Appendix G Civil Engineering Report



CampusEdge Project

3828 South Figueroa Street

City of Los Angeles, CA

CIVIL ENGINEERING REPORT

UTILITIES, PUBLIC IMPROVEMENTS, EASEMENTS, HYDROLOGY & LID

PREPARED FOR:

Ventus Group

PREPARED BY:

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Project Manager: Alex Moore, AICP



DAVID EVANS AND ASSOCIATES INC.

September 2024



INTRODUCTION

David Evans and Associates, Inc. was hired by Ventus Group to conduct an engineering feasibility study for the project below.

Ventus Group is redeveloping an existing residential apartment site consisting of 9 lots located at 3822-3828 South Figueroa Street, 3801-3833 ½ South Flower Drive, 468-470 West 38th Street in Los Angeles, California, 90037. The proposed project includes a 7-story mixed-use building with 209 residential units and 2,705 square feet of restaurant uses. There are eight existing apartment buildings with a total of 51 units that will be demolished.

Below is a summary of the existing surrounding infrastructure, an analysis of the sewer, water, and fire hydrant infrastructure demand. Hydrology and Stormwater Treatment for compliance with Low Impact Development standards is detailed in the attached report prepared on July 26, 2024. Documents provided include record as-built plans, reports and communication from utility purveyors, the City of Los Angeles, technical reports and maps. A brief analysis of the public right of way and anticipated dedications and improvements necessary to comply with the Mobility Plan is also included in this report. The information contained in this report does not represent the final project requirements for an approved project. The final determination will be part of the entitlement coordination with the City of Los Angeles and Los Angeles County.



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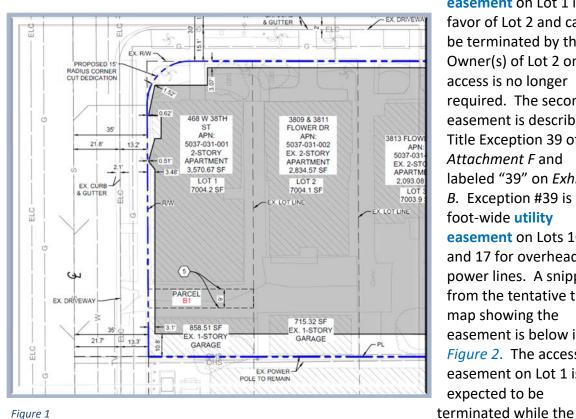
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A. EASEMENTS

David Evans and Associates, Inc. procured a survey from CL Survey dated June 14, 2024, for nine lots Ventus Group has assembled for the proposed development. The parcel of land fronts Figueroa Street, Flower Drive and 38th Street as shown on said survey in Exhibit "A." Fidelity National Title Company prepared the title report for the project and is included as Attachment "F." Title exceptions from the most recent title report with the corresponding plottable title exceptions, including easements labeled in kind, can be found on the vesting tentative tract map labeled Exhibit "B".

There are two existing easements identified in the title report and plotted on the survey and subdivision map exhibits. The first easement is described in the title report as "Parcel B1" in the Legal Description and labeled "Parcel B1" on Exhibit "B". A snippet from the tentative tract map showing the easement is below in *Figure 1*. Parcel B1 is an access



easement on Lot 1 in favor of Lot 2 and can be terminated by the Owner(s) of Lot 2 once access is no longer required. The second easement is described in Title Exception 39 of Attachment F and labeled "39" on Exhibit B. Exception #39 is a 4foot-wide utility easement on Lots 16 and 17 for overhead power lines. A snippet from the tentative tract map showing the easement is below in *Figure 2*. The access easement on Lot 1 is expected to be

Figure 1

utility easement is to remain pending discussions with utility provider for permission to construct within the easement and bury the lines below the new building.



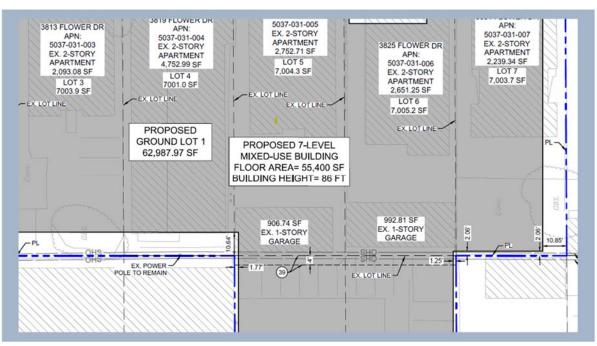


Figure 2

B. GRADING

1. EARTHWORK

The project is relatively flat, however existing conditions towards the center of the block are slightly higher than the curb level with steps leading up from the sidewalk to the front door of existing buildings. This built-up condition along Flower Drive requires the excavation of earthwork to bring the proposed driveway entrance and pedestrian entrance down to street level. While no subterranean levels are proposed, there will still be approximately 8,310 cubic yards of earth to export from the site. David Evans and Associates, Inc. prepared a "Back-of-Walk" Exhibit for the project team to determine the average elevation at the back of sidewalk closest to the property line on 38th Street, Figueroa Street and Flower Drive. In addition to calculating the amount of dirt to be hauled or imported to the site, this exercise also generated our target finished floor elevation and pad elevation.

See **Exhibit "C**" - Preliminary Grading Plan for details on the earthwork quantities listed in Table 1.

PRELIMINARY EARTHWORK QUANTITIES TABLE					
	CUT (CY)	FILL (CY)	EXPORT (CY) 8,310		
CAMPUS EDGE	8,550	240			
TOTAL EXPORT (CY)		8,310			

Table 1



2. HAUL ROUTE

The hauling of dirt requires approval when the project is in the Bureau of Engineering (BOE) *Special Grading District* and when hauling over 1,000 cubic yards. BOE Special Grading District Lands identified to be in a Hillside Area based on the latest Bureau of Engineering Basic *Grid Map A-13372*, per Section 91.7003 of the Building Code. This map is on file in the official City documents located in the Office of the City Clerk in Council File No. 121222 Sup.#1. According to the *Zone Information and Map Access System (ZIMAS)*, this assemblage of parcels is <u>not</u> in the BOE Special Grading Area as identified on Grid Map A-13372. Although the hauling activity only meets one of the criteria, the project team has elected to prepare a Haul Route Application package to be submitted along with other project applications and include the request as a matter of record.

An approximate 3,810 cubic yards of earth will be exported to the Waste Management Reclamation Azusa Land Reclamation facility at 1211 W. Gladstone Street in Azusa, CA. The route is approximately 28 miles east from the project site with most of the travel on highways 10, 60 and 605. Details of the requested haul route can be found on the Haul Route Map submitted as part of the Haul Route Application.

See Attachment "G" for Haul Route Application and Map.

C. HYDROLOGY

1. HYDROLOGY

The project will produce over 10,000 square feet of new impervious surface requiring the treatment of stormwater before entering the stormwater system. A preliminary hydrology study was conducted by David Evans and Associates, Inc. to evaluate the existing and proposed stormwater conveyance, water quality, and water quantity for design of a stormwater treatment system. Currently, a system of curbs, gutters and catch basins direct flow from east to west and north to south to join the storm drain system. The "Revised Limited Geotechnical Exploration" prepared by Leighton and Associates, Inc. was used to evaluate soil conditions and review historical groundwater

levels. See *Table 2* for pre-development hydrology calculations.

DEA performed hydrologic calculations for the project using the methods outlined in the LA County

Drainage Area ID	Tributary Area (acre)	Impervious Ratio	Tc (min.)	Q50 (cfs)
A	0.32	0.86	5	0.925
В	0.94	0.86	5	2.476
С	0.19	0.86	5	0.528
TOTAL	1.45			3.929

Table 2

Hydrology Manual to calculate the 50-year, 24-hour storm event and 85th Percentile Storm Event for Water Quality purposes. For the small sub-watersheds of this project, a time of concentration of 5 minutes is assumed. The proposed site will implement



measures to minimize flows leaving the site and the "post-developed" condition will be equal to or less than the "pre-developed" condition. *Hydrocalc* software version 1.0.2, provided by LA County, was used to calculate the storm volumes and flow rates. Input parameters for soil class and isohyetals were gathered from the LA County Hydrology Map. Soil classification per LA County hydrology GIS is 006. The 50-year, 24-hour Storm Event rainfall was determined to be 5.4 inches, with the 85th Percentile at 1.09 inches. *See Table 3 below.*

See Attachment "H" – Preliminary Hydrology & Low Impact Development Report for details including the Geotechnical Report.

Storm Event & Duration	Rainfall (inches)
50-Year, 24-Hour	5.4
85th Percentile 24-Hours	1.09
Soil Type	006

Table 3

2. FLOOD ZONE

This project site is in Flood Zone "X", determined to be an area of **minimal flood hazard** and outside the 0.2% annual chance floodplain. Refer to Attachment "O" - FEMA Flood Zone Map.

3. LOW IMPACT DEVELOPMENT / STORMWATER TREATMENT

Per the latest version of the City of Los Angeles Low Impact Development (LID) Handbook, it is required to infiltrate as a Best Management Practice (BMP) unless site conditions are unsuitable or infeasible. The report prepared by Leighton & Associates, Inc. used percolation testing data from an adjacent site to determine infiltration rates and concluded that infiltration at this site is <u>feasible</u>. The infiltration data referenced in the report was collected for an adjacent development and the raw percolation rates ranged from 1.9 inches per hour to 41.5 inches per hour at depths up to 60 feet. According to the City of Los Angeles LID handbook, the minimum infiltration rate allowable is 1.5 inches per hour before applying a factor of safety of 3.

The proposed development will be designed to maintain or reduce the current stormwater runoff by implementing measures to minimize flows leaving the site. The site will implement a drywell system using the Torrent Maxwell IV. The preliminary LID calculations result in a total required mitigation volume of 5,121 cubic feet. At the time the study was done, there was no site-specific percolation rate data available. Once percolation testing is performed and infiltration rates determined, drywell sizing calculations will be provided to address the required treatment volume. Overflow will discharge to the public system via under sidewalk drains which will be sized using the



50-year storm once a location for the point of discharge has been set with the plumbing engineer.

4. STORMWATER POLLUTION PREVENTION

Per the requirements set forth by the United States Environmental Protection Agency, the proposed development is more than 1 acre and will, therefore, require a STORMWATER POLLUTION PREVENTION PLAN (SWPPP). The SWPPP serves to prevent pollution to the storm system during construction activities using various approved BMPs with constant monitoring. If a new connection is required to the public storm drain network, a review by the City of Los Angeles Public Works Department will be required.

D. PUBLIC IMPROVEMENTS

1. ADA IMPROVEMENTS

The repair & replacement of broken, off-grade or cracked sidewalk, curb and gutter is required for discretionary application approvals unless otherwise agreed as part of the conditional approval. In addition to physical repairs and modifications to meet ADA standards, the Mobility Plan sets standards for minimum public space to accommodate ADA facilities such as ramps. "Corner cuts" are either 15' x 15' or a 15' radius dedication at the corner where local and collector streets meet. Arterials and major thoroughfares require a 20' x 20' or a 20' radius corner cut to provide for ADA ramps within the public right of way. A 15' radius corner cut dedication is anticipated to be required at the corner of 38th Street and Flower Drive as well as possible modifications to the existing curb ramp and sidewalk.

2. DRIVEWAYS

The proposed project includes a driveway on Flower Drive where an existing curb cut for driveway exists. This curb cut will be utilized but widened to 20-feet to accommodate the new development. All other existing driveways will be closed, and curb and gutter constructed in place. No other driveways are proposed, and no vehicular access is taken from Figueroa Street or 38th Street.

3. FIGUEROA STREET

Figueroa Street is classified **Avenue I** within the City of Los Angeles Mobility Plan 2035. Avenue I classifications require a half right-of-way of 50 feet and a half roadway of 35 feet with 15-foot sidewalk. See *Figure 3* below for cross section from Los Angeles City Street Standards. Per the ALTA and Cadastral map, Figueroa Street is currently a <u>fully dedicated</u> and improved street.

Refer to Attachment "N"- Cadastral Map.



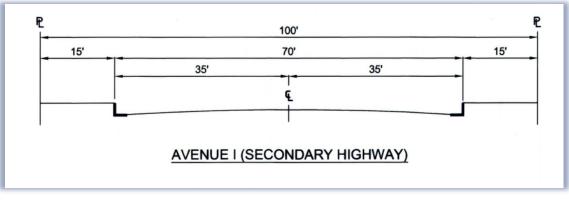


Figure 3

4. FLOWER DRIVE

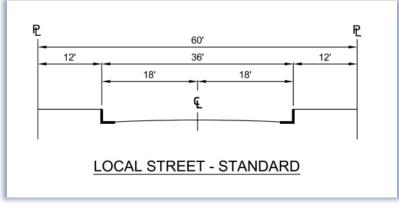
Flower Drive is classified as a Local Street within the City of Los Angeles Mobility Plan 2035. Local Street classifications require a half right-of-way of 30 feet and a half roadway of 18 feet with 12-foot sidewalk. See *Figure 4* below for cross section from Los Angeles City Street Standards. Per the ALTA and Cadastral map, Flower Drive is a <u>fully dedicated</u> and improved street.

Refer to Attachment "N" Cadastral Map.

5. 38th STREET

38th Street is classified as a Local Street within the City of Los Angeles Mobility Plan 2035. Local Street classifications require a half right-of-way of 30 feet and feet and a half roadway of 18 feet with 12-foot sidewalk. *See diagram below*. Per the ALTA and Cadastral map, Flower Drive is a <u>fully dedicated</u> and improved street.









6. STREETLIGHTS

There are currently two streetlights directly fronting the property along Flower Drive and additional streetlights surrounding the block on both Figueroa Street, 38th Street, 39th Street and the remainder of Flower Drive. No additional streetlights are expected to be required; however, the proposed driveway conflicts with one of the existing streetlights on Flower Drive, necessitating streetlight relocation. This requires a review from the Bureau of Streetlighting (BSL) and may result in a *B-Permit*, Subdivision Improvement Agreement, Labor & Materials and Performance Bond with Public Works. Without the streetlight relocation, any required public improvements, including any ADA work, would be permitted via an *A-Permit* with no bond or agreement and a less intensive review process.

Refer to Attachment "P" for detail on the Cost Estimate for Street Light Relocation.

7. STREET TREES

Street trees front the project on Flower Drive; however, none are proposed to be removed or relocated due to the development. New Street Trees may be required as part of the project approval. Refer to the Tree Report for more information on existing trees.

E. UTILITIES

As-built plans were requested from the following agencies and purveyors: City of Los Angeles (LA City), Los Angeles Department of Water and Power, Southern California Gas Company, and Charter Spectrum (Spectrum).

1. GAS

The Southern California Gas Company (SCG) serves the City of Los Angeles. Record maps and a will serve letter have been received from SCG. Refer to *Attachment "K"* SCG. Per the substructure map from the City of Los Angeles, there appears to be a 3" line in Figueroa Street and a 2" line in Flower Drive. *Refer to Attachment "I"* City of Los Angeles – Substructure Maps.

2. POWER

The Los Angeles Department of Water and Power (LADWP) company supplies electricity services to the existing development with overhead lines running North/South roughly through the site from W 38th Street to W 39th Street. A will serve letter was received from LADWP. Refer to *Attachment "L"* Los Angeles Department of Water and Power - Power Will Serve. The existing power lines running at the rear of the existing lots down the center of the block will need to be placed underground and coordination with LADWP shall be required to obtain permission to construct within the existing easement.



During Due Diligence, DEA consulted with *Jack Wickersham III* at *AMJ Construction* who is a <u>utility specialist</u> in Los Angeles. Per AMJ Construction, the existing overhead line is a circuit, meaning it cannot be cut and relocated at the project site. The circuit must be run underground and connect to the other end. Per AMJ Construction, similar scope of work done for LADWP and Low Voltage Design were done at significant cost, around \$1.75 million at the time. DEA recommends consulting further with AMJ and other professionals for the best path forward.

Refer to Attachment "Q" for correspondence with AMJ Construction.

3. SEWER

According to Navigate LA and record plans, there is an existing **12-inch** vitrified clay pipe (VCP) main line sewer in Figueroa Street with Pipe ID 5370511253705125A, an **8-inch** VCP main in 38th Street with Pipe ID 5370511353705112A, and an **8-inch** VCP main in Flower Drive with Pipe ID 5370511453705133A . All are City of Los Angeles owned and maintained lines. The sewer lines in the area gravity flow from east to west and north to south. Sewage enters the 8-inch line in 38th Street and then flows east to join the 12-inch line in Figueroa Street which runs south. Project sewage would enter the 8-inch line in Flower Drive, flow south to the 10-inch line in 39th Street and flow west to join the 12-inch line in Figueroa.

A will-serve letter and Sewer Capacity Availability Request (SCAR) were obtained from LA City (refer to *Attachment "A"* City of Los Angeles -SCAR ID #73-7234-0924). The purpose of the SCAR is for the City of Los Angeles to evaluate the existing public sewer systems to determine if adequate capacity is available to safely convey sewage from proposed development projects. The SCAR approves 100% of the anticipated sewer flow which is estimated to be 33,930 gallons per day (gpd) with 50% of the flow discharging to the main line if Flower Drive and 50% to the main in Figueroa Street.

The system quantifying the anticipated discharge volume when filing a SCAR application does not distinguish between tenure/types of residential units. This means that the sewage generation in gallons per day (GPD) will be the same for apartments and condominiums, provided they have the same number of rooms. The unit type has no bearing on the sewer generation impact.



A studio (or bachelor) unit contributes 75 GPD per unit, a one-bedroom residential unit contributes 110 GPD per unit, a two-bedroom residential unit contributes 150 GPD per

unit, and a threebedroom residential unit contributes 190 GPD per unit. A full-service restaurant contributes 25 GPD per seat. An analysis was done using the City of Los Angeles Sewer **Generation Factors Table** to identify the net demand for sewer capacity considering the demolition of existing uses. As represented in Table A, the proposed project demand is 33,930

Table A					
3822 Figue	eroa Sewer	and Water De	mand		
	Sew	er			
Use	Propos	ed Project	Existing	ng Conditions	
	Unit Count	Demand in gpd	Unit Count	Demand in gpd	
Studio (75 GPD per unit)	34	2,550	25	1,875	
One Bedroom (110 GPD per unit)	43	4,730	13	1,430	
Two Bedroom (150 GPD per unit)	45	6,750	12	1,800	
Three Bedroom (190 GPD per unit)	34	6,460	1	190	
Four Bedroom (230 GPD per unit)	53	53 12,190		C	
Fast Food Restaurant (25 GPD per seat	50	1,250	0	0	
Total Demand per Project (GPD	33,930		5,295		
	Wate	er			
	Unit Count	Demand in gpd	Unit Count	Demand in gpd	
Studio (176 GPD per unit)	34	5,984	25	4,400	
One Bedroom (176 GPD per unit)	43	7,568	13	2,288	
Two Bedroom (176 GPD per unit)	45	7,920	12	2,112	
Three Bedroom (176 GPD per unit)	34	5,984	1	176	
Four Bedroom (176 GPD per unit)	9,328	0	C		
Fast Food Restaurant (24 GPD per seat	50	1,200	0	C	
Total Demand per Project (GPD)	37,984		8,976	

GPD while the existing demand for the site is 5,295 GPD, resulting in a net demand of **28,635 GPD**. The net demand for the project is below the approved capacity and the sewer system is sufficient to handle the project demand.

Refer to Attachment "C" City of Los Angeles - Sewer for as-built plans.

4. STORM DRAIN

Stormwater drains to the south via sheet flow on both Figueroa Street and Flower Drive. Figueroa Street has an underground storm drainpipe 24-inches in diameter along with a catch basin near the intersection of Exposition Park Drive. Flower Drive does not have a storm drain and all stormwater surface flows in the gutter to the catch basins at 39th Street. Record drawings have been obtained from the City of Los Angeles online storm drain database.

5. TELEPHONE & CABLE

Charter Spectrum serves the City of Los Angeles. A Will-Serve Letter and As-Built map have been received from Charter Spectrum. Refer to Attachment "F" Charter Spectrum.

6. WATER - DOMESTIC WATER, FIRE SERVICE WATER & HYDRANTS

The project site is currently serviced by the Los Angeles Department of Water and Power (LADWP). There is an existing **16-inch** water main in Figueroa Street and a **4-inch** water main in Flower Drive. These are connected by a **6-inch** water main in 38th Street and an **8-inch** water main in 39th Street. Additionally, there are three fire hydrants located in the vicinity of the site at the southwest corner of 38th and Flower Drive, the



northwest corner of 39th Street and Flower Drive, and the southwest corner of Exposition Park Drive and Figueroa Street.

Refer to Attachment "E" Los Angeles Department of Water and Power -Water Map.

The existing water lines along Figueroa Street and Flower Drive currently service the existing residential buildings on site and are expected to serve the proposed project. A Service Advisory Request (SAR) was submitted to the Los Angeles Department of Water and Power (LADWP) for connection to the 16-inch Figueroa Street water main (see *Attachment "B"* – SARs). The SAR was run to show the water pressure of the lines and whether they would be able to handle a 6-inch domestic and 6-inch fire combination meter. The 16-inch line in Figueroa has sufficient pressure to handle a 6-inch combo service with PSI of 73 at 1400 gallons per minute. SARs were not requested for the other two adjacent water mains, however available service connections to the 4-inch water main in Flower Drive and 6-inch line in 38th Street are possible. SAR #644758 dated July 1, 2024, provides approval to apply for a 6-inch combination service for both fire and domestic water.

Fire service water will be piped into the building from the meter. Backflow preventers, fire water tanks and fire pumps will be documented in the plumbing drawings. The proposed building will include automatic sprinklers on all floors. Further coordination with the Los Angeles Fire Department (LAFD) is needed to determine the fire flow requirements from adjacent hydrants and whether additional hydrants are necessary. An "Information on Fire Flow Analysis" (IFFA) application was submitted to the County of Los Angeles Fire Department, Fire Prevention Division on July 23, 2024, for Hydrants 5910, 5918, and 5681. The IFFA reports the results of a hydraulic model test for the static and residual pressure for all three hydrants running at the same time, and it yielded a combined flow of 4500 GPM at 20 psi. Each existing hydrant in the vicinity can provide a fire flow of 1500 GPM continuously at 20 psi.

Refer to Attachment "J" for Information on Fire Flow Analysis report – IFFA.

The California Plumbing Code Appendix A was used to estimate the existing and proposed water demand for domestic service as listed in *Table A*. The anticipated water demand for the proposed project is approximately 37,984 GPD while the existing 8 buildings on site are estimated to draw 8,976 GPD for a net water demand of **29,008** GPD.



EXHIBITS

- EXHIBIT A JUNE 2024 ALTA SURVEY
- EXHIBIT B VESTING TENTATIVE TRACT MAP
- EXHIBIT C PRELIMINARY GRADING PLAN

ATTACHMENTS

- Attachment A Sewer Capacity Availability Report (SCAR)
- Attachment B Service Advisory Request (SAR) LADWP
- Attachment C City of Los Angeles Sewer As-Built
- Attachment D City of Los Angeles Storm Drain As-Built
- Attachment E Los Angeles Department of Water and Power Water Map
- Attachment F Preliminary Title Report
- Attachment G Haul Route Application & Map
- Attachment H Preliminary Hydrology Report & Low Impact Development Plan
- Attachment I City of Los Angeles Substructure Maps
- Attachment J Los Angeles Department of Water and Power IFFA
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- Attachment L City of Los Angeles DWP Will Serve Letter
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- Attachment N City of Los Angeles Cadastral Map
- Attachment O FEMA Flood Zone Map
- Attachment P Quantity Take Off / Cost Estimate Public Improvements
- Attachment Q Correspondence with AMJ Construction RE overhead lines
- Attachment R Charter Spectrum Telephone & Cable Letter



EXHIBIT A – ALTA SURVEY JUNE 2024

TITLE EXCEPTIONS

PER FIDELITY NATIONAL TITLE COMPANY, REPORT NO. 997-30102091-A-TS4, DATED MAY 11, 2023, AMENDED: MAY 25, 2023, AMENDMENT NO. A

- A PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2023-2024.
- B THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2 CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
- I WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE FOLLOWING MATTERS AFFECT PARCEL A:
- 2 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS. IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: IN BOOK 739. PAGE 40 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
- 3 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: MAY 13. 1983 AS INSTRUMENT NO. 83-542448 OF OFFICIAL RECORDS RECORDING NO:
- 4 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 30, 2007 AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDS RECORDING NO:
- 5 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$NOT SET OUT DATED: JULY 09, 2018 TRUSTOR/GRANTOR MING-NAN LU AND SHU-CHEN LU, HUSBAND AND WIFE, AS JOINT TENANTS AND ING-WEN HWANG AND LING-LONG HWANG, HUSBAND AND WIFE, AS TENANTS IN COMMON TRUSTEF PARTNERS BANK OF CALIFORNIA PARTNERS BANK OF CALIFORNIA **BENEFICIARY:** LOAN NO.: NOT SET OUT RECORDING DATE: JULY 16, 2018 RECORDING NO: AS INSTRUMENT NO. 20180708085 OF OFFICIAL RECORDS
- AN ASSIGNMENT OF ALL THE MONEYS DUE. OR TO BECOME DUE AS RENTAL. AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 5 ASSIGNED TO: PARTNERS BANK OF CALIFORNIA MING-NAN LU AND SHU-CHEN LU. HUSBAND AND WIFE, AS JOINT ASSIGNED BY: TENANTS AND ING-WEN HWANG AND LING-LONG HWANG, HUSBAND AND WIFE, AS TENANTS IN COMMON RECORDING DATE: JULY 16, 2018 AS INSTRUMENT NO. 20180708086 OF OFFICIAL RECORDS RECORDING NO:
- THE FOLLOWING MATTERS AFFECT PARCEL B:
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS. IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER. GENDER IDENTITY. GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION. AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: IN BOOK 880, PAGE 294 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR
- VALUE. 8 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 30, 2007 RECORDING NO: AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDS
- 9 INTENTIONALLY DELETED.
- 10 INTENTIONALLY DELETED.
- 11 INTENTIONALLY DELETED.
- 12 INTENTIONALLY DELETED.
- 13 INTENTIONALLY DELETED.
- 14 INTENTIONALLY DELETED.
- 15 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$1,400,000.00 DATED: FEBRUARY 21, 2020
- TRUSTOR/GRANTOR ERIK S. SOWDER AND ERICA L. SOWDER, TRUSTEES OF THE SOWDER FAMILY TRUST DATED JULY 9, 2007 TRUSTEE: FIDELITY NATIONAL TITLE COMPANY, A CALIFORNIA CORPORATION CREDIT UNION OF SOUTHERN CALIFORNIA, A CALIFORNIA CORPORATION BENEFICIARY: RECORDING DATE: FEBRUARY 27, 2020 RECORDING NO: AS INSTRUMENT NO. 20200233674 OF OFFICIAL RECORDS
- 16 INTENTIONALLY DELETED.
- THE FOLLOWING MATTERS AFFECT PARCEL C:
- 17 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: IN BOOK 748, PAGE 315 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE
- 18 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: THE HOOVER REDEVELOPMENT PROJECT AREA RECORDING DATE: MAY 12, 1989 RECORDING NO: AS INSTRUMENT NO. 89-769675 OF OFFICIAL RECORDS
- 19 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT ARFA RECORDING DATE: NOVEMBER 30, 2007 AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDS RECORDING NO:
- 20 INTENTIONALLY DELETED. 21 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$2,250,000.00 DATED: JULY 9, 2018 TRUSTOR/GRANTOR MING-NAN LU AND SHU-CHEN LU, HUSBAND AND WIFE, AS JOINT TENANTS IN COMMON AND ING-WEN HWANG AND LING-LONG HWANG HUSBAND AND WIFE AS TENANTS IN COMMON TRUSTEE: PARTNERS BANK OF CALIFORNIA BENEFICIARY: PARTNERS BANK OF CALIFORNIA RECORDING DATE: JULY 18, 2018 RECORDING NO: AS INSTRUMENT NO. 20180718115 OF OFFICIAL RECORDS
- 22 AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 21 ASSIGNED TO: PARTNERS BANK OF CALIFORNIA RECORDING DATE: JULY 18, 2018 AS INSTRUMENT NO. 20180718116 OF OFFICIAL RECORDS RECORDING NO: THE FOLLOWING MATTERS AFFECT PARCEL D:
- 23 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS. IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: IN BOOK 505, PAGE 266 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

- RECORDING DATE: MAY 13, 1983 RECORDING NO:
- ANGELES RECORDING DATE:
- RECORDING NO: AMOUNT: DATED:
- TRUSTEE: **BENEFICIARY**: RECORDING DATE: RECORDING NO:
- ASSIGNED TO: RECORDING DATE: RECORDING NO: THE FOLLOWING MATTERS AFFECT PARCEL E:
- VALUE.
- CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. LESSOR: PROPERTY LESSEE: RECORDING DATE: JANUARY 29, 1964 RECORDING NO: AS INSTRUMENT NO. 4307 OF OFFICIAL RECORDS
- THE SURFACE THEREOF LESSOR OR LESSEE IN SAID LEASE.
- RECORDING DATE: RECORDING NO:
- RECORDING DATE: RECORDING NO:
- AMOUNT: \$2,250,000.00 DATED: MARCH 29, 2018

32 INTENTIONALLY DELETED.

- TRUSTEF: BENEFICIARY: RECORDING DATE: MARCH 30, 2018
- AFFECTS: PROVIDED RECORDING DATE: MAY 24, 2018
- RECORDING DATE: MARCH 30, 2018 AFFECTS:
- PROVISIONS AS SET FO1IH THEREIN. OPTIONOR: OPTIONEE: COMPANY DISCLOSED BY: MEMORANDUM OF PURCHASE OPTION RECORDING DATE: APRIL 13, 2018 RECORDING NO:

AFFECTS:

- THE FOLLOWING MATTERS AFFECT PARCEL. F: FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITIES RECORDING NO: IN BOOK 3561 PAGE 91 OF OFFICIAL RECORDS AFFECTS:
- LESSOR: LESSEE: RECORDING DATE: JULY 18, 1961
- LESSOR OR LESSEE IN SAID LEASE.
- RECORDING DATE: MAY 13, 1983 RECORDING NO: AS INSTRUMENT NO. 1983–542448 OF OFFICIAL RECORDS
- AMOUNT DATED: IN COMMON TRUSTEE: BENEFICIARY: RECORDING DATE: JULY 18, 2018

CONTINUING TITLE EXCEPTIONS:

24 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES AS INSTRUMENT NO. 83 542448 OF OFFICIAL RECORDS

25 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS

NOVEMBER 30, 2007 AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDS 26 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW. \$850,000.00

DECEMBER 2, 2016

TRUSTOR/GRANTOR THE HWANG FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARINERSHIP, AS TO AN UNDIVIDED 59.16% INTEREST AND ROBERT ING HWANG, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 20.42% INTEREST AND CYNTHIA HWANG EPPELDAUER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 20.42% INTEREST, ALL AS TENANTS IN COMMON COMMONWEALTH LAND TITLE COMPANY PARTNERS BANK OF CALIFORNIA

> DECEMBER 12, 2016 AS INSTRUMENT NO. 20161567230 OF OFFICIAL RECORDS

27 AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 26 PARTNERS BANK OF CALIFORNIA

> DECEMBER 12, 2016 AS INSTRUMENT NO. 20161567231 OF OFFICIAL RECORDS

28 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS. IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS. EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: IN BOOK 1495, PAGE 321 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL

NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR 29 AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS.

> NOVEMBER 22 196 BARBARA CAROLINE ARMSTRONG, A MARRIED WOMAN HER SEPARATE STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION

SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE

30 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES MAY 13, 1983 AS INSTRUMENT NO. 83-542448 OF OFFICIAL RECORDS

31 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES NOVEMBER 30, 2007 AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDS

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

TRUSTOR/GRANTOR: HWANG PROPERTIES ILL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AN UNDIVIDED FIFTY PERCENT (50%) TENANT IN COMMON INTEREST IN THE PROPERTY AND MING-NAN LU AND SHU-CHEN LU, HUSBAND AND WIFE AS COMMUNITY PROPERTY, AN UNDIVIDED FIFTY PERCENT (50%) TENANT IN COMMON INTEREST IN THE PROPERTY PARTNERS BANK OF CALIFORNIA PARTNERS BANK OF CALIFORNIA

AS INSTRUMENT NO. 20180305113 OF OFFICIAL RECORDS PARCELS E, G AND H

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN RECORDING NO: AS INSTRUMENT NO. 20180515251 OF OFFICIAL RECORDS

34 AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 33 ASSIGNED TO: PARTNERS BANK OF CALIFORNIA

RECORDING NO: AS INSTRUMENT NO. 20180305114 OF OFFICIAL RECORDS THE HEREIN DESCRIBED LAND AND OTHER LAND.

35 AN OPTION TO PURCHASE SAID LAND WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND HWANG PROPERTIES ILL, LLC, MING-NAN LU AND SHU-CHEN LU SGRE FIG & FLOWER INVESTORS I LLC, A CALIFORNIA LIMITED LIABILITY

AS INSTRUMENT NO. 20180360433 OF OFFICIAL RECORDS

THE HEREIN DESCRIBED LAND AND OTHER LAND.

36 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET

SAID LAND MORE PARTICULARLY DESCRIBED THEREIN LOT 18, IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT. NOT WITHIN THIS PROPERTY. (NOT PLOTTED).

37 AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS. CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. RICHARD T. SULLIVAN STANDARD OIL COMPANY OF CALIFORNIA. A CORPORATION

RECORDING NO: AS INSTRUMENT NO. 4201 OF OFFICIAL RECORDS SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY. NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASTHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE

38 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW. AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: HOOVER REDEVELOPMENT PROJECT AREA

39 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW. AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 30, 2007 RECORDING NO: AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDS

40 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, \$2,250,000.00

JULY 9, 2018 TRUSTOR/GRANTOR MING-NAN LU AND SHU-CHEN LU, HUSBAND AND WIFE, AS JOINT TENANTS IN COMMON AND ING-WEN HWANG AND LING-LONG HWANG, HUSBAND AND WIFE AS TENANTS PARTNERS BANK OF CALIFORNIA

PARTNERS BANK OF CALIFORNIA

RECORDING NO: AS INSTRUMENT NO. 20180718118 OF OFFICIAL RECORDS

ALTA/N.S.P.S. SURVEY

CONTINUING TITLE EXCEPTIONS:

41 AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS REI SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN ASSIGNED TO: PARTNERS BANK OF CALIFORNIA RECORDING DATE: JULY 18, 2018 RECORDING NO: AS INSTRUMENT NO. 20180718119 OF OFFICIAL RECU THE FOLLOWING MATTERS AFFECT PARCEL G:

42 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENA IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, CO SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GE MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLIC FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR REST BY APPLICABLE LAW. AS SET FORTH IN THE DOCUMENT RECORDING NO: IN BOOK 1447, PAGE 396 OF OFFICIAL RECORDS

43 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDEN FORTH IN A DOCUMENT: PURPOSE: DRIVEWAY PURPOSES RECORDING NO: IN BOOK 1541, PAGE 363 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARL DOCUMENT. CITY OF GLENDALE, NOT WITHIN THIS PROPERTY. (NOT PLOTTED).

44 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDEN FORTH IN A DOCUMENT: PURPOSE: DRIVEWAY PURPOSES RECORDING DATE: APRIL 5, 1949 RECORDING NO: AS INSTRUMENT NO. 536 OF OFFICIAL RECORDS AFFECTS: THE SOUTHERLY 4 FEET. DOES NOT AFFECT, WITHIN LOT 9 (NOT PLOTTED).

⁴⁵ THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPM HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVI ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLO REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE RECORDING DATE: MAY 13, 1983 RECORDING NO: AS INSTRUMENT NO. 83-542448 OF OFFICIAL

⁴⁶ THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPM HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEV ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOS REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE RECORDING DATE: NOVEMBER 30, 2007 RECORDING NO: AS INSTRUMENT NO. 20072636429 OF OFFICI.

47 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOV AMOUNT: \$2,250,000.00 DATED: MARCH 29, 2018 TRUSTOR/GRANTOR HWANG PROPERTIES ILL, LLC, A CALIFORNIA LIMITED UNDIVIDED FIFTY PERCENT (50%) TENANT IN COMMON INTEREST IN THE NAN LU AND SHU-CHEN LU, HUSBAND AND WIFE AS COMMUNITY PROPE FIFTY PERCENT (50%) TENANT IN COMMON INTEREST IN THE PROPERTY TRUSTEE: PARTNERS BANK OF CALIFORNIA BENEFICIARY: PARTNERS BANK OF CALIFORNIA RECORDING DATE: MARCH 30, 2018 RECORDING NO: AS INSTRUMENT NO. 20180305113 OF OFFICIAL REC AFFECTS: PARCELS E, G AND H AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED PROVIDED RECORDING DATE: MAY 24, 2018

RECORDING NO: AS INSTRUMENT NO. 20180515251 OF OFFICIAL REC 48 AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS REP SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN ASSIGNED TO: PARTNERS BANK OF CALIFORNIA RECORDING DATE: MARCH 30, 2018 RECORDING NO: AS INSTRUMENT NO. 20180305114 OF OFFICIAL REC

⁴⁹ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF PURCHASE OPTION EXECUTED BY: HWANG PROPERTIES ILL, LLC, A CALIFORNIA LIMITED AND MING-NAN LU AND SHU-CHEN LU, AND SGRE FIG & FLOWER INVES RECORDING DATE: APRIL 13, 2018 RECORDING NO: AS INSTRUMENT NO. 20180360433 OF OFFICIAL REC REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULAR THE FOLLOWING IVIATTERS AFFECT PARCEL H:

⁵⁰ COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENA IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, CO SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, ORIGIN. ANCESTIY. SOURCE OF INCOME, GENDER, GENDER IDENTITY, GEN MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPL FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RES BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: IN BOOK 1043, PAGE 311 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN VALUE.

⁵¹ COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENA IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, CO SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GE MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPL FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RES BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: IN BOOK 1447, PAGE 396 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN VALUE.

52 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDEN FORTH IN A DOCUMENT: PURPOSE: DRIVEWAY RECORDING NO: IN BOOK 1541, PAGE 353 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DOCUMENT DOES NOT AFFECT, WITHIN LOT 10 (NOT PLOTTED).

