-P ZONE, A MINIMUM THIRTY FOOT (30') BUFFER SHALL BE PROVIDED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES. THE BUFFER SHALL INCLUDE A MINIMUM TWENTY FOOT (20') ALLEY AND A MINIMUM OF TEN FEET (10') OF LANDSCAPING. EACH SIDE OF THE ALLEY HAVE NOT LESS THAN THREE FEET (3') OF LANDSCAPING. THE BUFFER SHALL BE PROVIDED BY THE DEVELOPER OF THE NEW USE WHEN SUCH USE IS DIFFERENT IN KIND FROM THE EXISTING CONTIGUOUS USE. FOR THE PURPOSES OF THIS SECTIONS, A VACANT LOT SHALL NOT BE TREATED AS A DIFFERENT USE.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 06037C1585F, PANEL DATED 9/26/2008. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

VICINITY MAP



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PROPERTY I
PARCEL A:
PARCEL 1:
LOTS 54 AND 68, TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOTS 52, 53 AND 57, TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
THAT PORTION OF THE 15 FOOT WIDE ALLEY BETWEEN LOTS 52, 53 AND 57, TRACT 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON AND DEDICATED BY THE MAP OF TRACT NO. 6649, RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 52; THENCE ALONG THE SOUTHERLY LINES OF SAID LOTS 52 AND 53, NORTH 89° 54' 11" WEST 110.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 53; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 53, SOUTH 0° 05' 19" WEST 7.50 FEET TO THE CENTER LINE OF SAID ALLEY; THENCE ALONG SAID CENTER LINE, NORTH 89° 54' 11" WEST 17.51 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 57; THENCE ALONG SAID PROLONGATION, SOUTH 0° 05' 19" WEST 7.50 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 57; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 57, SOUTH 89° 54' 11" EAST 127.54 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 57; THENCE NORTH 0° 05' 19" EAST 15 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
THAT PORTION OF THE WEST 30 FEET OF CAMDEN DRIVE, 60 FEET WIDE, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT 6649, RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 57 OF SAID TRACT 6649.

PARCEL 5:
THOSE PORTIONS OF A 15 FOOT WIDE ALLEY NORTHERLY AND EASTERLY OF LOT 68 AND NORTHERLY AND WESTERLY OF LOT 57 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND MORE PRECISELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 57 OF SAID TRACT NO. 6649, SAID POINT BEING ON THE WESTERLY LINE OF CAMDEN DRIVE, 60 FEET WIDE; THENCE ALONG SAID WESTERLY LINE NORTH 00° 06' 38" EAST, 15.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 52 OF SAID TRACT NO. 6649; THENCE DEPARTING FROM SAID WESTERLY LINE AND ALONG THE SOUTHERLY LINES OF LOTS 52, 53 AND 54 OF SAID TRACT NO. 6649 NORTH 89° 54' 00" WEST, 160.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 54; THENCE DEPARTING FROM SAID SOUTHERLY LINE SOUTH 0° 06' 13" WEST, 15.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 68; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 68 SOUTH 89° 54' 00" EAST, 17.52 FEET AND SOUTH 00° 06' 13" WEST, 21.78 FEET; THENCE DEPARTING FROM SAID EASTERLY LINE SOUTH 45° 00' 00" EAST, 11.66 FEET AND SOUTH 89° 54' 00" EAST, 6.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 57; THENCE ALONG SAID WESTERLY AND NORTHERLY LINES OF SAID LOT 57 NORTH 00° 06' 13" EAST, 30.01 FEET AND SOUTH 89° 54' 00" EAST, 127.56 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE 15 FOOT WIDE ALLEY BETWEEN LOTS 52, 53 AND 57, TRACT 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON AND DEDICATED BY THE MAP OF TRACT NO. 6649, RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 52; THENCE ALONG THE SOUTHERLY LINES OF SAID LOTS 52 AND 53, NORTH 89° 54' 11" WEST 110.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 53; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 53, SOUTH 0° 05' 19" WEST 7.50 FEET TO THE CENTER LINE OF SAID ALLEY; THENCE ALONG SAID CENTER LINE, NORTH 89° 54' 11" WEST 17.51 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 57; THENCE ALONG SAID PROLONGATION, SOUTH 0° 05' 19" WEST 7.50 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 57; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 57, SOUTH 89° 54' 11" EAST 127.54 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 57; THENCE NORTH 0° 05' 19" EAST 15 FEET TO THE POINT OF BEGINNING.

PARCEL B (NOT PLOTTABLE):
ALL BUILDINGS, IMPROVEMENTS, SHRUBS, TREES AND PLANTS SITUATED ON SAID PARCEL A, WHICH BUILDINGS, IMPROVEMENTS, SHRUBS, TREES AND PLANTS ARE AND SHALL REMAIN REAL PROPERTY.

APN(S): 4328-026-030; 4328-026-039

PROPERTY II
PARCEL 1:
LOTS 54 AND 68, TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOTS 52, 53 AND 57, TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
THAT PORTION OF THE 15 FOOT WIDE ALLEY BETWEEN LOTS 52, 53 AND 57, TRACT 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON AND DEDICATED BY THE MAP OF TRACT NO. 6649, RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

AT THE SOUTHEASTERLY CORNER OF SAID LOT 52; THENCE ALONG THE SOUTHERLY LINES OF SAID LOTS 52 AND 53, NORTH 89° 54' 11" WEST 110.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 53; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 53, SOUTH 0° 05' 19" WEST 7.50 FEET TO THE CENTER LINE OF SAID ALLEY; THENCE ALONG SAID CENTER LINE, NORTH 89° 54' 11" WEST 17.51 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 57; THENCE ALONG SAID PROLONGATION, SOUTH 0° 05' 19" WEST 7.50 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 57; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 57, SOUTH 89° 54' 11" EAST 127.54 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 57; THENCE NORTH 0° 05' 19" EAST 15 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
THAT PORTION OF THE WEST 30 FEET OF CAMDEN DRIVE, 60 FEET WIDE, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT 6649, RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 57 OF SAID TRACT 6649.

PARCEL 5: (NOTE* ALLEY NOT SEARCHED)
THOSE PORTIONS OF A 15 FOOT WIDE ALLEY NORTHERLY AND EASTERLY OF LOT 68 AND NORTHERLY AND WESTERLY OF LOT 57 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND MORE PRECISELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 57 OF SAID TRACT NO. 6649, SAID POINT BEING ON THE WESTERLY LINE OF CAMDEN DRIVE, 60 FEET WIDE; THENCE ALONG SAID WESTERLY LINE NORTH 00° 06' 38" EAST, 15.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 52 OF SAID TRACT NO. 6649; THENCE DEPARTING FROM SAID WESTERLY LINE AND ALONG THE SOUTHERLY LINES OF LOTS 52, 53 AND 54 OF SAID TRACT NO. 6649 NORTH 89° 54' 00" WEST, 160.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 54; THENCE DEPARTING FROM SAID SOUTHERLY LINE SOUTH 0° 06' 13" WEST, 15.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 68; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 68 SOUTH 89° 54' 00" EAST, 17.52 FEET AND SOUTH 00° 06' 13" WEST, 21.78 FEET; THENCE DEPARTING FROM SAID EASTERLY LINE SOUTH 45° 00' 00" EAST, 11.66 FEET AND SOUTH 89° 54' 00" EAST, 6.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 57; THENCE ALONG SAID WESTERLY AND NORTHERLY LINES OF SAID LOT 57 NORTH 00° 06' 13" EAST, 30.01 FEET AND SOUTH 89° 54' 00" EAST, 127.56 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE 15 FOOT WIDE ALLEY BETWEEN LOTS 52, 53 AND 57, TRACT 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON AND DEDICATED BY THE MAP OF TRACT NO. 6649, RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM SAID PARCELS 1 TO 5 ALL BUILDINGS, IMPROVEMENTS, SHRUBS, TREES AND PLANTS SITUATED ON SAID PARCEL A, WHICH BUILDINGS, IMPROVEMENTS, SHRUBS, TREES AND PLANTS ARE AND SHALL REMAIN REAL PROPERTY.

APN(S): 4328-026-030; 4328-026-039

ITEMS CORRESPONDING TO TABLE A ITEMS

- ITEM 14
THE NEAREST INTERSECTING STREET TO THE PROPERTY IS CHARLEVILLE TO THE SOUTH AS SHOWN HEREON.

- ITEM 16
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

- ITEM 17
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

POSSIBLE ENCROACHMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

1. EXISTING BUILDING OVERLAPS THE PROPERTY LINE ON THE NORTHERLY SIDE.

SURVEYOR'S CERTIFICATE

TO FLAGSHIP PARTNERS II LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO PROPERTY I; FIRST AMERICAN TITLE INSURANCE 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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(VISIBLE EVIDENCE ONLY), 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 27, 2020.

DATE OF PLAT OR MAP: JUNE 11, 2020.

REVISIONS

NO.	DATE	REVISIONS	BY
0	06/04/2020	SUBMITTAL	RM
1	06/11/2020	CLIENT'S COMMENTS	BK

UTILITY STATEMENT

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED FOR

KIMLEY-HORN
660 S FIGUEROA ST., SUITE 2050
LOS ANGELES, CA 90017
PHONE: (213) 261-4057

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF PECK DRIVE, BEING N00°05'49"E PER TRACT NO. 0621414, RECORDED IN BOOK 1317 PAGE 95 AND 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

SITE INFORMATION

SITE NAME: BARNEY'S
SITE ADDRESS: 9570 WILSHIRE BLVD, BEVERLY HILLS, CA
TOTAL GROUND FLOOR AREA OF BUILDING: 24,174 SQ. FT.
PARKING COUNT (UNDERGROUND):
243 REGULAR PARKING STALLS
62 COMPACT PARKING STALLS
3 MAINTENANCE PARKING STALLS
6 HANDICAP PARKING STALLS
314 TOTAL PARKING STALLS

PARCEL 1
PROPERTY AREA: 0.302 AC. OR 13,143 SQ. FT.
A.P.N. 4328-026-030 & 4328-026-039 (PORTION)

PARCEL 2
PROPERTY AREA: 0.488 AC. OR 21,251 SQ. FT.
A.P.N. 4328-026-039 (PORTION)

PARCEL 3
PROPERTY AREA: 0.041 AC. OR 1,783 SQ. FT.

PARCEL 4
PROPERTY AREA: 0.138 AC. OR 6,000 SQ. FT.

PARCEL 5
PROPERTY AREA: 0.024 AC. OR 1,035 SQ. FT.

SURVEYOR OF RECORD

FIELD COMPLETION DATE: APRIL 27, 2020.

