AGENDA
CITY OF EL SEGUNDO
PLANNING COMMISSION
5:30 PM
COUNCIL CHAMBER
350 MAIN STREET
EL SEGUNDO, CA 90245
JUNE 26, 2025

MEMBERS OF PLANNING COMMISSION

Kevin Maggay, Chairperson
Mario Inga, Vice Chairperson
Mark Christian
Melissa McCaverty
Steve Taylor

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Planning Commission, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Community Development Department, during normal business hours. Such documents may be posted on the City's website at www.elsegundo.org and additional copies will be available at the meeting.

Unless otherwise noted in the agenda, the public can only comment on city-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the Public Communications portion of the Meeting. ***Additionally, members of the public can comment on any Public Hearing item on the agenda during the Public Hearing portion of such item.*** The time limit for comments is five (5) minutes per person. Before speaking to the Planning Commission, please fill out a speaker card located in the Chamber Lobby. It is not required to provide personal information in order to speak, except to the extent necessary to be called upon, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate. Please respect the time limits.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at https://www.elsegundo.org/government/departments/city-clerk. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total) *Individuals who have received value of $50 or more to communicate to the **Planning Commission** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Planning Commission**. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

A. CONSENT

1. **Approve June 12, 2025 Planning Commission Meeting Minutes**

Recommendation -

1. Approve June 12, 2025 Planning Commission Meeting Minutes.

2. Alternatively, discuss and take other action related to this item.

2. **Administrative Use Permit to Allow the Sale of Beer, Wine, and Distilled Spirits for On-site Consumption (Type 57 ABC License) at a New Members-only Private Club and Existing Restaurant ("1960 Club" at "The Bolt") at One Chargers Way. (Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04).**

Recommendation -

1. Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04.

2. Find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).

3. Alternatively, discuss and take other action related to this item.

B. PUBLIC HEARINGS

3. **Third One-Year Time Extension to Vesting Tentative Parcel Map No. 83129 Located at 650-700 N Pacific Coast Highway and 737 Carl Jacobson Way.**

Recommendation -

1. Adopt Resolution No. 2966 approving a third, one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review No. SPR 20-30.

2. Find that the project is exempt from the requirements since this application is only for a time extension to the approved Map with no changes to the development project and is therefore exempt from further CEQA analysis.

3. Alternatively, discuss and take other action related to this item.

4. **Conditional Use Permit to Allow New Fitness Studio (Urban Golf Performance) at 139 Maryland Street (Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01).**

Recommendation -

1. Adopt Resolution No. 2967, finding that the project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption ("New Construction or Conversion of Small Structures"), and conditionally approving Environmental Assessment No. EA-1395 and Conditional Use Permit No. 25-01.

2. Alternatively, discuss and take other action related to this item.

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR

F. REPORTS - COMMISSIONERS

G. REPORTS – CITY ATTORNEY

ADJOURNMENT

POSTED:
DATE: June 19, 2025
TIME: 2:00 P.M.
BY: Jazmin Farias, Assistant Planner

MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting

June 12, 2025

CALL TO ORDER

Chair Maggay called the meeting to order at 5:30 p.m.

ROLL CALL

Present: Chair Maggay
Present: Vice Chair Inga
Present: Commissioner Christian
Present: Commissioner McCaverty
Present: Commissioner Taylor

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: Joaquin Vazquez, City Attorney
Also present: Maria Baldenegro, Assistant Planner
Also present: Jazmin Farias, Assistant Planner

PLEDGE OF ALLEGIANCE

Chair Maggay led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

Chair Maggay pulled Consent Item A.2

1. Approval of Planning Commission Meeting Minutes:

- May 22, 2025

MOTION: Approve the minutes.

Moved by Vice Chair Inga, second by Commissioner McCaverty.
Motion carried, 5-0, by the following vote:
Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

2. **Administrative Use Permit Allowing the Sale of Beer and Wine for On-site Consumption at a New Restaurant at 720 Allied Way, Unit B. (Environmental Assessment No. EA-1387 and Administrative Use Permit No. AUP 25-03)**

   Assistant Planner, Maria Baldenegro, presented a brief presentation regarding the request for an Administrative Use Permit to allow the sale of beer and wine for on-site consumption at a new restaurant.

   Chair Maggay opened public communications.

   - Applicant representative Matthew Mello concurred with staff's presentation.

   Chair Maggay closed public communications.

   MOTION: Receive and File the Community Development Directo's approval of Environmental Assessment No. EA-1387 and Administrative Use Permit No. AUP 25-03.

   Moved by Commissioner Taylor, second by Vice Chair Inga.
   Motion carried, 5-0, by the following vote:
   Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

B. NEW PUBLIC HEARINGS

None.

C. NEW BUSINESS

3. **Three-Month Update for the Approved Axe-Throwing Activity at Brewport Tap House (EA-1166 Revision B and Administrative Use Permit No. AUP 16-11 Revision B)**

   Assistant Planner, Jazmin Farias, presented a brief presentation regarding the three-month update for the axe-throwing activity.

   - Commissioner discussion ensued regarding the update.
   - Jazmin shared that no additional comments or complaints for the site were expressed by the residents when inspections were conducted.
   - Planning Manager, Eduardo Schonborn, added that although an update was provided staff will continue to ensure the site operates in compliance with the conditions of approval and staff investigate any complaints that are received and follow up with as deemed necessary.

   MOTION: No action required by the Planning Commission.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

None.

F. REPORTS – PLANNING COMMISSIONERS

- Commissioner McCaverty congratulated the class of 2025.
- Chair Maggay shared that LAX is expanding the RSI program and encouraged residents to stay up to date on the matter.

G. REPORTS – CITY ATTORNEY

None.

ADJOURNMENT — the meeting adjourned at 5:50 p.m.
The next meeting is scheduled for June 26 2025 at 5:30 p.m.

_____
Michael Allen, Community Development Director

_____
Kevin Maggay, Planning Commission Chair

Planning Commission Agenda Statement

Meeting Date: June 26, 2025
Agenda Heading: CONSENT
Item Number: A.2

TITLE:

Administrative Use Permit to Allow the Sale of Beer, Wine, and Distilled Spirits for On-site Consumption (Type 57 ABC License) at a New Members-only Private Club and Existing Restaurant ("1960 Club" at "The Bolt") at One Chargers Way. (Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04).

RECOMMENDATION:

1. Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04.

2. Find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).

3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On April 30, 2025, the applicant Steve Rawlings applied for Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04 to allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 57 ABC License) for a new members-only club and existing restaurant ("1960 Club at The Bolt") at the Los Angeles Chargers Headquarters Office and Training Facility. After reviewing the material submitted for the application, the Community Development Director conditionally approved the AUP on June 19, 2025.

DISCUSSION:

Site Description
The project site is located in the Office/Industrial Mixed Use district within the El Segundo South Campus Specific Plan (ESSCSP) Zone. The 13.7-acre site is located in the southern portion of the specific plan area and is developed with a 150,000 square-foot office headquarters and sports training facility for the Los Angeles Chargers football team. The facility includes 3 practice fields, an outdoor lap pool, a restaurant with an outdoor terrace, and several executive conference rooms, offices, and sports-related training, medical and conditioning rooms. The existing restaurant is on the third floor of the building and has an outdoor terrace. The proposed alcohol service is for the restaurant on the third floor of the building, an outdoor terrace adjacent to the restaurant, multiple executive conference rooms within the building, and three practice fields. The 1960 Club is a private club not open to the general public located within the sports training facility.

Project Description
The proposed project includes on-site sale of beer, wine, and distilled spirits for on-site consumption (Type 57 ABC License) with occasional live entertainment at a new members-only private club and existing restaurant ("1960 Club" at "The Bolt") on the third floor of the Chargers headquarters office and sports training facility. Alcohol service is also proposed on the outdoor terrace adjacent to the restaurant on the third floor of the building, executive conference rooms, and three outdoor practice fields.

Administrative Use Permit 25-04
An Administrative Use Permit is required to allow alcohol service for the members-only private club and restaurant.

In the event the Planning Commission desires to review the Director's approval of the administrative use permit, the Planning Commission acts in its quasi-judicial capacity (i.e., applying established standards to applications to determine specific rights under existing law). Before an administrative use permit may be granted, the Director or the Commission must find the following findings are met as required by ESMC § 15-22-3:

1. *There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.*

2. *The proposed use is consistent and compatible with the purpose of the zone in which the site is located.*

3. *The proposed location and use and the conditions under which the use would be operated or maintained to not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

4. *Potential impacts that could be generated by the proposed use, such as noise,*

smoke, dust, fumes, vibration, odors, traffic and hazards have been recognized and compensated for.

The Director determined that the findings listed above can be made to support approval to the AUP, allowing the onsite sale and consumption of beer, wine, and distilled spirits at the office headquarters and sports training facility for the Los Angeles Chargers Football Team for a private members-only club and restaurant.

The project site is located on the southern portion of the ESSCSP, within the Office/Industrial Mixed-Use district. The site is developed with the office headquarters and sports training facility for the Los Angeles Chargers football team and there are no residential uses adjacent to or near the facility.

The proposed ancillary alcohol service for a new members-only and restaurant is compatible with adjacent commercial and indusial uses in the immediate vicinity that will provide an amenity to its members. The Chargers 1960 Club will also obtain and operate with a Type 57 ABC License. The Chargers 1960 Club will also obtain the approval of an Entertainment Permit that is required for the proposed occasional live entertainment.

The approval also includes conditions that protect the City and surrounding users from potentially negative impacts, and any subsequent modifications to the floor plan and areas where alcohol will be served and consumed is subject to review and approval by the Community Development Department Director. The required findings, conditions of approval, and environmental assessment are provided in the attached Director's Approval Letter dated June 19, 2025. The Director concluded that the project is appropriate for the location and will not operate in a manner that will create unwanted impacts. Therefore, staff recommends that the Planning Commission receive and file the Director's approval. In the alternative, any Planning Commissioner may request that this permit be discussed, and a decision be made by the Planning Commission instead of "received and filed."

Environmental Review
After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities), since the proposed project involves alcohol service for a new restaurant located at an existing commercial tenant space of an existing commercial shopping center.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:
Maria Baldenegro, Assistant Planner
REVIEWED BY:
Eduardo Schonborn, AICP, Planning Manager
APPROVED BY:
Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:
1. EA-1393 AUP Approval Letter
2. Site Plan
3. Floor Plans

City of El Segundo
Community Development Department

June 19, 2025

Steve Rawlings
26023 Jefferson Ave. Suite D
Murrieta, CA 92562

Subject: Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04
Address: One Chargers Way, El Segundo, CA 90245

Dear Mr. Rawlings:

Your request for an Administrative Use Permit allowing the sale of beer, wine, and distilled spirits for on-site consumption (Type 57 ABC License) for the Los Angeles Chargers Headquarters and Training Facility is APPROVED in accordance with the El Segundo Municipal Code Section 15-22-3. The approved AUP allows alcohol sales for on-site consumption for a members-only private club ("1960 Club" at The Bolt") restaurant on the third floor, an outdoor terrace adjacent to the restaurant, the practice fields, and multiple executive conference rooms at the site. Occasional live entertainment will require a separate Entertainment Permit from the Chief of Police Police after an application has been submitted and the required fee is paid to the City Treasurer. The associated environmental determination and required findings supporting the decision approving the AUP are described in Exhibit A. The approval is subject to the conditions of approval contained in the attached Exhibit B.

This determination is scheduled to be "received and filed" by Planning Commission at the June 26, 2025, meeting. Any Planning Commissioner may request that this permit be discussed, and a decision be made by Planning Commission instead of "received and filed."

Should you have any questions, please contact Assistant Planner Maria Baldenegro at (310) 524-2341, or via email at mbaldenegro@elsegundo.org.

Reviewed by:

Eduardo Schonborn, AICP
Planning Manager

Approved by:

Michael Allen, AICP
Community Development Director

Exhibit A
Environmental Determination and Required Findings

Project Address: One Chargers Way (Chargers Headquarters and Training Facility).

Project Description: The proposed project is for the approval of an Administrative Use Permit to allow alcohol service the for a members-only private club ("1960 Club" at The Bolt") restaurant on the third floor, an outdoor terrace adjacent to the restaurant, the practice fields, and multiple executive conference rooms at the Chargers Headquarters and Training Facility.

Environmental Assessment 1393:

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities) since the proposed project involves alcohol service for an existing restaurant and sports training facililty.

Administrative Use Permit 25-04:

As required by El Segundo Municipal Code Section 15-22-3, the following are the findings and facts in support of the decision:

Finding 1:

> There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

Facts in Support of Finding 1:

The project site is located in the Office/ Industrial Mixed Use district within the El Segundo South Campus Specific Plan (ESSCSP) Zone. The site is situated in an area that contains no residential uses adjacent to the existing restaurant. The site is located on the southern portion of the specific plan and contains the Office Headquarters and Sports Training Facility for the Los Angeles Chargers Football Team on a 13.7 acre site. The site is developed with a 150,000 square-foot building, 3 practice fields, an outdoor lap pool, a restaurant with an outdoor terrace, and several executive conference rooms. The Bolt restaurant is on the third floor of the building and has an outdoor terrace. The proposed alcohol service is for The Bolt restaurant on the third floor of the building, an outdoor terrace adjacent to the restaurant, the practice field, and multiple executive conference rooms within the building. The 1960 Club is a private club not open to the general public located within the large practice facility. The The ESSCSP permits private recreation facilities and restaurants by right. The proposed alcohol service positively complements the meals provided for the new restaurant and private club, and will be compatible to the existing adjacent uses to the site. A Type 57 ABC License for the alcohol service at the

restaurant and private club will be ancillary to the main use of the training facility, and is compatible with the existing commercial and industrial uses in the area. Vehicular access to the Sports Training Facility is provided from Hughes Way to the west, El Segundo Boulevard, Nash Street, and Continental Boulevard to the north. The site is sufficiently buffered from any residential or sensitive uses, as the area is developed with industrial uses and a variety of commercial uses. The site is appropriate for the use and the use is compatible with adjacent industrial and commercial uses in the area.

Finding 2:

> The proposed use is consistent and compatible with the purpose of the Zone in which the site is located.

Facts in Support of Finding 2:

The project site is located within the El Segundo South Campus Specific Plan Zone which permits a mix of office, commercial, retail, research and developmemt, industrial, and related recreational uses. The specific plan was implemented to serve the mission of economic development in the City to create, maintain, and implement a business climate that fosters a strong economic community that will result in business retention and attraction. The proposed alcohol service for an existing restaurant and a private members-only club will be operating with a Type 57 ABC License that is consistent with the ESSCSP Zone, subject to the approval of an Administrative Use Permit. Allowing the ABC Type 57 License within the private members-only club environment at The Bolt will help foster a business climate by functioning as a meeting place for corporate sales meetings, board meetings, and charitable fundraisers. The proposed alcohol service will not introduce a new use that is not currently permitted in the zone, nor will it introduce a use that is incompatible with other uses in the zone. Furthermore, the proposed alcohol service for a restaurant and private members-only club within an existing Sports Training Facility is consistent and compatible with the purpose of the specific plan.

Finding 3:

> The proposed location and use, and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Facts in Support of Finding 3:

The proposed request is for alcohol service at an existing sports training facility. Alcohol service is proposed through a Type 57 ABC License and will be for a professional environment fully within the existing building at the site and sports training grounds. As the license is being used in conjunction with a private members-only club that is not open to the general public, there should be no negative impacts to the adjacent properties or vicinity. The proposed alcohol service is subject to conditions of approval and the restaurant is surrounded by commercial and industrial uses (no residential uses). The Bolt is restricted to Chargers employees, invited guests and members of the 1960 Club. Alcohol sales are proposed from 11:30 am to 11:00 pm from Thursday to Sunday. Thus,

the consumption of alcohol for the sports training facilty restaurant and private members-only club, as conditioned, is not anticipated to become a nuisance in the vicinity. Additionally, the Police Department staff did not protest the approval for the alcohol service for the restaurant. Therefore, the use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. Furthermore, California Alcoholic Beverage Control and the City will implement conditions that will prevent any negative impacts.

Finding 4:

> Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

Facts in Support of Finding 4:

The existing restaurant is operating within the sports training facility. The Los Angeles Chargers Headquarters and Training Facility contains sufficient parking spaces for the use and has vehicular access from El Segundo Boulevard, Continental Boulevard, Nash Street, and Highes Way, thereby eliminating possible traffic and hazardous issues arising with the operation of a new members-only club and existing restaurant operating at the site. The proposal includes offering beer, wine, and distilled spirits for on-site consumption at an existing restaurant and new members-only club (“1960 Club”). The proposed hours for alcohol sales will be the same hours as the members-only club and restaurant. The on-site sale and consumption of alcohol will not create any new impacts that would be normally associated with the operation of a restaurant and private members-only club. Therefore, the proposed alcohol service is not anticipated to generate hazards that would require mitigation.

Finding 5:

> The State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.

Facts in Support of Finding 5:

The Applicant must maintain a license from the State of California Department of Alcoholic Beverage Control for the on-site sale and on-site consumption of beer, wine, and distilled spirits (Type 57 ABC License). A public convenience and necessity letter will be prepared. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for the Type 57 ABC License prior to beginning alcohol service. If the Applicant does not receive approval from ABC by June 26, 2026, the City’s approval shall be null and void. In addition to complying with City and state ABC requirements, the Restaurant and Members-only Club will be subject to Los Angeles County Department of Public Health regulations which address and monitor impacts of fumes and odors related to food preparation. Thus, the potential impacts have been recognized and mitigated, and staff believes this finding can be made.

Exhibit B
CONDITIONS OF APPROVAL

The Director of Community Development Department approved the indoor and outdoor dining layout/floor plan, per the plans submitted to the City on April 30, 2025. In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC"), Steve Rawlings representing Fred Maas for "1960 Club at The Bolt" and the Los Angeles Chargers ("Applicant") and any successor-in-interest agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04 ("Project Conditions"):

Planning

1. Alcohol service is limited to an existing restaurant and terrace on the third floor of the building, practice field, and executive conference rooms.

2. The sale of beer, wine, and distilled spirits for on-site consumption is limited to to members and guests only for consumption on the premises from 11:30 am to 11:00 pm from Thursday to Sunday. Any change to the hours for the sale of alcoholic beverages is subject to review and approval of the Community Development Director.

3. An Entertainment Permit shall be obtained for live entertainment in accordance with ESMC 4-8-3 from the Chief of Police Police after an application has been submitted and the required fee is paid to the City Treasurer. The Entertainmemt Permit shall be subject to the following additional conditions:

   a. Live entertainment is limited to take place within the restaurant and executive conference rooms inside of the building.
   b. Doors shall remain closed when live entertainment is taking place inside of the building within the restaurant dining area and executive conference rooms.
   c. Live music or entertainment in the outdoor terrace, in the practice fields, or parking lot areas will require advanced approval from the City of an "Amplified Sound Permit."

4. Any subsequent modification to the project as approved (including change of use and change of occupancy to the building) shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.

5. The Community Development Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may require that public hearing be scheduled before the Planning Commission regarding the status of the Administrative Use Permit.

6. The applicant shall obtain and maintain all licenses and comply with all regulations of the Alcoholic Beverage Control (ABC) Act (Business & Professions Code

Section 23300) and the regulations promulgated by the Board, including the regulations set forth in 4 Cal. Code of Regs. §§ 55, *et seq*.

7. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for the Type 57 ABC License prior to the sales of alcohol. If the Applicant does not receive such approval from ABC by June 26, 2026, the City's approval shall be null and void.

8. If complaints are received regarding excessive nuisances associated with the sale of alcohol (beer, wine, and distilled spirits), the City may, in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit.

9. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products inside the store.

10. The applicant shall obtain the necessary permits and approval from the City for any special events occurring on the premises.

Building

11. The indoor dining area and outdoor terrace for the restaurant, including executive conference rooms shall not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.

Fire

12. The indoor dining area and outdoor terrace for the restaurant, including executive conference rooms shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.

Police

13. Any modifications to the hours of operation for the sale of alcohol will require review and consideration by the Police Department and the Community Development Department Director.

14. The sale of beer, wine, and distilled spirits for on-site consumption shall be subject to the California Department of Alcoholic Beverage Control regulations.

15. No external signs or window advertising for wine or its availability shall be displayed in such a manner as to be visible from the exterior of the building.

16. All patrons who appear under the age of 30 shall be required to show some form of identification. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:

a. Valid driver's license
b. Valid State identification card
c. Valid passport
d. Current military identification
e. U.S. Government immigrant identification card

17. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. The authorized representative of the owner shall remove from the patron's wallet the identification card or any plastic holder to inspect it from any alterations made to it through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or ID scanning machine, or other electronic device as approved by the Police Department.

18. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.

19. Any patron who (1) fights or challenges another person to fight, (2) maliciously and willfully disturbs another person by loud or unreasoned noise, or (3) uses offensive words which are inherently likely to provoke an immediate violent reaction shall be removed from the premises.

20. High-Definition color cameras shall be installed at all building entrances and select exterior locations as determined by the police department. Cameras shall be capable of clearly capturing a recognizable facial image of patrons and on the exterior areas required by the police department. Cameras at pedestrian entrances shall clearly capture the entire person and a face image. Camera images shall be digitally stored for at least 30 days. Viewing and access to the recording must be made available at any El Segundo Police Officer's request during normal business hours when conducting an investigation of a complaint or criminal activity.

21. Parking lot lights shall remain on during business hours.

22. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.

23. Conditions of approval under an Administrative Use Permit shall be visibly posted in an area accessible to the public along with the City of El Segundo business license.

24. The property owner and applicant (business owner) shall allow access on the premises at any time as deemed necessary by the El Segundo Police Department or Community Development Department personnel for the purpose of inspecting the premises to verify compliance with the Administrative Use Permit.

25. The Administrative Use Permit may be revoked if the business is convicted of selling alcoholic beverages to a minor.

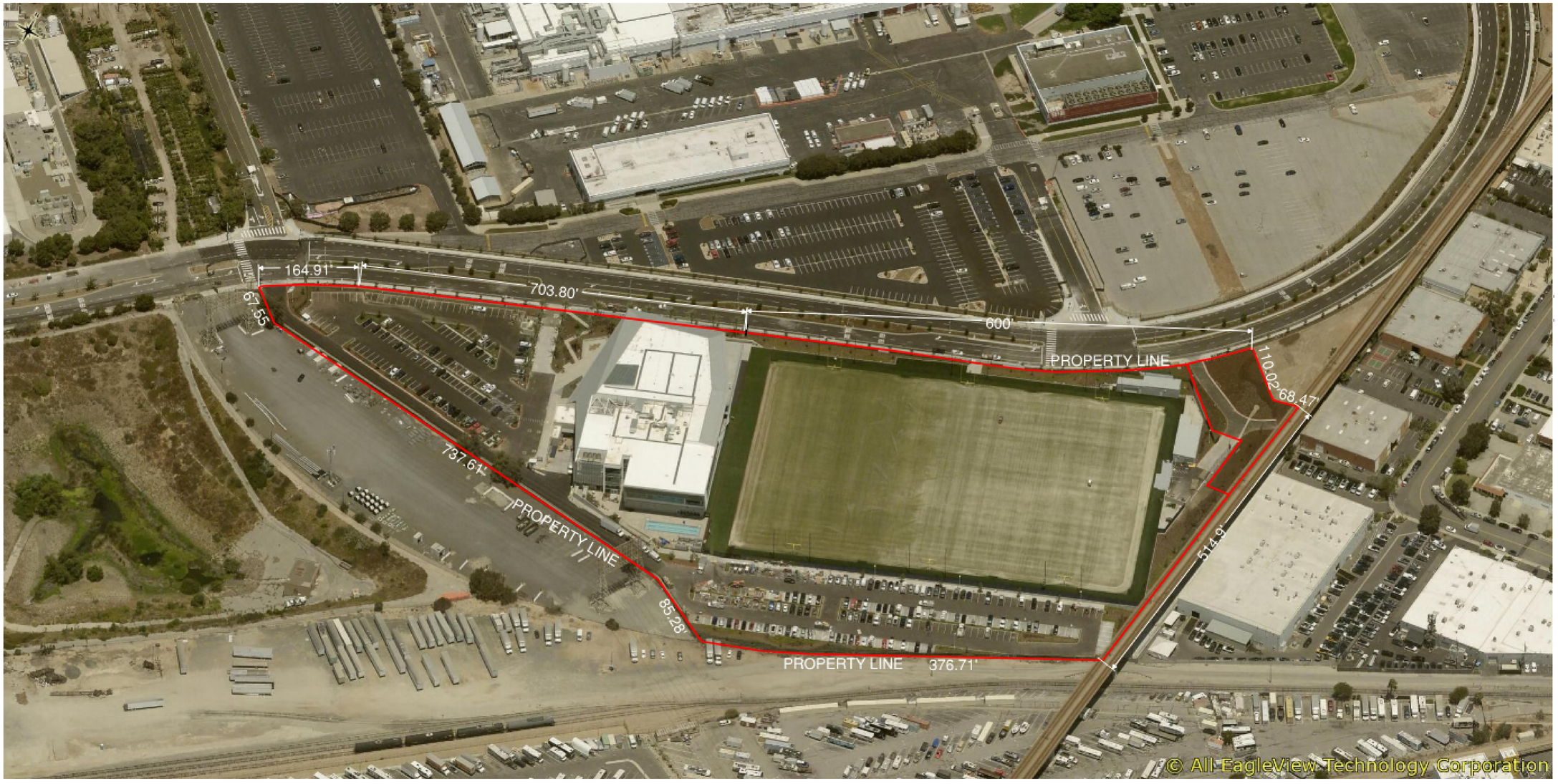
26. The Administrative Use Permit may be modified or revoked by the City should it be determined that the proposed use or conditions under which it was permitted are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the use is maintained as to constitute a public nuisance.

27. Fred Maas representing the Los Angeles Chargers (“Applicant”) shall acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.

28. The Applicant Fred Maas representing the Los Angeles Chargers agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval for Environmental Assessment No. EA-1393, and Administrative Use Permit No. AUP 25-04. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City's approval Revision A to Environmental Assessment No. EA-1393, and Administrative Use Permit No. AUP 25-04, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, certifies that he has read, understands and agrees to the Project Conditions listed in this document until superseded by another approval letter or rescinded.

_____
Fred Maas, Applicant
Chief of Staff and Counselor for the Los Angeles Chargers



ADDRESS: ONE CHARGERS WAY, EL SEGUNDO, CA

APN: 4138-032-050, 056 & 057

ZONING: EL SEGUNDO SOUTH CAMPUS SP

LOT SIZE: 9.29 +/-

BUILDING SIZE: 146,076

PROPERTY OWNER:
CDC MAR EAST CAMPUS 1 LLC
2041 ROSECRANS AVE., #200
EL SEGUNDO, CA 90245

APPLICANT:
1960 CLUB, LLC
ONE CHARGERS WAY
EL SEGUNDO, CA

APPLICANT REPRESENTATIVE:
RAWLINGS CONSULTING
26023 JEFFERSON AVENUE, SUITE D
MURRIETA, CA

PROPOSED USE:
PERMIT TO SELL ALCOHOL FOR ON-SITE CONSUMPTION (ABC TYPE 48 LICENSE) AT A PRIVATE CLUB WITH THE CHARGERS HEADQUARTERS.

FOR REFERENCE ONLY. NO NEW CONSTRUCTION PROPOSED.

LOS ANGELES CHARGERS
300 S. Nash Street
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Mar Ventures, Inc.
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El Segundo, CA 90245
(310) 781.8261

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Project Name
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

Project Number
005.2538.000

Description

SITE PLAN

Scale
As indicated

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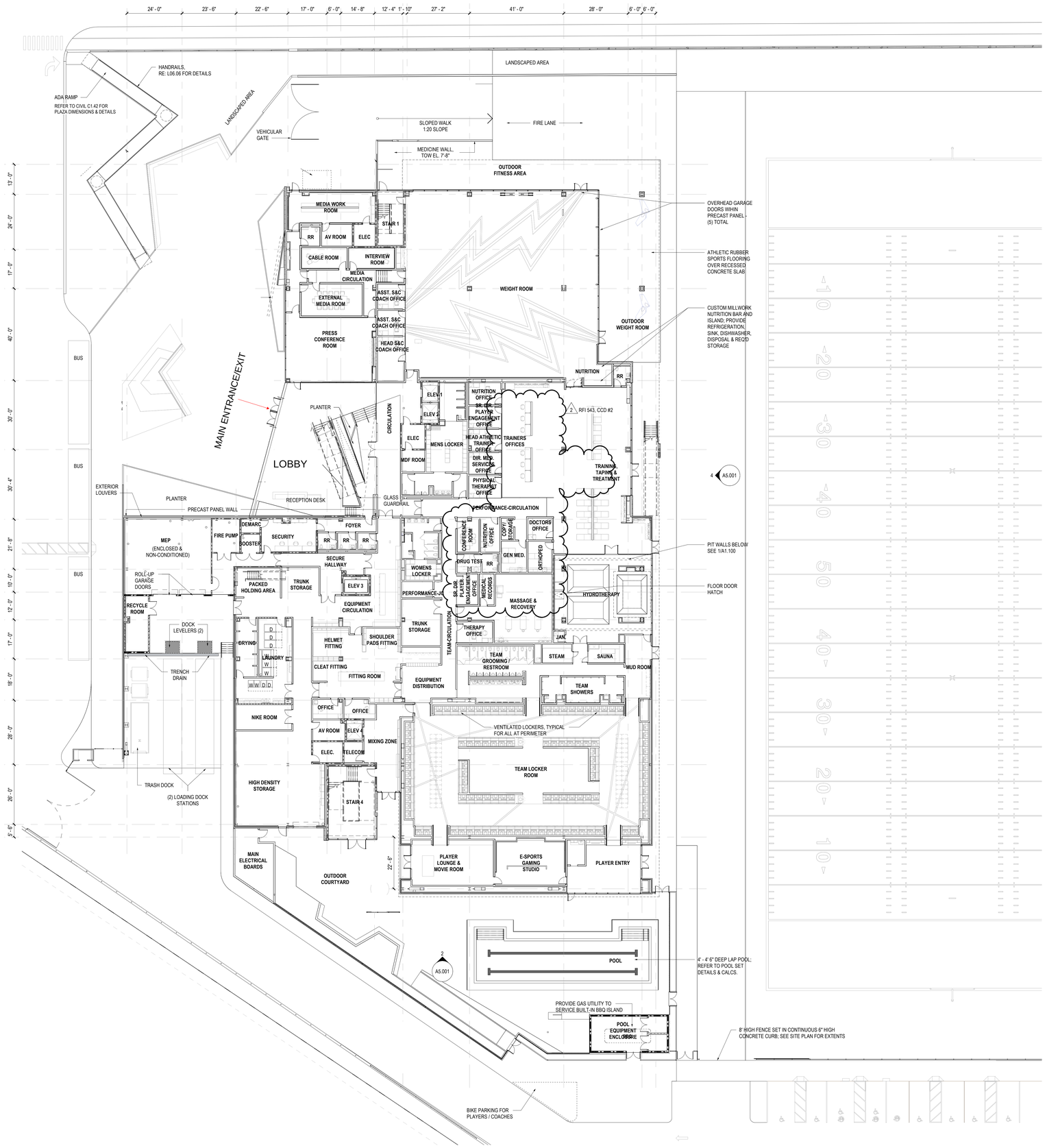

1 OVERALL PLAN - LEVEL 01 - FIELD LEVEL
SCALE: 1/16" = 1'-0"

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G	07/27/2022	PERMIT RESUBMITTAL SET R3
J	08/26/2022	100% CONSTRUCTION DOCUMENTS
L	11/09/2022	PUBLIC HEALTH POOL RESUBMITTAL
1	11/17/2022	BULLETIN #1
2	01/20/2022	BULLETIN #2

Seal / Signature

Project Name
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

Project Number
005.2538.000

Description
OVERALL PLAN - LEVEL 01

Scale
As indicated

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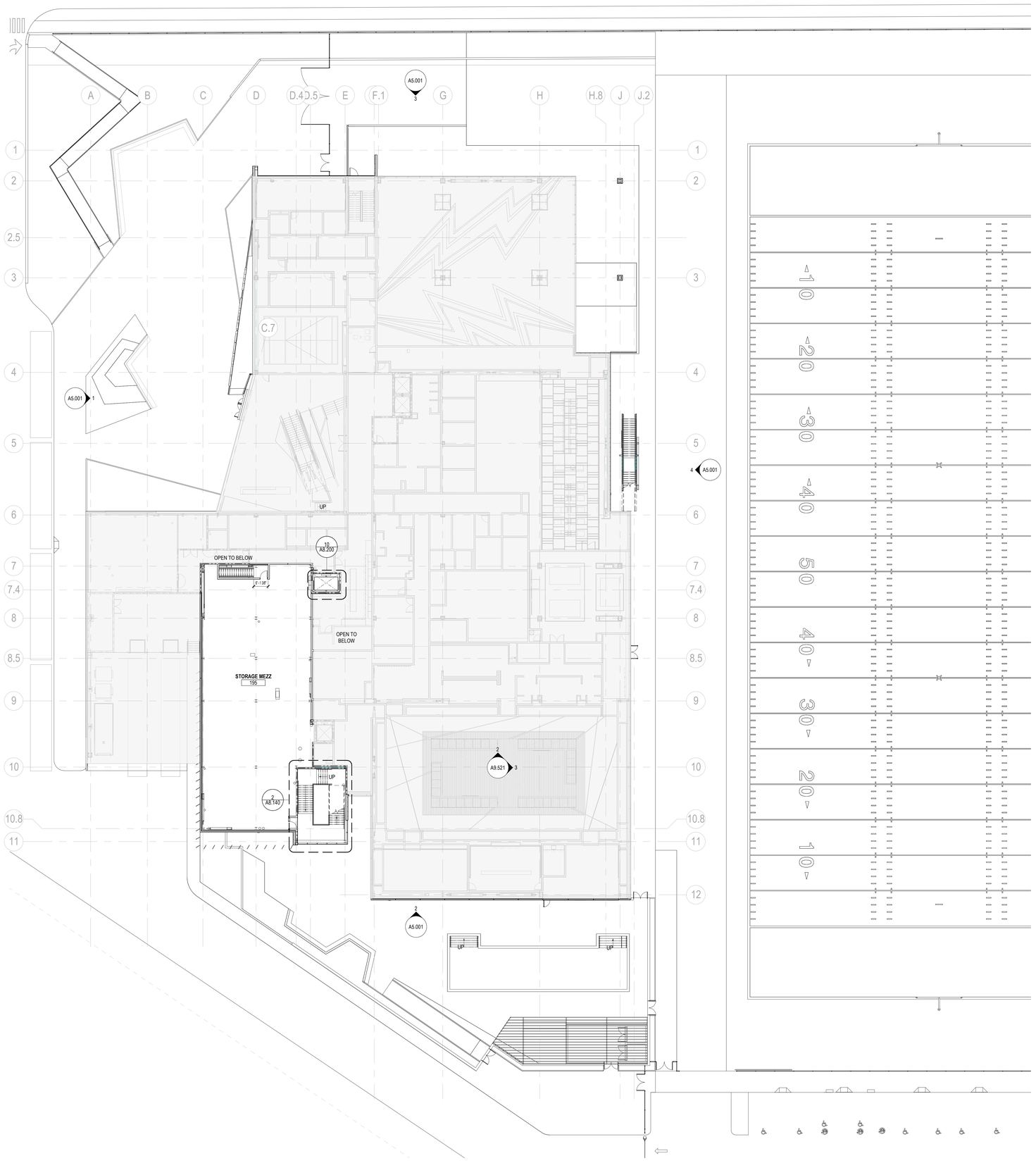

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Project Name
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

Project Number
005.2538.000

Description
OVERALL PLAN - LEVEL 01M

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Scale
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1 OVERALL PLAN - LEVEL 01M
SCALE: 1/16" = 1'-0"

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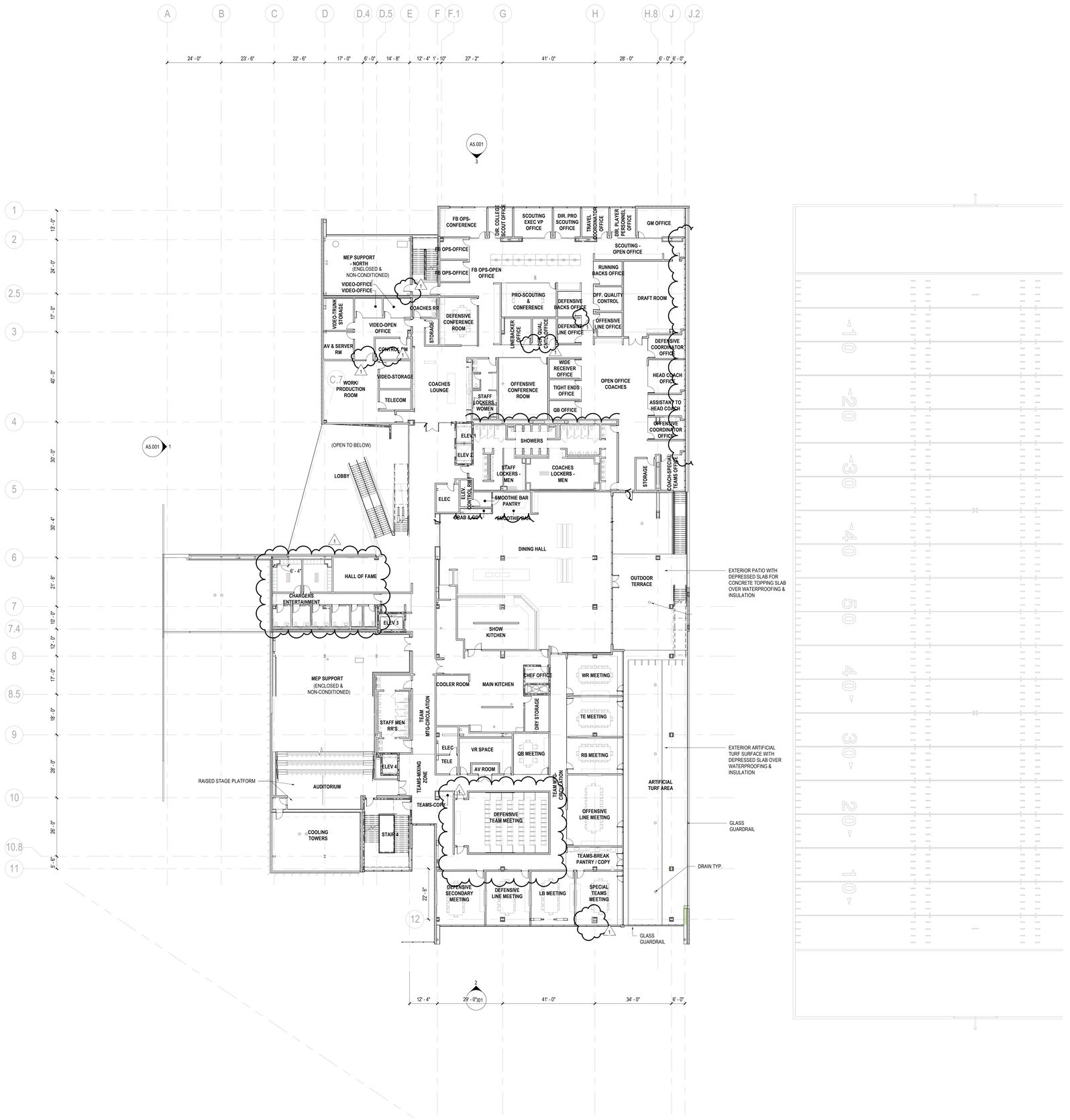

1 OVERALL PLAN - LEVEL 02 - COACHING LEVEL
SCALE: 1/16" = 1'-0"

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Seal / Signature

Project Name
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

Project Number
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Description
OVERALL PLAN - LEVEL 02

Scale
As indicated

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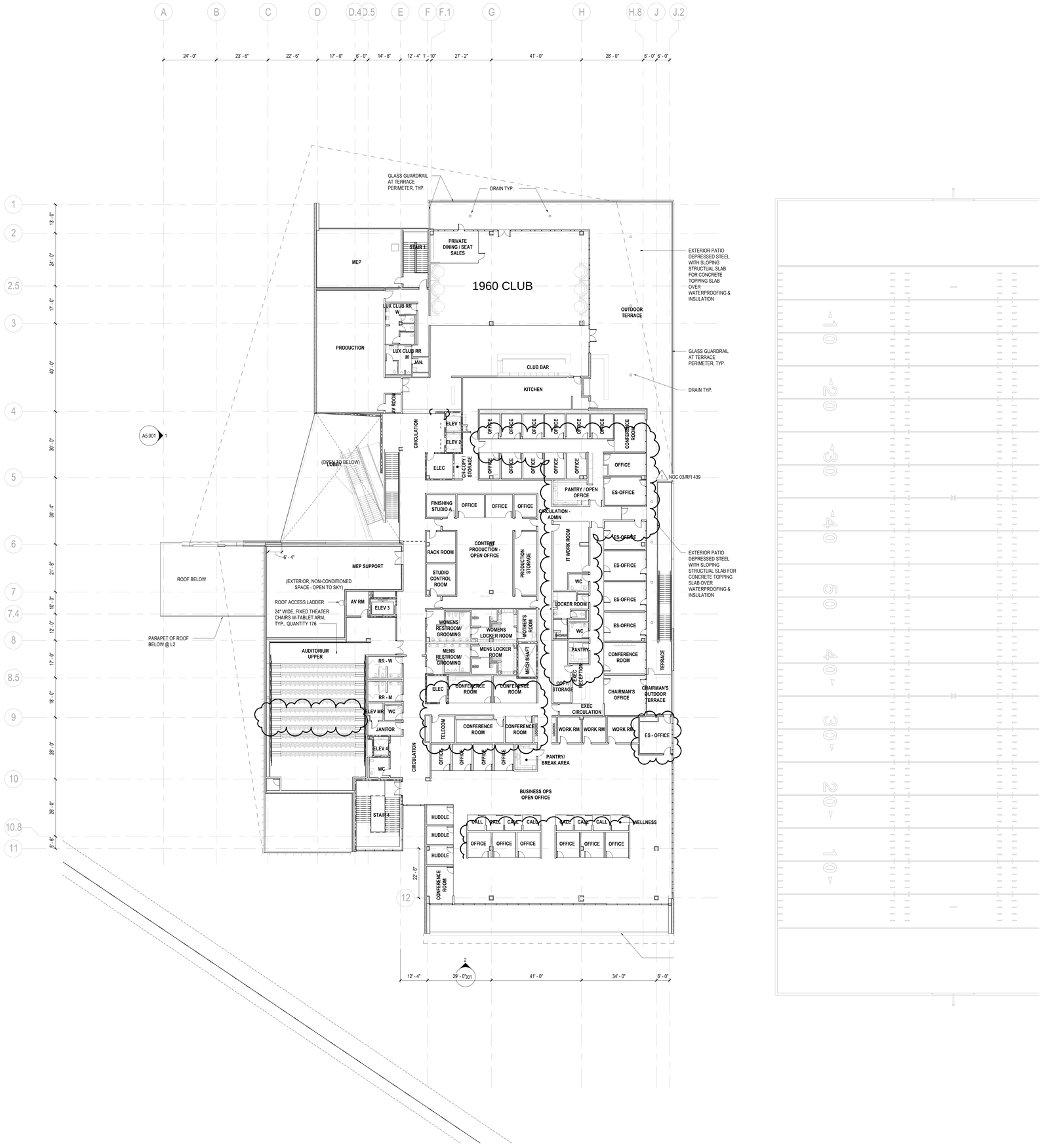

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Project Number
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Description
OVERALL PLAN - LEVEL 03

Scale
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1 OVERALL PLAN - LEVEL 03 - OFFICE LEVEL
SCALE: 1/16" = 1'-0"

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Planning Commission Agenda Statement

Meeting Date: June 26, 2025
Agenda Heading: PUBLIC HEARINGS
Item Number: B.3

TITLE:

Third One-Year Time Extension to Vesting Tentative Parcel Map No. 83129 Located at 650-700 N Pacific Coast Highway and 737 Carl Jacobson Way.

RECOMMENDATION:

1. Adopt Resolution No. 2966 approving a third, one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review No. SPR 20-30.

2. Find that the project is exempt from the requirements since this application is only for a time extension to the approved Map with no changes to the development project and is therefore exempt from further CEQA analysis.

3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On April 22, 2021, the Planning Commission adopted Resolution Nos. 2892, 2893 and 2894 recommending City Council approval of EA-1289, Site Plan Review No. SPR 20-30, Zone Text Amendment No. 20-01 and Subdivision No. 20-03 for Vesting Tentative Parcel Map No. 83129. Subsequently, on May 18, 2021, City Council approved entitlements, including the Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program for the project. The approval project includes consolidating seven parcels into a single lot and construction of a 70,921 net square-foot building and parking structure at the site, subject to conditions of approval. The associated zone text amendment was to amend the definition of Floor Area (Net) in El Segundo Code (ESMC) Section 15-1-6 to exempt any portion of a structure that is devoted to parking from counting towards the net floor area of the building.

On April 15, 2024, the applicant applied for the second one-year time extension of the Map, which was approved by the Planning Commission on May 23, 2024. The extension allowed the continued development rights for the construction of the Project and recordation of the Final Map to May 18, 2025.

On May 16, 2025, the applicant submitted a request for a third one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129, including the approvals for the associated development project. The project applications and plans were circulated to all City departments for comments, and no objections were received.

DISCUSSION:

On May 16, 2025, the applicant submitted a timely request for a third one-year time extension to the approved Vesting Tentative Parcel Map in accordance with the conditions of approval and ESMC Section 14-1-12. The current request (see attached letter) represents the third of five, one-year extensions allowed per Subdivision Map Act and the ESMC. According to the applicant, the purpose of the extension request is to allow additional time to prepare, process and record the map with the county. No changes to the approved development project are proposed.

The applicant only requests a one-year time extension with no changes or modifications to the property configuration or the associated development project. The site continues to be suitable for the type of development, density and subdivision; is consistent with the applicable zoning standards of the Corporate Office (CO) Zone; and consistent with the Corporate Office Land Use designation of the site.

Staff finds that the requested extension is appropriate, and in compliance with the provisions of the State's Subdivision Map Act. Staff recommends the Planning Commission approve a one-year extension of the map. If the Planning Commission grants the extension, the new expiration date for Parcel Map No. 83189 and the associated development approved under EA-1289 will be May 18, 2026.

Inter-Departmental Comments
The original project application and plans were circulated to all departments and the comments were incorporated a conditions of approval in Resolution Nos. 2893 and 2894. Staff has circulated this extension request to all departments and no additional comments were received.

Environmental Review
The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.,* "CEQA"), and the Regulations promulgated thereunder (14 California Code Regulations §§ 15000, *et seq.*, "CEQA Guidelines"). The original approval for the project included the adoption of a Mitigated Negative Declaration. This application request is only for a time extension to the approved Map with no changes to the development project. Thus, no further

environmental review is required and the proposed time extension is exempt from further CEQA analysis.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:
Maria Baldenegro, Assistant Planner
REVIEWED BY:
Eduardo Schonborn, AICP, Planning Manager
APPROVED BY:
Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:
1. Draft Resolution 2966
2. VTPM 83129 - Third Extension Request Description and Findings
3. Plans and VTPM 83129

RESOLUTION NO. 2966

A RESOLUTION APPROVING A THIRD ONE-YEAR EXTENSION TO THE EXPIRATION OF VESTING TENTATIVE PARCEL MAP NO. 83129 TO MAY 18, 2026, FOR PROPERTIES LOCATED AT 650-700 N. PACIFIC COAST HIGHWAY AND 737 CARL JACOBSON WAY (PREVIOUSLY APPROVED AS EA-1289, SITE PLAN REVIEW NO. 20-30, AND SUBDIVISION NO. 20-03).