53 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPM HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEV ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLO REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE RECORDING DATE: MAY 13, 1983 AS INSTRUMENT NO. 83-542448 OF OFFICIAL RECORDING NO:

⁵⁴ THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPM HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDE) ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLO REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGÉNCY OF THE RECORDING DATE: NOVEMBER 30, 2007 AS INSTRUMENT NO. 20072636429 OF OFFICI. RECORDING NO:

 55 a deed of trust to secure an indebtedness in the amount show \$2,250,000.00 AMOUNT: DATED: MARCH 29, 2018 TRUSTOR/GRANTOR: HWANG PROPERTIES ILL, LLC, A CALIFORNIA LIMITED AN UNDIVIDED FIFTY PERCENT (50%) TENANT IN COMMON INTEREST IN MING-NAN LU AND SHU-CHEN LU, HUSBAND AND WIFE AS COMMUNITY UNDIVIDED FIFTY PERCENT (50%) TENANT IN COMMON INTEREST IN THE PARTNERS BANK OF CALIFORNIA TRUSTEE BENEFICIARY: PARTNERS BANK OF CALIFORNIA RECORDING DATE: MARCH 30, 2018 RECORDING NO: AS INSTRUMENT NO. 20180305113 OF OFFICIAL REC AFFECTS: PARCELS E, G AND H AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED PROVIDED RECORDING DATE: MAY 24, 2018 RECORDING NO: AS INSTRUMENT NO. 20180515251 OF OFFICIAL RECO

⁵⁶ AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS REN SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN A ASSIGNED TO: PARTNERS BANK OF CALIFORNIA RECORDING DATE: MARCH 30, 2018 RECORDING NO: AS INSTRUMENT NO. 20180305114 OF OFFICIAL REC

⁵⁷ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT MEMORANDUM OF PURCHASE OPTION ENTITLED: EXECUTED BY: HWANG PROPERTIES ILL, LLC, A CALIFORNIA LIMITED AND MING-NAN LU AND SHU-CHEN LU, AND SGRE FIG & FLOWER INVES

RECORDED APRIL 13, 2018 INSTRUMENT NO. AS INSTRUMENT NO. 20180360433 OF OFFICIAL REC REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULAF

						Prepared in the of
						CL SURVEYIN
6/14/24	DC	3	ELIMINATED LOTS 8 TO 11 PER CLIENT			400 EAST RINCON S
10/23/23	DC	2	ADDED TWO LOTS ON THE NORTH			CORONA, CA 92879
7/13/23	JD	1	SUBMITTAL			Tel (909) 484-4200
DATE	BY	NO.	REVISIONS	APPV'D	DATE	Fax (909) 484-4229

		THE FOLLOWING MATTERS AFFECT PARCEL I:
AS ITEM NO. 40		EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
ORDS		PURPOSE:UTILITIESRECORDING DATE:IN BOOK 211, PAGE 53 OF OFFICIAL RECORDSAFFECTS:OVER THE REAR 4 FEET OF SAID LAND
ANTS OR RESTRICTIONS, LOR, RELIGION, SEX,		DOES NOT AFFECT, WITHIN LOT 11 (NOT PLOTTED).
HANDICAP, NATIONAL NDER EXPRESSION,		COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL
CABLE STATE OR TRICTION IS PERMITTED		ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED
		BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.
ITAL THERETO AS SET		SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
DESCRIBED IN SAID	60	THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT
		AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
ITAL THERETO AS SET		REDEVELOPMENT AGENCY: THE HOOVER REDEVELOPMENT PROJECT RECORDING DATE: MAY 13, 1983
		RECORDING NO:AS INSTRUMENT NO. 83-542448 OF OFFICIAL RECORDSAND RECORDING DATE:NOVEMBER 30, 2007AND RECORDING NO:AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDS
	61	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS
THE REDEVELOPMENT IENT OF SAID PROJECT		GRANTED IN A DOCUMENT: GRANTED TO: AMERICAN CABLE SYSTEMS OF CALIFORNIA, INC., D/B/A CONTINENTAL CABLEVISION, INC.
ELOPMENT TO PROCEED		PURPOSE: PUBLIC UTILITIES RECORDING DATE: MAY 28, 1997
SED BY A DOCUMENT. CITY OF LOS ANGELES RECORDS		RECORDING NO: AS INSTRUMENT NO. 97–791274 OF OFFICIAL RECORDS AFFECTS: SAID LAND BLANKET IN NATURE WITHIN PARCEL "I" (NOT PLOTTED).
THE REDEVELOPMENT		A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
ENT OF SAID PROJECT ELOPMENT TO PROCEED SED BY A DOCUMENT.		AMOUNT: \$745,000.00 DATED: MAY 10, 2016 TRUSTOR (CRANTOR THE LIMMANC FAMILY LIMITED RAPTNERSHIP, AS TO AN LINDUMPED FO.10%
CITY OF LOS ANGELES		TRUSTOR/GRANTOR THE HWANG FAMILY LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 59.16% INTEREST; ROBERT I. HWANG, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 20.42% INTEREST AND CYNTHIA H. EPPELDAUER, A MARRIED WOMAN AS HER
AL RECORDS VN BELOW,		SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 20.42% AS TENANTS IN COMMON TRUSTEE: TICOR TITLE
		BENEFICIARY:PARTNERS BANK OF CALIFORNIARECORDING DATE:MAY 16, 2016RECORDING NO:AS INSTRUMENT NO. 20160557645 OF OFFICIAL RECORDS
LIABILITY COMPANY, AN PROPERTY AND MING	63	AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 62
ERTY, AN UNDIVIDED		ASSIGNED TO: PARTNERS BANK OF CALIFORNIA RECORDING DATE: MAY 16, 2016
		RECORDING NO: AS INSTRUMENT NO. 20160557646 OF OFFICIAL RECORDS THE FOLLOWING MATTERS AFFECT PARCEL .J:
ORDS OF TRUST AS THEREIN	64	COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS,
		IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION,
ORDS NTAL, AS ADDITIONAL		MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED
AS ITEM NO. 47		BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: IN BOOK 682, PAGE 64 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL
ORDS		NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
		MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING NO: IN BOOK 7268, PAGE 346 OF OFFICIAL RECORDS
LIABILITY COMPANY, Stors1 llc	<u> </u>	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
CORDS RS.		PURPOSE: UTILITY PURPOSES RECORDING NO: IN BOOK 7268, PAGE 346 OF OFFICIAL RECORDS
		AFFECTS: AS DESCRIBED THEREIN PLOTTED HEREON.
NTS OR RESTRICTIONS, LOR, RELIGION, SEX,		AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.
ANDICAP, NATIONAL DER EXPRESSION, CABLE STATE OR		DATED:MAY 17, 1958LESSOR:PETER GEORGESONLESSEE:STANDARD OIL
RICTION IS PERMITTED		RECORDING DATE: DECEMBER 26, 1958 RECORDING NO: AS INSTRUMENT NO. 1958–1205 OF OFFICIAL RECORDS
ATION THEREOF SHALL GOOD FAITH AND FOR		NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.
		SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY. AFFECTS: LOT 16
NTS OR RESTRICTIONS, LOR, RELIGION, SEX, ANDICAP, NATIONAL		A COMMUNITY OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, EXECUTED BY THE
LOR, RELIGION, SEX, IANDICAP, NATIONAL IDER EXPRESSION, CABLE STATE OR IRICTION IS PERMITTED		PARTIES HEREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.
		LESSOR: KATHERINE D. HIGGINS LESSEE: STANDARD OIL COMPANY OF CALIFORNIA
ATION THEREOF SHALL GOOD FAITH AND FOR		RECORDING DATE: JANUARY 29, 1964 RECORDING NO: AS INSTRUMENT NO. 1964–4307 OF OFFICIAL RECORDS NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY
TAL THERETO AS SET		SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.
		SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. SAID LEASE PROVIDES FOR NO RIGHT OF SURTACE ENTRY. AFFECTS: LOT 17
DESCRIBED IN SAID		THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT
THE REDEVELOPMENT		AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
THE REDEVELOPMENT ENT OF SAID PROJECT ELOPMENT TO PROCEED		REDEVELOPMENT AGENCY: THE HOOVER REDEVELOPMENT PROJECT AREA RECORDING DATE: MAY 13, 1983
SED BY A DOCUMENT. CITY OF LOS ANGELES		RECORDING NO: AS INSTRUMENT NO. 83-542448 OF OFFICIAL RECORDS THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT
RECORDS		AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED
THE REDEVELOPMENT ENT OF SAID PROJECT		ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES
ELOPMENT TO PROCEED SED BY A DOCUMENT. CITY OF LOS ANGELES		RECORDING DATE: NOVEMBER 30, 2007 RECORDING NO: AS INSTRUMENT NO. 2007–2636429 OF OFFICIAL RECORDS
AL RECORDS	_ .	INTENTIONALLY DELETED.
/N BELOW,		INTENTIONALLY DELETED.
LIABILITY COMPANY,		INTENTIONALLY DELETED.
HE PROPERTY AND PROPERTY, AN		INTENTIONALLY DELETED.
PROPERTY		INTENTIONALLY DELETED.
DRDS		INTENTIONALLY DELETED.
OF TRUST AS THEREIN		INTENTIONALLY DELETED.
DRDS		INTENTIONALLY DELETED.
ITAL, AS ADDITIONAL As item no. 55		THE FOLLOWING MATTERS AFFECT ALL PARCELS:
		ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE
ORDS		TRUST INSTRUMENT. IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE
LIABILITY COMPANY,		INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER
STORS1 LLC		REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

CONTINUING TITLE EXCEPTIONS:

fice of VG & MAPPING ST., SUITE 202

A.L.T.A./N.S.P.S. S LOTS 1 THROUGH 7, 16 ANE ZOBELEIN'S GRAND AVE. AND F CITY OF LOS ANGELES, COUNTY

CONTINUING TITLE EXCEPTIONS:

81 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.

83 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.

84 MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS I AND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

85 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.

LEGAL DESCRIPTION:

PARCEL B:

PARCEL E:

PARCEL F:

PARCEL H1:

PARCEL I:

PARCEL J:

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

PARCEL A: LOT 3, IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY APN: 5037-031-003

LOT 4, IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 5037-031-004

PARCEL C: LOT 5, IN BLOCK 14, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK Q,_ PAGE 41 OF MAPS, IN THE OFFICE FO THE COUNTY RECORDER OF SAID COUNTY. APN: 5037-031-005

PARCEL D: OT 6, IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 5037-031-006

LOT 7. IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY APN: 5037-031-007

LOT 8, BLOCK 14, OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACI, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY <u>APN: 5037=031-008</u>

PARCEL G: LOT 9, IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 5037-031-009

PARCEL H: LOT 10, IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A RIGHT OF WAY FOR DRIVEWAY PURPOSES OVER THE SOUTHERLY 4 FEET OF LOT 9 IN SAID BLOCK 14 OF SAID TRACT BY DEED RECORDED APRIL 5, 1949, AS INSTRUMENT NO. 536 OF OFFICIAL RECORDS. APN: 5037-031-010

LOT 11, IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 41, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY APN: 5037-031-011

LOTS 16 AND 17 IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COLINITY APN: 5037-031-015 AND APN: 5037-031-016

SURVEY CERTIFICATION:

TO HWANG FAMILY INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, A FIFTY PERCENT (50%) UNDIVIDED TENANT-IN-COMMON INTEREST AND LU'S FAMILY INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, A FIFTY PERCENT (50%) UNDIVIDED TENANT-IN-COMMON INTEREST, AS TO PARCELS A, C, E, F, G AND H: ERICK S. SOWDER AND ERICA L. SOWDER, TRUSTEES OF THE SOWDER FAMILY TRUST DATED

JULY 9. 2007. AS TO PARCEL B: THE HWANG FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 59.16% INTEREST: CHE FLOWER INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 20.42% AND RIH FLOWER INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AN UNDIVIDED 20.42%, AS TENANTS-IN-COMMON INTEREST, AS TO PARCELS D & I AND

RED PENGUINS QOZB LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCEL J; FIDELITY NATIONAL TITLE COMPANY; PARTNERS BANK OF CALIFORNIA; CREDIT UNION OF SOUTHERN CALIFORNIA, A CALIFORNIA CORPORATIO ELIZABETH EARL ENTERPRISES. LLC. A CALIFORNIA LIMITED LIABILITY COMPANY: LUTHER BURBANK SAVINGS. A CALIFORNIA BANKING CORPORATION:

THE EDGAR AND CLAUDIA PEREZ LIVING TRUST, UTD 1/20/72, EDGAR R. PEREZ AND CLAUDIA L. PEREZ, CO-TRUSTEES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION, A NEW JERSEY CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF NEW JERSEY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(a), 8, 9, 13,

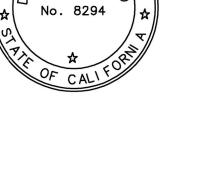
16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 26, 2023

6/14/2024 DATED: ____

DATE OF PLAT OR MAP: JUNE 14, 2024

No. 8294





OF LOS ANGELES, CA.	SHEE
FIGUEROA ST. TRACT	SCAL
	FILEN 202
SURVEY	JOB 202

JOB NUMBER:
2023-DEA-09
FILENAME:
2023-DEA-09.DWG
SCALE: 1" = 20'

OF

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1:

LOT 2 IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGES 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRIVEWAY PURPOSES OVER THE EAST 9 FEET OF THE WEST 32 FEET OF LOT 1 IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 5037-031-002

TITLE EXCEPTIONS:

PER FIDELITY NATIONAL TITLE COMPANY, REPORT NO. 997-30108416-TS4, DATED SEPTEMBER 22, 2023,

00034

- A PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: 5037-031-002 TAX IDENTIFICATION NO.: FISCAL YEAR: 2023-2024 **1ST INSTALLMENT:** \$2,297.80, OPEN (DELINQUENT AFTER DECEMBER 10) PENALTY: \$229.78 2ND INSTALLMENT: \$2,297.79, OPEN (DELINQUENT AFTER APRIL 10) PENALTY AND COST: \$239.77 HOMEOWNERS EXEMPTION: \$7,000.00
- B NOTICE: CERTAIN CITIES IN LOS ANGELES COUNTY IMPOSE A DOCUMENTARY TRANSFER TAX THAT IS IN ADDITION TO THE LOS ANGELES COUNTY DOCUMENTARY TRANSFER TAX OF \$.55 PER \$500 (\$1.10 PER \$1,000) BASED UPON THE PURCHASE PRICE OR VALUE OF THE PROPERTY TRANSFERRED. ADDITIONAL TRANSFER TAX IS IMPOSED BY THE FOLLOWING CITIES IN LOS ANGELES COUNTY: CULVER CITY
- LOS ANGELES POMONA REDONDO BEACH

CODE AREA:

- SANTA MONICA FOR DETAILS ABOUT THESE TAXES, PLEASE CONTACT YOUR TITLE OFFICER OR ESCROW OFFICER. PLEASE BE ADVISED THAT, IN THE CITY OF SANTA MONICA, EFFECTIVE MARCH 1, 2023, FOR TRANSFERS OF PROPERTY WITH A SALE PRICE OR VALUE OF \$8,000,000 OR MORE, THERE WILL BE A NEW, ADDITIONAL TRANSFER TAX OF \$5.60 PER \$100 (\$56.00 PER \$1,000). IN THE CITY OF LOS ANGELES, EFFECTIVE APRIL 1, 2023, FOR TRANSFERS OF PROPERTY WITH A SALE PRICE OR VALUE OF \$5,000,000 UP TO \$10,000,000, THERE WILL BE A NEW, ADDITIONAL TRANSFER TAX OF 4% OF THE ENTIRE SALE PRICE OR VALUE; FOR TRANSFERS WITH A SALE PRICE OR VALUE OF \$10,000,000 OR MORE, THERE WILL BE A NEW, ADDITIONAL TRANSFER TAX OF 5.5% OF THE ENTIRE SALE PRICE OR VALUE.
- C THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERIY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITATY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
- RECORDING NO: BOOK 330. PAGE 324 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
- 3 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW. AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: MAY 13, 1983 RECORDING NO: 83-542448 OF OFFICIAL RECORDS AND RECORDING DATE:
- NOVEMBER 30, 2007 AND RECORDING NO: 20072636429 OF OFFICIAL RECORDS 4 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
- ENTITLED: MEMORANDUM OF PURCHASE AGREEMENT DATED: MARCH 25, 2016
- EXECUTED BY: EDGAR R. PEREZ AND CLAUDIA L. PEREZ AND SPECTRUM GROUP REAL ESTATE, A CALIFORNIA CORPORATION RECORDING DATE: APRIL 1, 2016 RECORDING NO: 20160363650 OF OFFICIAL RECORDS
- REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 5 AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT EXECUTED BY: CORE LOS ANGELES 3800 S FIGUEROA LLC IN FAVOR OF: CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 22, 2019
- RECORDING NO: 20191284805 OF OFFICIAL RECORDS WHICH AMONG OTHER THINGS PROVIDES: AS THEREIN PROVIDED. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS,
- ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
- 6 AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT EXECUTED BY: CORE LOS ANGELES 3800 S FIGUEROA LLC IN FAVOR OF: CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 22, 2019 RECORDING NO: 20191284806 OF OFFICIAL RECORDS WHICH AMONG OTHER THINGS PROVIDES: AS THEREIN PROVIDED. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
- 7 AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT EXECUTED BY: CORE LOS ANGELES 3800 S FIGUEROA LLC
- IN FAVOR OF: CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 22, 2019
- RECORDING NO: 20191284807 OF OFFICIAL RECORDS WHICH AMONG OTHER THINGS PROVIDES: AS THEREIN PROVIDED. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
- 8 AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT EXECUTED BY: CORE LOS ANGELES 3800 S FIGUEROA LLC
- IN FAVOR OF: CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 22, 2019 RECORDING NO: 20191284808 OF OFFICIAL RECORDS WHICH AMONG OTHER THINGS PROVIDES: AS THEREIN PROVIDED. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
- 9 AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT EXECUTED BY: CORE LOS ANGELES 3800 S FIGUEROA LLC
- IN FAVOR OF: CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 22, 2019 RECORDING NO: 20191284809 OF OFFICIAL RECORDS
- WHICH AMONG OTHER THINGS PROVIDES: AS THEREIN PROVIDED. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- THIS COVENANT AND AGREEMENT PROVIDES THAT II SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
- 10 AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT EXECUTED BY: CORE LOS ANGELES 3800 S FIGUEROA LLC
- IN FAVOR OF: CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 22, 2019
- RECORDING NO: 20191284810 OF OFFICIAL RECORDS WHICH AMONG OTHER THINGS PROVIDES: AS THEREIN PROVIDED. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
- 11 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW. AMOUNT: \$724,500.00
- DATED: JULY 8, 2020 TRUSTOR/GRANTOR: EDGAR R PEREZ AND CLAUDIA L PEREZ, HUSBAND AND WIFE, AS JOINT TENANTS TRUSTEE: QUALITY LOAN SERVICE CORPORATION BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR HORNE POINT FINANCIAL CORPORATION, A NEW JERSEY CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF NEW JERSEY
- LOAN NO.: 7000527930 RECORDING DATE: JULY 14, 2020
- RECORDING NO: 20200773395 OF OFFICIAL RECORDS NOTE: THIS LOAN APPEARS TO BE REGISTERED WITH MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS). THE NAME, ADDRESS AND TELEPHONE NUMBER FOR LOAN SERVICING SHOULD BE OBTAINED FROM THE MERS WEBSITE: WWW.MERS-SERVICERID.ORG OR BY CALLING, 1-888-679-MERS (1-888-679-6377), AND REFERRING TO THE MORTGAGE IDENTIFICATION NUMBER (MIN) 100661190004900012.
- 12 MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
- 13 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.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 1 IN BLOCK 14 OF ZOBELEINS GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES. STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 9. PAGE 41 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

TITLE EXCEPTIONS:

APN: 5037-031-001

PER FIDELITY NATIONAL TITLE COMPANY, REPORT NO. 997-30108415-TS4, DATED SEPTEMBER 22, 2023, A PROPERTY LAXES, INCLUDING ANY PERSONAL PROPE, TY LAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: 5037-031-001 TAX IDENTIFICATION NO.: 2023-2024

\$0.00

00034

FISCAL YEAR:
1ST INSTALLMENT:
PENALTY:
2ND INSTALLMENT:
PENALTY AND COST:
HOMEOWNERS EXEMPTION:
CODE AREA:

\$3,596.11, OPEN (DELINQUENT AFTER DECEMBER 10) \$359.61 \$3,596.11, OPEN (DELINQUENT AFTER APRIL 10) \$369.61

B NOTICE: CERTAIN CITIES IN LOS ANGELES COUNTY IMPOSE A DOCUMENTARY TRANSFER LAX THAT IS IN ADDITION LO THE LOS ANGELES COUNTY DOCUMENTARY TRANSFER TAX OF \$.55 PER \$500 (\$1.10 PER \$1,000) BASED UPON THE PURCHASE PRICE OR VALUE OF THE PROPERTY TRANSFERRED. ADDITIONAL TRANSFER LAX IS IMPOSED BY THE FOLLOWING CITIES IN LOS ANGELES COUNTY: CULVER CITY LOS ANGELES

POMONA REDONDO BEACH SANTA MONICA

FOR DETAILS ABOUT THESE TAXES, PLEASE CONTACT YOUR TITLE OFFICER OR ESCROW OFFICER. PLEASE BE ADVISED THAT, IN THE CITY OF SANTA MONICA, EFFECTIVE MARCH 1, 2023, FOR TRANSFERS OF PROPERTY WITH A SALE PRICE OR VALUE OF \$8,000,000 OR MORE, THERE WILL BE A NEW, ADDITIONAL TRANSFER TAX OF \$5.60 PER \$100 (\$56.00 PER \$1,000). IN THE CITY OF LOS ANGELES, EFFECTIVE APRIL 1, 2023, FOR TRANSFERS OF PROPERTY WITH A SALE PRICE OR VALUE OF \$5,000,000 UP TO \$10,000,000, THERE WILL BE A NEW, ADDITIONAL TRANSFER TAX OF 4% OF THE ENTIRE SALE PRICE OR VALUE; FOR TRANSFERS WITH A SALE PRICE OR VALUE OF \$10,000,000 OR MORE, THERE WILL BE A NEW, ADDITIONAL TRANSFER TAX OF 5.5% OF THE ENTIRE SALE PRICE OR VALUE.

- C THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. 2 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SEL FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE
- RECORDING DATE: AUGUST 16, 1921 BOOK 330, PAGE 324 OF OFFICIAL RECORDS RECORDING NO: SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
- 3 AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.
- DATED: MAY 17, 1958 LESSOR: WILLIAM JONES AND ANNIE JONES LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
- RECORDING DATE: DECEMBER 26, 1958 RECORDING NO: 1205 OF OFFICIAL RECORDS
- NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. (NOT PLOTTED).
- 4 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
- AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: MAY 13, 1983 RECORDING NO: 83-542448 OF OFFICIAL RECORDS
- AND RECORDING DATE: NOVEMBER 30, 2007 AND RECORDING NO: 20072636429 OF OFFICIAL RECORDS
- 5 / EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: EDGAR PEREZ, A SINGLE MAN, MARIO L. ALVAREZ, A SINGLE MAN, AND GUSTAVO POCON,
- A SINGLE MAN, ALL AS JOINT TENANTS PURPOSE: INGRESS, EGRESS, AND DRIVEWAY RECORDING DATE: OCTOBER 13, 1993
- RECORDING NO: 93-1998229 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
- (PLOTTED HEREON). 6 AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDING DATE: NOVEMBER 22, 2019 RECORDING NO: 20191284805 OF OFFICIAL RECORDS
- REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
- 7 AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" NOVEMBER 22, 2019 RECORDING DATE:
- RECORDING NO: 20191284806 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
- 8 AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDING DATE: NOVEMBER 22, 2019
- RECORDING NO: 20191284807 OF OFFICIAL RECORDS RFFFRFNCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
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- 11 AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDING DATE: NOVEMBER 22, 2019 20191284810 OF OFFICIAL RECORDS RECORDING NO:
- REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
- 12 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
- AMOUNT: \$590,000.00 DATED: MAY 22, 2023 TRUSTOR/GRANTOR: ELIZABETH EARL ENTERPRISES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: BURBANK FINANCIAL, INC., A CALIFORNIA CORPORATION BENEFICIARY: LUTHER BURBANK SAVINGS, A CALIFORNIA BANKING CORPORATION RECORDING DATE: MAY 26, 2023 20230344417 OF OFFICIAL RECORDS RECORDING NO:
- 13 MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION
- THEREOF. 14 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.

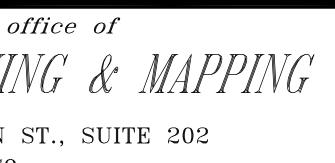
					ļ		Prepared in the d
							CL SURVEYL
(6/14/24	DC	3	ELIMINATED LOTS 8 TO 11 PER CLIENT			400 EAST RINCON
1	0/23/23	JD	2	ADDED TWO LOTS ON THE NORTH			CORONA, CA 92879
-	7/13/23	JD	1	SUBMITTAL			Tel (909) 484-420
	DATE	ΒY	NO.	REVISIONS	APPV'D	DATE	Fax (909) 484–422

ALTA/N.S.P.S. SURVEY

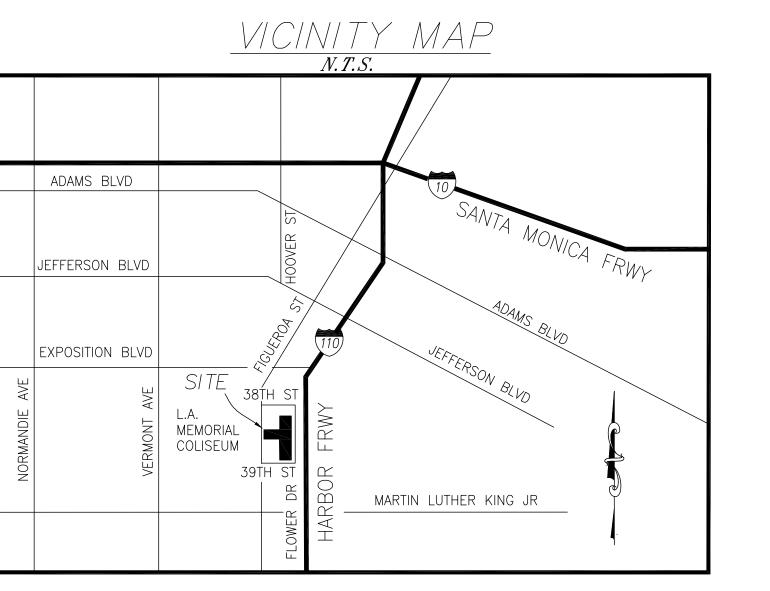
MONUMENT NOTES: • INDICATES FOUND MONUMENT, AS NOTED. ① INDICATES DESCRIPTION NUMBER. R1 INDICATES REFERENCE RECORD DATA. () INDICATES RECORD DATA. CF INDICATES CALCULATED FROM R1INDICATES DATA PER ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, M.B. 9/41	JEFFERSON BLVD VIA MONICA FRWY ADAMS BLVD EXPOSITION BLVD SITE
R2INDICATES DATA PER RECORD OF SURVEY, R.S.B. 162/75-76 R3INDICATES DATA PER RECORD OF SURVEY, R.S.B. 90/19-23 R4INDICATES DATA PER CITY OF LOS ANGELES TIE SHEET 117-201/104 R5INDICATES DATA PER CITY OF LOS ANGELES TIE SHEET 117-201/101 R6INDICATES DATA PER CITY OF LOS ANGELES TIE SHEET 117-201/132A	WYNON WYNON COLISEUM 39TH ST VOR VAR VOR VA
 FOUND SEWER MANHOLE AND PUNCH MARKS PER R4; ACCEPTED AS FIGUEROA STREET & 39TH STREET CENTERLINE INTERSECTION PER R4. FOUND PUNCHED HEXBAR IN SURVEY WELL MON. PER R5, DOWN 1.0'; ACCEPTED AS FIGUEROA STREET & 	
FLOWER STREET CENTERLINE INTERSECTION PER R5.	SITE INFORMATION:
(3) FOUND LEAD & TACK IN T.C. PER R5; ACCEPTED AS 38TH STREET CENTERLINE PRODUCED PER R5.	3822 S. FIGUEROA STREET & 3813, 3819, 3821, 3809-3809 1/2, 3811-3811 1/2 FLOWER DRIVE, 468 W ST. LOS ANGELES CA 90037
 (4) FOUND PUNCHED HEXBAR IN SURVEY WELL MON. PER R5, DOWN 1.0'; ACCEPTED AS POINT ALONG 38TH STREET CENTERLINE PER R5. (5) SEARCHED, FOUND NOTHING, SET NOTHING; FIGUEROA STREET & FLOWER STREET CENTERLINE INTERSECTION ESTABLISHED BY INTERSECTION. 	LOTS 1 THROUGH 7, INCLUSIVE AND LOTS 16 AND 17, IN BLOCK 14, OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 9, PAGE 41 OF MAPS, RECORDS OF SAID COUNTY. BOUNDARY AREA: 1.44 AC 63,037 SQ. FT.
6 SEARCHED, FOUND NOTHING, SET NOTHING; 38TH STREET & FLOWER DRIVE CENTERLINE INTERSECTION ESTABLISHED BY RECORD DISTANCE (360.075') FROM FIGUEROA STREET CENTERLINE PER R5.	BUILDING AREAS: 3822 S FIGUEROA ST 2,229 SQ FT 21 PARKING STALLS 1 HANDICAP
(7) FOUND MAGNETIC NAIL & WASHER STAMPED "LA CITY SURVEYOR" PER R6, FLUSH; ACCEPTED AS FLOWER DRIVE & REALIGNED 39TH STREET CENTERLINE INTERSECTION PER R6	3813 FLOWER DR2,093 SQ FT8 PARKING STALLS3819 FLOWER DR4,752 SQ FTGARAGE PARKING COUNT UNAVAILABLE3821 FLOWER DR2,753 SQ FT GARAGE 907 SQ FTGARAGE PARKING COUNT UNAVAILABLE3825 FLOWER DR2,651 SQ FT GARAGE 993 SQ FTGARAGE PARKING COUNT UNAVAILABLE
$\langle 8 \rangle$ searched found nothing, set nothing; 39th street & flower drive centerline intersection established by record distance (28.71') from $\langle 7 \rangle$ per R6	3831 FLOWER DR 2,239 SQ FT 8 PARKING STALLS 468 W 38TH ST 3,571 SQ FT GARAGE 859 SQ FT 4 PARKING STALLS 3809 FLOWER DR &
(9) FOUND LEAD & TACK IN CONCRETE WALK NO REF.; 5.01' W'LY & 0.04' S'LY OF PROP. COR	3811 FLOWER DR2,835 SQ FT GRAGE715 SQ FTGARAGE PARKING COUNT UNAVAILABLETOTAL23,123 SQ FT3,474 SQ FT41 PARKING STALLS1 HANDICAP
(10) FOUND LEAD & TACK IN CONCRETE WALK NO REF.; 5.03' W'LY OF PL & 0.07' S'LY OF LOT LINE.	PARKING STALLS COUNT ARE ONLY VISIBLE STALLS. APN 5037-031-001, 002, 003, 004, 005, 006, 011, 015 & 016
EXCEPTIONS/ENCROACHMENT NOTES:	
$\begin{array}{ c c c c c c }\hline \hline & & & & & \\ \hline & & & & \\ \hline \\ \hline$	ZONING RESTRICTIONS: NOT PROVIDED BY CLIENT.
POWER POLE (LOT 4) ON BACK OF LOT LINE AS SHOWN.	BENCH MARK: The elevations shown hereon are based upon the city of los angeles benchmark 18–15112, (2000)The monument is a PBM disc stamped (18–15112;1980). It is 3.5FT west of the west curi figueroa street and 22FT north of the BCR at the northwest corner of martin luther king boulevard.
	NAVD88 ELEV. = 181.438 FT.
	BASIS OF COORDINATES: THE COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS ZONE 5, (2010.00 EPOCH) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801–8819; SAID COORDINATES ARE BASED LOCALLY UPON FIELD–OBSERVED TIES TO THE FOLLOWING NA GEODETIC SURVEY NETWORK, CONTINUALLY OPERATING REFERENCE STATIONS(CORS), OR EQUIVALENT STAT
	STATIONNORTHINGEASTINGAZU11868257.716592998.35VDCY1887437.116495130.74
	ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FOOT. GRID DISTAN CAN BE OBTAINED BY DIVIDING GROUND DISTANCES BY A COMBINED FACTOR OF 0.9999995828.
	TOPOGRAPHIC SURVEY:
	THE AERIAL TOPOGRAPHIC SURVEY SHOWN HEREON IS FROM INLAND AERIAL SURVEY, INC. DATED JUNE 22
GRAPHIC SCALE	FLOOD ZONE:
	THIS SURVEY LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SET OUT ON THE FLOOD INSU RATE MAP FOR LOS ANGELES COUNTY, COMMUNITY PANEL NUMBER 06037C 1618G, DATED DECEMBER 21,

(IN FEET) 1 inch = 20 ft.

PREPARED FOR: DAVID EVANS AND ASSOCIATES, INC. 17782 17TH STREET, SUITE 200 TUSTIN, CA. 92780 PHONE: (714) 665-4542



A.L.T.A./N.S.P.S. LOTS 1 THROUGH 7, 16 ANI ZOBELEIN'S GRAND AVE. AND CITY OF LOS ANGELES, COUNTY



W 38TH

RNIA, AS

(YEAR URB ON NG JR.

CCS83, NATIONAL TATIONS:

22, 2023

NSURANCE RATE MAP FOR LOS ANGELES COUNTY, COMMUNITY PANEL NUMBER 06037C 1618G, DATED DECEMBER 21, 2018.

SURVEYOR'S NOTES:

UTILITIES LOCATED EXISTING ON OR SERVING THE SURVEYED PROPERTY WERE DETERMINED BY OBSERVED EVIDENCE. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY. THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, PER INFORMATION AVAILABLE AT THE TIME OF SURVEY.

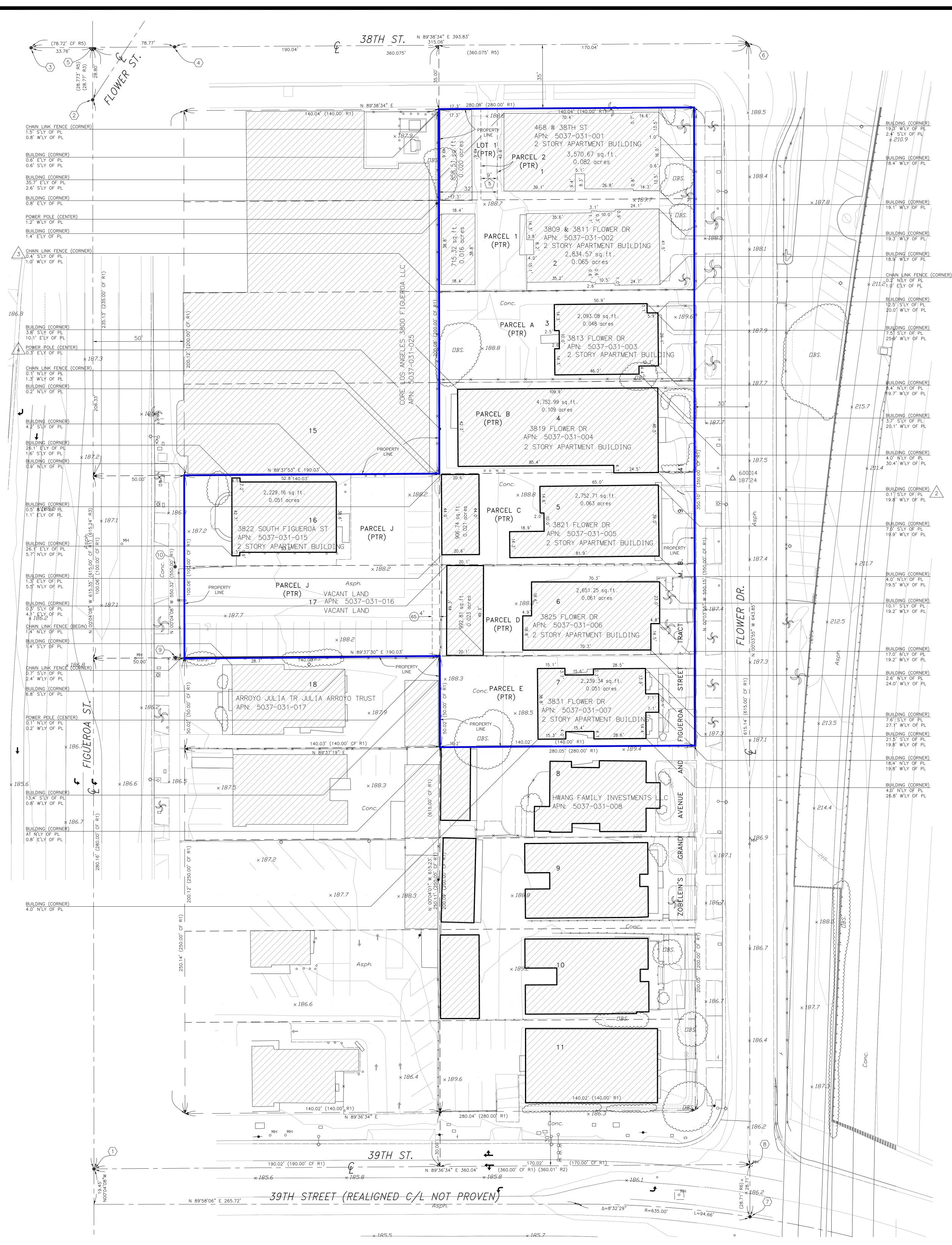
THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.

THERE WERE NO WETLAND MARKERS OBSERVED AT THE TIME OF SURVEY. THE PROPERTY ABUTS AND HAS PHYSICAL ACCESS TO FLOWER DRIVE PUBLIC RIGHT-OF-WAY, AND FIGUEROA STREET PUBLIC RIGHT-OF-WAY. PLEASE NOTE: OFFSETS TO BUILDING "CORNERS" MAY BE ACTUAL OVERHANG DUE TO AERIAL SURVEY.