LICENSED LAND SURVEYOR — Armando D. DuPont — L.S. 7780 — Date Signed: 06/11/2020 — STATE OF CALIFORNIA

Armando D. DuPont
Registration No. 7780

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 20467

SHEET 4 OF 6

FOR REFERENCE ONLY

MARMOL RADZINER
HBC
STREETWORKS DEVELOPMENT

APPLICANT
HBC / STREETWORKS DEVELOPMENT
225 LIBERTY STREET
NEW YORK, NY 10007
TEL: (914) 949-6505

ARCHITECT
MARMOL RADZINER
12210 NEBRASKA AVENUE
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn

660 S. FIGUEROA STREET, SUITE 2050, LOS ANGELES, CA 90017
PHONE: 213-261-4040

9600 WILSHIRE BOULEVARD
9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

ALTA SURVEY

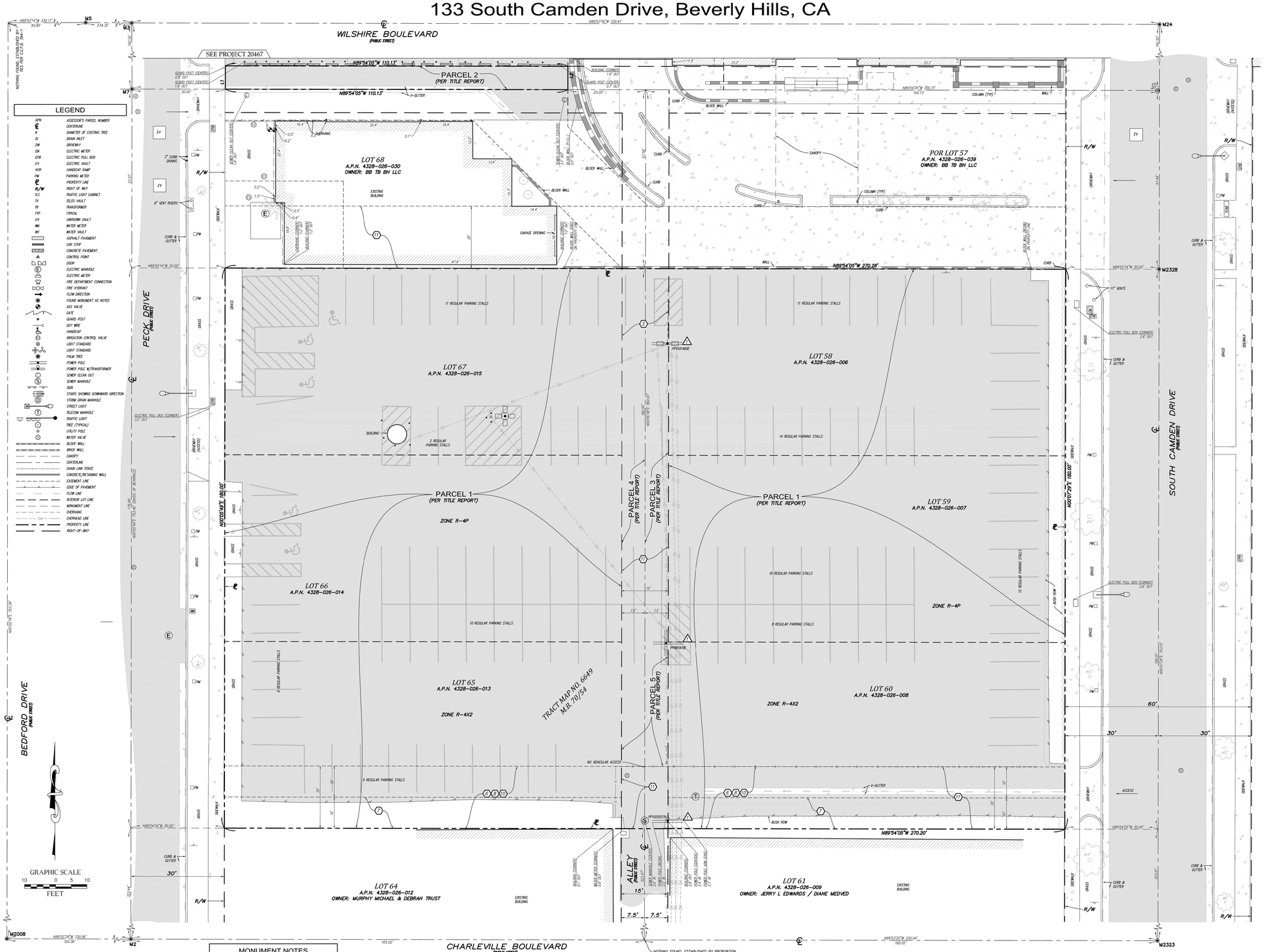
10/17/2022

2021023

C1.04

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

133 South Camden Drive, Beverly Hills, CA



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
℄	CENTERLINE
#	DIAMETER OF EXISTING TREE
DI	DRAIN INLET
DW	DRIVEWAY
EM	ELECTRIC METER
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
HCR	HANDICAP RAMP
PM	PARKING METER
	PROPERTY LINE
R/W	RIGHT OF WAY
TLC	TRAFFIC LIGHT CABINET
TV	TELCO VAULT
TR	TRANSFORMER
TYP	TYPICAL
UV	UNKNOWN VAULT
WM	WATER METER
WV	WATER VAULT
	ASPHALT PAVEMENT
	CAR STOP
	CONCRETE PAVEMENT
	CONTROL POINT
	DOOR
	ELECTRIC MANHOLE
	ELECTRIC METER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLOW DIRECTION
	FOUND MONUMENT AS NOTED
	GAS VALVE
	GATE
	GUARD POST
	GUY WIRE
	HANDICAP
	IRRIGATION CONTROL VALVE
	LIGHT STANDARD
	LIGHT STANDARD
	PALM TREE
	POWER POLE
	POWER POLE W/TRANSFORMER
	SEWER CLEAN OUT
	SEWER MANHOLE
	SIGN
	STAIRS SHOWING DOWNWARD DIRECTION
	STORM DRAIN MANHOLE
	STREET LIGHT
	TELECOM MANHOLE
	TRAFFIC LIGHT
	TREE (TYPICAL)
	UTILITY POLE
	WATER VALVE
	BLOCK WALL
	BRICK WALL
	CANOPY
	CENTERLINE
	CHAIN LINK FENCE
	CONCRETE/RETAINING WALL
	EASEMENT LINE
	EDGE OF PAVEMENT
	FLOW LINE
	INTERIOR LOT LINE
	MONUMENT LINE
	OVERHANG
	OVERHEAD LINE
	PROPERTY LINE
	RIGHT-OF-WAY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°05'49"E	7.50'
L2	N00°05'55"E	7.50'

MONUMENT NOTES

MON.#	DESCRIPTION
M2	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 27-1
M3	FD SPIKE & WASHER RCE 29168, PER C.E.F.B. 448-1
M5	FD G/SPIKE, FITS TIES PER C.E.F.B. 394-1
M7	FD SPK/WSHR "RCE 29108", PER P.W.F.B. 1316-571
M24	FD SPK/WASHER RCE 29108, PER C.E.F.B. 393-1
M2008	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 9-1
M2323	FD G/SPIKE & WASHER LS5411, PER C.E.F.B. 11-1
M2328	FD S&W, L.S. 8571, PER PMFB 1316-1415

REVISIONS			
NO.	DATE	REVISIONS	BY
0	06/03/2020	SUBMITTAL	RM
1	06/11/2020	CLIENT'S COMMENTS	BK

UTILITY STATEMENT

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS AND THE CONSTRUCTION UTILITY LINES OBTAINED FROM REGULAR USA RESPONSES. UNLESS OTHERWISE NOTED CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR, NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED FOR

KIMLEY-HORN
660 S FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017
PHONE: (213) 261-4057

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF PECK DRIVE, BEING N00°05'49"E PER TRACT NO. 6649M.M. RECORDED IN BOOK 1317 PAGE 85 AND 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

SITE INFORMATION

SITE NAME: ANCILLARY LOT

SITE ADDRESS: 133 SOUTH CAMDEN DRIVE, BEVERLY HILLS, CA

PARKING COUNT: 105 REGULAR PARKING STALLS
9 HANDICAP PARKING STALLS
110 TOTAL PARKING STALLS

PARCEL 1
PROPERTY AREA: 1.055 AC. OR 45,943 SQ. FT.
A.P.N. 4328-026-006 THROUGH 008
A.P.N. 4328-026-013 THROUGH 015

PARCEL 2
PROPERTY AREA: 0.019 AC. OR 826 SQ. FT.

PARCEL 3
PROPERTY AREA: 0.031 AC. OR 1,350 SQ. FT.

PARCEL 4
PROPERTY AREA: 0.031 A.C. OR 1,350 SQ. FT.

PARCEL 5
PROPERTY AREA: 0.055 A.C. OR 2,401 SQ. FT.

SURVEYOR OF RECORD

FIELD COMPLETION DATE: APRIL 27, 2020.

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 20468
L.S. 7780 (Date Signed 06/11/2020)
Armando D. DuPont
Registration No. 7780

SHEET 5 OF 6

VICINITY MAP

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 58, 59, 60, 65, 66 AND 67 OF TRACT NO. 6649, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THAT PORTION OF THE NORTHERLY 1/2 OF THAT CERTAIN ALLEY ADJACENT ON THE SOUTH TO LOTS 55 AND 56 OF TRACT 6649, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 56 AND THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 55, WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS.

PARCEL 3:
THAT PORTION OF THE EASTERLY 1/2 OF THAT CERTAIN ALLEY ADJACENT ON THE WEST TO LOTS 58, 59 AND 60 OF TRACT 6649, IN THE CITY BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 58 AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 60, WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS.

PARCEL 4:
THAT PORTION OF THE WESTERLY 1/2 OF THAT CERTAIN ALLEY ADJACENT ON THE EAST TO LOTS 65, 66 AND 67 OF TRACT 6649, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 70, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 65 AND THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 67, WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS.

PARCEL 5:
THE RIGHT TO USE FOR PARKING PURPOSES, THAT PORTION OF THE NORTH/SOUTH ALLEY FROM A POINT TWENTY (20) FEET NORTH OF THE SOUTHERLY LINE OF LOTS 60 AND 65 OF SAID TRACT 6649 TO THE NORTHERLY LINE OF LOTS 58 AND 67 OF SAID TRACT 6649, SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN GRANT OF TEMPORARY EASEMENT RECORDED MARCH 11, 1992 AS INSTRUMENT NO. 92-401757 OF OFFICIAL RECORDS.

APN: 4328-026-006 (AFFECTS LOT 58), 4328-026-007 (AFFECTS LOT 59), 4328-026-008 (AFFECTS LOT 60), 4328-026-013 (AFFECTS LOT 65), 4328-026-014 (AFFECTS LOT 66), 4328-026-015 (AFFECTS LOT 67)

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. NCS-1018892-05-LA2, DATED APRIL 8, 2020 AS PREPARED BY FIRST AMERICAN TITLE COMPANY.

1.– GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020-2021 **(NOT A SURVEY MATTER)**.

2.– THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE **(NOT A SURVEY MATTER)**.

3.– AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 6649 RECORDED JUNE 11, 1923 AND ON FILE IN BOOK 70, PAGE 54, OF TRACT MAPS **(PLOTTED HEREON)**.

4.– AN OIL AND GAS LEASE EXECUTED BY ARTHUR T. JARVIS, INCORPORATED AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED DECEMBER 17, 1964 AS BOOK M7705, PAGE 666, OF OFFICIAL RECORDS **(NOT A SURVEY MATTER)**.

5.– AN OIL AND GAS LEASE EXECUTED BY SAKS & COMPANY AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED OCTOBER 13, 1967 AS INSTRUMENT NO. 5919 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER)**.

6. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 24, 1991 AS INSTRUMENT NO. 91-1681699 OF OFFICIAL RECORDS **(PLOTTED HEREON)**.

7. AN EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 14, 1992 AS INSTRUMENT NO. 92-253172 OF OFFICIAL RECORDS **(PLOTTED HEREON)**.

8. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 17, 1992 AS INSTRUMENT NO. 92-441139 OF OFFICIAL RECORDS **(PLOTTED HEREON)**.

9.– A DOCUMENT ENTITLED "AGREEMENT BY AND AMONG THE CITY OF BEVERLY HILLS, SAKS FIFTH AVENUE AND BARNEYS NEW YORK REGARDING THE RELOCATION OF UTILITIES" RECORDED NOVEMBER 06, 1991 AS INSTRUMENT NO. 91-1750157 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER)**.

10. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 24, 1991 AS INSTRUMENT NO. 91-2016107 OF OFFICIAL RECORDS **(PLOTTED HEREON)**.

11. AN EASEMENT FOR ALLEY AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 1992 AS INSTRUMENT NO. 92401757 OF OFFICIAL RECORDS **(PLOTTED HEREON)**.

12.– COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 21, 2007 AS INSTRUMENT NO. 20071228356, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTIONS 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS **(NOT PLOTTED – NO EASEMENT SPECIFIED)**.

13.– THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED BOOK 258, PAGES 39 AND 40 OF RECORD OF SURVEYS **(NOT A SURVEY MATTER)**.

14.– EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF ALLEY NOW VACATED, IF ANY SUCH EXISTS **(NOT A SURVEY MATTER)**.