The Planning Commission of the City of El Segundo ("Commission") does resolve as follows:

SECTION 1: The Commission finds and declares that:

A. On April 22, 2021, the Planning Commission adopted Resolution No. 2892, recommending the City Council adopt the Initial Study and Mitigated Negative Declaration ("IS/MND") and the Mitigation Monitoring and Reporting Program for Environmental Assessment No. EA-1289, Zone Text Amendment No. 20-01, Subdivision No. SUB 20-03 for Vesting Tentative Parcel Map No. VTPM 83129, and Site Plan Review No. SPR 20-30, for property located at 650-700 N. Pacific Coast Highway and 737 Carl Jacobson Way (the "Property"), which is in the Corporate Office zone and has a Corporate Office General Plan Land Use designation;

B. On April 22, 2021, The Planning Commission adopted Resolution No. 2893, recommending the City Council adopt an Ordinance amending ESMC 15-1-6 for Zone Text Amendment No. ZTA 20-01 to amend the Definition of Floor Area (Net) to exempt Parking that is integrated into a structure from counting towards net floor area of a building;

C. On April 22, 2021, the Planning Commission adopted Resolution No. 2894 recommending that the City Council approve Site Plan Review No. SPR 20-30 and Vesting Tentative Parcel Map No. 83129 (the "Map") to combine seven parcels into a single lot, remodel two existing office buildings, and construct a new 70,921 square-foot, seven story office building with a 1,185-space, integrated parking structure (the "Project");

D. On May 18, 2021, the City Council adopted Resolution No. 5262, approving the IS/MND and the Mitigation Monitoring and Reporting Program for Environmental Assessment No. EA-1289, Zone Text Amendment No. 20-01, Vesting Tentative Parcel Map No. VTPM 83129 (SUB 20-03), and Site Plan Review No. SPR 20-30;

E. On May 9, 2023, the developer of the Project timely applied for the first one-year time extension of the Map. The extension allowed the continued development rights for the construction of the Project and recordation of the final Map;

F. On June 22, 2023, the Planning Commission adopted Resolution No. 2936 approving the first one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review SPR 20-30 thereby extending the expiration date to May 18, 2024;

G. On April 15, 2024, the developer of the Project timely applied for the second one-year time extension of the Map. The extension allowed the continued development rights for the construction of the Project and recordation of the final Map;

H. On May 23, 2024, the Planning Commission adopted Resolution No. 2952 approving the second one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review SPR 20-30 thereby extending the expiration date to May 18, 2025;

I. On May 16, 2025, the developer of the Project timely applied for a third one-year time extension of the Map. The extension would allow the continued development rights for the construction of the Project and recordation of the final Map;

J. The City previously reviewed the Project's impacts under the California Environmental Quality Act (Public Resources Code §§ 21000 et. seq., "CEQA'') and the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, et. seq., the "CEQA Guidelines"). An Initial Study of Environmental Impacts and Mitigated Negative Declaration ("IS/MND") was prepared pursuant to the requirements of CEQA and the CEQA Guidelines. The IS/MND that was prepared identified Mitigation Measures to address those environmental impacts, and the actions proposed in this Resolution are consistent with the prior IS/MND and would not generate any additional environmental impacts;

K. The application was reviewed by the City's Community Development Department for consistency with the General Plan and conformity with the ESMC;

L. The Community Development Department completed its review and scheduled a public hearing regarding the one-year time extension request before this Commission for June 26, 2025;

M. On June 12, 2025, a notice of public hearing was published in the El Segundo Herald and subsequently notice of public hearing was mailed to 38 property owners within a 300-foot radius and 53 tenants within a 150-foot radius;

N. On June 26, 2025, the Commission held a public hearing to receive public testimony and other evidence regarding the application including, without

limitation, information provided to the Planning Commission by City staff, public testimony, the applicant; and

O. The Commission considered the information provided by City staff, public testimony, and the property owner's representatives. This Resolution, and its findings, are made based upon the evidence presented to the Commission at its June 26, 2025, hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: *Findings and Approval.* The Planning Commission finds that the findings in Section 1, above, are true and correct, and that none of the findings stated in Government Code § 66474 that would warrant denial of the extension apply to the present application. The Planning Commission finds that the requested one-year extension the Map is appropriate and in compliance with the provisions of the Map Act, subject to the conditions of approval stated in City Council Resolution No. 5262, adopted on May 18, 2021. The Planning Commission approves the requested second one-year extension, and the Map will now expire on May 18, 2026.

SECTION 3: *Environmental Assessment.* The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*., "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq*., "CEQA Guidelines"). The original approval for the project included the adoption of a Mitigated Negative Declaration. This application is only a request for the extension to the time frame to the approved Map with no changes to the project. Thus, no further environmental review is required and the proposed project is exempt from CEQA analysis.

SECTION 4: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 5: *Limitations.* The Planning Commission's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a Project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 6: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 7: The Commission Secretary is directed to mail a copy of this Resolution to the applicant and to any other person requesting a copy.

SECTION 8: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 9: Except as provided in Section 8, this Resolution is the Commission's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 26th day of June, 2025

_____
Kevin Maggay, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Maggay -
Inga -
Christian -
McCaverty -
Taylor -

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Joaquin Vazquez, Deputy City Attorney

THE 650 PCH PROJECT
SECOND ENTITLEMENT EXTENSION
650 & 700 North Pacific Coast Highway and 737 Carl Jacobson Way,
El Segundo, California 90245

I. Extension Request

L&R ZAV 650 Sepulveda, LLC (the "**Applicant**") requests a third one-year extension on the Vesting Tentative Parcel Map (No. 83129, SUB 20-03), Site Plan Review (SPR No. 20-30), and Zone Text Amendment (ZTA No. 20-01) (collectively the "**Entitlements**") granted by the City of El Segundo (the "**City**") on June 1, 2021. The Entitlements contemplate redevelopment of the property located at 650-700 North Pacific Coast Highway and 737 Carl Jacobson Way, El Segundo, California 90245 (the "**Property**") with a new 7-story 122,156, gross square-foot office building with a 1,185-space parking structure, along with renovations and modernizations to both the exterior facades and the interiors of the existing office buildings (the "**Project**"). Based upon the effective date of the City's approvals, the Entitlements are set to expire if not utilized on or before July 1, 2023. As described below, Applicant requests this second one-year extension, until May 18, 2026, to preserve the Entitlements in light of unimproved economic conditions that have remained since the Project's Entitlements were approved. This is Applicant's third request for an extension.

II. Entitlements and Timeline

On July 21, 2020, Applicant requested approval of the following Entitlements which provided the necessary discretionary approvals for the Project:

- Vesting Tentative Parcel Map to consolidate seven parcels into a single lot;
- Site Plan Review for the construction of a new 70,921 sf office building and integrated parking structure;
- Zone Text Amendment to amend the definition of Floor Area (net) in ESMC § 15-1-6; and
- Adoption of a Mitigated Negative Declaration ("**MND**") as required by the California Environmental Quality Act.

On April 22, 2021, the City's Planning Commission adopted Resolution 2892 recommending approval of Vesting Tentative Map Parcel Map No. 83129; Site Plan Review No. 20-30; MND No. EA-1289; and Zone Text Amendment No. 20-01 for the Property and Project.

On May 18, 2021, the City Council adopted Resolutions approving adoption of Vesting Tentative Map Parcel Map No. 83129; Site Plan Review No. 20-30; MND No. EA-1289; and Zone Text Amendment No. 20-01. (*See* Resolutions No. 5262 and 5263.) Condition of Approval No. 3 for Resolution 5263 stated that the approvals shall not become effective unless and until the City Councils adopts an ordinance approving Zone Text Amendment No. 20-01 and said ordinance takes effect. (Resolution No. 5263, Exhibit A.)

On June 1, 2021, the City Council adopted Ordinance No. 1626 which amended the definition of floor area (net) in the City's municipal code pursuant to Zone Text Amendment No. 20-01. This amendment clarified that floor area of an integrated parking structure is not counted towards the net floor area of the building the lot is integrated within. (*See* Ordinance NO. 1626, pgs. 2-4.) Ordinance No. 1626 states that it would become effective 30 days following its passage

and adoption. As City Council passed and adopted Ordinance 1626 on June 1, 2021, its effective date was July 1, 2021.

Pursuant to City Council Resolutions 5262 and 5263, the Project's Entitlements are set to expire within two years of their effective date. (ESMC § 15-28-8(D); Resolution No. 5263, Exhibit A, Condition 6.) As noted above, the Entitlements' conditions of approval state that the Entitlements would not become effective unless and until City Council adopted an ordinance approving the Zone Text Amendment and such ordinance became effective. Thus, the effective date for all Entitlements is July 1, 2021—the effective date of Ordinance 1626. Based upon this effective date, the Entitlements would expire if not utilized on or before July 1, 2023.

On June 22, 2023, the City's Planning Commission conducted a public hearing on Applicant's first extension request. A one-year extension of the entitlements was granted in accordance with the conditions of approval and ESMC § 14-1-12. The Project's entitlements were extended to expire on May 18, 2024.

On May 23, 2024, the City's Planning Commission conducted a public hearing on Applicant's second extension request. A one-year extension of the entitlements was granted in accordance with the conditions of approval and ESMC 14-1-12. (Resolution No. 2952.)

Applicant now requests an additional one-year extension to provide a new Entitlements expiration date of May 18, 2026.

III. Justification for Extension Request

Per section 15-28-8(D), Planning Commission decisions expire two years after the effective date of the entitlements if the privileges granted have not been utilized. Here, the Project's entitlements have an effective date of July 1, 2021. They have not yet been utilized and would be scheduled to expire on May 18, 2025. The City permits extensions of Planning Commission decisions when a written requested for a time extension is filed with the Director of Planning. (ESMC 15-28-8(F).) In addition, tentative maps may be extended, pursuant to Government Code section 6645.6(e), by filing a written application with the Director. (ESMC § 14-1-12(B).) A tentative map may be extended for a period of one year for each extension up to a total extension time of five years. (*Id.*)

Applicant is requesting the extension due to unchanged market conditions. As noted during the 2024 extension hearing, the City and nation at large were grappling with economic shifts following the COVID-19 pandemic. Put simply, there had been a change in organizational behaviors and hybrid work models along with transformed global economic circumstances. Combined with rising interest rates, market conditions changed dramatically from the Project's initial approval and remained uncertain through the Project's two extensions. These market conditions have not yet improved. Instead, they have become increasingly variable given current international tariff policies. Given these market conditions, Applicant needs additional time to fully utilize the privileges granted by the City approvals noted above. As a result, Applicant is requesting a one-year extension of time, until March 18, 2026, for the Project's Entitlements inclusive of the Site Plan Review and Vesting Tentative Parcel Map.

THE 650 PCH PROJECT
SECOND ENTITLEMENT EXTENSION
650 & 700 North Pacific Coast Highway and 737 Carl Jacobson Way,
El Segundo, California 90245

PROPERTY OWNERS

1. Name: L&R ZAV 650 Sepulveda LLC - C/O Julie Gilbert
   Address: 7610 Beverly Blvd #48769
   City/St/Zip: Los Angeles, California 90048
   Phone: (424) 600-8255
   Fax: NA
   Email: jagilbert@eimsi.net

2. Name: 737Port, LLC
   Address: 7610 Beverly Blvd #48769
   City/St/Zip: Los Angeles, California 90048
   Phone: (424) 600-8255
   Fax: NA
   Email: legal@lrp.co.uk

3. Name: Short Line RRV, LLC
   Address: 7610 Beverly Blvd #48769
   City/St/Zip: Los Angeles, California 90048
   Phone: (424) 600-8255
   Fax: NA
   Email: legal@lrp.co.uk

THE 650 PCH PROJECT
SECOND ENTITLEMENT EXTENSION
650 & 700 North Pacific Coast Highway and 737 Carl Jacobson Way,
El Segundo, California 90245

LEGAL DESCRIPTION

1. 650 North Sepulveda Boulevard and 700 North Sepulveda Boulevard (a/k/a 650 and 700 North Pacific Coast Highway)

APNs: 4138-006-030; 4138-006-031; 4138-006-005; 4138-006-010

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

APN: 4138-006-031

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970-ACRE PARCEL NO. 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66, PAGE 5, RECORD OF SURVEYS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2 DISTANT NORTH 0' 00' 20" WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3.4435-ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30, 1956 FROM SANTA FE LAND IMPROVEMENT COMPANY TO ROBERT LEONARD, JR., RECORDED JUNE 15,1956 IN BOOK 51468, PAGE 151, OFFICIAL RECORDS OF SAID COUNTY: THENCE NORTH 0' 00' 20" WEST ALONG SAID 'WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2 SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89' 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89' 59' 20" EAST ALONG SAID PARALLEL LINE 418.89 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955 FROM SANTA FE LAND IMPROVEMENT COMPANY TO DOUGLAS BUILDING CORPORATION, RECORDED JANUARY 5, 1956 IN BOOK 49965, PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0' 00' 20" EAST ALONG LAST SAID PARALLEL LINE (AND PROLONGATION THEREOF) 458.40 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 3.4435-ACRE PARCEL; THENCE NORTH 89' 58' 02" WEST ALONG LAST SAID NORTHERLY LINE 418.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT THAT PORTION THEREOF LYING IN SEPULVEDA BOULEVARD AS SHOWN IN FINAL ORDER OF CONDEMNATION, RECORDED NOVEMBER 26, 1973, AS INSTRUMENT NO. 1384, OFFICIAL RECORDS.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF

OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

THAT CERTAIN RECTANGULAR SHAPED PARCEL OF LAND IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 0.7689 OF AN ACRE PARCEL OF LAND AS DESCRIBED IN PARCEL "C" OF DEED TO THE ATCHISON, TOPEKA, AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957 IN BOOK 53662, PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL "C" WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956 IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING DISTANT SOUTH 0° 00' 20" EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952, IN BOOK 39314, PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THEN NORTH 89° 59' 20" EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE 30 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL "C"; THEN SOUTH 0° 00' 20" EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THEN NORTH 89' 58' 02" WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE, ALSO BEING
THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BIT WITHOUT THE RIGHT Of SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS. BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL. HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

APN: 4138-006-010

THAT PORTION OF PARCEL 2 IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 66, PAGE 5 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 448.89 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID PARCEL 2, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 530.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN NORTHERLY LINE OF SAID PARCEL 2 SHOWN ON SAID RECORD OF SURVEY AS HAVING A BEARING OF NORTH 89' 59' 20" EAST AND A LENGTH OF 2352.16 FEET, SAID POINT OF INTERSECTION BEING ALSO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO THE DOUGLAS BUILDING CORPORATION, A CORPORATION, RECORDED ON FEBRUARY 13, 1957, AS INSTRUMENT NO. 790, IN BOOK 53622, PAGE 268 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND, NORTH 89' 59' 20" EAST 328.34 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 777.23 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE OF PARCEL 2; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH 0·00' 20" EAST 199.00 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID ABOVE MENTIONED DEED, SOUTH 89' 59' 20" WEST 328.34 FEET TO A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 2 AND PASSES THROUGH THE POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, NORTH 0·00' 20" WEST 199.00 FEET TO THE POINT Of BEGINNING.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT 'WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED .JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

APN: 4138-006-005

THE NORTHERLY 220 FEET OF THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970 ACRE PARCEL NO. 2, AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66 PAGE 5, RECORD OF SURVEYS, OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2, DISTANT NORTH 0° 00' 20" WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3,4435 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30,1956, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO ROBERT LEONARD JR., RECORDED JUNE 15, 1956 IN BOOK 51468 PAGE 151, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2, SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89° 59' 20" EAST ALONG SAID PARALLEL LINE 418.89 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND, DESCRIBED IN DEED DATED OCTOBER 24, 1955, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO DOUGLAS BUILDING CORPORATION, RECORDED JANUARY 5, 1956 IN BOOK 49965 PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 00' 20" EAST ALONG SAID PARALLEL LINE (AND PROLONGATION THEREOF) 458.40 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 3,4435 ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID NORTHERLY LINE 418.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING IN SEPULVEDA BOULEVARD AS SHOWN IN FINAL ORDER OF CONDEMNATION, RECORDED NOVEMBER 26, 1973, AS INSTRUMENT NO. 1384, OFFICIAL RECORDS.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND, BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER, FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298, Of OFFICIAL RECORDS.

ALSO EXCEPTING ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS, RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES OR FOR ANY OTHER PURPOSES, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243 PAGE 336, OF OFFICIAL RECORDS.

AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SURFACE DRAIN LINE CONVEYED IN A GRANT DEED RECORDED IN BOOK 52683, PAGE 123 OF OFFICIAL RECORDS, OVER THE EASTERLY 10 FEET OF TI-IE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND SITUATED IN TI-IE CITY OF EL SEGUNDO, SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 VEST, RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970 ACRE OF PARCEL 2, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 66 PAGE 5, RECORD OF SURVEYS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL 2, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955, FROM SANTA FE IMPROVEMENT CO., TO DOUGLAS BUILDING CORPORATION, RECORDED IN BOOK 49965 PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID PARALLEL LINE SOUTH 0° 00' 20" EAST 300.00 FEET TO A POINT IN THE LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET AT RIGHT ANGLES FROM A CERTAIN COURSE IN THE NORTHERLY LINE OF SAID PARCEL 2, SHOWN ON SAID RECORD OF SURVEY MAP, AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE SOUTH 89" 59' 20" WEST ALONG LAST SAID PARALLEL LINE 418.89 FEET TO A POINT IN THE WEST LINE OF SAID PARCEL 2; THENCE NORTH 0° 00' 20" WEST ALONG SAID WEST LINE BEING ALONG THE EASTERLY LINE OF SEPULVEDA BOULEVARD, 100 FEET IN WIDTH, A DISTANCE OF 317.94 FEET TO TI-IE SOUTHWESTERLY CORNER OF PARCEL 3, AS SHOWN ON SAID RECORD OF SURVEY MAP: THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, BEING ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 THE FOLLOWING COURSES AND DISTANCES; NORTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 59' 40", A DISTANCE OF 31.41 FEET; THENCE NORTH 89° 59' 20" EAST TANGENT TO SAID CURVE, A DISTANCE OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 160.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 09' 23", A DISTANCE OF 70.25 FEET TO POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 240.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 09' 23", A DISTANCE OF 105.37 FEET; THENCE NORTH 89° 59' 20" EAST, TANGENT TO LAST CURVE, A DISTANCE OF 198.86 FEET TO THE POINT OF BEGINNING.

APN: 4138-006-030

THE NORTHERLY 220 FEET OF THAT CERTAIN RECTANGULAR SHAPED PARCEL OF LAND IN TI-IE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 0.7689 OF AN ACRE PARCEL OF LAND AS DESCRIBED IN PARCEL "C' OF DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957, IN BOOK 53662 PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL "C" WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956, IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING DISTANT SOUTH 0° 00' 20" EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952 IN BOOK 39314 PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 59' 20" EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE 30 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL "C" THENCE SOUTH O° 00"20" EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN TI-IE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND, BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE

RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER, FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS, RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES OR FOR ANY OTHER PURPOSES, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243 PAGE 336, OF OFFICIAL RECORDS.

2. 737 Carl Jacobson Way (formerly Lairport Street)

APN: 4138-006-014

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

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970-ACRE PARCEL NO. 2 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 661 PAGE 5, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT 217.80 FEET SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCEL NO. 2 WITH THE WESTERLY LINE OF THAT CERTAIN 1.9858-ACRE PARCEL OF LAND KNOWN AS LAIRPORT STREET, DESCRIBED IN DEED DATED JULY 2, 1953 AND RECORDED IN BOOK 42195 PAGE 274. OFFICIAL RECORDS, OF SAID COUNTY; THENCE SOUTH 89 DEGREES 59' 20" WEST ALONG SAID PARALLEL LINE 200.00 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 200.00 FEET WESTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID 1.9858-ACRE PARCEL; THENCE SOUTH O DEGREES 00' 20" EAST ALONG SAID PARALLEL LINE 217.80 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 435.60 FEET AT RIGHT ANGLES FROM THE NORTH LINE OF SAID PARCEL NO. 2; THENCE NORTH 89 DEGREES 59' 20" EAST ALONG LAST SAID PARALLEL LINE, 200.00 FEET TO A POINT IN THE WESTERLY LINE OF SAID 1 9858-ACRE PARCEL; THENCE NORTH O DEGREES 00' 20" WEST ALONG LAST SAID WESTERLY LINE 217.80 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTHERLY 75 FEET (MEASURED ALONG THE EASTERLY AND WESTERLY LINES OF SAID LAND).

ALSO EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER, OR THAT MAY BE PRODUCED FROM SAID LAND, BUT WITHOUT ANY RIGHT TO GO UPON OR USE THE SURF ACE OF SAID LAND IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS; AS CONVEYED BY SANTA FE LAND IMPROVEMENT COMPANY, A CORPORATION, TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145, PAGE 298 OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, EXCEPTING NATURAL GAS, CONTAINED IN OR UNDER, OR THAT MAY BE PRODUCED FROM SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL AND MINERALS NOR FOR ANY OTHER PURPOSES, AS CONVEYED BY SANTA FE LAND IMPROVEMENT COMPANY, A CORPORATION, TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945 IN BOOK 22243 PAGE 336 OFFICIAL RECORDS.

3. Railroad Spur

APN: 4138-006-032

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

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66. AT PAGE 5. OF RECORD OF SURVEYS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL NO. 2, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 777.23 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 0° 00' 20" WEST ALONG LAST SAID PARALLEL LINE 1042.26 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 369.27 FEET; THENCE NORTHERLY ALONG SAID CURVE, TANGENT TO LAST COURSE, AN ARC DISTANCE OF 75.02 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 59' 20" EAST ALONG SAID NORTHERLY LINE 25.56 FEET TO A POINT IN THE ARC OF A CURVE CONCENTRIC WITH AND DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE HEREIN ABOVE DESCRIBED CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 344.27 FEET AN ARC DISTANCE OF 75.09 FEET TO A POINT DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE BEGINNING OF SAID CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTH 0° 00' 20" EAST, TANGENT TO LAST SAID CURVE, ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 802.23 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF 1042.28 FEET TO A POINT IN SAID LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PARALLEL LINE 25.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20 145, PAGE 298, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND (B) TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY BY DEED DATED AUGUST 23, 1945, RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, AT PAGE 336, OF SAID OFFICIAL RECORDS.

Shubin Donaldson

650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

SHUBINDONALDSON ARCHITECTS

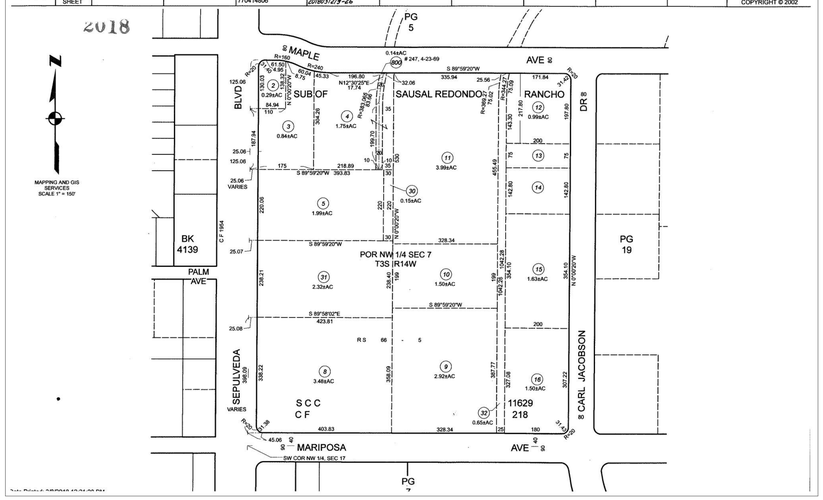
LOS ANGELES OFFICE
3751 ROBERTSON BOULEVARD
CULVER CITY, CA 90232
310.204.0688

PROJECT PHASE: ENTITLEMENT PACKAGE

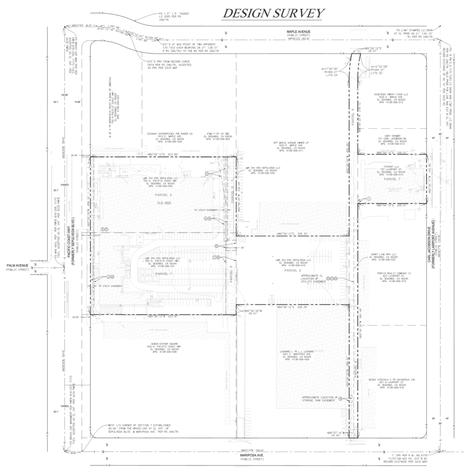
3/23/2021
2:52:20 PM

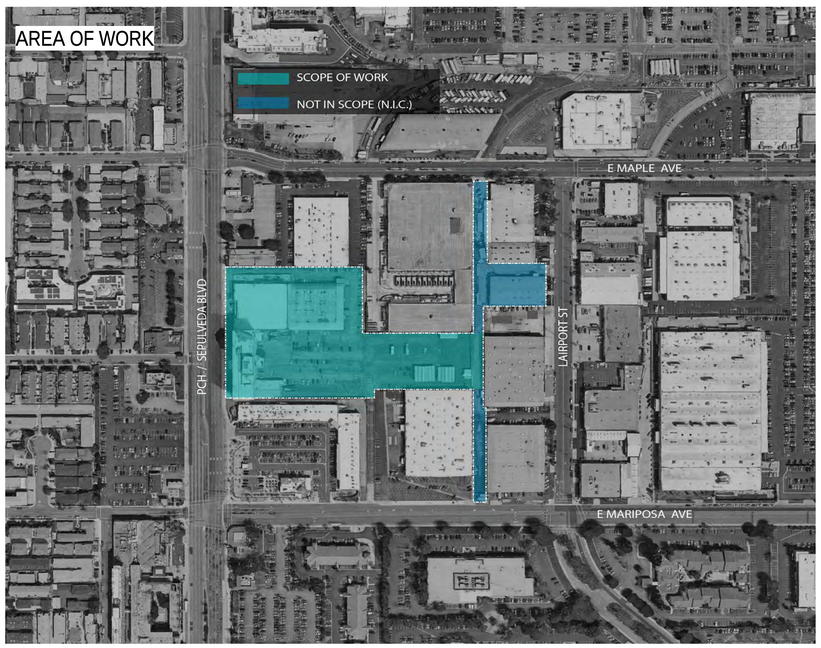
EXISTING PARCEL

4138	6 SHEET	P. A. 4139-6	TRA 9851	REVISED 761006612 770414800	840823-85 910416020010006-25 05/08/12-P-DE			SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002



PROPOSED PARCEL





PROPERTY ADDRESS AND DATA

CLIENT CONTACT
L&R ZAC 650 SEPULVEDA LLC
8445 SANTA MONICA BLVD., SUITE 5,
WEST HOLLYWOOD, CA 90069
ZACK VELLA
310-319-2300
ZACH@VELLAGROUP.COM

PROJECT ADDRESS BUILDING A
650 N PACIFIC COAST HIGHWAY. EL SEGUNDO, CA.
ASSESSOR PARCEL NO. (APN): 4138-006-031
REGION CLUSTER: 23 / 23698
TRA: 09851
MAP SHEET: 4138 / SHEET 6

PROJECT ADDRESS BUILDING B
700 N PACIFIC COAST HIGHWAY. EL SEGUNDO, CA.
ASSESSOR PARCEL NO. (APN): 4138-006-005
REGION CLUSTER: 26 / 26821
TRA: 09851
MAP SHEET: 4138 / SHEET 6

PROJECT ADDRESS BUILDING C

ASSESSOR PARCEL NO. (APN): 4138-006-010
REGION CLUSTER: 23 / 23698
TRA: 09851
MAP SHEET: 4138 / SHEET 6

PLANNING & ZONING INFORMATION
ZONE: CORPORATE OFFICE ZONE (CO)
GENERAL PLAN LAND USE CATEGORY: GENERAL COMMERCIAL

LEGAL DESCRIPTION
REFER TO SURVEY SHEET EN0-04

ENTITLEMENT_PROJECT DESCRIPTION

650 PCH BUILDING A
CORE AND SHELL SCOPE OF WORK CONSISTS OF FAÇADE IMPROVEMENTS; EXISTING OPENINGS TO BE ENLARGED TO FULL-HEIGHT WINDOW WALLS. PENTHOUSE RENOVATION & EXPANSION WITH ROOF DECK AMENITIES. A NEW DOUBLE-HEIGHT LOBBY AT THE BUILDING'S CENTER ON GROUND LEVEL 1 AND LEVEL 2.

700 PCH BUILDING B
CORE AND SHELL SCOPE CONSISTS OF NEW OPENINGS ON FACADE AND RE-OPENING OF EXISTING INFILLED KNOCKOUT PANELS. NEW GLAZING ALONG PCH, NEW SKYLIGHTS AND A DOUBLE HEIGHT SPACE FOR THE TWO STORY PORTION OF THE BUILDING.

NEW BUILDING C & PARKING STRUCTURE
CORE AND SHELL SCOPE OF WORK CONSISTS OF A NEW 5-LEVEL OFFICE BUILDING AND 7-LEVEL PARKING STRUCTURE. THE OFFICE PORTION WILL PROVIDE TERRACED SPACES AS PRIVATE PATIOS AND BALCONIES.

ENTITLEMENT_BUILDING INFORMATION

650 PCH BUILDING A

NUMBER OF STORIES
8 + PENTHOUSE (EXISTING)
0 (NO CHANGE PROPOSED)

TYPE OF CONSTRUCTION
TYPE I NON RATED, FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SEC. 903.2.11.3)
USE
COMMERCIAL OFFICE
(NO CHANGE PROPOSED)

OCCUPANCY GROUP CLASSIFICATION
MAJOR USE: COMMERCIAL OFFICE - GROUP B

700 PCH BUILDING B

NUMBER OF STORIES
2 (EXISTING)
0 (NO CHANGE PROPOSED)

TYPE OF CONSTRUCTION
TYPE III NON RATED, FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SEC. 903.2.11.3)
USE
COMMERCIAL OFFICE
(NO CHANGE PROPOSED)

OCCUPANCY GROUP CLASSIFICATION
MAJOR USE: COMMERCIAL OFFICE - GROUP B

NEW BUILDING C & PARKING STRUCTURE

NUMBER OF STORIES
0 (EXISTING)
4 (PROPOSED FOR OFFICE)
7 (PROPOSED FOR PARKING)

TYPE OF CONSTRUCTION
TYPE I NON RATED, FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SEC. 903.2.11.3)
USE
COMMERCIAL OFFICE

OCCUPANCY GROUP CLASSIFICATION
MAJOR USE: COMMERCIAL OFFICE - GROUP B

BUILDING AREA SUMMARY

ZONING REQUIREMENTS

FAR:	0.8
MAX HEIGHT:	200'-0"
SET BACKS:	
-FRONT YARD	20' MINIMUM
-SIDE YARD	10' MINIMUN
-REAR YARD	10' MINIMUM

PROPERTY AREA

ADDRESS	PARCEL	AREA	ACRES
650 N PCH	PARCEL 1	93,854 SF	2.155
INTERIOR LOT	PARCEL 2	65,359 SF	1.500
INTERIOR LOT	PARCEL 3	7,153 SF	0.164
700 N PCH	PARCEL 4	86,666 SF	1.990
INTERIOR LOT	PARCEL 5	6,601 SF	0.152
RAIL SPUR	PARCEL 6	27,942 SF	0.641
737 CARL JACOBSON DR	PARCEL 7	28,565 SF	0.656
TOTAL		**316,142 SF**	**7.258**

FAR RATIO: 0.8
ALLOWABLE NET AREA: 252,913.6 SF

FAR RATIO: 0.8
TOTAL NET AREA PROVIDED: 252,609 SF

NET AREAS

BUILDING A ITEMIZED FLOOR AREAS NSF
650 PCH

LEVELS	EXISTING	PROPOSED	
FIRST FLOOR	14,605 SF	11,859 SF	(-2,746 SF)
SECOND FLOOR PCH	10,750 SF	9,612 SF	(-1,138 SF)
THIRD FLOOR	12,410 SF	12,550 SF	(+140 SF)
FOURTH	12,410 SF	12,550 SF	(+140 SF)
FIFTH	12,410 SF	12,550 SF	(+140 SF)
SIXTH	12,410 SF	12,550 SF	(+140 SF)
SEVENTH	12,410 SF	12,550 SF	(+140 SF)
EIGHTH	10,922 SF	11,174 SF	(+252 SF)
PENTHOUSE / NINTH	594 SF	4,521 SF	(+3,983 SF BUILDING ADDITION)
TOTAL NET	98,885 SF	99,916 SF	+1,031 SF TOTAL

BUILDING A HEIGHT
TYPE I CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT (MAX 200'-0")	EXISTING	PROPOSED
	131'-0" T.O. MECH ROOM	131'-0" T.O. MECH ROOM (NO CHANGE PROPOSED)
	8 LEVELS + PENTHOUSE	8 LEVELS + PENTHOUSE (NO CHANGE PROPOSED)

BUILDING B ITEMIZED FLOOR AREAS NSF
700 PCH

LEVELS		EXISTING	PROPOSED	
FIRST FLOOR	OFFICE/PARKING	47,324 SF	45,667 SF	(-1,657 SF BUILDING REMOVAL)
SECOND FLOOR PCH	OFFICE/PARKING	22,368 SF	19,453 SF	(-2,915 SF BUILDING REMOVAL)
TOTAL NET		69,692 SF	65,120 SF	-4,572 SF

BUILDING B HEIGHT
TYPE III CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT	EXISTING	PROPOSED
	36'-6"	36'-6" T.O. PARAPET (NO CHANGE PROPOSED)
	2 LEVELS	2 LEVELS (NO CHANGE PROPOSED)

BUILDING C ITEMIZED FLOOR AREAS NSF
(N) BUILDING

OFFICE LEVELS	PROPOSED
FIRST FLOOR	3,829 SF
SECOND FLOOR PCH	0 (PARKING)
THIRD FLOOR	0 (PARKING)
FOURTH FLOOR	21,750 SF
FIFTH FLOOR	20,440 SF
SIXTH FLOOR	15,188 SF
SEVENTH FLOOR	9,714 SF
TOTAL NET	70,921 SF

BUILDING A HEIGHT
TYPE I CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT (MAX 200'-0")	PROPOSED
	112'-8" T.O. ELEVATOR SHAFT
	7 LEVELS (WITH 2 LEVELS OF PARKING INCLUDED)

BUILDING D ITEMIZED FLOOR AREAS NSF (N.I.C.)
737 CARL JACOBSON DR

LEVELS	EXISTING	PROPOSED
FIRST FLOOR	16,652 SF	(N.I.C. NO CHANGE PROPOSED)
TOTAL NET	16,652 SF	

BUILDING B HEIGHT
TYPE III CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT	EXISTING
	17'-0"
	1 LEVEL

GROSS AREAS

BUILDING A ITEMIZED FLOOR AREAS GSF
650 PCH

LEVELS	EXISTING	PROPOSED	
FIRST FLOOR	20,305 SF	15,944 SF	(-4,361 SF)
SECOND FLOOR PCH	15,760 SF	15,018 SF	(-742 SF)
THIRD FLOOR	15,044 SF	15,359 SF	(+315 SF)
FOURTH	15,044 SF	15,044 SF	(0 SF)
FIFTH	15,044 SF	15,044 SF	(0 SF)
SIXTH	15,044 SF	15,044 SF	(0 SF)
SEVENTH	15,044 SF	15,044 SF	(0 SF)
EIGHTH	15,044 SF	15,044 SF	(0 SF)
PENTHOUSE / NINTH	1,986 SF	8,755 SF	(+6,769 SF INCLUDES ROOF TERRACE)
ELEVATOR SHAFT	228 SF	228 SF	(0 SF)
TOTAL GROSS	128,544 SF	130,526 SF	(+1,982 SF TOTAL)

BUILDING B ITEMIZED FLOOR AREAS GSF
700 PCH

LEVELS	EXISTING	PROPOSED	
FIRST FLOOR	53,396 SF	53,131 SF	(-265 SF)
SECOND FLOOR PCH	25,117 SF	24,178 SF	(-939 SF)
TOTAL GROSS	78,512 SF	77,309 SF	(-1,203 SF)

BUILDING C ITEMIZED FLOOR AREAS GSF
(N) BUILDING

LEVELS	PROPOSED	
FIRST FLOOR	17,203 SF	
SECOND FLOOR PCH	0 (PARKING)	
THIRD FLOOR	0 (PARKING)	
FOURTH FLOOR	33,307 SF	
FIFTH FLOOR	28,501 SF	
SIXTH FLOOR	26,916 SF	
SEVENTH FLOOR	20,261 SF	
TOTAL GROSS	122,156 SF	(INCLUDES TERRACES/BALCONIES)

BUILDING D ITEMIZED FLOOR AREAS GSF (N.I.C.)
737 CARL JACOBSON DR

LEVELS	EXISTING	PROPOSED
FIRST FLOOR	17,000 SF	(N.I.C. NO CHANGE PROPOSED)
TOTAL GROSS	17,000 SF	

PARKING SUMMARY

REQUIRED PARKING

1 SPACE PER 300 SF FOR 1ST 25,000 SF
1 SPACE PER 350 SF FOR 2ND 25,000 SF
1 SPACE PER 400 SF IN EXCESS OF 50,000 SF

REQUIRED PARKING / PROVIDED AREA: 252,609 SF

1ST 25,000 SF	= 84 SPACES
2ND 25,000 SF	= 72 SPACES
GREATER 50,000 SF	= 507 SPACES
TOTAL REQUIRED	**= 663 SPACES**

PROJECT PARKING SUMMARY

- SURFACE PARKING EXISTING	= 51	(TOTAL STND STALLS PROVIDED
- SURFACE PARKING NEW / MODIFIED TO CODE	= 20	EXCEEDS TOTAL REQUIRED
- TOTAL SELF-PARK STANDARD INCLUDING AS,EV,CAV	= 619	PARKING
		TOTAL STND = 690
- ADDITIONAL PARKING - COMPACT	= 106	
- ADDITIONAL PARKING - COMPACT TANDEM	= 230	
- ADDITIONAL PARKING - STANDARD TANDEM	= 230	
		TOTAL COMPACT/TANDEM = 566
TOTAL NUMBER OF SPACES PROVIDED	**1,256 SPACES**	**1,256 SPACES**

PARKING BREAKDOWN

S = 8'-6" Ø = 90° BUILDING SIZE = 508' X 143'

	ON-GRADE	ELEVATED	NUMBER OF SPACES IN STRUCTURE								
				TANDEM		TANDEM					
AREA	SLAB (SF)	SLAB (SF)	STD.	INCLUDED IN STD.	COMP.	INCLUDED IN COMP.	AS	E.V.	C.A.V.	TOTAL	SF / SPACE
GA	19,158			4			6	37		47	407.62
GB	16,356	13,747	42	(28)	31	(28)	4	6		83	362.69
GC	13,747		13		16			10		39	352.49
2A		32,272	25	(4)	8	(4)	4	19	23	79	408.51
2B		39,817	76	(46)	49	(46)	2			127	313.52
3A		32,272	83	(4)	8	(4)	4			95	339.71
3B		39,817	76	(46)	50	(46)	2			128	311.07
4A		18,256	52		9					61	299.28
4B		22,517	50	(29)	36	(29)				86	261.83
5A		18,256	52		9					61	299.28
5B		22,517	50	(29)	36	(29)				86	261.83
6A		18,256	52		9					61	299.28
6B		22,517	50	(29)	37	(29)				87	258.82
7A		18,256	52		9					61	299.28
7B		13,272	31	(15)	5	(15)				36	368.67
7C		11,280	28		20					48	235.00
Totals =	49,261	323,052	732	(230)	336	(230)	22	72	23	1,185	
		49,261									
Gross Floor Area (SF) =		372,313									
Total Spaces =		1,185									
Design Efficiency =		372,313	+	1,185							314.19
Percent of Compacts to Total =		28.4%									
Total Tandem Spaces =		460									
Percent of Tandem to Total (includes some compact spaces) =		39%									
Additional site Surface parking provided (not included above) =		20 (New to code),		51 (Existing)							

BICYCLE PARKING

REQUIRED BICYCLE PARKING - CALGREEN
BIKE SPACES REQUIRED: 5% OF (N) VEHICULAR PROVIDED SPACES
(N) VEHICULAR PROVIDED SPACES: 1185

REQUIRED BICYCLE PARKING SPACES:
- LONG TERM =59
-SHORT TERM =59

PROVIDED BICYCLE PARKING SPACES:
- LONG TERM =60 (30 2-TIER BIKE RACKS - STACKED)
-SHORT TERM =68 (34 DOUBLE BIKE RACKS)

ShubinDonaldson
LOS ANGELES OFFICE
3751 ROBERTSON BOULEVARD
CULVER CITY, CA 90232
310.204.0999

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE: 12" = 1'-0"
DATE: XX.XX.XXXX

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INC. © 2019 SHUBIN + DONALDSON INC.

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PROJECT SUMMARY

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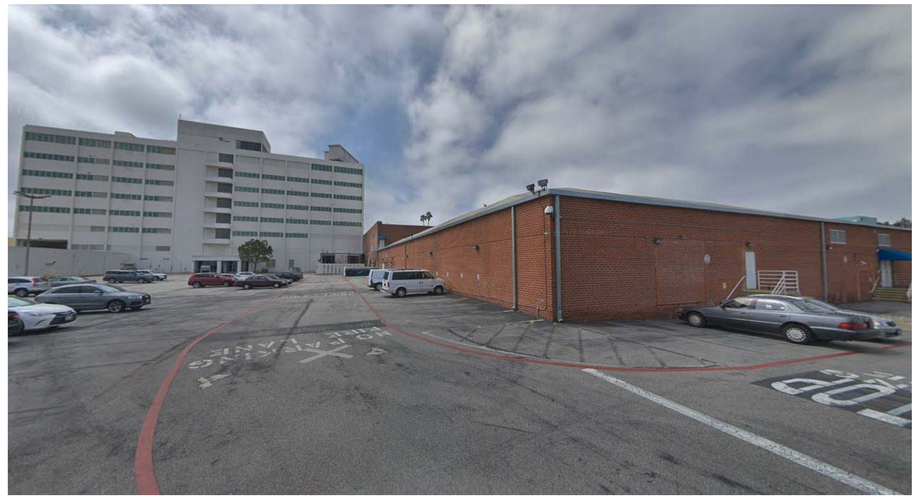
Shubin Donaldson
LOS ANGELES OFFICE
3751 ROBERTSON BOULEVARD
CULVER CITY, CA 90232
310.204.0688



650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE:
DATE: XX.XX.XXXX

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INC. © 2019 SHUBIN + DONALDSON INC.

EXISTING CONDITIONS
EN0-03

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DESIGN SURVEY

LEGAL DESCRIPTION:

(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

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

PARCEL 1: (PORTION OF 4138-006-031)

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970-ACRE PARCEL NO. 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66, PAGE 5, RECORD OF SURVEYS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2 DISTANT NORTH 0° 00' 20" WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3.4435-ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30, 1956 FROM SANTA FE LAND IMPROVEMENT COMPANY TO ROBERT LEONARD, JR., RECORDED JUNE 15, 1956 IN BOOK 51468, PAGE 151, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2 SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89° 59' 20" EAST ALONG SAID PARALLEL LINE 418.89 FEET TO A POINT IN THE WEST LINE OF SAID PARCEL 2; THENCE NORTH 0° 00' 20" WEST ALONG SAID WEST LINE BEING ALONG THE EASTERLY LINE OF SEPULVEDA BOULEVARD, 100 FEET IN WIDTH, A DISTANCE OF 317.94 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 3, AS SHOWN ON SAID RECORD OF SURVEY MAP; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, BEING ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 THE FOLLOWING COURSES AND DISTANCES; NORTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 59' 40", A DISTANCE OF 31.41 FEET; THENCE NORTH 89° 59' 20" EAST TANGENT TO SAID CURVE, A DISTANCE OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 160.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 09' 23", A DISTANCE OF 70.25 FEET TO POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 240.00 FEET, THROUGH A CENTRAL ANGEL OF 25° 09' 23", A DISTANCE OF 105.37 FEET; THENCE NORTH 89° 59' 20" EAST, TANGENT TO LAST CURVE, A DISTANCE OF 198.86 FEET TO THE POINT OF BEGINNING.

PARCEL 5: (4138-006-030)

THE NORTHERLY 220 FEET OF THAT CERTAIN RECTANGULAR SHAPED PARCEL OF LAND IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN PARCEL "C" OF DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957, IN BOOK 53662, PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL "C" WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956, IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY; SAID INTERSECTION BEING DISTANT SOUTH 0° 00'20"EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952, IN BOOK 39314, PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 59' 20"EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE 30 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL "C"; THENCE SOUTH 0° 00' 20"EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02"WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20"WEST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 2: (4138-006-010)

THAT PORTION OF PARCEL 2 IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 66, PAGE 5, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 448.89 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID PARCEL 2, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 530.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THAT CERTAIN NORTHERLY LINE OF SAID PARCEL 2 SHOWN ON SAID RECORD OF SURVEY AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; SAID POINT OF INTERSECTION BEING ALSO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO THE DOUGLAS BUILDING CORPORATION, A CORPORATION, RECORDED ON FEBRUARY 13, 1957, AS INSTRUMENT NO. 790, IN BOOK 53622, PAGE 268 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND, NORTH 89° 59' 20" EAST 328.34 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 777.23 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE OF PARCEL 2; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH 0° 00' 20" EAST 199.00 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID ABOVE MENTIONED DEED, SOUTH 89° 59' 20" WEST 328.34 FEET TO A POINT IN THAT PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 2 AND PASSES THROUGH THE POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, NORTH 0° 00' 20" WEST 199.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 3: (PORTION OF 4138-006-031)

THAT CERTAIN RECTANGULAR SHAPED PARCEL OF LAND IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 0.7689 OF AN ACRE PARCEL OF LAND AS DESCRIBED IN PARCEL "C" OF DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957, IN BOOK 53662, PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL "C" WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956, IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY; SAID INTERSECTION BEING DISTANT SOUTH 0° 00' 20"EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952 IN BOOK 39314 PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 59' 20"EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE 30 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL "C"; THENCE SOUTH 0° 00'20"EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02"WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20"WEST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 4: (4138-006-005)

THE NORTHERLY 220 FEET OF THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970 ACRE PARCEL NO. 2, AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66 PAGE 5, RECORD OF SURVEYS, OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2, DISTANT NORTH 0° 00' 20"WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3.4435 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30, 1956, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO ROBERT LEONARD JR., RECORDED JUNE 15, 1956 IN BOOK 51468 PAGE 151, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 0° 00' 20"WEST ALONG SAID WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2 SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89° 59' 20"EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89° 59' 20"EAST ALONG SAID PARALLEL LINE 418.89 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 300.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955 FROM SANTA FE LAND IMPROVEMENT COMPANY TO DOUGLAS BUILDING CORPORATION, RECORDED JANUARY 5, 1956 IN BOOK 49965, PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 00' 20" EAST ALONG LAST SAID PARALLEL LINE (AND PROLONGATION THEREOF) 458.40 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 3.4435-ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID NORTHERLY LINE 418.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING:

EXCEPT THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS, RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 4A:

AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SURFACE DRAIN LINE CONVEYED IN A GRANT DEED RECORDED IN BOOK 52683, PAGE 123 OF OFFICIAL RECORDS, OVER THE EASTERLY 10 FEET OF THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND SITUATED IN THE CITY OF EL SEGUNDO, SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970 ACRE OF PARCEL 2, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 66 PAGE 5, RECORD OF SURVEYS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: (CONT.):

(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL 2, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955, FROM SANTA FE IMPROVEMENT CO., TO DOUGLAS BUILDING CORPORATION, RECORDED IN BOOK 49965 PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID PARALLEL LINE SOUTH 0° 00' 20"EAST 300.00 FEET TO A POINT IN THE LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET AT RIGHT ANGLES FROM A CERTAIN COURSE IN THE NORTHERLY LINE OF SAID PARCEL 2, SHOWN ON SAID RECORD OF SURVEY MAP, AS HAVING A BEARING OF NORTH 89° 59' 20"EAST AND A LENGTH OF 2352.16 FEET; THENCE SOUTH 89° 59' 20"WEST ALONG LAST SAID PARALLEL LINE 418.89 FEET TO A POINT IN THE WEST LINE OF SAID PARCEL 2; THENCE NORTH 0° 00' 20" WEST ALONG SAID WEST LINE BEING ALONG THE EASTERLY LINE OF SEPULVEDA BOULEVARD, 100 FEET IN WIDTH, A DISTANCE OF 317.94 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 3, AS SHOWN ON SAID RECORD OF SURVEY MAP; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, BEING ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 THE FOLLOWING COURSES AND DISTANCES; NORTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 59' 40", A DISTANCE OF 31.41 FEET; THENCE NORTH 89° 59' 20" EAST TANGENT TO SAID CURVE, A DISTANCE OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 160.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 09' 23", A DISTANCE OF 70.25 FEET TO POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 240.00 FEET, THROUGH A CENTRAL ANGEL OF 25° 09' 23", A DISTANCE OF 105.37 FEET; THENCE NORTH 89° 59' 20"EAST, TANGENT TO LAST CURVE, A DISTANCE OF 198.86 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (4138-006-032)

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66, AT PAGE 5, OF RECORD OF SURVEYS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL 2, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 777.23 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 0° 00' 20"WEST ALONG LAST SAID PARALLEL LINE 1042.26 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 369.27 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 72° 00' 20" WEST, TANGENT TO LAST COURSE, AN ARC DISTANCE OF 75.02 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 59' 20"EAST ALONG SAID NORTHERLY LINE 25.56 FEET TO A POINT IN THE ARC OF A CURVE CONCENTRIC WITH AND DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE HEREINABOVE DESCRIBED CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 344.27 FEET AN ARC DISTANCE OF 75.09 FEET TO A POINT DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE BEGINNING OF SAID CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTH 0° 00' 20"EAST, TANGENT TO LAST SAID CURVE, ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 25.00 FEET FROM THE WESTERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF 1042.28 FEET TO A POINT IN SAID LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PARALLEL LINE 25.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20145, PAGE 298, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND (B) TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY BY DEED DATED AUGUST 23, 1945, RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, AT PAGE 336, OF SAID OFFICIAL RECORDS.