BUILDING SQUARE FOOTAGE AND DIMENSIONS MAY ALSO BE DERIVED FROM OVERHANG DUE TO AERIAL SURVEY. THE LEGAL DESCRIPTION SHOWN WITHIN THE MENTIONED TITLE REPORTS SHOW ADDITIONAL LOTS THAT ARE NOT INCLUDED WITHIN THIS ALTA SURVEY. THOSE LOTS HAVE BEEN SHOWN AS CROSSED OUT ON SHEET 1 OF THIS ALTA.

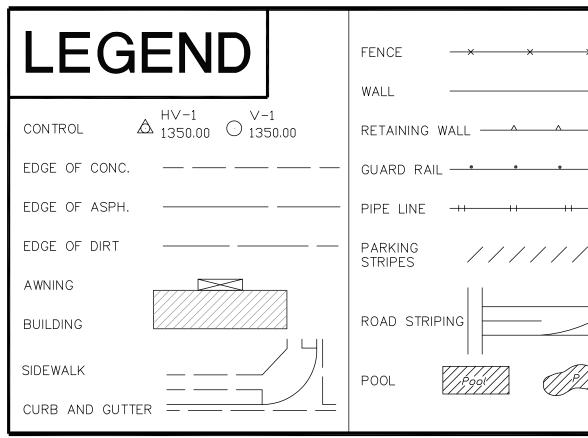
AS INDICATED WITHIN THE REVISION NOTES OF THE TITLE BLOCK, THIS ALTA HAS BEEN REVISED TO REMOVE LOTS SHOWN ON A PREVIOUS ALTA SURVEY. UPDATED TITLE REPORTS WERE NOT PROVIDED. FIELD TOPOGRAPHY WAS COLLECTED ON JUNE 26, 2023.

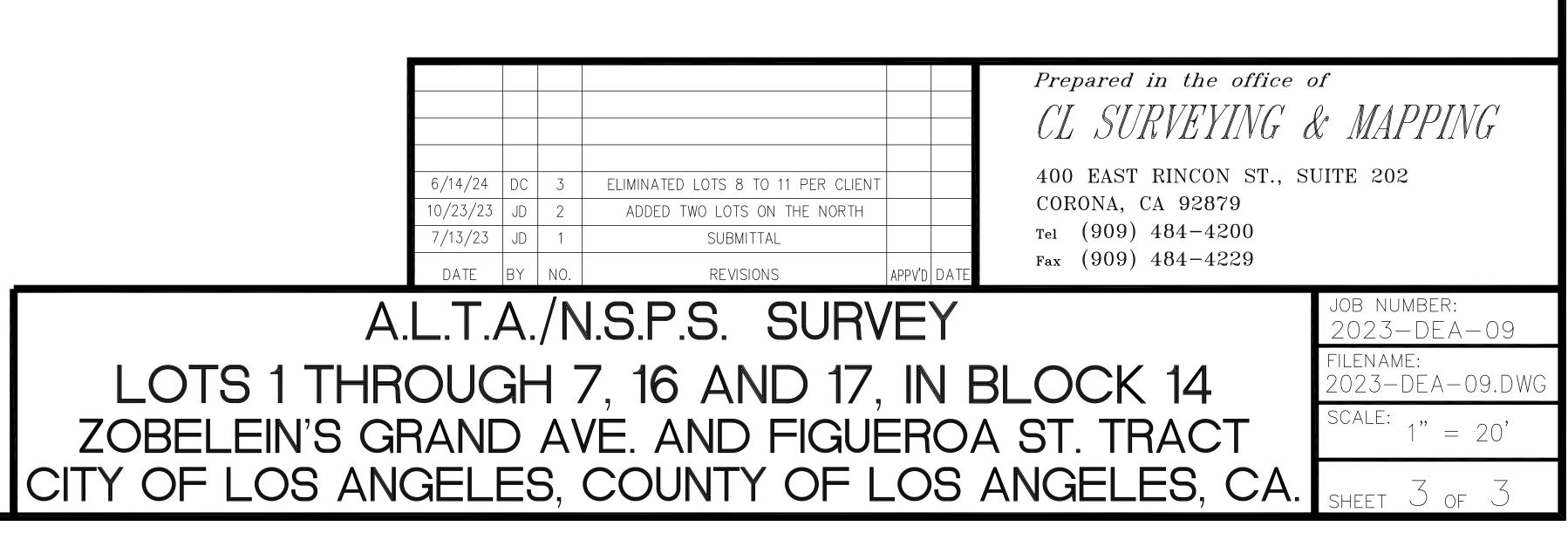
SURVEY	JOB NUMBER: 2023-DEA-09
D 17, IN BLOCK 14	FILENAME: 2023-DEA-09.DWG
FIGUEROA ST. TRACT	SCALE: 1" = 20'
OF LOS ANGELES, CA.	sheet 2 of 3

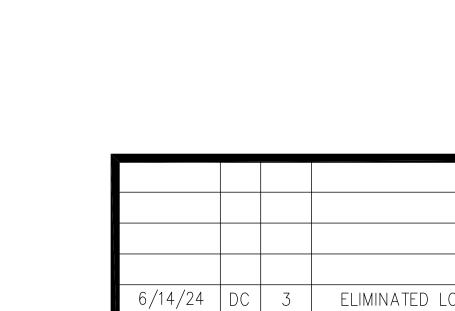


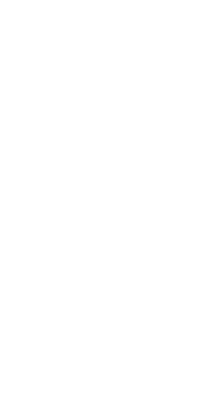












GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

BUIUDING (CORNER) 7.57 S'LY OF PL 25.97 W'LY OF PL

BUILDING (COR 19.3' W'LY OF

2.4' S'LY OF PL * 210,9

BUILDING (CORNER 18.4' W'LY OF PL

BUILDING (CORNER

BUILDING (CORNER) 19.3' W'LY OF PL

BUILDING (CORNER) 18.9' WILY OF PL

BUILDING (CORNER 12.5' S'LY OF PL 20.0' W'LY OF PL

19.8' W'LY OF PL

BUILDING (CORNER) 7.ρ' S'LY OF PL

19.9' W'LY OF PL

BUILDING (CORNER) 8.4' N'LY OF PL 19.7' W'LY OF PL BUILDING (CORNER) BUILDING (CORNER) 4.0' N'LY OF PL

BUILDING (CORNER) 0.1' S'LY OF PL

BUILDING (CORNER) 4.0' N'LY OF PL 19.5' W'LY OF PL BUILDING (CORNER) 19.2' W'LY OF PL

BUILDING (CORNER) 17.0' N'LY OF PL 19.2' W'LY OF PL BUILDING (CORNER) 2.6' N'LY OF PL

24.0' W'LY OF PL BUILDING (CORNER) 7.6' S'LY OF PL 27.1' W'LY OF PL BUILDING (CORNER) 21.5' S'LY OF PL

26.8' W'LY OF PL

19.8' W'LY OF PL BUILDING (CORNER) 4.0' N'LY OF PL

19.8' W'LY OF PL BUILDING (CORNER) 18.4' N'LY OF PL

	RAILROAD	SIGN POWER POLE GUY WIRE POWER POLE STREET LIGHT STREET LIGHT
- 1111 / / / / /	VALVE • CATCH BASIN	STOP LIGHT
	WATER LINE	- SINGLE TREE
JD -	MANHOLE O MH STANDPIPE O ^{SP}	INDEX CONTOUR 1350

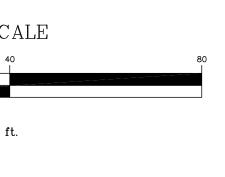




EXHIBIT B – VESTING TENTATIVE TRACT MAP

	TITLE INFORMATION THE TITLE INFORMATION SHOWN HEREON IS PER THE PRELIMINARY REPORT FILE ORDER NO: 997-30119152-TS4, DATED JUNE 13, 2024, AS PREPARED BY FIDELITY NATIONAL TITLE COMPANY. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OR THE SURVEYOR. LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIB AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 6, 7, 16 AND 17 IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGES 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
	LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIB AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 6, 7, 16 AND 17 IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGES 41 OF MAPS, IN THE OFFICE OF THE COUNTY	3
	AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 6, 7, 16 AND 17 IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGES 41 OF MAPS, IN THE OFFICE OF THE COUNTY	ED
	AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRIVEWAY PURPOSES OVER THE EAST 9 FEET OF THE WEST 32 FEET OF LOT 1 IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. [SERVIENT TENEMENT = LOT 1, DOMINANT TENEMENT - LOT 2] TITLE EXCEPTIONS	
	PROPERTY TAXES: WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2024-2025.	
	ANY MATTERS ARISING WITH REGARD TO ASSESSMENTS OF DOCUMENTARY TRANSFER TAX RELATED TO THE MEASURES BELOW: NOTE: CERTAIN CITIES IN LOS ANGELES COUNTY IMPOSE A DOCUMENTARY TRANSFER TAX THAT IS IN ADDITION TO THE LOS ANGELES COUNTY DOCUMENTARY TRANSFER TAX OF \$.55 PER \$500 (\$1.10 PER \$1,000) BASED UPON THE PURCHASE PRICE OR VALUE OF THE PROPERTY TRANSFERRED. ADDITIONAL TRANSFER TAX IS IMPOSED BY THE FOLLOWING CITIES IN LOS ANGELES COUNTY: CULVER CITY LOS ANGELES POMONA REDONDO BEACH SANTA MONICA FOR DETAILS ABOUT THESE TAXES, PLEASE CONTACT YOUR TITLE OFFICER OR ESCROW OFFICER. PLEASE BE ADVISED THAT, IN THE CITY OF	,
С	SANTA MONICA, EFFECTIVE MARCH 1, 2023, FOR TRANSFERS OF PROPERTY WITH A SALE PRICE OR VALUE OF \$8,000,000 OR MORE, THERE WILL BE A NEW, ADDITIONAL TRANSFER TAX OF \$5.60 PER \$100 (\$56.00 PER \$1,000) IN THE CITY OF LOS ANGELES, EFFECTIVE APRIL 1, 2023, FOR TRANSFERS OF PROPERTY WITH A SALE PRICE OR VALUE OF \$5,000,000 UP TO \$10,000,000, THERE WILL BE A NEW, ADDITIONAL TRANSFER TAX 4% OF THE ENTIRE SALE PRICE OR VALUE; FOR TRANSFERS WITH A SALE PRICE OR VALUE OF \$10,000,000 OR MORE, THERE WILL BE A NEW, ADDITIONAL TRANSFER TAX OF 5.5% OF THE ENTIRE SALE PRICE OR VALUE. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERIY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE	OF
1	STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.	
2	THE FOLLOWING MATTERS AFFECT LOT 1 (APN 5037-031-001) COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO	
	THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITATY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: BOOK 330, PAGE 324 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OF DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.	२
-	AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. DATED: MAY 17, 1958	
	LESSOR:WILLIAM JONES AND ANNIE JONESLESSE:STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATIONRECORDING DATE:DECEMBER 26, 1958RECORDING NO:1205 OF OFFICIAL RECORDSNO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERSAFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF.	
	(NOT PLOTTED) . THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: MAY 13, 1983	
	RECORDING NO:83-542448 OF OFFICIAL RECORDSAND RECORDING DATE:NOVEMBER 30, 2007AND RECORDING NO:20072636429 OF OFFICIAL RECORDS	
	EASEMENT (S)FOR THE PURPOSE (S)SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:GRANTED TO:EDGAR PEREZ, A SINGLE MAN, MARIO L. ALVAREZ, A SINGLE MAN, AND GUSTAVO POCON, A SINGLE MAN, ALL ASJOINT TENANTSINGRESS, EGRESS, AND DRIVEWAYPURPOSE:INGRESS, EGRESS, AND DRIVEWAYRECORDING DATE:OCTOBER 13, 1993RECORDING NO:93-1998229 OF OFFICIAL RECORDSAFFECTS:A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT	
6	(PLOTTED HEREON) A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW AMOUNT: \$5,000,000	
	DATED:JÁNUÁRY 30, 2024TRUSTOR/GRANTORRED PENGUINS QOZB LLC, A CALIFORNIA LIMITED LIABILITY COMPANYTRUSTEE:FIDELITY NATIONAL TITLE COMPANYBENEFICIARY:RAF PACIFICA LOAN OPPORTUNITY FUND I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AD ARNOLD FISHMAN, ASTRUSTEE OF THE ARNOLD FISHMAN REVOCABLE TRUST DATED JULY 15, 1999.RECORDING DATE:FEBRUARY 01, 2024RECORDING NO.:2024007618, OF OFFICIAL RECORDS.	S
7	THE FOLLOWING MATTERS AFFECT LOT 2 (APN 5037-031-002) COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SEL FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: AUGUST 16, 1921 RECORDING NO: BOOK 330, PAGE 324 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OF	7
-	DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: MAY 13, 1983 RECORDING NO: 83-542448 OF OFFICIAL RECORDS AND RECORDING DATE: NOVEMBER 30, 2007	
	AND RECORDING NO: 20072636429 OF OFFICIAL RECORDS A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW AMOUNT: \$5,000,000	
	DATED:JÁNUÁRY 30, 2024TRUSTOR/GRANTORRED PENGUINS QOZB LLC, A CALIFORNIA LIMITED LIABILITY COMPANYTRUSTEE:FIDELITY NATIONAL TITLE COMPANYBENEFICIARY:RAF PACIFICA LOAN OPPORTUNITY FUND I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AD ARNOLD FISHMAN, ASTRUSTEE OF THE ARNOLD FISHMAN REVOCABLE TRUST DATED JULY 15, 1999.RECORDING DATE:FEBRUARY 01, 2024RECORDING NO.:2024007618, OF OFFICIAL RECORDS.	S
	THE FOLLOWING MATTERS AFFECT LOT 3 (APN 5037-031-003) COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATION, ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: IN BOOK 739, PAGE 40 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OF	AS
11	DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: MAY 13, 1983 RECORDING NO: AS INSTRUMENT NO. 83-542448 OF OFFICIAL RECORDS	
12	THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 30, 2007 RECORDING NO: AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDS	
	A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW: AMOUNT: \$2,250,000 DATED: JULY 09, 2018 TRUSTOR/GRANTOR: MING-NAN LU AND SHU-CHEN LU, HUSBAND AND WIFE, AS JOINT TENANTS AND ING-WEN HWANG AND LING-LONG HWANG, HUSBAND AND WIFE, AS TENANTS IN COMMON. TRUSTEE: PARTNERS BANK OF CALIFORNIA BENEFICIARY: PARTNERS BANK OF CALIFORNIA	
	RECORDING DATE: JULY 16, 2018 RECORDING NO: 20180708085, OFFICIAL RECORDS. AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT"	
	RECORDING DATE:NOVEMBER 22, 2019RECORDING NO:20191284805 OF OFFICIAL RECORDSREFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORSOR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.AFFECTS:THE HEREIN DESCRIBED LAND AND OTHER LAND.	
	AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DE OF TRUST SHOWN AS ITEM NO. 13 ASSIGNED TO: PARTNERS BANK OF CALIFORNIA ASSIGNED BY: MING-NAN LU AND SHU-CHEN LU, HUSBAND AND WIFE, AS JOINT TENANTS AND ING-WEN HWANG AND LING-LONG HWANG, HUSBAND AND WIFE, AS TENANTS IN COMMON. RECORDING DATE: JULY 16, 2018 RECORDING NO: AS INSTRUMENT NO. 20180708086 OF OFFICIAL RECORDS	ED
15	THE FOLLOWING MATTERS AFFECT LOT 4 (APN 5037-031-004) COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATION, ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTEN THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: IN BOOK 880, PAGE 294 OF OFFICIAL RECORDS	NT
16	SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OF DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 30, 2007	२
17	RECORDING NO: AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDSA DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT:\$1,400,000.00DATED:\$EBRUARY 21, 2020TRUSTOR/GRANTORFEBRUARY 21, 2020TRUSTEE:FIDELITY NATIONAL TITLE COMPANY, A CALIFORNIA CORPORATIONBENEFICIARY:CREDIT UNION OF SOUTHERN CALIFORNIA, A CALIFORNIA CORPORATIONRECORDING DATE:FEBRUARY 27, 2020RECORDING NO:AS INSTRUMENT NO. 20200233674 OF OFFICIAL RECORDS	

VESTING TENTATIVE TRACT MAP 84555 MERGER AND RESUBDIVISION FOR COMMERCIAL CONDOMINIUM PURPOSES

			4.4	
18	COVENANTS, CONDITIONS A THOSE BASED UPON RACE, ORIGIN, ANCESTRY, SOURC SET FORTH IN APPLICABLE S APPLICABLE LAW, AS SET FO RECORDING NO: IN BOOK 74	48, PAGE 315 OF OFFICIAL RECORDS ONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR	41	A COMMUNITY OIL OWNERS OF OTH IF ANY, AS SET FC LESSOR: LESSEE: RECORDING DATE RECORDING NO: NO ASSURANCE IS AFFECTING THE F SAID LEASE AFFE
19	PROCEEDINGS FOR THE RE REDEVELOPMENT TO PROC	EIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT DEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH EED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. THE HOOVER REDEVELOPMENT PROJECT AREA MAY 12, 1989 AS INSTRUMENT NO. 89-769675 OF OFFICIAL RECORDS	42	FOR NO RIGHT OF AFFECTS: THE LAND DESCR PROCEEDINGS FO REDEVELOPMENT REDEVELOPMENT
20	THE LAND DESCRIBED HERE PROCEEDINGS FOR THE RE REDEVELOPMENT TO PROC	EIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT DEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH EED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT AREA NOVEMBER 30, 2007 AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDS	43	RECORDING DATE RECORDING NO: THE LAND DESCR PROCEEDINGS FO REDEVELOPMENT REDEVELOPMENT
21	AMOUNT:	RE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, \$2,250,000.00		RECORDING DATE RECORDING NO:
	DATED: TRUSTOR/GRANTOR TRUSTEE: BENEFICIARY: RECORDING DATE: RECORDING NO:	JULY 9, 2018 MING-NAN LU AND SHU-CHEN LU, HUSBAND AND WIFE, AS JOINT TENANTS IN COMMON AND ING-WEN HWANG AND LING-LONG HWANG HUSBAND AND WIFE AS TENANTS IN COMMON PARTNERS BANK OF CALIFORNIA PARTNERS BANK OF CALIFORNIA JULY 18, 2018 AS INSTRUMENT NO. 20180718115 OF OFFICIAL RECORDS	44	THE FOLLOWING I MATTERS CONTAI ENTITLED: RENTAL HOUSING DATED: EXECUTED BY:
22	AN ASSIGNMENT OF ALL TH OF TRUST SHOWN AS ITEM I ASSIGNED TO:	E MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED NO. 21 PARTNERS BANK OF CALIFORNIA		RECORDING DATE RECORDING NO:
23	RECORDING DATE: RECORDING NO: MATTERS CONTAINED IN TH	JULY 18, 2018 AS INSTRUMENT NO. 20180718116 OF OFFICIAL RECORDS AT CERTAIN DOCUMENT		A DEED OF TRUST AMOUNT: DATED: TRUSTOR/GRANT
20	ENTITLED: RENTAL HOUSING USE. DATED:	MEMORANDUM SUMMARIZING NON-CONFIDENTIAL PROVISIONS OF A NOTICE OF INTENT TO WITHDRAW UNITS FROM NOVEMBER 14, 2023		TRUSTEE: BENEFICIARY: TRUSTEE OF THE
	EXECUTED BY: RECORDING DATE: RECORDING NO:	IN-WEN HWANG, MANAGING MEMBER OF HWANG FAMILY INVESTMENT LLC, MING-NAN LUE, MANAGING MEMBER OF LU'S FAMILY INVESTMENT, LLC NOVEMBER 21, 2023 20230808664, OFFICIAL RECORDS.	46	RECORDING DATE RECORDING NO.: AN INSTRUMENT I
24		AFFECT LOT 6 (APN 5037-031-006)		RECORDING DATE RECORDING NO: REFERENCE IS HE THIS COVENANT A
24	THOSE BASED UPON RACE, ORIGIN, ANCESTRY, SOURC SET FORTH IN APPLICABLE S APPLICABLE LAW, AS SET FO RECORDING NO:	COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL E OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY	47	AFFECTS: AN INSTRUMENT I RECORDING DATE RECORDING NO:
25	DEED OF TRUST MADE IN GO THE LAND DESCRIBED HERE	OOD FAITH AND FOR VALUE. EIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT		REFERENCE IS HE THIS COVENANT A OR ASSIGNS, AND
	REDEVELOPMENT TO PROC REDEVELOPMENT AGENCY: RECORDING DATE:	DEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH EED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES MAY 13, 1983	48	AFFECTS: THE H AN INSTRUMENT I RECORDING DATE
26		AS INSTRUMENT NO. 83 542448 OF OFFICIAL RECORDS EIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT DEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH		RECORDING NO: REFERENCE IS HE THIS COVENANT A OR ASSIGNS, AND
	REDEVELOPMENT TO PROC	EED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES NOVEMBER 30, 2007	49	AFFECTS: THE H
27		AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDS RE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,		RECORDING DATE RECORDING NO: REFERENCE IS HE THIS COVENANT A
		\$850,000.00 DECEMBER 2, 2016 THE HWANG FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARINERSHIP, AS TO AN UNDIVIDED 59.16% INTEREST MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 20.42% INTEREST AND CYNTHIA HWANG		OR ASSIGNS, AND AFFECTS: THE H
	EPPELDAUER, A MARRIED W TRUSTEE: BENEFICIARY: RECORDING DATE:	/OMAN AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 20.42% INTEREST, ALL AS TENANTS IN COMMON COMMONWEALTH LAND TITLE COMPANY PARTNERS BANK OF CALIFORNIA DECEMBER 12, 2016	50	AN INSTRUMENT I RECORDING DATE RECORDING NO: REFERENCE IS HE
28	RECORDING NO:	DECEMBER 12, 2016 AS INSTRUMENT NO. 20161567230 OF OFFICIAL RECORDS E MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED		THIS COVENANT A OR ASSIGNS, AND AFFECTS: THE H
	OF TRUST SHOWN AS ITEM I ASSIGNED TO: RECORDING DATE: RECORDING NO:		51	AN INSTRUMENT I RECORDING DATE RECORDING NO:
29	MATTERS CONTAINED IN TH ENTITLED:			REFERENCE IS HE THIS COVENANT A OR ASSIGNS, AND
	RENTAL HOUSING USE. DATED: EXECUTED BY:	NOVEMBER 14, 2023 IN-WEN HWANG, MANAGING MEMBER OF HWANG FAMILY INVESTMENT LLC, MING-NAN LUE, MANAGING MEMBER OF LU'S FAMILY INVESTMENT, LLC	52	AFFECTS: THE H ANY INVALIDITY O SUFFICIENT POWI
	RECORDING DATE: RECORDING NO:	NOVEMBER 21, 2023 20230808664, OFFICIAL RECORDS.		TRUST INSTRUME
30	COVENANTS, CONDITIONS A	AFFECT LOT 7 (APN 5037-031-007) AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL	53	THE COMPANY RE DOCUMENTATION DISCREPANCIES,
	ORIGIN, ANCESTRY, SOURC SET FORTH IN APPLICABLE S APPLICABLE LAW, AS SET FO	E OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY ORTH IN THE DOCUMENT		WOULD DISCLOSE ANY EASEMENTS EASEMENTS ARE
		495, PAGE 321 OF OFFICIAL RECORDS ONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR OOD FAITH AND FOR VALUE.	55	MATTERS WHICH SATISFACTORY TO
31	AN OIL AND GAS LEASE FOR EASEMENTS, IF ANY, AS SET DATED: LESSOR:	R THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH FORTH THEREIN. NOVEMBER 22, 1963 BARBARA CAROLINE ARMSTRONG, A MARRIED WOMAN HER SEPARATE PROPERTY	56	ANY RIGHTS OF T RECORDS. THE COMPANY WI
	LESSEE: RECORDING DATE: RECORDING NO: AS INSTRU	STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION JANUARY 29, 1964 JMENT NO. 4307 OF OFFICIAL RECORDS		LEASE, TOGETHEI WITHOUT EXCEPT THE COMPANY RE
	NO INSURANCE IS MADE AS	PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING OF THE LESSOR OR LESSEE IN SAID LEASE.		DOCUMENTS.
32	PROCEEDINGS FOR THE RE REDEVELOPMENT TO PROC	EIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT DEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH EED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES MAY 13, 1983 AS INSTRUMENT NO. 83-542448 OF OFFICIAL RECORDS		
33	PROCEEDINGS FOR THE RE	EIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT DEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH EED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.		
	REDEVELOPMENT AGENCY: RECORDING DATE: RECORDING NO:	COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES NOVEMBER 30, 2007 AS INSTRUMENT NO. 20072636429 OF OFFICIAL RECORDS		
34	AMOUNT: DATED:	RE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, \$2,250,000.00 MARCH 29, 2018		
	COMMON INTEREST IN THE	N LU, HUSBAND AND WIFE AS COMMUNITY PROPERTY, AN UNDIVIDED FIFTY PERCENT (50%) TENANT IN COMMON		
	TRUSTEE: BENEFICIARY: RECORDING DATE:	PARTNERS BANK OF CALIFORNIA PARTNERS BANK OF CALIFORNIA MARCH 30, 2018 AS INSTRUMENT NO. 20180305113 OF OFFICIAL RECORDS		
	RECORDING DATE:	PARCELS E, G AND H THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED MAY 24, 2018		
35		IMENT NO. 20180515251 OF OFFICIAL RECORDS E MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED NO. 33		
	ASSIGNED TO: RECORDING DATE: RECORDING NO: AS INSTRU	PARTNERS BANK OF CALIFORNIA MARCH 30, 2018 JMENT NO. 20180305114 OF OFFICIAL RECORDS		
36	AFFECTS: AN OPTION TO PURCHASE S OPTIONOR:	THE HEREIN DESCRIBED LAND AND OTHER LAND. SAID LAND WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FO1IH THEREIN. HWANG PROPERTIES ILL, LLC, MING-NAN LU AND SHU-CHEN LU		
	OPTIONEE: DISCLOSED BY: RECORDING DATE:	SGRE FIG & FLOWER INVESTORS I LLC, A CALIFORNIA LIMITED LIABILITY COMPANY MEMORANDUM OF PURCHASE OPTION APRIL 13, 2018		
	RECORDING NO: AFFECTS: THE FOLLOWING MATTERS /	AS INSTRUMENT NO. 20180360433 OF OFFICIAL RECORDS THE HEREIN DESCRIBED LAND AND OTHER LAND. AFFECT LOTS 16 AND 17 (APN 5037-031-015, -016)		
37	MATTERS CONTAINED IN TH ENTITLED: RENTAL HOUSING USE.	AT CERTAIN DOCUMENT MEMORANDUM SUMMARIZING NON-CONFIDENTIAL PROVISIONS OF A NOTICE OF INTENT TO WITHDRAW UNITS FROM		
	DATED: EXECUTED BY:	NOVEMBER 14, 2023 IN-WEN HWANG, MANAGING MEMBER OF HWANG FAMILY INVESTMENT LLC, MING-NAN LUE, MANAGING MEMBER OF LU'S FAMILY INVESTMENT, LLC		
38		NOVEMBER 21, 2023 20230808664, OFFICIAL RECORDS. AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO		
-	THOSE BASED UPON RACE, ORIGIN, ANCESTRY, SOURC	COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL E OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY		
	RECORDING NO: IN BOOK 68 SAID COVENANTS, CONDITIO DEED OF TRUST MADE IN GO	32, PAGE 64 OF OFFICIAL RECORDS ONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR OOD FAITH AND FOR VALUE.		
39	RECORDING NO: IN BOOK 72 EASEMENT (S) FOR THE P	D COVENANTS, CONDITIONS AND RESTRICTIONS 268, PAGE 346 OF OFFICIAL RECORDS URPOSE (S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:		
		UTILITY PURPOSES IN BOOK 7268, PAGE 346 OF OFFICIAL RECORDS AS DESCRIBED THEREIN		
40				
	LESSOR: LESSEE: RECORDING DATE:	MAY 17, 1958 PETER GEORGESON STANDARD OIL DECEMBER 26, 1958		
	RECORDING NO: NO ASSURANCE IS MADE AS AFFECTING THE RIGHTS OR	AS INSTRUMENT NO. 1958-1205 OF OFFICIAL RECORDS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. SAID LEASE PROVIDES		
	FOR NO RIGHT OF SURFACE AFFECTS:			

	LEASE FOR THE TERM THEREIN PROVIDED, EXECUTED BY THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS,	<u>GENERA</u>
DATE:	KATHERINE D. HIGGINS STANDARD OIL COMPANY OF CALIFORNIA JANUARY 29, 1964	OWNER: HWAI TENA
	AS INSTRUMENT NO. 1964-4307 OF OFFICIAL RECORDS 3 TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.	PERC
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	AFFECT LOTS 1,2,3,4 AND 5.	CIVIL ENGI DAVII
NTAINED IN TH		201 S LOS /
SING USE.	MEMORANDUM SUMMARIZING NON-CONFIDENTIAL PROVISIONS OF A NOTICE OF INTENT TO WITHDRAW UNITS FROM	ATTN PHON
/ :	IN-WEN HWANG, MANAGING MEMBER OF HWANG FAMILY INVESTMENT LLC, MING-NAN LUE, MANAGING MEMBER OF LU'S FAMILY INVESTMENT, LLC	EMAI
DATE: NO:	NOVEMBER 21, 2023 20230808664, OFFICIAL RECORDS.	LAND USE . DLA F
RUST TO SECU	RE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW \$5,000,000	550 S LOS A
ANTOR	JANUARY 30, 2024 RED PENGUINS QOZB LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	ATTN PHON EMAI
	FIDELITY NATIONAL TITLE COMPANY RAF PACIFICA LOAN OPPORTUNITY FUND I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AD ARNOLD FISHMAN, AS ISHMAN REVOCABLE TRUST DATED JULY 15, 1999.	
DATE: NO.:	FEBRUARY 01, 2024 2024007618, OF OFFICIAL RECORDS.	3822- LOS /
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IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. ANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS , AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. THE HEREIN DESCRIBED LAND AND OTHER LAND.

DITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT POWERS TO THE TRUSTEE (S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE RUMENT. O BE INSURED IN THE TRUSTEE (S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST ON PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5. NY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED

CIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY CLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. ENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID

ARE VISIBLE AND APPARENT. HICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS DRY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

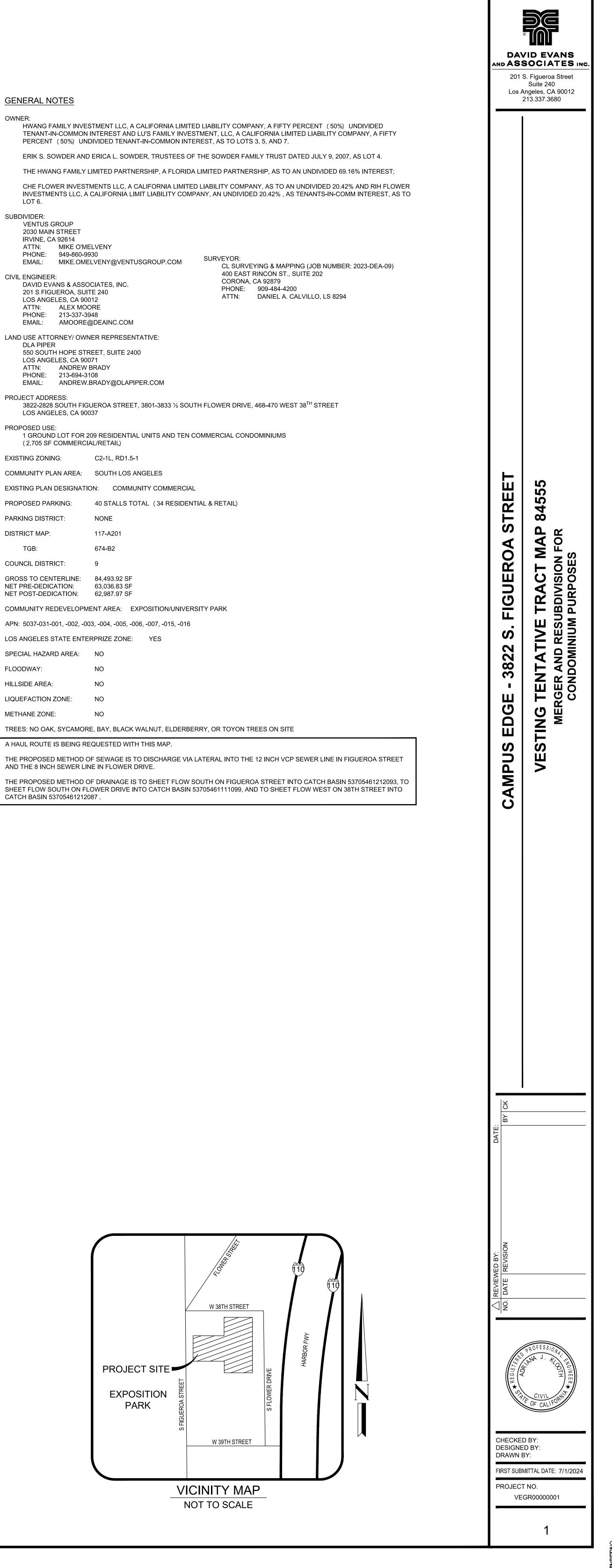
OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC NY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR ETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE CEPTING THIS ITEM FROM COVERAGE. NY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID

GENERAL NOTES

JWN			
	TENANT-IN-	COMMON IN	TMENT LLC, A CA NTEREST AND LU IVIDED TENANT-
	ERIK S. SOV	VDER AND I	ERICA L. SOWDE
	THE HWAN	G FAMILY LI	MITED PARTNER
			IENTS LLC, A CA CALIFORNIA LIMI ⁻
SUBD	IVIDER:		
	VENTUS GF 2030 MAIN S	STREET	
	IRVINE, CA ATTN:	MIKE O'MEL	
	PHONE: EMAIL:		30 .VENY@VENTUS
CIVIL	ENGINEER:		
	201 S FIGUE	EROA, SUITE	
	LOS ANGEL ATTN:		
	PHONE: EMAIL:		18 DEAINC.COM
AND	USE ATTOR	NEY/ OWNE	ER REPRESENTA
	DLA PIPER 550 SOUTH	HOPE STRE	EET, SUITE 2400
	LOS ANGEL ATTN:		
	PHONE:	213-694-310	
PROJ	ECT ADDRE		C
	3822-2828 S LOS ANGEL		EROA STREET, 3 37
PROF	POSED USE: 1 GROUND (2,705 SF C		9 RESIDENTIAL (L/RETAIL)
EXIST	ING ZONING	B:	C2-1L, RD1.5-1
COM	UNITY PLA	N AREA:	SOUTH LOS AN
EXIST	ING PLAN D	ESIGNATIO	N: COMMUNI
PROF	OSED PARK	(ING:	40 STALLS TOT
PARK	ING DISTRIC	CT:	NONE
DISTF	RICT MAP:		117-A201
	TGB:		674-B2
COUN	ICIL DISTRIC	CT:	9
NELF	SS TO CENTI PRE-DEDICA POST-DEDIC	HON:	84,493.92 SF 63,036.83 SF 62,987.97 SF
COM	UNITY RED	EVELOPME	NT AREA: EXP
APN:	5037-031-00	1, -002, -003	8, -004, -005, -006
LOS A	NGELES ST	ATE ENTER	PRIZE ZONE:
SPEC	IAL HAZARC	AREA:	NO
-LOO	DWAY:		NO
HILLS	IDE AREA:		NO
lque	EFACTION Z	ONE:	NO
METH	IANE ZONE:		NO
TREE	S: NO OAK,	SYCAMORE	, BAY, BLACK WA
A HAI	JL ROUTE IS	BEING REC	QUESTED WITH 1
			SEWAGE IS TO
UND			

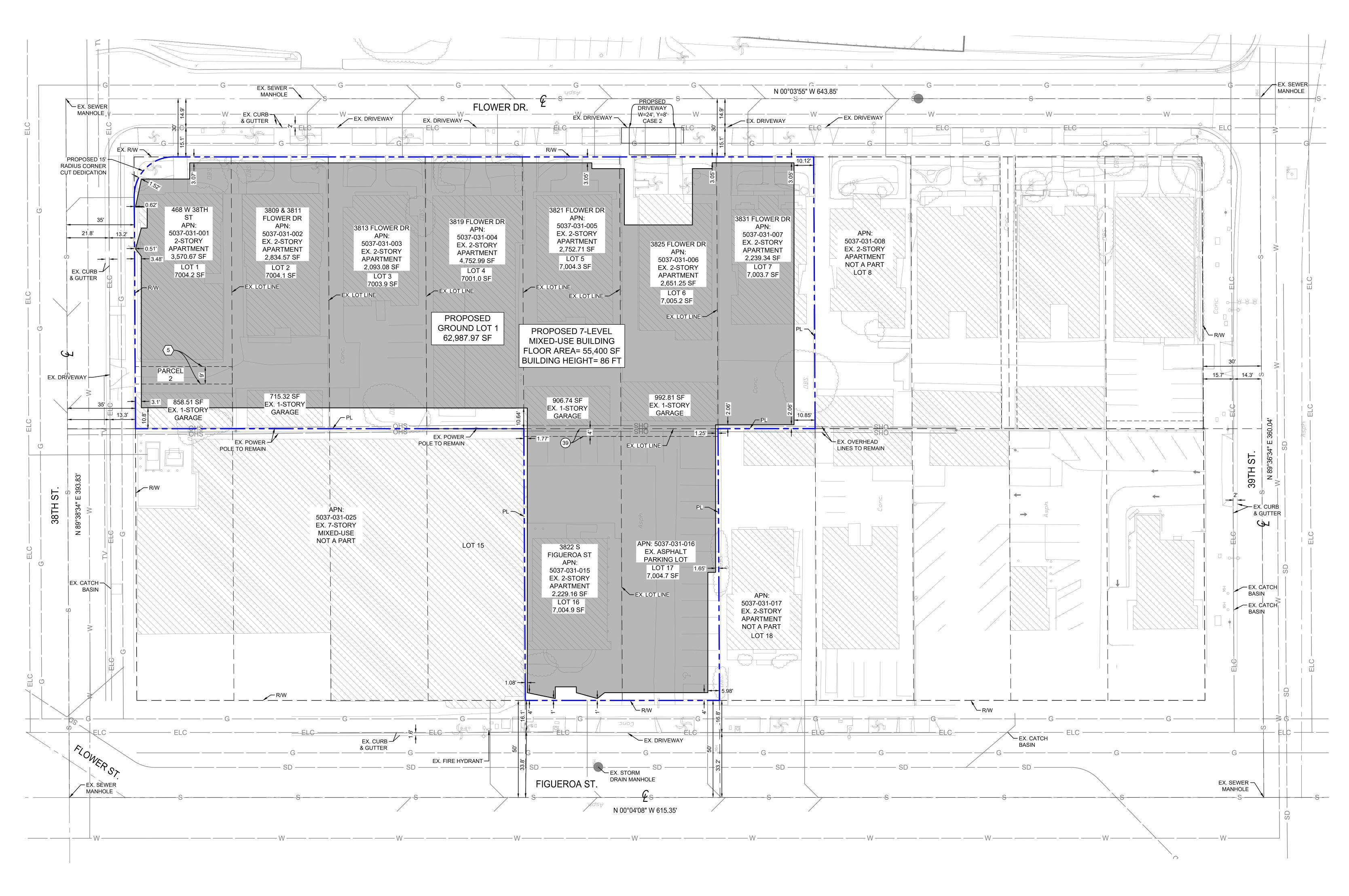
AND THE 8 INCH SEWER LINE IN FLOWER DRIVE. CATCH BASIN 53705461212087.