15.– WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY **(NOT A SURVEY MATTER)**.

16.– PRIOR TO CLOSING, THE COMPANY MUST CONFIRM WHETHER THE COUNTY RECORDING OFFICE IN WHICH THE LAND IS LOCATED HAS CHANGED ITS ACCESS POLICIES DUE TO THE COVID-19 OUTBREAK. IF RECORDING HAS BEEN RESTRICTED, SPECIFIC UNDERWRITING APPROVAL IS REQUIRED, AND, ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE MADE **(NOT A SURVEY MATTER)**.

17.– WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS **(NOT A SURVEY MATTER)**.

18.– RIGHTS OF PARTIES IN POSSESSION **(NOT A SURVEY MATTER)**.

ITEMS CORRESPONDING TO TABLE A ITEMS

– ITEM 14
THE NEAREST INTERSECTING STREET TO THE PROPERTY IS CHARLEVILLE TO THE SOUTH AS SHOWN HEREON.

– ITEM 16
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

– ITEM 17
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SURVEYOR'S NOTES

– THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.

– 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.

– UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION IS FROM THE CITY OF BEVERLY HILLS ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY. ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE REPRESENTATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ZONE: R-4-P (RESIDENTIAL PARKING ZONE)

MINIMUM SETBACKS: FRONT: NOT SPECIFIED
SIDE: NOT SPECIFIED
REAR: NOT SPECIFIED

HEIGHT RESTRICTIONS: NOT SPECIFIED

ZONE: R-4 (MULTIPLE RESIDENTIAL ZONE)

MINIMUM SETBACKS: FRONT: NOT SPECIFIED
SIDE: NOT SPECIFIED
REAR: NOT SPECIFIED

HEIGHT RESTRICTIONS: NOT SPECIFIED

POSSIBLE ENCROACHMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

⚠ POWER POLE ARM FALL OUTSIDE THE EASEMENT NO. 3 & 11 AS SHOWN HEREON

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 06037C1585F, PANEL DATED 9/26/2008. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATE

TO SOSA STORE HOLDINGS TCAL PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE 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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(VISIBLE EVIDENCE ONLY), 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 27, 2020.

DATE OF PLAT OR MAP: JUNE 11, 2020.

FOR REFERENCE ONLY

MARMOL RADZINER
HBC
STREETWORKS DEVELOPMENT
APPLICANT
HBC / STREETWORKS DEVELOPMENT
11 UNIVERSITY STREET
NEW YORK, NY 10007
TEL: (310) 849-6505
ARCHITECT
MARMOL RADZINER
12210 NEBRASKA AVENUE
LOS ANGELES, CA 90025
TEL: (310) 826-6222
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA STREET, LOS ANGELES, CA 90017
PHONE: 213-261-4400

9600 WILSHIRE BOULEVARD
9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

ALTA SURVEY

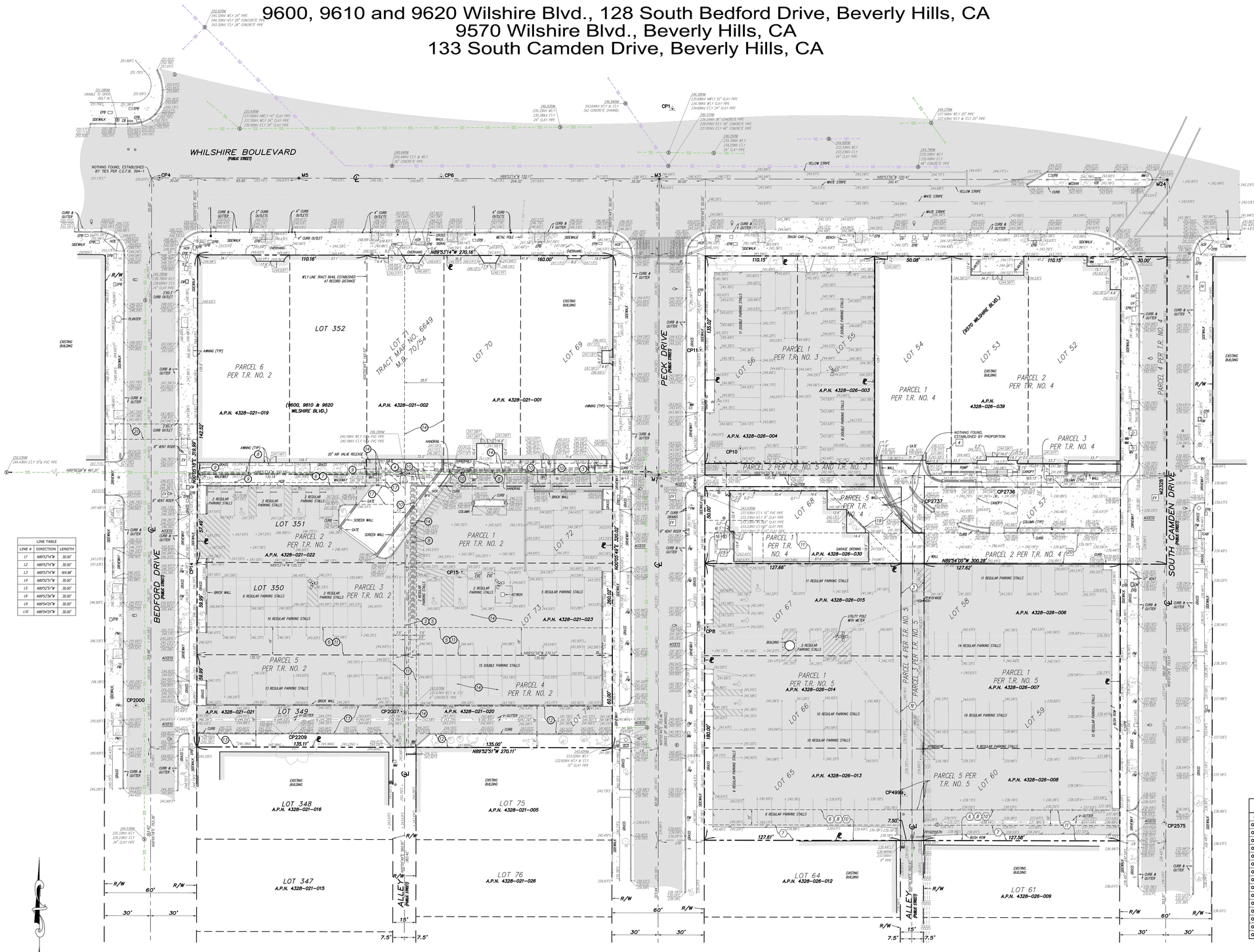
10/17/2022

2021023

C1.05

A.L.T.A./N.S.P.S.LAND TITLE SURVEY

9600, 9610 and 9620 Wilshire Blvd., 128 South Bedford Drive, Beverly Hills, CA
9570 Wilshire Blvd., Beverly Hills, CA
133 South Camden Drive, Beverly Hills, CA



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°51'14"W	30.00'
L2	N89°51'14"W	30.00'
L3	N89°51'14"W	164.98'
L4	N89°52'51"W	30.00'
L5	N89°52'51"W	30.00'
L6	N89°53'56"W	30.00'
L9	N89°54'05"W	30.00'
L10	N89°54'05"W	30.00'

VICINITY MAP

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
BFV	BACK-FLOW VALVE
CB	CATCH BASIN
℄	CENTERLINE
#	DIAMETER OF EXISTING TREE
DI	DRAIN INLET
DW	DRIVEWAY
EM	ELECTRIC METER
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
FF	FINISH FLOOR
FS	FINISH SURFACE
FL	FLOW LINE
HCR	HANDICAP RAMP
INV	INVERT
ICB	IRRIGATION CONTROL BOX
NG	NATURAL GROUND
PM	PARKING METER
PP	PROPERTY LINE
R/W	RIGHT OF WAY
TLC	TRAFFIC LIGHT CABINET
TV	TELCO VAULT
TC	TOP OF CURB
TOP	TOP OF STRUCTURE
TR	TRANSFORMER
TYP	TYPICAL
UV	UNKNOWN VAULT
WM	WATER METER
WV	WATER VAULT
	ASPHALT PAVEMENT
	CAR STOP
	CONCRETE PAVEMENT
	CONTROL POINT
	DOOR
E	ELECTRIC MANHOLE
E	ELECTRIC METER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLOW DIRECTION
	FOUND MONUMENT AS NOTED
	GAS VALVE
	GATE
	GUARD POST
	GUY WIRE
	HANDICAP
	IRRIGATION CONTROL VALVE
	LIGHT STANDARD
	LIGHT STANDARD
	PALM TREE
	POWER POLE
	POWER POLE W/TRANSFORMER
	SEWER CLEAN OUT
S	SEWER MANHOLE
	SIGN
	STAIRS SHOWING DOWNWARD DIRECTION
D	STORM DRAIN MANHOLE
	STREET LIGHT
T	TELCOM MANHOLE
	TRAFFIC LIGHT
	TREE (TYPICAL)
	UTILITY POLE
	WATER VALVE
	BLOCK WALL
	BRICK WALL
	CANOPY
	CENTERLINE
	CHAIN LINK FENCE
	CONCRETE/RETAINING WALL
	EASEMENT LINE
	EDGE OF PAVEMENT
	FLOW LINE
	INTERIOR LOT LINE
	MONUMENT LINE
	OVERHANG
	OVERHEAD LINE
	PROPERTY LINE
	RIGHT-OF-WAY
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE

MONUMENT NOTES

MON.#	DESCRIPTION
M2	FD G/SPIKE & WASHER L55411, PER C.E.F.B. 27-1
M3	FD SPIKE & WASHER RCE 29168, PER C.E.F.B. 448-1
M5	FD G/SPIKE, FITS TIES PER C.E.F.B. 394-1
M7	FD SPK/WSHR "RCE 29108", PER P.W.F.B. 1316-571
M24	FD SPK/WASHER RCE 29108, PER C.E.F.B. 393-1
M2008	FD G/SPIKE & WASHER L55411, PER C.E.F.B. 9-1
M2323	FD G/SPIKE & WASHER L55411, PER C.E.F.B. 11-1
M2328	FD S&W, L.S. 8571, PER PWFB 1316-1415

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	5798.21'	5339.82'	246.65'	FD PK NAIL
CP4	5753.49'	5006.40'	250.82'	SET MAGNETIC NAIL & SHINER
CP6	5754.21'	5189.47'	248.60'	SET MAGNETIC NAIL & SHINER
CP8	5461.29'	5362.71'	242.29'	SET MAGNETIC NAIL & SHINER
CP10	5577.52'	5384.21'	243.74'	SET MAGNETIC NAIL & SHINER
CP11	5641.55'	5358.19'	244.92'	SET SCRIBED X
CP14	5502.45'	5030.40'	246.67'	SET SCRIBED X
CP15	5497.30'	5202.90'	245.25'	SET MAGNETIC NAIL & SHINER
CP2000	5410.31'	4991.03'	245.43'	SET MAGNETIC NAIL & SHINER
CP2007	5406.34'	5163.75'	243.88'	SET MAGNETIC NAIL & SHINER
CP2209	5392.25'	5092.19'	245.50'	SET INK X
CP2375	5334.34'	5659.83'	236.68'	SET MAGNETIC NAIL & SHINER
CP2736	5546.45'	5550.28'	241.22'	SET MAGNETIC NAIL
CP2737	5542.53'	5502.26'	240.57'	SET MAGNETIC NAIL
CP4999	5352.29'	5490.89'	239.54'	SET MAGNETIC NAIL

GRAPHIC SCALE
20 0 10 20
FEET

REVISIONS			
NO.	DATE	REVISIONS	BY
0	05/08/20	PRELIMINARY	RM
1	06/11/20	CLIENT'S COMMENTS	BK
2	11/11/20	CLIENT'S COMMENTS	HN
3	06/21/22	ADD NEW MANHOLES	JS

UTILITY STATEMENT

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE COMPLETENESS OR ACCURACY OF THIS INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED FOR

KIMLEY-HORN
660 S FIGUEROA ST., SUITE 2050
LOS ANGELES, CA 90017
PHONE: (213) 261-4057

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF PECK DRIVE, BEING N00°07'49"E PER TRACT NO. 062141, RECORDED IN BOOK 1317 PAGES 95 AND 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF BEVERLY HILLS BENCHMARK NO. 245.00, ELEVATION 246.65 FEET (NAVD 88).