APN: 4138-006-030, 4138-006-031, 4138-006-010, 4138-006-005

EXCEPTIONS:

(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINES AND TELEGRAPH OR TELEPHONE LINES
RECORDING DATE: IN BOOK 4244 PAGE 230, OF OFFICIAL RECORDS
AFFECTS: PARCEL 3

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SANITARY SEWER
RECORDING DATE: DECEMBER 5, 1956
RECORDING NO: 3453, OF OFFICIAL RECORDS
AFFECTS: PARCELS 1 AND 3

(7) AN UNRECORDED AGREEMENT DATED APRIL 26, 1957, TO HOMEWOOD DISTRIBUTING COMPANY FOR CONSTRUCTION AND OPERATION OF A SPUR TRACK, AS DISCLOSED BY DEED FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957, IN BOOK 53662, PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL "C" WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956, IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING DISTANT SOUTH 0° 00' 20"EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952 IN BOOK 39314 PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 59' 20"EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE 30 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL "C"; THENCE SOUTH 0° 00'20"EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02"WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20"WEST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

AFFECTS: PARCEL 3

(8) A CERTIFICATE OF COMPLIANCE

RECORDING DATE: MARCH 10, 1986
RECORDING NO.: 86-300668, OF OFFICIAL RECORDS

(10) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINES AND TELEGRAPH OR TELEPHONE LINES
RECORDING DATE: IN BOOK 4244 PAGE 230, OF OFFICIAL RECORDS
AFFECTS: PARCEL 4

(13) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: RAILROAD
RECORDING DATE: OCTOBER 25, 1956
RECORDING NO: IN BOOK 52683 PAGE 123, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

(14) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SANITARY SEWER LINE
RECORDING DATE: DECEMBER 5, 1956
RECORDING NO: IN BOOK 53041 PAGE 48, OF OFFICIAL RECORDS
AFFECTS: PARCEL 5

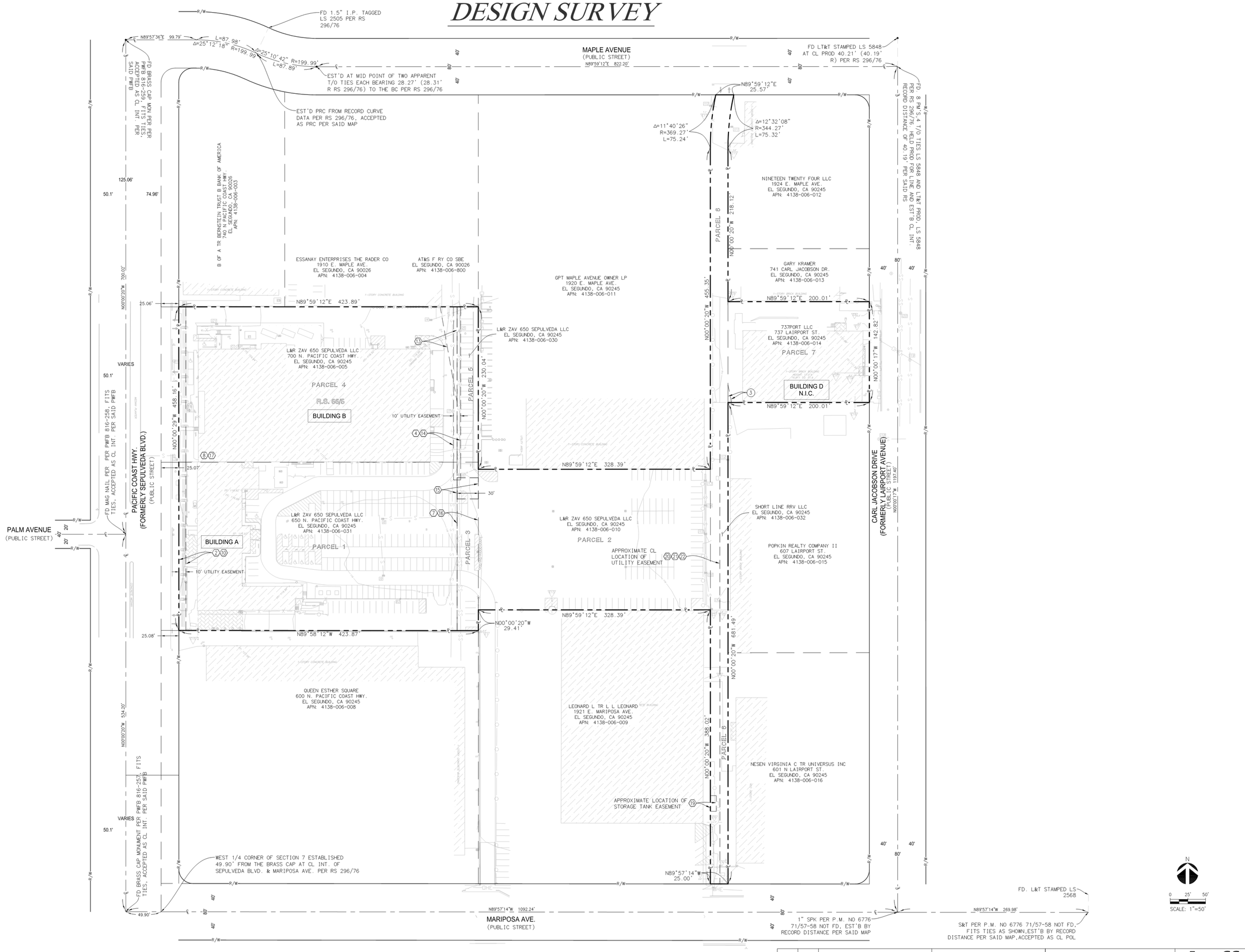
(15) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PRIVATE ROADWAY
RECORDING DATE: MAY 3, 1960
RECORDING NO: 3630 IN BOOK D834 PAGE 70, OF OFFICIAL RECORDS
AFFECTS: PARCEL 5

THE INTEREST OF ALLEN H. RABIN AND CHARLOTTE C. RABIN IN SAID EASEMENT WAS GRANTED TO AEROSPACE CENTER, A PARTNERSHIP, BY DEED RECORDED APRIL 17, 1961 AS INSTRUMENT NO. 3024 IN BOOK D1190 PAGE 959, OF OFFICIAL RECORDS.

(16) AN UNRECORDED AGREEMENT DAT

DESIGN SURVEY



NO.	DATE	REVISIONS
6		
5		
4		
3		
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1		

PROJECT #	200086
DATE PREPARED	05/27/2020
DRAWN BY	BN
CHECKED BY	CJ

650-700 PCH

PREPARED FOR:

MR. SPENCER KALLICK

L&R ZAV 650 SEPULVEDA, LLC
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SHEET 2 OF 3

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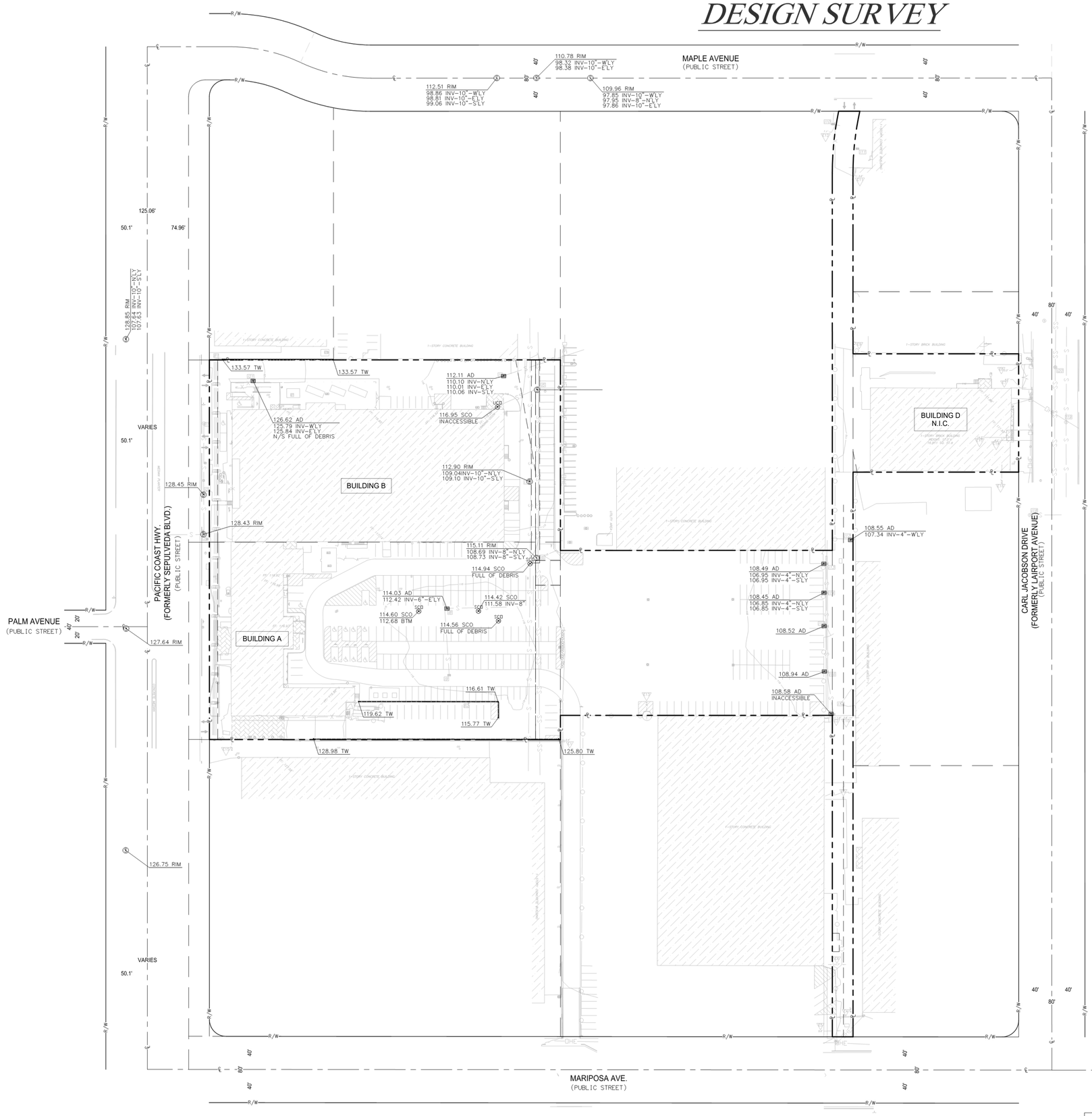
DESIGN SURVEY



LINETYPES

- BUILDING LINE/HATCH
- BUILDING OVERHANG
- BRICK LINE/HATCH
- CONC. LINE/HATCH
- CHAINLINK FENCE
- CURB FACE WITH BACK OF CURB (0.5' O/S)
- FLOWLINE
- GRADEBREAK
- WALL
- WIRE FENCE
- WROUGHT IRON FENCE
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- POTENTIAL RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- OHU — OVERHEAD UTILITY LINES
- FO — FIBER OPTIC LINE
- E — ELECTRICAL LINE
- TS — TRAFFIC SIGNAL LINE
- T — TELECOMMUNICATIONS LINE
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- CATV — CATV LINE

ABBREVIATIONS

AC	ASPHALT CONCRETE
APR	APRON
ARV	AIR VENT
ASPH	ASPHALT
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BL	BOLLARD
BTM	BOTTOM
℄	CENTERLINE
CATV	CABLE TV
CD	CURB DRAIN
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
COL.	COLUMN
COM.	COMMUNICATIONS
CONC.	CONCRETE
D/W	DRIVEWAY APRON
DI	DROP INLET
EG	EDGE OF GUTTER
ELEV	ELEVATION
ELEC.	ELECTRICAL
ELP	ELECTRICAL PANEL
ELV	ELECTRICAL VAULT
ESC	METRO ESCAPE ACCESS PORTAL
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GI MH	GREASE INTERCEPTOR MANHOLE
GV	GAS VALVE
HCR	HANDICAP RAMP
INV	INVERT OF PIPE
JB	JUNCTION BOX
LACo	LOS ANGELES COUNTY
LA	LANDSCAPE AREA
LIP	LIP OF GUTTER
MH	MANHOLE
NTS	NOT TO SCALE
℄	PROPERTY LINE
PCL	PARCEL
PLNT.	PLANTER
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONC. PIPE
RET WALL	RETAINING WALL (CONCRETE)
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SLPB	STREET LIGHT PULLBOX
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSM	STANDARD SURVEY MONUMENT WELL
SWK	SIDEWALK
TC	TOP OF CURB
TB	SIDEWALK RAMP-BOTTOM
TOE	TOE OF SLOPE
TE	TRASH ENCLOSURE
TR	TRASH RECEPTACLE
TG	TOP OF GRATE
TRW	TREE WELL
TS	TRAFFIC SIGNAL
TSCB	TRAFFIC SIGNAL CABINET
TW	TOP OF WALL
TYP.	TYPICAL
UNK	UNKNOWN
VCP	VITRIFIED CLAY PIPE
VLT	VAULT
WF	WROUGHT IRON FENCE
WL	WALL
WVLT	WATER VAULT
WV	WATER VALVE
WDF	WOOD FENCE
XMR	TRANSFORMER
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY

LEGEND

AERIAL TARGET	ELECTRIC CABINET
AIR RELEASE VALVE	ELECTRIC MANHOLE
AREA DRAIN (SQUARE)	ELECTRIC METER
AREA DRAIN (CIRCLE)	UTILITY POLE
BACKFLOW PREVENTER	ELECTRIC PULLBOX
BOLLARD	ROOF DRAIN
BENCHMARK	SEWER CLEAN OUT
BLOW-OFF VALVE	SEWER MANHOLE
CURB DRAIN	HANDICAP PARKING
CONTROL POINT	SIGN
CABLE TV PULLBOX	SPRINKLER
COMMUNICATIONS PULLBOX	STORM DRAIN MANHOLE
ELECTRONIC TEST STATION	STREET LIGHT
FIRE DEPARTMENT CONNECTION	STREET LIGHT PULLBOX
FIRE HYDRANT	TELEPHONE BOX
FLAG POLE	TELEPHONE CABINET
FIBER OPTIC PULLBOX	TELEPHONE MANHOLE
GROUND LIGHT	TRAFFIC PULLBOX
GAS MANHOLE	TRAFFIC SIGNAL CABINET
GAS VALVE	TRAFFIC SIGNAL
GAS METER	TREE
GUY WIRE	
GREASE INTERCEPTOR	UNIDENTIFIED PULLBOX
HOSE BIB	UNIDENTIFIED CABINET
IRRIGATION CONTROL BOX	UNIDENTIFIED CLEAN OUT
IRRIGATION CONTROL VALVE	UNIDENTIFIED MANHOLE
AREA LIGHT	UNIDENTIFIED CONTROL VALVE
MAILBOX	VENT
MONITORING WELL	WATER MANHOLE
PALM	WATER METER
PARKING METER	WATER VALVE
POST INDICATOR VALVE	RISER
	DETECTOR CHECK VALVE
	DRINKING FOUNTAIN

N

0 25' 50'

SCALE: 1"=50'

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	200086
DATE PREPARED	05/27/2020
DRAWN BY	BN
CHECKED BY	CJ

650-700 PCH

PREPARED FOR:

MR. SPENCER KALLICK

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SHEET 3 OF 3

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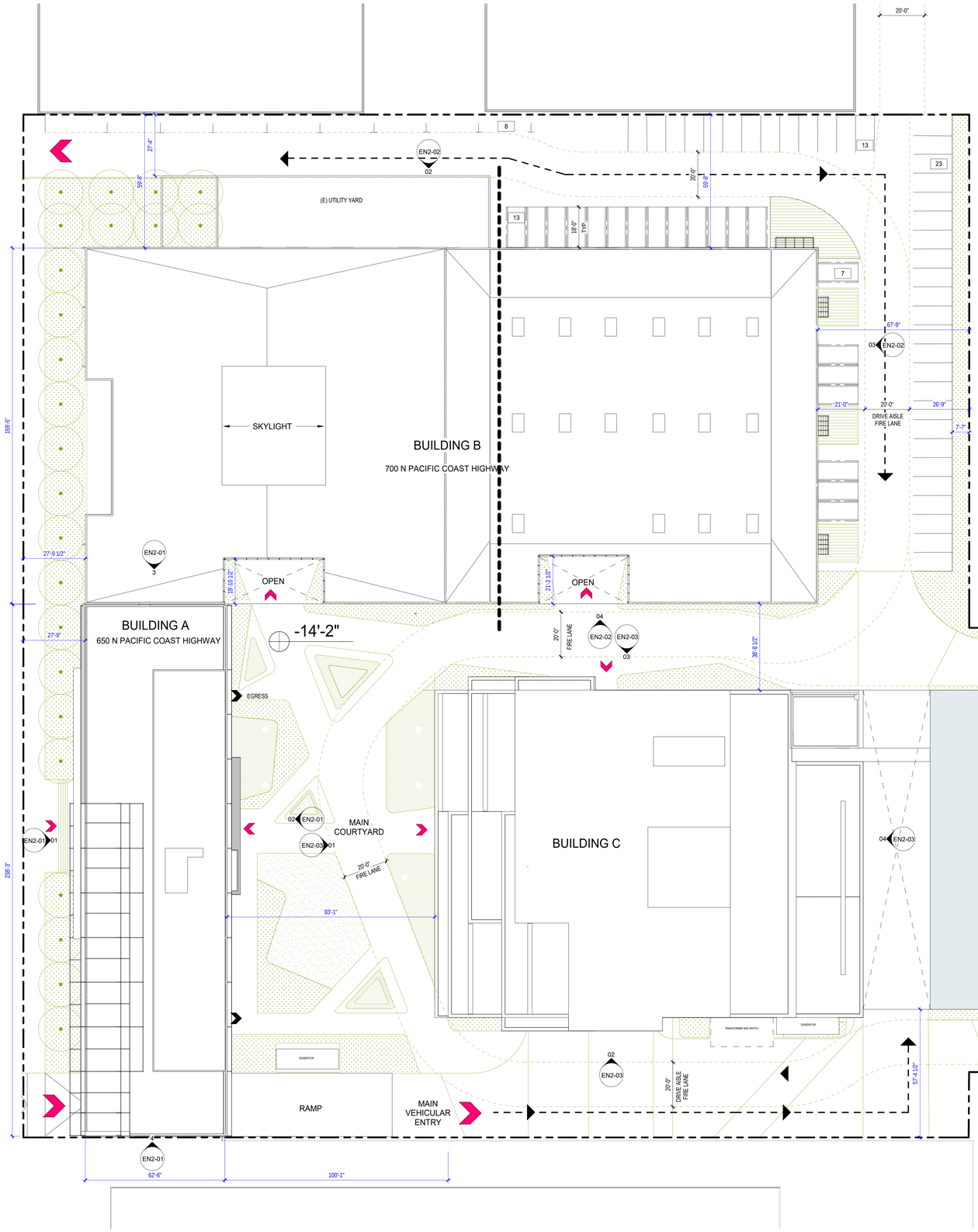
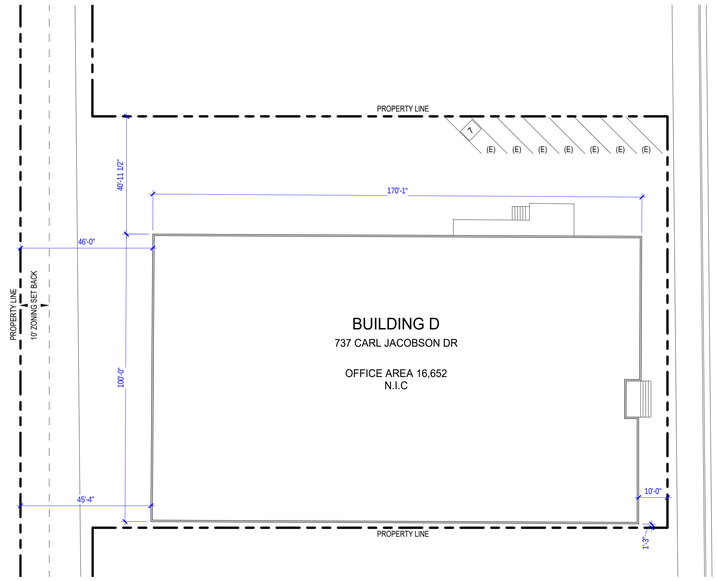


SITE PLAN
SCALE: 3/64" = 1'-0" 01



SITE PLAN - BUILDING D
SCALE: 3/64" = 1'-0" 02

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: 3/64" = 1'-0"
DATE: XX.XX.XXXX

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SITE PLAN
EN0-10

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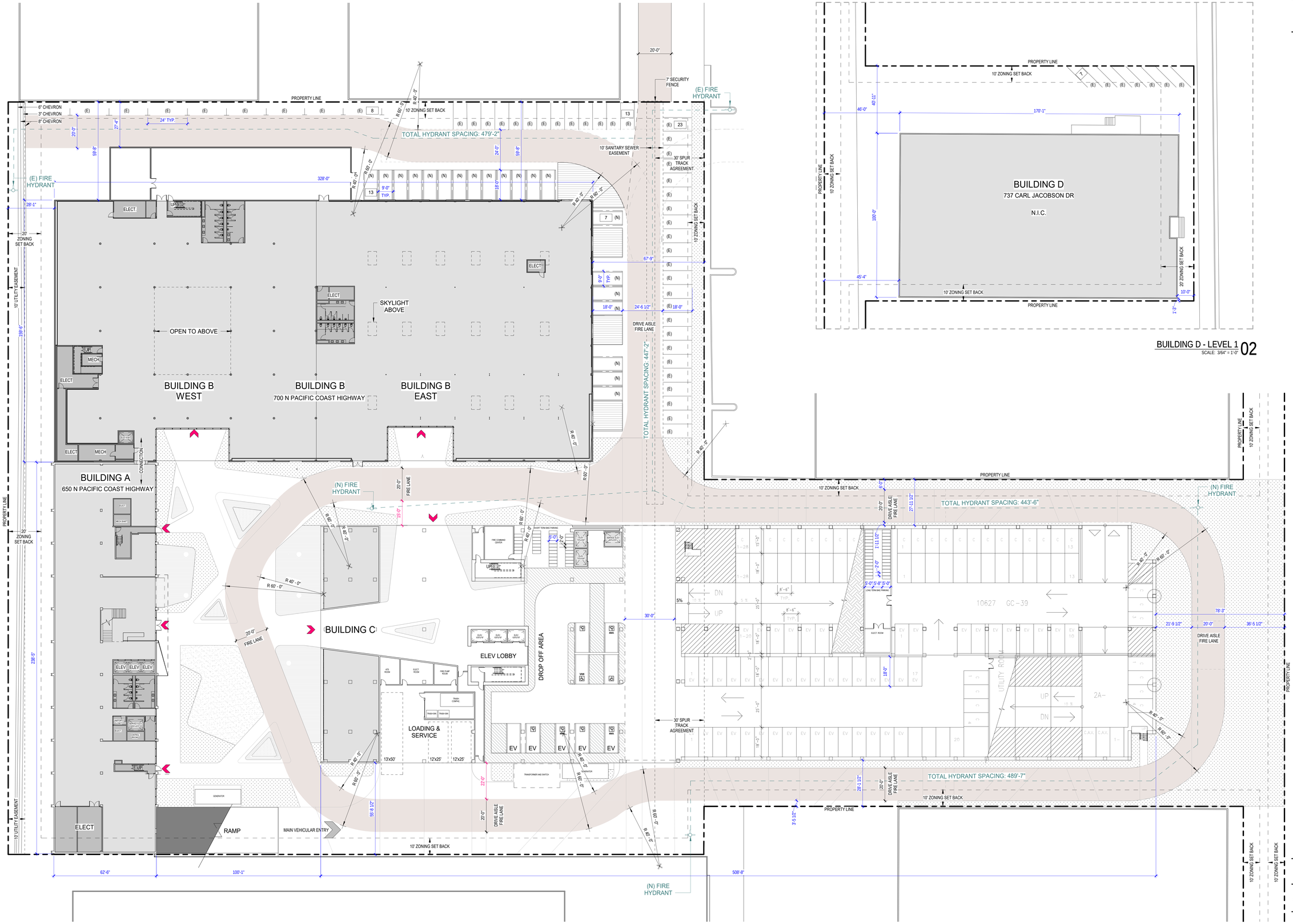

BUILDING D - LEVEL 1 02
SCALE: 3/64" = 1'-0"

FIRE ACCESS SITE PLAN 01
SCALE: 3/64" = 1'-0"

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: 3/64" = 1'-0"
DATE: XX.XX.XXXX

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FIRE ACCESS SITE PLAN
EN0-11

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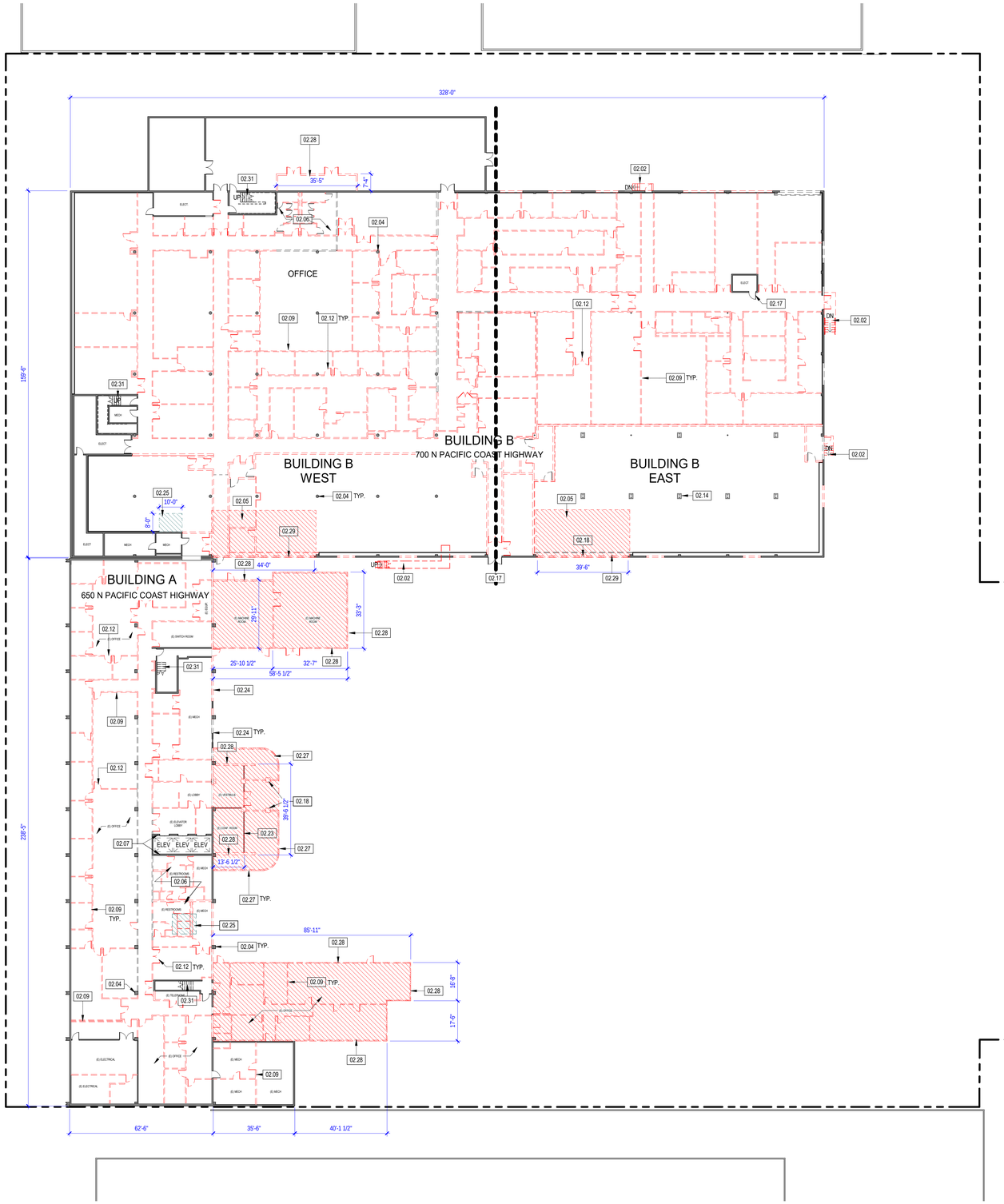

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DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.02	(E) STAIRS TO BE DEMOLISHED AND REMOVED
02.04	(E) COLUMNS TO REMAIN, TYP.
02.05	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) CONSTRUCTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.12	REMOVE (E) DOORS WHERE INDICATED INCLUDING JAMBS, TYP.
02.14	REMOVE COLUMN FURRINGS AT ALL (E) COLUMNS, TYP
02.17	(E) DOOR TO REMAIN IN PLACE
02.18	(E) COLUMN TO BE REMOVED. SEE STRUCTURAL.
02.24	(E) GLAZING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL. TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.27	(E) CURB TO BE REMOVED.
02.28	(E) EXTERIOR WALL TO BE REMOVED.
02.29	(E) PORTION OF BRICK WALL TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.31	(E) STAIRS TO REMAIN.

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE: As indicated
DATE: XX.XX.XXXX

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DEMO PLAN - LEVEL 1
SCALE: 3/64" = 1'-0"

01

N

LEVEL 1 DEMO PLANS
EN0-21

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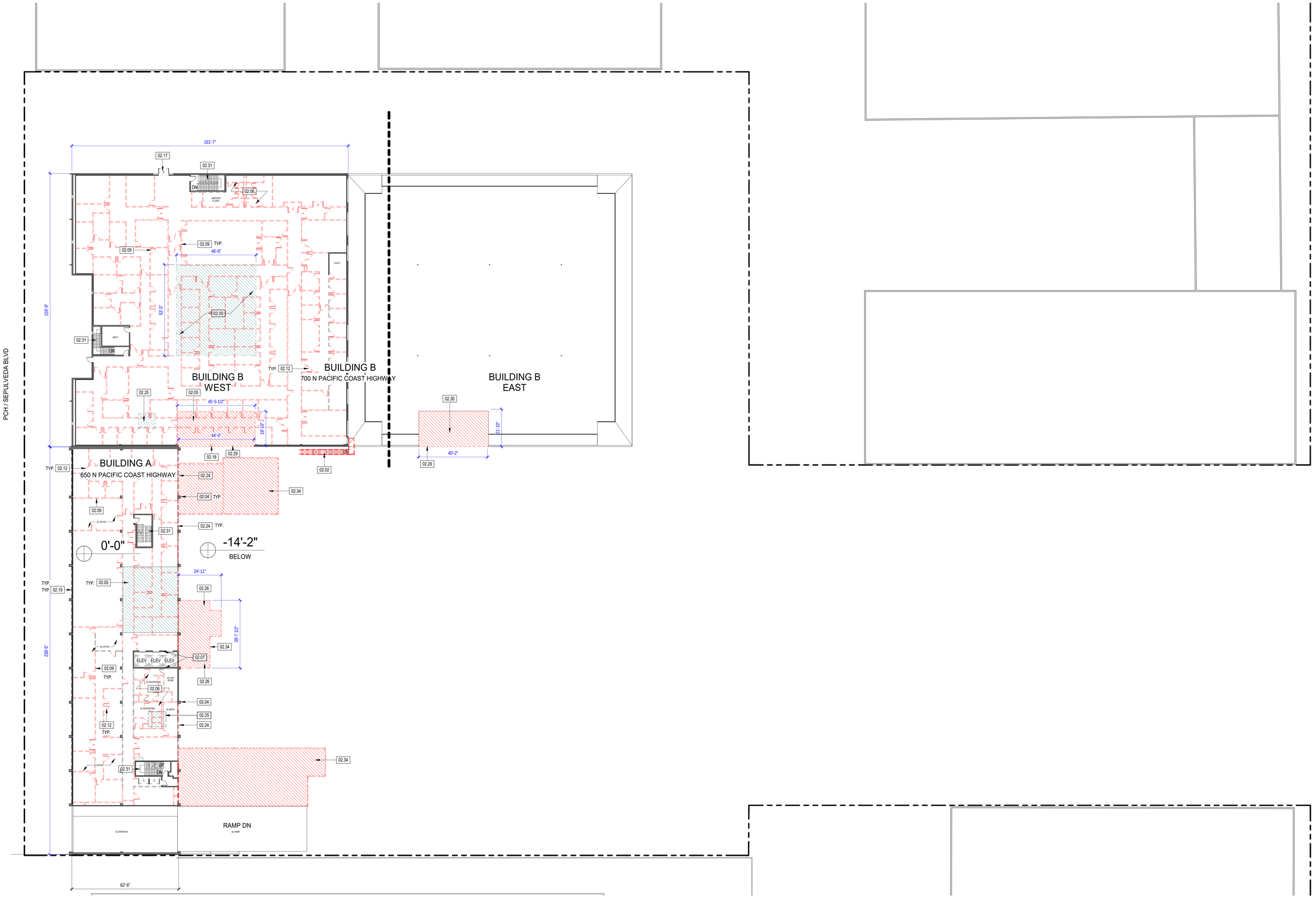

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DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.02	(E) STAIRS TO BE DEMOLISHED AND REMOVED
02.04	(E) COLUMNS TO REMAIN, TYP.
02.05	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) CONSTRUCTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.12	REMOVE (E) DOORS WHERE INDICATED INCLUDING JAMBS, TYP.
02.17	(E) DOOR TO REMAIN IN PLACE
02.18	(E) COLUMN TO BE REMOVED. SEE STRUCTURAL.
02.19	(E) CONCRETE SPANDREL TO BE REMOVED, TYP.
02.24	(E) GLAZING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL, TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.26	(E) CANOPY TO BE DEMOLISHED AND REMOVED.
02.29	(E) PORTION OF BRICK WALL TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.31	(E) STAIRS TO REMAIN.
02.34	(E) ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED.

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE: As indicated
DATE: XX.XX.XXXX

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DEMO PLAN - LEVEL 2 01
SCALE: 3/64" = 1'-0"

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LEVEL 2 DEMO PLANS
EN0-22

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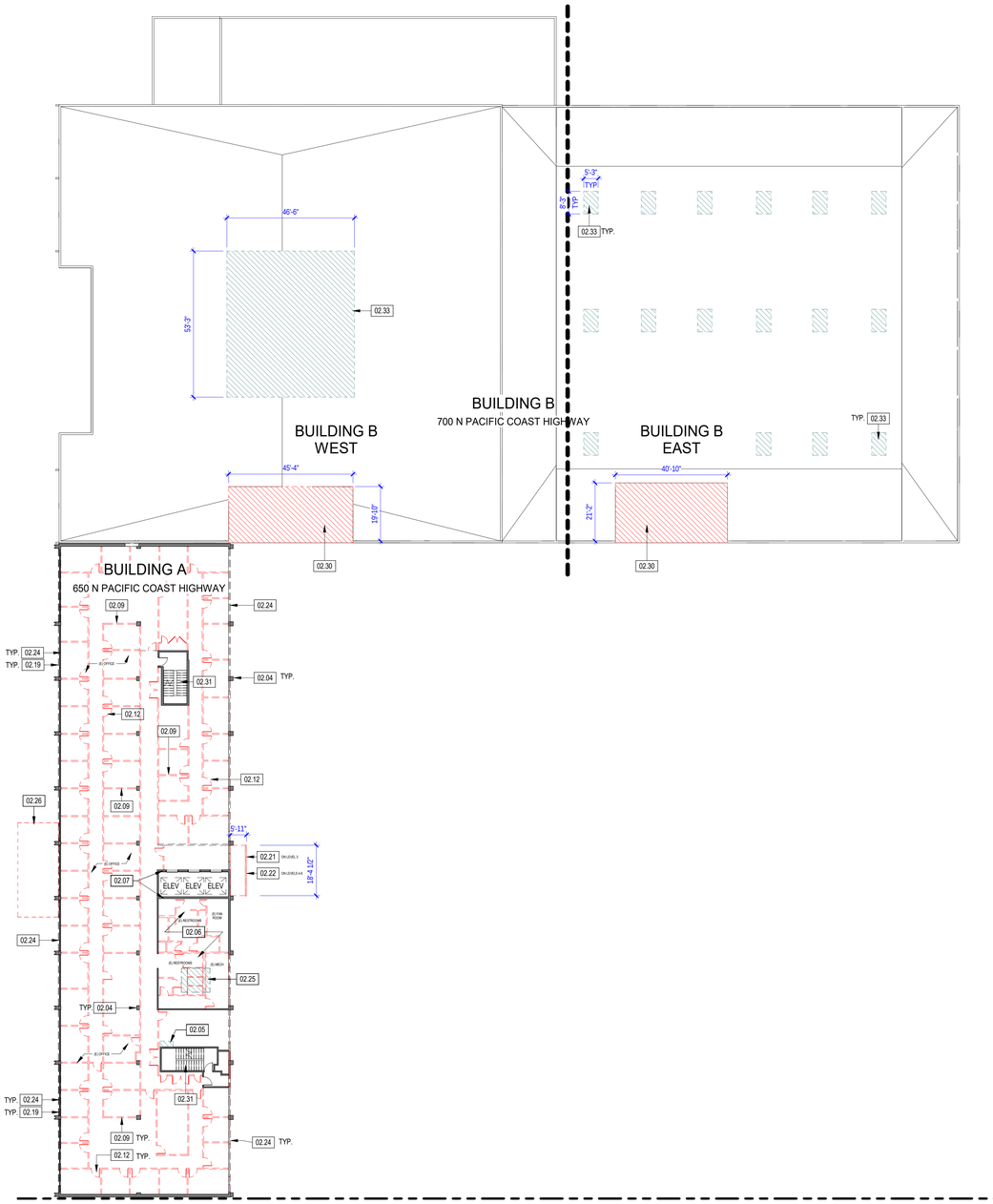

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DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.04	(E) COLUMNS TO REMAIN, TYP.
02.05	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) CONSTRUCTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.12	REMOVE (E) DOORS WHERE INDICATED INCLUDING JAMBS, TYP.
02.19	(E) CONCRETE SPANDREL TO BE REMOVED. TYP.
02.21	(E) PLANTER TO BE REMOVED. PATCH AND REPAIR AS REQUIRED.
02.22	(E) PLANTER TO REMAIN WHERE INDICATED.
02.24	(E) GLAZING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL. TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.26	(E) CANOPY TO BE DEMOLISHED AND REMOVED.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.31	(E) STAIRS TO REMAIN.
02.33	(E) PORTION OF ROOF ASSEMBLY TO BE REMOVED. MAINTAIN EXISTING STRUCTURE. PREPARE TO RECEIVE (N) SKYLIGHT.

650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE: As indicated
DATE: XX.XX.XXXX

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DEMO PLAN - LEVEL 3-7 01
SCALE: 3/64" = 1'-0"

LEVELS 3-7 DEMO PLANS
EN0-23

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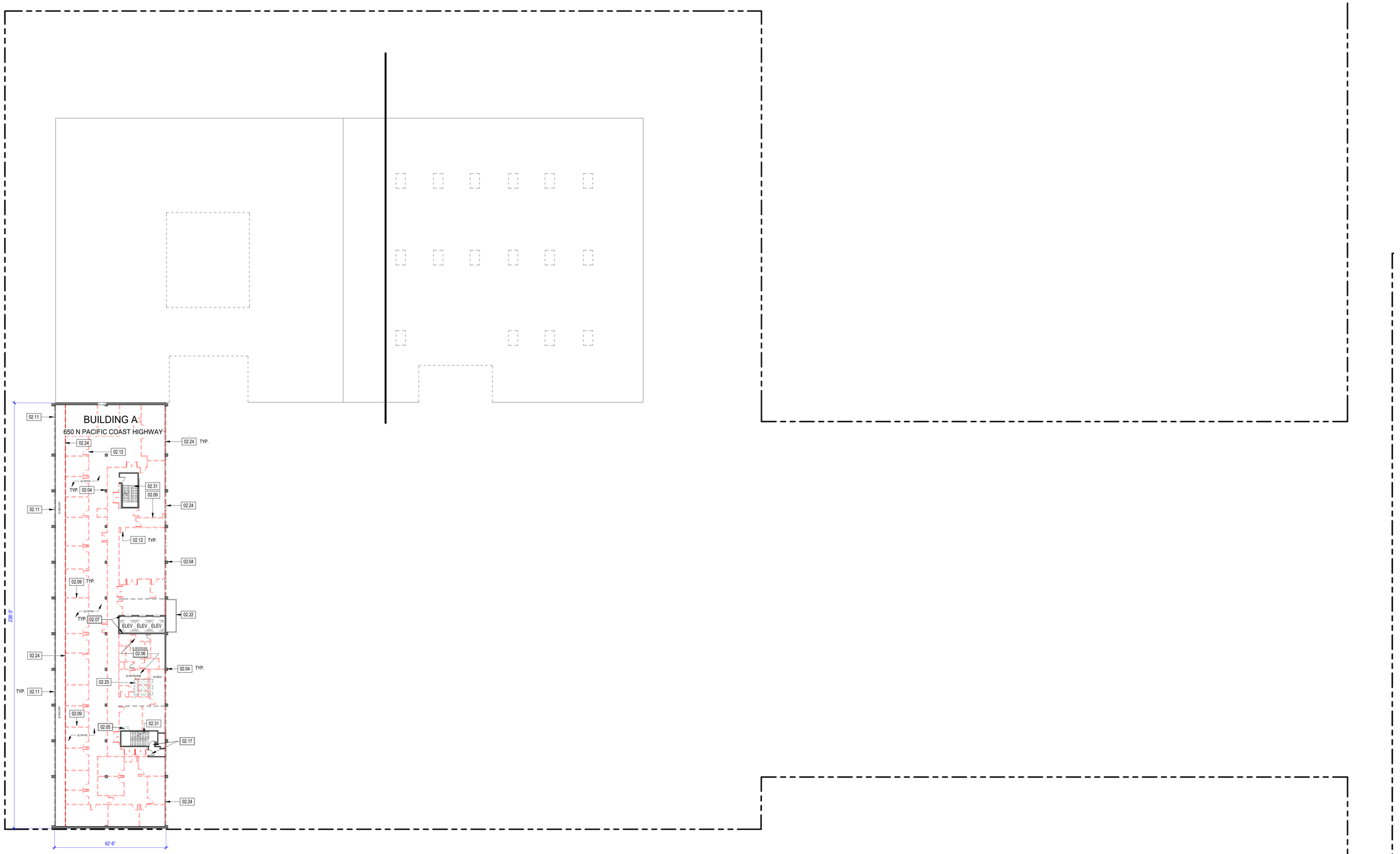

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DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.04	(E) COLUMNS TO REMAIN, TYP.
02.05	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) CONSTRUCTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.11	REMOVE (E) GUARDRAIL, HANDRAIL
02.12	REMOVE (E) DOORS WHERE INDICATED INCLUDING JAMBS, TYP.
02.17	(E) DOOR TO REMAIN IN PLACE
02.22	(E) PLANTER TO REMAIN WHERE INDICATED.
02.24	(E) GLAZING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL, TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.31	(E) STAIRS TO REMAIN.

650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE

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DATE: XX.XX.XXXX

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DEMO PLAN - LEVEL 8 01
SCALE: 3/64" = 1'-0"

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LEVEL 8 DEMO PLAN

EN0-24

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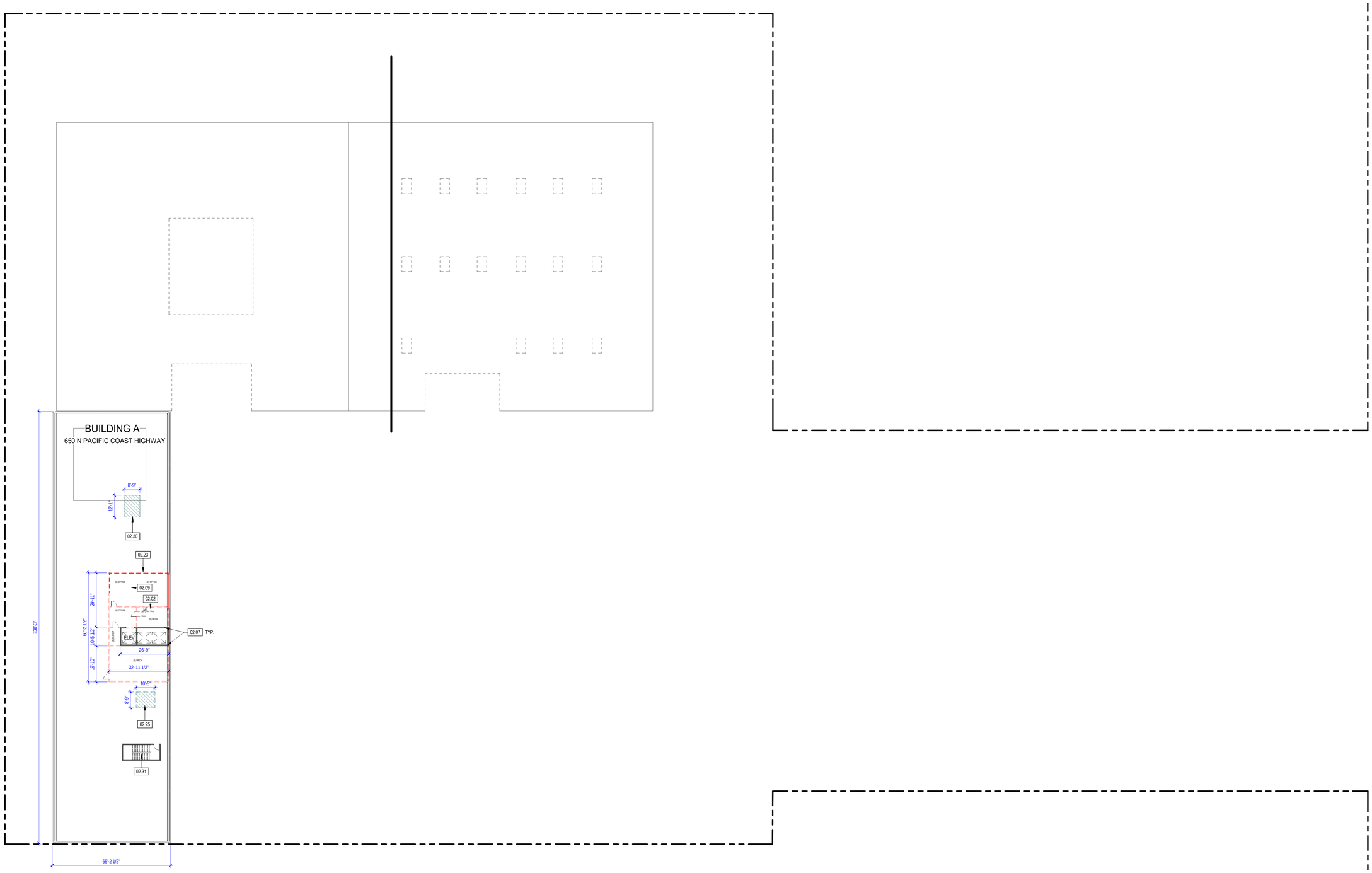

DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.02	(E) STAIRS TO BE DEMOLISHED AND REMOVED
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.23	(E) STOREFRONT TO BE REMOVED.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOATED STRUCTURE TO BE REMOVED, PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.31	(E) STAIRS TO REMAIN.