> PROJECT SITE EXPOSITION PARK

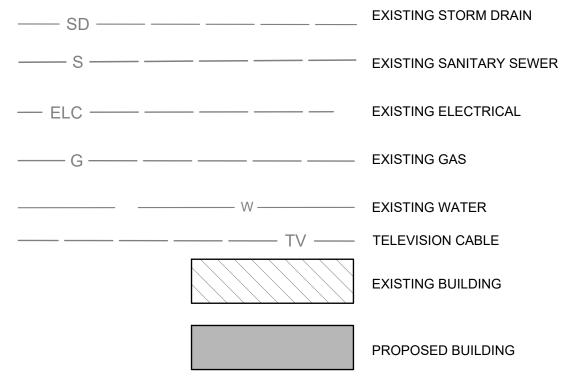




(FEET) 1 INCH = 20 FT.



LEGEND



NOTE: ALL EXISTING BUILDINGS ON-SITE, INCLUDING GARAGES & CARPORTS, TO BE DEMOLISHED.

VESTING TENTATIVE TRACT MAP 84555 MERGER AND RESUBDIVISION FOR CONDOMINIUM PURPOSES

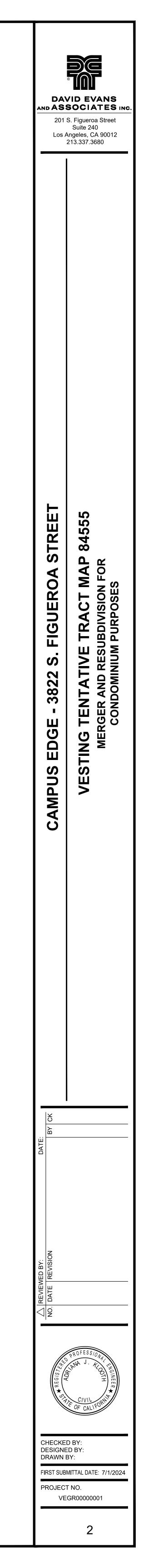
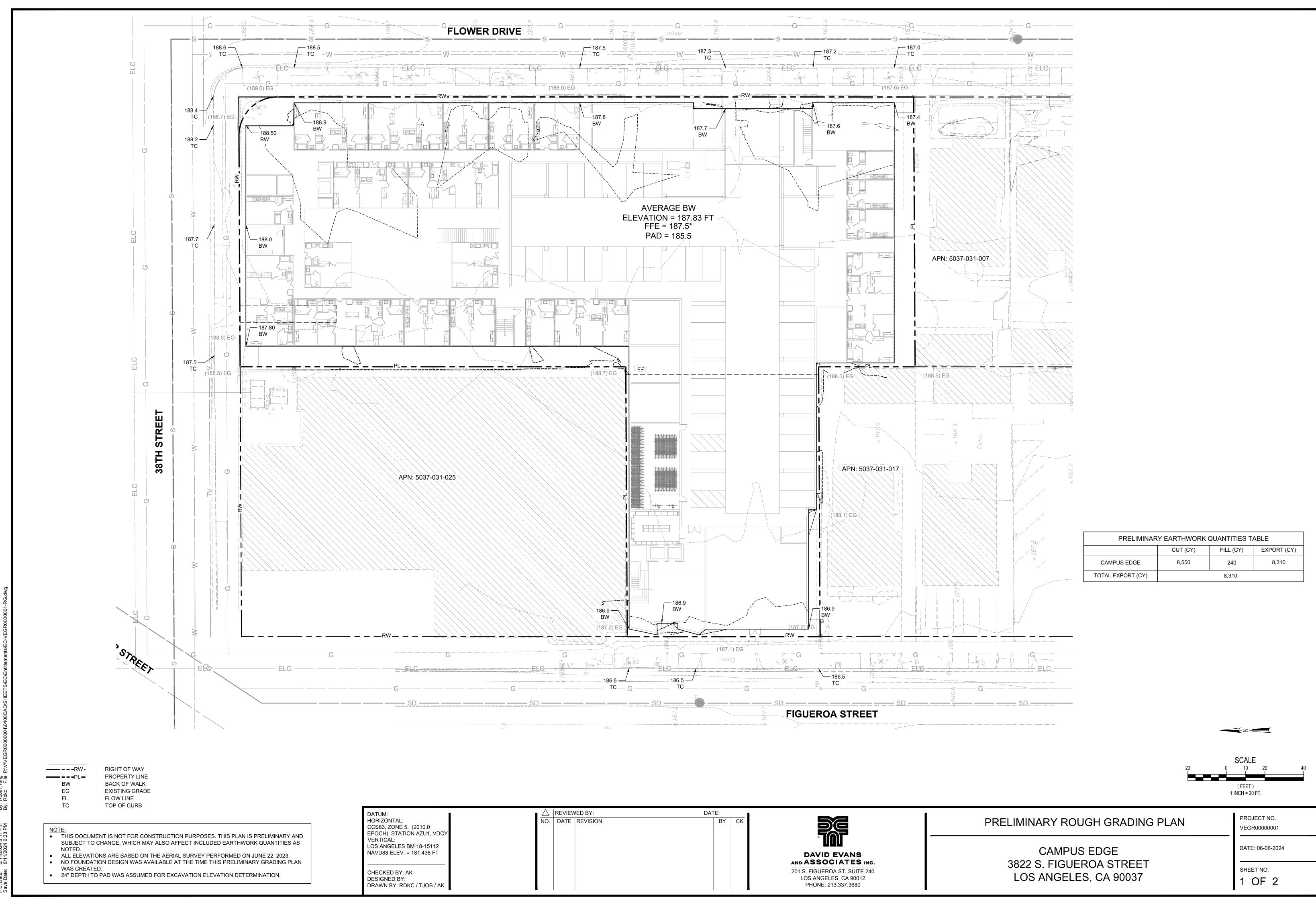




EXHIBIT C – PRELIMINARY GRADING PLAN



	Δ	REVIEW	VED BY:	DAT	E:		
/DCY	NO.	DATE	REVISION		BY	СК	
12 T							DAVID EVANS AND ASSOCIATES INC.
/ AK							201 S. FIGUEROA ST, SUITE 240 LOS ANGELES, CA 90012 PHONE: 213.337.3680















Attachment A – Sewer Capacity Availability Report (SCAR)

City of Los Angeles Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation

The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.

Job Address: Date Submitted BOE District: Applicant:	3828 S FIGUEROA ST 08/29/2024 Central District Taylor Miller	Sanitation Scar ID: Request Will Serve Letter?	73-7234-0924 Yes
Address:	201 S Figueroa Street Suite 240	City :	Los Angeles
State:	CA	Zip:	90012
Phone:	2133373689	Fax:	
Email:	tami@deainc.com	BPA No.	
S-Map:		Wye Map:	

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	FIGUEROA ST	53705125	53705145	12	50.00	16,965 GPD
2	FLOWER DR	53705114	53705133	8	50.00	16,965 GPD

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	34	2,550
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	43	4,730
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	45	6,750
4	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	34	6,460
5	RESIDENTIAL: APT - 4 BDRMS *6	230	DU	53	12,190
6	RESTAURANT: FAST FOOD INDOOR SEAT	25	SEAT	50	1,250
	-		Proposed 1	otal Flow (gpd):	33,930

Remarks 1]: Approved for the maximum allowable capacity of 33,930 GPD (23.59 gpm). 2]: IWMD Permit is required. 3]: Discharge as indicated in flow %.

Note: Results are good for 1	80 days from the date of appr	roval by the Bureau of Sanitati	ion
Date Processed:	09/10/2024	Expires On:	03/09/2025

Processed by:	Albert Lew Bureau of Sanitation Phone: 323-342-6207 Sanitation Status: Approved Reviewed by: Ahmad Ghanem on 09/10/2024	Submitted by:	Trevor Quan Bureau of Engineering Central District Phone:
Fees Collected	Yes	SCAR FEE (W:3	37 / QC:704) \$1,430.00
Date Collected	09/05/2024	SCAR Status:	Completed

City of Los Angeles Bureau of Engineering

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

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

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

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

Questions and Answers:

1. When is the SCARF applied, or charged?

It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.

2. Why is the SCARF being charged now when it has not been in the past? The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.

3. Where does the SCARF get paid?

The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

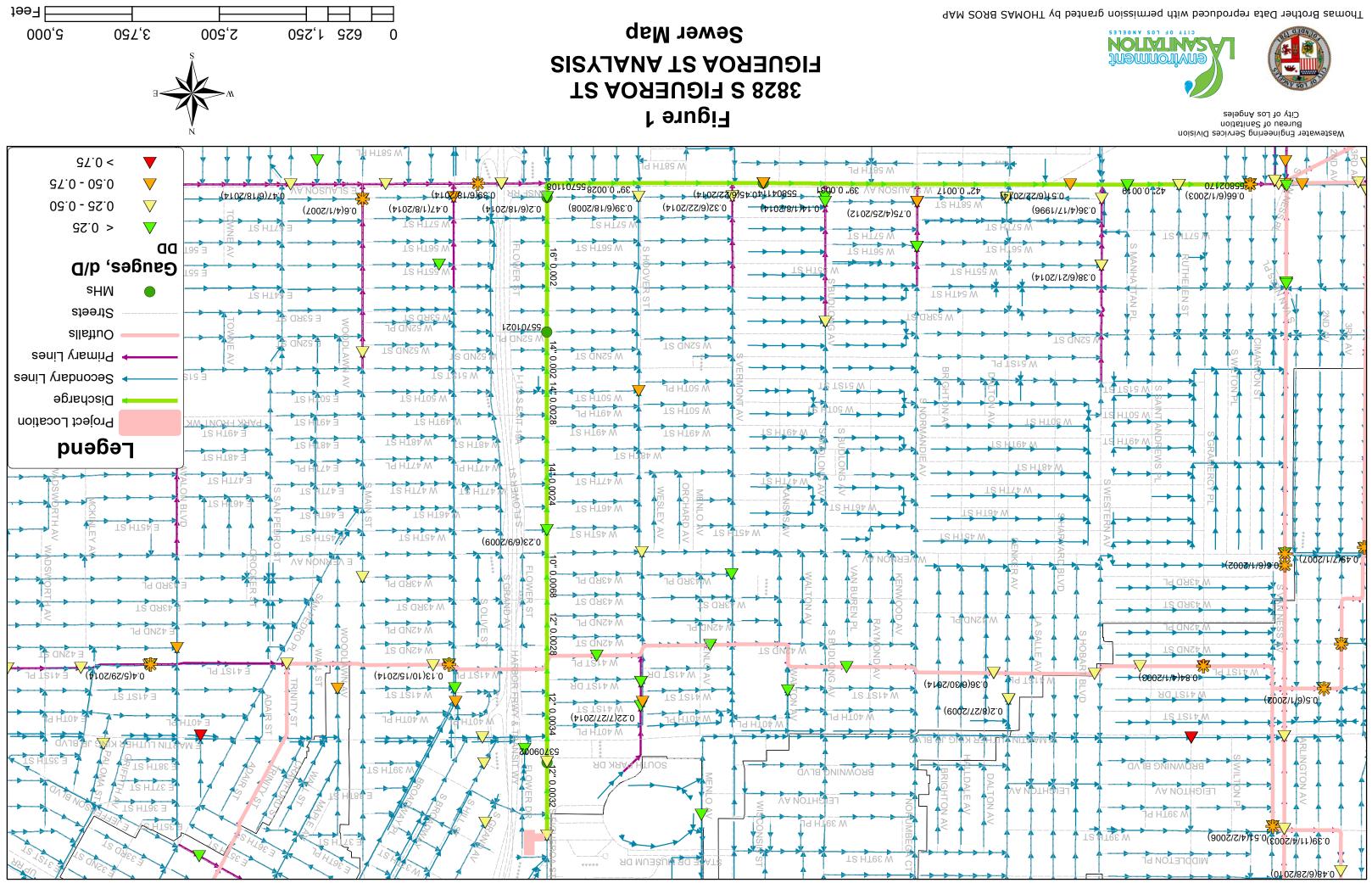
SCAR ID	7270930624-1
SCAR Location	3828 S FIGUEROA ST
Total Proposed Flow	32680
Units Used	GPD

General Notes	
HYDRAULIC ANALYSIS USING	100% OF TOTAL PROPOSED FLOW

D/S MH#	Diam. (in)	Slope	Street	dD@ 50% Full	Existing dD	Source dD	Q(Existing)	Q(Proposed)	Existing SCARS	Additional Flows	Q (Total)	Projected dD
53709002	12	0.0032	FIGUEROA ST	604,740	0.2758	09/29/2015 GAUGING	202,370	32,680	375,117		610,167	0.5
55701021	16	0.002	FIGUEROA ST	1,029,624		D/S MH 55701108 FLOW	268,542	32,680	379,807		681,029	0.4
55701108	16	0.002	FIGUEROA ST	1,029,624	0.2434	08/15/2023 GAUGING	268,542	32,680	381,727		682,949	0.4
55804114	39	0.0031	SLAUSON AVE	13,794,210	0.524	11/13/2023 GAUGING	14,929,205	32,680	381,727		15,343,612	0.53
55802170	42	0.0019	SLAUSON AV	13,158,870	0.3267	NEAR TIME GAUGING	6,097,344	32,680	710,602		6,840,626	0.35

SCAR ID	7270930624-1	General Notes
SCAR Location	3828 S FIGUEROA ST	HYDRAULIC ANALYSIS USING 50% OF TOTAL PROPOSED FLOW
Total Proposed Flow	16340	
Units Used	GPD	

D/S MH#	Diam. (in)	Slope	Street	dD@ 50% Full	Existing dD	Source dD	Q(Existing)	Q(Proposed)	Existing SCARS	Additional Flows	Q (Total)	Projected dD
53709002	12	0.0032	FIGUEROA ST	604,740	0.2758	09/29/2015 GAUGING	202,370	16,340	375,117		593,827	0.49
55701021	16	0.002	FIGUEROA ST	1,029,624		D/S MH 55701108 FLOW	268,542	16,340	379,807		664,689	0.39
55701108	16	0.002	FIGUEROA ST	1,029,624	0.2434	08/15/2023 GAUGING	268,542	16,340	381,727		666,609	0.39
55804114	39	0.0031	SLAUSON AVE	13,794,210	0.524	11/13/2023 GAUGING	14,929,205	16,340	381,727		15,327,272	0.53
55802170	42	0.0019	SLAUSON AV	13,158,870	0.3267	NEAR TIME GAUGING	6,097,344	16,340	710,602		6,824,286	0.35







SCAR ID	7270930624-2
SCAR Location	3828 S FIGUEROA ST
Total Proposed Flow	32680
Units Used	GPD

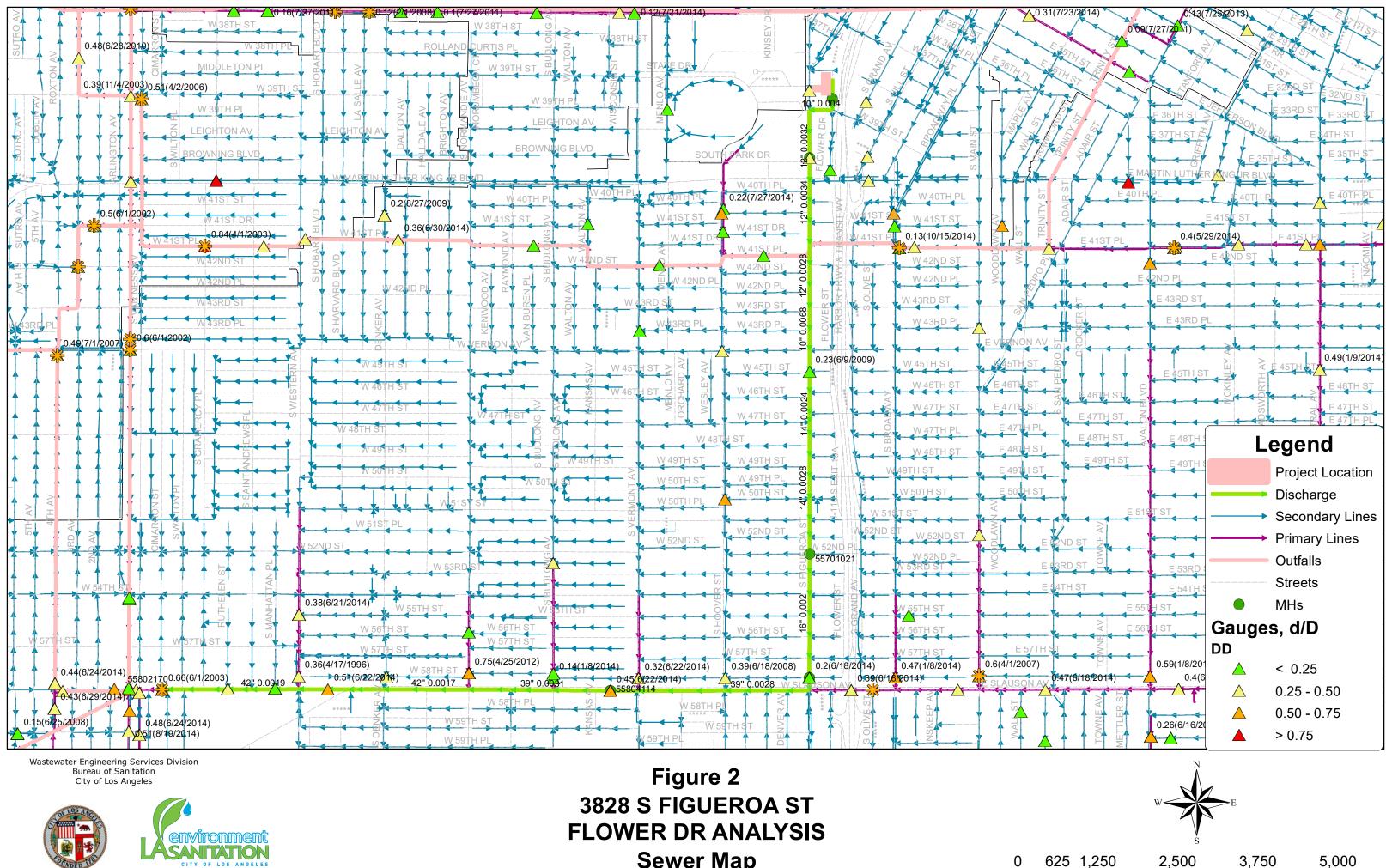
General Notes	
HYDRAULIC ANALYSIS USING	100% OF TOTAL PROPOSED FLOW

D/S MH#	Diam. (in)	Slope	Street	dD@ 50% Full	Existing dD	Source dD	Q(Existing)	Q(Proposed)	Existing SCARS	Additional Flows	Q (Total)	Projected dD
53705133	8	0.0052	FLOWER DR	261,468		D/S MH 53709002 FLOW	202,370	32,680	23		235,073	0.47
53709002	12	0.0032	FIGUEROA ST	604,740	0.2758	09/29/2015 GAUGING	202,370	32,680	375,140		610,190	0.5
55701021	16	0.002	FIGUEROA ST	1,029,624		D/S MH 55701108 FLOW	268,542	32,680	379,830		681,052	0.4
55701108	16	0.002	FIGUEROA ST	1,029,624	0.2434	08/15/2023 GAUGING	268,542	32,680	381,750		682,972	0.4
55804114	39	0.0031	SLAUSON AVE	13,794,210	0.524	11/13/2023 GAUGING	14,929,205	32,680	381,750		15,343,635	0.53
55802170	42	0.0019	SLAUSON AV	13,158,870	0.3267	08/15/2023 GAUGING	6,097,344	32,680	710,625		6,840,649	0.35

SCAR ID	7270930624-2
SCAR Location	3828 S FIGUEROA S
Total Proposed Flow	16340
Units Used	GPD

	General Notes	
Т	HYDRAULIC ANALYSIS USING	50% OF TOTAL PROPOSED FLOW

D/S MH#	Diam. (in)	Slope	Street	dD@ 50% Full	Existing dD	Source dD	Q(Existing)	Q(Proposed)	Existing SCARS	Additional Flows	Q (Total)	Projected dD
53705133	8	0.0052	FLOWER DR	261,468		D/S MH 53709002 FLOW	202,370	16,340	23		218,733	0.45
53709002	12	0.0032	FIGUEROA ST	604,740	0.2758	09/29/2015 GAUGING	202,370	16,340	375,140		593,850	0.49
55701021	16	0.002	FIGUEROA ST	1,029,624		D/S MH 55701108 FLOW	268,542	16,340	379,830		664,712	0.39
55701108	16	0.002	FIGUEROA ST	1,029,624	0.2434	08/15/2023 GAUGING	268,542	16,340	381,750		666,632	0.39
55804114	39	0.0031	SLAUSON AVE	13,794,210	0.524	11/13/2023 GAUGING	14,929,205	16,340	381,750		15,327,295	0.53
55802170	42	0.0019	SLAUSON AV	13,158,870	0.3267	08/15/2023 GAUGING	6,097,344	16,340	710,625		6,824,309	0.35

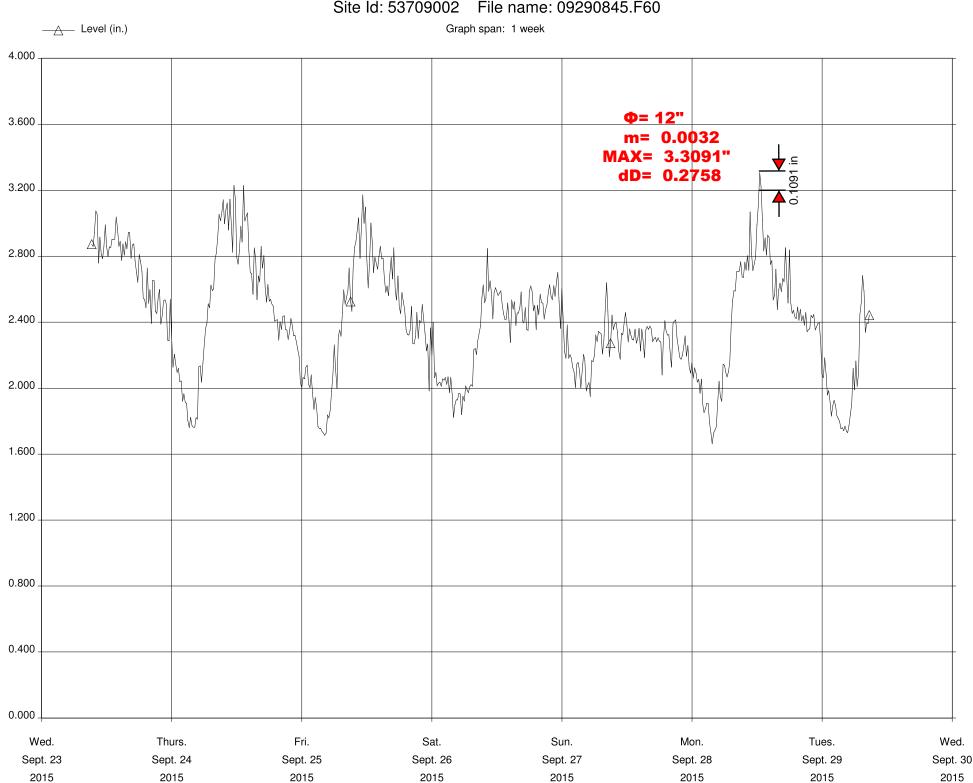




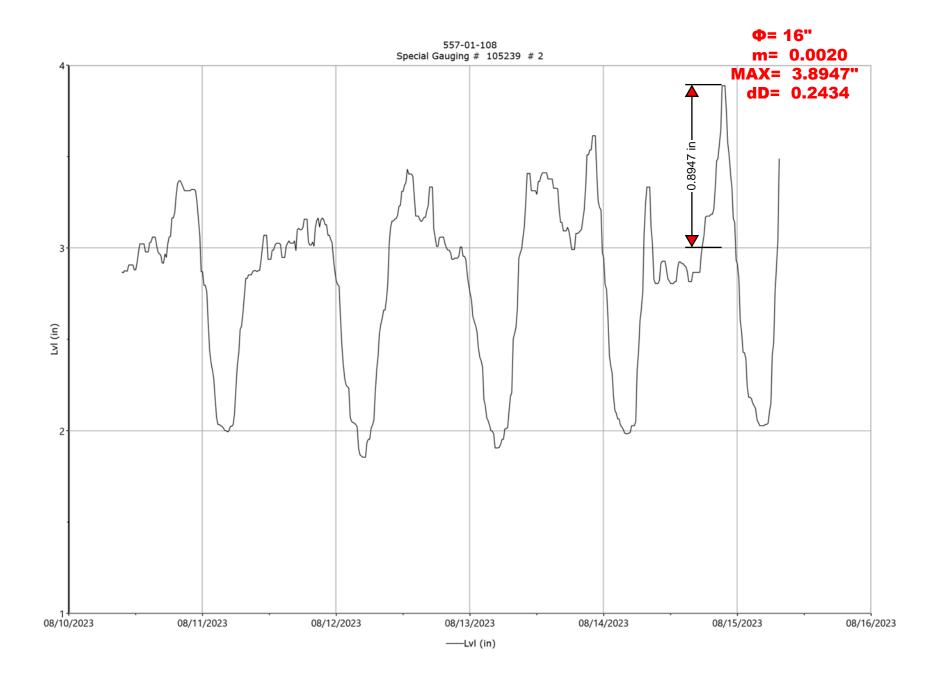
Sewer Map

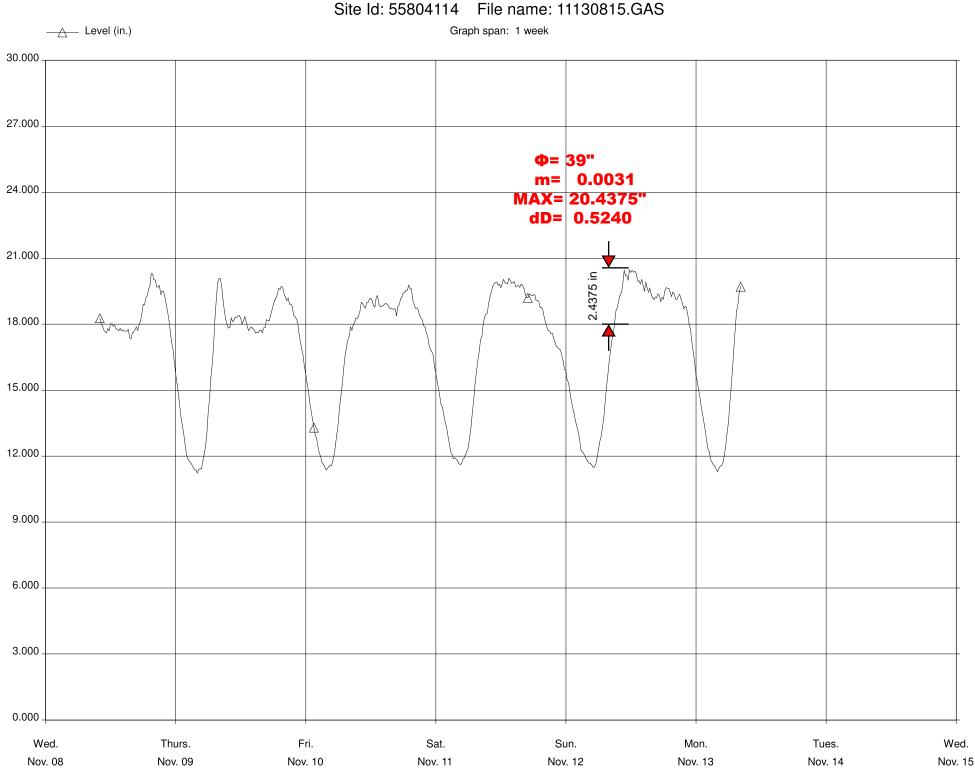
Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP

Feet

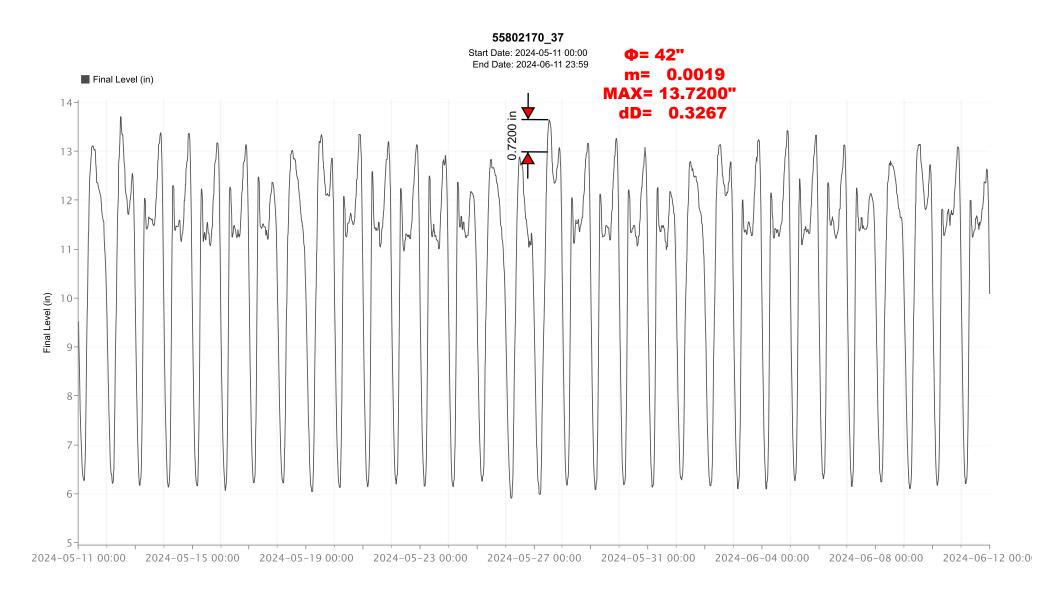


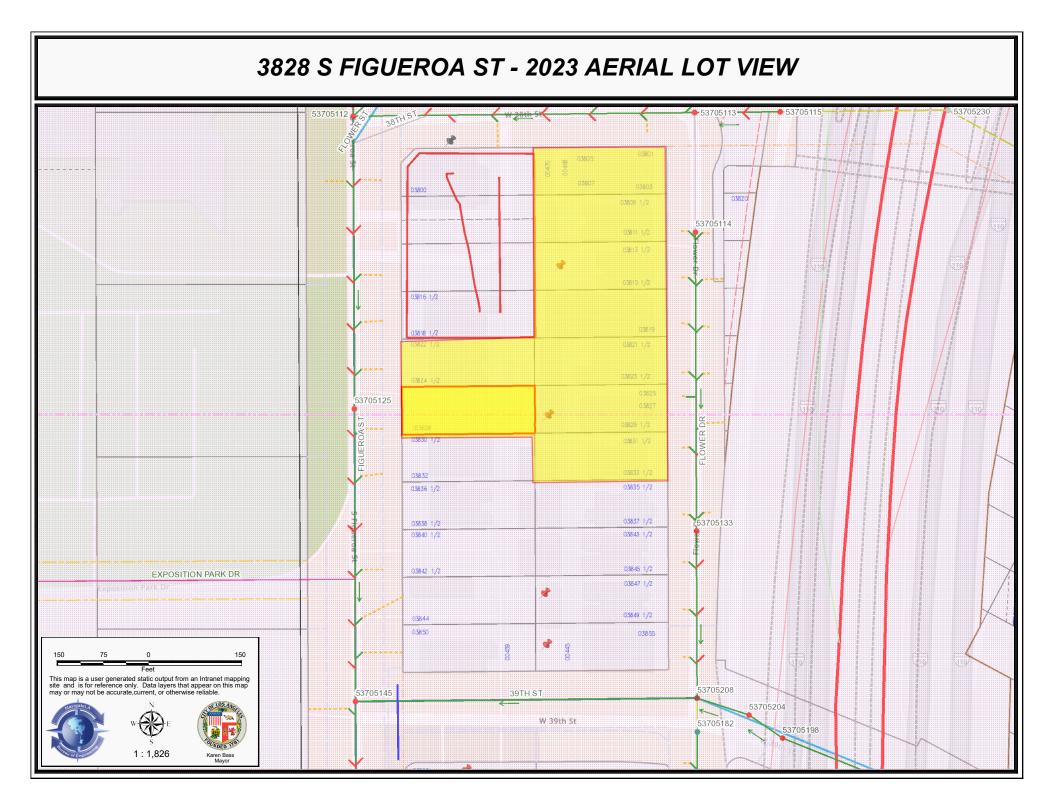
Special Gauging #97332 #1 Site Id: 53709002 File name: 09290845.F60





PERIODIC GAUGING MONTH 11 2023 #8 20F4







Ricardo Avendano <ricardo.avendano@lacity.org>

SRN 5862 72-7093-0624 3828 S FIGUEROA ST - PRIMARY GROUP APPROVAL REQUIRED

1 message

Ricardo Avendano <ricardo.avendano@lacity.org> Thu, Jun 13, 2024 at 1:02 PM To: Katerina Jowid <katerina.jowid@lacity.org>, Monica Na <monica.na@lacity.org>, Esther Woo <esther.woo@lacity.org> Cc: George Pantages <george.pantages@lacity.org>, Javier Dennis <javier.dennis@lacity.org>, Albert Lew <albert.lew@lacity.org>

Good afternoon. Please review the following SCAR for Primary Capacity Approval: SCAR REFERENCE NUMBER: 5862 SCAR IDENTIFICATION NUMBER: 72-7093-0624

PREVIOUS: 5350 PREVIOUS: 71-6679-0723

ADDRESS: 3828 S FIGUEROA ST

Connection: PERMANENT (RESIDENTIAL APARTMENT UNITS)

Primary Basin: SOUTH LOS ANGELES Total Proposed Flow: 32,680 Primary Sewer MH: 55701021 d/D: 0.40

COMMENTS:

1] Approved for the maximum approved discharge of 32,680 GPD (22.69 gpm).

2] Maximum partial discharges as indicated on the SCAR letter. (DEVELOPER IS REQUESTING TWO POINTS OF DISCHARGE BUT FLOW PATHS CONVERGE TOWARD MH 55701021)

Thank you,

José Ricardo Avendaño

Bureau of Sanitation

Wastewater Engineering Services Division Office # 323-342-6227 ricardo.avendano@lacity.org



Attachment B – Service Advisory Request (SAR) LA DWP



City of Los Angeles

Los Angeles Department of Water and Power - Water System



IBER 105961	Fire Service Pressure Flow Report							SERVICE NUMBER 644758		
For:				3822 S F	IGUEROA ST			Approved Date: 7-1-2024		
Proposed \$	Service	6 I	NCH	off of the						
16	inch n	nain in FIC	GUERO	AST	on the	EAST	side approximately			
230	feet	SOUTH	of	SOUTH	of 38TH ST		_ The System maxim	num pressure is		
87	psi ba	ised on stre	eet curb	elevation of	186 feet above	sea level a	at this location.			

	Flow/Pres	at this	ocation	-		Meter Assemb Capacities
Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Domestic Meter
0	74	(31)	(1991)	(31)	(1)	1 inch = 56 g
						1-1/2 inch = 96 g
1400	73					2 inch = 160 g
						3 inch = 220 g
						4 inch = 400 g
						6 inch = 700 g
						8 inch = 1500 g
						10 inch = 2500 g
						Fire Service
						2 inch = 250 g
						4 inch = 600 g
						6 inch = 1400 g
						8 inch = 2500 g
						10 inch = 5000 g
						FM Services
						8 inch = 2500 g
						10 inch = 5000 g

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

Notes: OK to sell 6-inch FS + 6-inch DS combo.