DESCRIPTION:
WILSHIRE @ CAMDEN (NORTHEAST CORNER OF ALLEY, WEST F CAMDEN) PK NAIL IN SIDEWALK 12' EAST OF CURB, 10' NORTH OF WILSHIRE CURB.

SITE INFORMATION

SITE ADDRESS: 9600, 9610 AND 9620 WILSHIRE BLVD., 128 SOUTH BEDFORD DRIVE, BEVERLY HILLS, CA
9570 WILSHIRE BLVD., BEVERLY HILLS, CA
133 SOUTH CAMDEN DRIVE, BEVERLY HILLS, CA

PARCEL 1 (T.R. NO. 2)
PROPERTY AREA: 0.006 AC. OR 38,665 SQ. FT.
A.P.N. 4328-021-001 & 002; 4328-021-023

PARCEL 2 (T.R. NO. 2)
PROPERTY AREA: 0.178 AC. OR 7,769 SQ. FT.
A.P.N. 4328-021-022

PARCEL 3 (T.R. NO. 2)
PROPERTY AREA: 0.186 AC. OR 8,106 SQ. FT.
A.P.N. 4328-021-022

PARCEL 4 (T.R. NO. 2)
PROPERTY AREA: 0.186 AC. OR 8,100 SQ. FT.
A.P.N. 4328-021-020

PARCEL 5 (T.R. NO. 2)
PROPERTY AREA: 0.186 AC. OR 8,106 SQ. FT.
A.P.N. 4328-021-021

PARCEL 6 (T.R. NO. 2)
PROPERTY AREA: 0.360 AC. OR 15,698 SQ. FT.
A.P.N. 4328-021-019

PARCEL 1 (T.R. NO. 3)
PROPERTY AREA: 0.541 AC. OR 14,870 SQ. FT.
A.P.N. 4328-026-003 & 004

PARCEL 2 (T.R. NO. 3 & 5)
PROPERTY AREA: 0.019 AC. OR 826 SQ. FT.

PARCEL 1 (T.R. NO. 4)
PROPERTY AREA: 0.302 AC. OR 13,143 SQ. FT.
A.P.N. 4328-026-030 & 4328-026-039 (PORTION)

PARCEL 2 (T.R. NO. 4)
PROPERTY AREA: 0.648 AC. OR 21,251 SQ. FT.
A.P.N. 4328-029-039 (PORTION)

PARCEL 3 (T.R. NO. 4)
PROPERTY AREA: 0.041 AC. OR 1,783 SQ. FT.

PARCEL 4 (T.R. NO. 4)
PROPERTY AREA: 0.138 AC. OR 6,000 SQ. FT.

PARCEL 5 (T.R. NO. 4)
PROPERTY AREA: 0.024 AC. OR 1,035 SQ. FT.

PARCEL 1 (T.R. NO. 5)
PROPERTY AREA: 1.055 AC. OR 45,943 SQ. FT.
A.P.N. 4328-026-006 THROUGH 008
A.P.N. 4328-026-013 THROUGH 015

PARCEL 3 (T.R. NO. 5)
PROPERTY AREA: 0.031 AC. OR 1,350 SQ. FT.

PARCEL 4 (T.R. NO. 5)
PROPERTY AREA: 0.031 AC. OR 1,350 SQ. FT.

PARCEL 5 (T.R. NO. 5)
PROPERTY AREA: 0.055 AC. OR 2,401 SQ. FT.

SURVEYOR OF RECORD

FIELD COMPLETION DATE: APRIL 27, 2020.

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 20458

Armando D. DuPont
Registration No. 7780
L.S. 7780
Date Signed
06/12/2022

SHEET 6 OF 6

FOR REFERENCE ONLY

MARMOL RADZINER

HBC / STREETWORKS DEVELOPMENT

APPLICANT
HBC / STREETWORKS DEVELOPMENT
150 LIBERTY STREET
NEW YORK, NY 10007
TEL: (310) 949-8305

ARCHITECT
MARMOL RADZINER
1400 16TH STREET, SANTA MONICA
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn

660 S. FIGUEROA STREET, LOS ANGELES, CA 90017
PHONE: 213-261-4400

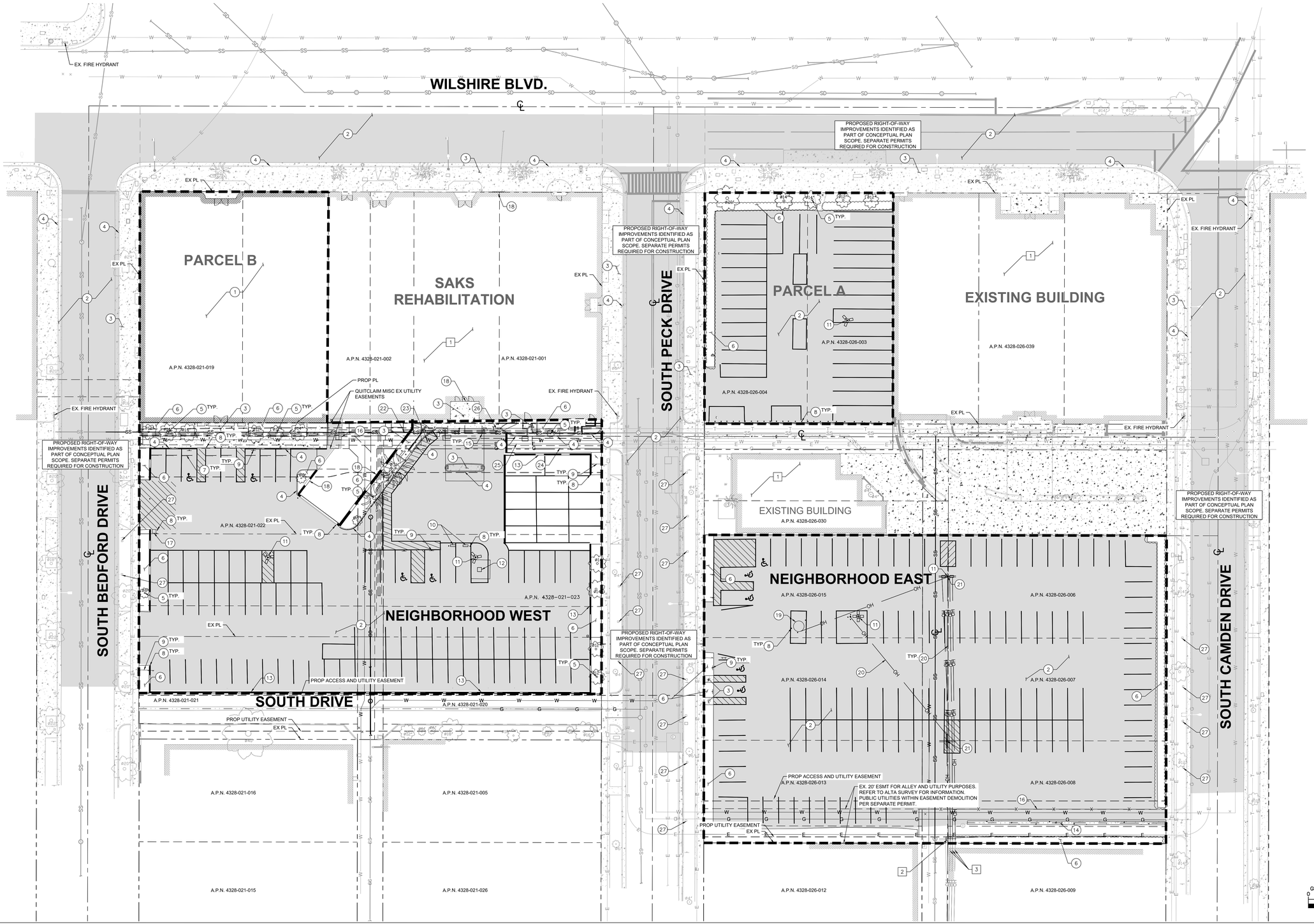
9600 WILSHIRE BOULEVARD
9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

TOPOGRAPHIC SURVEY

10/17/2022

2021023

C1.06



OVERALL SITE DEMOLITION PLAN
SCALE: 1"=20'

4

GENERAL NOTES

1. ALL SURVEY MONUMENTS, STREET LIGHTS, PARKING METERS, AND UNDERGROUND UTILITIES, AND ANY OFF-SITE IMPROVEMENTS AFFECTED BY DEMOLITION SHALL BE RE-ESTABLISHED PER CITY STANDARDS, OR AS OTHERWISE PERMITTED BY THE CITY AS PERMITTED BY THE SPECIFIC PLAN AND SHALL BE PAID FOR BY THE APPLICANT.
2. OFF-SITE IMPROVEMENTS CONSIST OF REMOVAL AND REPLACEMENT THAT IS NOT LIMITED TO: CURB AND GUTTER, CURB DRAINS, DRIVEWAY APPROACHES, SIDEWALK, AND ASPHALT PAVEMENT IN ACCORDANCE WITH CITY STANDARDS, OR AS OTHERWISE PERMITTED BY THE CITY AS PERMITTED BY THE SPECIFIC PLAN AND SHALL BE PAID FOR BY THE APPLICANT.
3. OFF-SITE IMPROVEMENTS MUST CONFORM TO CURRENT ADA AND APPLICABLE CITY STANDARDS.
4. UNLESS OTHERWISE PERMITTED BY THE CITY AS PERMITTED BY THE SPECIFIC PLAN, THE APPLICANT WILL NOT CONSTRUCT IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT APPROVED BY CITY COUNCIL.
5. WRITTEN APPROVAL IS REQUIRED BY ENGINEERING DIVISION FOR APPROVAL OF ANY TYPE OF TEMPORARY CONSTRUCTION ENCROACHMENT WITHIN PUBLIC RIGHT-OF-WAY AND IN ACCORDANCE WITH CITY COUNCIL RESOLUTION 71-R-4269. SHORING IS PROHIBITED FROM PROJECTING INTO ALLEYS.
6. INDEMNITY BOND MUST BE SUBMITTED AND APPROVED BY CITY ATTORNEY PRIOR TO EXCAVATION.
7. TRAFFIC CONTROL PLANS ARE TO BE REVIEWED AND APPROVED BY CITY'S TRAFFIC ENGINEERING PRIOR TO CONSTRUCTION.

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON THE PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. DEMOLITION AND REMOVAL OF PAVEMENT INCLUDES PAVEMENT THICKNESS AS WELL AS BASE COURSE THICKNESS.
3. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
6. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
7. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
8. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
9. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
10. DEMOLITION IS LIMITED TO WITHIN THE DEMOLITION LIMIT LINE UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS FROM THE SITE AS WORK PROGRESSES.
12. THE DRAWINGS MAY NOT INDICATE IN DETAIL ALL DEMOLITION WORK TO BE PERFORMED. THE CONTRACTOR SHALL EXAMINE EXISTING CONDITIONS TO DETERMINE THE FULL EXTENT OF DEMOLITION.
13. ALL DEMOLITION SHALL COMPLY WITH CHAPTER 33 OF THE CALIFORNIA FIRE CODE.
14. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
15. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
16. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.
17. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES.
18. MONITORING WELLS TO BE REMOVED PRIOR TO BEGINNING OF CONSTRUCTION.

PROTECTION NOTES

1. PROTECT-IN-PLACE EXISTING BUILDING AND APPURTENANCES
2. PROTECT-IN-PLACE EXISTING POWER POLE PER DRY UTILITY CONSULTANT IN COORDINATION WITH SCE.
3. PROTECT-IN-PLACE EXISTING OVERHEAD ELECTRIC PER DRY UTILITY CONSULTANT IN COORDINATION WITH SCE.