DEMO PLAN - LEVEL 9/PENTHOUSE 01
SCALE: 3/64" = 1'-0"

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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LEVEL 9/PENTHOUSE DEMO PLAN
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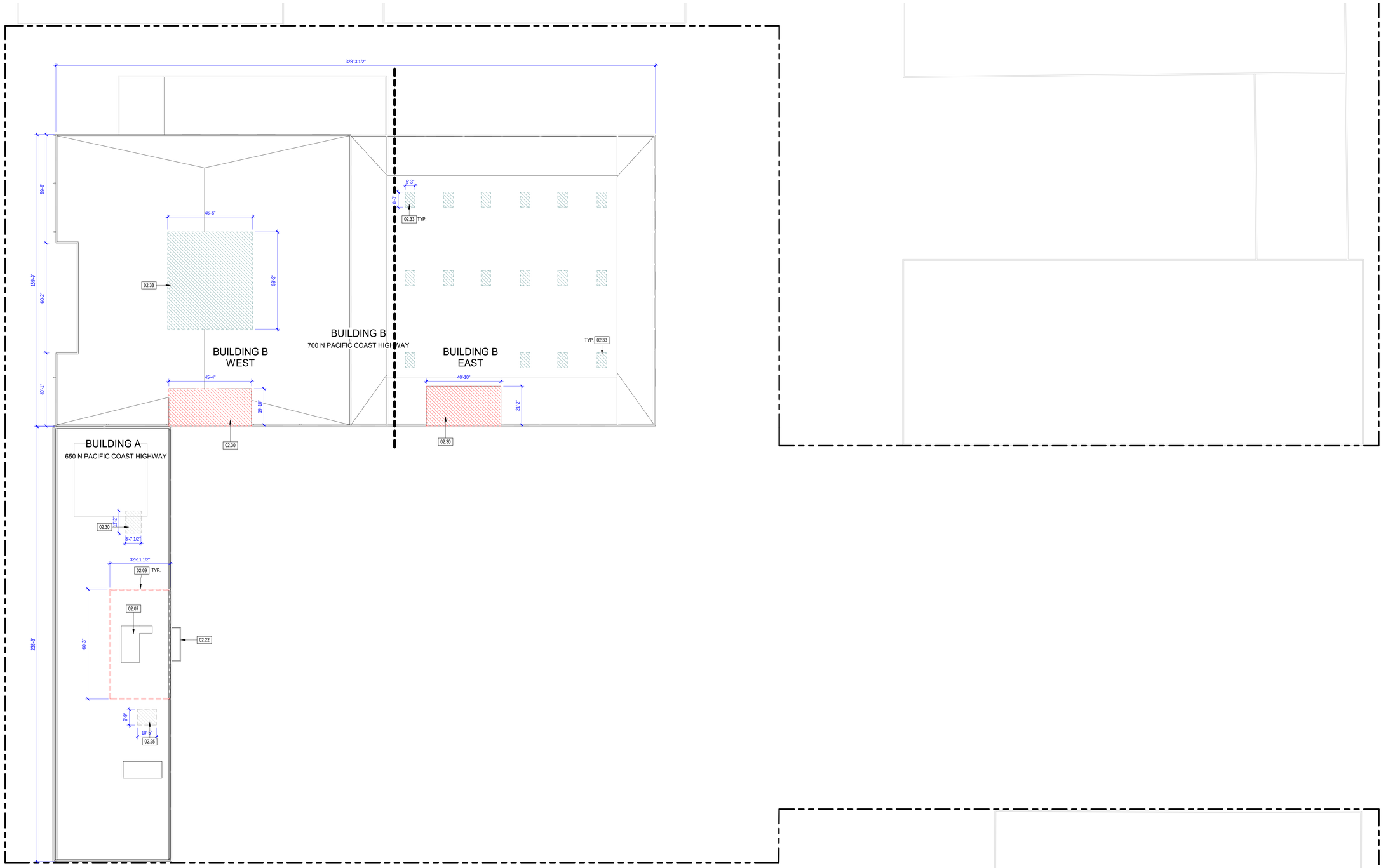

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DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.22	(E) PLANTER TO REMAIN WHERE INDICATED.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.33	(E) PORTION OF ROOF ASSEMBLY TO BE REMOVED, MAINTAIN EXISTING STRUCTURE. PREPARE TO RECEIVE (N) SKYLIGHT.

650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245 JOB NO. 1933

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DEMO ROOF PLAN 01
SCALE: 3/64" = 1'-0"

N

ROOF DEMO PLANS

EN0-26

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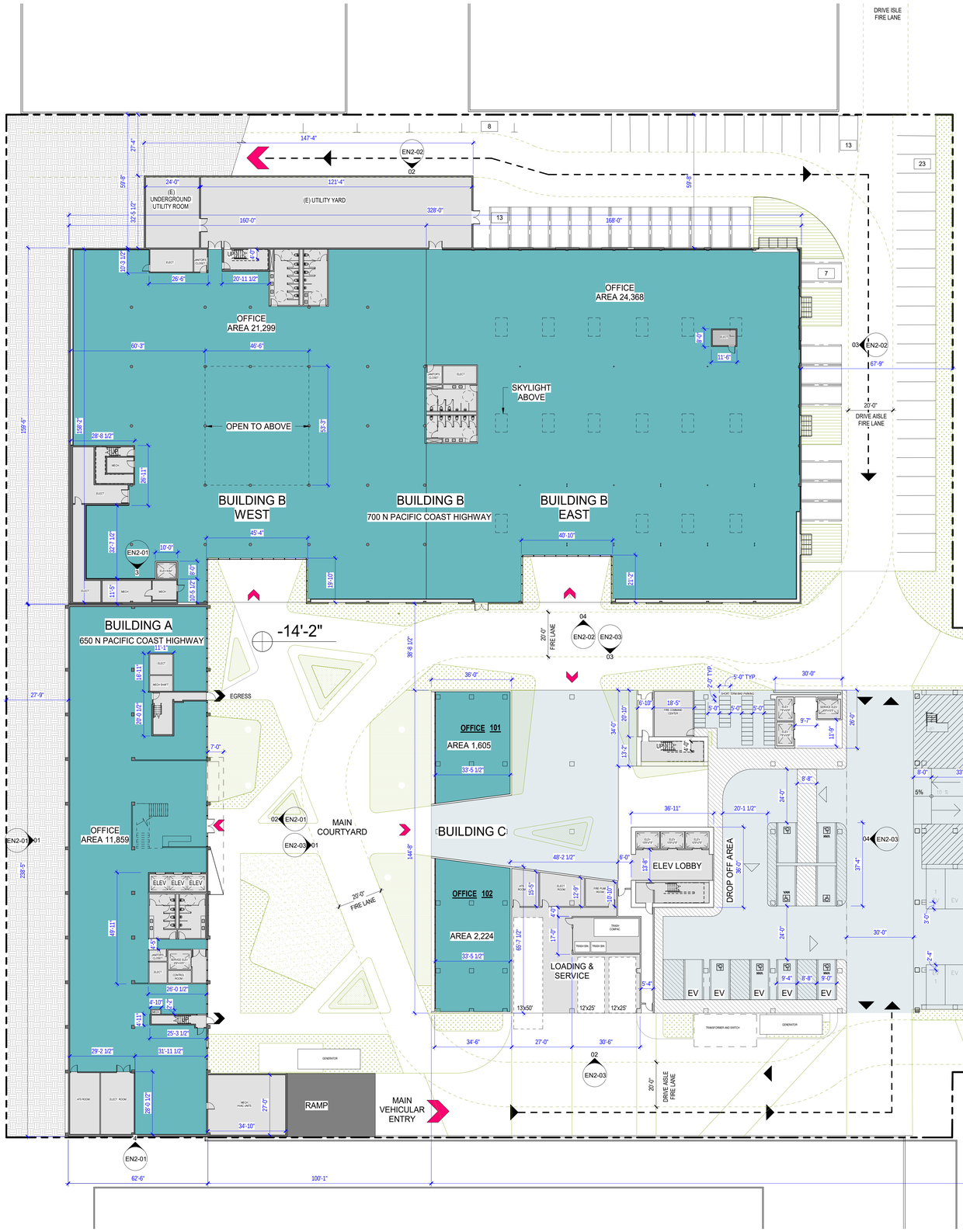

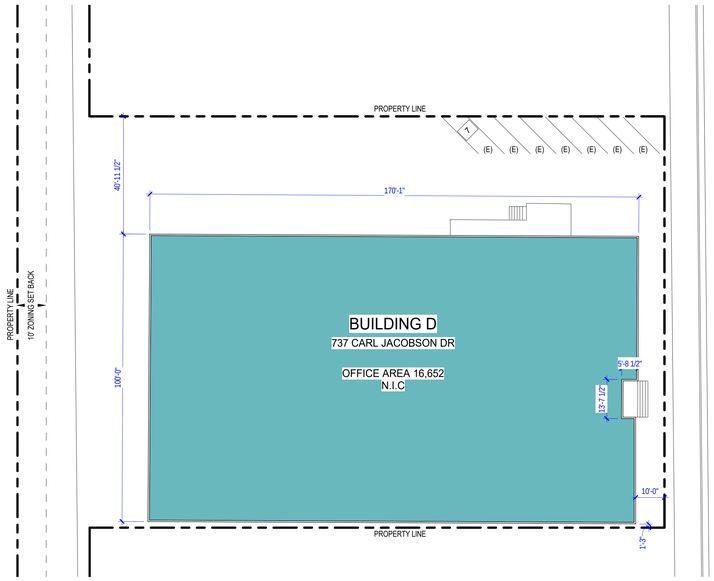

OFFICE BUILDING D - LEVEL 1 02
SCALE: 3/64" = 1'-0"

OFFICE / PARKING PLAZA LEVEL 1 01
SCALE: 3/64" = 1'-0"

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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LEVEL 1 PLAN
EN1-01

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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DATE: XX.XX.XXXX

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OFFICE / PARKING- STREET LEVEL 2
SCALE: 3/64" = 1'-0"

01

N

LEVEL 2 PLAN

EN1-02

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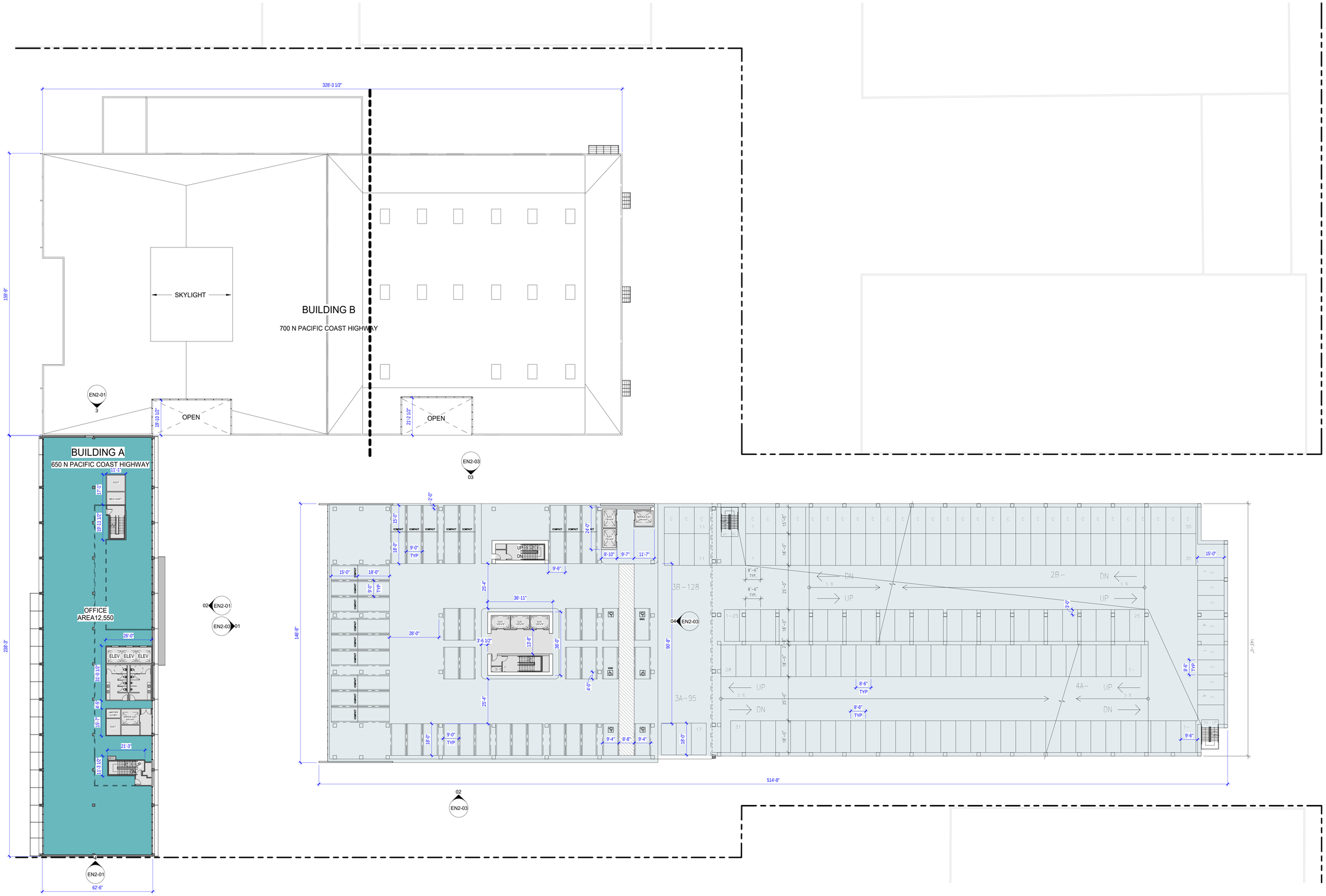

BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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OFFICE / PARKING LEVEL 3 01
SCALE: 3/64" = 1'-0"

N

LEVEL 3 PLAN
EN1-03

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

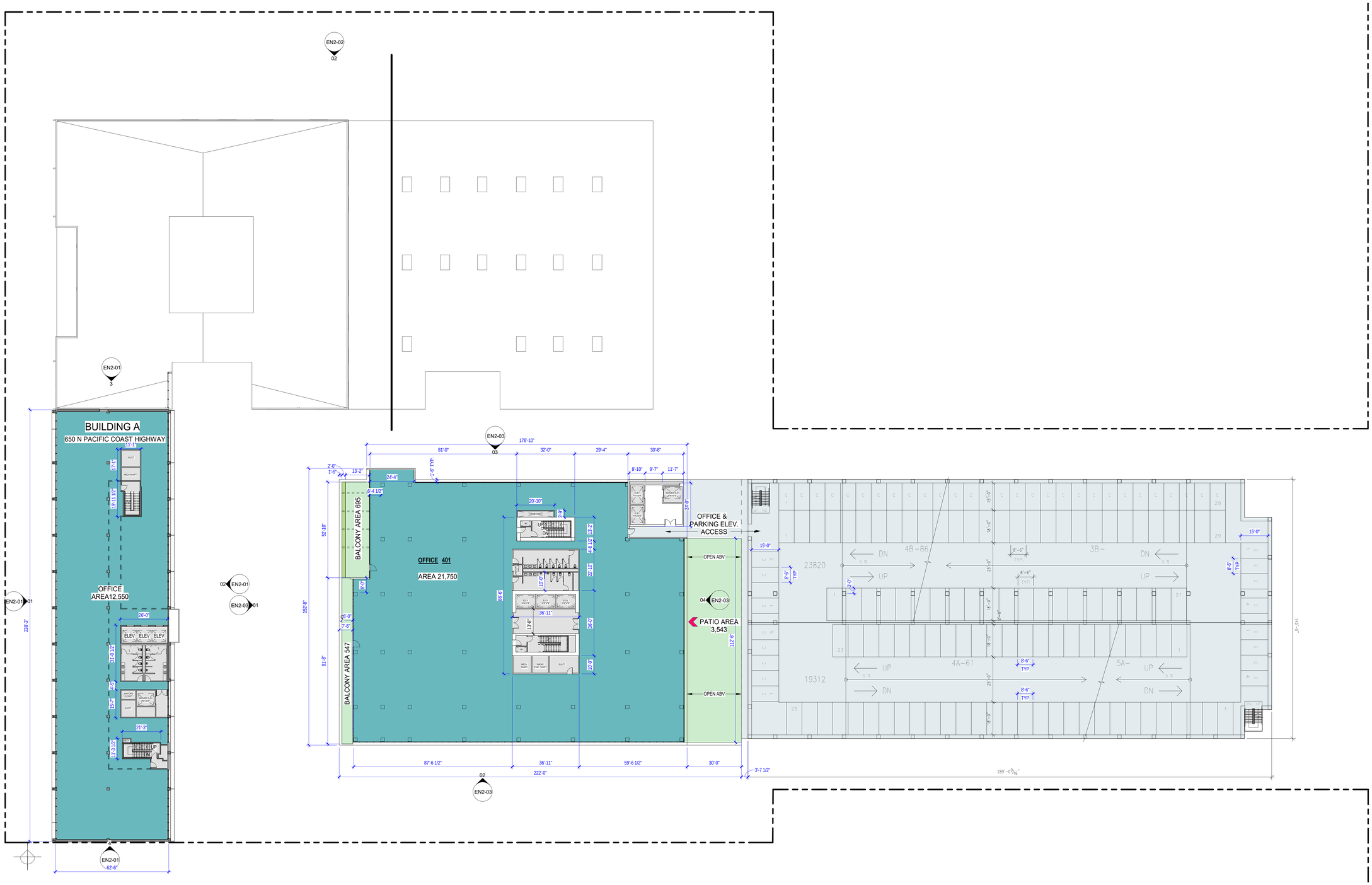
NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**



650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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OFFICE / PARKING LEVEL 4 01
SCALE: 3/64" = 1'-0"

LEVEL 4 PLAN

EN1-04

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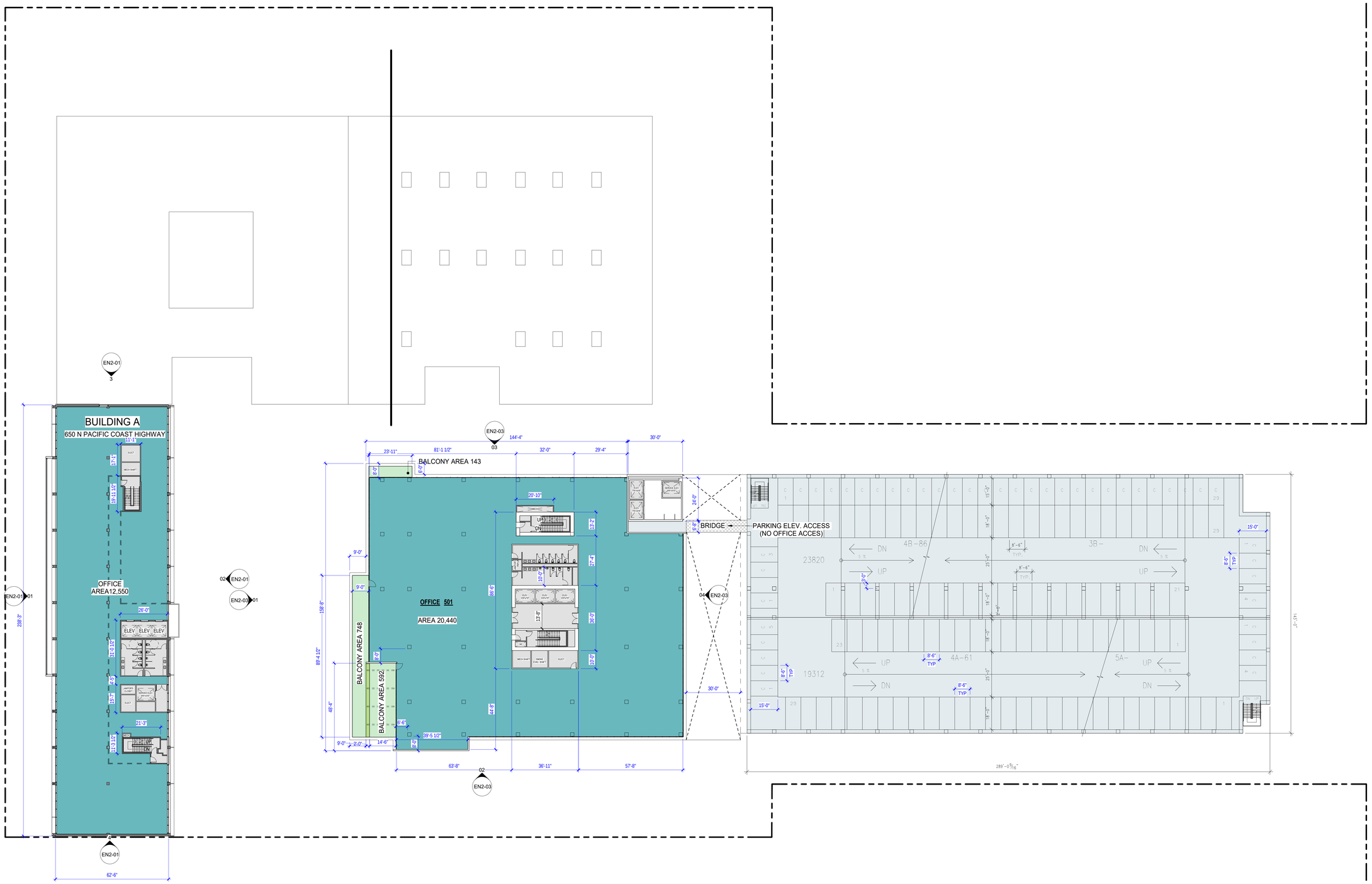

BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
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OFFICE LEVEL 05 / PARKING LEVEL 5-6 01
SCALE: 3/64" = 1'-0"

N

LEVEL 5 PLAN

EN1-05

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310.204.0688

BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

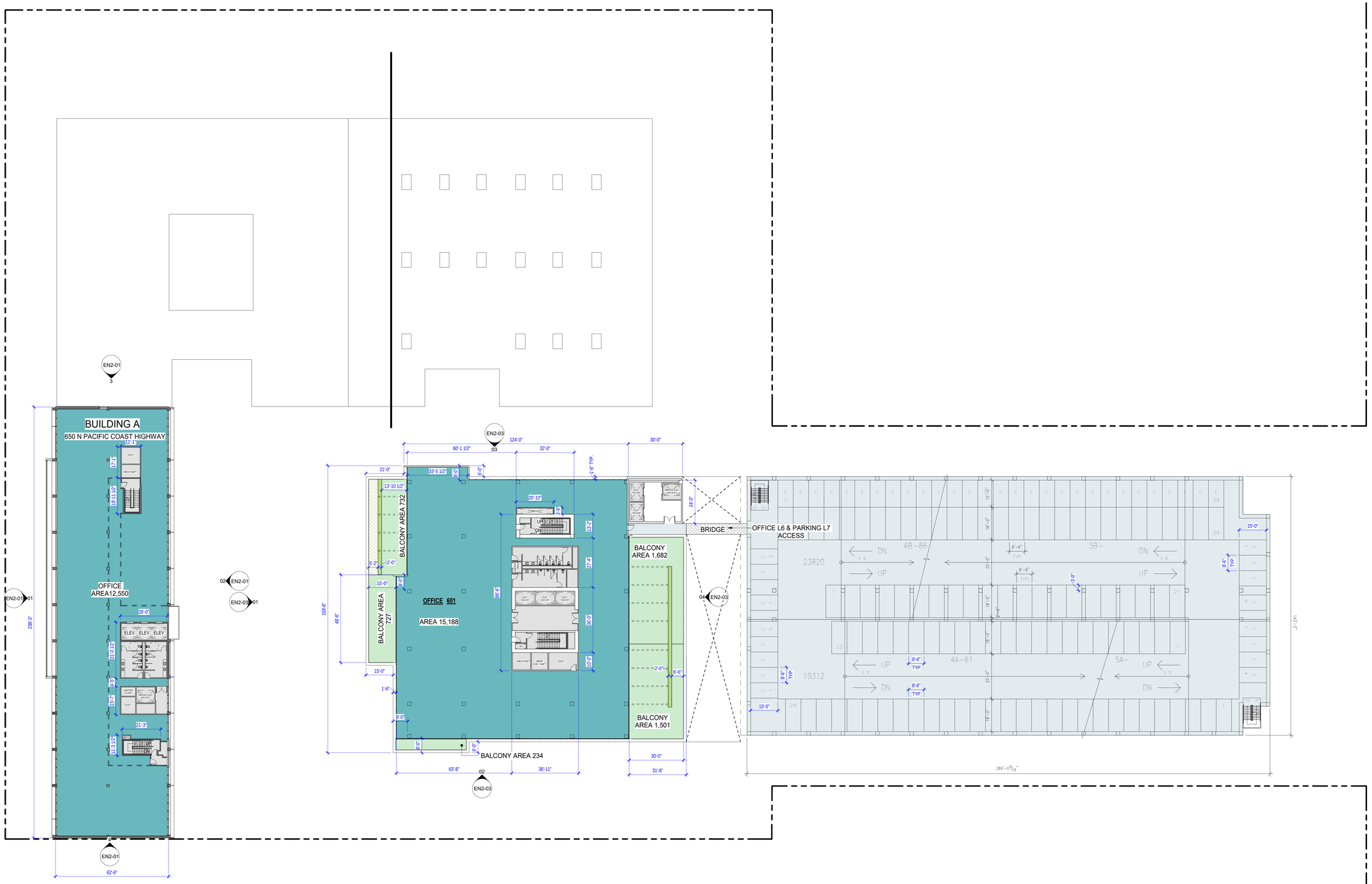
NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**



OFFICE LEVEL 06 / PARKING LEVEL 6-7
SCALE: 3/64" = 1'-0"

01

N

LEVEL 6 PLAN

EN1-06

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE: As indicated
DATE: XX.XX.XXXX

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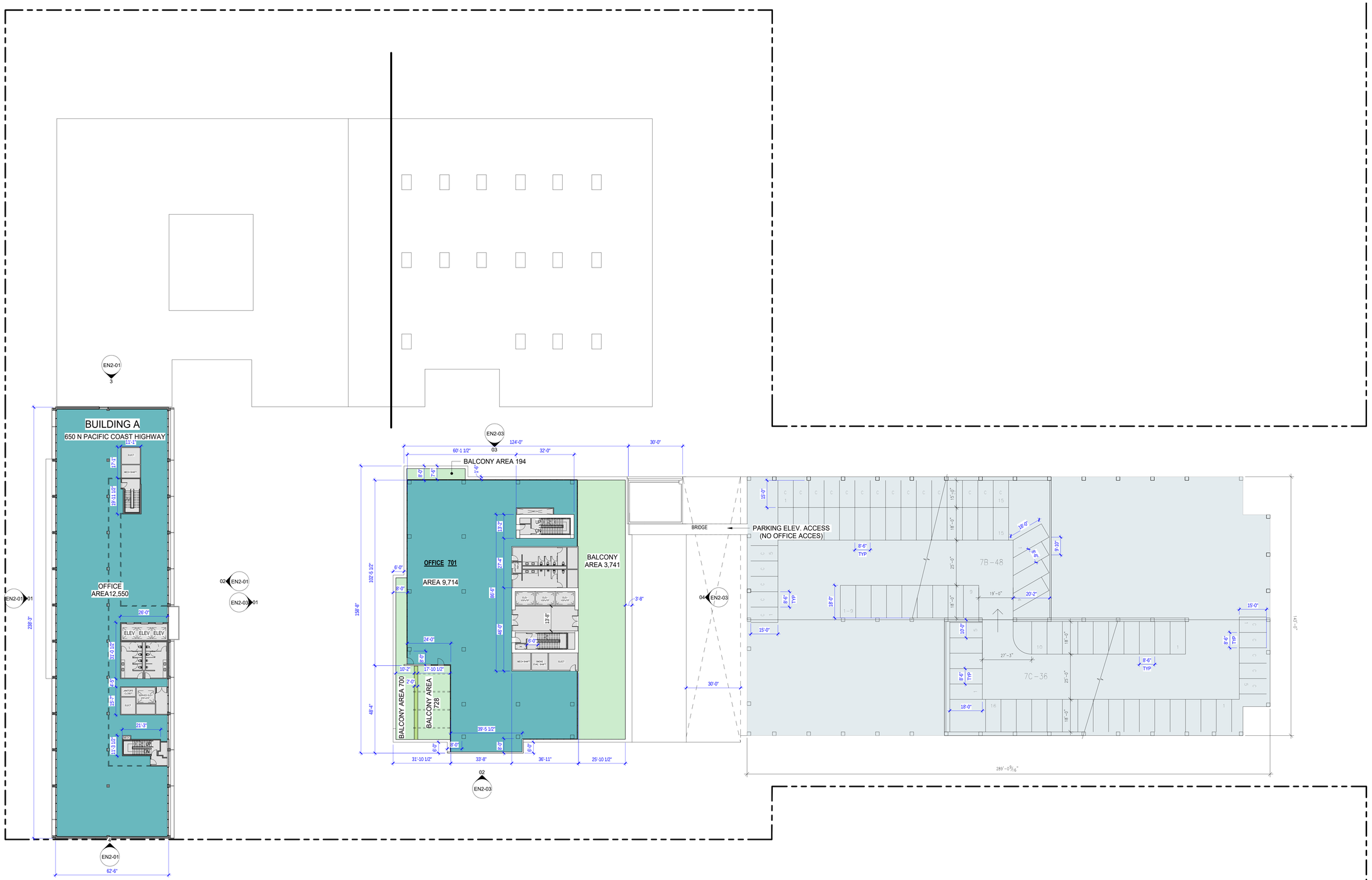

BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
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ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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OFFICE LEVEL 07 / PARKING LEVEL 7-7 1/2
SCALE: 3/64" = 1'-0"

01

LEVEL 7 PLAN

EN1-07

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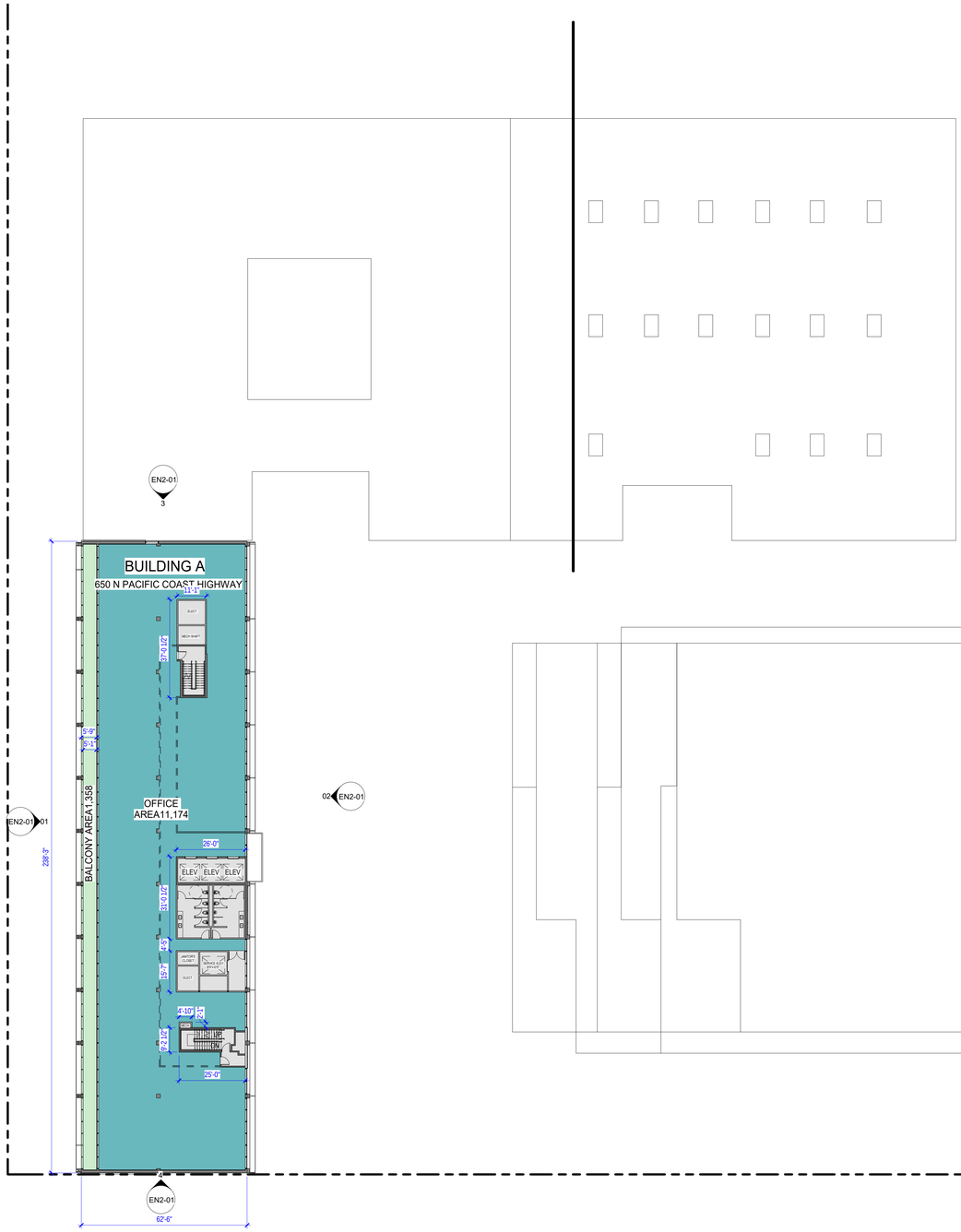

BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
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LEVEL 8	11,174
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700 N PCH_BUILDING B

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LEVEL 2 PCH	19,453
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TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
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TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245 JOB NO. 1933

ENTITLEMENT PACKAGE

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OFFICE LEVEL 8 01
SCALE: 3/64" = 1'-0"

LEVEL 8 PLAN

EN1-08

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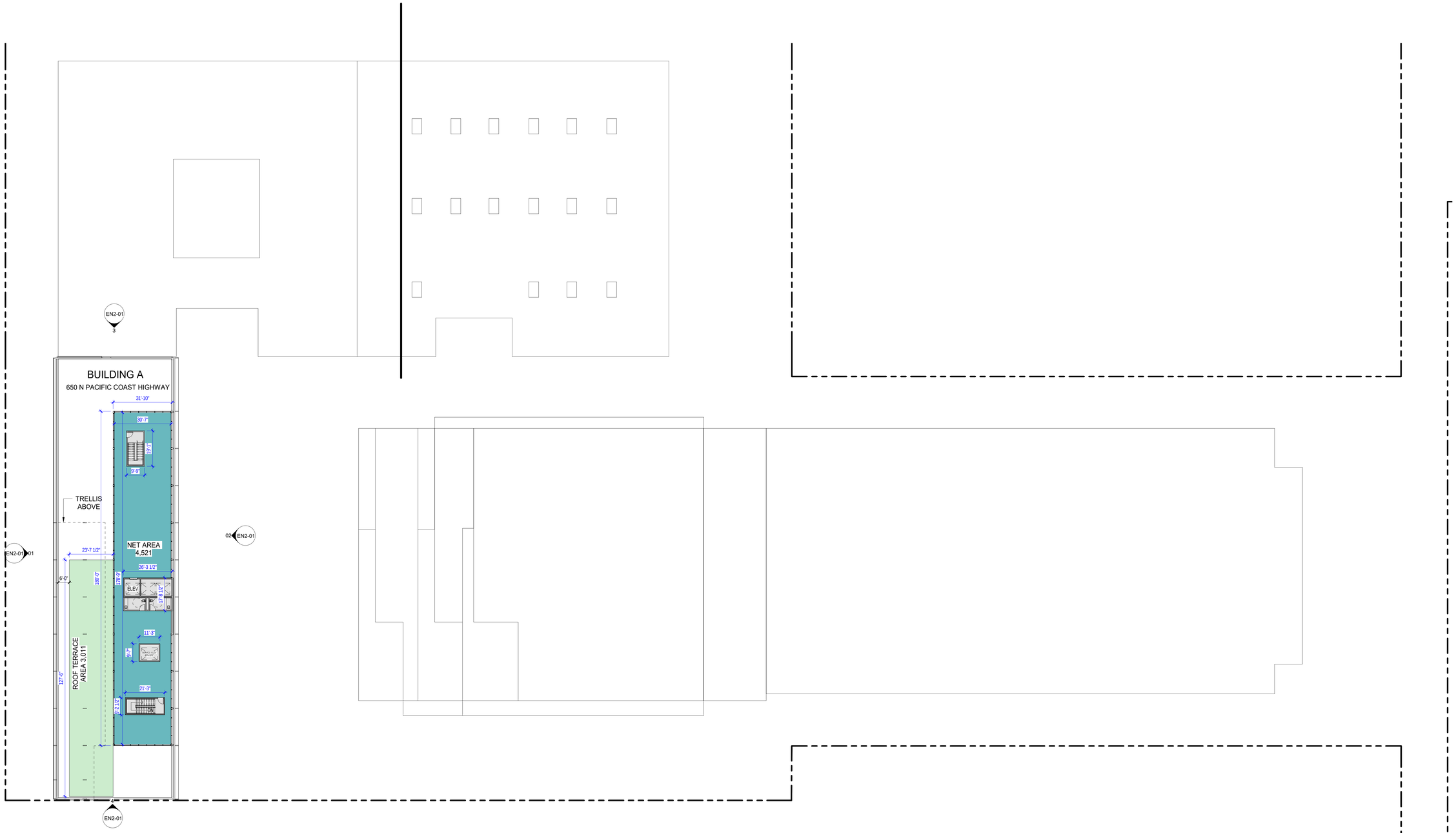

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
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700 N PCH_BUILDING B

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L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
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737 CARL JACOBSON DR_BUILDING D

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650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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OFFICE LEVEL 9 (PENTHOUSE) / ROOF DECK 01
SCALE: 3/64" = 1'-0"

LEVEL 9 / PENTHOUSE
EN1-09

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328'-3 1/2"

59'-6"

69'-2"

40'-1"

159'-9"

SKYLIGHT

BUILDING B

700 N PACIFIC COAST HIGHWAY

OPEN

19'-10 1/2"

OPEN

21'-2 1/2"

BUILDING A

650 N PACIFIC COAST HIGHWAY

237'-11"

17'-0"

20'-0"

10'-0"

7'-0"

180'-0"

32'-4"

158'-8"

BUILDING C

PARKING STRUCTURE

143'-0"

514'-0 1/2"

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: 3/64" = 1'-0"
DATE: XX.XX.XXXX

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OFFICE ROOF PLAN 01
SCALE: 3/64" = 1'-0"

N

ROOF PLAN

EN1-10

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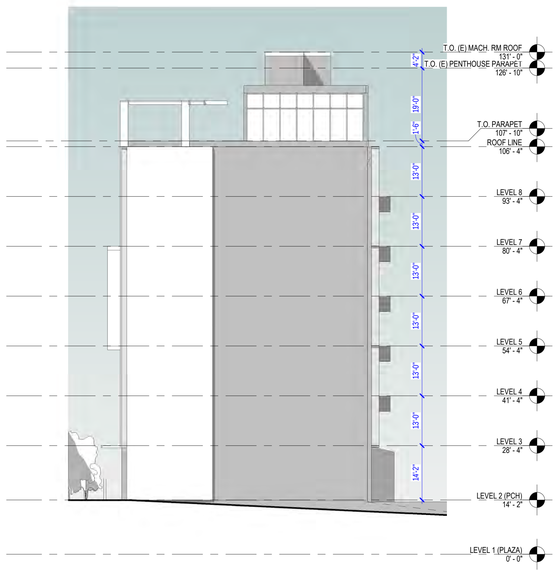
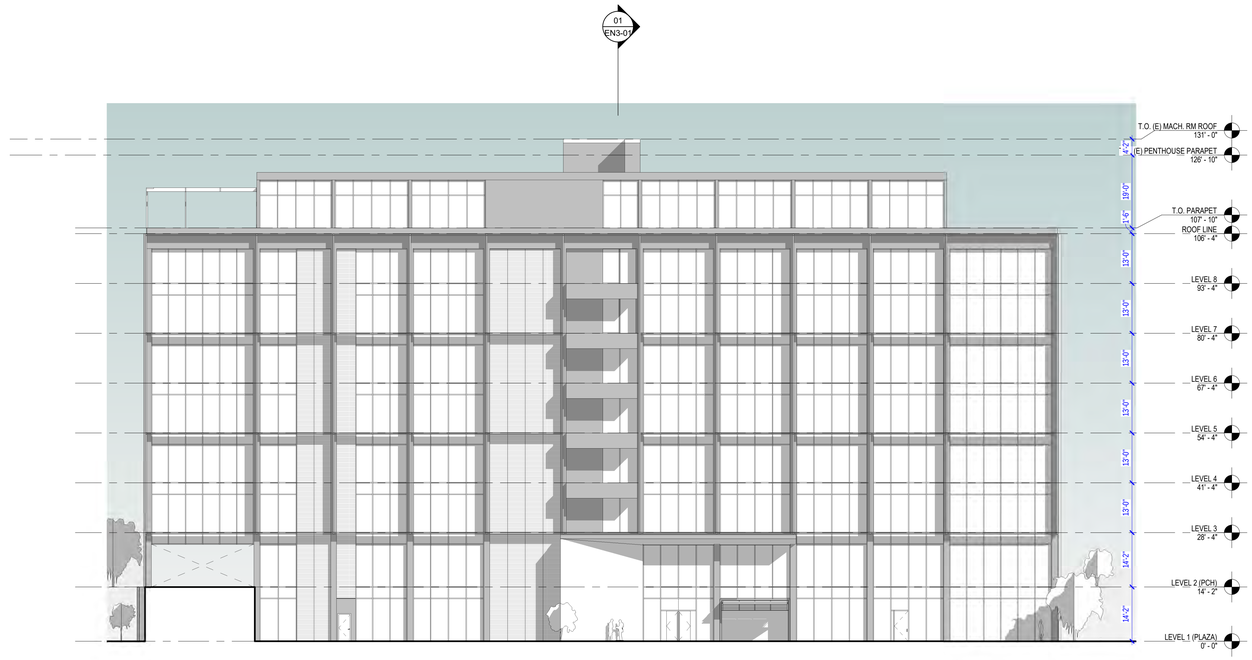
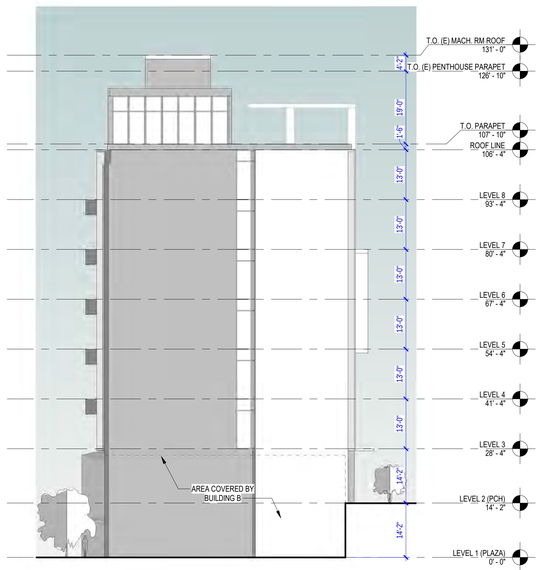


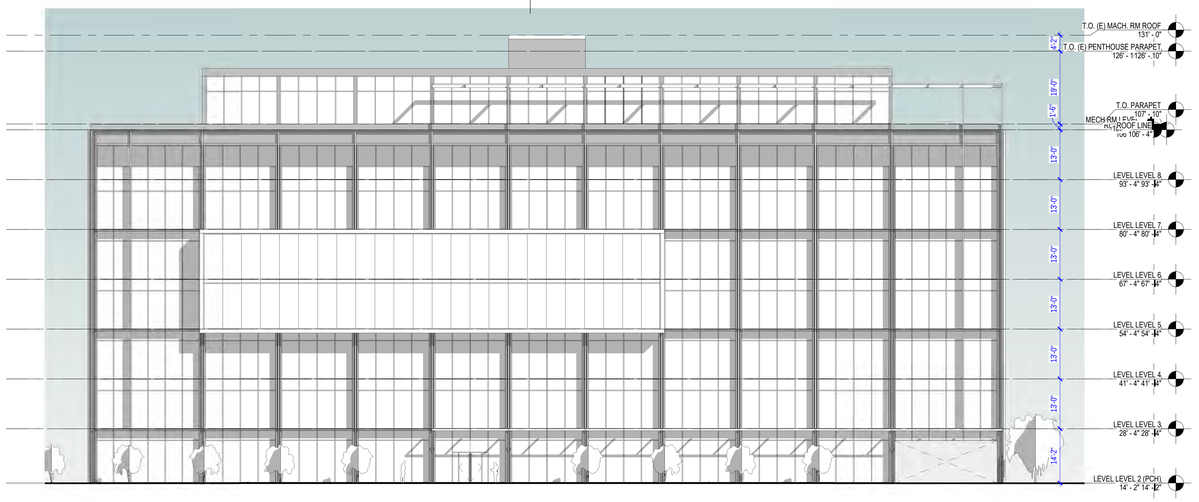
BUILDING A - SOUTH ELEVATION 4
SCALE: 1/16" = 1'-0"



BUILDING A - EAST ELEVATION 02
SCALE: 1/16" = 1'-0"



BUILDING A - NORTH ELEVATION 3
SCALE: 1/16" = 1'-0"



BUILDING A - WEST ELEVATION 01
SCALE: 1/16" = 1'-0"

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: 1/16" = 1'-0"
DATE: XX.XX.XXXX

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ELEVATIONS_BUILDING A
EN2-01

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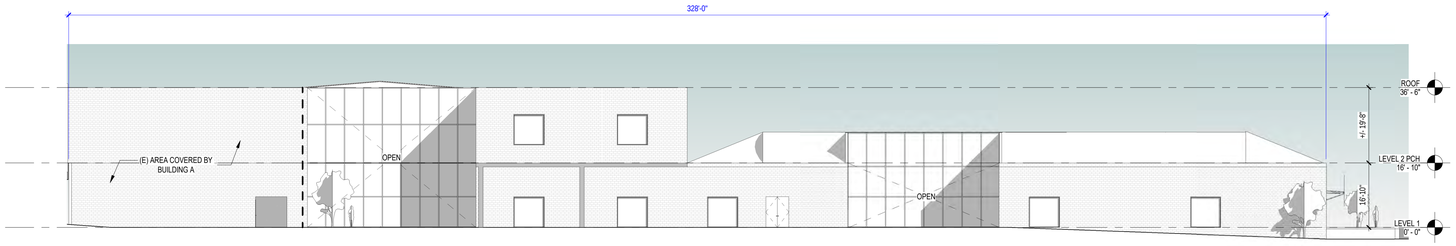
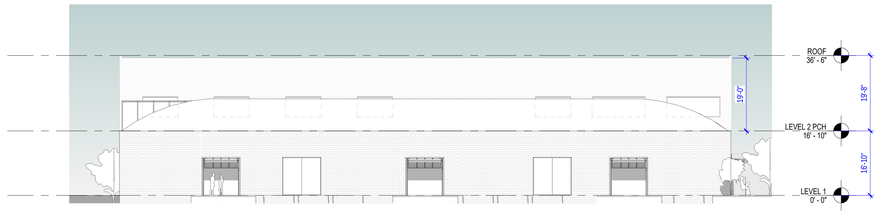
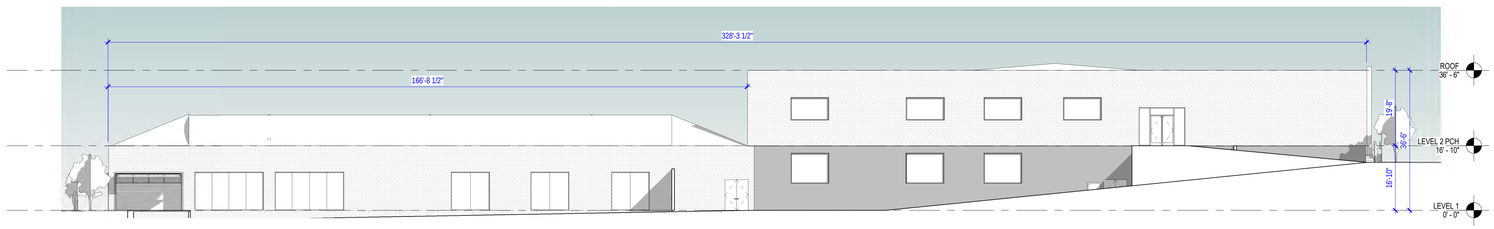


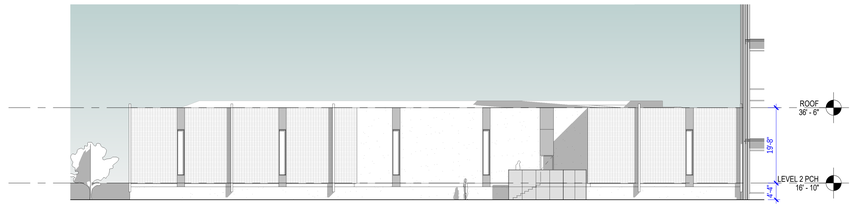
BUILDING B - SOUTH ELEVATION 04
SCALE: 1/16" = 1'-0"



BUILDING B - EAST ELEVATION 03
SCALE: 1/16" = 1'-0"



BUILDING B - NORTH ELEVATION 02
SCALE: 1/16" = 1'-0"



BUILDING B - WEST ELEVATION 01
SCALE: 1/16" = 1'-0"

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: 1/16" = 1'-0"
DATE: XX.XX.XXXX

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ELEVATIONS_BUILDING B
EN2-02