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

This SAR is valid for one year from 07-01-24. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services SectiorCENTRAL (213) 367-1216

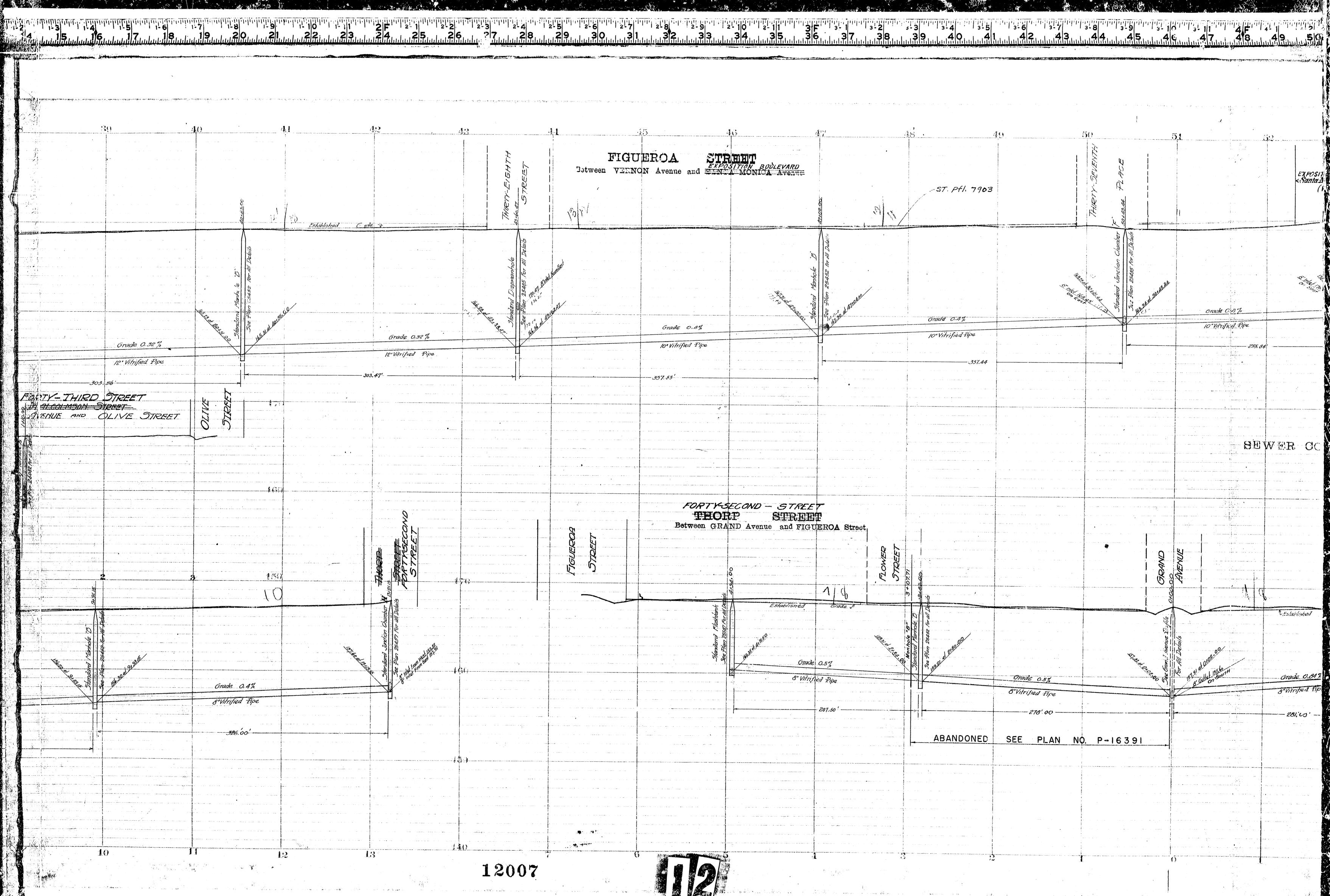
SAMUEL OLIDEN Prepared by SAMUEL OLIDEN

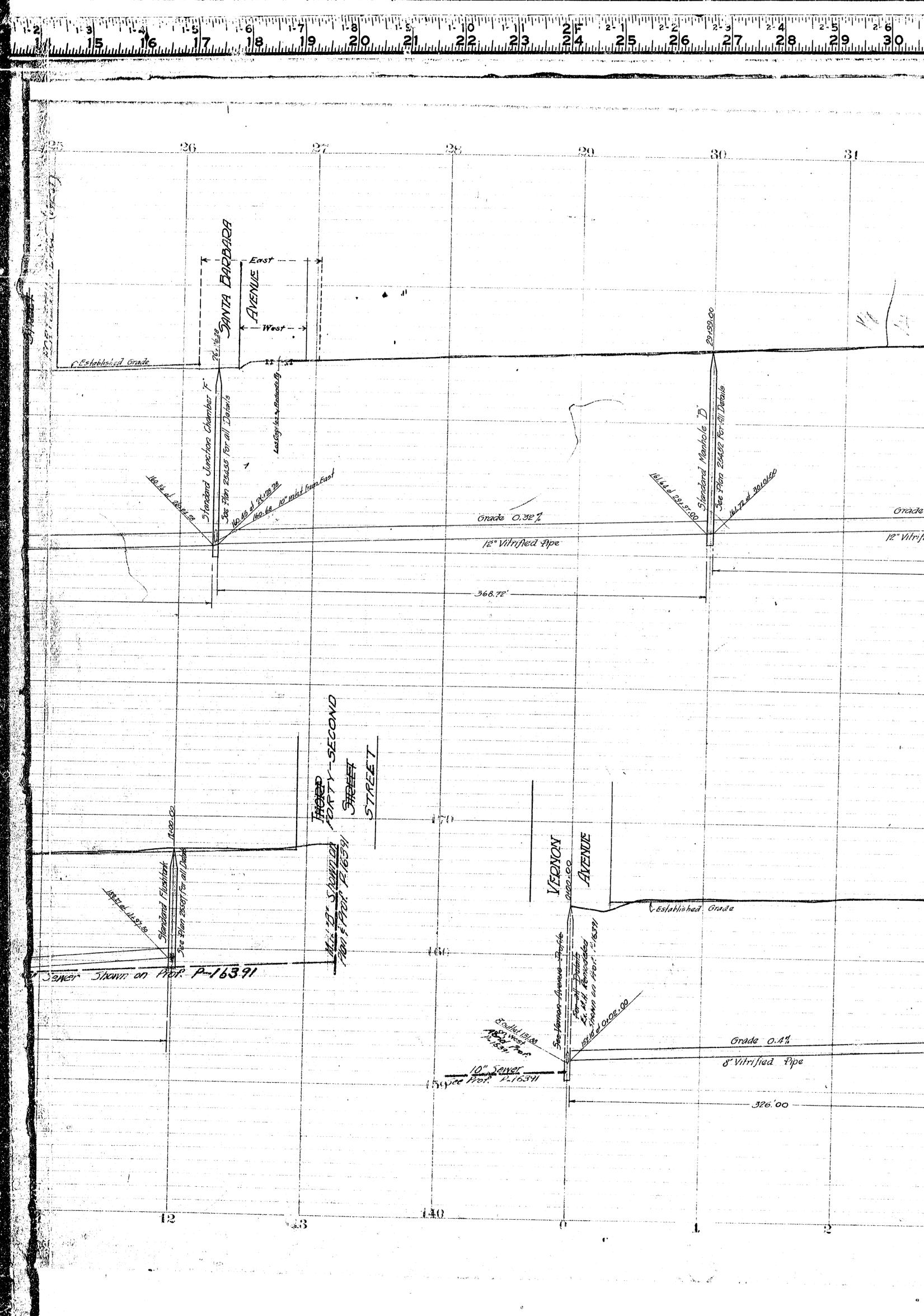
Approved by

116-201



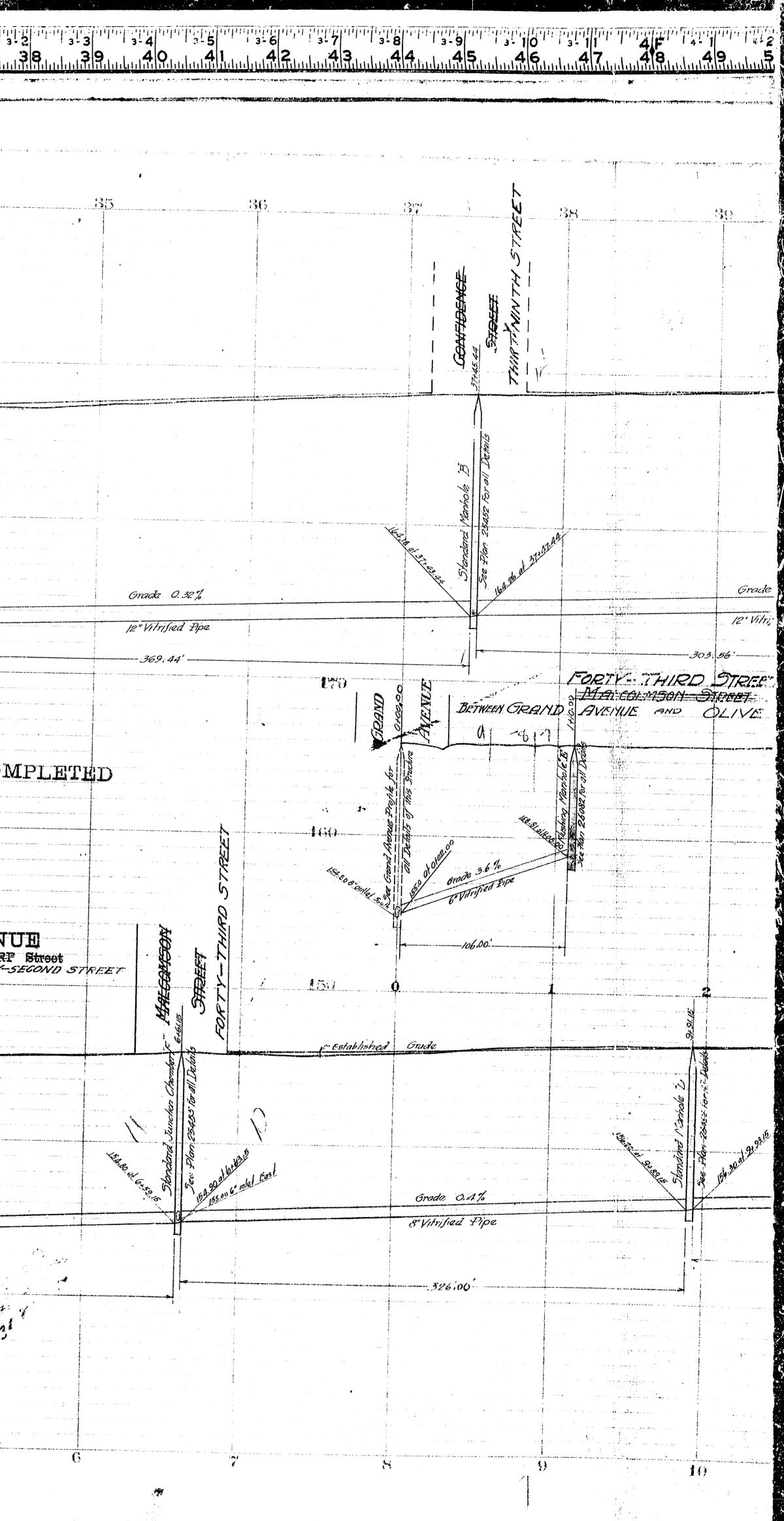
Attachment C – Sewer Maps



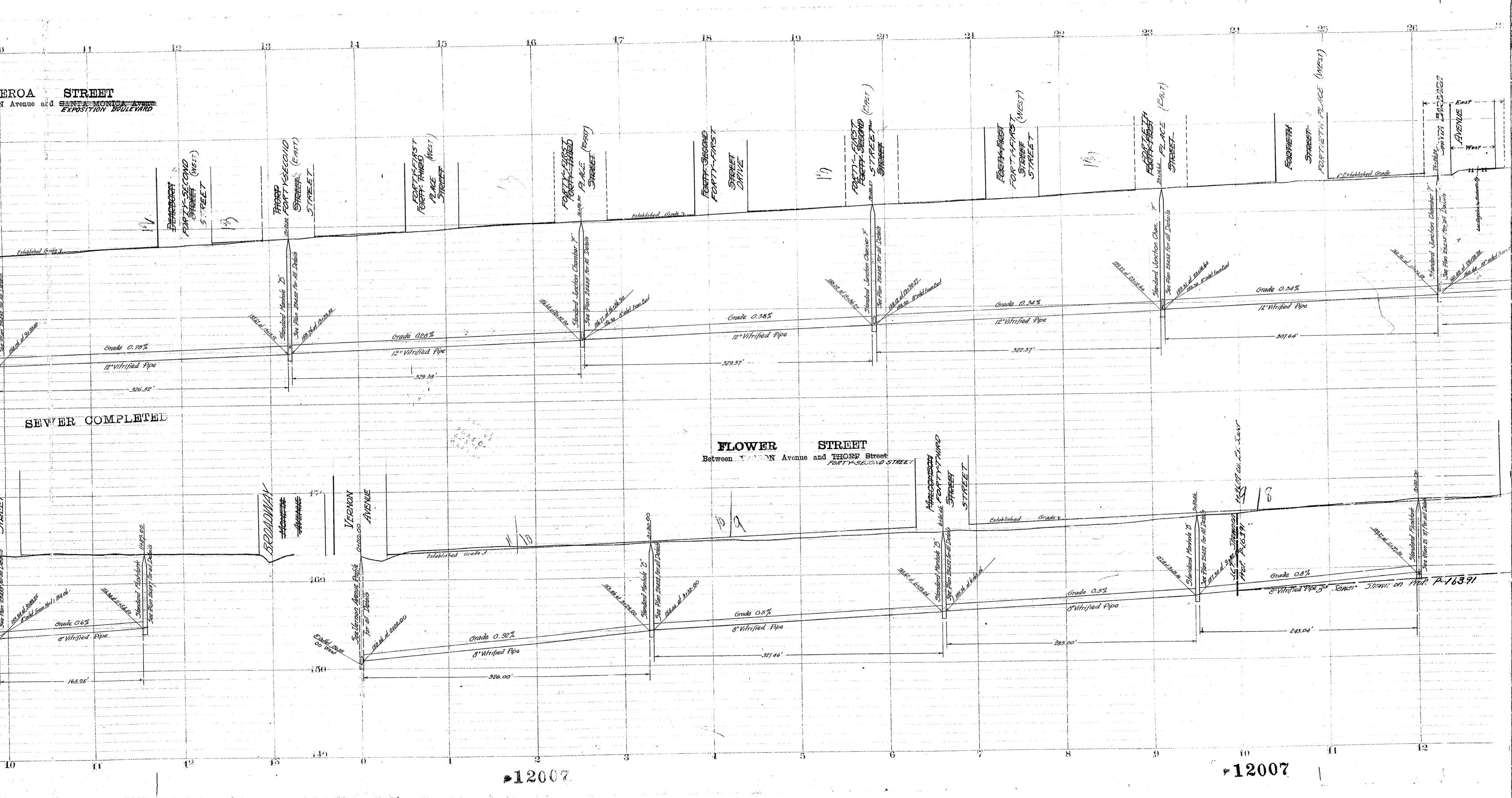


2-7 31

Established Grade Grade 0, 32% 12" Vitrified Pipe 369.00-SEWER COMPLETED GRAND AVENUE Between VERNON Avenue and THORF Street FORTY-SECOND STREET Established Grade Grade S.A. Grade 0.4% 8 Vitrified Pipe 8" Vitrified Pipe --- 327.15-326.00 * 11 -12007 3

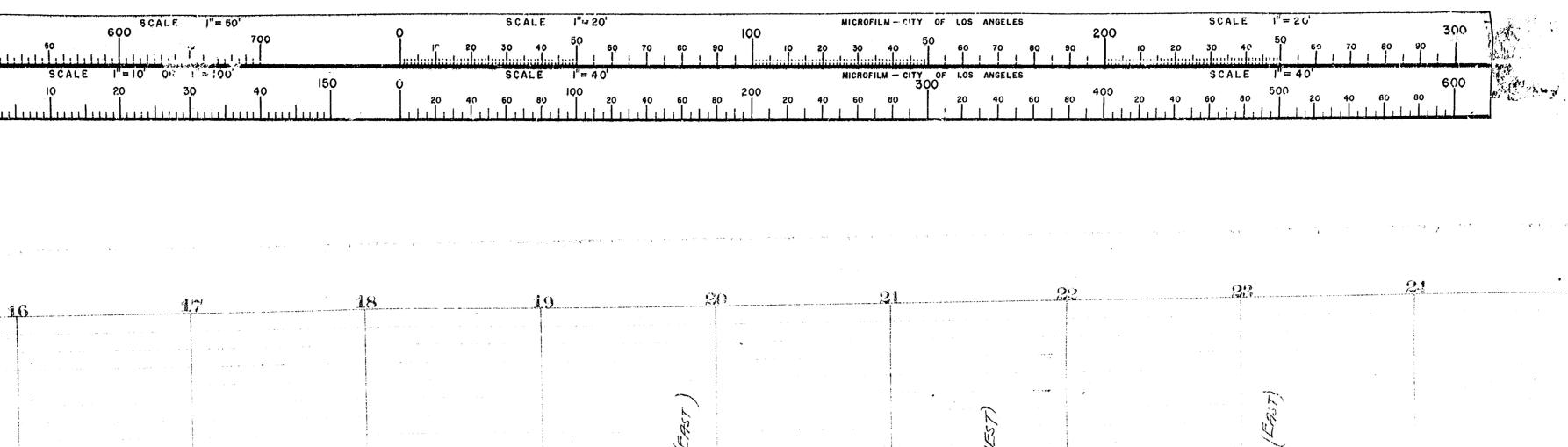


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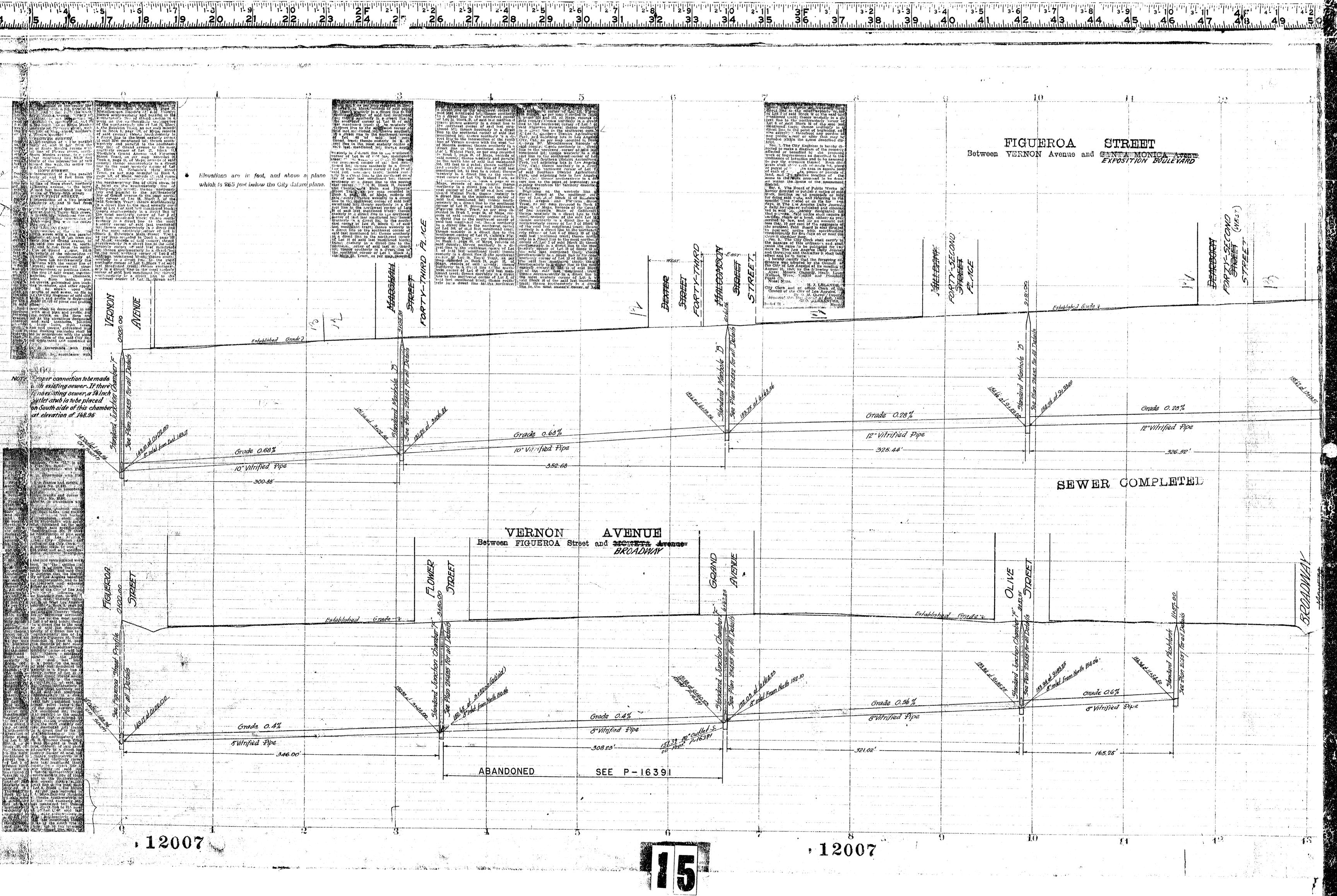


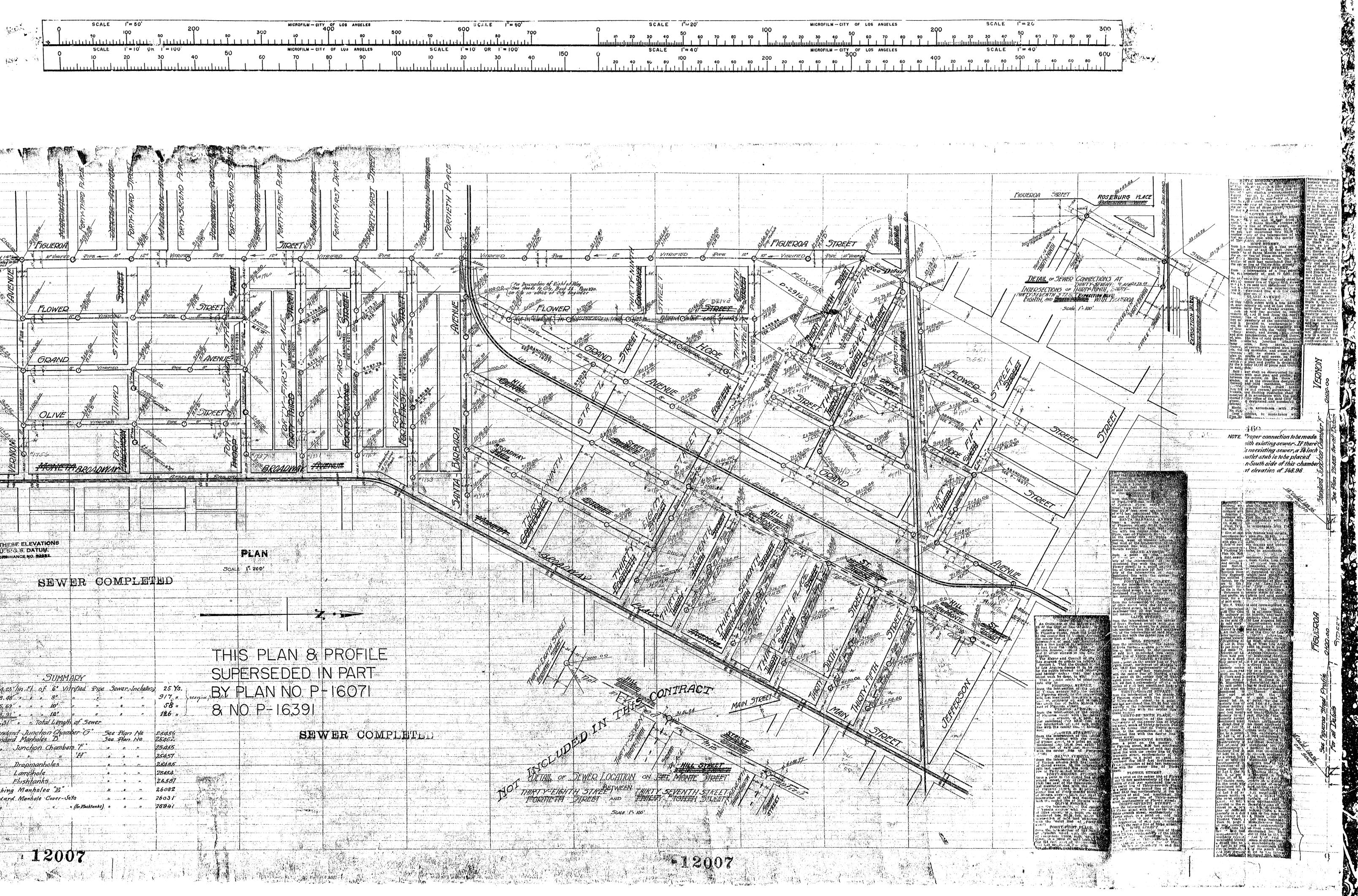
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CERTIFICATE I hereby certify that this is a true and accurate copy of the official fity record described there, made in accordance with Section 434 of the Charter of the City of Los Angelés, and Section 34090.5 of the Government Code. DATE 23-20REX E. LAYTON. Give Clerk REX E. LAYTCH, G1', Clerk By

UPPER IGUEROA STREET DISTRICT

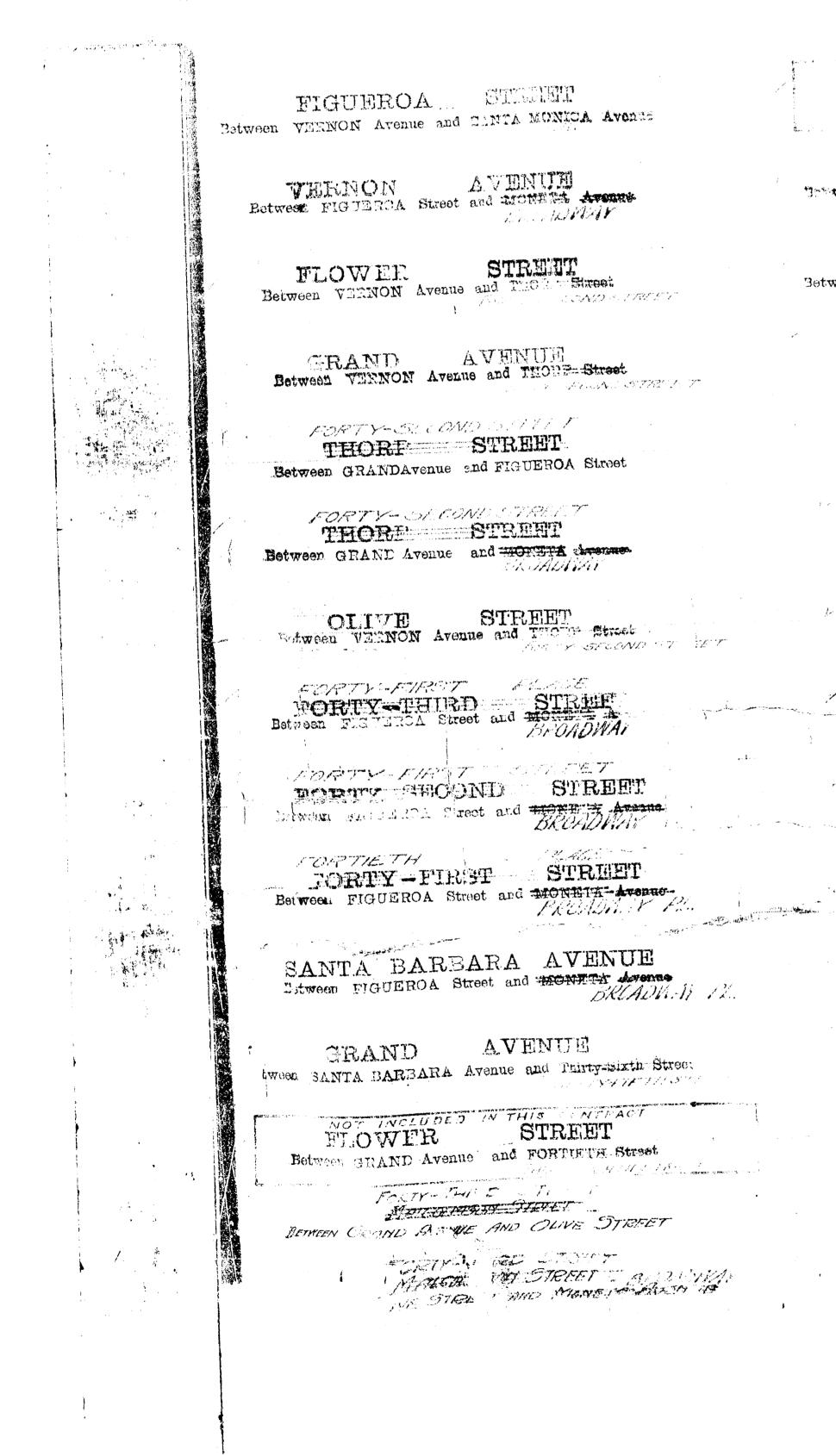
0' = 0R = 100

SCALE I'= 50'

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SCALE

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PLAN AND PROTE OF SEWER IN

en e	HOPE STREET
	etween FLOWER Street and FORTYETH Street
1	SANTA DARDARA Avenue and FORTHETH Street
3etwee	ETLL STREET SANTA BARBARA Avenue and FORTIETH Street
r -	FORTIETH STREET
	Between HILL Street and GRAND Avenue
	DEL MONTE STREET Setween FORTIETH Street and JEFFERCON Street
20	THIRTY SEVENTH STREET
	THIRTY - NIGHTH STREET Betwocn DEL MONTE Street and MONETA Avenue
	THRTY SALL THRTY SALL BETWEEN DEL MONTE STREET Between DEL MONTE Street and MONETA Avenue
	THIRTY SIXTE STREET Between DEL, MONTE Street and MANN Street
1-	FIIRTY-FIFTH STREET Between DEL MONTE Street and AN Street
2	

THIRTY LIGHTH STRELT? FORTIETH STREET Between FIGUEROA Street and GRAND Avenue

THIRTY-SEVENTH PLACE AND ST. HEARING THIRTY-NINTH TREET Between FIGUEROA Screet and FLOWER Street

THICTY-DEVENTH SAFET THIRTY-EIGHTH STREET BETWEEN HOPE STREET AND GRAND AVENUE

12007

STREET FLOWER Between Thirty-Ninth Street and SOUTHERLY TER and a ter

STREET FLOWER Between Thirty-Ninth Street and SANTA MONICA Avenue When You way I At

1.1107 1 4.17 11 11 11 11 Between FLOWER Street and MORE Street

STREET ECFB Between Thirty-Fighth Street and SOUTHERLY TERMINUS THE TY SULFITH STORES

STREET ECIM Between Thirty-Eighth Street and SANTA MONICA Avenue

THIRTY-SEVENTH STREET THIRTY-EIGHTH STREET Between FIGUEROA Street and FLOWER Street

EXPOSITION BOULEVARD Between FIGUEROA Street and HOPE Street

STR.EET FLOWER Between BANIA MONICA Avenue and Thirty-Sixth Street EXPOSITION BOOLEVARD THIRTYCRITTH STREET

STREET HOPE Between HANIA-MONICA Avenue and Thirty-Sixth Street ENT CITIZEN AND WALL THING Y-FUT THE STREED.

STREET THIRTY-FIFTH THIRTY-SIXTH STREET Between HOPE Street and FLOWER Street

THIRTY-FUCTH STREET THIRTY-SIXTH STREET Between HOPE Street and GRAND Avenue

GRAND AVENUE Between Thirty-Sixth Street and JEFFERSON Street THINTY METHSTREET

> IN THE CITY OF LOS ANGELES HEMER HAMLING City Condition, 1908 FIELD BOCK NOS (23 67 } PAGES (1 10 59 incl. (23 68 } PAGES (1 10 57) (24 18) (22 10 34) (22 10 34) PLATTED BY GRIFFIN MARCH, 1908

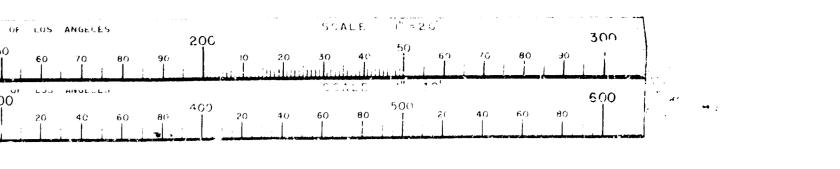
CHECKED BY Vincent, 13th -tober 1908

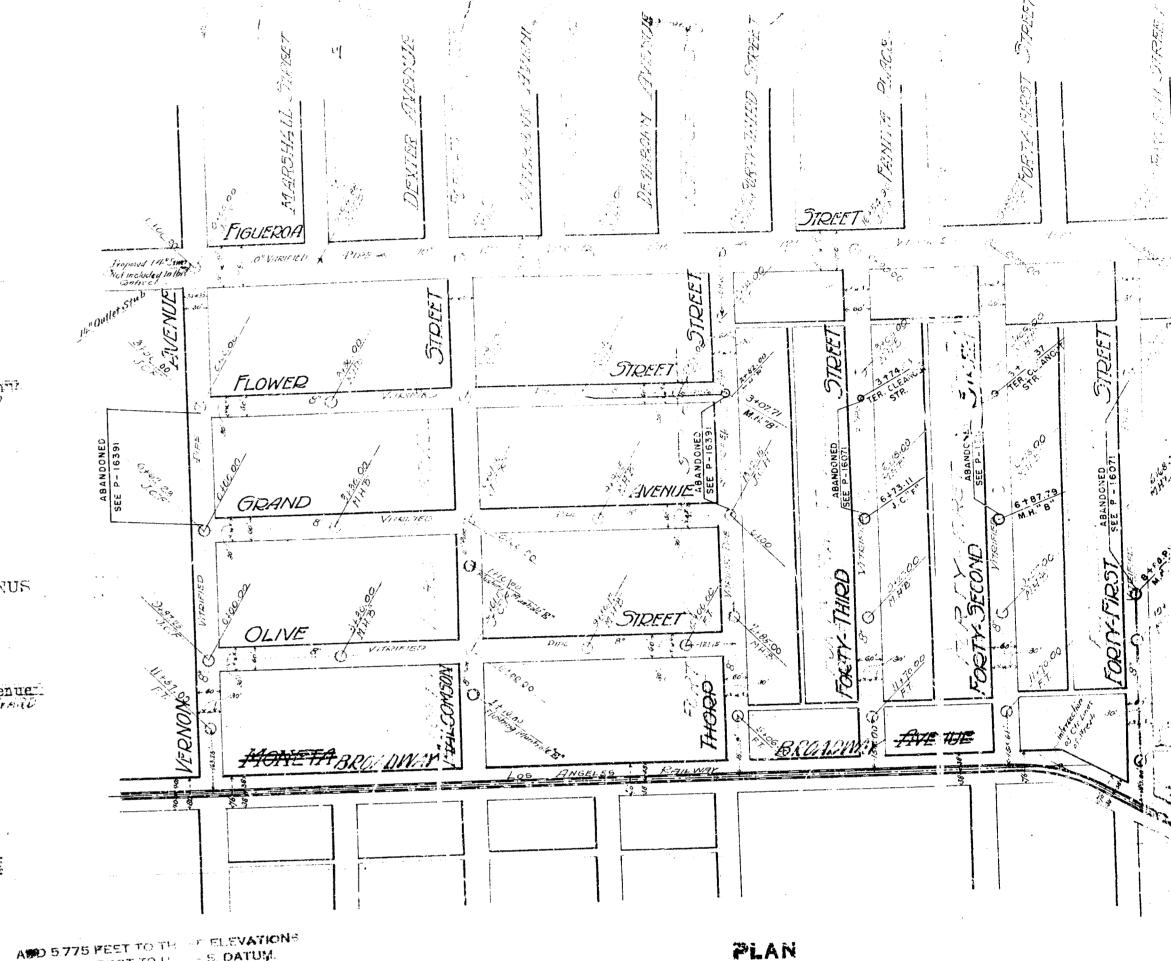
APPROVED February 10th 1909 Howe Haulies City Engineer



3,G S

JANNANC





TO CORRECT TO U S. DATUM ADOPT NOR JULY 1, 1925, OKW. MICE NO. 32222.