DEMOLITION NOTES

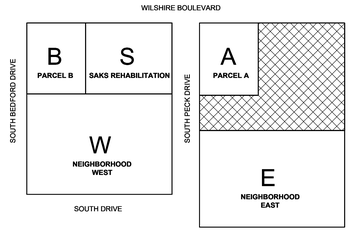
1. DEMOLISH BUILDING IN ITS ENTIRETY, INCLUDING ESCALATOR TOWER, CONCRETE SLAB, FOUNDATIONS, FOOTINGS, CANOPIES, PORCHES, STAIRS, OTHER APPURTENANCES, AND BELOW AND ABOVE GRADE UTILITIES TO EXPOSE EXISTING SUBGRADE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON THE PLAN.
2. REMOVE ASPHALT CONCRETE PAVEMENT AND BASE
3. REMOVE CONCRETE PAVEMENT AND BASE
4. DEMOLISH CONCRETE CURB
5. REMOVE TREE
6. REMOVE LANDSCAPE AREA
7. REMOVE WHEEL STOP
8. REMOVE BOLLARD
9. REMOVE SIGNAGE
10. REMOVE ELECTRIC VEHICLE CHARGING STATION
11. REMOVE LIGHTING POLE AND BASE
12. REMOVE VALET KEY CABINET
13. DEMOLISH PARKING WALL
14. DEMOLISH GUTTER
15. REMOVE HANDRAIL
16. REMOVE METAL WIRE FENCE
17. REMOVE PARKING GATE
18. DEMOLISH WALL
19. REMOVE VALET BOOTH
20. REMOVE OVERHEAD UTILITY LINE PER DRY UTILITY CONSULTANT IN COORDINATION WITH SCE
21. REMOVE UTILITY POLE PER DRY UTILITY CONSULTANT IN COORDINATION WITH SCE
22. DEMOLISH SEWER LINE
23. REMOVE AND RECONSTRUCT 12" WATER MAIN
24. REMOVE AND RECONSTRUCT GAS LINE PER DRY UTILITY CONSULTANT IN COORDINATION WITH SCE
25. REMOVE AND RECONSTRUCT ELECTRIC LINE PER DRY UTILITY CONSULTANT IN COORDINATION WITH SCE
26. REMOVE AND RECONSTRUCT COMMUNICATION LINE PER DRY UTILITY CONSULTANT IN COORDINATION WITH SCE
27. REMOVE PARKING METER

LEGEND

- PROPERTY LINE
- CENTER LINE
- DEMOLITION LIMIT LINE ON-SITE
- LIMITS OF EXISTING BUILDINGS TO REMAIN
- FULL DEPTH ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVING REMOVAL

DRAWING: LEGEND & NOTES
SCALE: NTS

10



KEY PLAN
1"=100'

5

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HBC

STREETWORKS DEVELOPMENT

APPLICANT
HBC / STREETWORKS DEVELOPMENT
261 LIBERTY STREET
NEW YORK, NY 10007
TEL: (314) 949-8505

ARCHITECT
MARMOL RADZINER
1250 6TH STREET, SUITE 205
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn

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660 S. FIGUEROA STREET, SUITE 2050, LOS ANGELES, CA 90017
PHONE: 213-261-4400

9600 WILSHIRE BOULEVARD
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OVERALL SITE DEMOLITION PLAN

10/17/2022

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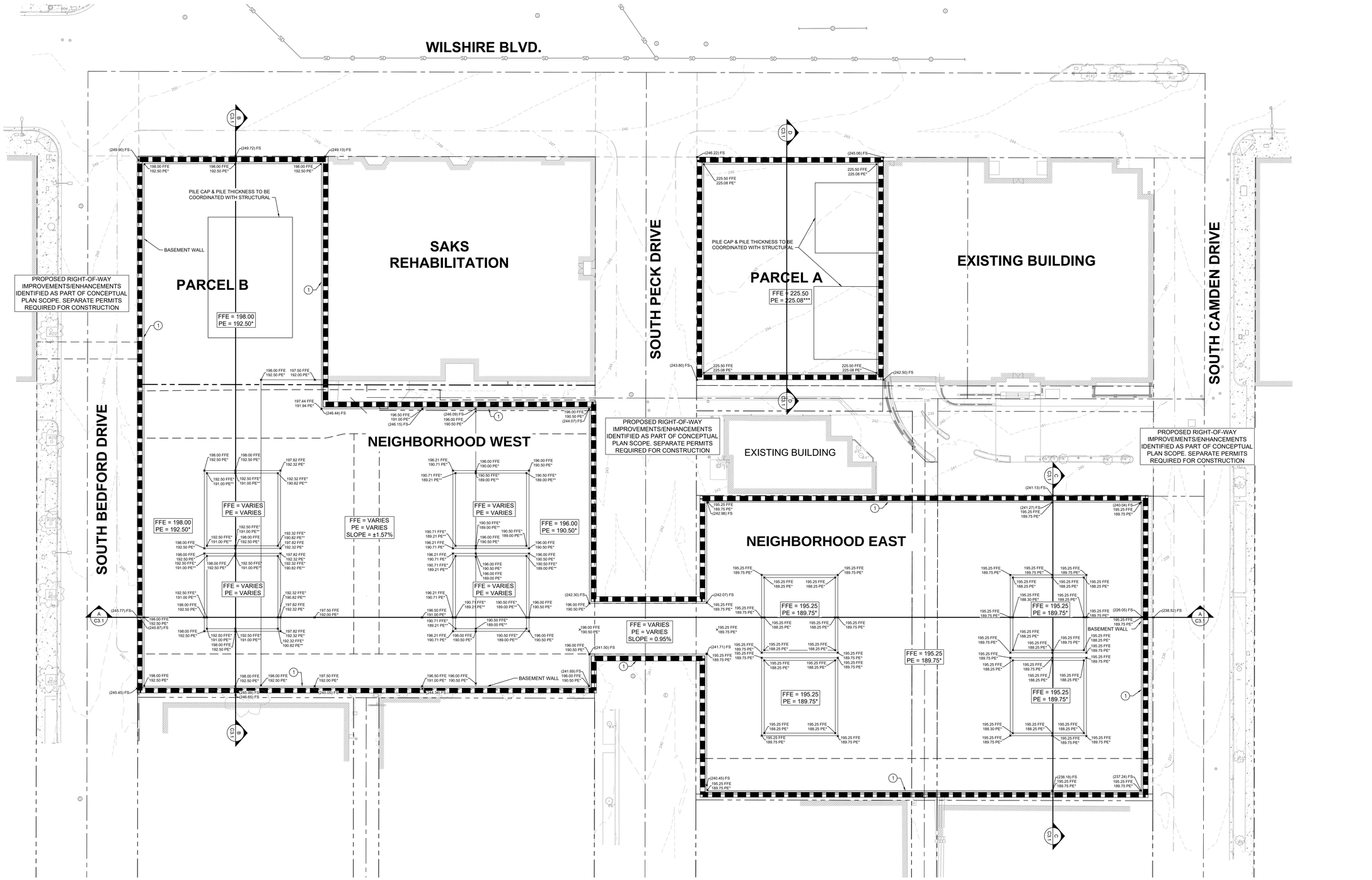

OVERALL MASS GRADING PLAN
SCALE: SEE GRAPHIC SCALE | 4

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- GRADE BREAK LINE
- PROPOSED 3' SHORING WALL
- (XX.XX) EXISTING SPOT ELEVATION
- XX.XX PROPOSED SPOT ELEVATION
- XX EXISTING CONTOUR
- FFE FINISHED FLOOR ELEVATION
- FS FINISHED SURFACE ELEVATION
- PE PAD ELEVATION
- ★ 4" PAD THICKNESS PER STRUCTURAL PLANS
- ★★ 5'-6" THICKNESS PER STRUCTURAL PLANS
- ★★★ 5" SLAB PER STRUCTURAL PLANS

MASS GRADING GENERAL NOTES:

1. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION ACCESS RAMP FROM STREET TO EXCAVATED SITE.
2. COORDINATE WITH SHORING PLANS BY OTHERS FOR PROPOSED SHORING SYSTEM. SHORING PER SEPARATE PERMIT.
3. GRADING QUANTITIES AND FINISH GRADE DO NOT ACCOUNT FOR ADDITIONAL EXCAVATION FOR FOOTING, PITS, REMOVAL AND RECOMPACTION OR TRENCHES. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
4. REFER TO DEMOLITION PLAN AND UTILITY PLAN FOR INFORMATION PERTAINING TO THE PROTECTION OF EXISTING UTILITIES.
5. CONTRACTOR SHALL CONSULT WITH OWNER REGARDING HAUL ROUTE AND LOCATION OF DISPOSAL OF EXCAVATED MATERIALS.
6. HAUL ROUTE PER SEPARATE PERMIT.
7. SEE ARCHITECTURAL PLANS FOR DETAILS ON BUILDING DIMENSIONS.
8. SEE ARCHITECTURAL PLANS FOR BUILDING GRIDLINES AND DIMENSIONS.
9. SEE OFF-SITE PLANS FOR DETAILS ON FEATURES WITHIN PROPOSED STREET RIGHT-OF-WAY.

EARTHWORK QUANTITIES:

THE QUANTITIES LISTED BELOW ARE APPROXIMATE AND FOR PERMIT PROCESS ONLY. QUANTITIES HAVE BEEN CALCULATED FROM EXISTING FINISHED GRADES TO PROPOSED SUBGRADE. THEY DO NOT REFLECT SHRINKAGE, SWELL, SUBSIDENCE AND REMOVAL OF EXISTING BUILDING STRUCTURES AND SURFACE IMPROVEMENTS. REMOVAL QUANTITIES FOR POSSIBLE SOIL CONTAMINATION OR EXISTING ABANDONED SUBSTRUCTURES HAVE NOT BEEN INCLUDED BECAUSE THEY ARE UNKNOWN AT THIS TIME. FIELD CONDITIONS DURING CONSTRUCTION MAY VARY RESULTING IN ACTUAL EARTHWORK QUANTITIES DIFFERENT FROM THOSE ESTIMATED BELOW. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE QUANTITIES INVOLVED AND BASE HIS BID ON HIS OWN ESTIMATE.

DISTURBED AREA:	2.44 ACRES
CUT:	179,000 CUBIC YARDS
FILL:	0.00 CUBIC YARDS
NET(CUT):	179,000 CUBIC YARDS (EXPORT)
NET(CUT) INCLUDING 40% CONTINGENCY*:	250,600 CUBIC YARDS (EXPORT)

*A CONTINGENCY FACTOR OF 40% HAS BEEN ADDED TO ACCOUNT FOR SOIL VARIATIONS IN EXCAVATION PER GEOTECHNICAL ENGINEER RECOMMENDATIONS. FINAL DETERMINATION OF EARTHWORK QUANTITIES WILL BE ASSESSED BY THE CONTRACTOR. CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION IN ACCOUNTING FOR SHRINKAGE, SWELL AND SUBSIDENCE FACTORS. EARTHWORK QUANTITIES SHALL BE USED FOR PLAN CHECK PURPOSES ONLY.

MASS GRADING KEYNOTES

(1) SHORING WALL PER SEPARATE PERMIT BY OTHERS.