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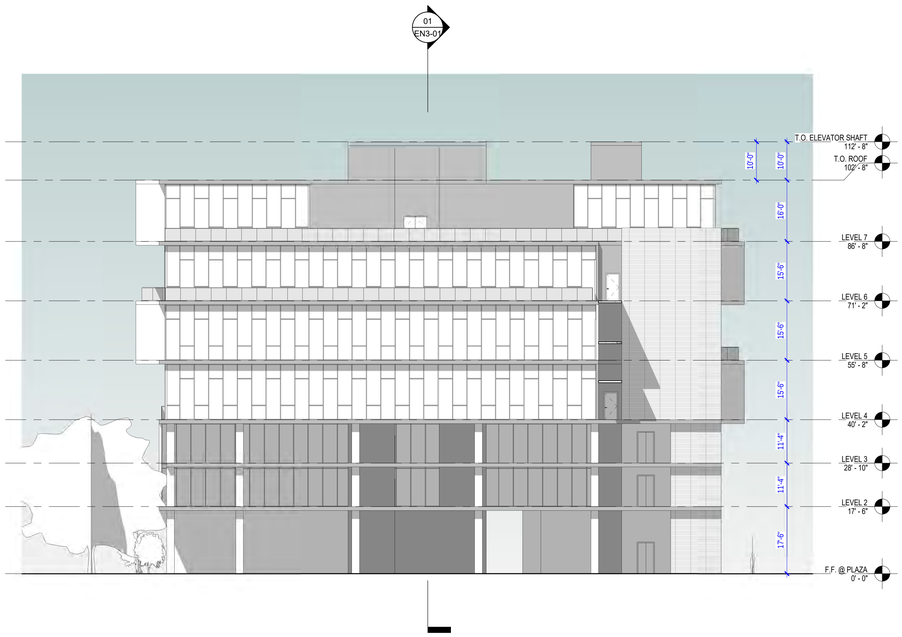
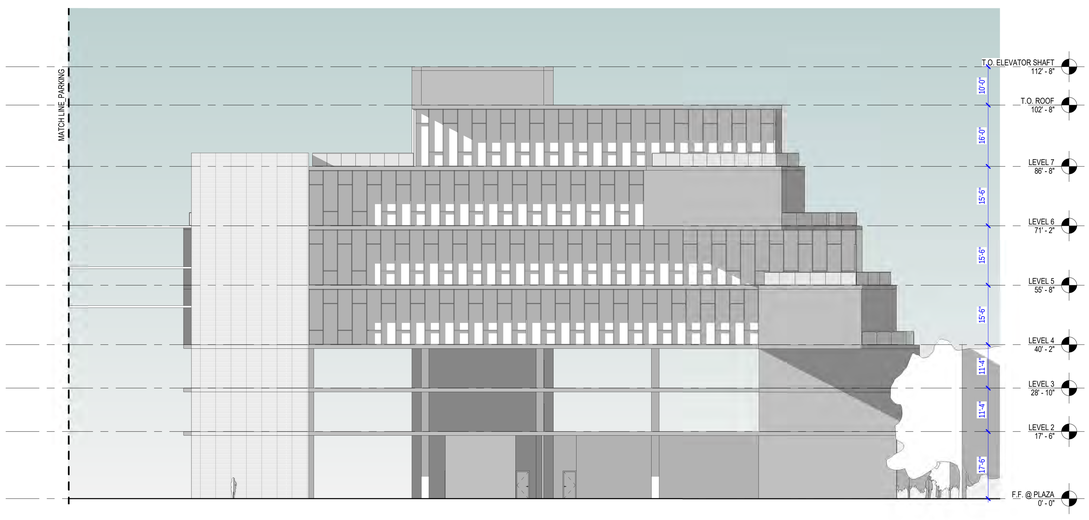
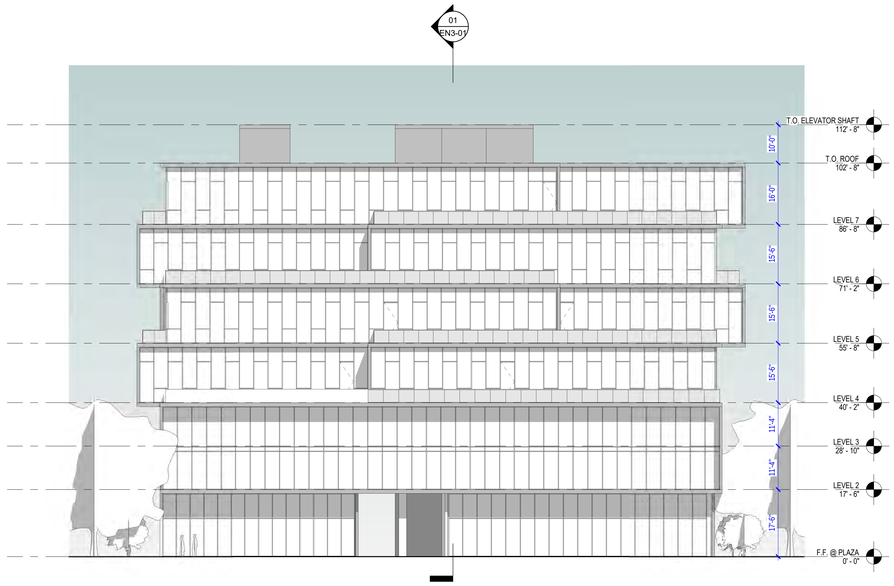


BUILDING C - EAST ELEVATION 04
SCALE: 1/16" = 1'-0"

BUILDING C - SOUTH ELEVATION 02
SCALE: 1/16" = 1'-0"



BUILDING C - NORTH ELEVATION 03
SCALE: 1/16" = 1'-0"



BUILDING C - WEST ELEVATION 01
SCALE: 1/16" = 1'-0"

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: 1/16" = 1'-0"
DATE: XX.XX.XXXX

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ELEVATIONS_BUILDING C
EN2-03

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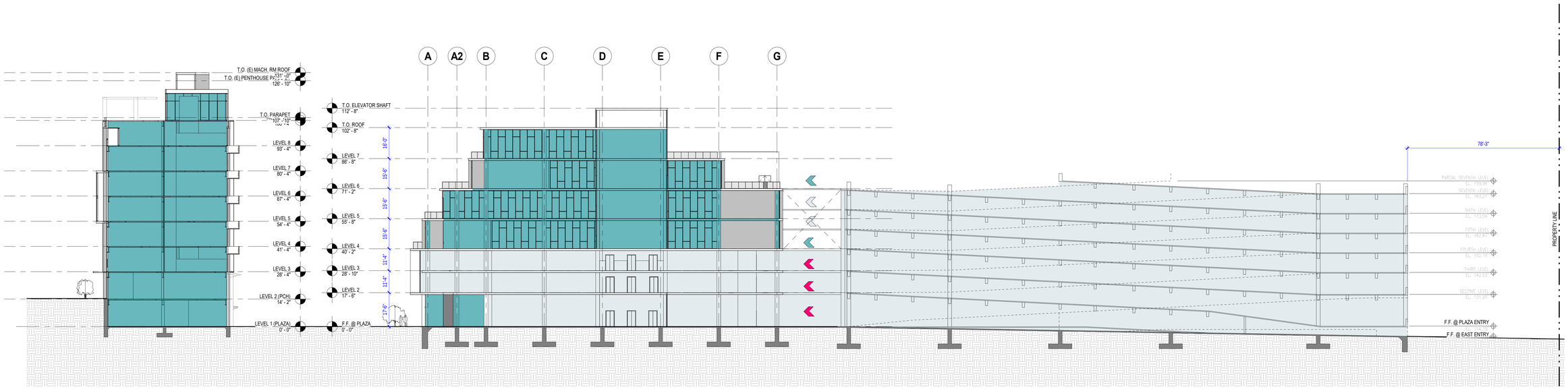

EN_BUILDING SECTION HI-LOW POINTS 01
SCALE: 3/64" = 1'-0"

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: 3/64" = 1'-0"
DATE: XX.XX.XXXX

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SECTIONS

EN3-01

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650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

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ENTITLEMENT PACKAGE

SCALE:
DATE: XX.XX.XXXX

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RENDERINGS

EN4-01

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650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245 JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE:
DATE: XX.XX.XXXX

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RENDERINGS

EN4-02

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650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245 JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE:
DATE: XX.XX.XXXX

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RENDERINGS

EN4-03

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LEGEND

1. STREETSCAPE
2. STEPS
3. MAIN COURTYARD
4. TERRACES
5. RAMP
6. DRIVEWAY

ILLUSTRATIVE ROOF PLAN 1
SCALE: 1/64"= 1'-0"

N

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650 PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

Landscape Entitlement Package

SCALE: As indicated
DATE: 05.08.2020

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ILLUSTRATIVE ROOF PLAN
L1.00

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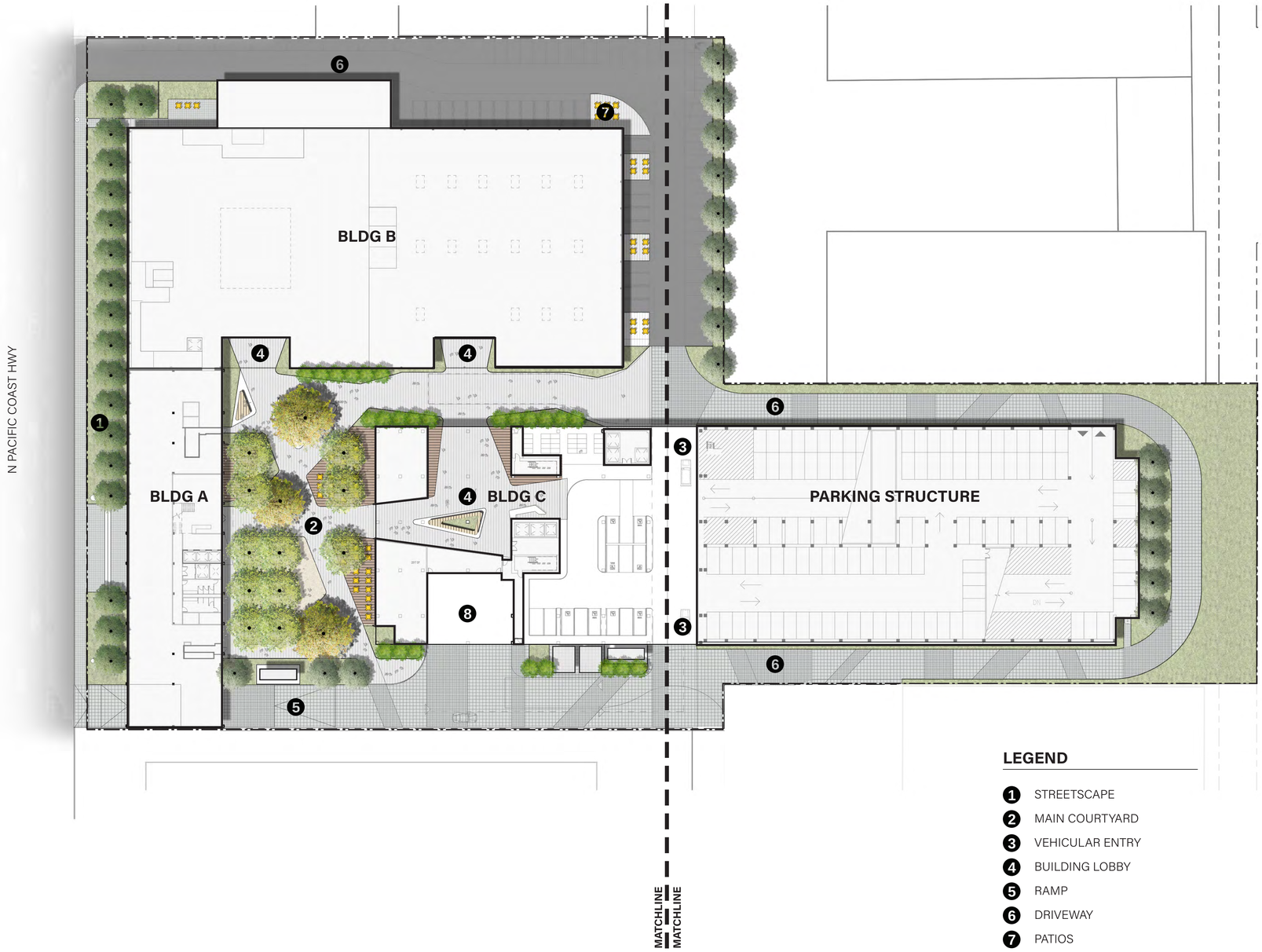

LEGEND

1. STREETSCAPE
2. MAIN COURTYARD
3. VEHICULAR ENTRY
4. BUILDING LOBBY
5. RAMP
6. DRIVEWAY
7. PATIOS
8. SERVICE ENTRY

ILLUSTRATIVE GROUND LEVEL PLAN 1
SCALE: 1/64"= 1'-0"

650-700 PCH
650 PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO: 1933

Landscape Entitlement Package

SCALE: As indicated
DATE: 05.08.2020

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ILLUSTRATIVE GROUND LEVEL PLAN
L1.00A

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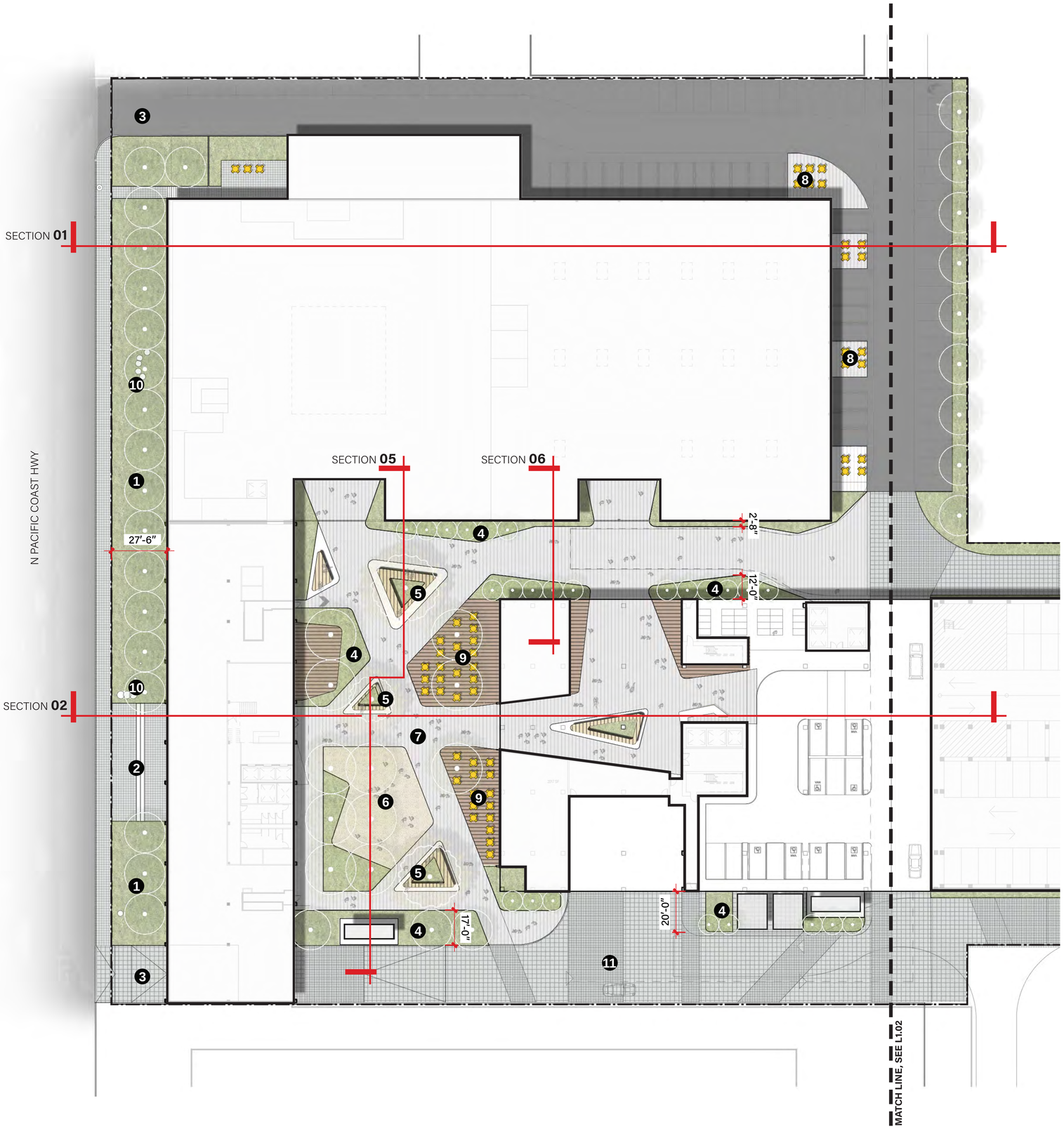

LEGEND

1. (N) STREETSCAPE PLANTING
2. (N) ENTRY STEPS
3. (E) ENTRY DRIVE
4. PLANTING AREA
5. SEATING ELEMENT/ PLANTER
6. LAWN
7. PEDESTRIAN PAVING
8. ENTRY PATIOS
9. RESTAURANT PATIO
10. ABOVE GROUND UTILITY
11. ENHANCED CONCRETE DRIVEWAY PAVING

ILLUSTRATIVE PLAN - LEVEL 01_WEST 1
SCALE: 3/64"= 1'-0"

N

650-700 PCH
650 PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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ILLUSTRATIVE PLAN - LEVEL 01_W
L1.01

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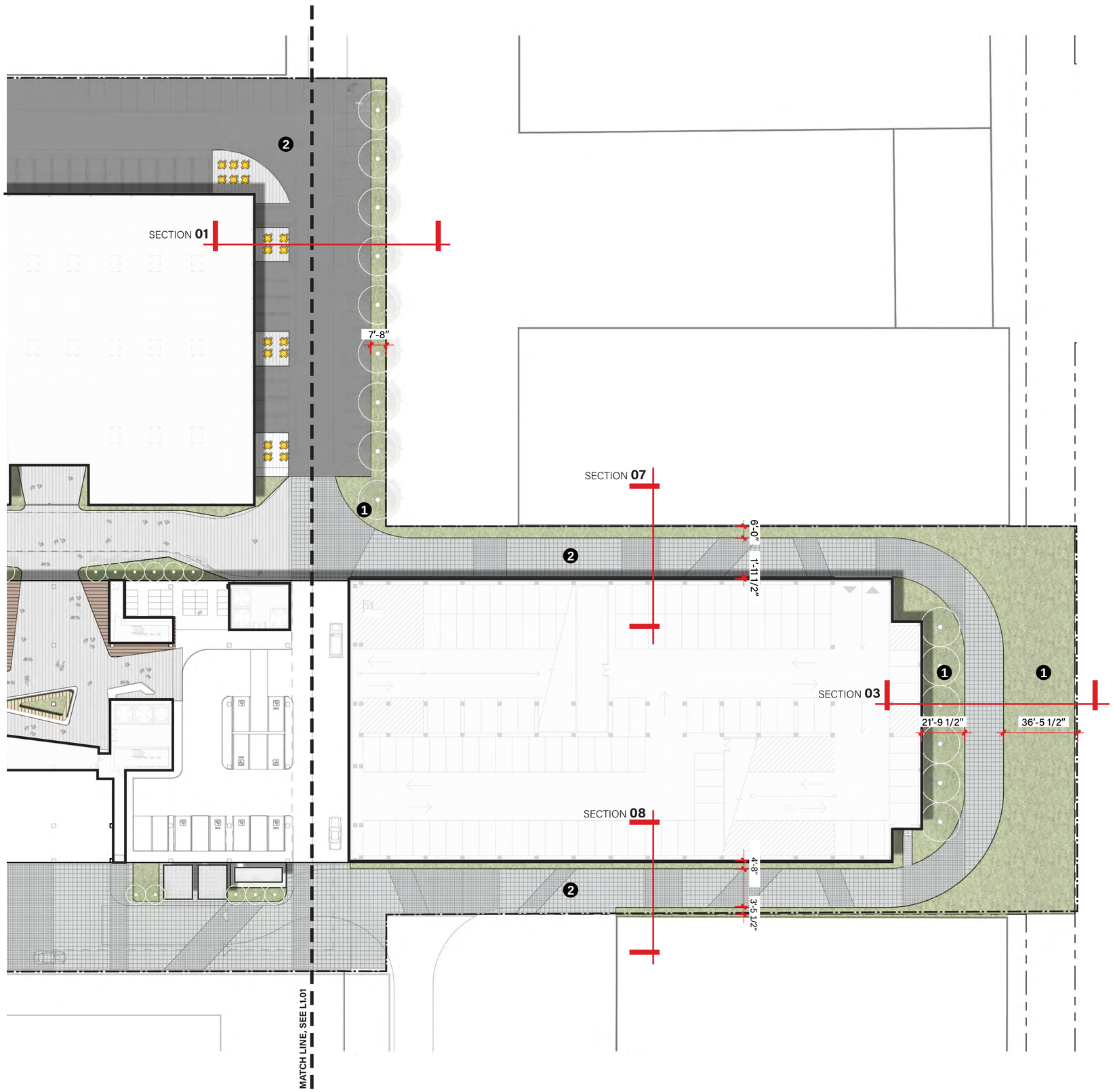
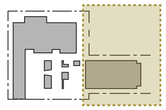


LEGEND

1. PARAMETER PLANTING
2. ENHANCED CONCRETE DRIVEWAY PAVING



650-700 PCH
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ILLUSTRATIVE PLAN - LEVEL 01_E

L1.02

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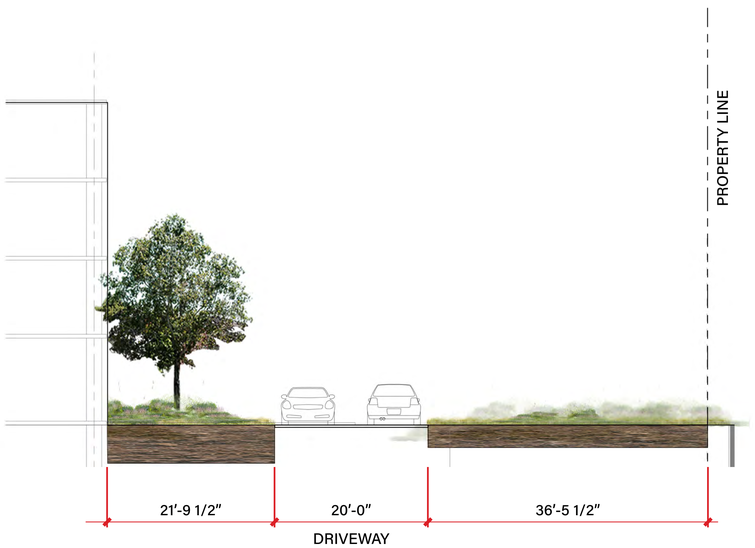
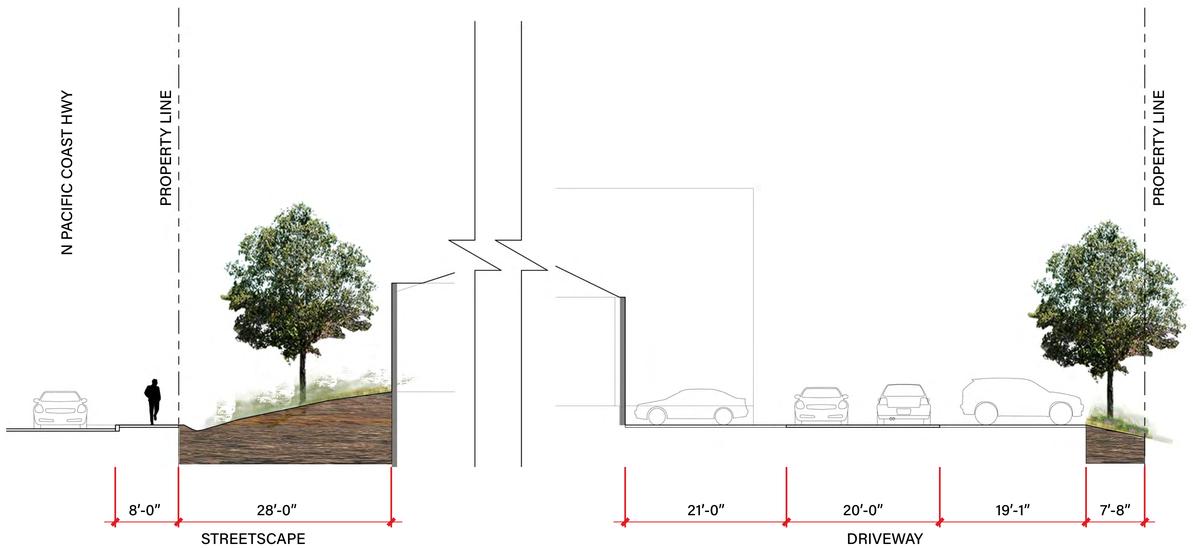
ILLUSTRATIVE PLAN - LEVEL 01_EAST 1
SCALE: 3/64"= 1'-0"

N

SECTION 2
SCALE: 1/8″= 1′-0″



SECTION 3
SCALE: 1/8″= 1′-0″



SECTION 1
SCALE: 1/8″= 1′-0″

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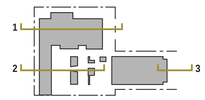

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650 PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

Landscape Entitlement Package
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DATE: 05.08.2020

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SECTIONS
L2.01

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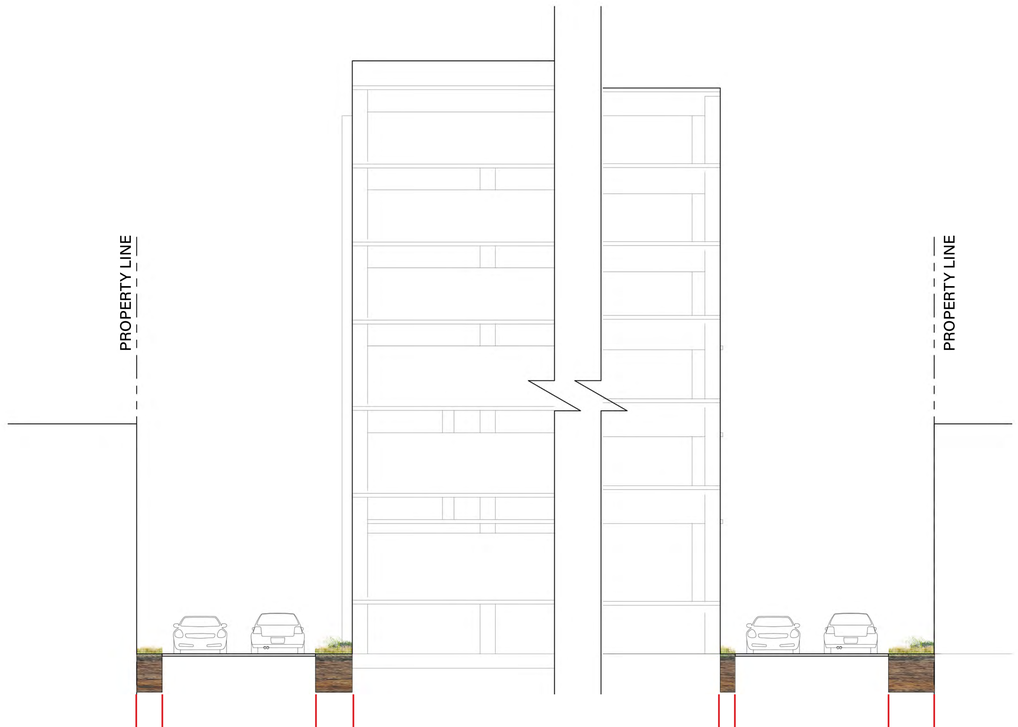


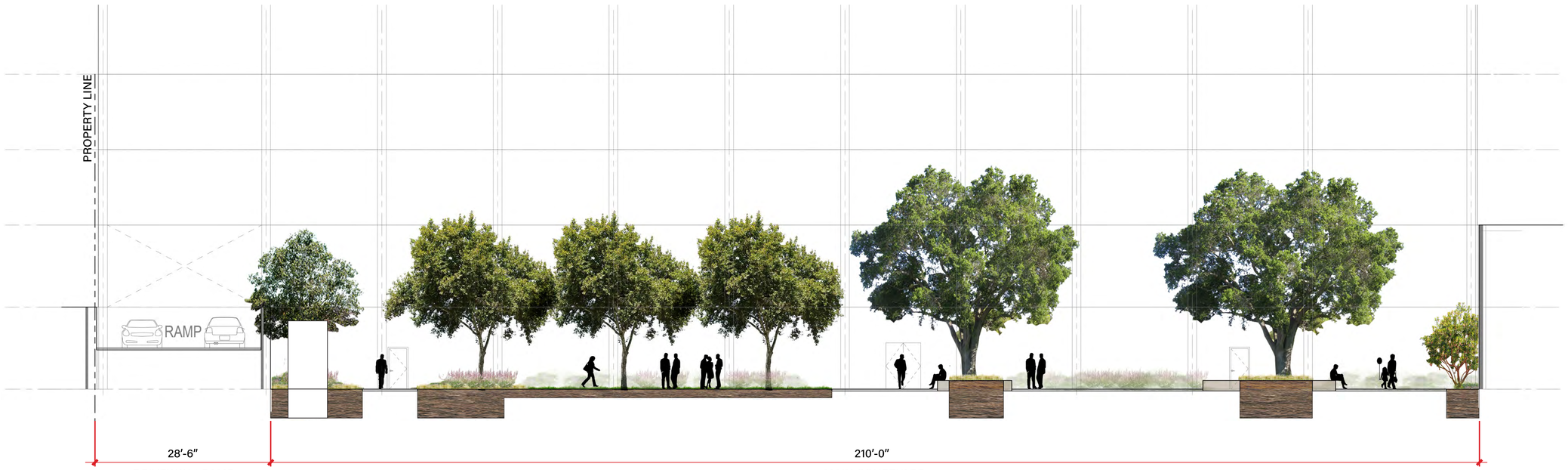
DRIVEWAY

DRIVEWAY

SECTION 6
SCALE: 1/8"= 1'-0"

COURTYARD

SECTION 5
SCALE: 1/8"= 1'-0"



DRIVEWAY / RAMP

MAIN COURTYARD

SECTION 4
SCALE: 1/8"= 1'-0"

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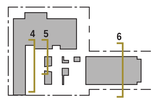

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SECTIONS

L2.02

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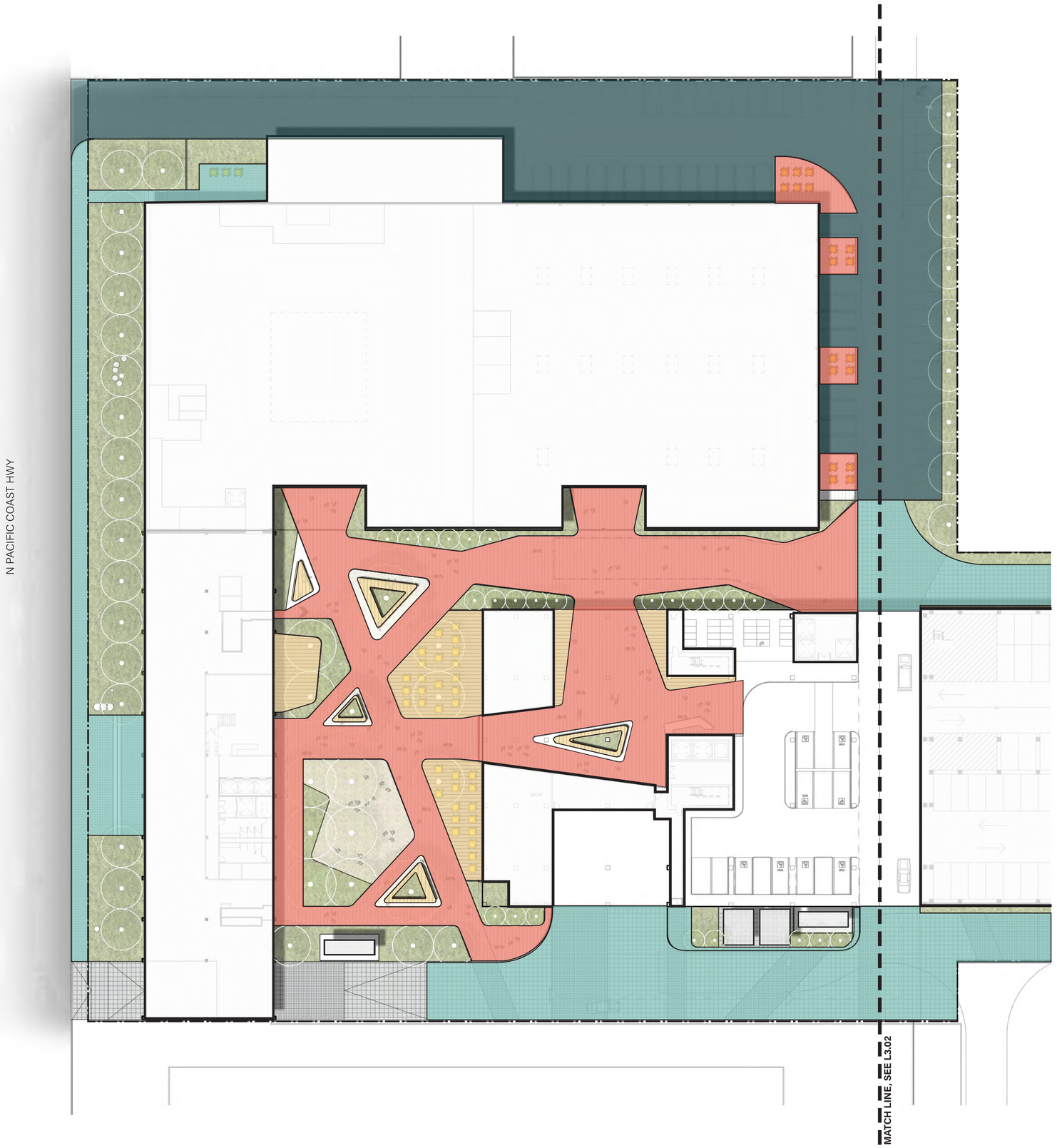
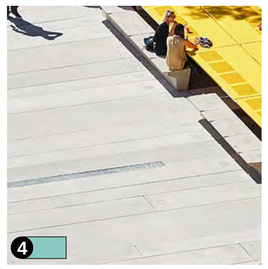


LEGEND

- ENHANCED PAVING
- WOOD DECK / SEATING
- CIP CONCRETE
- EXISTING ASPHALT TO REMAIN **(25,436 SQFT)**

TOTAL HARDSCAPE AREA:
109,757 SQFT



MATERIALS PLAN - LEVEL 01_WEST 1
SCALE: 3/64"= 1'-0"

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MATERIALS PLAN - LEVEL 01_W

L3.01

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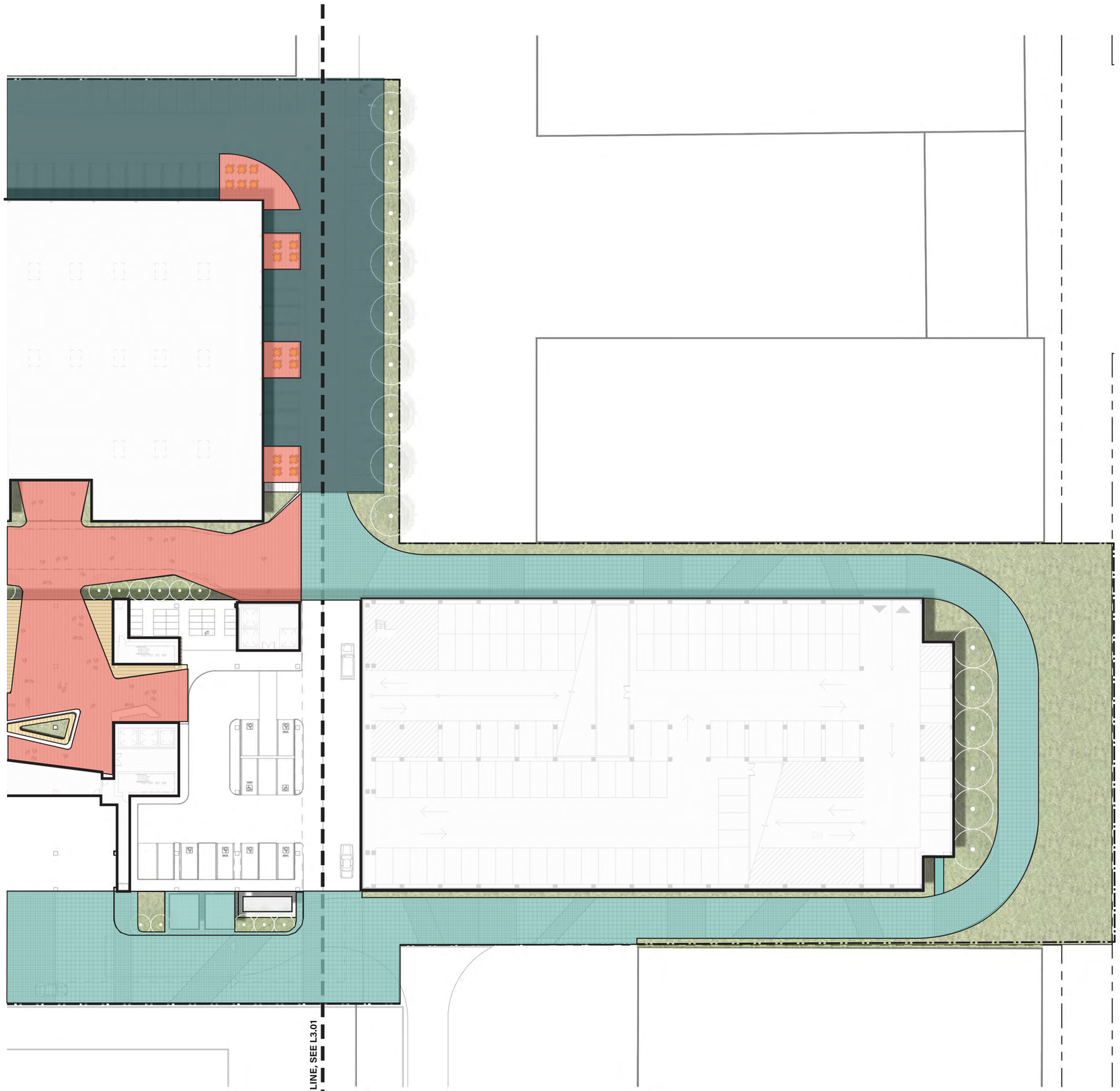
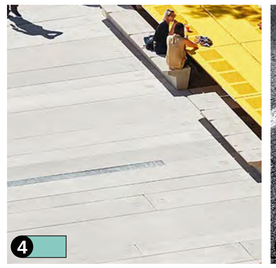


LEGEND

- ENHANCED PAVING
- WOOD DECK / SEATING
- CIP CONCRETE
- EXISTING ASPHALT TO REMAIN **(25,436 SQFT)**

TOTAL HARDSCAPE AREA:
109,757 SQFT



MATERIALS PLAN - LEVEL 01_EAST 1
SCALE: 3/64"= 1'-0"

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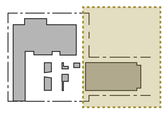

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DATE: 05.08.2020

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MATERIALS PLAN - LEVEL 01_E

L3.02

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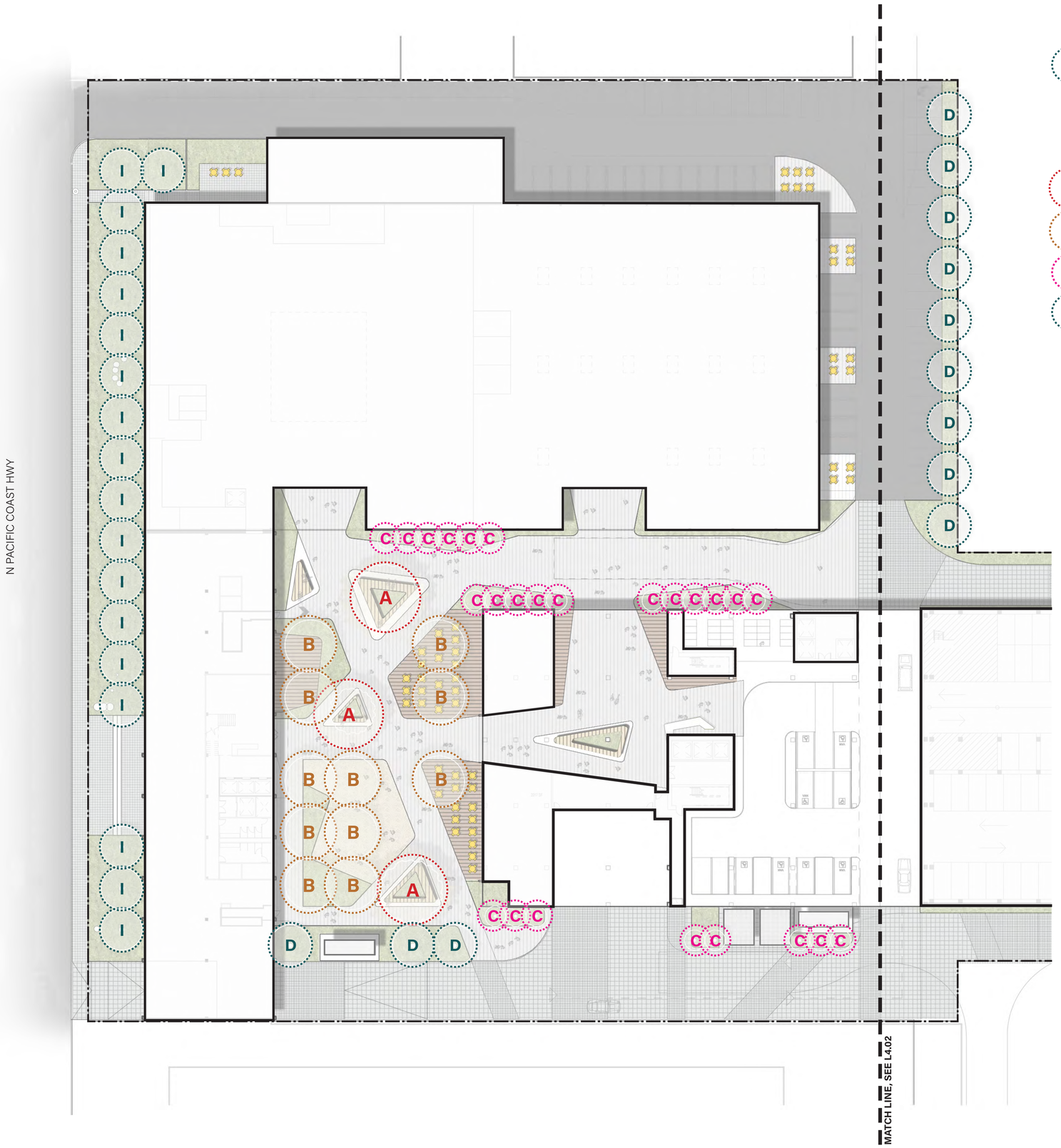

LEGEND

PROPOSED STREET TREES **18**

457 LF Street Frontage /1 Tree per 25 LF = 18 Street Tree Required

	SPECIES	SIZE	QTY	WUCOLS	NOTES
I	Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Atrractive bark, Seacoast Conditions

OTHER PROPOSED TREES **57**

	SPECIES	SIZE	QTY	WUCOLS	NOTES
A	Quercus agrifolia Coast Live Oak	60" box	3	VL	California native evergreen, habitat value, shade
B	Platanus racemosa California sycamore	36" box	11	M	California native evergreen, habitat value, shade
C	Arbutus x 'Marina' Marina Madrone	24" box	25	L	Multi-Trunk, habitat value, sculputral
D	Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Atrractive bark, Seacoast Conditions

TOTAL PROPOSED TREES **75**

PROPOSED SIZES **34% @ 24" box ; 62% @ 36" box; 4% @ 60" box**

A

B

C

I D

TREE PLAN _ WEST 1
SCALE: 3/64"= 1'-0"

N

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TREE PLAN _ W

L4.01

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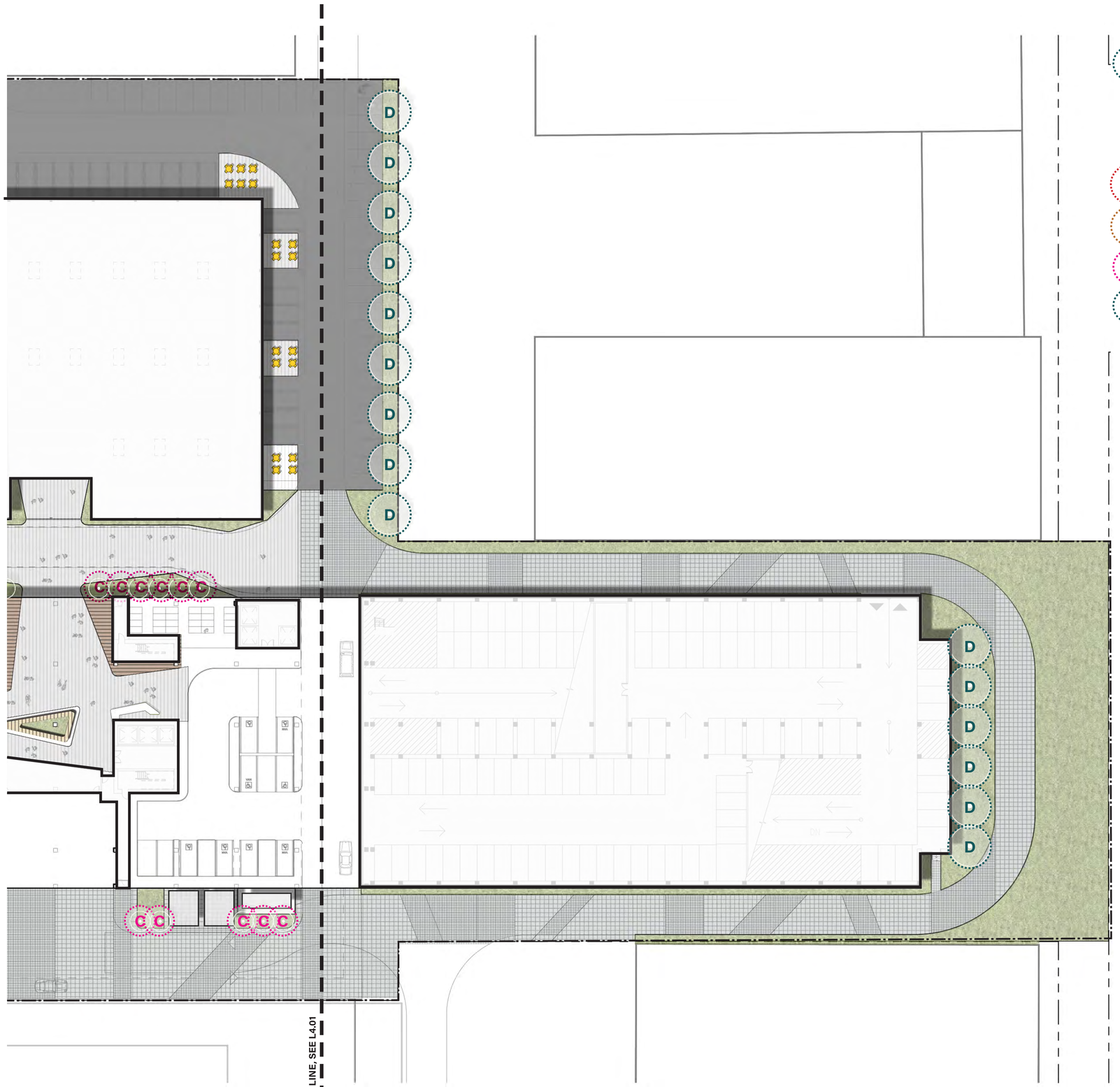

LEGEND

PROPOSED STREET TREES **18**

457 LF Street Frontage /1 Tree per 25 LF = 18 Street Tree Required

	SPECIES	SIZE	QTY	WUCOLS	NOTES
I	Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Atrractive bark, Seacoast Conditions

OTHER PROPOSED TREES **57**

	SPECIES	SIZE	QTY	WUCOLS	NOTES
A	Quercus agrifolia Coast Live Oak	60" box	3	VL	California native evergreen, habitat value, shade
B	Platanus racemosa California sycamore	36" box	11	M	California native evergreen, habitat value, shade
C	Arbutus x 'Marina' Marina Madrone	24" box	25	L	Multi-Trunk, habitat value, sculputral
D	Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Atrractive bark, Seacoast Conditions

TOTAL PROPOSED TREES **75**

PROPOSED SIZES **34% @ 24" box ; 62% @ 36" box; 4% @ 60" box**

TREE PLAN _ EAST 1
SCALE: 3/64"= 1'-0"