SEWER COMPLETER

SUMMARY

30067.31 " " Total Length of Sewer

PLAN SCALE 1" 200'



THIS PLAN & PROFILE SUPERSEDED IN PART BY PLAN NO. P-16071 & NO. P-16391

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6 H	ushi	ng Manhol	es l'	ist:	<i>.</i>	*	2	26031
		rd Manhoie	C. UVE, ~	. (See Flath)	anks) "	//	~	25941
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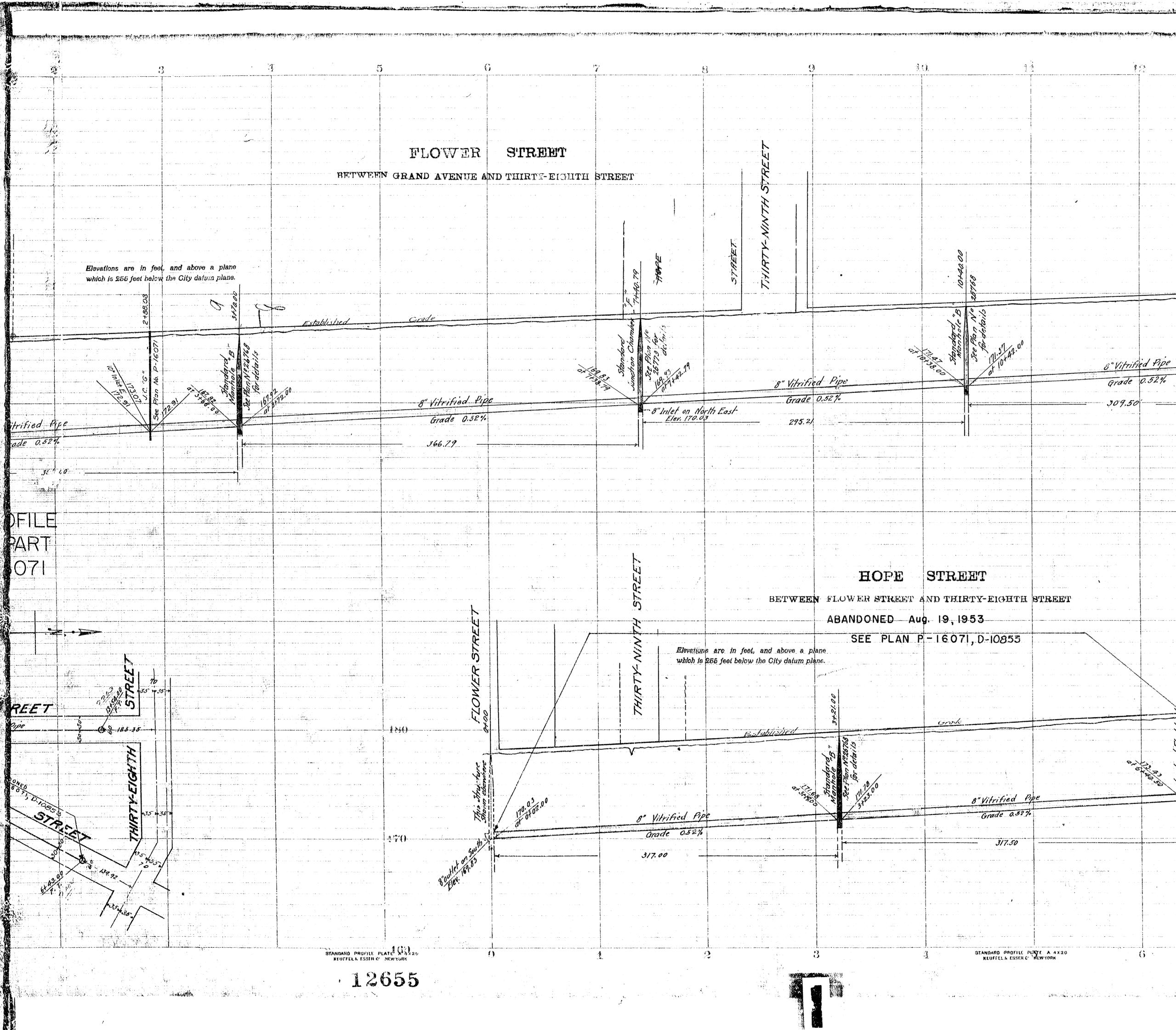
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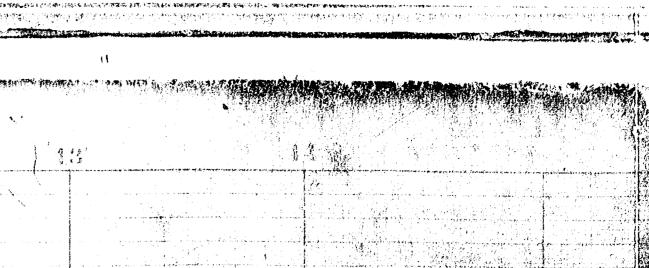
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Flush Tanks Manhole Cover Sets "A" 26785 . 26784 Bthe second have Buckets "C" . 26728 SEWER COMPLETED

8" Vitrified o

John G. Lase 1920 1 1. 10 Store 1. 18 5. 1

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NP 1

The source for the construction of sewers shown hereon, shall include all labor, material and other expense becessary to place the water pipe connections required between all Ausning structures shown hereon and main of the City Water Department , from which water service is to be obtained

PLAN

Scale: 1'= 100'

FLOWER

Pipe

ALENUE

The contractor shall make all necessary arrangements with said Water Department in regard to said connections. BTANGARD PROFILE PLATE A WX30 REUFFILS SEER C' NEWYORK

W-+-17+3 12655 12655

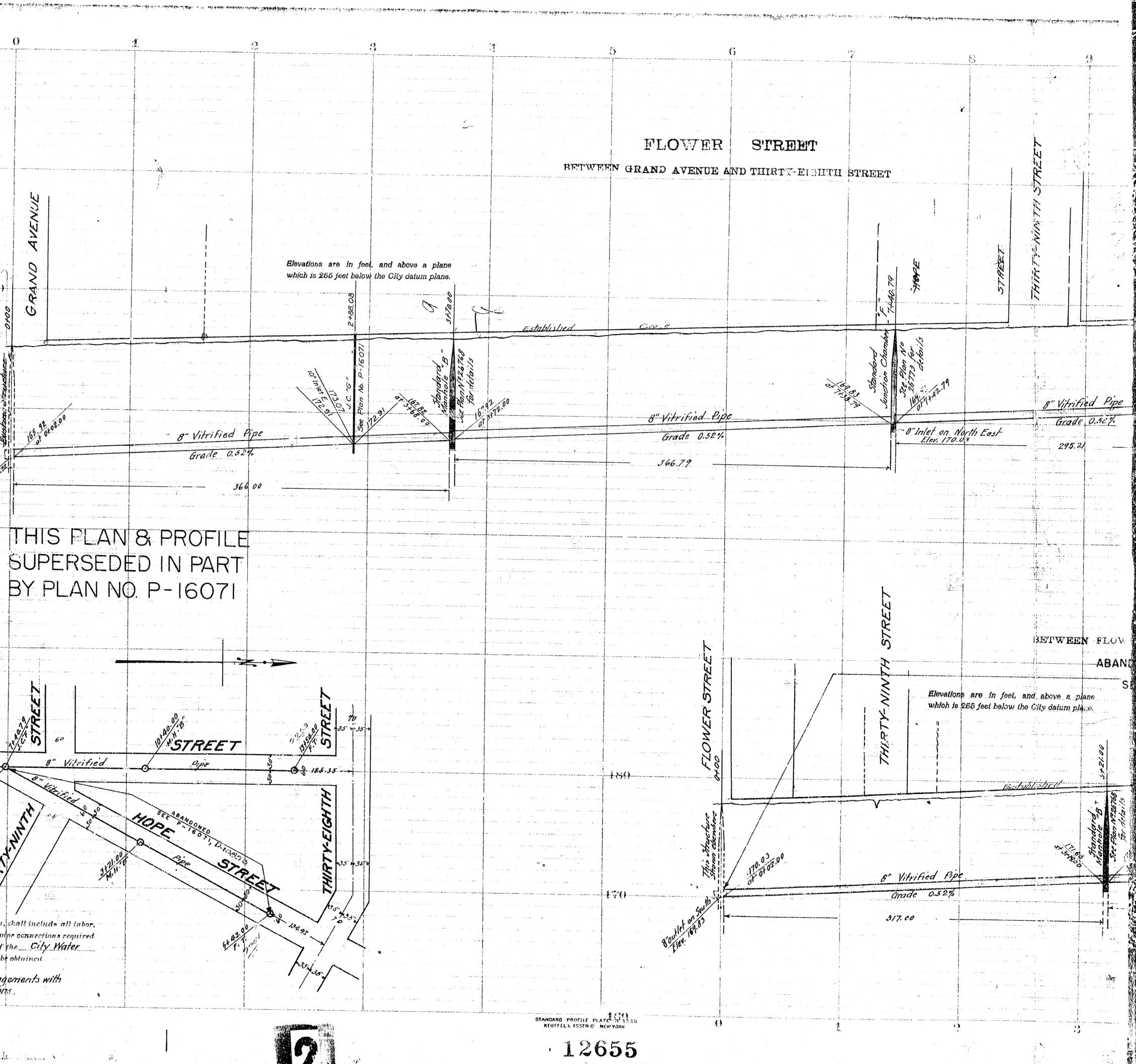
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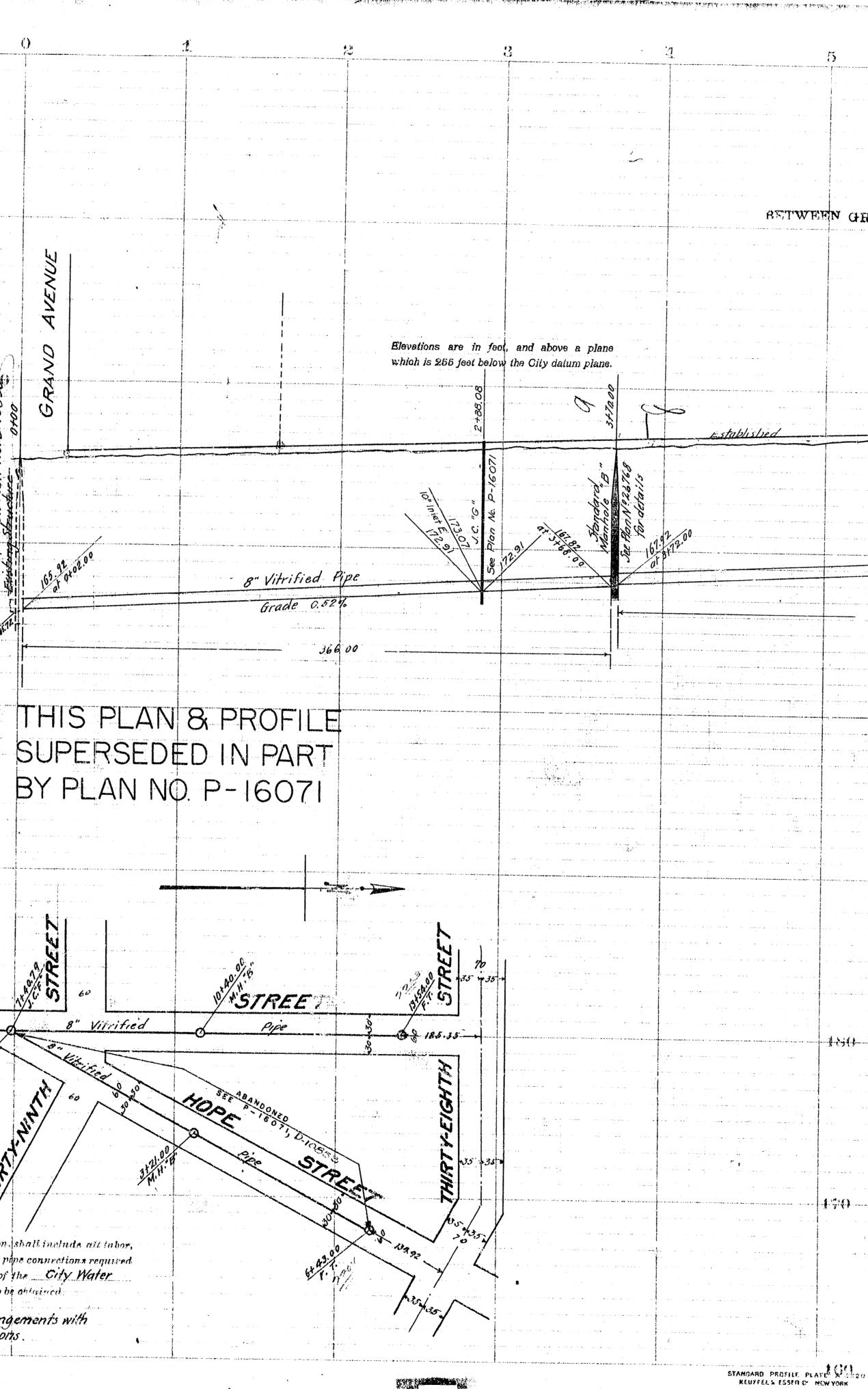
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		FLOWEI	R STREET	
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Flower Street Hewer of Los Angeles under The Mayor and Ca Los Argeles de ordali Section 21 That p	Txstrict in the CMS r pointe contract, and of the CSS of n as collows: errolssion is hereby,	ELD BOOK NO. PLATTED BY Pien	PAGE	
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this supervision of the Works of supervision of the	the Board of Fraults, and fully completed a acceptance on or sy or judie. 1815.	9 - 2	City Engineer Jauwelyfolium Chief Deputy	
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			Department;	from which water service is to b
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FLOWER STREET BETWEEN GRAND AVENUE AND THIRTY-EIGHTH STREET Frade

> 8" Vitritied Pipe -8" Vitrified Pip Grade 0.52% - 8" Inlet on North East Eler. 170.03 Grade 0.52% 295.21 366.79 BET WEEN FL ABANC

> > Elevations feel, and above a plan which is 255 feet below the City datum plane. 8 Vitrified Pipe

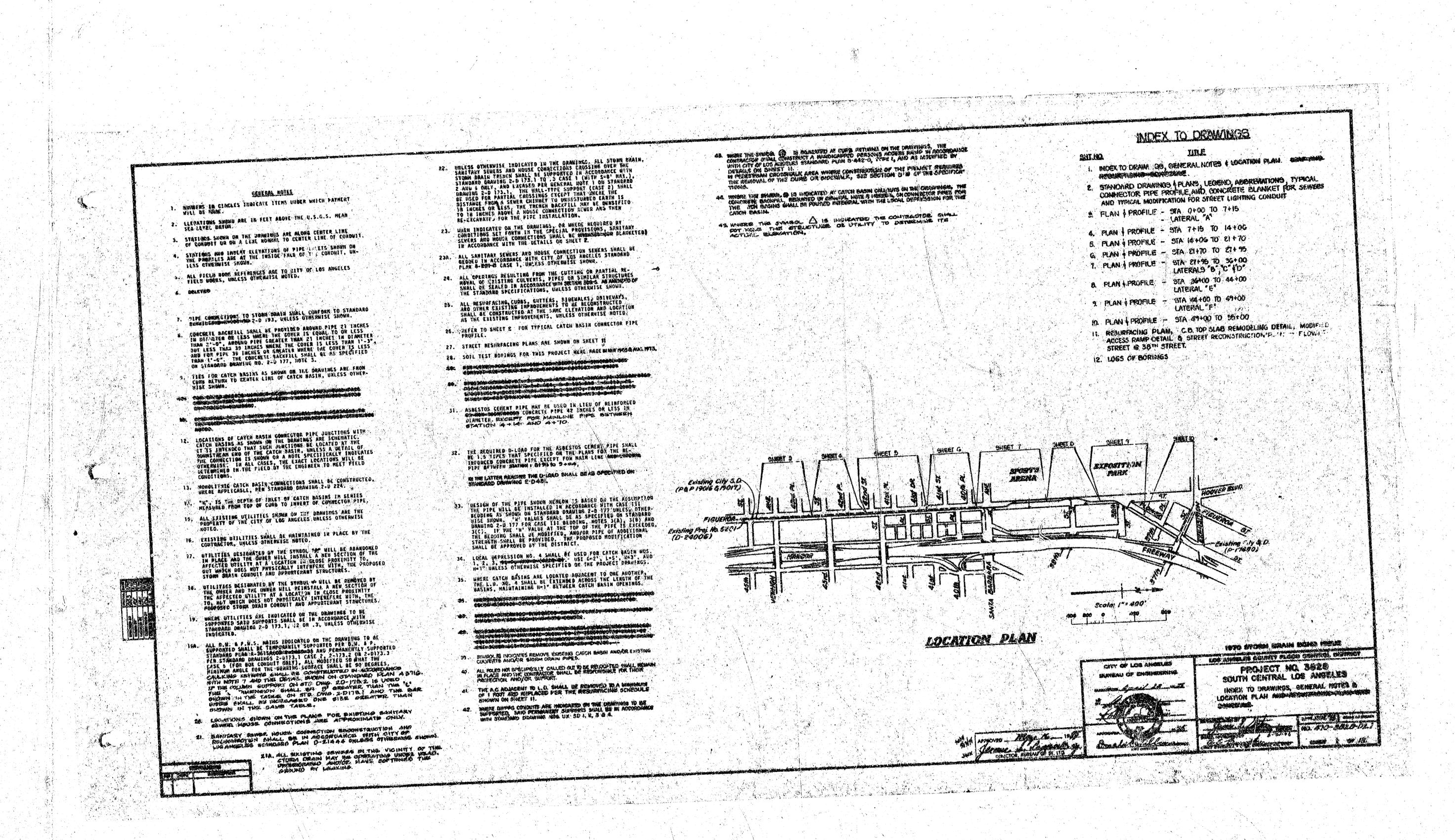
Grade 0.5.2% 317.00

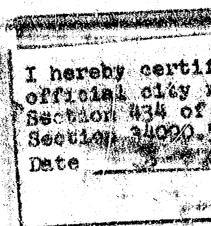
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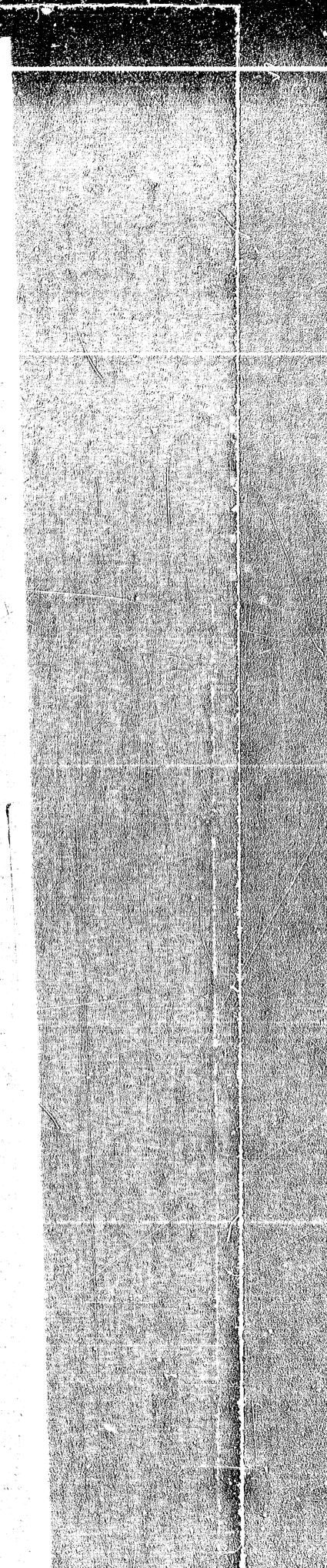
Attachment D – City of Los Angeles – Storm Drain



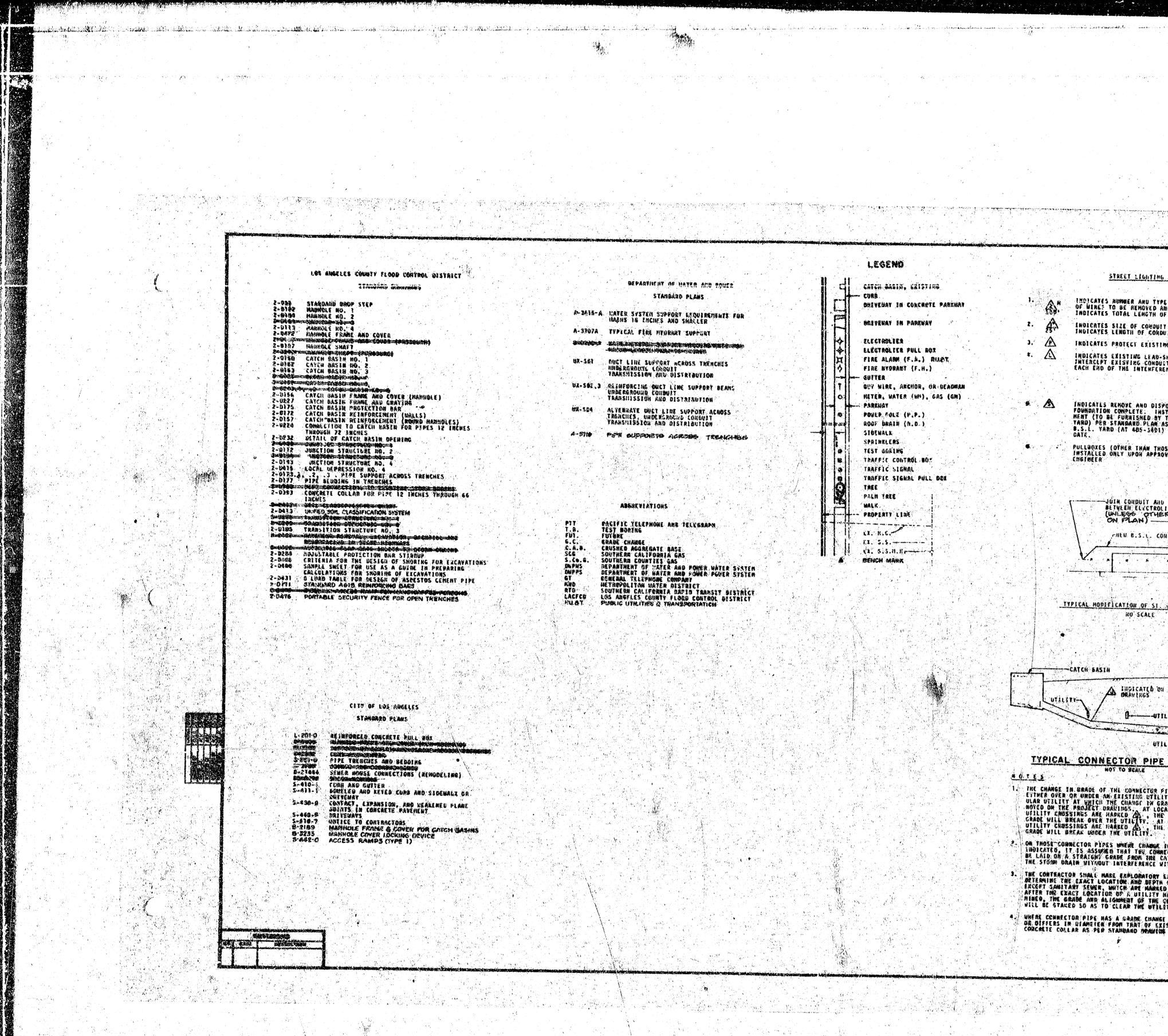


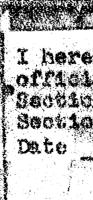
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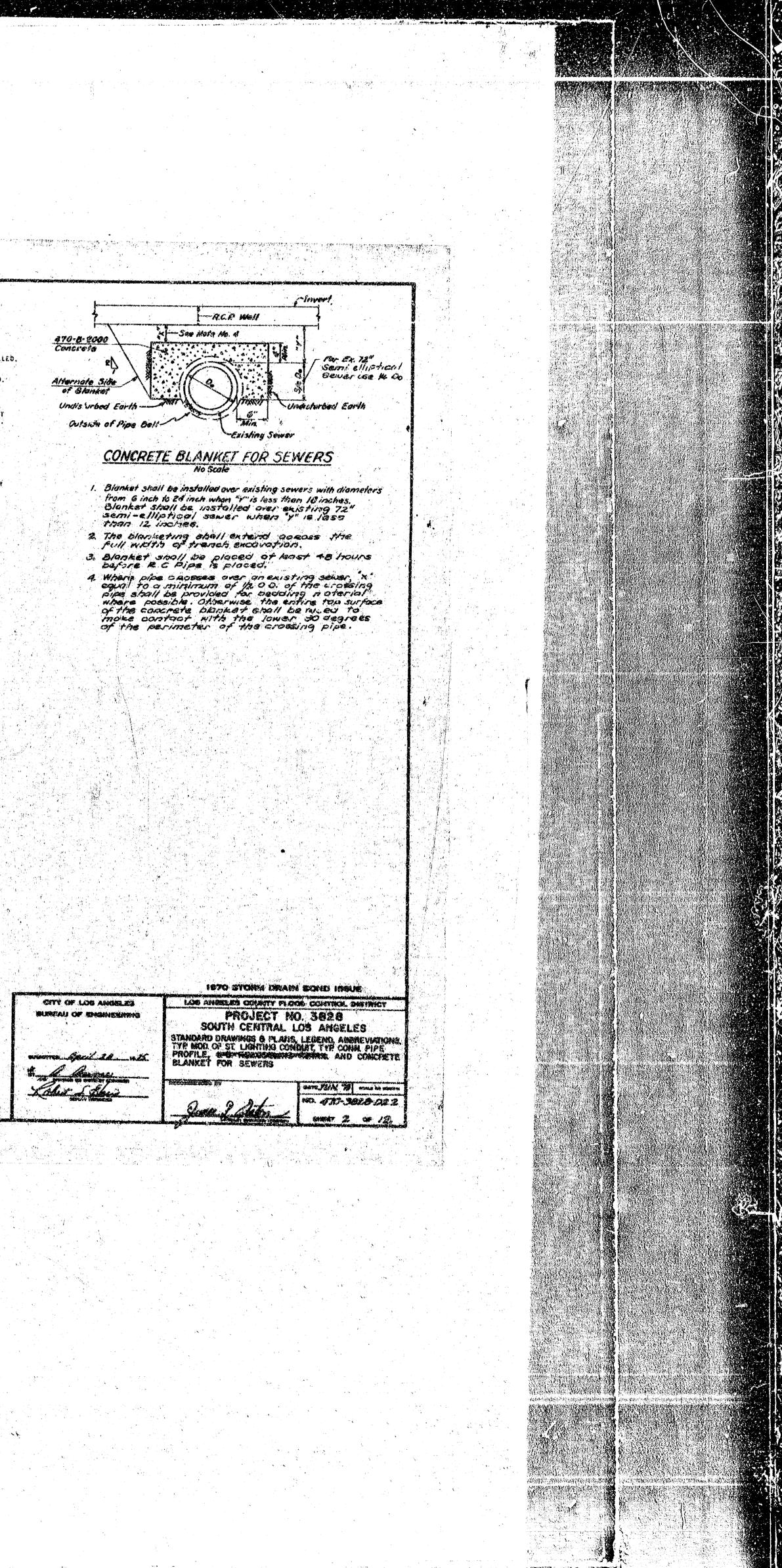


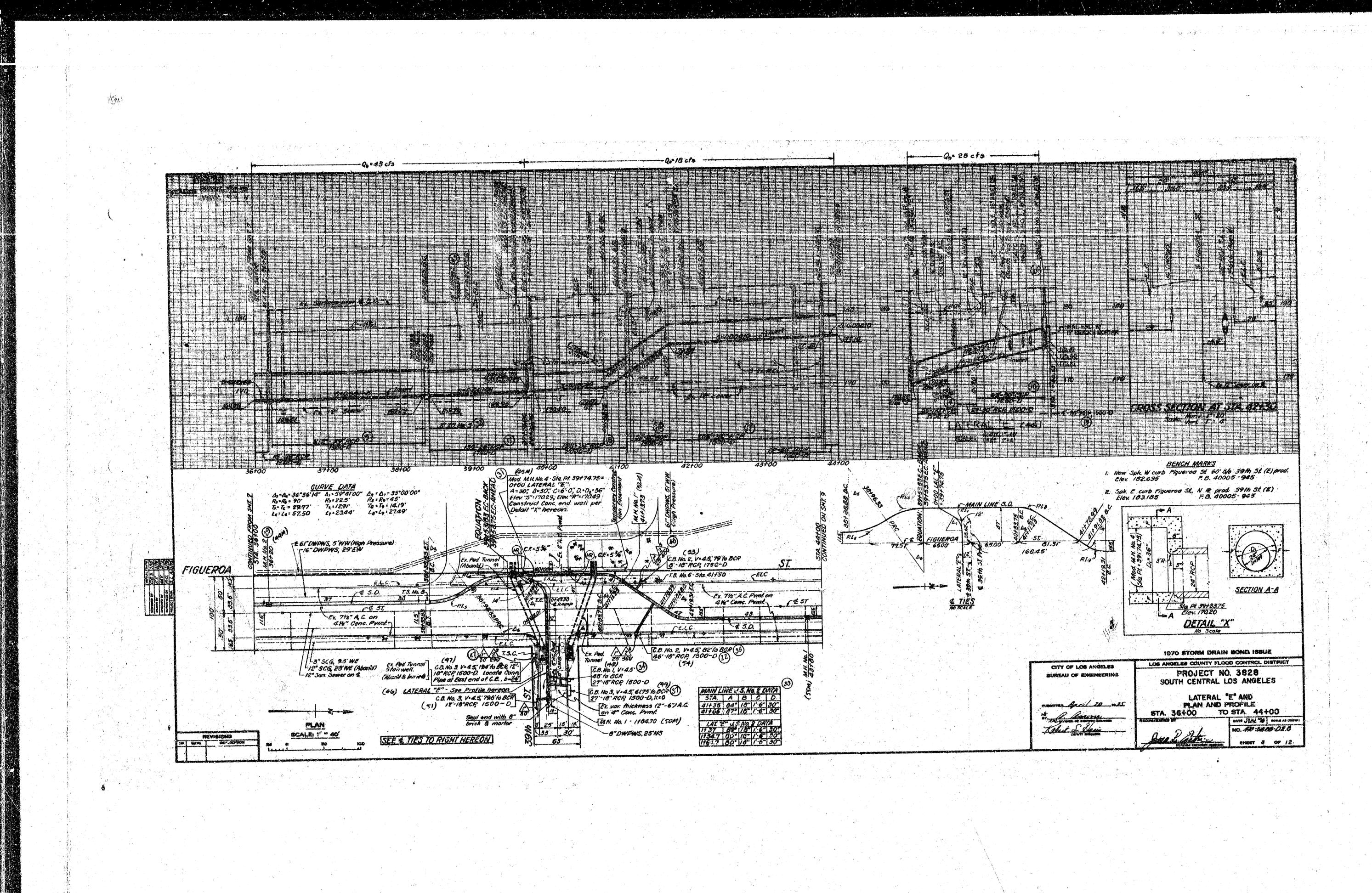


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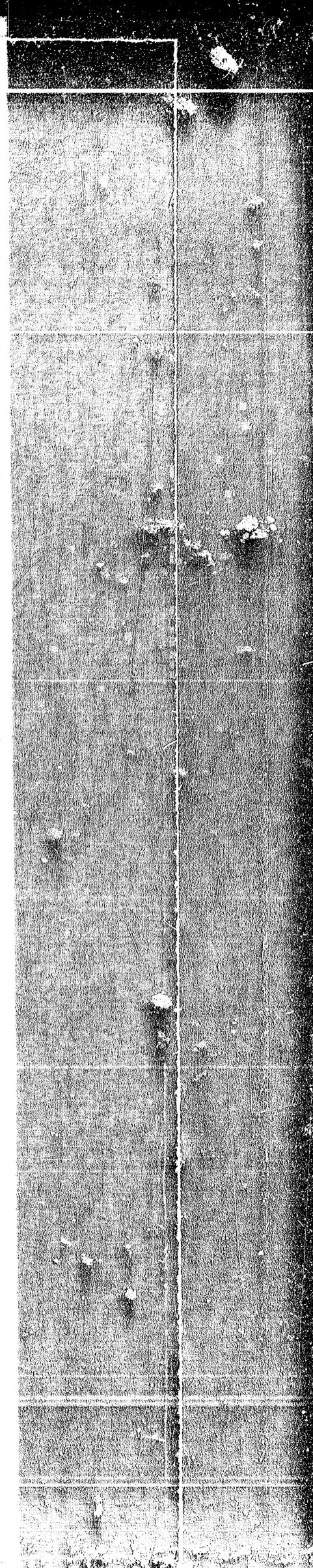
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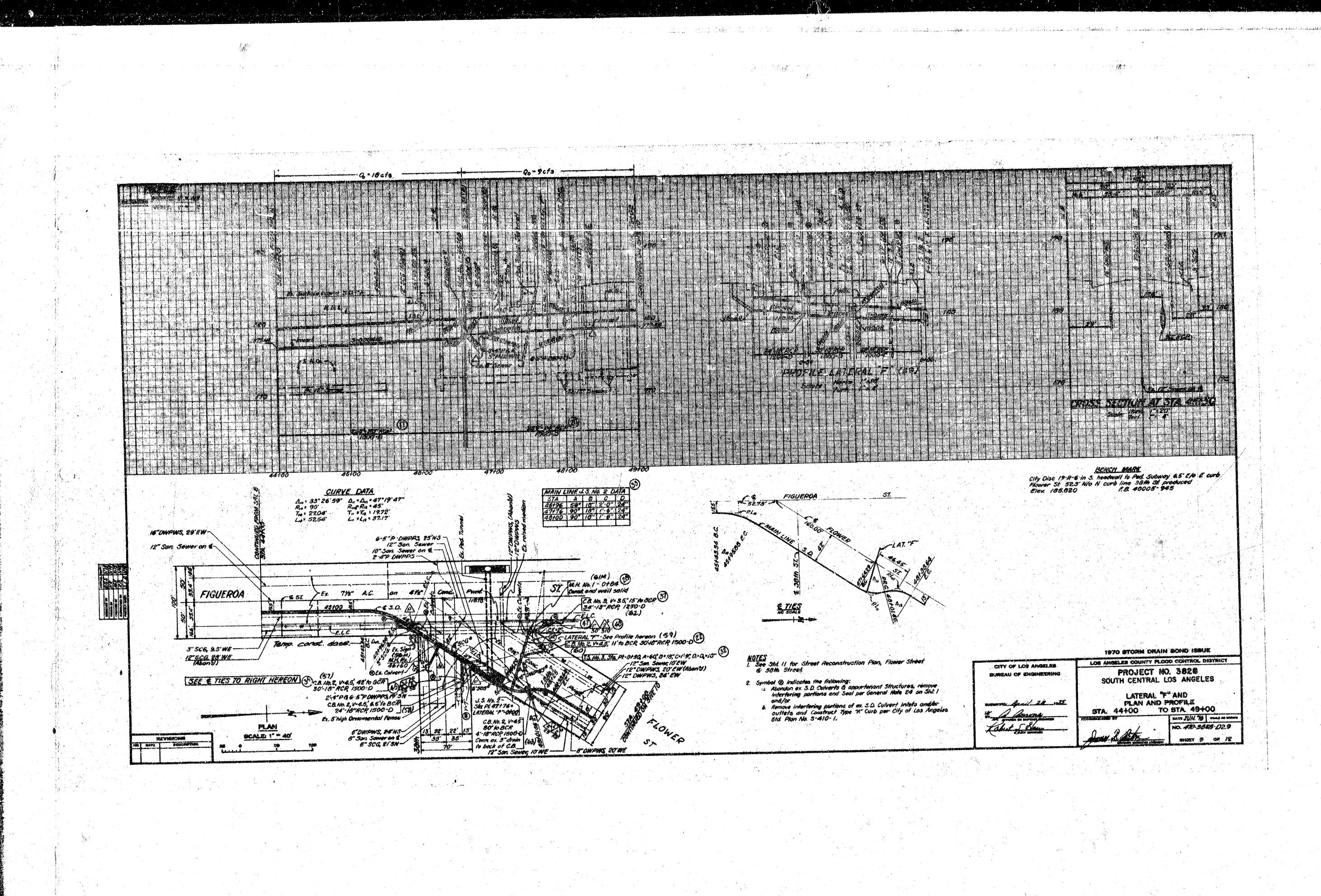




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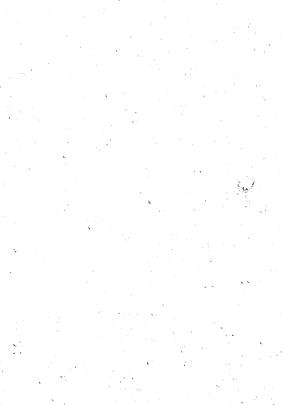
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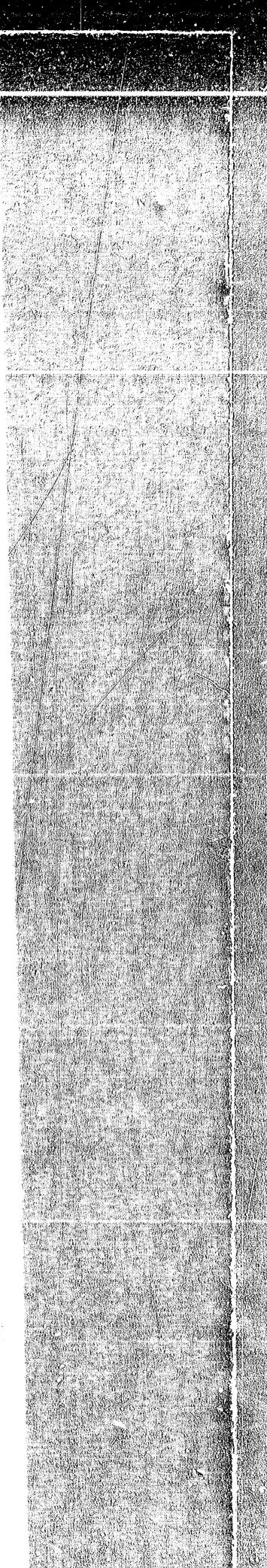