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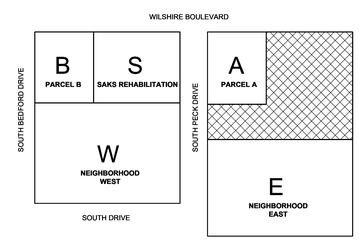
DRAWING: LEGEND & NOTES
SCALE: NTS | 10



KEY PLAN
1"=100' | 5

MARMOL RADZINER

HBC

STREETWORKS DEVELOPMENT

APPLICANT
HBC / STREETWORKS DEVELOPMENT
150 LIBERTY STREET
NEW YORK, NY 10007
TEL: (914) 949-8305

ARCHITECT
MARMOL RADZINER
1000 S. SANTA FE AVENUE
LOS ANGELES, CA 90021
TEL: (310) 826-6222

Kimley»Horn

600 S. FIGUEROA STREET, SUITE 1600, LOS ANGELES, CA 90017
PHONE: 213-261-4400

9600 WILSHIRE BOULEVARD
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BEVERLY HILLS, CA 90212

MASS GRADING PLAN

10/17/2022

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2021023

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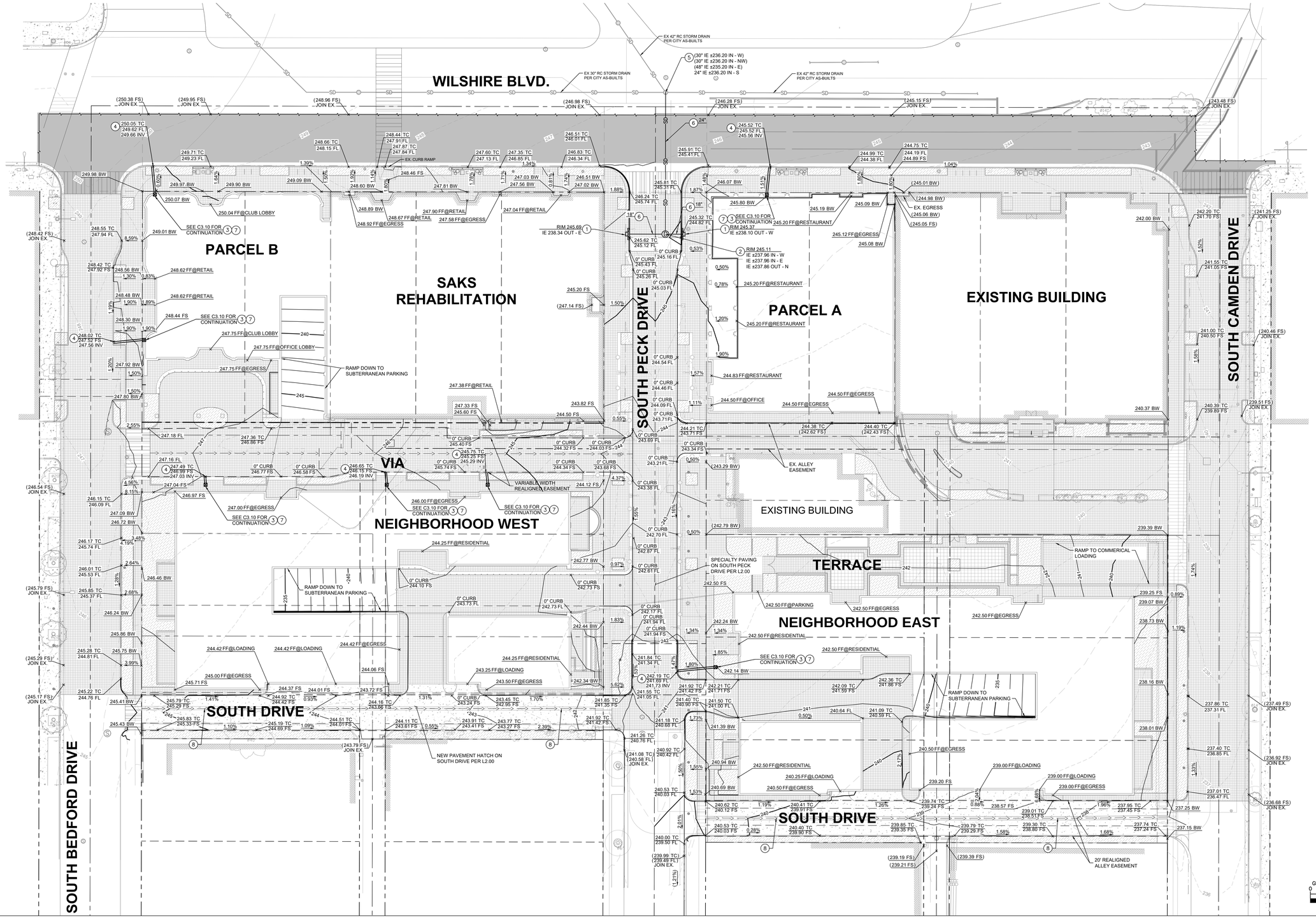

OVERALL GRADING AND DRAINAGE PLAN
SCALE: 1"=20' | 4

GENERAL NOTES

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EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

DRAINAGE NOTES

1. STORM DRAIN PIPES AND APPURTENANCES ARE DESIGNED BASED ON AS-BUILTS PROVIDED BY CITY OF BEVERLY HILLS DATED DECEMBER 12, 2021.
2. REFER TO LID SHEET C4.00 - OVERALL LID CONCEPT FOR RAINWATER HARVESTING CISTERN AND ASSOCIATED STRUCTURES INSIDE THE BUILDING.

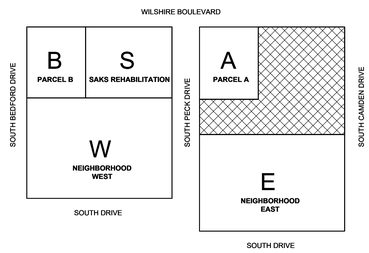
GRADING AND DRAINAGE KEYNOTES

1. CONSTRUCT CURB OPENING CATCH BASIN.
2. CONSTRUCT STORM DRAIN MANHOLE.
3. PROPOSED PVC SUMP PUMP FORCE MAIN TO CURB DRAIN TRANSITION STRUCTURE
4. PROPOSED CURB DRAIN OVERFLOW TO CURB FACE PER SPPWC STD. PLAN 150-4
5. CONNECT TO EXISTING MANHOLE
6. CONSTRUCT RCP STORM DRAIN LINE.
7. SEE PLUMBING PLANS FOR CONTINUATION AND INVERT INFORMATION.
8. CONSTRUCT CONCRETE LONGITUDINAL GUTTER PER CITY OF BEVERLY HILLS ALLEY STANDARDS, OR AS OTHERWISE PERMITTED BY THE CITY AS PERMITTED BY THE SPECIFIC PLAN AND SHALL BE PAID FOR BY THE APPLICANT.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- CIVIL LIMIT OF WORK LINE
- SD — PROPOSED STORM DRAIN PIPE (< 12"Ø)
- PROPOSED STORM DRAIN PIPE (> 12"Ø)
- FLOW LINE
- SAWCUT LINE
- D S — STORM DRAIN AND SANITARY SEWER MANHOLE
- CATCH BASIN INLET
- CURB DRAIN INLET
- CONSTRUCT PAVEMENT AND BASE TO MATCH EXISTING PER B.H. STANDARDS
- CONSTRUCT CAST-IN-PLACE CONCRETE PAVING PER LANDSCAPE PLANS
- CONSTRUCT SPECIALTY PAVEMENT PER LANDSCAPE PLANS
- CONSTRUCT PLANTING AREA PER LANDSCAPE PLANS

DRAWING: LEGEND & NOTES
SCALE: NTS | 10



KEY PLAN
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MARMOL RADZINER

HBC

STREETWORKS DEVELOPMENT

APPLICANT
HBC / STREETWORKS DEVELOPMENT
745 LIBERTY STREET
NEW YORK, NY 10007
TEL: (914) 949-8305

ARCHITECT
MARMOL RADZINER
1400 COLORADO AVENUE
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn

600 S. FIGUEROA STREET, SUITE 1600, LOS ANGELES, CA 90017
PHONE: 213-261-4400

9600 WILSHIRE BOULEVARD
9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

OVERALL GRADING AND DRAINAGE PLAN

10/17/2022

2021023

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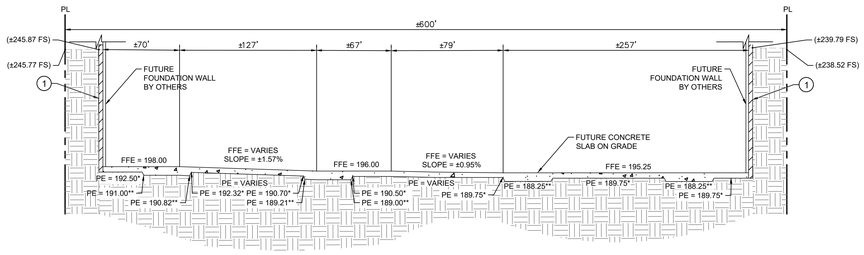

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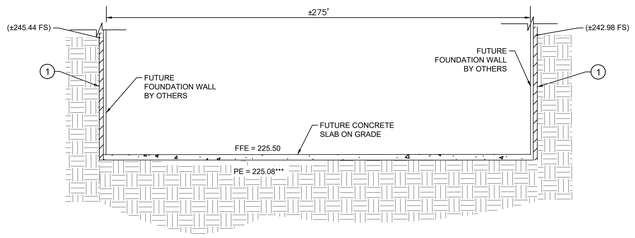

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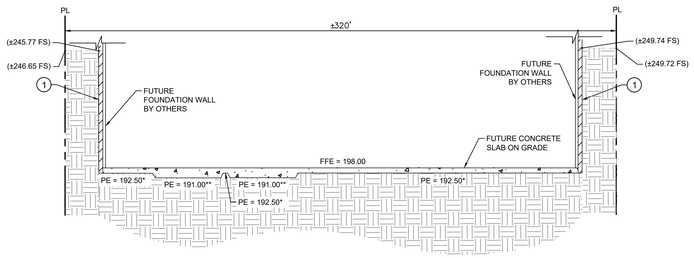
NOT TO SCALE



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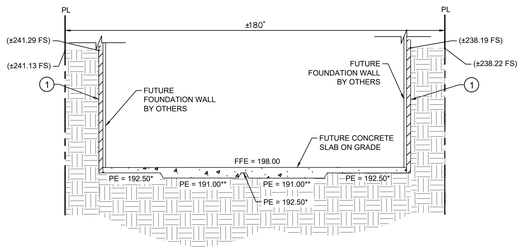
NOT TO SCALE



C C3.0 SECTION C–C
NOT TO SCALE

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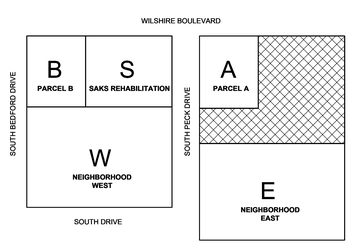
8. LANDSCAPE PLANS WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE REVIEWED AND APPROVED BY CITY'S ARBORIST. TREE REMOVALS MUST BE AUTHORIZED BY THE CITY.