N

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TREE PLAN _ E

L3.02

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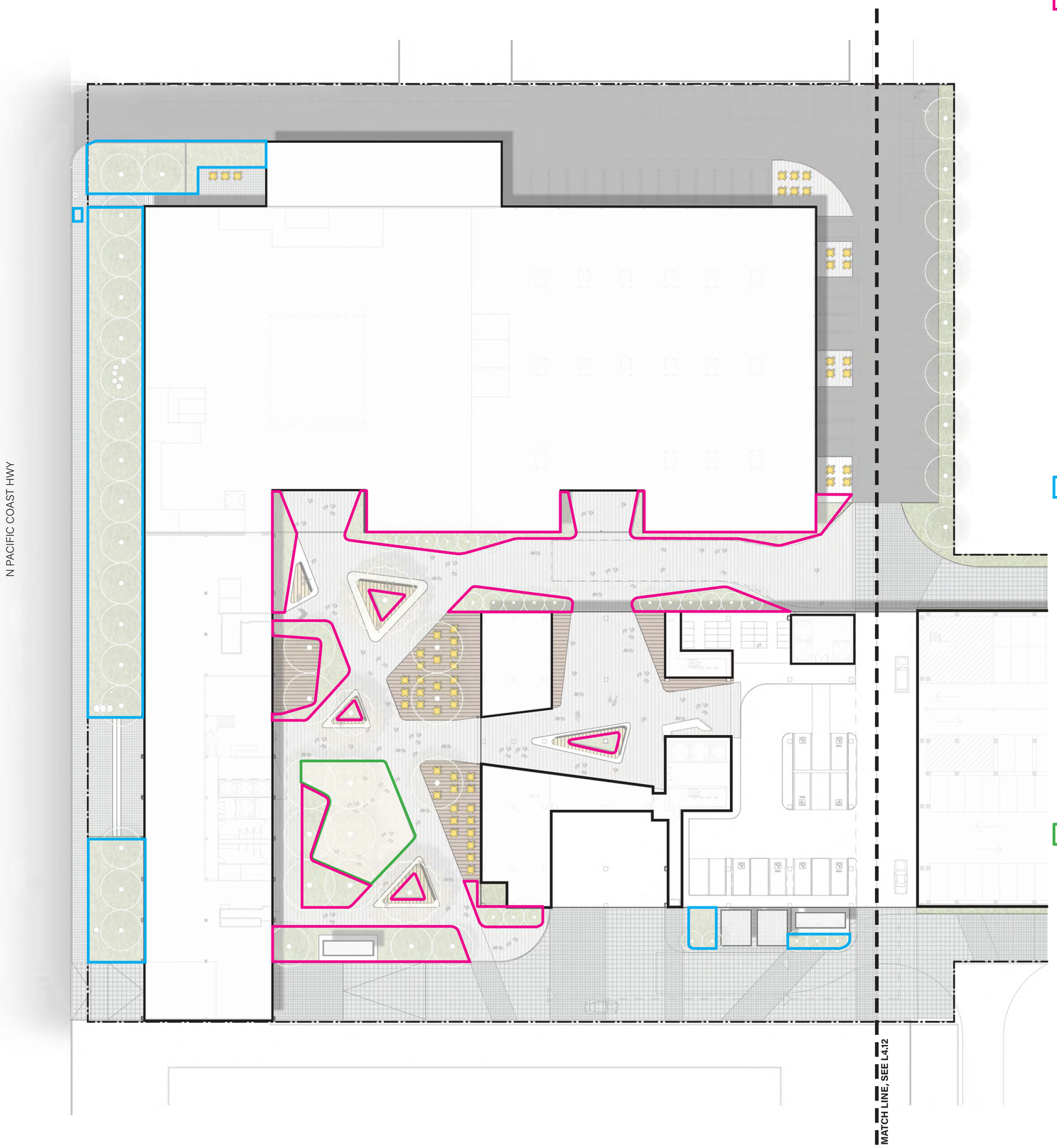

LEGEND

COURTYARD PLANTING 7,217 SQFT

SPECIES	SIZE	QTY	WUCOLS	NOTES
Eriogonum parvifolium Coast Buckwheat	5 gal	25% @ 36" o.c.	vL	CA native, habitat, bee pollinator plant
Salvia clevelandii Blue Sage	5 gal	25% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Eriogonum giganteum St. Catherine's Lace	5 gal	25% @ 48" o.c.	VL	CA native, habitat and butterfly plant
Arctostaphylos Pacific Mist Manzanita	5 gal	25% @ 36" o.c.	L	CA native,, habitat

Eriogonum parvifolium
Coast Buckwheat

Salvia clevelandii
Blue Sage

Eriogonum giganteum
St. Catherine's Lace

Rhamnus californica
California Coffeeberry

EDGE PLANTING 29,230 SQFT

SPECIES	SIZE	QTY	WUCOLS	NOTES
Salvia leucophylla Purple Leaf Sage	5 gal	20% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Arctostaphylos Pacific Mist Manzanita	5 gal	30% @ 36" o.c.	L	CA native, habitat
Rhamnus californica Coffeeberry	5 gal	20% @ 36" o.c.	VL	CA native, evergreen
Ceanothus grisius Horizontalis Carmel Creeper	5 gal	50% @ 36" o.c.	VL	CA native, evergreen, bee pollinator

Arctostaphylos 'Pacific Mist'

Rhamnus californica
Coffeeberry

Ceanothus grisius
Horizontalis Carmel Creeper

LAWN 2,284 SQFT

TOTAL PLANTED AREA **38,731 SQFT**

UNDERSTORY PLAN _ WEST 1
SCALE: 3/64"= 1'-0"

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UNDERSTORY PLAN _ W

L4.11

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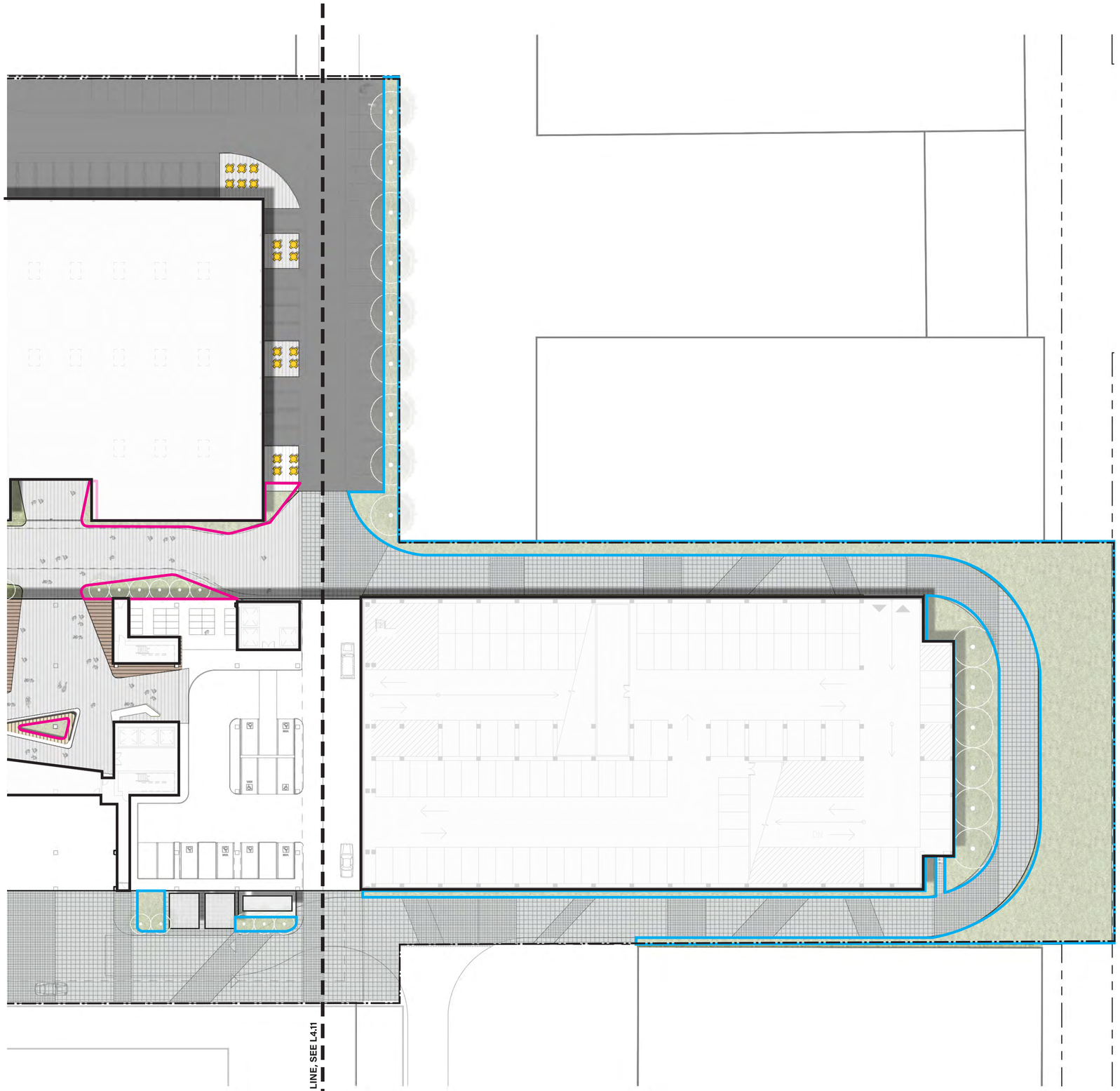


LEGEND

COURTYARD PLANTING — 7,217 SQFT

SPECIES	SIZE	QTY	WUCOLS	NOTES
Eriogonum parvifolium Coast Buckwheat	5 gal	25% @ 36" o.c.	vL	CA native, habitat, bee pollinator plant
Salvia clevelandii Blue Sage	5 gal	25% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Eriogonum giganteum St. Catherine's Lace	5 gal	25% @ 48" o.c.	VL	CA native, habitat and butterfly plant
Arctostaphylos Pacific Mist Manzanita	5 gal	25% @ 36" o.c.	L	CA native,, habitat

Eriogonum parvifolium
Coast Buckwheat

Salvia clevelandii
Blue Sage

Eriogonum giganteum
St. Catherine's Lace

Rhamnus californica
California Coffeeberry

EDGE PLANTING — 29,230 SQFT

SPECIES	SIZE	QTY	WUCOLS	NOTES
Salvia leucophylla Purple Leaf Sage	5 gal	20% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Arctostaphylos Pacific Mist Manzanita	5 gal	30% @ 36" o.c.	L	CA native, habitat
Rhamnus californica Coffeeberry	5 gal	20% @ 36" o.c.	VL	CA native, evergreen
Ceanothus grisius Horizontalis Carmel Creeper	5 gal	50% @ 36" o.c.	VL	CA native, evergreen, bee pollinator

Arctostaphylos 'Pacific Mist'

Rhamnus californica
Coffeeberry

Ceanothus grisius
Horizontalis Carmel Creeper

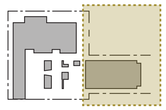
LAWN — 2,284 SQFT

TOTAL PLANTED AREA — 38,731 SQFT

UNDERSTORY PLAN _ EAST 1
SCALE: 3/64"= 1'-0"

Shubin Donaldson
LOS ANGELES OFFICE
3751 ROBERTSON BOULEVARD
CULVER CITY, CA 90232
310.204.0688

RELM
617 S. Olive Street, Suite 1110
Los Angeles, CA 90014
213.673.4400
www.RELMstudio.com



650-700 PCH
650 PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

Landscape Entitlement Package

SCALE: As indicated
DATE: 05.08.2020

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INCD.2019 SHUBIN + DONALDSON INC.

UNDERSTORY PLAN _ E

L4.12

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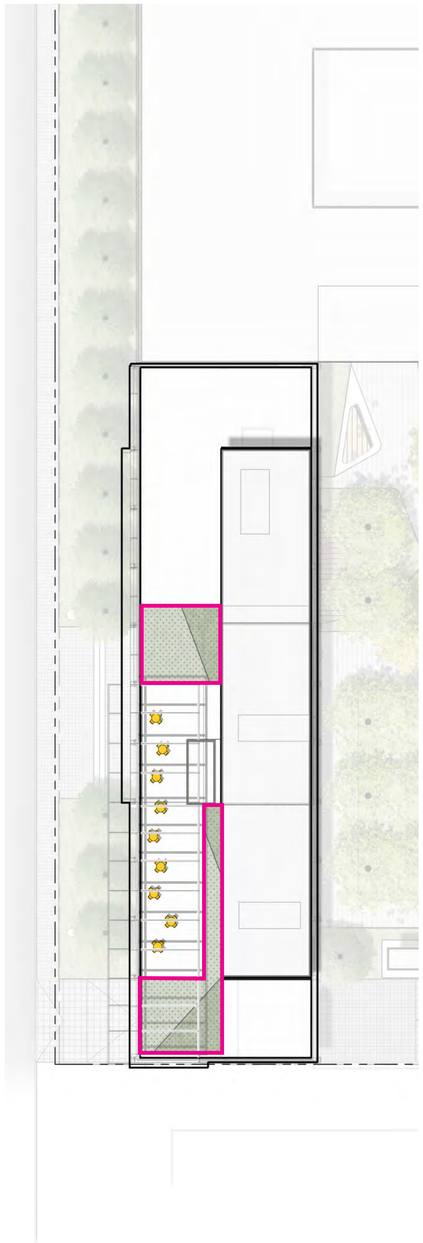
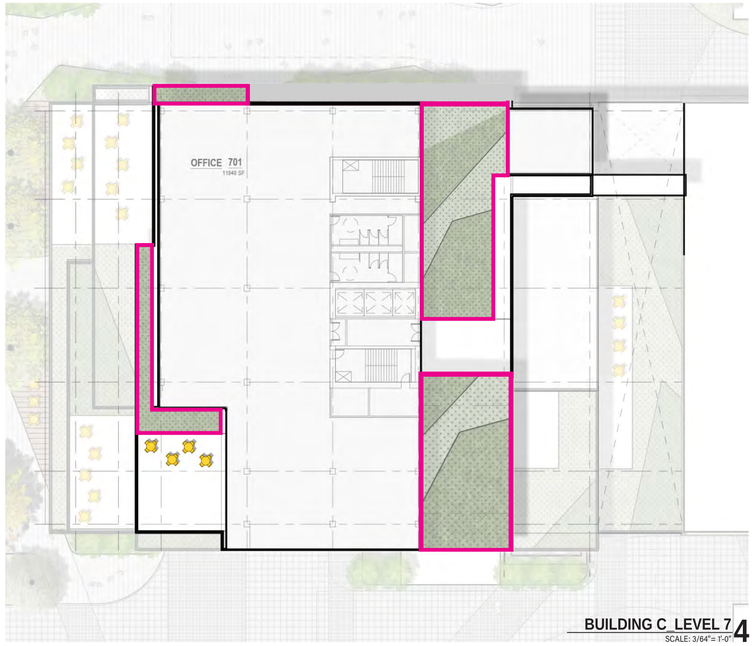
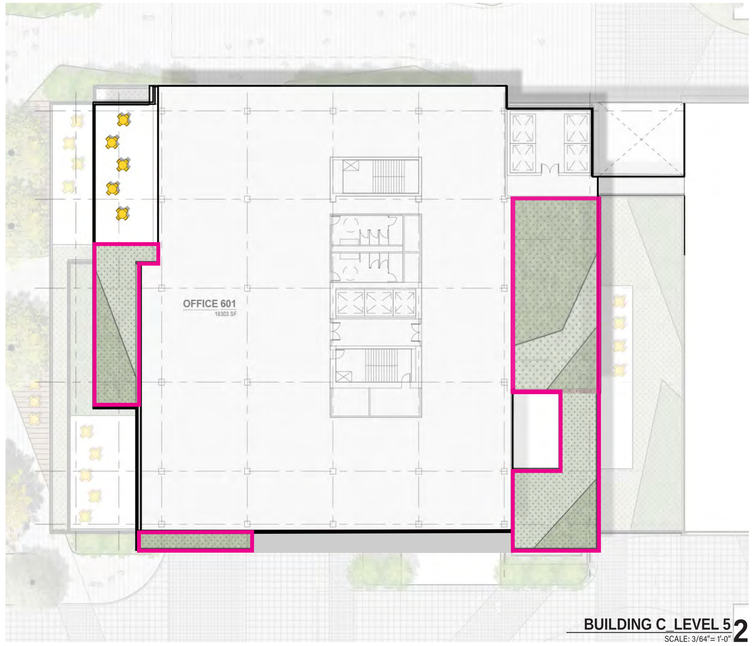


BUILDING A_ROOF TOP 5
SCALE: 3/64"= 1'-0"

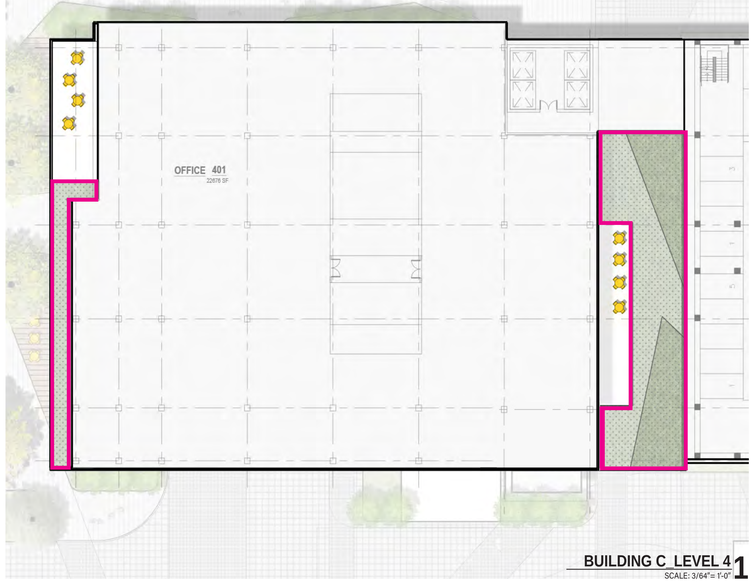


BUILDING C_LEVEL 7 4
SCALE: 3/64"= 1'-0"



BUILDING C_LEVEL 5 2
SCALE: 3/64"= 1'-0"

BUILDING C_LEVEL 6 3
SCALE: 3/64"= 1'-0"



BUILDING C_LEVEL 4 1
SCALE: 3/64"= 1'-0"

LEGEND

TERRACE PLANTING **13,109 SQFT**

SPECIES	SIZE	QTY	WUCOLS	NOTES
Eriogonum parvifolium Coast Buckwheat	5 gal	25% @ 36" o.c.	vL	CA native, habitat, bee pollinator plant
Salvia clevelandii Blue Sage	5 gal	25% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Eriogonum giganteum St. Catherine's Lace	5 gal	25% @ 48" o.c.	VL	CA native, habitat and butterfly plant
Arctostaphylos Pacific Mist Manzanita	5 gal	25% @ 36" o.c.	L	CA native,, habitat

Eriogonum parvifolium
Coast Buckwheat

Salvia clevelandii
Blue Sage

Eriogonum giganteum
St. Catherine's Lace

Rhamnus californica
California Coffeeberry

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UNDERSTORY PLAN _ PODIUMS

L4.13

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VESTING TENTATIVE PARCEL MAP No. 83129

FOR MERGER AND SUBDIVISION PURPOSES

LEGAL DESCRIPTION:
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

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

PARCEL 1: (PORTION OF 4138-006-031)

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970-ACRE PARCEL NO. 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66, PAGE 5, RECORD OF SURVEYS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2 DISTANT NORTH 0° 00' 20" WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3.4435-ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30, 1956 FROM SANTA FE LAND IMPROVEMENT COMPANY TO ROBERT LEONARD, JR., RECORDED JUNE 15, 1956 IN BOOK 51468, PAGE 151, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2 SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89° 59' 20" EAST ALONG SAID PARALLEL LINE 418.89 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955 FROM SANTA FE LAND IMPROVEMENT COMPANY TO DOUGLAS BUILDING CORPORATION, RECORDED JANUARY 5, 1956 IN BOOK 49965, PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 00' 20" EAST ALONG LAST SAID PARALLEL LINE (AND PROLONGATION THEREOF) 458.40 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 3.4435-ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID NORTHERLY LINE 418.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT THAT PORTION THEREOF LYING IN SEPULVEDA BOULEVARD AS SHOWN IN FINAL ORDER OF CONDEMNATION, RECORDED NOVEMBER 26, 1973, AS INSTRUMENT NO. 1384, OFFICIAL RECORDS.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 2: (4138-006-010)

THAT PORTION OF PARCEL 2 IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 66, PAGE 5 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 448.89 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID PARCEL 2, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 530.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN NORTHERLY LINE OF SAID PARCEL 2 SHOWN ON SAID RECORD OF SURVEY AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; SAID POINT OF INTERSECTION BEING ALSO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO THE DOUGLAS BUILDING CORPORATION, A CORPORATION, RECORDED ON FEBRUARY 13, 1957, AS INSTRUMENT NO. 790, IN BOOK 53622, PAGE 268 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND, NORTH 89° 59' 20" EAST 328.34 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 777.23 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE OF PARCEL 2; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH 0° 00' 20" EAST 199.00 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID ABOVE MENTIONED DEED, SOUTH 89° 59' 20" WEST 328.34 FEET TO A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 2 AND PASSES THROUGH THE POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, NORTH 0° 00' 20" WEST 199.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 3: (PORTION OF 4138-006-031)

THAT CERTAIN RECTANGULAR SHAPED PARCEL OF LAND IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 0.7689 OF AN ACRE PARCEL OF LAND AS DESCRIBED IN PARCEL 'C' OF DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957, IN BOOK 53662, PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL 'C' WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956, IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING DISTANT SOUTH 0° 00'20" EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952, IN BOOK 39314, PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 59' 20" EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE 30 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 'C'; THENCE SOUTH 0° 00' 20" EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 4: (4138-006-005)

THE NORTHERLY 220 FEET OF THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970 ACRE PARCEL NO. 2, AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66 PAGE 5, RECORD OF SURVEYS, OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2, DISTANT NORTH 0° 00' 20" WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3.4435 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30, 1956, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO ROBERT LEONARD JR., RECORDED JUNE 15, 1956 IN BOOK 51468 PAGE 151, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2, SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89° 59' 20" EAST ALONG SAID PARALLEL LINE 418.89 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND, DESCRIBED IN DEED DATED OCTOBER 24, 1955, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO DOUGLAS BUILDING CORPORATION, RECORDED JANUARY 5, 1956 IN BOOK 49965 PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 00' 20" EAST ALONG SAID PARALLEL LINE (AND PROLONGATION THEREOF) 458.40 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 3.4435 ACRE PARCEL ; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID NORTHERLY LINE 418.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING IN SEPULVEDA BOULEVARD AS SHOWN IN FINAL ORDER OF CONDEMNATION, RECORDED NOVEMBER 26, 1973, AS INSTRUMENT NO. 1384, OFFICIAL RECORDS.

LEGAL DESCRIPTION:
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND, BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESS RING THE FORMATIONS UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER, FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS, RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES OR FOR ANY OTHER PURPOSES, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243 PAGE 336, OF OFFICIAL RECORDS.

PARCEL 4A:

AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SURFACE DRAIN LINE CONVEYED IN A GRANT DEED RECORDED IN BOOK 52683, PAGE 123 OF OFFICIAL RECORDS, OVER THE EASTERLY 10 FEET OF THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND SITUATED IN THE CITY OF EL SEGUNDO, SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970 ACRE OF PARCEL 2, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 66 PAGE 5, RECORD OF SURVEYS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL 2, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955, FROM SANTA FE IMPROVEMENT CO., TO DOUGLAS BUILDING CORPORATION, RECORDED IN BOOK 49965 PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID PARALLEL LINE SOUTH 0° 00' 20" EAST 300.00 FEET TO A POINT IN THE LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET AT RIGHT ANGLES FROM A CERTAIN COURSE IN THE NORTHERLY LINE OF SAID PARCEL 2, SHOWN ON SAID RECORD OF SURVEY MAP, AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE SOUTH 89° 59' 20" WEST ALONG LAST SAID PARALLEL LINE 418.89 FEET TO A POINT IN THE WEST LINE OF SAID PARCEL 2; THENCE NORTH 0° 00' 20" WEST ALONG SAID WEST LINE BEING ALONG THE EASTERLY LINE OF SEPULVEDA BOULEVARD, 100 FEET IN WIDTH, A DISTANCE OF 317.94 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 3, AS SHOWN ON SAID RECORD OF SURVEY MAP; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, BEING ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 THE FOLLOWING COURSES AND DISTANCES; NORTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 59' 40", A DISTANCE OF 31.41 FEET; THENCE NORTH 89° 59' 20" EAST TANGENT TO LAST CURVE, A DISTANCE OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 160.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 09' 23", A DISTANCE OF 70.25 FEET TO POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 240.00 FEET, THROUGH A CENTRAL ANGEL OF 25° 09' 23", A DISTANCE OF 105.37 FEET; THENCE NORTH 89° 59' 20" EAST, TANGENT TO LAST CURVE, A DISTANCE OF 198.86 FEET TO THE POINT OF BEGINNING.

PARCEL 5: (4138-006-030)

THE NORTHERLY 220 FEET OF THAT CERTAIN RECTANGULAR SHAPED PARCEL OF LAND IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 0.7689 OF AN ACRE PARCEL OF LAND AS DESCRIBED IN PARCEL 'C' OF DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957, IN BOOK 53662 PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL 'C' WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956, IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING DISTANT SOUTH 0° 00' 20" EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952 IN BOOK 39314 PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 59' 20" EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE 30 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 'C'; THENCE SOUTH 0° 00' 20" EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER, FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS, RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES OR FOR ANY OTHER PURPOSES, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243 PAGE 336, OF OFFICIAL RECORDS.

PARCEL 6: (4138-006-032)

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66, AT PAGE 5, OF RECORD OF SURVEYS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL NO. 2, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 777.23 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 0° 00' 20"WEST ALONG LAST SAID PARALLEL LINE 1042.26 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 369.27 FEET; THENCE NORTHERLY ALONG SAID CURVE, TANGENT TO LAST COURSE, AN ARC DISTANCE OF 75.02 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 59' 20"EAST ALONG SAID NORTHERLY LINE 25.56 FEET TO A POINT IN THE ARC OF A CURVE CONCENTRIC WITH AND DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE HEREINABOVE DESCRIBED CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 344.27 FEET AN ARC DISTANCE OF 75.09 FEET TO A POINT DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE BEGINNING OF SAID CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTH 0° 00' 20"EAST, TANGENT TO LAST SAID CURVE, ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 802.23 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF 1042.28 FEET TO A POINT IN SAID LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 58' 02"WEST ALONG LAST SAID PARALLEL LINE 25.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20145, PAGE 298, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND (B) TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY BY DEED DATED AUGUST 23, 1945, RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, AT PAGE 336, OF SAID OFFICIAL RECORDS.

APN: 4138-006-030, 4138-006-031, 4138-006-010, 4138-006-005

EXCEPTIONS:
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   PURPOSE: PIPE LINES AND TELEGRAPH OR TELEPHONE LINES
   RECORDING DATE: IN BOOK 4244 PAGE 230, OF OFFICIAL RECORDS
   AFFECTS: PARCEL 1

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   PURPOSE: PIPE LINES
   RECORDING DATE: IN BOOK 6089 PAGE 349, OF OFFICIAL RECORDS
   AFFECTS: PARCEL 1

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   PURPOSE: SANITARY SEWER
   RECORDING DATE: DECEMBER 5, 1956
   RECORDING NO: 3453, OF OFFICIAL RECORDS
   AFFECTS: PARCELS 1 AND 3

5. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM MARIPOSA AVENUE, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT,

   RECORDING DATE: JANUARY 9, 1959
   RECORDING NO: 2059 IN BOOK D327 PAGE 552, OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND

EXCEPTIONS:
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: AGREEMENT
   RECORDING DATE: OCTOBER 20, 1961
   RECORDING NO: 4754, OF OFFICIAL RECORDS

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

   AFFECTS: PARCEL 1

7. AN UNRECORDED AGREEMENT DATED APRIL 26, 1957, TO HOMEWOOD DISTRIBUTING COMPANY FOR CONSTRUCTION AND OPERATION OF A SPUR TRACK, AS DISCLOSED BY DEED FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A KANSAS CORPORATION, RECORDED APRIL 23, 1969, AS INSTRUMENT NO. 244, OF OFFICIAL RECORDS.

   AFFECTS: PARCEL 3

8. A CERTIFICATE OF COMPLIANCE

   RECORDING DATE: MARCH 10, 1986
   RECORDING NO.: 86-300668, OF OFFICIAL RECORDS

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF STREET PARKING SPACE
   RECORDING DATE: SEPTEMBER 18, 1986
   RECORDING NO: 86-1242814, OF OFFICIAL RECORDS

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

   THE FOLLOWING MATTERS AFFECT PARCEL 6:

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

    IN FAVOR OF: RAYTHEON COMPANY, A DELAWARE CORPORATION
    PURPOSE: UTILITIES

VESTING TENTATIVE PARCEL MAP No. 83129

EXCEPTIONS:
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00100348-994-X59-kd DATED APRIL 29, 2019)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: RAILROAD
   RECORDING DATE: AUGUST 24, 1955
   RECORDING NO: 4138 IN BOOK 48754 PAGE 397 OF OFFICIAL RECORDS
   AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

4. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

   ENTITLED: MEMORANDUM AND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT (GROUND)
   LESSOR: 737 LAIRPORT PROPERTY II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   LESSEE: SBA 2012 TC ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
   RECORDING DATE: NOVEMBER 29, 2012
   RECORDING NO: 2012-1824151, OF OFFICIAL RECORDS

   THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

5. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,

   AMOUNT: $1,802,086.00
   DATED: MARCH 18, 2014
   TRUSTOR/GRANTOR 20807BELSHAW AVENUE PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   TRUSTEE: JPMORGAN CHASE BANK, N.A.
   BENEFICIARY: JPMORGAN CHASE BANK, N.A.
   RECORDING DATE: MARCH 21, 2014
   RECORDING NO: 2014-0285003, OF OFFICIAL RECORDS

6. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS INCLUDING ESTABLISHMENT OF MONUMENTS SHOWN ON

   MAP: RECORD OF SURVEY
   RECORDING DATE: JUNE 07, 2018
   RECORDING NO: IN BOOK 296, PAGES 76 THROUGH 79, RECORD OF SURVEY

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

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

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

9. ANY RIGHTS, CLAIMS OR INTERESTS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY A MAP DATED DECEMBER 19, 2018 LAST REVISED APRIL 17, 2019 OF AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY OR UNDER THE RESPONSIBLE CHARGE OF JEFFERY L. MAYS LS 6379, OF/FOR JRN CIVIL ENGINEERS, PROJECT/JOB NO. 17976.

   A. THE BUILDING ON THE NORTHERLY ADJOINING PROPERTY LIES ON THE NORTH LINE OF SURVEYED PROPERTY.
   B. THE BUILDING ON SURVEYED PROPERTY LIES ON THE SOUTH LINE THEREOF.
   C. SUBJECT PROPERTY IS USING THE WESTERLY ADJOINING PROPERTY FOR STORAGE AS EVIDENCED BY STORAGE CONTAINERS ENCLOSED BY A CHAIN LINK FENCE THAT IS ONLY ACCESSIBLE THROUGH SUBJECT PROPERTY.
   D. THERE IS A CELL TOWER AND DRAIN INLET ON THE NORTH SIDE OF SURVEYED PROPERTY.
   E. THERE IS A GAS METER ON THE EAST SIDE OF SURVEYED PROPERTY.

10. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

    THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

    THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

COMMENTS

DATES OF SURVEY . . . JANUARY 27, 2020

SITE ADDRESSES . . . . 650 & 700 SEPULVEDA BOULEVARD AND 737 LAIRPORT STREET
EL SEGUNDO, CA 90245

APN NO'S. . . . . 4138-006-031, 4138-006-010, 4138-006-005, 4138-006-030, 4138-006-032 & 4138-006-014

BOUNDARY LINES . . . THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THER MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD WITH NO GAPS OR GORES. THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINE(S) WITH NO GAPS OR GORES.

BASIS OF BEARINGS . . THE BEARING OF N00°00'20"W, AS SHOWN ON THE WEST LINE OF THE SUBJECT PROPERTY, PER BOOK 66, PAGE 5, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARKS . . . . FOUND LA COUNTY PUBLIC WORKS BENCHMARK NOT SHOWN ON SURVEY
BM#: BY10964
ELEVATION: 88.04' (NAVD88)
DESCRIPTION: DPW BM TAG IN W CB 10' N/O BCR @ NW COR LA CIENEGA BLVD.& PACIFIC CONCOURSE DR

UTILITIES . . . . . ABOVEGROUND AND BELOWGROUND UTILITIES SHOWN WERE LOCATED PER ALTA/NSPS STANDARDS 5.E.iv. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. THE EXTENT OF UNDERGROUND UTILITY MARKINGS, IF ANY, ARE SHOWN HEREON.

FLOOD INSURANCE
RATE MAP. . . . . ZONE "X" AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL NO. 06037C1770F EFFECTIVE DATE SEPTEMBER 26, 2008.

ZONING INFORMATION . . . ZONING INFORMATION WAS OBTAINED PER CITY OF EL SEGUNDO PLANNING & BUILDING SAFETY WEB MAP

GENERAL PLAN LAND USE DESIGNATION: CORPORATE OFFICE
ZONING: CORPORATE OFFICE

PARKING SPACES. . . THERE ARE APPROXIMATELY 278 PARKING SPACES LOCATED WITHIN THE PROPERTIES IN QUESTION, 12 SPACES BEING DESIGNATED AS HANDICAP ACCESSIBLE

PROJECT NOTES

PROJECT CONSISTS OF 1 GROUND LOT.

THOMAS BROTHERS GUIDE: 732-1G

GENERAL LAND USE: COMMERCIAL AND PARKING

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF EL SEGUNDO INFRASTRUCTURE SYSTEMS.

THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

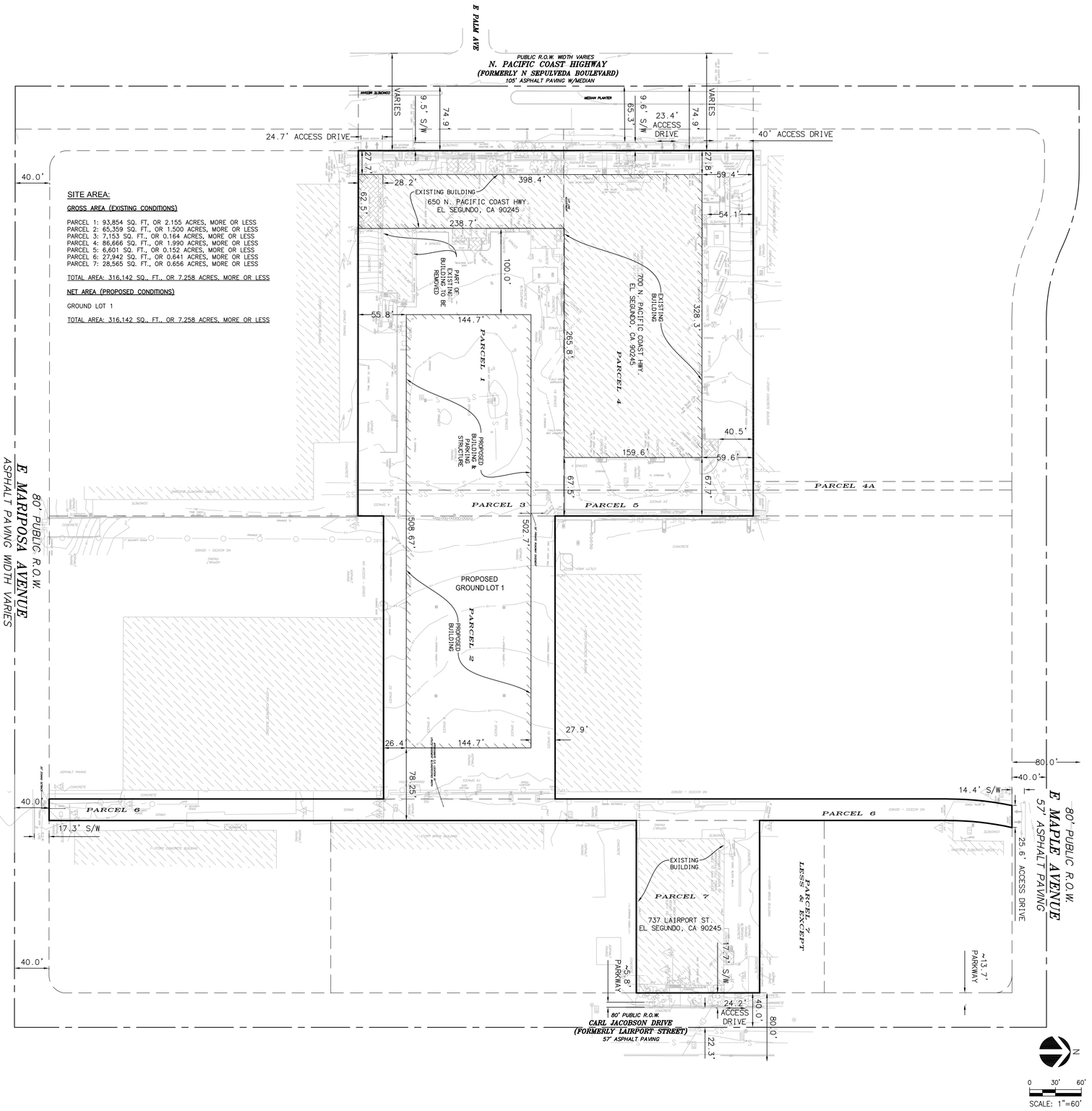
PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

PREPARED UNDER THE DIRECTION OF:

LICENSED LAND SURVEYOR CHRISTOPHER M. JONES No.8193 STATE OF CALIFORNIA

CHRISTOPHER JONES, PLS 8193
CHRIS.JONES@KPFF.COM

07/21/2020
DATE



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Los Angeles, CA 90017
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www.kpff.com

REVISIONS		
DATE	△	ISSUED FOR
07/21/20	1	UPDATE PARCEL AREAS

DATE	05/01/2020
PROJECT NUMBER	2000086
DRAWN BY	BN
CHECKED BY	CJ
SCALE	AS SPECIFIED

SHEET NUMBER

SHEET 2 OF 2

Planning Commission Agenda Statement

Meeting Date: June 26, 2025
Agenda Heading: PUBLIC HEARINGS
Item Number: B.4

TITLE:

Conditional Use Permit to Allow New Fitness Studio (Urban Golf Performance) at 139 Maryland Street (Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01).

RECOMMENDATION:

1. Adopt Resolution No. 2967, finding that the project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption ("New Construction or Conversion of Small Structures"), and conditionally approving Environmental Assessment No. EA-1395 and Conditional Use Permit No. 25-01.

2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

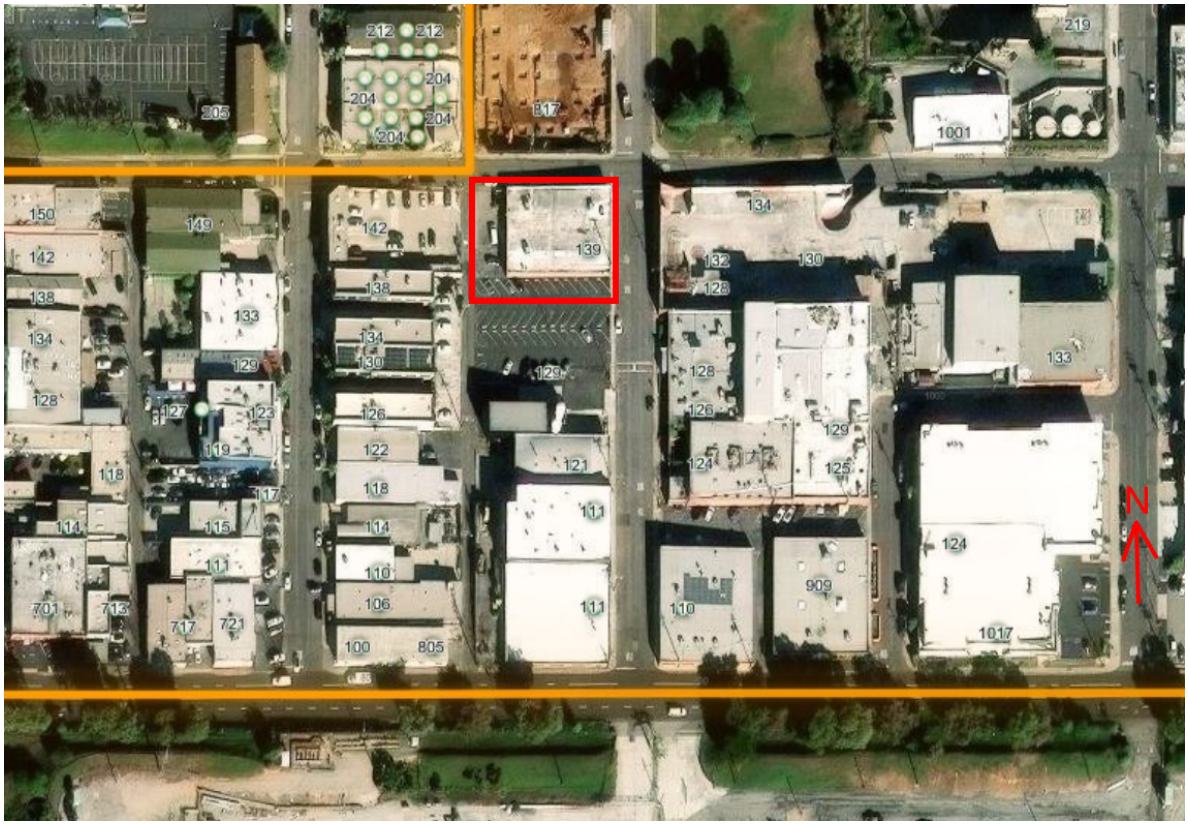
BACKGROUND:

On May 8, 2025, an application for Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01 was submitted to the Planning Division for a proposed 9,595 gross square-foot fitness studio primarily offering personal training services tailored to golf, located at 139 Maryland Street. The project application and plans were circulated to all City departments for comments, and no objections were received. After submittal of additional information, the project applications were deemed complete for processing on May 13, 2025. Subsequently, on June 12, 2025, a notice of public hearing was mailed to 58 property owners and tenants within a 300-foot and 150-foot radius, respectively. A public hearing notice was also published in the El Segundo Herald. No comments were received in response to the public notice.

Site Description

The subject property is located at 139 Maryland Street, at the southwest intersection of Maryland Street and East Franklin Avenue. The property is zoned Smoky Hollow East (SH-E), and measures 130 feet in depth along Maryland Street, and 143 feet in width along Franklin Avenue. The 18,590 square-foot property is currently developed with a 9,595 gross-square-foot one-story industrial building and a surface-level parking lot with 17 parking stalls. As illustrated in Figure No.1 below, the immediate area is developed with a mix of light industrial buildings to the south, west, and east. A multi-family structure, a new three-level parking structure and a vacant site are located to the north, across Franklin Avenue.

Figure No. 1 - Aerial view of site



The uses and zoning surrounding the subject property are summarized in the following table:

Table No. 1: Surrounding Land Uses

	Land Uses	Zones
North	Parking and Multi-Family Residential	Parking (P) and Multi-Family Residential (R-3) Zone
East	Industrial, R&D, and Office	Smoky Hollow East (SH-E)

		Zone
South	Industrial, R&D, and Office	Smoky Hollow West (SH-W) Zone
West	Industrial, R&D, and Office	Smoky Hollow West (SH-W) Zone

DISCUSSION:

Project Description

The applicant requests approval of a Conditional Use Permit (CUP) for a proposed new 9,595 gross square-foot fitness studio which will primarily offer personal training services similar to physical therapy and warm-up exercises tailored to golf. Additional features include six golf simulator bays and dedicated physical therapy services. The facility will also include retail space, cold plunge tubs, infrared sauna rooms, training areas for staff and bathroom/shower facilities for members. The facility will be open to the public (memberships will not be available) but reservations will be required for the use of amenities and services.

Conditional Use Permit

The Smoky Hollow Specific Plan (SHSP) defines a large fitness studio as an establishment 2,500 gross square feet or larger where exercise and related activities are performed for the purpose of physical fitness within the Smoky Hollow Specific Plan West and East Zones. Pursuant to Smoky Hollow Specific Plan § 2.2.3 Planning Commission approval of a CUP is required for a fitness studio use larger than 2,500 gross square feet within the Smoky Hollow East (SH-E).

In considering a CUP application, ESMC § 15-24-6(A) requires that the Planning Commission make all three findings in reference to the property and project under consideration. (Municipal Code language is *italicized,* followed by staff's analysis in normal type).

A. *The proposed location of the conditional use is in accord with the objectives of this Title and the purpose of the zone in which the site is located.*

The establishment of a fitness studio within the SHSP area is permitted subject to the approval of a CUP. The stated purpose of the Smoky Hollow Specific Plan and the Smoky Hollow East (SH-E) Zone is to promote new and existing businesses, sustain economic growth, and incorporate sustainability principles all while preserving the character and livability of adjacent residential neighborhoods. The zone permits a range of incubator businesses, small and medium industrial uses, research and development, and creative office uses. The

Smoky Hollow Specific Plan also permits public facilities, parking facilities, restaurants, and other commercial uses. Staff believes the integration of a fitness studio provides a transition from the high-density uses on the east side of Pacific Coast Highway to the lower-density commercial and residential uses to the west and provides a supportive use to the workers and residents in the area. Establishing a fitness studio at the project site will help facilitate the transformation of the SHSP area from an aging industrial area to a vigorous incubator district and major economic force in the City. Further, the proposed project does not change the overall land use of the site and does not introduce new uses to the SHSP area.

Located within a district that promotes both commercial and industrial development, the project encourages and fosters business growth, sustains the local economy, and integrates sustainability principles. The proposed fitness studio within an existing building reactivates an underutilized space and transforms it into a vibrant destination that promotes daily community engagement in a controlled manner as it will not operate outside its established business hours. Furthermore, appropriate conditions of approval are proposed to minimize community disruption, ensure compliance, and promote sustainable land use.

Therefore, staff believes that the project is consistent with the goals and intent of the SHSP, which is to preserve and enhance Smoky Hollow's intimate, small-town character, its history, authenticity, and fine-grained architectural scale. The proposed fitness studio supports this vision by reactivating underutilized space with a contemporary use that complements existing development patterns and contributes to the area's dynamic, entrepreneurial spirit. The project advances the transformation of Smoky Hollow into a vibrant creative, and economically resilient district that continues to serve the City.

B. *The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed fitness studio would operate within the Smoky Hollow Specific Plan area, where such use is conditionally permitted. The location is within an established commercial and industrial district, where similar activity levels and operating characteristics are anticipated and compatible. Since the proposed project is located within a developed area, it will not alter or interfere with the existing uses of the site nor will it introduce a non-permitted/non-compatible use. Specifically, this fitness studio is tailored for golf and its operations/amenities will not be detrimental to public health, safety, welfare, or be materially injurious to properties in the vicinity because it is a low-impact commercial use that generates minimal noise, traffic and environmental disruption compared to

heavier industrial or high-density commercial operations. Adequate parking will be provided on-site and seven parking spaces are provided off-site.

The project involves adaptive reuse of an existing structure, with no major structural modifications that would increase intensity or disrupt the area's established scale or character. The fitness studio will comply with all applicable building, fire, health, safety codes, including ventilation, sanitation, and occupancy standards which protect both patrons and the community.

Therefore, since the proposed use will operate in a manner that will not be detrimental and there will be no significant adverse impacts to the vicinity, this finding can be affirmatively made.

C. *The proposed conditional use will comply with each of the applicable provisions of ESMC Chapter 15-24.*

The proposed conditional use complies with the applicable provisions of ESMC Chapter 15-24 since proper notice and hearing were provided, proper hearing decisions and records will be complied with, and the required findings will be considered. Therefore, this finding can affirmatively be made.

Environmental Review

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), staff determined this project to be categorically exempt under Class 3 ("New Construction or Conversion of Small Structures"). Class 3 exempts projects involving the conversion of existing small structures in an urbanized area from one use to another from the preparation of environmental documents. The proposed project involves minor modifications to the exterior of a 9,595 square-foot building, does not involve the use of hazardous substances, and the surrounding area is not environmentally sensitive. Therefore, no further environmental review is required.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy A: Identify opportunities for new revenues, enhancement of existing revenues, and exploration of potential funding options to support programs and projects.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:

Jazmin Farias, Planning Technician
REVIEWED BY:
Eduardo Schonborn, AICP, Planning Manager
APPROVED BY:
Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:
1. Draft PC Reso 2967
2. Plans

RESOLUTION NO. 2967

A RESOLUTION BY THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1395 AND CONDITIONAL USE PERMIT NO. 25-01 FOR A NEW FITNESS STUDIO (URBAN GOLF PERFORMANCE) AT 139 MARYLAND STREET.