MASS GRADING KEYNOTES

(1) SHORING WALL PER SEPARATE PERMIT BY OTHERS.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	EASEMENT LINE
	GRADE BREAK LINE
	PROPOSED 3' SHORING WALL
(XX.XX)	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
XX	EXISTING CONTOUR
FFE	FINISHED FLOOR ELEVATION
FS	FINISHED SURFACE ELEVATION
PE	PAD ELEVATION
*	4' PAD THICKNESS PER STRUCTURAL PLANS
**	5'-6" PAD THICKNESS PER STRUCTURAL PLANS
***	5" SLAB PER STRUCTURAL PLANS



DRAWING: LEGEND & NOTES 10
SCALE: NTS

KEY PLAN 5
1"=100'

MASS GRADING PLAN SECTIONS 4
SCALE: NTS

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50 LIBERTY STREET
NEW YORK, NY 10007
TEL: (914) 949-8305

ARCHITECT
MARMOL RADZINER
12210 NEBRASKA AVENUE
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn

9600 WILSHIRE BOULEVARD
9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

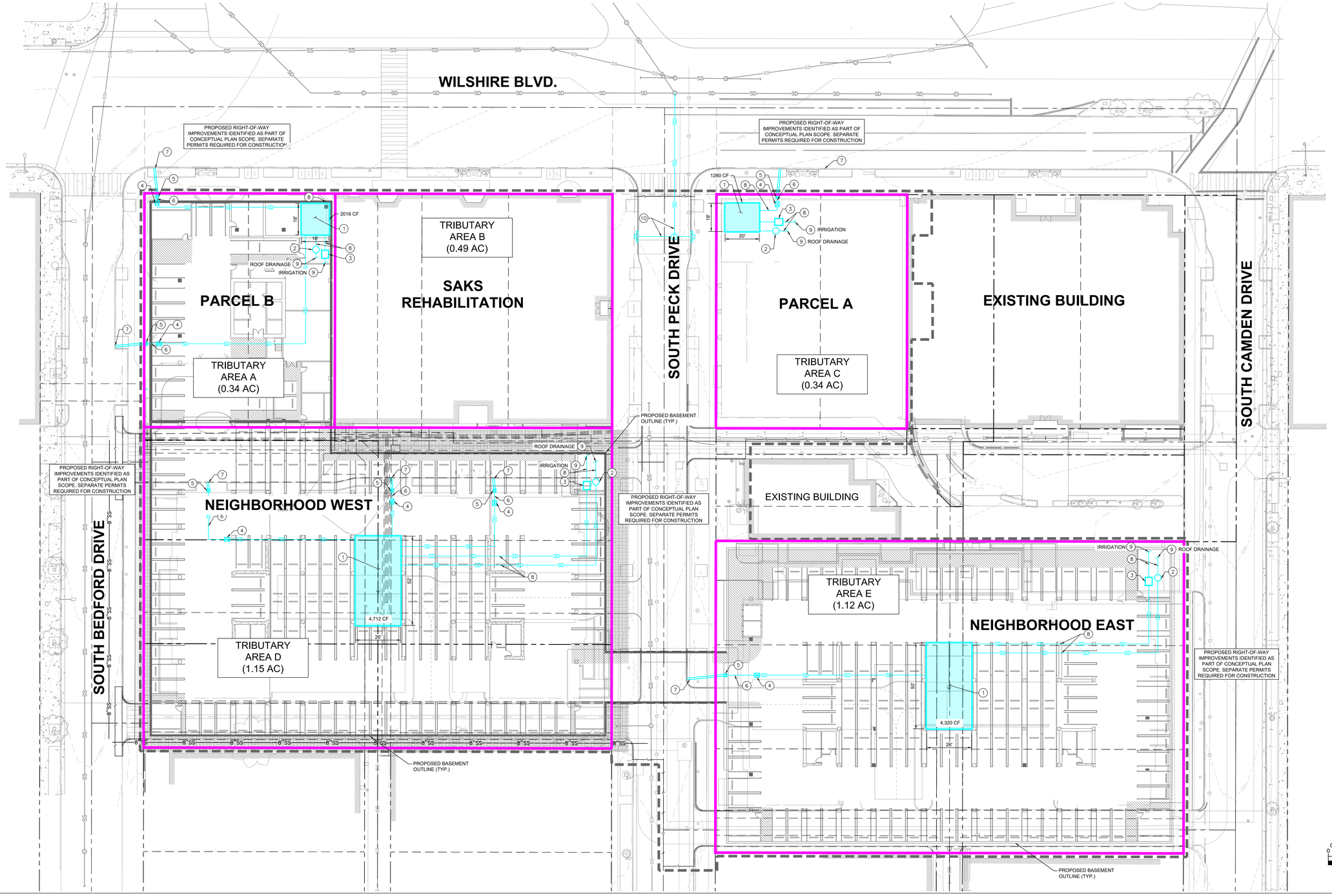
MASS GRADING PLAN SECTIONS

10/17/2022

N

2021023

C3.10



OVERALL LID CONCEPT
SCALE: 1"=20'
4

LID KEYNOTES:

① PROPOSED RAINWATER HARVESTING CISTERN.
② PROPOSED CONTECH CDS PRE-TREATMENT UNIT PER MEP.
③ PROPOSED CONTECH MECHANICAL SKID AND IRRIGATION PUMP PER MEP. SEE ARCHITECTURAL PLANS FOR LOCATION WITHIN P1 AND PLUMBING PLANS FOR DETAIL.
④ PROPOSED SUMP PUMP PER MEP.
⑤ PROPOSED SUMP PUMP OUTLET CONTROL STRUCTURE.
⑥ PROPOSED PVC SUMP PUMP FORCE MAIN TO CURB DRAIN TRANSITION STRUCTURE.
⑦ PROPOSED CURB DRAIN OVERFLOW TO CURB FACE.
⑧ PROPOSED PVC STORM DRAIN PIPING, STRUCTURES, AND APPURTENANCES PER PLUMBING.
⑨ SEE PLUMBING PLANS FOR CONTINUATION AND INVERT INFORMATION.
⑩ PROPOSED STORM DRAIN PIPE, STRUCTURES AND APPURTENANCES IN PECK DRIVE. REFER TO SHEET C3.01 - OVERALL GRADING AND DRAINAGE PLAN FOR MORE DETAILS.

LID CONCEPT GENERAL NOTES:

1. SEE PLUMBING PLANS FOR ROUTING OF STORM DRAIN INTERNAL TO THE BUILDING STRUCTURE.
2. SEE C3.01 - OVERALL GRADING AND DRAINAGE PLAN FOR CONSTRUCTION INFORMATION.
3. CONTRACTOR SHALL TAKE PICTURES AT EACH PHASE OF BMP CONSTRUCTION. CONTRACTOR SHALL TAKE PICTURES BEFORE, DURING, AND AFTER CONSTRUCTION. THESE PICTURES SHALL BE SUBMITTED TO THE ENGINEER-OF-RECORD.
4. CONTRACTOR SHALL SCHEDULE A BMP MEETING BEFORE THE INSTALLATION OF BMPS.
5. TESTS FOR BMPS SHALL BE CONDUCTED BY CONTRACTOR AT THE CONCLUSION OF CONSTRUCTION TO VERIFY PERFORMANCE AND ENSURE IT MEETS DESIGN STANDARDS. TEST RESULTS SHALL BE SENT TO THE ENGINEER-OF-RECORD FOR REVIEW AND APPROVAL.
6. CONTRACTOR SHALL PREPARE CLOSEOUT PROCEDURES FOR BMPS.
7. CONTRACTOR SHALL COMPLY WITH THE LA COUNTY PLUMBING CODE - CHAPTER 16 - NON-POTABLE RAINWATER CATCHMENT SYSTEMS.
8. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICES (BMPS) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S)
9. ALL DRAINAGE INLETS TO BE LABELED WITH "NO DUMPING - DRAINS TO OCEAN".
10. SEE LANDSCAPE PLANS FOR LOCATION OF IRRIGATED LANDSCAPE ON ROOF.

GENERAL NOTES

1. ALL SURVEY MONUMENTS, STREET LIGHTS, PARKING METERS, AND UNDERGROUND UTILITIES, AND ANY OFF-SITE IMPROVEMENTS AFFECTED BY DEMOLITION SHALL BE RE-ESTABLISHED PER CITY STANDARDS, OR AS OTHERWISE PERMITTED BY THE CITY AS PERMITTED BY THE SPECIFIC PLAN AND SHALL BE PAID FOR BY THE APPLICANT.
2. OFF-SITE IMPROVEMENTS CONSIST OF REMOVAL AND REPLACEMENT THAT IS NOT LIMITED TO: CURB AND GUTTER, CURB DRAINS, DRIVEWAY APPROACHES, SIDEWALK, AND ASPHALT PAVEMENT IN ACCORDANCE WITH CITY STANDARDS OR AS OTHERWISE PERMITTED BY THE CITY AS PERMITTED BY THE SPECIFIC PLAN AND SHALL BE PAID FOR BY THE APPLICANT.
3. OFF-SITE IMPROVEMENTS MUST CONFORM TO CURRENT ADA AND APPLICABLE CITY STANDARDS.
4. UNLESS OTHERWISE PERMITTED BY THE CITY AS PERMITTED BY THE SPECIFIC PLAN, THE APPLICANT WILL NOT CONSTRUCT IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT APPROVED BY CITY COUNCIL.
5. WRITTEN APPROVAL IS REQUIRED BY ENGINEERING DIVISION FOR APPROVAL OF ANY TYPE OF TEMPORARY CONSTRUCTION ENCROACHMENT WITHIN PUBLIC RIGHT-OF-WAY AND IN ACCORDANCE WITH CITY COUNCIL RESOLUTION 71-R-4269. SHORING IS PROHIBITED FROM PROJECTING INTO ALLEYS.
6. INDEMNITY BOND MUST BE SUBMITTED AND APPROVED BY CITY ATTORNEY PRIOR TO EXCAVATION.
7. TRAFFIC CONTROL PLANS ARE TO BE REVIEWED AND APPROVED BY CITY'S TRAFFIC ENGINEERING PRIOR TO CONSTRUCTION.

LID BMP SECTION
SCALE: NTS
25

LID TABULATION

TRIBUTARY AREA	BMP	SITE AREA (SF)	IMPERVIOUS AREA (SF)*	PERVIOUS AREA PROVIDED (SF)	MITIGATION VOLUME REQUIRED (CF)	REQUIRED LANDSCAPE AREA (SF)
A	RAINWATER HARVESTING CISTERN	14,863	13,716	1,147	1,177	493
B	RAINWATER HARVESTING CISTERN	21,612	19,687	1,925	1,714	465
C	RAINWATER HARVESTING CISTERN	14,878	12,767	2,111	1,101	0
D	RAINWATER HARVESTING CISTERN	51,558	46,509	5,049	4,006	521
E	RAINWATER HARVESTING CISTERN	50,233	43,350	6,883	3,758	0

* PERVIOUS AREAS WERE ASSESSED BASED ON THE LANDSCAPING PLANS ISSUED ON 4/21/2022. IT ASSUMES THE CITY WILL PERMIT OFFSITE LANDSCAPE AREA TO BE USED FOR IRRIGATION AND LID TREATMENT. THIS WILL BE VERIFIED IN DESIGN.

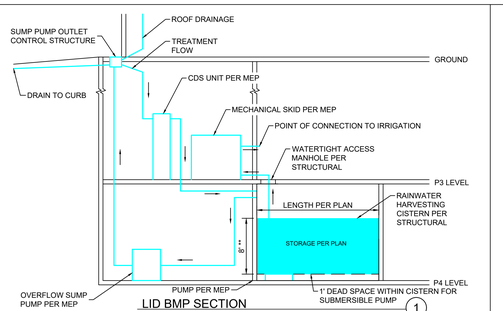
LID TABULATION
SCALE: NTS
20

LEGEND

— — — — —	EXISTING PROPERTY LINE
— — — — —	PROPOSED PROPERTY LINE
—— – – – ——	RIGHT-OF-WAY LINE
—— – —— – ——	LOT LINE
—— – —— – ——	CENTER LINE
━━━━	TOTAL TRIBUTARY AREA
▨	CISTERN LOCATION
○	PROPOSED PRE-TREATMENT

ABBREVIATIONS

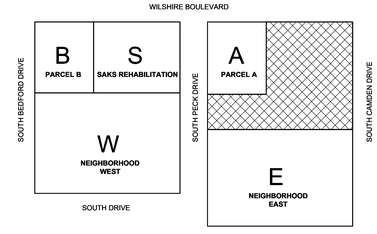
AC	- ASPHALT CONCRETE
BMP	- BEST MANAGEMENT PRACTICES
CDS	- CONTINUOUS DEFLECTION SEPARATION
CF	- CUBIC FEET
FS	- FINISHED SURFACE
FW	- FIRE WATER
G	- GAS
GB	- GRADE BREAK
HP	- HIGH POINT
INV	- INVERT
IRR	- IRRIGATION WATER
LID	- LOW IMPACT DEVELOPMENT
NTS	- NOT TO SCALE
PVC	- POLYVINYL CHLORIDE
SF	- SQUARE FEET