The Planning Commission of the City of El Segundo ("Commission" or "Planning Commission") does resolve as follows:

SECTION 1: The Commission finds and declares that:

A. On May 8, 2025, Urban Golf Pro LLC, DBA Urban Golf Performance (the "Applicant") submitted an application for Environmental Assessment ("EA") No. EA-1395 and Conditional Use Permit ("CUP") No. 25-01 to the Planning Division for a proposed 9,595 gross square foot fitness studio primarily offering personal training services tailored to golf. The proposal also includes six golf simulator bays, dedicated physical therapy services, retail space, cold plunge tubs, infrared sauna rooms, training areas for staff and bathroom/shower facilities for members at a property located at 139 Maryland Street, which is currently improved by one existing building;

B. The project site is currently developed with one legal conforming structure; comprised of a one-story industrial building and a surface parking lot with 17 parking stalls;

C. Community Development Department staff reviewed the Project applications for, in part, consistency with the General Plan, conformity with the El Segundo Municipal Code ("ESMC"), and Smoky Hollow Specific Plan, as well as the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq*., the "CEQA Guidelines");

D. The Project Site is in the Smoky Hollow East (SH-E) Zone, surrounded by Parking (P) Zone and Multi-Family Residential (R-3) Zone to the north, Smoky Hollow West (SH-W) Zone to the west, Heavy Manufacturing (M-2) Zone to the south, and Smoky Hollow East (SH-E) Zone to the east;

E. The Smoky Hollow Specific Plan (SHSP) defines a large fitness studio as an establishment 2,500 gross square feet or larger where exercised and related activities are performed for the purpose of physical fitness within the Smoky Hollow Specific Plan West and East Zones;

F. Pursuant to Smoky Hollow Specific Plan § 2.2.3, Planning Commission approval of a CUP is required for a fitness studio use larger than 2,500 gross square feet within the Smoky Hollow East (SH-E) Zone;

G. The project application and plans were circulated to all City departments for comments, and no objections were received. On May 13, 2025, the project application was deemed complete for processing;

H. On June 12, 2025, a notice of public hearing was mailed to 58 property owners and tenants within a 300-foot and 150-foot radius, respectively. A public hearing notice was also published in the El Segundo Herald on June 12, 2025;

I. On June 26, 2025, after notice issued pursuant to the requirements of the El Segundo Municipal Code, the Planning Commission held a duly noticed public hearing to review and consider the Project applications, and receive public testimony and other evidence regarding the application; and,

J. The Planning Commission considered all oral and written evidence as part of such hearing, including, without limitation, the information provided by City staff, public testimony, and the Applicant. This Resolution, and its findings, are made on the entire administrative record, including, without limitation, the evidence presented to the Commission at its June 26, 2025, public hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings.* The Commission finds that the following facts exist:

A. The subject site is located at 139 Maryland Street in the Smoky Hollow East (SH-E) Zone.

B. The proposed project is a 9,595 gross square foot fitness studio primarily offering personal training services tailored to golf. The fitness studio will operate in an existing 9,595 gross square foot building on a 18,590 square-foot lot.

C. The fitness studio will consist of six golf simulator bays, dedicated physical therapy services, retail space, cold plunge tubs, infrared sauna rooms, training areas for staff, and bathroom/shower facilities for facility members.

D. The required 24 parking spaces is provided by an existing on-site surface parking lot that will remain and by seven off-site parking spaces in the three level parking structure across the street at 817 East Franklin Avenue.

E. A Conditional Use Permit is required for a fitness studio located in the SHSP area pursuant to SHSP § 2.2.3, which requires a Conditional Use Permit.

SECTION 3: *Environmental Assessment.* The Planning Commission finds that the project

is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 ("New Construction or Conversion of Small Structures"), involving the conversion of an existing small structure in an urbanized area from one use to another where only minor modifications are made to the exterior of the structure and the structure does not exceed 10,000 square feet in floor area on sites zoned for such use and not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

SECTION 4: *General Plan and Zoning*. The Planning Commission finds and determines that the Project is consistent with the City's General Plan and the zoning regulations in the ESMC as follows:

A. The El Segundo General Plan Land Use designation for the site is Commercial and is consistent with the current zoning designation which is Smoky Hollow East (SH-E).

B. The Project is consistent with Land Use Element Policy LU4-2.1, which states that the City seeks to "revitalize and upgrade commercial areas, making them a part of a viable, attractive, and people-oriented commercial district." The proposed fitness studio within an existing building reactivates an underutilized commercial space and transforms it into a vibrant destination that promotes daily community engagement in a controlled manner as it will not operate outside of its established business hours and reservations will be required to utilize its services and amenities. The use supports community wellness, encourages physical activity, and brings economic activity to the area, thereby enhancing local vitality without introducing adverse effects.

C. The project supports Economic Development Element Policy ED1-2.1, which aims to "expand El Segundo's commercial base so that the diverse needs of the City's business and residential communities are met." Located within a district that promotes both commercial and industrial development, the project encourages the growth of new and existing business while contributing to sustained economic vitality. The proposed use retains the building's existing architectural features, preserving its postwar industrial character and authentic design in keeping with the unique identity of the Smoky Hollow area.

D. The project is consistent with Economic Development Element Policy ED1-1.1, which emphasized maintaining "economic development as one of the City's and the business and residential communities' top priorities." The proposed use requires discretionary approval of a CUP for the operation of fitness studios 2,500 gross square foot or larger which is a permitted land use within the Smoky Hollow East (SHE) zone. Approval of this project not only supports Policy ED1-1.1 but also aligns with the vision of the Smoky

Hollow Specific Plan, which encourages commercial and industrial development that fosters business growth, sustains local economy, and integrates sustainability principles.

E. The project site is consistent with Noise Element Policy N1-3.1 which "encourages site planning to be consistent with the existing and future noise environment." The studio will operate indoors and adhere to City noise ordinances. Any amplified sound or entertainment is not permitted without prior approval pursuant to Title 4, Chapter 8 of the ESMC.

SECTION 5: *Conditional Use Permit Findings.* Pursuant to ESMC § 15-24-6(A), the Planning Commission finds as follows:

A. *That the proposed location of the conditional use is in accord with the objectives of Title 15 and the purposes of the zone in which the site is located.*

The stated purpose of the Smoky Hollow Specific Plan and the Smoky Hollow East (SH-E) Zone is to promote new and existing businesses, sustain economic growth, and incorporate sustainability principles while preserving the character and livability of adjacent residential neighborhoods. The zone permits a range of incubator businesses, small and medium industrial uses, research and development, and creative office uses, and also permits public facilities, parking facilities, restaurants, and other commercial uses. The integration of a fitness studio provides a transition from the high-density uses on the east side of Pacific Coast Highway to the lower-density commercial and residential uses to the west. Establishing a fitness studio at the project site facilitates the transformation of the SHSP area from an aging industrial area to a vigorous incubator district and major economic force in the City. Further, the proposed project does not change the overall land use of the site and does not introduce new uses to the SHSP area.

Located within a district that promotes both commercial and industrial development, the project encourages and fosters business growth, sustains the local economy, and integrates sustainability principles. The proposed fitness studio within an existing building reactivates an underutilized building and transforms it into a vibrant destination that promotes daily community engagement.

B. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The fitness studio is tailored for golf and its operations/amenities will not be detrimental to public health, safety, welfare, or be materially injurious to properties in the vicinity because it is a low-impact commercial use that

generates minima noise, traffic, and environmental disruption compared to heavier industrial or high-density commercial operations. Adequate parking is provided on-site and seven parking spaces are provided off-site to accommodate the minimum parking requirement.

The proposed fitness studio will also not be detrimental to the public health, safety or welfare because the location is within an established commercial and industrial district where similar activity levels and operating characteristics are present. Further, the proposed project is located within a developed area and it will not alter or interfere with the existing uses in the area and it will not introduce a non-permitted/non-compatible use.

Lastly, the project involves adaptive reuse of an existing structure, with no major structural modifications that would increase intensity or disrupt the area's established scale or character. The fitness studio will comply with all applicable building, fire, health, safety codes, including ventilation, sanitation, and occupancy standards which protect both patrons and the community.

C. *That the proposed conditional use will comply with each of the applicable provisions of this Chapter:*

The proposed conditional use complies with the applicable provisions of ESMC Chapter 15-24 since proper notice and hearing were provided, proper hearing decision and records will be complied with, and the required findings will be considered. Therefore, this finding can affirmatively be made.

SECTION 6: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Environmental Assessment No. EA-1395 and Conditional Use Permit No. 25-01.

SECTION 7: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 8: The Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

SECTION 9: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 10: Except as provided in Section 9, this Resolution is the Commission's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 26th day of June 2025.

_____
Kevin Maggay, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Maggay	-
Inga	-
Christian	-
McCaverty	-
Taylor	-

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Joaquin Vazquez, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2967

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC"), Urban Golf Pro LLC, DBA Urban Golf Performance ("Applicant") agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01 ("Project Conditions"):

Zoning Conditions

1. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission on file. Any subsequent modification to the project as approved including, but not limited to the floor plan, shall be referred to the Director of Community Development Department for the approval of a determination regarding the need for Planning Commission review of the proposed modification.

2. Any subsequent modification to the project as approved (including change of use or business) shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.

3. This approval authorized the new 9,595 gross square foot fitness studio (Urban Golf Performance) located at 139 Maryland Street to operate within the Smoky Hollow East (SHE) zone.

4. The fitness studio (Urban Golf Performance) hours are limited to 6AM to 7PM Monday through Thursday, 6AM to 3PM on Fridays, and 7AM to 12PM on Saturdays. The premises will be closed on Sundays.

5. The new fitness studio (Urban Golf Performance) will primarily offer personal training services similar to physical therapy and warm-up exercises tailored to golf. Additional features include six golf simulator bays and dedicated physical therapy services. The facility will also include retail space, cold plunge tubs, infrared sauna rooms, training areas for staff and bathroom/shower facilities for members.

6. The new fitness studio will be open to the public and memberships will not be offered however, reservations to utilize its amenities and services will be required.

7. In accordance with the plans submitted on May 8, 2025, the fitness studio shall consist of one building described as follows:

   A 9,595 gross square foot one-story building comprised of a 399 square foot

clubhouse, 237 square foot conference room, 204 square foot lounge, 390 square foot employee lounge, 270 square foot recovery area and training recovery, 649 square foot training area, 1,335 square foot main activity area, 273 square foot putting lab, 110 square foot office space, and a combined 3,264 square foot area for a total of six bays.

One level surface parking lot providing a total of seventeen on-site parking spaces.

8. A total of 24 parking spaces are required for the new fitness studio.

9. The project site holds an off-site parking covenant agreement for seven designated off-site parking spaces located at 817 East Franklin Avenue. The seven designated off-site parking spaces will be temporally relocated to 129 Maryland Street during the construction process of the parking structure at 817 East Franklin Avenue. At the completion of the new proposed parking structure the designated seven off-site parking spaces will revert back to 817 East Franklin Avenue.

10. The project site shall uphold the established access and parking easements agreement for off-site parking.

11. No entertainment or dancing is permitted without prior approval pursuant to Title 4, Chapter 8 of the ESMC.

12. No amplified sound is permitted without prior approval pursuant to Title 4, Chapter 8 of the ESMC.

13. If complaints are received regarding excessive noise, parking, or other nuisances associated with the fitness studio, the City may, in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit.

14. The fitness studio shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.

15. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.

16. Plans submitted for plan check review (permitting process) with Building and Safety Division must include sheets containing a copy of Resolution 2967 and Conditions of Approval (COA).

17. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission after conducting a public hearing on the matter.

18. The Community Development Department and the Police Department must be

notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may be cause to schedule a hearing before the Planning Commission regarding the status of the conditional use permit.

Building Division Conditions

19. The project shall comply with the 2022 (or most current) California Building Standards Codes and City of El Segundo Amendments.

20. All Building and Safety Division comments on Planning Division discretionary review are preliminary. A complete code review will be done at the time of permit application.

21. It is the responsibility of the applicant to verify the existence of easements and clearly label them on the Site Plan. Structures may be prohibited from being constructed within easements without the easement holder's approval.

22. Building and Safety requires all commercial submittals to include all trades during the initial review sequence (Architectural, Structural, Mechanical, Electrical, Plumbing, LID, Geotechnical Review, Etc.).

23. This proposal classifies as a change of use to a more hazardous use. Building must be brought up to code and treated as "new." All code items related to new construction will comply with the most current code.

24. Please clarify whether the existing structure complies with current structural code requirements. If the building is an unreinforced masonry (URM) structure or is otherwise under-reinforced, it must be upgraded to meet the seismic reinforcement standards outlined in the current existing building code.

25. Provide allowable area building analysis per CBC 506.2, required for all new construction.

26. Automatic sprinkler system (NFPA-13) is required for change of use. [ESMC 903.2]

27. Compliance with Chapter 11B of the California Building Code will be required. (CBC 11B)

28. The project shall comply with California Building Standards.

29. Provide long-term and short-term bicycle parking. Please keep in mind that long term bicycle parking must be enclosed and accessible. [CGBSC 5.106.4]

30. Provide Solar Photovoltaic as required by prescriptive or performance energy compliance. Add a note to the plans that Solar Photovoltaic must be installed prior

to approval of final inspection and prior to occupancy of the building.

31. Provide electric vehicle (EV) parking spaces and accessible EVCS. [CGBSC 5.1.6.5.3 and 5.106.5.3.4]

32. Provide a 36-inch deep by equipment width (30-inch minimum) by six-foot six-inch high clear unobstructed work area from the face of the electrical panel to the finished surface of any adjacent retaining wall/shoring/property line wall or fence. [CEC 110.26(A)]

33. Provide a covered trash enclosure for new commercial building, route to and entrance must be accessible.

34. Cultural Development Program Fee is applicable to the project with valuation exceeding $2M.

Fire Department Conditions

35. All Fire Division comments on Planning Division discretionary review are preliminary. A complete code review will be done at the time of permit application.

36. The project shall comply with the 2022 CFC and local amendments.

37. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.

38. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the El Segundo Fire Department Municipal Code shall apply at the time the architectural plans are submitted for construction permits.

39. This is a change from Group B, S, M to Group A3, designed at 175 occupants in the Smoky Hollow Zone. The project is subject to the amended fire code provisions under ESMC section 903.2.

40. Automatic sprinkler system (NFPA-13) and sprinkler monitoring system (NFPA 72) is required for change of use. [ESMC 903.2]

41. Obtain a fire flow test. The fire flow results shall be dated within the last 6 months. The test flow shall be completed from the closest fire hydrant to the property. The minimum fire flow requirement is 2,000 GPM @20 PSI for 2 hours.

Miscellaneous Conditions

42. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment

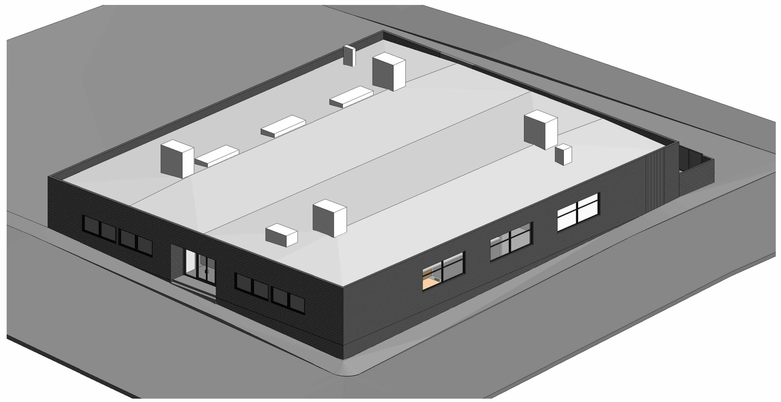
No. EA-1395 and Conditional Use Permit No. CUP 25-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01 the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By singing this document, the undersigned certifies that the Applicant, or duly authorized agent has read, understood, and agrees to the conditions listed in this document and affirms that he or she has the legal authority to bind the Applicant through his or her signature below.

_____
Mackenzie Todd, Founder and CEO
Urban Golf Pro LLC

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

139 MARYLAND ST.



VICINITY MAP

CODE

BUILDING CODE:	2022 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2022 CA MECHANICAL CODE, (TITLE 24, PART 4) BASED ON THE 2018 UNIFORM MECHANICAL CODE
PLUMBING CODE:	2022 CA PLUMBING CODE (TITLE 24, PART 5) BASED ON THE 2018 UNIFORM PLUMBING CODE
ELECTRICAL CODE:	2022 CA ELECTRICAL CODE (TITLE 24, PART 3) BASED ON THE 2017 NATIONAL ELECTRIC CODE
ENERGY CODE:	2022 CA ENERGY CODE (TITLE 24, PART 6)
GREEN CODE:	2022 CA GREEN BUILDING CODE (TITLE 24, PART 11)

PROJECT DIRECTORY

OWNER

NAME: UGP

ADDRESS: 139 MARYLAND ST
EL SEGUNDO, CA 90245

ARCHITECT

NAME: BREAKFORM DESIGN
ADDRESS: 127 ARENA STREET
EL SEGUNDO, CA 90245
PHONE NO.: 310-322-3700

STRUCTURAL ENGINEER

NAME: ANDY ALEXANDER & ASSOCIATES
ADDRESS: 1615 GRAMERCY AVE
TORRANCE, CA 90501
PHONE #: 209-595-9876

MEP & TITLE 24

NAME: A & N DESIGN GROUP, INC.
ADDRESS: 21550 OXNARD ST, SUITE 300
WOODLAND HILLS, CA 91367
PHONE #: 818-288-4361

PROJECT INFORMATION

PROJECT SUMMARY:	TENANT IMPROVEMENT OF AN EXISTING ONE STORY OFFICE BUILDING. REPAINT ALL EXTERIOR WALL, DEMOLISH AN OPENING FOR NEW ENTRANCE, NEW NON STRUCTURAL INTERIOR PARTITION WALL, IMPROVEMENT OF MECHANICAL, ELECTRICAL AND PLUMPING; CHANGE OF USE FROM INDUSTRIAL/MANUFACTURING TO LARGE FITNESS
PROJECT ADDRESS:	139 MARYLAND ST. EL SEGUNDO, CA 90245
LOT SIZE:	130' X 143'
LOT AREA:	18,590 SF
ASSESSOR'S PARCEL #:	4135021018, 4135021017, & 4135021016
BLOCK:	3
ZONING:	SHE (SMOKY HOLLOW EAST)
USE:	LARGE FITNESS
HEIGHT LIMIT:	35' - 0"
BUILDING SQUARE FOOTAGE:	9,595 SF
BUILDING HEIGHT:	14' - 0"
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	B
ALLOWABLE AREA:	23,000 SF FOR NON-SPRINKLERED, B OCCUPANCY BUILDING (PER CBC 506)
NUMBER OF STORY:	1
PARKING PROVIDED:	17 PARKING SPACES ON-SITE, 7 PARKING SPACES OFF-SITE
SPRINKLER:	NONE 1

NOTE: A SEPARATION APPLICATION AND PERMIT WILL BE REQUIRED FOR:
A. SOLAR PLAN TO COMPLY WITH SYSTEM LISTED IN CFIR
B. BLOCK WALLS/FENCING PERMIT
C. DEMOLITION PERMIT

CALCULATIONS

OCCUPANCY LOAD (CBC TABLE 1004.5)

OCCUPANCY	SF	FACTOR	LOAD
CLUBHOUSE	399 SF	15 SF/P	27 P
CONFERENCE ROOM	237 SF	15 SF/P	16 P
BAY 5 SEATING PORTION	175 SF	15 SF/P	12 P
LOUNGE	204 SF	15 SF/P	14 P
EMPLOYEE LOUNGE	390 SF	15 SF/P	26 P
RECOVERY AREA & TRAINING RECOVERY	270 SF	15 SF/P	18 P
TRAINING AREA	649 SF	50 SF/P	13 P
MAIN ACTIVITY AREA	1,335 SF	50 SF/P	27 P
PUTTING LAB	273 SF	150 SF/P	2 P
OFFICE	110 SF	150 SF/P	1 P
BAY 1	510 SF	150 SF/P	3 P
BAY 2	510 SF	150 SF/P	3 P
BAY 3	510 SF	150 SF/P	3 P
BAY 4	510 SF	150 SF/P	3 P
BAY 5 (W/OUT SEATING)	539 SF	150 SF/P	4 P
BAY 6	510 SF	150 SF/P	3 P
TOTAL:			**175 PERSONS / OCCUPANTS**

1

PLUMBING (CPC TABLE 422.1)

		REQ.	PRV.
WATER CLOSETS			
- MALE	(2 : 52-100) =	6	7
- FEMALE	(4 : 51-100)		
URINAL	(1 : 100) =	1	0
LAVATORIES			
- MALE	(2 : 76-150) =	4	8
- FEMALE	(2 : 51-100)		
BATHTUBS OR SHOWERS	=	0	7
DRINKING FOUNTAINS			
- PERSONS (1: PER 150)	=	1	1
SERVICE SINK OR LAUNDRY TRAY	=	1	1

OCCUPANCY LOADS: 79 MALE / 79 FEMALE

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Sheet Number	Sheet Name
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A0.02 A	ACCESSIBILITY NOTES & DETAIL
A0.02 B	ACCESSIBILITY NOTES & DETAIL
A0.02 C	ACCESSIBILITY NOTES & DETAIL
A0.04 A	GREEN BUILDING CHECKLIST
A0.04 B	GREEN BUILDING CHECKLIST
A0.04 C	GREEN BUILDING CHECKLIST
A0.04 D	GREEN BUILDING CHECKLIST
A0.05	SPECS / RESEARCH REPORTS
A0.06	WINDOW AND DOOR SCHEDULE
A0.07 A	WALL & FLOOR TYPES
A0.08 A	GENERAL DETAILS
A0.08 B	GENERAL DETAILS
A0.08 C	GENERAL DETAILS
A0.09	FIRE LIFE SAFETY
A1.00	SITE PLAN
A1.01	PLOT PLAN
A2.00	EXISTING PLANS
A2.01	EXISTING PLANS
A2.10	PROPOSED PLANS
A2.11	PROPOSED PLANS
A3.00	EXISTING ELEVATIONS
A3.10	PROPOSED ELEVATIONS
A3.20	PROPOSED COLOR ELEVATIONS
A4.00	EXISTING SECTIONS
A4.10	PROPOSED SECTIONS
A5.00	ENLARGED PLANS
A5.10	ENLARGED PLANS
A6.00	REFLECTED CEILING PLAN
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S1.01	GENERAL NOTES
S1.10	CONCRETE SECTIONS
S1.11	CONCRETE SECTIONS
S1.20	CMU SECTIONS
S1.30	LIGHT GAGE SECTIONS
S1.31	LIGHT GAGE SECTIONS
S1.40	OPENING/MECH'L SECTIONS
S2.00	FOUNDATION PLAN
S2.10	CEILING FRAMING PLAN
S2.20	ROOF FRAMING PLAN
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M1.2	MECHANICAL NOTES
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M2.2	MECHANICAL ROOF PLAN
M3.1	MECHANICAL DETAILS
M3.2	MECHANICAL DETAILS
M4.1	T-24 COMPLIANCE REPORT
M4.2	T-24 COMPLIANCE REPORT
4.ELECTRICAL	
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E003	TITLE-24 INDOOR
E101	ELECTRICAL SPECIFICATIONS
E201	SINGLE LINE DIAGRAM
E301	PANEL SCHEDULES
E401	ELECTRICAL SITE PLAN
E501	FIRST FLOOR POWER PLAN
E502	ROOF POWER PLAN
E601	FIRST FLOOR LIGHTING PLAN

SHEET INDEX

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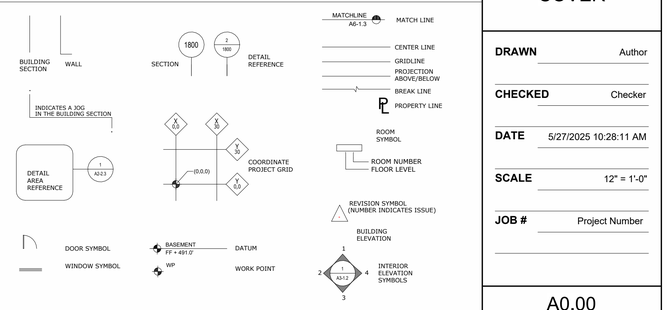
P1.2	PLUMBING CALCULATIONS
P1.3	PLUMBING SPECIFICATIONS
P2.1	PLUMBING SANITARY WASTE & VENT FLOOR PLAN
P3.1	PLUMBING DOMESTIC WATER & GAS FLOOR PLAN
P4.1	PLUMBING ROOF PLAN
P5.1	PLUMBING RISER DIAGRAMS
P6.1	PLUMBING DETAILS
P6.2	PLUMBING DETAILS

ABREVIATIONS & SYMBOLS

&	And	BLKG	Blocking	D	Deep, Depth	EXP	Expansion	GALV	Galvinized	JT	Joint	N	North	P.T.D.	Paper Towel Dispenser	SIM	Similar	T.P.D.	Toilet Paper Dispenser
<	Angle	BM	Beam	DBL	Double	EXPO	Exposed	G.B.	Grab Bar			N.I.C.	Not in Contract	PTN	Partition	SLDG	Siding	T.S.	Top of Steel
@	At	BOT	Bottom	DET	Detail	EXT	Exterior	G.I.	Galvanized Iron	KIT	Kitchen	NO	Number			SPEC	Specification	TV	Television
℄	Centerline	BR	Bedroom	D.F.	Drinking Fountain			GL	Glass, Glazing			NOM	Nominal	Q.T.	Quarry Tile	SQ	Square	T.O.W.	Top of Wall
⌀	Diameter or Round	BSMT	Basement	DIA	Diameter	F.A.	Fire Alarm	GND	Ground	LAM	Laminate	N.S.	No Scale			S.S.	Stainless Steel	TYP	Typical
⊥	Perpendicular	B.U.R.	Built Up Roofing	DIM	Dimension	F.D.	Floor Drain	GR	Grade	LAV	Lavatory	N.T.S.	Not to Scale	R	Riser	SSK	Service Sink		
#	Number			DISP	Dispenser	FDN	Foundation	GYP	Gypsum	L.F.	Lineal Foot			RAD	Radius	STD	Standard	UNF	Unfinished
(E)	Existing	CAB	Cabinet	DN	Down	F.E.	Fire Extinguisher			L.H.	Left Hand	O/	Over	R.D.	Roof Drain	STL	Steel	U.O.N.	Unless Otherwise Noted
		CARP	Carpet	D.O.	Door Opening	F.E.C.	Fire Extinguisher	H	High	LKR	Locker	OA	Overall	REF	Reference	STOR	Storage	UR	Urinal
AB	Anchor Bolt	C.B.	Catch Basin	DR	Door	Cab		H.B.	Hose Bib	L.R.	Living Room	OBSC	Obscure	REFR	Refrigerator	STRUCT	Structrual		
A/C	Air Conditioning	CEM	Cement	DS	Downspout	F.G.	Finish Grade	H.C.	Hollow Core	LT	Light	O.C.	On Center	REINF	Reinforced or Reinforcing	SUSP	Suspended	VERT	Vertical
A.C.	Asphaltic Concrete	CER	Ceramic	D.S.P.	Dry Standpipe	F.H.C.	Fire Hose Cabinet	HCP	Handicapped	LVR	Louver	O.D.	Outside Diameter	REQ	Required	SW	Switch	VEST	Vestibule
ACT	Acoustical Tile	C.I.	Cast Iron	DWG	Drawing	FIN	Finish	HDWR	Hardware			O.F.D.	Overflow Drain	RESIL	Resilient	SYM	Symmetrical	V.I.F.	Verifiy in Field
ACOUS	Acoustical	CLG	Ceiling	DWR	Drawer	FLASH	Flashing	HDWD	Hardwood	MATL	Material	OFF	Office	REV	Revised	SYS	System	VOL	Volume
ADJ	Adjustable	CLO	Closet			FLR	Floor	H.M.	Hollow Metal	MAX	Maximum	O.H.	Overhang	RFG	Roofing				
A.F.F.	Above Finish Floor	CLR	Clear	E	East	FLUOR	Fluorescent	HORIZ	Horizontal	M.B.	Machine Ball	OVHD	Overhead	R.H.	Right Hand	T	Tread	W	West
ALT	Alter or Alternate	CMU	Concrete Masonry Unit	EA	Each	F.O.C.	Face of Concrete	HR	Hour	MECH	Mechanical	OPNG	Opening	RM	Room	T.B.	Towel Bar	W/	With
ALUM	Aluminum	CNTR	Counter	EJ	Expansion Joint	F.O.F.	Face of Finish	HT	Height	MEMB	Membrane	OPP	Opposite	R.O.	Rough Opening	T&G	Tongue and Groove	W.H.	Water Heater
ANOD	Anodized	COL	Column	EL	Elevation	F.O.M.	Face of Masonry	HVAC	Heating, Ventilation	MET	Metal			RWD	Redwood	T.O.C.	Top of Curb	W/O	Without
A.P.	Access Panel	CONC	Concrete	ELEC	Electrical	F.O.S.	Face of Stud		and Air Conditioning	MFR	Manufacture	PC	Piece			T.O.D.	Top of Drain	W.C.	Water Closet
APPROX	Approximate	CONN	Connection	ELEV	Elevation	FPRF	Fireproof	H.W.	Hot Water	MH	Manhole	P.D.	Planter Drain	S	South	TEL	Telephone	WD	Wood
ARCH	Architectural	CONST	Construction	EMER	Emergency	FR	Frame			MIN	Minimum	PL	Plate	S.C.	Solid Core	TEMP	Tempered, Temperature	WP	Waterproof
ASPH	Asphalt	CONT	Continuous	ENCL	Enclosure	FS	Full Size	I.D.	Inside Diameter	MIR	Mirror	P.L.	Property Line	SCHED	Schedule	TER	Terrazzo	WPM	Waterproof Membrane
		CONTR	Contractor	E.O.S.	Edge of Slab	FT	Foot, Feet	INCL	Including	MISC	Miscellaneous	PLMG	Plumbing	SECT	Section	THK	Thick, Thickness	WSCT	Wainscot
BD	Board	CORR	Corridor	EQ	Equal	FTG	Footing	INSUL	Insulation	M.O.	Masonry Opening	PLAM	Plastic Laminate	SEP	Separation, Separate	THR	Threshold	W.S.P.	Wet Standpipe
BITUM	Bituminous	C.T.	Ceramic Tile	EQUIP	Equipment	FURR	Furring, Furred	INT	Interior	M.R.	Moisture Resistant	PLAS	Plaster	SH	Shelf	TOIL	Toilet	WT	Weight
BLDG	Building	CTR	Center	E.W.	Each Way	FUT	Future			MTD	Mounted	PLYWD	Plywood	SHR	Shower	T.O.P.	Top of Pavement		
BLK	Block	CTSK	Countersunk	E.W.C.	Electric Water Cooler			JAN	Janitor	MUL	Mullion	PR	Pair	SHT	Sheet	T.O.S.	Top of Slab		
		C.W.	Cold Water	EXIST	Existing	GA	Gauge	JST	Joist			PT	Paint			T.P.D.	Toilet Paper Dispenser		



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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

UGP - 139 MARYLAND ST.

Revision Schedule

Revision Number	Revision Date
1	5/21/2025

COVER

DRAWN Author
CHECKED Checker
DATE 5/27/2025 10:28:11 AM
SCALE 12" = 1'-0"
JOB # Project Number

A0.00

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN FROGRESS AND UNTIL THE JOB IS COMPLETED.

2. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.

3. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. GC TO ESTABLISH PROCEDURES W/ BLDG. OWNER.

4. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION.

5. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.

6. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.

7. DEBRIS REMOVAL MUST BE PERFORMED USING THE FREIGHT ELEVATOR WHEN APPLICABLE. CONTACT THE BUILDING MGMT. OFFICE TO OBTAIN SCHEDULE FOR THE USE OF THE FREIGHT ELEVATOR(S) PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE. WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.

8. IF DIRECTED BY BUILDING MANAGEMENT, ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES, (INCLUDING DOWNLIGHTS & FLUORESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND REUSED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF.

9. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

11. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN IT'S INTENDED PURPOSE.

12. ALL EXISTING FLOOR MOUNTED OUTLETS, WHERE NOTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR TO ACCEPT NEW FLOOR COVERING.

13. ALL EXISTING CEILING TILES TO REMAIN U.O.N. ALL BROKEN, PARTIAL, STAINED, OR DAMAGED TILES SHALL BE REPLACED.

14. ALL EXISTING LIGHT FIXTURES SHALL BE CLEANED OF DUST, WRAPPED FOR PROTECTION & STORED FOR RE-USE.

15. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.

16. RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.

17. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.

18. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.

19. CAREFULLY REMOVE ALL EXISTING WALL COVERING AT EXISTING PARTITIONS AND/OR COLUMNS, AS NOTED.

20. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.

21. STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.

22. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE RATING IS MAINTAINED.

SAFETY NOTES:

1. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTYDURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.

2. THE CONTRACTOR SHALL PROVIDE GUEST PROTECTION FROM ALL AREAS OF WORK.

3. THE CONTRACTOR SHALL PROTECT ADJOINING AREAS FROM NOISE, DUST, DIRT FIRE HAZARDS, ETC.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF MATCHING BUILDING LINES AND LEVELS BETWEEN NEW AND EXISTING CONSTRUCTION. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.

3. CONTRACTOR SHALL RELOCATE OR CAP OFF EXISTING UTILITY LINES AS REQUIRED. COORDINATE WITH ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

4. EXISTING CONSTRUCTION WHICH IS TO REMAIN BUT IS DAMAGED DURING CONSTRUCTION SHALL BE REFINISHED AGED OR REPAIRED TO ORIGINAL CONDITION OR BETTER.

5. MATERIALS USED FOR NEW CONSTRUCTION, UNLESS SPECIFIED OR INDICATED OTHERWISE, SHALL MATCH EXISTING ADJACENT MATERIALS, CONSTRUCTION AND FINISHES.

6. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY.

7. THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER IN AN AREA DESIGNATED BY THE OWNER FOR THE PURPOSE OF COLLECTING TRASH AND SHALL PROVIDE FOR ITS REMOVAL FROM THE SITE TO A LEGAL DISPOSAL SITE.

8. ALL HOLES IN CONCRETE SLABS LEFT AFTER REMOVAL OF PIPES, CONDUITS, ETC., ARE TO BE FILLED WITH POR-ROCK OR SOLID CONCRETE. REFER TO ANY DETAILS WITHIN DRAWING SET FOR FURTHER INFORMATION.

9. THE GENERAL CONTRACTOR SHALL VERIFY SALVAGE REQUIREMENTS OF ALL FURNITURE, FIXTURES AND EQUIPMENT WITH THE OWNER TO DEMOLITION.

10. SURFACE CRACKS AND VOIDS SHALL BE TUCK POINTED OR PATCHED.

11. ALL SURFACES TO BE FINISHED SHALL BE PREPARED IN ACCORDANCE WITH FINISH MANUFACTURERS RECOMMENDATIONS.

12. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, AND FRAMES FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT AND OTHER ITEMS REQUIRING SAME.

13. PLEASE RECYCLE DEMOLITION & CONSTRUCTION WASTE. ASK ABOUT POSSIBLE DUMP SITES.

14. THE CONTRACTOR SHALL COMPLY W/ ALL 0.S.H.A. REQUIREMENTS.

15. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED & VISIBLE WHEN THE UNIT IS GLAZED.

16. PENETRATIONS OF FIRE-RATED FLOORS OR FLOOR-CEILING ASSEMBLIES SHALL BE PROTECTED BY THROUGH-PENETRATION FIRE STOPS HAVING AN "F" OR "T" RATING. A "T" RATING IS REQUIRED WHERE PENETRATIONS ARE NOT CONTAINED IN THE WALL AT THE POINT THEY PENETRATE THE FLOOR OR WHERE THEY ARE LARGER THAN A 4" (IO0mm) PIPE OR 16 SQ IN (IO32mm SQ) IN AREA. UBC SEC 710.3 EX 5

CODE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY TO THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRIC CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE AND ALL LOCAL CODES, REGULATIONS, LAWS & ORDINANCES GOVERNING CONSTRUCTION . SECURITY IN THIS JURISDICTION.

2. METAL FABRICATION SHALL CONFORM TO C.B.C. AND STANDARDS OF A.S.T.M., A.I.S.C., A.W.S. AND S.S.P.C. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE CODE REGULATIONS.

3. DEPARTMENT OF INDUSTRIAL RELATIONS DIVISION OF INDUSTRIAL SAFETY (O.S.H.A.) REQUIREMENTS. CONTRACTOR SHALL PROVIDE OCCUPANCY SIGNAGE PER LOCAL BUILDING REQUIREMENTS AND/OR FIRE DEPARTMENT REQUIREMENTS.

4. OCCUPANCY SIGNAGE SHALL BE PLACED PER LOCAL CODE & FIRE DEPARTMENT REQUIREMENTS AS APPLICABLE.

5. ALL REQUIRED PERMITS MUST BE OBTAINED AND KEPT ON THE PREMISES AT ALL TIMES IN A LOCATION SPECIFIED BY THE CITY .

GENERAL NOTES:

1. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY INCONSISTENCY , ERROR OR OMISSION HE MAY DISCOVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR, BEFORE OR AFTER THE START OF CONSTRUCTION, SHALL FIRST BE APPROVED BY THE ARCHITECT.

2. STAMPED SETS OF APPROVED PLANS SHALL BE PROVIDED FOR ALL WORK. THE CONTRACTOR SHALL MAINTAIN IN, GOOD CONDITION, COMPLETE SETS OF STAMPED AND APPROVED PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THEY ARE TO BE UNDER THE CARE OF THE GENERAL CONTRACTOR OR HIS SUPERINTENDENT IN A LOCATION SPECIFIED BY THE CITY.

3. THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

4. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS NAMED BY TRADE NAME OR MANUFACTURER.

5. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWIING OR DETAIL.

6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

7. THE CONTRACTOR SHALL NOT BREAK SETS FOR TRADE BIDDING. ERRORS IN BIDDING AS A RESULT OF THIS PRACTICE ARE NOT THE RESPONSIBILITY OF THE OWNER OR THE ARCHITECT.

8. THE CONTRACTOR SHALL REFER TO AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES, AND ALL REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH THE EXISTING SITE CONDITIONS AND SPECIFICATIONS.

9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE FOLLOWING IS REQUIRED FROM THE AGENT OF THE OWNER, a) AN AUTHORIZATION LETTER FROM THE OWNER TO PULL PERMITS. THE FOLLOWING IS REQUIRED FROM THE CONTRACTOR AGENT.- b) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FOLLOWING LANDLORD'S RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO PROVIDING INSURANCE CERTIFICATES PER LANDLORD'S CRITERIA. c) CERTIFICATE OF WORKERS COMPENSATION INSURANCE MADE OUT TO THE CONTRACTORS STATE LICENSE BOARD. d) COPY OF THE CITY BUSINESS TAX REGISTRATION CERTIFICATE OR NEWLY PAID RECEIPT FOR ONE. e) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS OF CONTRACTOR.

10. THE CONTRACTOR SHALL PROVIDE A LIST OF SUBCONTRACTORS TO THE OWNER FOR REVIEW PRIOR TO SIGNING THE OWNER / CONTRACTOR AGREEMENT.

11. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL PIECES COME TOGETHER PROPERLY AND FIT OR BE RECEIVED BY WORK OF OTHER TRADES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.

13. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED AND SHALL INSTALL THEM IN ACCORDANCE TO LOCAL CODES. CONTRACTOR MAY USE OWNERS FACILITIES UPON WRITTEN AUTHORIZATION FROM OWNER'S REPRESENTATIVE.

14. THE GENERAL CONTRACTOR AND HIS ASSOCIATES, SUBCONTRACTORS, ETC., MUST MAINTAIN THE SPACE, ACCESS AREAS, ETC., CLEAN AT ALL TIMES AND SWEEP, DUST, CLEAN, ETC., EVERY DAY AT THE END OF WORKING HOURS.

15. IT S THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DELIVER THE JOB COMPLETELY CLEAN.

16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR, ND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.

FIRE SAFETY NOTES:

1. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A WITHIN A 75-FOOT TRAVEL DISTANCE.

2. THE GENERAL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT FIELD INSPECTOR.

3. THE GENERAL CONTRACTOR SHALL PROVIDE PLANS FOR REVISION OF THE FIXED FIRE PROTECTION EQUIPMENT AND SHALL SUBMIT THEM TO THE LOCAL JURISDICTION AS REQUIRED AND TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

4. THE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWNGS AND SPECIFICATIONS FOR REVISION TO FIXED FIRE PROTECTION EQUIPMENT AND SUBMITTAL OF PLANS TO THE FIRE MARSHALL AS REQUIRED FOR APPROVAL PRIOR TO INSTALLATION.

LADBS GENERAL REQUIREMENTS:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

7. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

8. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)

9. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)

10. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

11. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)

12. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

13. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

14. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

15. FOR EXISTING POOL ON SITE, PROVIDE ANTIENTRAPPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL. 9AB0 NO. 2977. (3162B)

GARAGE/CARPORTS

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1).

2. DUCT PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENING INTO THE GARAGE (R302.5.2)

3. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALL SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3)

4. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARKVEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R201)

FIRE PROTECTION

1. AND APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STOREY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STOREY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

MEANS OF EGRESS

1. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING UNIT AND TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. (R311.1)

2. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7)

3. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)

4. PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312)

5. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)

INTERIOR ENVIRONMENT

1. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREE FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

2. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREE FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

3. PROVIDE STAIRWAY ILLUMINATION. MIN. 1 FOOR-CANDLE AT TREAD RUNS.

BUILDING ENVELOPE

1. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902..1

2. GLAZING IN THE FOLLOWING SECTIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.

B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.

2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.

4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING

D. GLAZING IN RAILINGS.

E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALING SURFACE.

F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AN IN A STRAIGHT LINE, OF THE WATER'S EDGE.

G. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AN RAMPS.

H. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

3. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6

4. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).

5. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USED OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

6. PROVIDE ANTI GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

7. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR RAOD FRONTING THE PROPERTY. (R319.1)

SECURITY REQUIREMENTS

1. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

2. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BUTTON (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6708)

3. SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1

4. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)

5. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

6. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)

7. GLAZED OPENINGS WITHIN 40" OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION AND WHEN THE DOOR IS OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SHALL BE FULLY TEMPERED GLASS PER SECTION 2406, OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION

ADA DOOR NOTES:

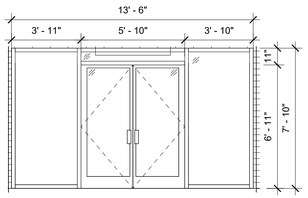
1. REVOLVING DOORS, REVOLVING GATES AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. (11B-404.2.1)
2. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH SECTIONS 11B-404.2.3 AND 11B-404.2.4. (11B-404.2.2)
3. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM). EXCEPTIONS INCLUDE ALTERATIONS, IN WHICH A PROJECTION OF 5/8 INCH (15.9 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP; AND DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1981 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-404.2.3)
4. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. (11B-404.2.4)
5. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES OF 48 INCHES (1219 MM) MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION, COMPLYING WITH TABLE 11B-404.2.4.1. (11B-404.2.4.1)
6. DOORWAYS LESS THAN 36 INCHES (914 MM) WIDE WITHOUT DOORS OR GATES, SLIDING DOORS OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES OF 48 INCHES (1219 MM) MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION, COMPLYING WITH TABLE 11B-404.2.4.2. (11B-404.2.4.2)
7. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL, SLOPES EXCEEDING 1:48, AND DETECTABLE WARNINGS SHALL NOT BE PERMITTED. (11B-404.2.4.4)
8. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303. (11B-404.2.5)
9. THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48 INCHES (1219 MM) MINIMUM PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE. (11B-404.2.6)
10. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. EXCEPTIONS INCLUDE: EXISTING LOCKS SHALL BE PERMITTED IN ANY LOCATION AT EXISTING GLAZED DOORS WITHOUT STILES, EXISTING OVERHEAD ROLLING DOORS OR GRILLES AND SIMILAR EXISTING DOORS OR GRILLES THAT ARE DESIGNED WITH LOCKS THAT ARE ACTIVATED ONLY AT THE TOP OR BOTTOM RAIL; AND ACCESS GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS AND HOT TUBS SHALL BE PERMITTED TO HAVE OPERABLE PARTS OF THE RELEASE OF LATCH ON SELF-LATCHING DEVICES AT 54 INCHES (1372 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELF-LOCKING DEVICES AND OPERATED BY MEANS OF A KEY, ELECTRONIC OPENER OR INTEGRAL COMBINATION LOCK. (11B-404.2.7)
11. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (11B-404.2.8.1)
12. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM. (11B-404.2.8.2)
13. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS (22.2 N) FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS (66.7 N). (11B-404.2.9)
14. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (11B-404.2.10)
15. DOORS, GATES AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES (1092 MM) MAXIMUM ABOVE THE FINISH FLOOR. EXCEPTGLAZING PANELS WITH THE LOWEST PART MORE THAN 66 INCHES (1676 MM) FROM THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404.2.11. (11B-404.2.11)
16. AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH SECTION 11B-404.3. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10. LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19. (11B-404.3)
17. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32 INCHES (813 MM) MINIMUM IN POWER-ON AND POWER-OFF MODE. THE MINIMUM CLEAR WIDTH FOR AUTOMATIC DOOR SYSTEMS IN A DOORWAY SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING OF 32 INCHES (813 MM) WITH ONE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-404.3.1)
18. CLEARANCES AT POWER-ASSISTED DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4. CLEARANCES AT AUTOMATIC DOORS AND GATES WITHOUT STANDBY POWER AND SERVING AN ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH SECTION 11B-404.2.4 EXCEPT, WHERE AUTOMATIC DOORS AND GATES REMAIN OPEN IN THE POWER-OFF CONDITION, COMPLIANCE WITH SECTION 11B-404.2.4 SHALL NOT BE REQUIRED. (11B-404.3.2)
19. WHERE DOORS AND GATES WITHOUT STANDBY POWER ARE A PART OF A MEANS OF EGRESS, THE CLEAR BREAK OUT OPENING AT SWINGING OR SLIDING DOORS AND GATES SHALL BE 32 INCHES (813 MM) MINIMUM WHEN OPERATED IN EMERGENCY MODE, EXCEPT WHERE MANUAL SWINGING DOORS AND GATES COMPLY WITH SECTION 11B-404.2 AND SERVE THE SAME MEANS OF EGRESS COMPLIANCE WITH SECTION 11B-404.3.6 SHALL NOT BE REQUIRED. (11B-404.3.6)

GENERAL DOOR NOTES:

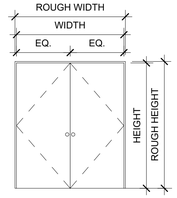
1. EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
2. ALL GLASS LITES IN DOORS AND SIDE LITES TO BE TEMPERED.
3. SAFETY GLAZING IS REQUIRED AT THE FOLLOWING LOCATIONS:
   - A) GLAZING IN INGRESS AND EGRESS DOOR (EXCEPT JALOUSIES).
   - B) GLAZING LOCATED WITHIN 40 INCHES OF A DOOR WHEN THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
   - C) GLAZING IN PANELS HAVING AN AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWER EDGE LESS THAN 18 INCHES ABOVE A WALKING SURFACE WITHIN 36 INCHES.
   - D) GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.
4. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. 91.6706
5. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91. 6709.1. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. 91.6709.1, 91.6709.4
6. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. 91.67.09.5, 91.6709.7
7. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT. 91.6709.2
8. STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/4". 91.6709.2
9. THE USE OF A LOCKING SYSTEM WHICH CONSIST OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEAD BOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEAD BOLT SHALL NOT BE SEPARATED BY MORE THAN 8"
10. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQUARE INCHES IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18" LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2". STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8" AND 3" IN WIDTH. 91.6709.1 ITEM 2
11. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 91.6710
12. VERIFY DOOR FRAME AND SASH DIMENSIONS WITH WOOD SIDING LAYOUT AND WINDOW DETAILS. SEE EXTERIOR ELEVATIONS.
13. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. 91.2406.4
    - A) INGRESS AND EGRESS DOORS
    - B) PANELS IN SLIDING OR SWINGING DOORS
    - C) DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
    - D) IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE
    - E) IN WALL ENCLOSING STAIRWAY LANDING
    - F) DOORS AND ENCLOSURES FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5'-0" OF STANDING SURFACE). 91.1115B.9.8

DOOR NOTES:

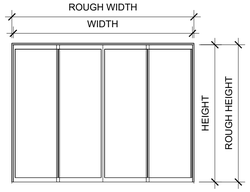
1. MIN CLEAR WIDTH OF 32". MAX WIDTH OF A SWINGING DOOR LEAF SHALL BE 48". HEIGHT OF DOOR OPENINGS SHALL BE >= 80". (CBC 1010.1.1)
2. PIVOTED OR SIDE-HINGED SWINGING TYPE. (CBC 1010.1.2)
3. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR SPACE >49 OCCUPANTS. (CBC 1010.1.2.1)
4. PROVIDE A FLOOR OR LANDING ON EACH SIDE OF A DOOR AT THE SAME ELEVATION. LANDINGS SHALL BE LEVEL EXCEPT EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE <=2%. WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIR OR DOOR, WHICHEVER IS GREATER. MIN 44" LENGTH (CBC 1010.1.5-6)
5. SPACES BETWEEN DOORS IN A SERIES SHALL BE 48" PLUS THE WIDTH A DOOR SWINGING INTO THE SPACE. DOORS SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN DOORS. (CBC 1010.1.8)
6. DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
7. DOOR HANDLES, PULLS LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN AND 48" MAX ABOVE THE FINISHED FLOOR.
8. INTERIOR STARWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNWLEDGE OR EFFORT. (CBC 1010.1.9.11)
9. DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD >49 IN A GROUP A, E, I-2, OR I-2.1 SHALL PROVIDE PANIC OR FIRE EXIT HARDWARE. (CBC 1010.1.10)
10. LOCKS AND/OR LATCHES ARE NOT PERMITTED ON ANY DOOR PROVIDING ACCESS FROM A PENTHOUSE OR STAIRWAY TO THE ROOF EXCEPT A LOCK OR LATCH OPENABLE FROM THE INSIDE WITHOUT A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT. (LAFC 1008.1.9.11.1)



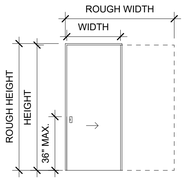
TYPE 6 - EXISTING RECEPTION AREA DOORS
1/4" = 1'-0"



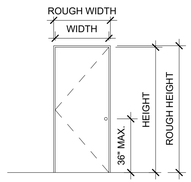
TYPE 5 - INTERIOR DOUBLE SWING DOOR
1/4" = 1'-0"



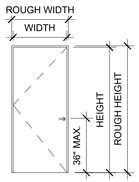
TYPE 4 - 4 PANELS SLIDING GLASS DOOR
1/4" = 1'-0"



TYPE 3 - INTERIOR POCKET DOOR
1/4" = 1'-0"



TYPE 2 - INTERIOR SWING DOOR
1/4" = 1'-0"



TYPE 1 - EXTERIOR SWING DOOR
1/4" = 1'-0"

EXISTING DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	THICKNESS	TYPE	MANUFACTURER	FRAME MATERIAL	DOOR PANEL	HARDWARE	OPERATION	FUNCTION	COMMENTS
E.101	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	1				PANIC HARDWARE	SWING	Exterior	SELF-CLOSING
E.102	5' - 9 1/2"	6' - 10 3/4"				6				PANIC HARDWARE		Exterior	SELF-CLOSING
E.103	8' - 0"	6' - 0"	8' - 2"	6' - 0"		5					SWING	Exterior	

PROPOSED EXTERIOR DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	THICKNESS	TYPE	MANUFACTURER	FRAME MATERIAL	DOOR PANEL	HARDWARE	OPERATION	FUNCTION	COMMENTS
A.101	10' - 0"	7' - 8"			0' - 1 31/32"	4						Exterior	AUTOMATIC EMERGENCY
A.102	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	1					SWING	Exterior	
A.103	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	1				PANIC HARDWARE	SWING	Exterior	SELF-CLOSING

PROPOSED INTERIOR DOOR SCHEDULE

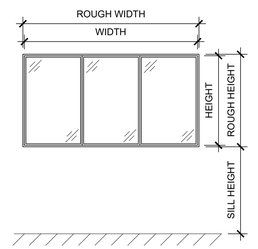
NUMBER	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	THICKNESS	TYPE	MANUFACTURER	FRAME MATERIAL	DOOR PANEL	HARDWARE	OPERATION	FUNCTION	COMMENTS
A.104	10' - 0"	7' - 8"	10' - 2"	7' - 9"	0' - 1 31/32"	4					SLIDING	Interior	
A.105	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.106	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.107	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.108	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.109	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.110	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.111	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.112	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.113	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.114	2' - 6"	8' - 0"									SWING	Interior	
A.115	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.116	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.117	2' - 6"	8' - 0"									SWING	Interior	
A.118	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.119	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.120	2' - 10"	7' - 0"	3' - 0"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.121	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.122	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.123	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.124	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.125	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.126	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.127	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.128	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.129	2' - 6"	7' - 0"	5' - 0"	7' - 1"	0' - 1 3/8"							Interior	
A.130	2' - 6"	7' - 0"	5' - 0"	7' - 1"	0' - 1 3/8"							Interior	

EXISTING WINDOW SCHEDULE

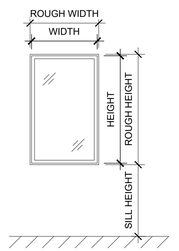
MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT	TYPE	MANUFACTURER	MODEL	FRAME	U-VALUE	SHGC	COMMENTS
E.101	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.102	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.103	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.104	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.105	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.106	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.107	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.108	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.109	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.110	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.111	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.112	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.113	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.114	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.115	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.116	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING

PROPOSED WINDOW SCHEDULE

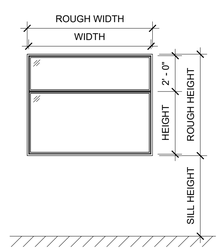
MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT	TYPE	MANUFACTURER	MODEL	FRAME	U-VALUE	SHGC	COMMENTS
A.101	10' - 0"	2' - 2"	10' - 2"	2' - 4"	7' - 8"	3						NEW



TYPE 3 - THREE PANEL WINDOW
1/4" = 1'-0"



TYPE 2 - FIXED WINDOW
1/4" = 1'-0"



TYPE 1 - FIXED WINDOW W/ TRANSOM
1/4" = 1'-0"

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RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

UGP - 139 MARYLAND ST.