LID BMP SECTION ①

** HEIGHT OF PARKING LEVEL IS ASSUMED 12'. DETAIL AND DESIGN WILL BE UPDATED PER ARCHITECTURAL PLANS.

DRAWING: LEGEND & NOTES
SCALE: NTS
10



KEY PLAN
1"=100'
5

MARMOL RADZINER

DEVELOPMENT

APPLICANT
HBC /
STREETWORKS DEVELOPMENT
225 LIBERTY STREET
NEW YORK, NY 10007
TEL: (914) 949-6505

ARCHITECT
MARMOL RADZINER
12210 NEBRASKA AVENUE
LOS ANGELES, CA 90025
TEL: (310) 826-6222

Kimley»Horn

660 S. FIGUEROA STREET, SUITE 2050, LOS ANGELES, CA 90017
PHONE: 213-261-4040

9600 WILSHIRE BOULEVARD

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BEVERLY HILLS, CA 90212

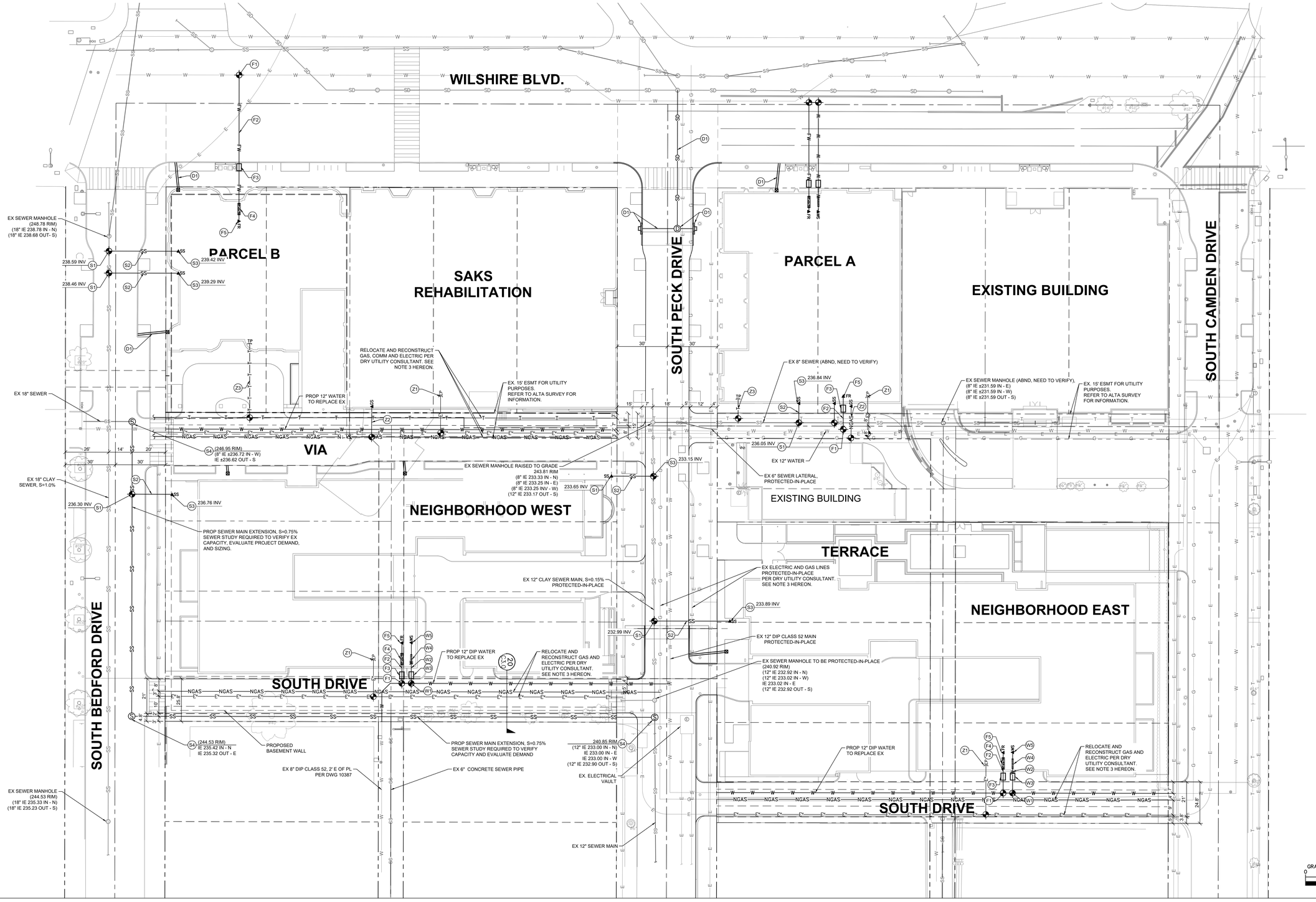
OVERALL LID CONCEPT

10/17/2022

2021023

C4.00

Plotted By: Velazquez, Antoinette Sheet Set: MARMOL BEVERLY HILLS Layout: C2.0 LID CONCEPT October 18, 2022 03:19:52pm K:\LDT_LDEV\099395001-Marmol Beverly Hills\CAD\PlanSheets\C1.1 LID PLAN.dwg



OVERALL UTILITY PLAN
SCALE: 1"=20'

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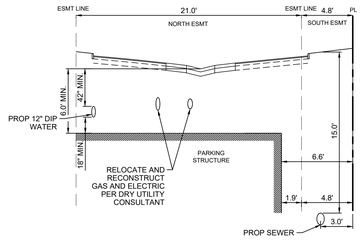

SOUTH DRIVE SECTION
SCALE: 1"=5'

20

ABBREVIATIONS

BLDG	- BUILDING	MH	- MANHOLE
CB	- CATCH BASIN	N	- NORTH
CDS	- CONTINUOUS DEFLECTION SEPARATION	NTS	- NTS
		PCC	- PORTLAND CEMENT CONCRETE
C/L	- CENTERLINE	PL	- PROPERTY LINE
CONC.	- CONCRETE	PVC	- POLYVINYL CHLORIDE
CONST.	- CONSTRUCT, CONSTRUCTION	RD	- ROOF DRAIN
DI	- DRAIN INLET	R/W	- RIGHT-OF-WAY
DIP	- DUCTILE IRON PIPE	S	- SEWER
DW	- DOMESTIC WATER	SD	- STORM DRAIN
ELEC	- ELECTRIC	STA	- STATION
FW	- FIRE WATER	SS	- SANITARY SEWER
G	- GAS	SPPWC	- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
INV	- INVERT		
IRR	- IRRIGATION WATER	T	- TELEPHONE
		W	- WATER

GENERAL NOTES

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EXISTING UTILITY NOTE

1. THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
2. MEANS AND METHODS OF PROTECTING IN PLACE EXISTING UTILITIES WITHIN PECK DRIVE PER CONTRACTOR IN COORDINATION WITH THE CITY OF BEVERLY HILLS AND APPLICABLE AUTHORITIES HAVING JURISDICTION.
3. RELOCATION OR RECONSTRUCTION OF EXISTING UTILITIES SHALL REQUIRE ADJUSTMENT OF EXISTING EASEMENT PER SEPARATE INSTRUMENT. LOCATION OF EXISTING UTILITIES SHALL BE POTHOLED AND VERIFIED PRIOR TO CONSTRUCTION. UTILITY RECONSTRUCTION SHALL MEET THE SEPARATION REQUIREMENT OF UTILITY AGENCIES/COMPANIES AND ANY VARIANCE REQUIREMENT SHALL BE COORDINATED PRIOR TO CONSTRUCTION.

DOMESTIC WATER

- (W1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH CITY OF BEVERLY HILLS.
- (W2) INSTALL DOMESTIC WATER LATERAL.
- (W3) INSTALL DOMESTIC WATER METER. COORDINATE WITH CITY OF BEVERLY HILLS.
- (W4) INSTALL REDUCED PRESSURE ASSEMBLY, OR APPROVED EQUAL. COORDINATE INSTALLATION WITH CITY OF BEVERLY HILLS.
- (W5) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

FIRE WATER

- (F1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH THE CITY OF BEVERLY HILLS.
- (F2) INSTALL FIRE WATER LATERAL.
- (F3) INSTALL FIRE WATER METER. COORDINATE WITH CITY OF BEVERLY HILLS.
- (F4) INSTALL DOUBLE DETECTOR CHECK ASSEMBLY, OR APPROVED EQUAL. SIZE PER PLAN. COORDINATE WITH CITY OF BEVERLY HILLS.
- (F5) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

SEWER KEYNOTES

- (S1) CONNECT TO EXISTING SEWER MAIN.
- (S2) INSTALL PVC SEWER LATERAL (S=2.0% MIN.).
- (S3) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.
- (S4) CONSTRUCT NEW SEWER MANHOLE.

STORM DRAIN KEYNOTES

- (D1) PROPOSED STORM DRAIN PIPING AND APPURTENANCES. REFER TO C2.0 - PRELIMINARY GRADING AND DRAINAGE PLAN FOR DESIGN INFORMATION.

DRY UTILITY KEYNOTES

NOTE: DRY UTILITES ARE SHOWN FOR REFERENCE ONLY. REFER TO DRAWINGS AND SPECS BY OTHERS FOR MORE INFORMATION. SHOWN FOR COORDINATION PURPOSES ONLY.

- (Z1) ELECTRICAL CONDUIT PER DRY UTILITY CONSULTANT
- (Z2) GAS PIPE PER DRY UTILITY CONSULTANT
- (Z3) TELECOM SERVICE PER DRY UTILITY CONSULTANT

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- CIVIL LIMIT OF WORK LINE
- SS — PROPOSED SANITARY SEWER PIPE
- SD — PROPOSED STORM DRAIN PIPE (< 12"Ø)
- PROPOSED STORM DRAIN PIPE (> 12"Ø)
- W — PROPOSED WATER PIPE
- DW — PROPOSED DOMESTIC WATER PIPE
- FW — PROPOSED FIRE WATER PIPE
- POINT OF CONNECTION TO EXISTING UTILITY LINES OR MAINS
- ▲SS BUILDING POINT OF CONNECTION

DRAWING: LEGEND & NOTES
SCALE: NTS

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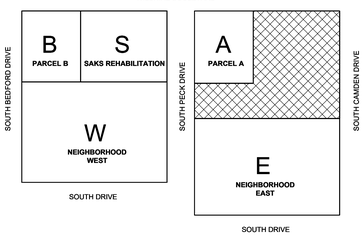

KEY PLAN
1"=100'

5

MARMOL RADZINER

HBC

STREETWORKS DEVELOPMENT

APPLICANT
HBC / STREETWORKS DEVELOPMENT
551 LIBERTY STREET
NEW YORK, NY 10007
TEL: (310) 849-8505

ARCHITECT
MARMOL RADZINER
1245 19TH STREET, 2ND FLOOR
LOS ANGELES, CA 90025
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600 S. FIGUEROA STREET, SUITE 1600, LOS ANGELES, CA 90017
PHONE: 213-261-4400

9600 WILSHIRE BOULEVARD

9600 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

OVERALL UTILITY PLAN

10/17/2022

N

2021023

C5.00

701 N. Bullis Rd.
Compton, CA 90224-9099

December 15, 2022

Burns & Bouchard, Inc.
9619 National Blvd
Los Angeles, CA 90034
Attn: Jonathan Lonner

Subject: Will Serve - 9600 Wilshire Blvd. Beverly Hills, CA 90212

`

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.

Sincerely,

J.Sum

Jason Sum
Planning Associate
SoCalGas - Compton HQ

SOUTHERN CALIFORNIA EDISON
An *EDISON INTERNATIONAL* Company

DATE: 12/13/22

COMPANY: Burns & Bouchard, Inc.

SUBJECT: 9600 Wilshire Blvd Beverly Hills

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. Where applicable, SCE has attached Appendix (B) which not only describes the study, and permitting, but includes a Project Information Sheet that will need to be completed by you and submitted to SCE if your project is at a point where SCE has to determine the required electrical utility work. 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 Design 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 (310) 956-9032

Sincerely,

Eric Jeronimo
SCE Design Representative

Enclosure: Appendix B, where applicable