Revision Schedule

Revision Number	Revision Date

WINDOW AND DOOR SCHEDULE

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:13 AM
SCALE	1/4" = 1'-0"
JOB #	Project Number

A0.06

SITE PLAN LEGEND

FLOOR TYPE

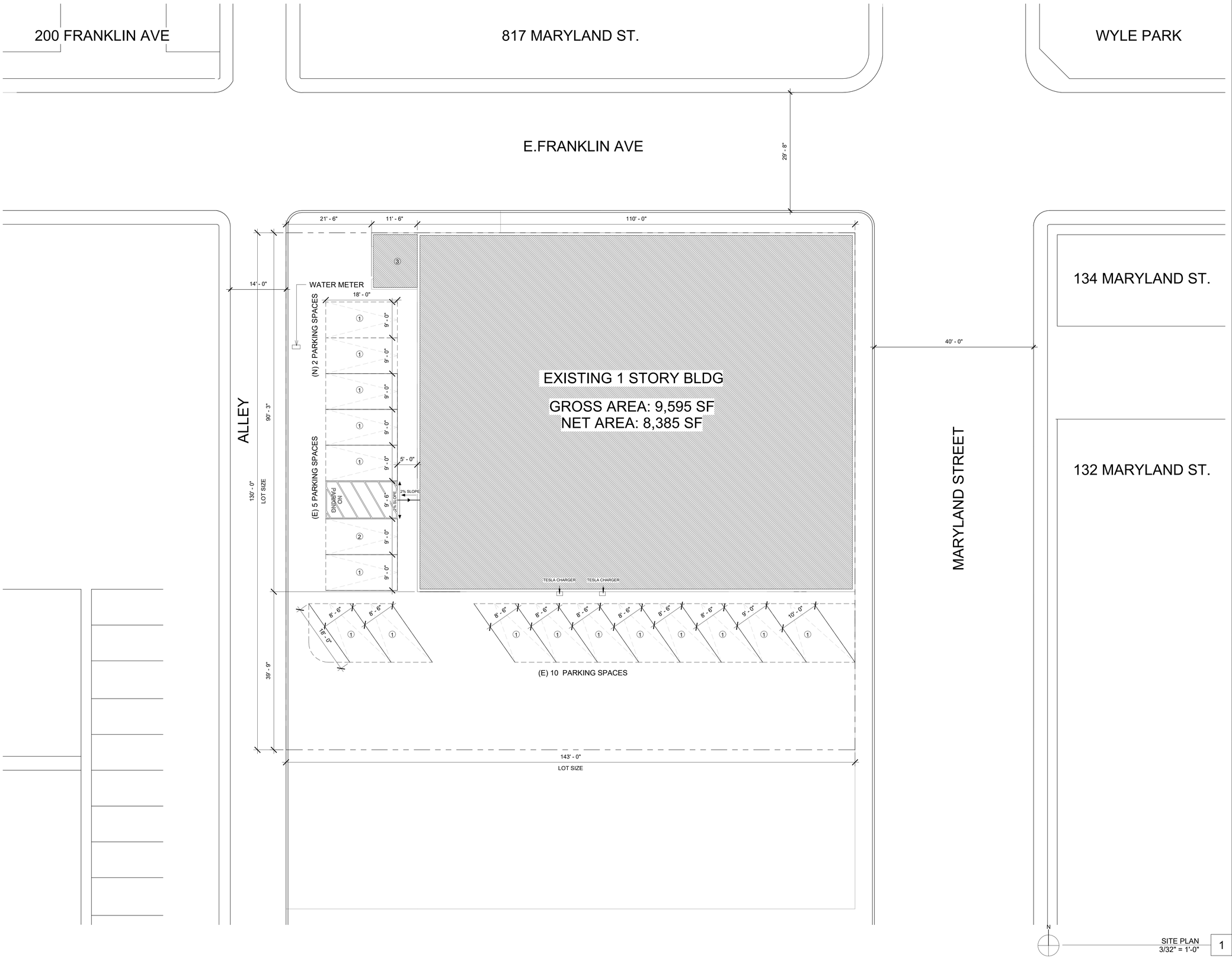
PROPERTY LINE

SETBACKS

ACCESSIBLE PATH OF TRAVEL

KEYNOTE LEGEND

1. STANDARD PARKING SPACE
2. ADA PARKING SPACE WITH LOADING SEE A0.0C
3. TRASH / RECYCLING



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No. C-34257
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Revision Schedule

Revision Number	Revision Date

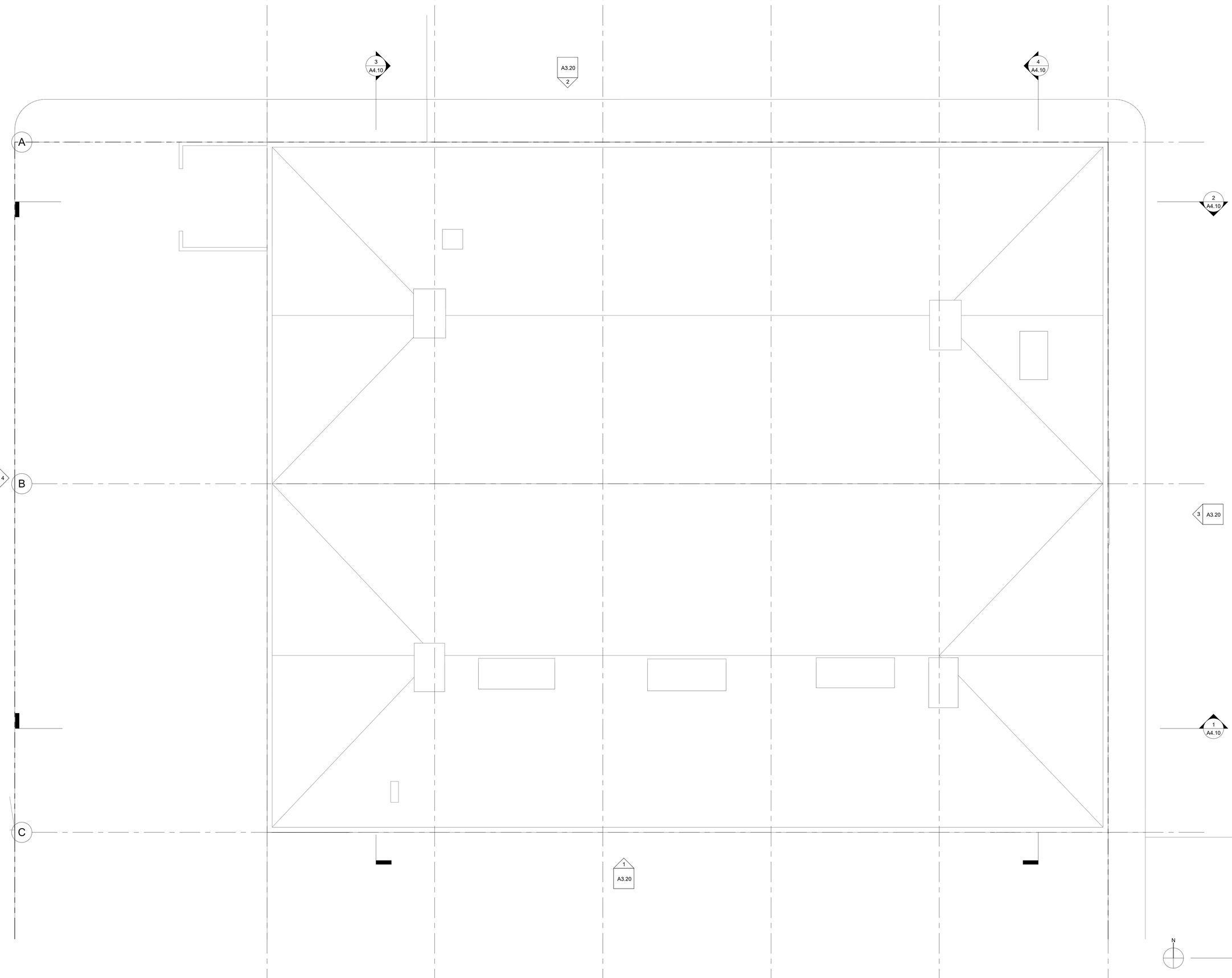
SITE PLAN

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:15 AM
SCALE	As indicated
JOB #	Project Number

SITE PLAN
3/32" = 1'-0"

1

A1.00



Plot plan
3/16" = 1'-0"

1

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Revision Schedule

Revision Number	Revision Date

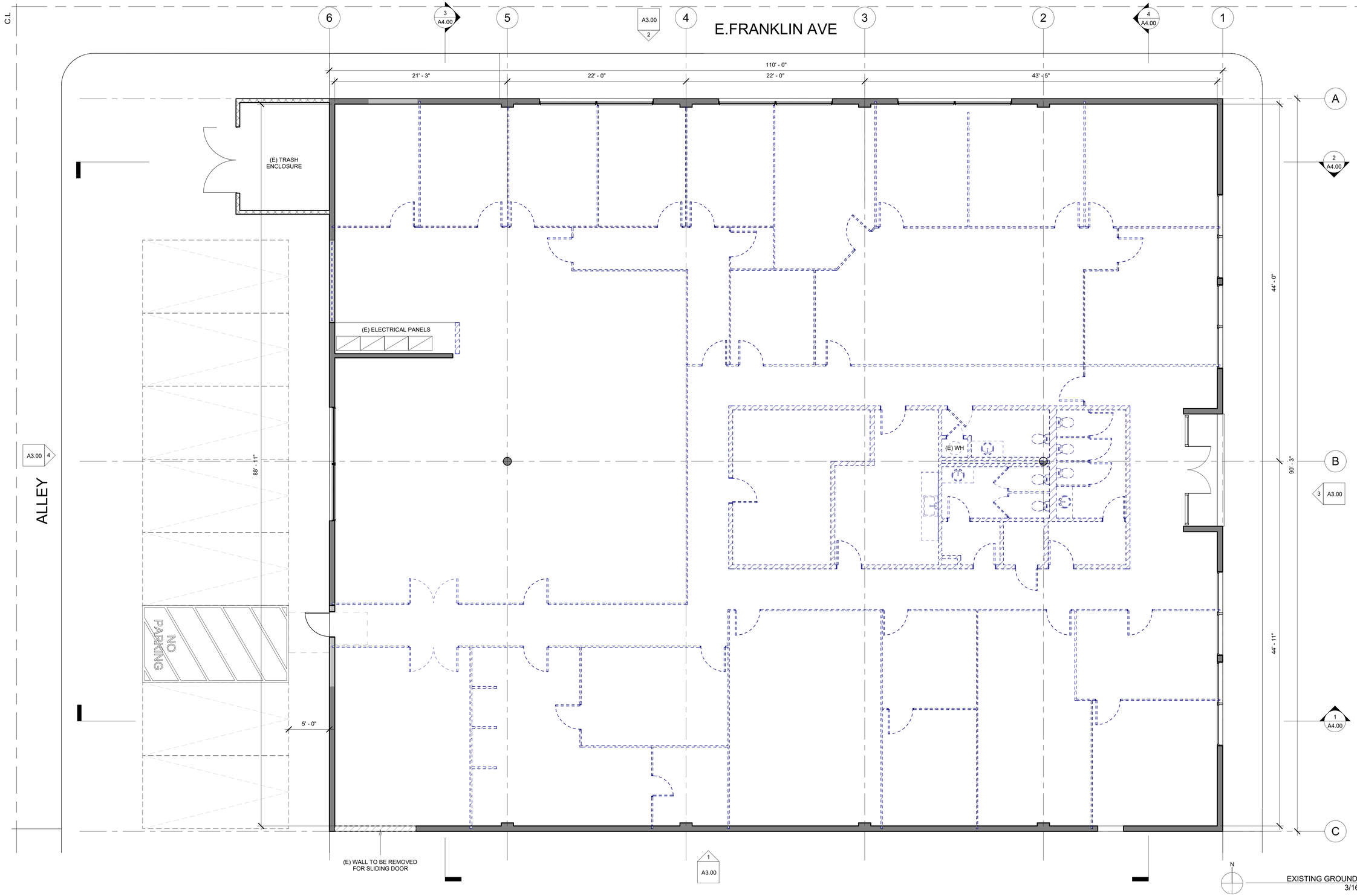
PLOT PLAN

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:15 AM
SCALE	3/16" = 1'-0"
JOB #	Project Number

A1.01

FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.05 - SCHEDULE)
- DOOR TAG (A0.05 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- ACCESSIBLE ROUTE
- PROPERTY LINE
- WATER HEATER
- EXHAUST
- ILLUMINATED EXIT SIGN
- EXISTING WALL
- DEMO WALL
- NEW WALL
- FIRE EXTINGUISHER
- FLOOR DRAIN



EXISTING GROUND FLOOR
3/16" = 1'-0"

1

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RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
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Revision Schedule

Revision Number	Revision Date
1	5/21/2025

EXISTING PLANS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:16 AM
SCALE	As indicated
JOB #	Project Number

A2.00

FLOOR PLAN LEGEND

X — FLOOR TYPE	ACCESSIBLE ROUTE	EXISTING WALL	
X — WINDOW TAG (A0.05 - SCHEDULE)	PROPERTY LINE	DEMO WALL	1
XXX — DOOR TAG (A0.05 - SCHEDULE)	WH — WATER HEATER	NEW WALL	
X — WALL TYPE	EXHAUST	FE — FIRE EXTINGUISHER	
X'-X" — ELEVATION MARKER	ILLUMINATED EXIT SIGN	FD — FLOOR DRAIN	

C.L

C.L

6

3 A4.00

5

A3.00 2

4

E.FRANKLIN AVE

3

2

4 A4.00

1

C.L

C.L

A

2 A4.00

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

A3.00 4

ALLEY

B

3 A3.00

MARYLAND ST

C

1 A4.00

1 A3.00

N

EXISTING ROOF
3/16" = 1'-0"

1

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No. C-34257
10/31/23
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UGP - 139 MARYLAND ST.

Revision Schedule

Revision Number	Revision Date
1	5/21/2025

EXISTING PLANS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:16 AM
SCALE	As indicated
JOB #	Project Number

A2.01

FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.05 - SCHEDULE)
- DOOR TAG (A0.05 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- ACCESSIBLE ROUTE
- PROPERTY LINE
- WATER HEATER
- EXHAUST
- ILLUMINATED EXIT SIGN
- EXISTING WALL
- DEMO WALL
- NEW WALL
- FIRE EXTINGUISHER
- FLOOR DRAIN

ASSEMBLY TYPES

WALLS

A1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.07 A)

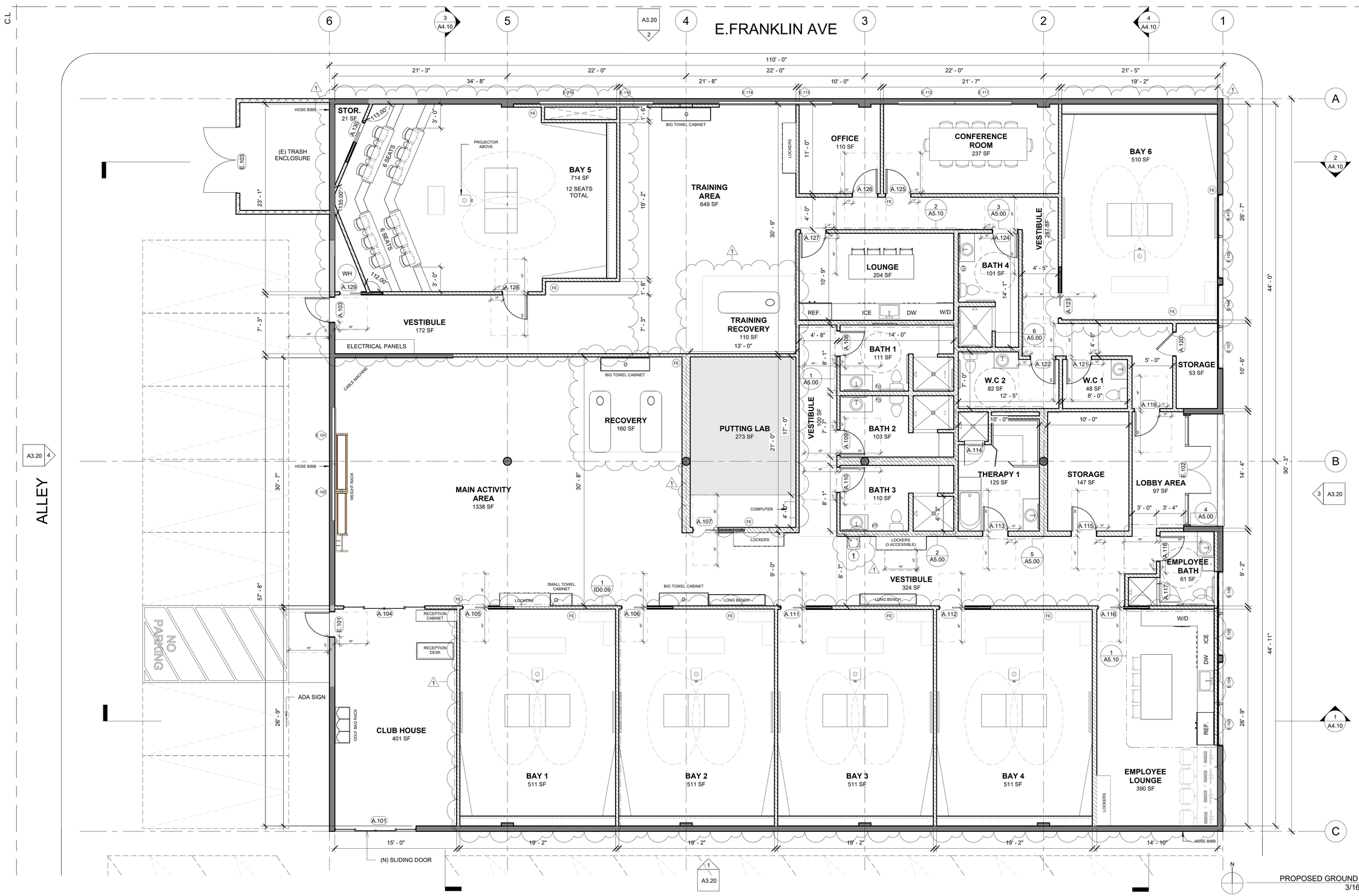
A2 2x4 & 2x6 INTERIOR WALL ASSM. 1 HR RATED (2/A0.07 A)

KEYNOTE LEGEND

1 HIGH AND LOW WATER FOUNTAINS SEE DETAIL 3/A5.10 AND A0.05 FOR SPECS

GENERAL NOTES

1. CEILING INSTALLATION SHALL CONFORM TO ASTM C636 OR ASTM E580



PROPOSED GROUND FLOOR
3/16" = 1'-0"

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LICENSED ARCHITECT
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No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

UGP - 139 MARYLAND ST.

Revision Schedule

Revision Number	Revision Date
1	5/21/2025

PROPOSED PLANS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:18 AM
SCALE	As indicated
JOB #	Project Number

1 A2.10

FLOOR PLAN LEGEND

X — FLOOR TYPE	ACCESSIBLE ROUTE	EXISTING WALL	1
X — WINDOW TAG (A0.05 - SCHEDULE)	PROPERTY LINE	DEMO WALL	
XXX — DOOR TAG (A0.05 - SCHEDULE)	WH — WATER HEATER	NEW WALL	
X — WALL TYPE	EXHAUST	FE — FIRE EXTINGUISHER	
X'-X" — ELEVATION MARKER	ILLUMINATED EXIT SIGN	FD — FLOOR DRAIN	

C.L

6

3 A4.10

5

A3.20 2

4

E.FRANKLIN AVE

3

2

4 A4.10

1

C.L

A

2 A4.10

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

A3.20 4

ALLEY

B

3 A3.20

MARYLAND ST

1 A4.10

C

1 A3.20

N

PROPOSED ROOF
3/16" = 1'-0"

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No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

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Revision Schedule

Revision Number	Revision Date
1	5/21/2025

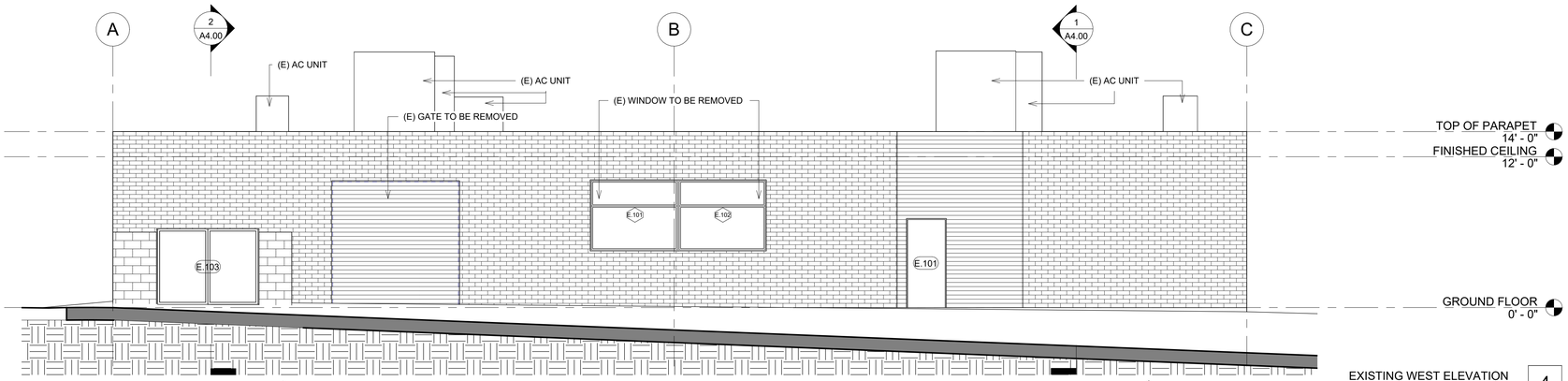
PROPOSED PLANS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:18 AM
SCALE	As indicated
JOB #	Project Number

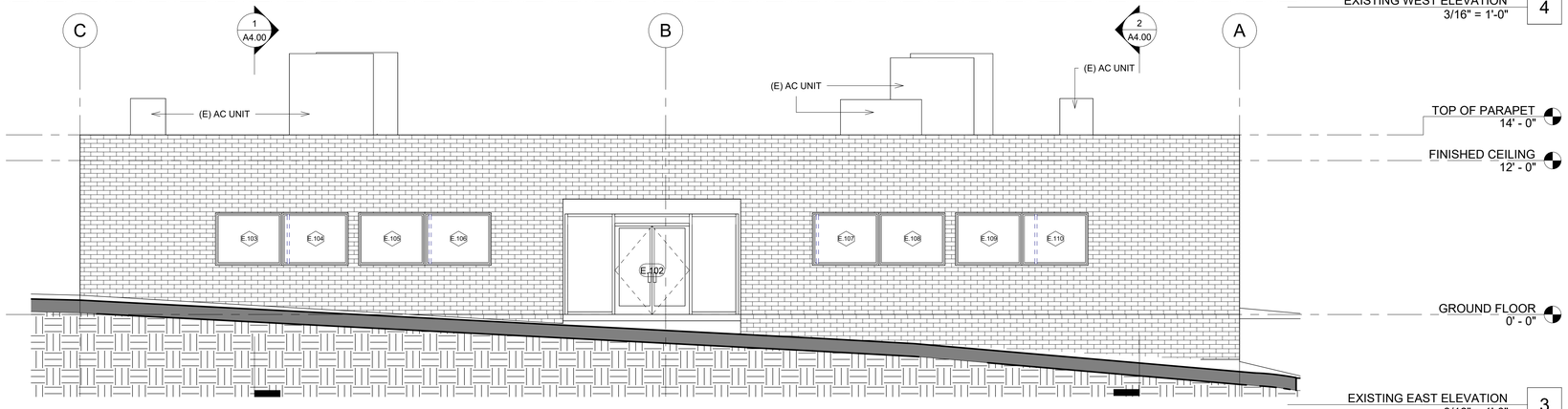
1 A2.11

ELEVATION LEGEND

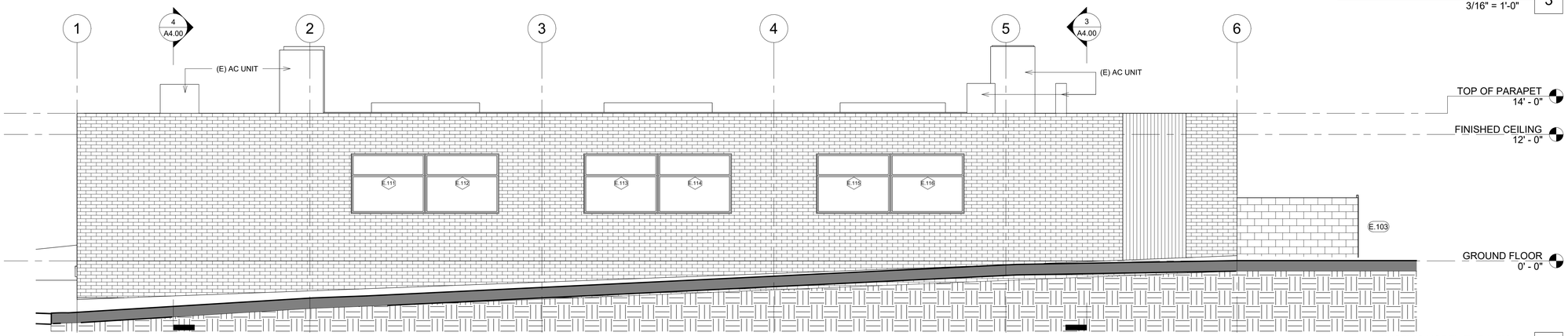
- PROPERTY LINE (PL)
- X — WINDOW TAG (A0.09 - SCHEDULE)
- XXX — DOOR TAG (A0.09 - SCHEDULE)
- X'-X" — ELEVATION MARKER



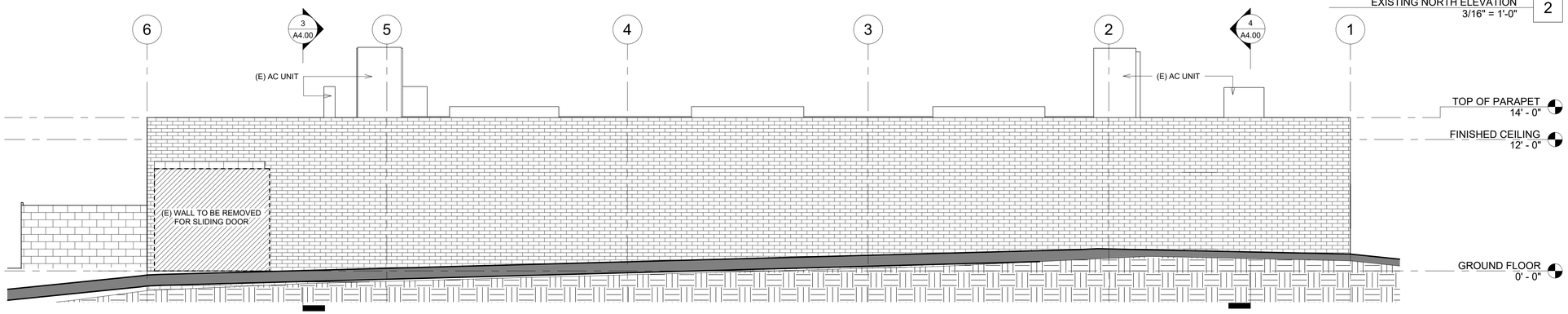
EXISTING WEST ELEVATION
3/16" = 1'-0" — 4



EXISTING EAST ELEVATION
3/16" = 1'-0" — 3



EXISTING NORTH ELEVATION
3/16" = 1'-0" — 2



EXISTING SOUTH ELEVATION
3/16" = 1'-0" — 1

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LICENSED ARCHITECT
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10/31/23
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STATE OF CALIFORNIA

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Revision Schedule

Revision Number	Revision Date

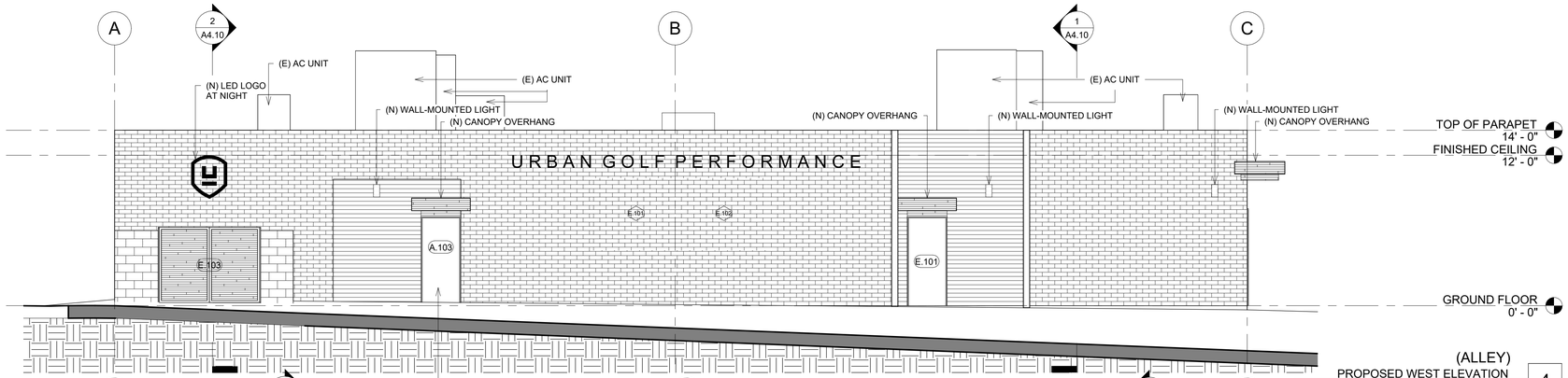
EXISTING ELEVATIONS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:19 AM
SCALE	As indicated
JOB #	Project Number

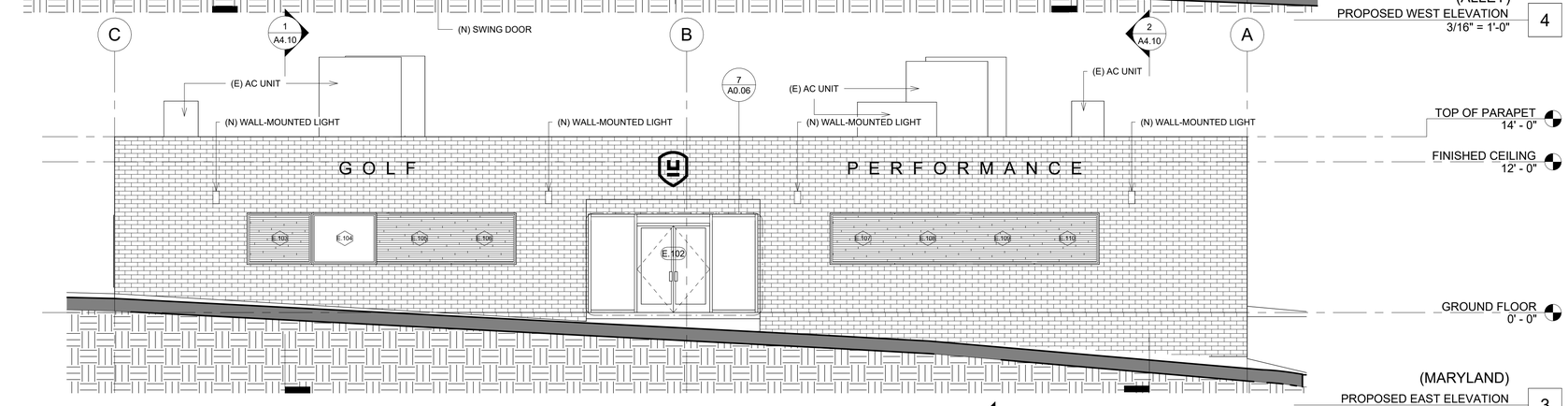
A3.00

ELEVATION LEGEND

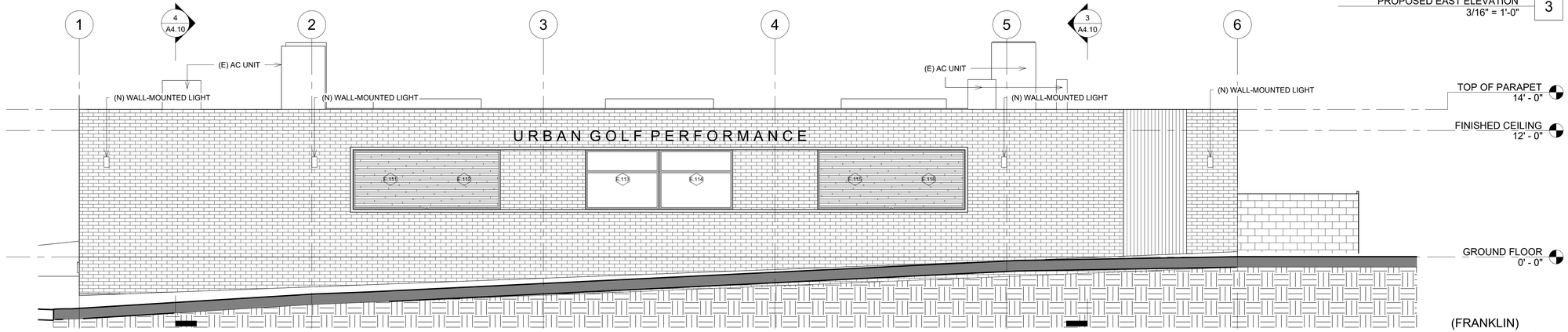
- PROPERTY LINE (PL)
- X — WINDOW TAG (A0.09 - SCHEDULE)
- XXX — DOOR TAG (A0.09 - SCHEDULE)
- X'-X" — ELEVATION MARKER



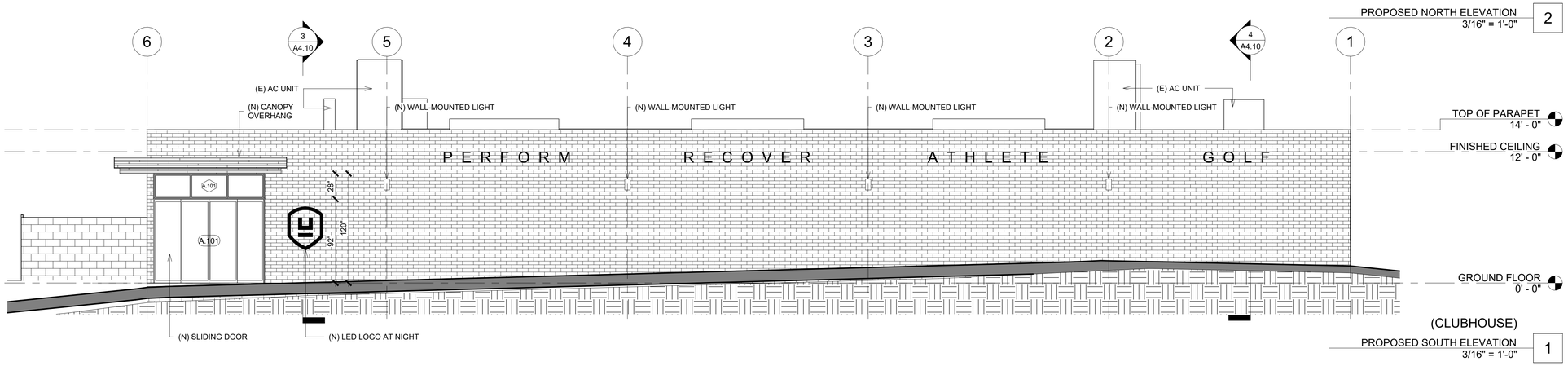
(ALLEY)
PROPOSED WEST ELEVATION
3/16" = 1'-0"
4



(MARYLAND)
PROPOSED EAST ELEVATION
3/16" = 1'-0"
3



(FRANKLIN)
PROPOSED NORTH ELEVATION
3/16" = 1'-0"
2



(CLUBHOUSE)
PROPOSED SOUTH ELEVATION
3/16" = 1'-0"
1

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RAMSEY DAHAM
No. C-34257
10/31/23
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STATE OF CALIFORNIA

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Revision Schedule

Revision Number	Revision Date

PROPOSED ELEVATIONS

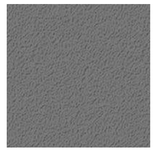
DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:22 AM
SCALE	As indicated
JOB #	Project Number

A3.10

ELEVATION LEGEND

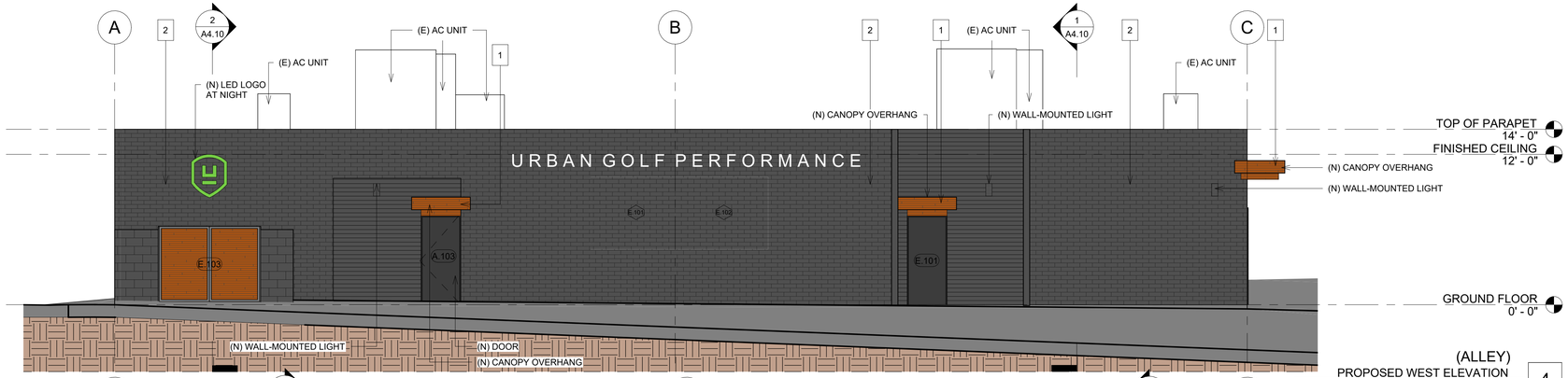
- PROPERTY LINE (PL)
- X — WINDOW TAG (A0.09 - SCHEDULE)
- XXX — DOOR TAG (A0.09 - SCHEDULE)
- X'-X" — ELEVATION MARKER

MATERIAL: WOOD SIDING
COLOR: ENGLISH WALNUT (1)

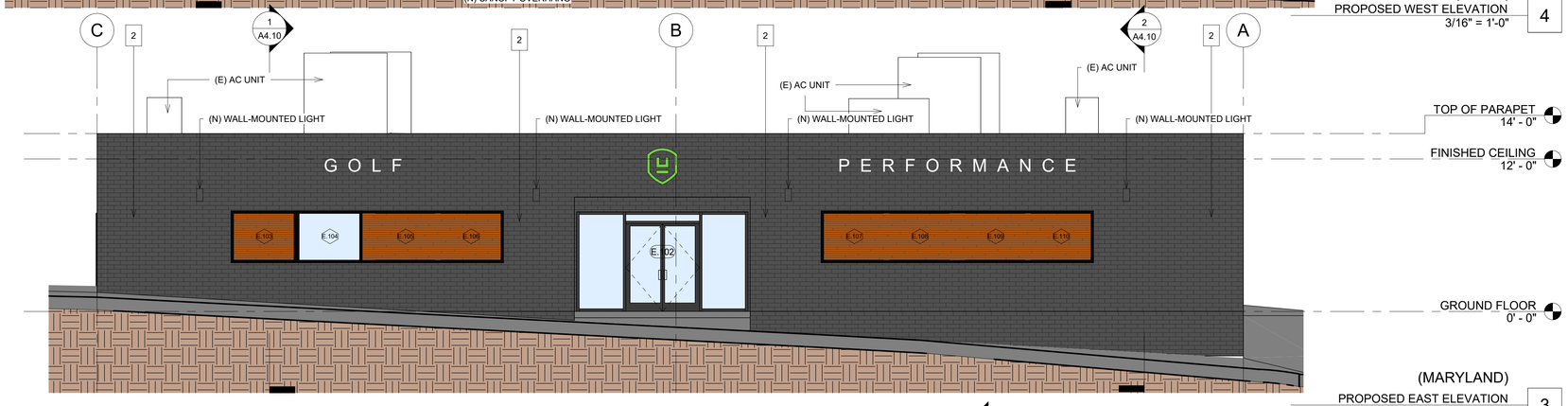


MATERIAL: CMU BLOCK
COLOR: DARK GRAY (2)

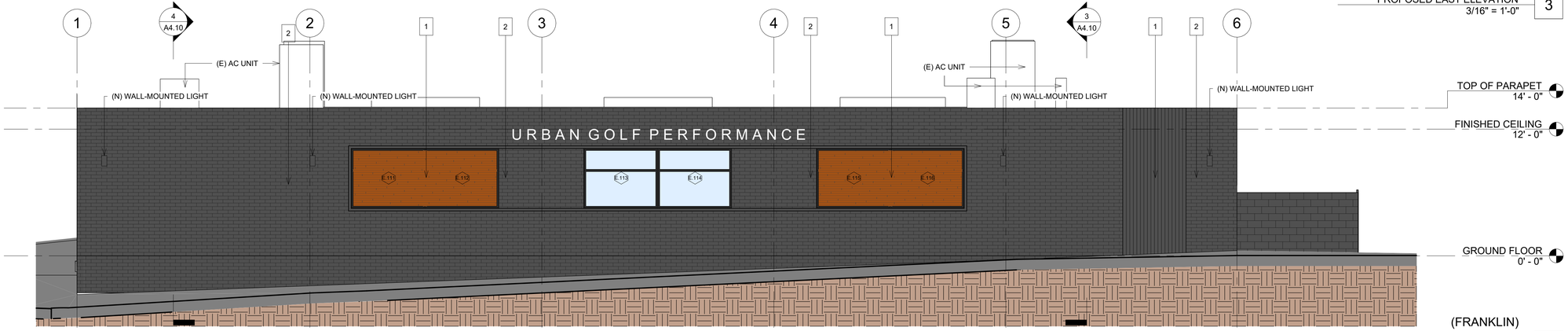
MATERIAL SPECS LEGEND
12" = 1'-0" | 1



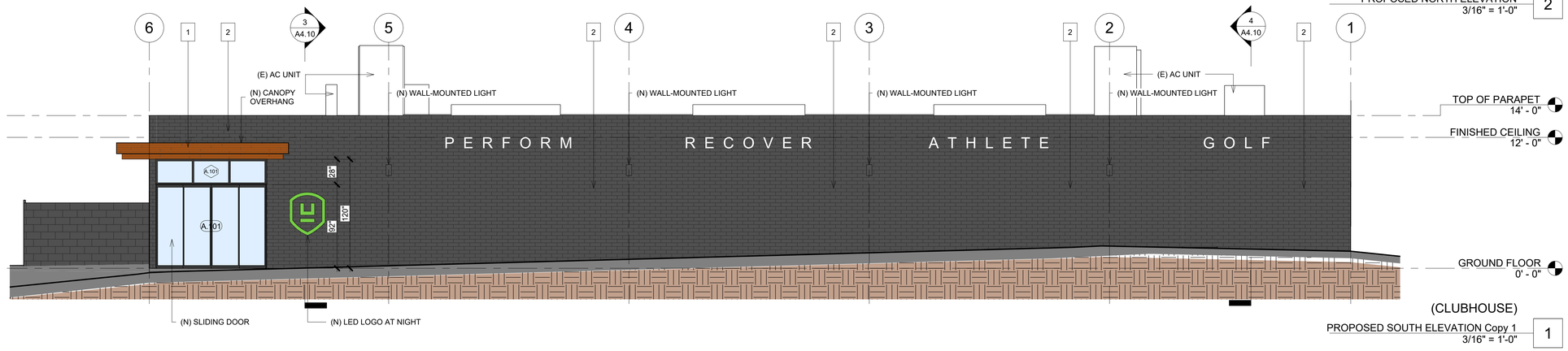
(ALLEY)
PROPOSED WEST ELEVATION | 4
3/16" = 1'-0"



(MARYLAND)
PROPOSED EAST ELEVATION | 3
3/16" = 1'-0"



(FRANKLIN)
PROPOSED NORTH ELEVATION | 2
3/16" = 1'-0"



(CLUBHOUSE)
PROPOSED SOUTH ELEVATION Copy 1 | 1
3/16" = 1'-0"

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Revision Schedule

Revision Number	Revision Date

PROPOSED COLOR ELEVATIONS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:25 AM
SCALE	As indicated
JOB #	Project Number

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