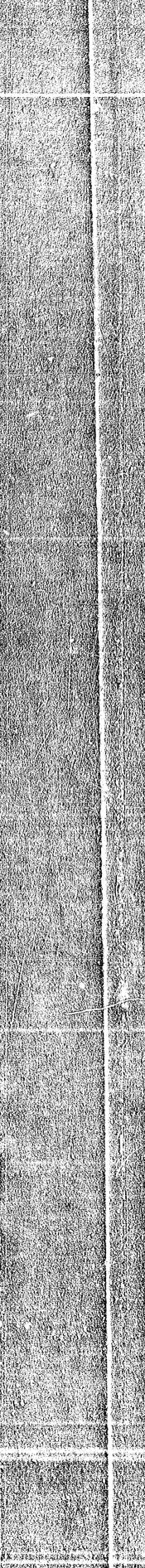
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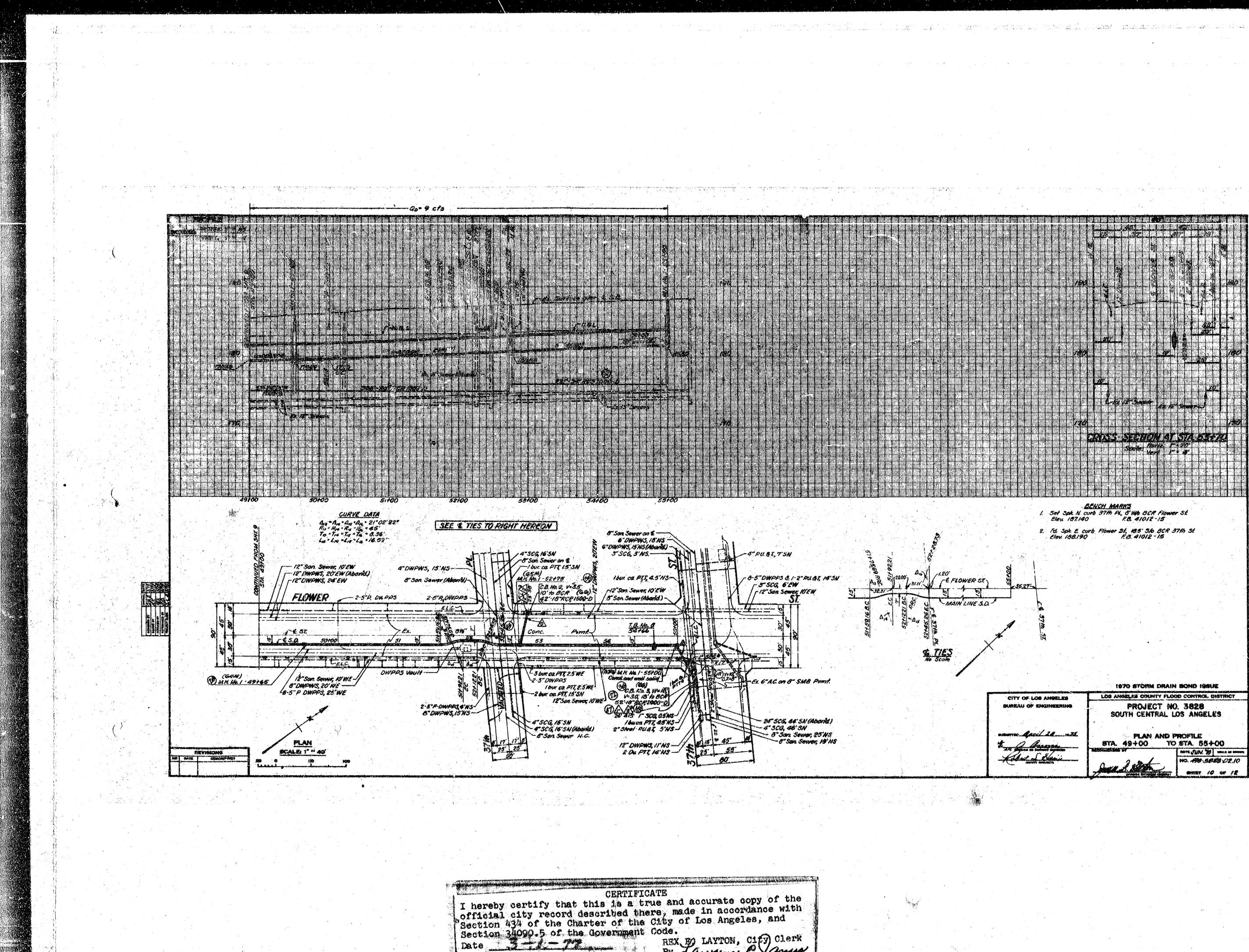
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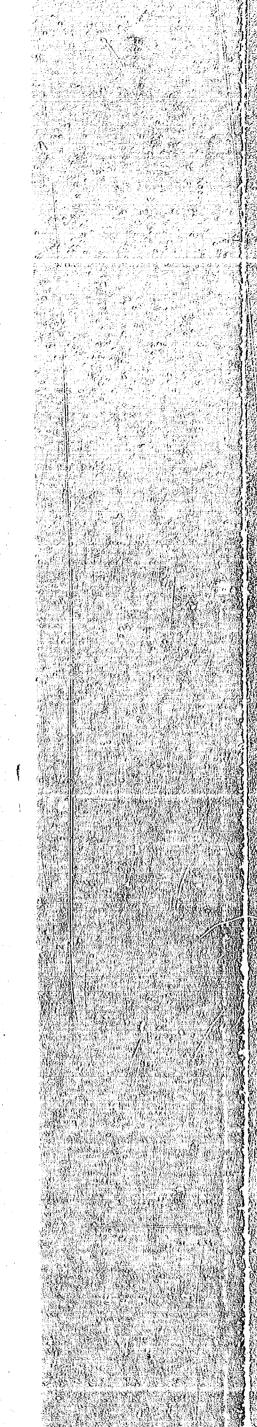


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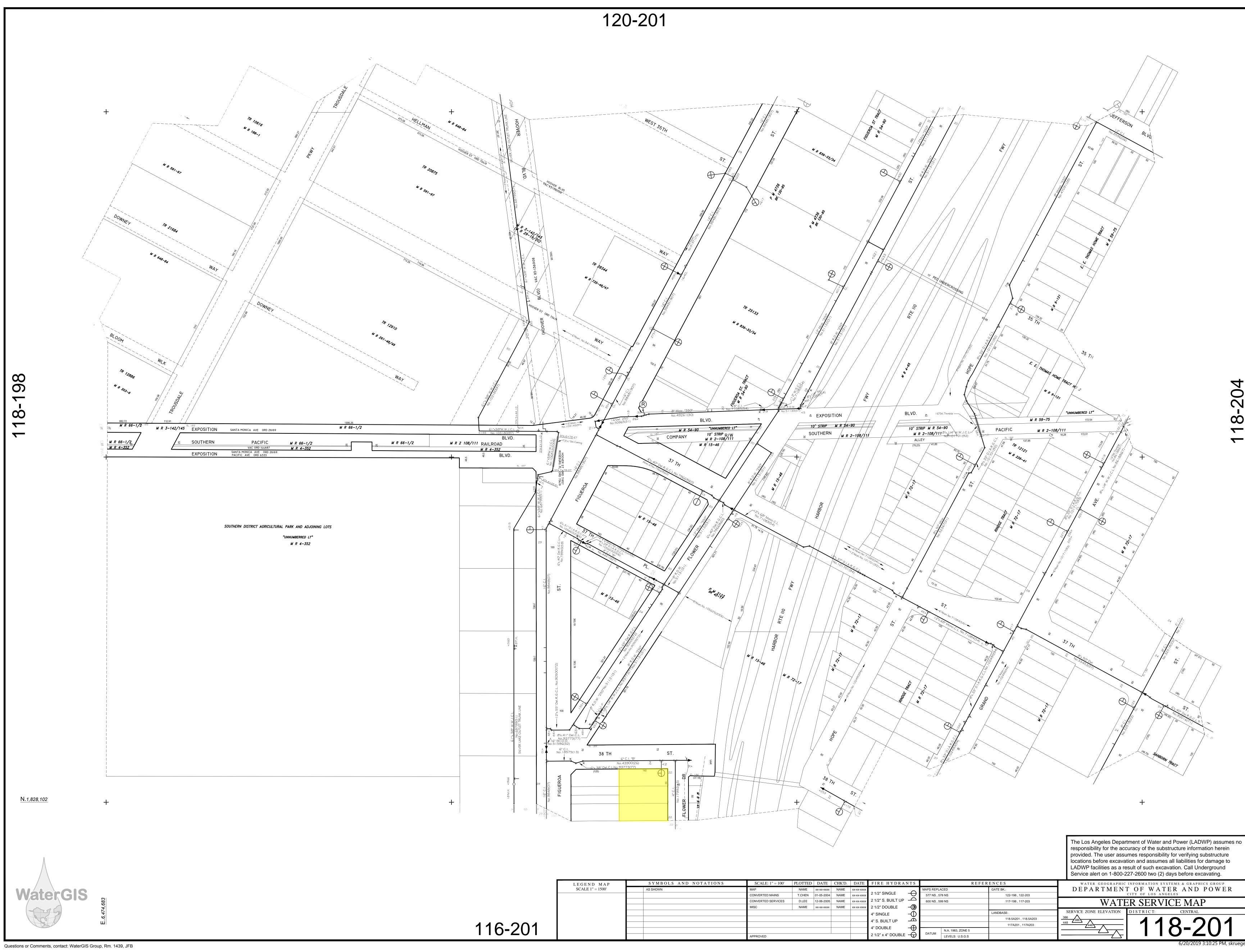
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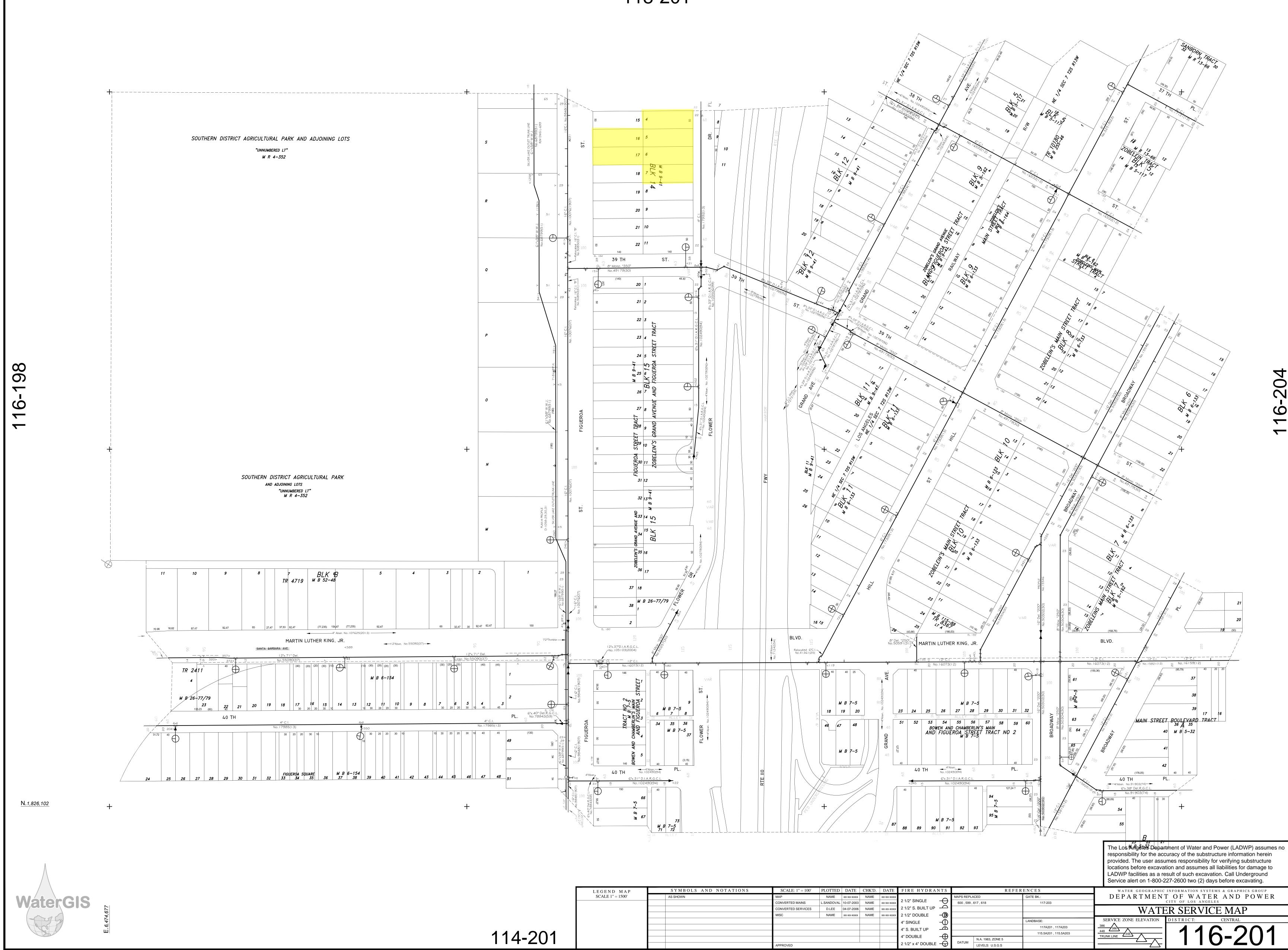
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Attachment E – Los Angeles Department of Water and Power – Water Map







118-201

Г	LEGEND MAP	SYMBOLS AND NOTATIONS	SCALE: 1" = 100'	PL
	SCALE 1" = 1500'	AS SHOWN	MAP	
			CONVERTED MAINS	L.SA
			CONVERTED SERVICES	1
			MISC	1
114-201				
4 = ZU				
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Attachment F – Preliminary Title Report, Fidelity National Title dated June 13, 2024



Issuing Policies of Fidelity National Title Insurance Company

Order No.: 997-30119152-TS4

TO:

Ventus Group 2030 Main St. Suite 530 Irvine, CA 92614 Main Office Line: (949) 622-5000

Title Officer: Thomas Szopinski (MA) Title Officer Phone: (949) 622-4940 Title Officer Fax: Title Officer Email: TSTeam@fnf.com

ATTN: **Mike O'Melveny** YOUR REFERENCE:

PROPERTY ADDRESS: 3822, 3828 S FIGUEROA ST. & 3809/3811, 3813, 3819, 3821, 3825, 3831 FLOWER DR. & 468 W 38TH ST, Los Angeles, CA

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Florida Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:

Authorized Signature



PRELIMINARY REPORT

EFFECTIVE DATE: June 13, 2024 at 7:30 a.m.

ORDER NO.: 997-30119152-TS4

The form of policy or policies of title insurance contemplated by this report is:

ALTA Standard Owners Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee as to Parcel(s) A, B, C, D, E, F, G and H Easement(s) more fully described below as to Parcel(s) B1

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

HWANG FAMILY INVESTMENT LLC, a California limited liability company, a fifty percent (50%) undivided tenant-in-common interest and LU'S FAMILY INVESTMENT, LLC, a California limited liability company, a fifty percent (50%) undivided tenant-in-common interest, as to Parcels C, E and G;

ERIK S. SOWDER AND ERICA L. SOWDER, TRUSTEES OF THE SOWDER FAMILY TRUST DATED JULY 9, 2007, as to Parcel D;

THE HWANG FAMILY LIMITED PARTNERSHIP, a Florida limited partnership, as to an undivided 59.16% interest;

CHE FLOWER INVESTMENTS LLC, a California limited liability company, as to an undivided 20.42% and RIH FLOWER INVESTMENTS LLC, a California limited liability company, an undivided 20.42%, as tenants-in-common interest, as to Parcel F; and

RED PENGUINS QOZB LLC, a California limited liability company, as to Parcel A, B and H

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL A:

LOT 1 IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN <u>BOOK</u> 9, <u>PAGE 41</u> OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

APN: 5037-031-001

PARCEL B:

LOT 2 IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN <u>BOOK</u> 9, PAGES 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B1:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR DRIVEWAY PURPOSES OVER THE EAST 9 FEET OF THE WEST 32 FEET OF LOT 1 IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN <u>BOOK 9, PAGE 41</u> OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5037-031-002

PARCEL C:

LOT 3, IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN <u>BOOK</u> 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5037-031-003

PARCEL D:

LOT 4, IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN <u>BOOK</u> <u>9, PAGE 41</u> OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5037-031-004

PARCEL E:

LOT 5, IN BLOCK 14, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN <u>BOOK 9</u>, <u>PAGE 41</u> OF MAPS, IN THE OFFICE FO THE COUNTY RECORDER OF SAID COUNTY.

APN: 5037-031-005

EXHIBIT A (Continued)

PARCEL F:

LOT 6, IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN <u>BOOK 9</u> PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5037-031-006

PARCEL G:

LOT 7, IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN <u>BOOK</u> 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5037-031-007

PARCEL H:

LOTS 16 AND 17 IN BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5037-031-015 APN: 5037-031-016

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.
- B. Any matters arising with regard to assessments of documentary transfer tax related to the measures below.

NOTICE: Certain cities in Los Angeles County impose a documentary transfer tax that is in addition to the Los Angeles County documentary transfer tax of \$.55 per \$500 (\$1.10 per \$1,000) based upon the purchase price or value of the property transferred. Additional transfer tax is imposed by the following cities in Los Angeles County:

Culver City Los Angeles Pomona Redondo Beach Santa Monica

For details about these taxes, please contact your title officer or escrow officer. Please be advised that, in the City of Santa Monica, effective March 1, 2023, for transfers of property with a sale price or value of \$8,000,000 or more, there will be a new, additional transfer tax of \$5.60 per \$100 (\$56.00 per \$1,000). In the City of Los Angeles, effective April 1, 2023, for transfers of property with a sale price or value of \$5,000,000 up to \$10,000,000, there will be a new, additional transfer tax of 4% of the entire sale price or value; for transfers with a sale price or value of \$10,000,000 or more, there will be a new, additional transfer tax of 5.5% of the entire sale price or value.

- C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
- 1. Water rights, claims or title to water, whether or not disclosed by the public records.

THE FOLLOWING MATTERS AFFECT PARCEL A:

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date:August 16, 1921Recording No:Book 330, Page 324 of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

EXCEPTIONS (Continued)

3. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Dated:	May 17, 1958
Lessor:	William Jones and Annie Jones
Lessee:	Standard Oil Company of California, a corporation
Recording Date:	December 26, 1958
Recording No:	1205 of Official Records

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

Said lease affects that portion of said Land lying below a depth of 500 feet from the surface thereof.

Said lease provides for no right of surface entry.

4. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Agency:	Community Redevelopment Agency of the City of Los Angeles
Recording Date:	May 13, 1983
Recording No:	83-542448 of Official Records

and Recording Date:November 30, 2007and Recording No:20072636429 of Official Records

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Edgar Perez, a single man, Mario L. Alvarez, a single man, and Gustavo Pocon, a single man, all as joint tenants
Purpose:	Ingress, egress, and driveway
Recording Date:	October 13, 1993
Recording No:	93-1998229 of Official Records
Affects:	A portion of said land as more particularly described in said document

6. A Deed of Trust to secure an indebtedness in the amount shown below,

Amount:	\$5,000,000.00
Dated:	January 30, 2024
Trustor/Grantor	Red Penguins QOZB LLC, a California limited liability company
Trustee:	Fidelity National Title Company
Beneficiary:	RAF Pacifica Loan Opportunity Fund I, LLC, a Delaware limited liability company and Arnold Fishman, as Trustee of The Arnold Fishman Revocable Trust dated July 15, 1999
Recording Date:	February 01, 2024
Recording No:	20240071618, of Official Records

Affects: The herein described Land and other land.

THE FOLLOWING MATTERS AFFECT PARCEL B:

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Book 330, Page 324 of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

8. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	Community Redevelopment Agency of the City of Los Angeles
Recording Date:	May 13, 1983
Recording No:	83-542448 of Official Records

and Recording Date:November 30, 2007and Recording No:20072636429 of Official Records

9. A Deed of Trust to secure an indebtedness in the amount shown below,

Amount:	\$5,000,000.00
Dated:	January 30, 2024
Trustor/Grantor	Red Penguins QOZB LLC, a California limited liability company
Trustee:	Fidelity National Title Company
Beneficiary:	RAF Pacifica Loan Opportunity Fund I, LLC, a Delaware limited liability company and Arnold Fishman, as Trustee of The Arnold Fishman Revocable Trust dated July 15, 1999
Recording Date:	February 01, 2024
Recording No:	20240071618, of Official Records

Affects:

The herein described Land and other land.

THE FOLLOWING MATTERS AFFECT PARCEL C:

10. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Book 739, Page 40, Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

11. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	Community Redevelopment Agency of the City of Los Angeles
Recording Date:	May 13, 1983
Recording No:	83-542448, Official Records

12. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	Community Redevelopment Agency of the City of Los Angeles
Recording Date:	November 30, 2007
Recording No:	20072636429, Official Records

13. A Deed of Trust to secure an indebtedness in the amount shown below,

Amount: Dated:	\$2,250,000.00 July 09, 2018
Trustor/Grantor:	Ming-Nan Lu and Shu-Chen Lu, husband and wife, as joint tenants and Ing-Wen
	Hwang and Ling-Long Hwang, husband and wife, as tenants in common
Trustee:	Partners Bank of California
Beneficiary:	Partners Bank of California
Recording Date:	July 16, 2018
Recording No:	20180708085, Official Records

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by:Hwang Family Investment, LLC, Lu's Family Investment, LLC and Partners Bank
of CaliforniaRecording Date:January 26, 2024Recording No:20240058698, Official Records

14. An assignment of all the moneys due, or to become due as rental, as additional security for the obligations secured by deed of trust shown as item no. 13

Assigned to:	Partners Bank of California
Recording Date:	July 16, 2018
Recording No:	20180708086, Official Records

THE FOLLOWING MATTERS AFFECT PARCEL D:

15. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Book 880, Page 294, Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

16. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	Community Redevelopment Agency of the City of Los Angeles
Recording Date:	November 30, 2007
Recording No:	20072636429, Official Records

17. A Deed of Trust to secure an indebtedness in the amount shown below,

Amount:	\$1,400,000.00
Dated:	February 21, 2020
Trustor/Grantor:	Erik S. Sowder and Erica L. Sowder, Trustees of the Sowder Family Trust dated July 9, 2007
Trustee:	Fidelity National Title Company, a California Corporation
Beneficiary:	Credit Union of Southern California, a California Corporation
Recording Date:	February 27, 2020
Recording No:	20200233674, Official Records

THE FOLLOWING MATTERS AFFECT PARCEL E:

18. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Book 748, Page 315, Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

19. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	The Hoover Redevelopment Project Area
Recording Date:	May 12, 1989
Recording No:	89-769675, Official Records

20. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	The Exposition/University Park Redevelopment Project Area
Recording Date:	November 30, 2007
Recording No:	20072636429, Official Records

21. A Deed of Trust to secure an indebtedness in the amount shown below,

Amount: Dated: Trustor/Grantor:	\$2,250,000.00 July 9, 2018 Ming-Nan Lu and Shu-Chen Lu, husband and wife, as joint tenants in common and Ing-Wen Hwang and Ling-Long Hwang husband and wife as tenants in common
Trustee:	Partners Bank of California
Beneficiary:	Partners Bank of California
Recording Date:	July 18, 2018
<u>Recording No:</u>	<u>20180718115, Official Records</u>

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by:	Hwang Family Investment, LLC, Lu's Family Investment, LLC and Partners Bank of California
Recording Date:	January 26, 2024
Recording No:	20240058715, Official Records

22. An assignment of all the moneys due, or to become due as rental, as additional security for the obligations secured by deed of trust shown as item no. 21

Assigned to:	Partners Bank of California
Recording Date:	July 18, 2018
Recording No:	20180718116, Official Records

23. Matters contained in that certain document

Entitled:	Memorandum Summarizing Non-Confidential Provisions of a Notice of Intent to Withdraw Units From Rental Housing Use
Dated:	November 14, 2023
Executed by:	Ing-Wen Hwang, Managing Member of Hwang Family Investment LLC, Ming-Nan Lu, Managing Member of Lu's Family Investment, LLC
Recording Date:	November 21, 2023
Recording No:	20230808664, Official Records

Reference is hereby made to said document for full particulars.

THE FOLLOWING MATTERS AFFECT PARCEL F:

24. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Book 505, Page 266 of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

25. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	Community Redevelopment Agency of the City of Los Angeles
Recording Date:	May 13, 1983
Recording No:	83-542448 of Official Records

26. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency: Recording Date: Recording No: Community Redevelopment Agency of the City of Los Angeles November 30, 2007 20072636429, of Official Records

27. A deed of trust to secure an indebtedness in the amount shown below,

Amount: Dated: Trustor/Grantor	\$850,000.00 December 2, 2016 The Hwang Family Limited Partnership, a Florida Limited Partnership, as to an
	undivided 59.16% interest and Robert Ing Hwang, a married man as his sole and separate property, as to an undivided 20.42% interest and Cynthia Hwang Eppeldauer, a married woman as her sole and separate property, as to an undivided 20.42% interest, all as tenants in common
Trustee:	Commonwealth Land Title Company
Beneficiary:	Partners Bank of California
Recording Date:	December 12, 2016
Recording No:	as Instrument No. 20161567230 of Official Records

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by:The Hwang Family Limited Partnership, RIH Flower Investments LLC, CHE
Flower Investments LLC and Partners Bank of California
December 13, 2023
20230871263, Official Records

28. An assignment of all the moneys due, or to become due as rental, as additional security for the obligations secured by deed of trust shown as item no. 27

Assigned to:	Partners Bank of California
Recording Date:	December 12, 2016
Recording No:	20161567231 of Official Records

29. Matters contained in that certain document

Entitled:	Memorandum Summarizing Non-Confidential Provisions of a Notice of Intent to
	Withdraw Units From Rental Housing Use
Dated:	November 30, 2023
Executed by:	Hua-Mei Hwang, Authorized Signatory of The Hwang Family Limited Partnership,
-	Robert Hwang, Managing Member of RIH Flower Investments, LLC and Cynthia
	Hwang Eppeldauer, Managing Member of CHE Flower Investments LLC
Recording Date:	December 05, 2023
Recording No:	20230840459, Official Records

Reference is hereby made to said document for full particulars.

and Recording Date:	January 18, 2024
and <u>Recording No:</u>	20240040895, Official Records

THE FOLLOWING MATTERS AFFECT PARCEL G:

30. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Book 1495, Page 321 of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

31. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Dated:	November 22, 1963
Lessor:	Barbara Caroline Armstrong, a married woman her separate property
Lessee:	Standard Oil Company of California, a corporation
Recording Date:	January 29, 1964
Recording No:	4307 of Official Records

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

Said lease affects that portion of said Land lying below a depth of 500 feet from the surface thereof.

Said lease provides for no right of surface entry.

32. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	Community Redevelopment Agency of the City of Los Angeles
Recording Date:	May 13, 1983
Recording No:	83-542448 of Official Records

33. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency: Recording Date: Recording No: Community Redevelopment Agency of the City of Los Angeles November 30, 2007 20072636429 of Official Records

34. A deed of trust to secure an indebtedness in the amount shown below,

Amount: Dated:	\$2,250,000.00 March 29, 2018
Trustor/Grantor:	Hwang Properties III, LLC, a California limited liability company, an undivided fifty percent (50%) tenant in common interest in the Property and Ming-Nan Lu and Shu-Chen Lu, husband and wife as community property, an undivided fifty percent (50%) tenant in common interest in the Property
Trustee:	Partners Bank of California
Beneficiary:	Partners Bank of California
Recording Date:	March 30, 2018
Recording No:	20180305113 of Official Records

Affects: The herein described Land and other land.

An agreement to modify the terms and provisions of said deed of trust as therein provided

Recording Date:	May 24, 2018
Recording No:	20180515251 of Official Records

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by:Hwang Family Investment LLC, Lu's Family Investment LLC and Partners Bank
of CaliforniaRecording Date:January 26, 2024Recording No:20240058701, Official Records

35. An assignment of all the moneys due, or to become due as rental, as additional security for the obligations secured by deed of trust shown as item no. 34

Assigned to:	Partners Bank of California
Recording Date:	March 30, 2018
Recording No:	20180305114 of Official Records

36. An option to purchase said Land with certain terms, covenants, conditions and provisions as set forth therein.

Optionor:	Hwang Properties III, LLC, Ming-Nan Lu and Shu-Chen Lu
Optionee:	SGRE Fig & Flower Investors I LLC, a California limited liability company
Disclosed by:	Memorandum of Purchase Option
Recording Date:	April 13, 2018
Recording No:	20180360433 of Official Records

37. Matters contained in that certain document

Entitled:	Memorandum Summarizing Non-Confidential Provisions of a Notice of Intent to
	Withdraw Units From Rental Housing Use (Form E1)
Dated:	November 14, 2023
Executed by:	Ing-Wen Hwang, Managing Member of Hwang Family Investment LLC and Ming-
	Nan Lu, Managing Member of Lu's Family Investment, LLC
Recording Date:	November 21, 2023
Recording No:	20230808412, Official Records

Reference is hereby made to said document for full particulars.

THE FOLLOWING MATTERS AFFECT PARCEL H:

38. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Book 682, Page 64 of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

Modification(s) of said covenants, conditions and restrictions

Recording No: Book 7268, Page 346 of Official Records

39. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	utility purposes
Recording No:	Book 7268, Page 346 of Official Records
Affects:	as described therein

40. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

ay 17, 1958
ter Georgeson
andard Oil
cember 26, 1958
58-1205 of Official Records

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

Said lease affects that portion of said Land lying below a depth of 500 feet from the surface thereof.

Said lease provides for no right of surface entry.

Affects: Lot 16

41. A community oil and gas lease for the term therein provided, executed by the parties herein named, and other parties as owners of other lands described in said lease, with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Lessor:	Katherine D. Higgins
Lessee:	Standard Oil Company of California
Recording Date:	January 29, 1964
Recording No:	1964-4307 of Official Records

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

Said lease affects that portion of said Land lying below a depth of 500 feet from the surface thereof.

Said lease provides for no right of surface entry.

Affects: Lot 17

42. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	The Hoover Redevelopment Project Area
Recording Date:	May 13, 1983
Recording No:	83-542448 of Official Records

43. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	Community Redevelopment Agency of the City of Los Angeles
Recording Date:	November 30, 2007
Recording No:	2007-2636429 of Official Records

44. Matters contained in that certain document

Entitled:	Memorandum Summarizing Non-Confidential Provisions of a Notice of Intent to
	Withdraw Units From Rental Housing Use (Form E1)
Dated:	November 13, 2023
Executed by:	Scott Gale, Authorized Signatory of Red Penguins QOZB LLC
Recording Date:	November 21, 2023
Recording No:	20230808460, Official Records

Reference is hereby made to said document for full particulars.

45. A Deed of Trust to secure an indebtedness in the amount shown below,

Amount: Dated: Trustor/Grantor:	\$5,000,000.00 January 30, 2024 Red Penguins QOZB LLC, a California limited liability company
Trustee:	California TD Specialists
Beneficiary:	RAF Pacifica Loan Opportunity Fund I, LLC, a Delaware limited liability company, as to an undivided 2,500,000.00/5,000,000.00 (50.00%) interest; and Arnold Fishman, as Trustee of The Arnold Fishman Revocable Trust dated July 15, 1999, as to an undivided 2,500,000.00/5,000,000.00 (50.00%) interest
Loan No.:	20590
Recording Date:	February 01, 2024
Recording No:	20240071618, Official Records
Affects:	The herein described Land and other land.

THE FOLLOWING MATTERS AFFECTS PARCELS A THRU E:

46. An instrument entitled "Covenant and Agreement Regarding Maintenance of Building Support"

Recording Date:	November 22, 2019
Recording No:	20191284805 of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

47. An instrument entitled "Covenant and Agreement Regarding Maintenance of Building Support"

Recording Date:November 22, 2019Recording No:20191284806 of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

48. An instrument entitled "Covenant and Agreement Regarding Maintenance of Building Support"

Recording Date:	November 22, 2019
Recording No:	20191284807 of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

49. An instrument entitled "Covenant and Agreement Regarding Maintenance of Building Support"

Recording Date:	November 22, 2019
Recording No:	20191284808 of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

50. An instrument entitled "Covenant and Agreement Regarding Maintenance of Building Support"

Recording Date:	November 22, 2019
Recording No:	20191284809 of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

51. An instrument entitled "Covenant and Agreement Regarding Maintenance of Building Support"

Recording Date:	November 22, 2019
Recording No:	20191284810 of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

52. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- 53. 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.
- 54. 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.
- 55. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

56. 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.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Red Penguins QOZB, LLC, a California limited liability company

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.
- 2. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Hwang Family Investment, LLC, a California limited liability company

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

REQUIREMENTS (Continued)

3. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Lu's Family Investment, LLC, a California limited liability company

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.
- 4. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: The Hwang Family Limited Partnership, a Florida limited partnership

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

REQUIREMENTS (Continued)

5. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: CHE Flower Investments, LLC, a California limited liability company

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.
- 6. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: RIH Flower Investments, LLC, a California limited liability company

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

REQUIREMENTS (Continued)

7. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Name of Trust: The Sowder Family Trust Dated July 9, 2007

8. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

- NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.
- 9. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	5037-031-001
Fiscal Year:	2023-2024
1st Installment:	\$3,596.11
2nd Installment:	\$3,596.11
Exemption:	\$0.00
Code Area:	00034

Affects: Parcel A

2. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	5037-031-002 2023-2024
Fiscal Year:	
1st Installment:	\$2,297.80
2nd Installment:	\$2,297.79
Homeowner Exemption:	
Code Area:	00034

Affects: Parcel B

3. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: Fiscal Year: 1st Installment: 2nd Installment: Exemption:	5037-031-003 2023-2024 \$8,022.54 \$8,022.53 \$0.00
Code Area:	00034
Affects:	Parcel C

4. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	5037-031-004
Fiscal Year:	2023-2024
1st Installment:	\$14,338.21
2nd Installment:	\$14,312.06
Exemption:	\$0.00
Code Area:	00034
Code Area:	00034
Affects:	Parcel D

INFORMATIONAL NOTES (Continued)

5. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

 Tax Identification No.:
 5037-031-005

 Fiscal Year:
 2023-2024

 1st Installment:
 \$8,553.89

 2nd Installment:
 \$8,553.88

 Exemption:
 \$0.00

 Code Area:
 00034

Affects: Parcel E

6. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: Fiscal Year: 1st Installment: 2nd Installment:	5037-031-006 2023-2024 \$12,173.70 \$12,173.68
Exemption:	\$0.00
Code Area:	00034
A CC 1	

Affects: Parcel F

7. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	5037-031-007
Fiscal Year:	2023-2024
1st Installment:	\$8,752.37
2nd Installment:	\$8,752.36
Exemption:	\$0.00
Code Area:	00034

Affects: Parcel G

8. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	5037-031-015
Fiscal Year:	2023-2024
1st Installment:	\$17,680.38
2nd Installment:	\$17,680.36
Exemption:	\$0.00
Code Area:	00034
A.CC	

Affects: Parcel H (Portion)

INFORMATIONAL NOTES (Continued)

9. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

 Tax Identification No.:
 5037-031-016

 Fiscal Year:
 2023-2024

 1st Installment:
 \$9,708.75

 2nd Installment:
 \$9,708.74

 Exemption:
 \$0.00

 Code Area:
 00034

Affects: Parcel H (Portion)

- 10. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.
- 11. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
- 12. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- 13. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- 14. The following Exclusion(s) are added to preliminary reports, commitments and will be included as an endorsement in the following policies:
 - A. 2006 ALTA Owner's Policy (06-17-06).
 - 6. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
 - B. 2006 ALTA Loan Policy (06-17-06).
 - 8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
 - 9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.
 - C. ALTA Homeowner's Policy of Title Insurance (12-02-13) and CLTA Homeowner's Policy of Title Insurance (12-02-13).
 - 10. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

INFORMATIONAL NOTES (Continued)

- D. ALTA Expanded Coverage Residential Loan Policy Assessments Priority (04-02-15).
 - 12. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
 - 13. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.
- E. CLTA Standard Coverage Policy 1990 (11-09-18).
 - 7. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the public records but that would be disclosed by an examination of any records maintained by or on behalf of a tribe or on behalf of its members.
 - 8. Any claim of invalidity, unenforceability, or lack of priority of the lien of the insured mortgage based on the application of a tribe's law resulting from the failure of the insured mortgage to specify state law as the governing law with respect to the lien of the insured mortgage.
- 15. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF INFORMATIONAL NOTES

Thomas Szopinski (MA)/en



Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- ALWAYS VERIFY wire instructions, specifically the ABA routing number and account number, by calling the party
 who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions,
 use phone numbers you have called before or can otherwise verify. Obtain the phone number of relevant
 parties to the transaction as soon as an escrow account is opened. DO NOT send an email to verify as the
 email address may be incorrect or the email may be intercepted by the fraudster.
- USE COMPLEX EMAIL PASSWORDS that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- USE MULTI-FACTOR AUTHENTICATION for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation: <u>http://www.fbi.gov</u> Internet Crime Complaint Center: <u>http://www.ic3.gov</u>



Fidelity National Title Company 4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660 Phone: (949) 622-5000• Fax:

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company

CTC – Chicago Title company CLTC – Commonwealth Land Title Company FNTC – Fidelity National Title Company of California FNTCCA - Fidelity National Title Company of California TICOR – Ticor Title Company of California LTC – Lawyer's Title Company SLTC – ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC – Chicago Title Insurance Company CLTIC - Commonwealth Land Title Insurance Company FNTIC – Fidelity National Title Insurance Company CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

MILITARY DISCOUNT RATE

Upon the Company being advised in writing and prior to the closing of the transaction that an active duty, honorably separated, or retired member of the United States Military or Military Reserves or National Guard is acquiring or selling an owner occupied one-to-four family property, the selling owner or acquiring buyer, as applicable, will be entitled to a discount equal to 15% of the otherwise applicable rates such party would be charged for title insurance policies.

Minimum charge: \$425.00

The Company may require appropriate proof of eligibility from the parties to the transaction verifying they are entitled to the discount as described. No other discounts or special rates, or combination of discounts or special rates, shall be applicable.

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective July 1, 2024

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following categories of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

<u>Cookies</u>. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

<u>Web Beacons</u>. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you;
- To improve our products and services;
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently;
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose the categories of Personal Information and Browsing Information listed above for the following purposes: • to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;

- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above-described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

<u>For California Residents</u>: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<u>https://fnf.com/pages/californiaprivacy.aspx</u>) or call (888) 413-1748.

<u>For Connecticut Residents</u>: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email <u>privacy@fnf.com</u> or call (888) 714-2710.

<u>For Colorado Residents</u>: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

<u>For Nevada Residents</u>: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

<u>For Oregon Residents</u>: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing Information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

<u>For Texas Residents</u>: For additional information about your Texas consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing Information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- · Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

<u>For Utah Residents</u>: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

<u>For Vermont Residents</u>: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

<u>For Virginia Residents</u>: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do <u>not</u> collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent to this Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's <u>Privacy Inquiry Website</u> or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Jacksonville, Florida 32204 Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- 2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- 3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 (d) attaching or created subsequent to Date of Policy; or
- (e) resulting of ordered subsequences of only, of
 (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
- Uneforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
- Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- 6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

- 2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
- 6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE OWNER'S POLICY (02-04-22)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b. Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
- 2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
- 3. Any defect, lien, encumbrance, adverse claim, or other matter:

Attachment One – CA (Rev. 11-04-22) MISC0267 (DSI Rev. 3/16/23)

- a. created, suffered, assumed, or agreed to by the Insured Claimant;
- b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- c. resulting in no loss or damage to the Insured Claimant;
- d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:

4.

- i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
- ii. for any other reason not stated in Covered Risk 9.b.
- 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
- 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
- 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
- 4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
- 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, or regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b. Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
 - Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
- 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;

2.

- attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, d. 8.f., 25, 26, 27, 28, or 32); or
- resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of e. the Title at the Date of Policy.
- Lack of a right: 4.

7.

- to any land outside the area specifically described and referred to in Item 3 of Schedule A; and a.
- in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land. b.
- Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
- The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in 5. accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
- 6 Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a: fraudulent convevance or fraudulent transfer. a.
 - voidable transfer under the Uniform Voidable Transactions Act, or b.
 - preferential transfer: C.
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - for any other reason not stated in Covered Risk 30. ii
 - Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance. 8
- Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after 9. the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
- 10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

Covered Risk 16:	<u>Your Deductible Amount</u> 1.00% of Policy Amount Shown in Schedule A or \$2,500.00	Our Maximum Dollar <u>Limit of Liability</u> \$10.000.00
	(whichever is less)	<i><i><i>v</i></i> · · · · · · · · · · · · · · · · · · </i>
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$5,000.00

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from: 1.

- Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
- building; a.
 - zoning; b.
 - land use; c.
 - d improvements on the Land;
 - land division; and e.
 - environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
- 2 The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
- 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
- 4 Risks⁻
 - that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records; a.
 - that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date; b.
 - C. that result in no loss to You; or
 - that first occur after the Policy Date this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28. d
- Failure to pay value for Your Title. 5.
- Lack of a right: 6
 - to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and a.
 - in streets, alleys, or waterways that touch the Land. b
 - This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state 7. insolvency, or similar creditors' rights laws.
- Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence. 8
- Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances. 9.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

Our Maximum Dollar

Your Deductible Amount	Limit of Liability
1.00% of Policy Amount Shown in Schedule A or \$2,500.00	\$10,000.00
(whichever is less)	
1.00% of Policy Amount Shown in Schedule A or \$5,000.00	\$25,000.00
(whichever is less)	
1.00% of Policy Amount Shown in Schedule A or \$5,000.00	\$25,000.00
(whichever is less)	
1.00% of Policy Amount Shown in Schedule A or \$2,500.00	\$5,000.00
(whichever is less)	
	 1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less) 1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less) 1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less) 1.00% of Policy Amount Shown in Schedule A or \$2,500.00

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b. Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
- 2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
- 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
- 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 - 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 - 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 - 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
- 4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
- 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

2

3

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

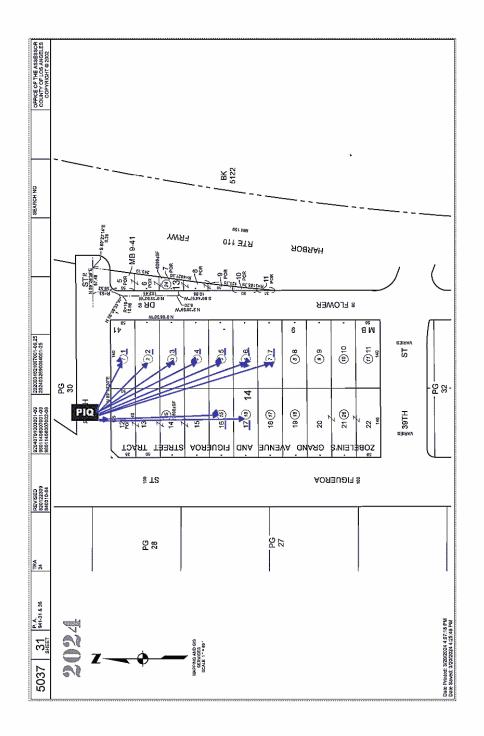
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
- 4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
- 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Order: 30119152 Doc: CALOSA:MASS 5037-00031 Page 1 of 1

Requested By: manny.a, Printed: 6/27/2024 2:53 PM

RECORDING REQUESTED BY **Fidelity National Title Company** WHEN RECORDED MAIL TO: **=addressee=**

ORDER NO.: 30119152-997-TS4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATION OF TRUST California Probate Code Section 18100.5

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1.	The Trust known as,
	The Trust known as, executed on, is a valid and existing trust.
2.	The name(s) of the settlor(s) of the Trust is (are):
3.	The name(s) of the currently acting trustee(s) is (are):
4.	The trustee(s) of the Trust have the following powers (initial applicable line(s)):Power to acquire additional propertyPower to sell and execute deedsPower to encumber, and execute deeds of trustOther:
5.	The Trust is (check one): Revocable Irrevocable
	The name of the person who may revoke the Trust is:
6.	The number of trustees who must sign documents in order to exercise the powers of the Trust is (are):, whose name(s) is (are):
7.	Title to Trust assets is to be taken as follows:
8.	The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
9.	I (we) am (are) all of the currently acting trustees.
10.	I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

(Acknowledgement must be attached)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this
certificate verifies only the identity of the
individual who signed the document to which this
certificate is attached, and not the truthfulness,
accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF

} ss:

On ______ before me,

a Notary Public, personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s)whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF

ss:

On _____

before me,

a Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s)whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

STATEMENT OF INFORMATION CONFIDENTIAL INFORMATION STATEMENT TO BE USED IN CONNECTION WITH ORDER NO: 30119152-997-TS4 COMPLETION OF THIS FORM WILL EXPEDITE YOUR ORDER AND WILL HELP PROTECT YOU.

THE STREET ADDRES	S of the property in this transaction	is:		
ADDRESS:		CITY:		
OCCUPIED BY: DOWNER	RESIDENCE DULTIPLE RESIDENCE LESSEE	□ COMMERCIAL □ TENANTS □ YES □ NO		
NAME		SPOUSES NAME		
FIRST MIDDLE	LAST	FIRST	MIDDLE	LAST
BIRTHPLACE	BIRTH DATE	BIRTHPLACE		BIRTH DATE
I HAVE LIVED IN CALIFORNIA SINCE	SOCIAL SECURITY NUMBER	I HAVE LIVED IN CALIFORNIA SINCE	SOCIAI	SECURITY NUMBER
DRIVER'S LICENSE NO.		DRIVER'S LICENSE NO.		
WIFE'S MAIDEN NAME:				
WE WERE MARRIED ON	DESIDENCE(S)	AT		
	RESIDENCE(5)	FOR LAST 10 YEARS		
NUMBER AND STREET	CITY		FROM	ТО
NUMBER AND STREET	CITY		FROM	ТО
NUMBER AND STREET	CITY		FROM	ТО
NUMBER AND STREET	CITY		FROM	ТО
HUSBAND	OCCUPATION(8)	FOR LAST 10 YEARS		
PRESENT OCCUPATION	FIRM NAME	ADDRESS	NO. OF YEARS	
PRESENT OCCUPATION	FIKM NAME	ADDRESS	NO. OF YEARS	
PRIOR OCCUPATION	FIRM NAME	ADDRESS	NO. OF YEARS	
PRIOR OCCUPATION WIFE	FIRM NAME	ADDRESS	NO. OF YEARS	
PRESENT OCCUPATION	FIRM NAME	ADDRESS	NO. OF YEARS	
PRIOR OCCUPATION	FIRM NAME	ADDRESS	NO. OF YEARS	
PRIOR OCCUPATION	FIRM NAME	ADDRESS	NO. OF YEARS	
FORMER MARRIAGES: IF NO F	ORMER MARRIAGES, WRITE "NONE":			
NAME OF FORMER SPOUSE				
IF DECEASED: DATE		WHERE		
CURRENT LOAN ON PROPERT	Y			
PAYMENTS ARE BEING MADE T	0:	2		
1		3		
HOMEOWNERS ASSOCIATION		NUM	MBER:	
DATE	SIGNATURE			
	HOME PHONE	BUSINESS PHON	JE	

OWNER'S DECLARATION

Escrow No.: 30119152-997-MAT-TS4

Property Address: 3822, 3828 S FIGUEROA ST. & 3809/3811, 3813, 3819, 3821, 3825, 3831 FLOWER DR. & 468 W 38TH ST

Los Angeles, CA 90037

The undersigned hereby declares as follows:

- 1. (Fill in the applicable paragraph and strike the other)
 - Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at 3822, 3828 S FIGUEROA ST. & 3809/3811, 3813, 3819, 3821, 3825, 3831 FLOWER DR. & 468 W 38TH ST, Los Angeles, CA 90037, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").
- 2. (Fill in the applicable paragraph and strike the other)
 - a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
 - b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with ______ upon the Land in the approximate total sum of \$______, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: ______. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Fidelity National Title Company against any and all claims arising therefrom.
- 3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
- 4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.
- 5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:
- 6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
- 7. There are no outstanding options to purchase or rights of first refusal affecting the Land.
- 8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Fidelity National Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on ______ at ______.

Signature:



Attachment G – Haul Route Application & Map

HAUL ROUTE

The following information shall be submitted as a part of all applications for Tentative Tracts and Private Streets when a haul route is proposed over public dedicated streets; and involves the import or export of earth material of 1,000 cubic yards or more.

Attach to this form a copy of the page from a map outlining the subject property, the proposed borrow or disposal site, and haul route.

Case No.: VTT 84555

Job Address: 3822-2828 S Figueroa St, 3801-3833 ½ S Flower Dr, 468-470 W 38th St

District Map: 117A201

Existing Legal Description (Lot, Block, Tract): _______ ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT, Block 14, Lots 1-7, 16, 17

NOTE: If the existing legal description is by metes and bounds, or as a portion of a lot, note "POR". Example: Lot <u>POR.24</u> (portion of Lot 24).

Cubic Yardage (Specify Import or Export): 8,310 CY export

OWNER

Name: <u>See Attached</u>			
Address: 2030 Main Street		_Unit/Space Number:	
City: Irvine	State: CA	Zip Code:	
Telephone:	E-mail:		

SUBDIVIDER (if different from Owner)

Company/Firm: Ventus Group			
Address: 2030 Main Street		Unit/Space Number:	
City: Irvine	State: <u>CA</u>	Zip Code: <u>92614</u>	
Telephone: <u>949-860-9930</u>	E-mail: <u>mike.or</u>	E-mail: mike.omelveny@ventusgroup.com	

HAULING CONTRACTOR

Company/Firm:		
Address: 2030 Main Street		_ Unit/Space Number:
City: Irvine	_ State: <u>CA</u>	Zip Code:
Telephone:	_E-mail:	

The proposed haul route is as described below:

FROM: (Address) <u>3822 S Figu</u>eroa St Los Angeles, CA 90037

TO: (Address) 1211 W Gladstone St Azuza, CA 91702

LOADED TRUCKS: Exit project site headed N on S Figueroa St, turn R onto W 37th St, turn L onto Hope St, and merge onto CA-110 N.

Take I-10 E to CA-60 E to I-605 N to I-210 E. Take Exit 38 for Irwindale Ave. Turn R onto Irwindale Ave, turn L onto W Gladstone St_

turn L at St. Vincent Ave into dump site.

 EMPTY TRUCKS: Exit dump site headed W on W Gladstone St, turn R onto W Irwindale Ave, turn R onto S Irwindale Ave, and merge onto I-210 W. Take I-605 S to CA-60 W to 1-10 W to 1-110 S. Take exit 20A for Martin Luther King Jr Blvd. Turn R onto W Martin Luther King Jr Blvd, turn R onto S Figueroa St and enter project site on R.

MAXIMUM GROSS WEIGHT: 21 tons

NUMBER AND TYPE(S) OF VEHICLES TO BE USED FOR HAULING (Dump Truck, Semi-Trailer, Truck and Trailer, etc. Also state the number of wheels per type of vehicle to be used):

Truck and Trailer 5 axle 18 wheeler. Estimated 10 trucks per hour over 6 hours per day for 60 truckloads per day.

HOURS: <u>9</u> A.M. to <u>3</u> P.M.

DAYS: Monday - Friday

NO HAULING BETWEEN 6 P.M. AND 7 A.M. NO HAULING ON SUNDAYS.

TOTAL TRIPS PER DAY: 60

DURATION OF PROJECT: 10 days

David Evans and Associates, Inc. Company 6/21/24

Date



APPLICATION FOR REVIEW OF IMPORT – EXPORT (EFFECTIVE 5/17/2010)

REV: 7/18 GGI-08

SECTION 91.7006.7.5, REQUIRES A PUBLIC HEARING BEFORE THE BOARD OF BUILDING AND SAFETY COMMISSIONERS (BBSC) FOR ANY IMPORT OR EXPORT OF MORE THAN 1,000 CUBIC YARDS OF EARTH MATERIAL IN A GRADING HILLSIDE AREA.

THE FOLLOWING SHALL BE SUBMITTED BY THE APPLICANT TO THE COMMISSION OFFICE:

- 1. A completed "APPLICATION FOR REVIEW OF TECHNICAL REPORTS AND IMPORT-EXPORT ROUTES" form with a filing fee of \$529.00 for the first 1,000 cubic yards and \$100.00 additional for each 1,000 cubic yard or portion of 1,000 cubic yards, plus surcharges (22% + \$10.00)
- 2. A copy of the grading plan, showing the location and amounts of cut and/or fill, and export/import amounts.
- 3. A copy of the Department letter approving soils/engineering/geology reports, when such reports are required pursuant to L.A.M.C. Section 91.7006.2
- 4. A completed **Haul Route Questionnaire**. The questionnaire shall include the location of borrow and/or dispersal sites, all streets included in the route, the proposed staging area and th maximum gross weight of the trucks when loaded. (ATTACHMENT 1)
- 5. A completed City of Los Angeles Environmental Review Questionnaire. Note: If the Department determines that the proposed grading may not be categorically exempt, then an environmental assessment form (EAF) shall be filed with the Department of City Planning for appropriate action. If your project has received a Mitigated Negative Declaration (MND) or if an Environmental Impact Report (EIR) has been prepared, please provide a copy. (ATTACHMENT 2)

Footnotes:

- 1. The department shall not accept an application for "import-export" nor shall a grading permit be used until the appropriate agency has filed a "Notice of Determination" approving the project.
- 2. The ND, MND or EIR must specifically address the temporary impacts (temporary or cumulative) of the hauling and grading work.
- 6. One (1) copy of a **300-foot vicinity map** showing all lots within 300 feet of the subject property boundaries. Indicate the location of significant physical features which might have bearing on the proposed hauling and show public facilities such as schools, hospitals, libraries and city parks which are in the vicinity of the project site. (ATTACHMENT 3)
- 7. A **list of property owners and three (3) sets of gummed labels** for all parcels shown on the 300-foot vicinity map. The list shall be cross-referenced onto the vicinity map.
- 8. An information accuracy certificate. (ATTACHMENT 4)
- 9. An **8-1/2" x 11" haul route map** of appropriate scale which indicates the location of the project site, showing streets and direction of hauling up to and including the end of the route.

The associated grading permit must be secured within 12 months from the date of Board approval and hauling must commence within 18 months from the date of Board approval. Otherwise, a new Haul Route application and hearing will be required.

If you have any questions regarding the status of your haul route application, after it has been accepted, you may contact the Commission Office, (213) 482-0466.

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY Commission Office

APPL	CATION FOR REVI	EW OF IMP	PORT-EXP	ORT ROUTES	
	IN	ISTRUCTIONS			
 A. Address all communications to the Co Telephone No. (213) 482-0466. B. Submit one copy of application with i C. Check should be made to the City of I 	tems "1" through "4" a		-	ieroa St., Los Angeles,	CA 90012
1. LEGAL DESCRIPTION		2. PROJEC	T ADDRESS:		
Tract: ZOBELEIN'S GRAND AVENUE AND F	IGUEROA STREET TRACT	3	3822-2828 S F	Figueroa St, 3801-3833 ½	S Flower Dr, 468-470 W 38th St
Block: 14 Lots: 1-7, 16,	17	4. APPLIC	ANT Andı	rew Brady	
3. OWNER: Ventus Group		Addres	s: 2030) Main Street	
Address: 2030 Main Street		City: I		Zip: 90	071
City: Irvine Zip	92614		(Daytime):	213-694-3108	
Phone (Daytime): 949-860-9930	•		address:	andrew.brady@dla	aniner com
5. GRADING PERMIT APPLICATION #:		6.	PLAN CHECH	< #:	
8. Previous site reports?) of report(s)		of company who prepa	red report(s)
9. Previous Department actions?	YES	If yes, prov	nde dates a	nd attach a copy to exp	bedite processing.
Dates:					
10. Applicant Signature:		TMENT USE (ע וואר)	Position:	
REVIEW REQUESTED FEES		JESTED	FEES	Fee Due:	
Soils Engineering	No. of Lots			Fee Verified By:	Date:
Combined Soils Engr. & Geol.	No. of Acres			(Cash	ier Use Only)
Supplemental	Other			-	
Combined Supplemental	Expedite			_	
Import-Export Route	Response to Correc	tion			
Cubic Yards:	Expedite ONLY				
		Sub-total		_	
		Surcharge		_	
ACTION BY:		TOTAL FEE		_	
THE REPORT IS: NOT APP			ACHED		
			ACHED		
For Geology		C	Date		
For Soils		C	Date		
				1	
				-	
				1	
				-1	

District

Log No.

ATTACHMENT 1

HAUL ROUTE QUESTIONNAIRE

JOB ADDRESS: 3822-2828 S Figueroa St, 3801-3833 ½ S	Flower Dr, 468-470 W 38t	h St
LEGAL DESCRIPTION Tract: ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET	Block: 14	Lot(s): 1-7, 16, 17
IMPORT: cubic yards; From: 3822 S Figueroa St Los Angeles, CA 90037 To: (Address)		zuza, CA 91702
LOADED TRUCK ROUTE: Exit project site headed N on S Figue	eroa St, turn R onto W 37th St, turn L c	onto Hope St, and merge onto CA-110 N.
Take I-10 E to CA-60 E to I-605 N to I-210 E. Take Exit 38 for Irwing	lale Ave. Turn R onto Irwindale	e Ave, turn L onto W Gladstone St,
turn L at St. Vincent Ave into dump site.		
EMPTY TRUCK ROUTE: Exit dump site headed W on W Gladstone St Take I-605 S to CA-60 W to 1-10 W to 1-110 S. Take exit	20A for Martin Luther King	Jr Blvd.
Turn R onto W Martin Luther King Jr Blvd, turn R onto S Fig		
	; Max me, on site, etc.)	x # of trucks staged: 20
Type of Truck: \Box Bottom Dump; \checkmark 18-Wheeler; \checkmark Total # of trips per day: 60 ; Truck capacity: 14 .		nount of840
Total number of10; Total Export/8,310hauling days: $^{(d)}$ Import $^{(c) x (d)}$	cubic yards; Max Gross Truck Wt.	
Proposed Hauling Days: M T W Th F Sat S (check)	Sun Hours: From	9 a.m., To <u>3</u> p.m.
Owner's Name: Ventus Group Telepho	one: 949-860-9930	_(alt):
Address: 2030 Main Street	Irvine	92614
Street Applicant's Name: Andrew Brady Tele	<i>City</i> ephone: 213-694-3108	<i>Zip Code</i> (alt):
Address: 2030 Main Street	Irvine	90071
Street	City	Zip Code
Hauling Contractor's Name:	Telephon	e:
Address: Street	City	Zip Code
Applicant's Signature Print Nam	ne Da	te

ATTACHMENT 2

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 3822-2828 S Figueroa St, 3801-3833 ½ S Flower Dr, 468-470 W 38th St

Briefly describe the complete project and include the proposed amount of Import/Export of soil for hauling and the number of residential units, if applicable:

209 residential units with 2,705 SF of commercial. Export of 8,310 CY of soil.

DEPARTMENT OF CITY PLANNING OR PUBLIC WORKS USE ONLY:
The Department of City Planning has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has determined it qualifies for a Categorical Exemption (CE) per the attached Notice of Exemption. (Case No)
The Notice of Exemption references the following amount of import/export of soil to be hauled: <u>cubic yards</u>
The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the <u>ATTACHED</u> Mitigated Negative Declaration (MND). (Case No)
The circulation end date for the above mentioned MND is:
The MND references the following amount of import/export of soil to be hauled:
Mitigated measures for hauling are found on the following MND pages :
Check one of the following boxes:
No Comments were received during the circulation period.
Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the MND are <u>ATTACHED</u> with the MND referenced above.
The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the <u>ATTACHED</u> Environmental Impact Report (EIR). (Case No)
The circulation end date for the above mentioned EIR:
The EIR references the following amount of import/export of soil to be hauled:

Mitigated measures for hauling are found on the following EIR pages:

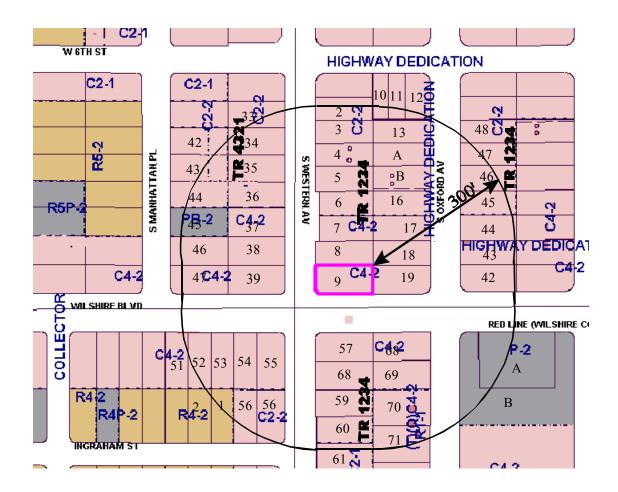
Check one of the following boxes:

No Comments were received during the circulation period.

Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the EIR are <u>ATTACHED</u> with the EIR referenced above.

ATTACHMENT 3





Indicate the location of significant physical features which might have bearing on the proposed hauling and show public facilities such as schools, hospitals, libraries and city parks which are in the vicinity of the project site.

RADIUS MAP: Identifies all the properties within 300 feet of the property.

THREE SETS OF LABELS:

Labels must contain the current owner's name and mailing address of each lot within the area circumscribed by the 300' radius. Labels must be cross-referenced to the radius map so the owner of each lot can be identified in relationship to the map.

ATTACHMENT 4

INFORMATION ACCURACY STATEMENT

I hereby certify that, to the best of my knowledge, the attached vicinity map correctly depicts the notification area required by Section 91.7006.7.5 of the Los Angeles Municipal Code. Further, I hereby certify that, to the best of my knowledge, as of $\underline{(date\ list\ was\ obtained\ ^*)}$, the attached list correctly identifies the names and addresses of the latest owners of the properties indicated on the attached vicinity map.

Signature

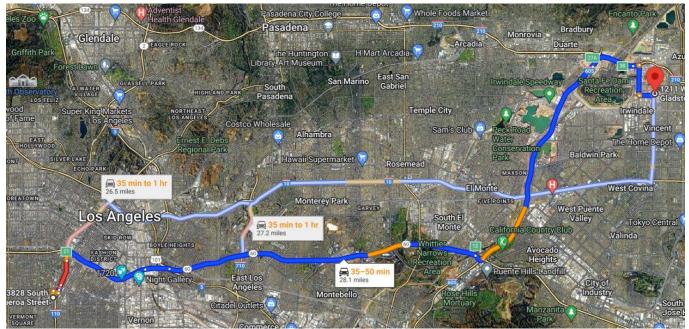
Print Name

Date

* The list must be no older than six months at the time of application.

Haul Route Maps - 3822 Figueroa Project to Azuza Dump Site

Route from Project Site to Dump Site



Leaving Project Site

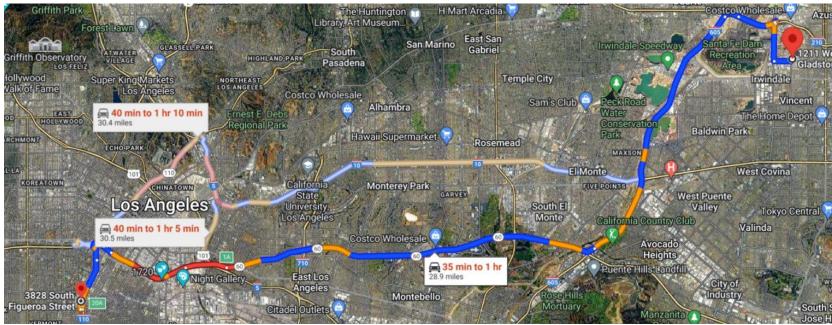


Entering Dump Site



Haul Route Maps - 3822 Figueroa Project to Azuza Dump Site

Route from Dump Site to Project Site



Leaving Dump Site



Entering Project Site





Attachment H – Preliminary Hydrology Report, Geotechnical Report & Low Impact Development Plan

PRELIMINARY HYDROLOGY & LOW IMPACT DEVELOPMENT STUDY

-FOR-

3822 S. FIGUEROA STREET

APN(S):	5037-031-002, 5037-031-003, 5037-031-004, 5037-031-015, 5037- 031-016, 5037-031-004, 5037-031-005, 5037-031-006
LOT(S)/PARCEL(S):	Lots 3-7, 16-17 BLOCK 14 OF ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT
GRADING PERMIT #: BUILDING PERMIT #:	TBD
PREPARED FOR:	Ventus Group, Inc.
	2030 Main Street, Suite 440 Irvine, California 92614

DATE PREPARED: 7/26/2024





This report has been prepared by or under the direction of the following registered civil engineer who attests to the technical information contained herein. The registered civil engineer has also judged the qualifications of any technical specialists providing engineering data upon which recommendations, conclusions, and decisions are based.

rea

Adriana Klooth

Date

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SECTION I. INTRODUCTION AND PURPOSE

The purpose of this report is to provide documentation for the preliminary hydrology study and Low Impact Development (LID) elements associated with the construction of the proposed 8-story mixed use development located at 3822 S.Figueroa Street.

The project proposes >10,000 square feet of new impervious surfaces. To meet water quality requirement, this report provides documentation, BMP selection validation, and BMP maintenance requirements/agreements for the owner.

This report will evaluate the existing and proposed stormwater conveyance, water quality, and water quantity design. Analysis will be performed for 50-year and 85th percentile storm events.

SECTION II. PROJECT LOCATION AND DESCRIPTION

II.1 EXISTING CONDITIONS

The project is located at 3813, 3819, 3821, 3822, 3831 Flower Drive and 3822 S. Figueroa Street in the City of Los Angeles, referred to as 3822 Figueroa Street hereafter. The site is bounded on the south by Apartment buildings, the north by 38th Street, the west by Figueroa Street, and the east by Flower Drive. Surrounding lots are predominantly mid-rise, and low-rise apartment buildings and asphalt street grade parking lots.

The existing site consists low-rise apartment buildings. The site flows generally out to the fronting right-of-ways bounding the property. Street curb gutters move water off-site to curb opening catch basins. Flower Drive moves water south and then onto 39th street to a Catch basin near the intersection of Figueroa Street and 39th Street. 38th Street moves water west via curb and gutter to a catchbasin near the intersection of Figueroa Street and 38th Street and 38th Street. Figueroa Street moves water via curb and gutter south to a catch basin south of the site on Figueroa Street.

II.2 EXISTING GEOTECHINCAL CONDITIONS

Per the "Revised Limited Geotechnical Exploration" by Leighton and Associates, Inc. on June 2, 2024, groundwater was not encountered during their explorations up to a maximum depth of 50.5 feet below ground surface (BGS). The historical high groundwater level is at least 50 feet below ground surface.

The report does not include site-specific percolation testing and refers to the adjacent site across 39th street for preliminary infiltration potential recommendations. The percolation testing findings at the adjacent site lists a range of infiltration between 1.9 in/hr and 41.5 in/hr. Per the City of Los Angeles LID handbook, these rates are considered favorable to infiltration.

II.3 PROPOSED CONDITIONS

The proposed development will include a 7-story mixed-use residential commercial building that includes at-grade parking at level 1.

Section III will discuss the hydrological impacts of the post-development conditions.

To meet the City of Los Angeles LID & stormwater quality requirements, the preliminary BMP system selected is a Torrent Maxwell IV Drywell. The building drainage will be captured via area drain inlets



and routed within the building into the drywell system. Further discussion on preliminary BMP selection and sizing can be found in Section IV of this report.

SECTION III. METHODOLOGY

The calculations and stormwater management methods in this report are based on the current City of Los Angeles Low Impact Development (LID) standards and the LA County Hydrology Manual (LACHM).

III.1 HYDROLOGY

Hydrologic calculations for the project were performed using the methods outlined in the LA County Hydrology Manual to calculate the 50-year, 24-hour storm event and 85th Percentile Storm Event for Water Quality purposes. For the small sub-watersheds of this project, a time of concentration of 5 minutes is assumed as a minimum. The proposed site will implement measures to minimze flows leaving the site and the "post-developed" condition will be equal to or less than the "pre-developed" condition.

Hydrocalc software version 1.0.2, provided by LA County, was used to calculate the storm volumes and flow rates. Input parameters for soil class and isohyetals were gathered from the LA County Hydrology Map at https://dpw.lacounty.gov/wrd/hydrologygis/. Soil classification per LA County hydrology GIS is 006.

See Appendix 'B' for pre-development Hydrocalc outputs and Appendix 'C' for post-development Hydrocalc outputs.

Hydrology & 85th Percentile rainfall values used in the study (Refer to Appendix 'A' for LA County Hydrology Map Data):

Storm Event & Duration	Rainfall (inches)
50-Year, 24-Hour	5.4
85 th Percentile 24-Hours	1.09
Soil Type	006



On-site hydrology calculation summary tables see below:

Pre-Development Hydrology Summary Table:

Drainage Area ID	Tributary Area (acre)	Impervious Ratio	Tc (min.)	Q50 (cfs)
А	0.32	0.86	5	0.925
В	0.94	0.86	5	2.476
С	0.19	0.86	5	0.528
TOTAL	1.45			3.929

*Impervious ratio is based on LA County Hydrology manual Proportion Impervious table. Refer to Appendix 'A.

III.2 HYDRAULIC DESIGN

At this preliminary stage, the proposed overflow discharges are not designed. All overflow pipes discharging from the site will be sized based on the 50-year peak flow derived from the Hydrocalc output summary.



SECTION IV. LOW IMPACT DEVELOPMENT DESIGN

IV.1 LID BMP SELECTION

Per the latest version of the City of Los Angeles LID Handbook, it is required to infiltrate unless site conditions cause infiltration to be infeasible. Infiltration was concluded to be feasible due to the referenced percolation data from the neighboring development noted in the preliminary soils report. If it is deemed that infiltration is still feasible once site-specific percolation testing is performed, the site will implement a Torrent Maxwell IV Drywell BMP system.

Refer to Appendix 'C' for Preliminary LID Plan, Post-development Hydrocalc, and Appendix 'D' for Torrent Maxwell IV drywell product information.

IV.2 CALCULATION OF THE REQUIRED MITIGATED VOLUME

In this preliminary study, the proposed development has been divided into two main drainage subareas. Subarea 'A' encompasses the building footprint and Subarea 'B' is the remaining property area at ground level between the building footprint and property line. The required mitigation volume to be treated, assuming the site is 100% impervious, is 5,121 cf. At the time this study was prepared, there was no site-specific percolation testing available. In order to accurately size the BMP system for the site, percolation testing will need to be performed at the site.

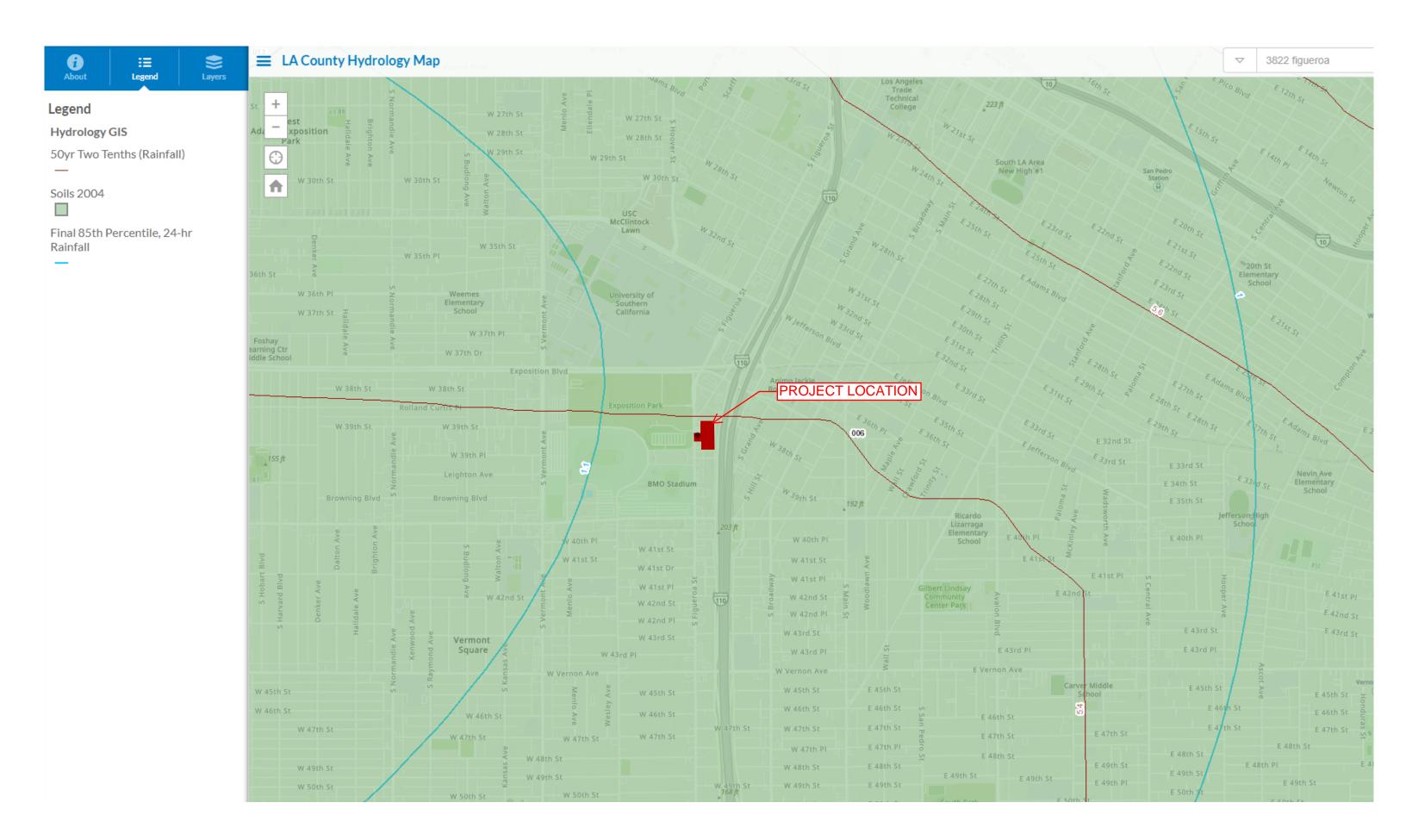
SECTION V. CONCLUSION

The proposed development will be designed to maintain or reduce the current stormwater runoff by implementing measures to minimze flows leaving the site. The preliminary LID calculations result in a total required mitigated volume of 5,121 cubic feet. Once percolation testing is performed and infiltration data is available, sizing calculations will be provided to address the required treatment volume. Overflow will discharge to the public via under sidewalk drains, which will be sized using the 50-year storm once a location for the point of discharge has been determined with the plumbing engineer.



APPENDIX A: LA COUNTY HYDROLOGY DATA

- LA County 85th Percentile Isohyet Excerpt
- LA County 50-year, 24-hour Isohyetal Excerpt
- LA County Soil Map Excerpt



Proportion Impervious Data

Code	Land Use Description	% Impervious
1111	High-Density Single Family Residential	42
1112	Low-Density Single Family Residential	21
1121	Mixed Multi-Family Residential	74
1122	Duplexes, Triplexes and 2-or 3-Unit Condominiums and Townhouses	55
1123	Low-Rise Apartments, Condominiums, and Townhouses	86
1124	Medium-Rise Apartments and Condominiums	86
1125	High-Rise Apartments and Condominiums	90
1131	Trailer Parks and Mobile Home Courts, High-Density	91
1132	Mobile Home Courts and Subdivisions, Low-Density	42
1140	Mixed Residential	59
1151	Rural Residential, High-Density	15
1152	Rural Residential, Low-Density	10
1211	Low- and Medium-Rise Major Office Use	91
1212	High-Rise Major Office Use	91
1213	Skyscrapers	91
1221	Regional Shopping Center	95
1222	Retail Centers (Non-Strip With Contiguous Interconnected Off-Street	96
1223	Modern Strip Development	96
1224	Older Strip Development	97
1231	Commercial Storage	90
1232	Commercial Recreation	90
1233	Hotels and Motels	96
1234	Attended Pay Public Parking Facilities	91
1241	Government Offices	91
1242	Police and Sheriff Stations	91
1243	Fire Stations	91
1244	Major Medical Health Care Facilities	74
1245	Religious Facilities	82
1246	Other Public Facilities	91
1247	Non-Attended Public Parking Facilities	91
1251	Correctional Facilities	91
1252	Special Care Facilities	74
1253	Other Special Use Facilities	86
1261	Pre-Schools/Day Care Centers	68
1262	Elementary Schools	82
1263	Junior or Intermediate High Schools	82
1264	Senior High Schools	82
1265	Colleges and Universities	47
1266	Trade Schools and Professional Training Facilities	91
1271	Base (Built-up Area)	65
1271.01	Base High-Density Single Family Residential	42
1271.02	Base Duplexes, Triplexes and 2-or 3-Unit Condominiums and T	55

Code	Land Use Description	% Impervious
1271.03	Base Government Offices	91
1271.04	Base Fire Stations	91
1271.05	Base Non-Attended Public Parking Facilities	91
1271.06	Base Air Field	45
1271.07	Base Petroleum Refining and Processing	91
1271.08	Base Mineral Extraction - Oil and Gas	10
1271.09	Base Harbor Facilities	91
1271.10	Base Navigation Aids	47
1271.11	Base Developed Local Parks and Recreation	10
1271.12	Base Vacant Undifferentiated	1
1272	Vacant Area	2
1273	Air Field	45
1274	Former Base (Built-up Area)	65
1275	Former Base Vacant Area	2
1276	Former Base Air Field	91
1311	Manufacturing, Assembly, and Industrial Services	91
	Motion Picture and Television Studio Lots	82
1313	Packing Houses and Grain Elevators	96
	Research and Development	91
1321	Manufacturing	91
	Petroleum Refining and Processing	91
	Open Storage	66
	Major Metal Processing	91
	Chemical Processing	91
	Mineral Extraction - Other Than Oil and Gas	10
1332	Mineral Extraction - Oil and Gas	10
	Wholesaling and Warehousing	91
	Airports	91
1411.01	•	10
	Railroads	15
	Railroads-Attended Pay Public Parking Facilities	91
	Railroads-Non-Attended Public Parking Facilities	91
	Railroads-Manufacturing, Assembly, and Industrial Services	91
	Railroads-Petroleum Refining and Processing	91
	Railroads-Open Storage	66
	Railroads-Truck Terminals	91
	Freeways and Major Roads	91
	Park-and-Ride Lots	91
	Bus Terminals and Yards	91
1416	Truck Terminals	91
	Harbor Facilities	91
	Navigation Aids	47
1420	Communication Facilities	82
	Communication Facilities-Antenna	2

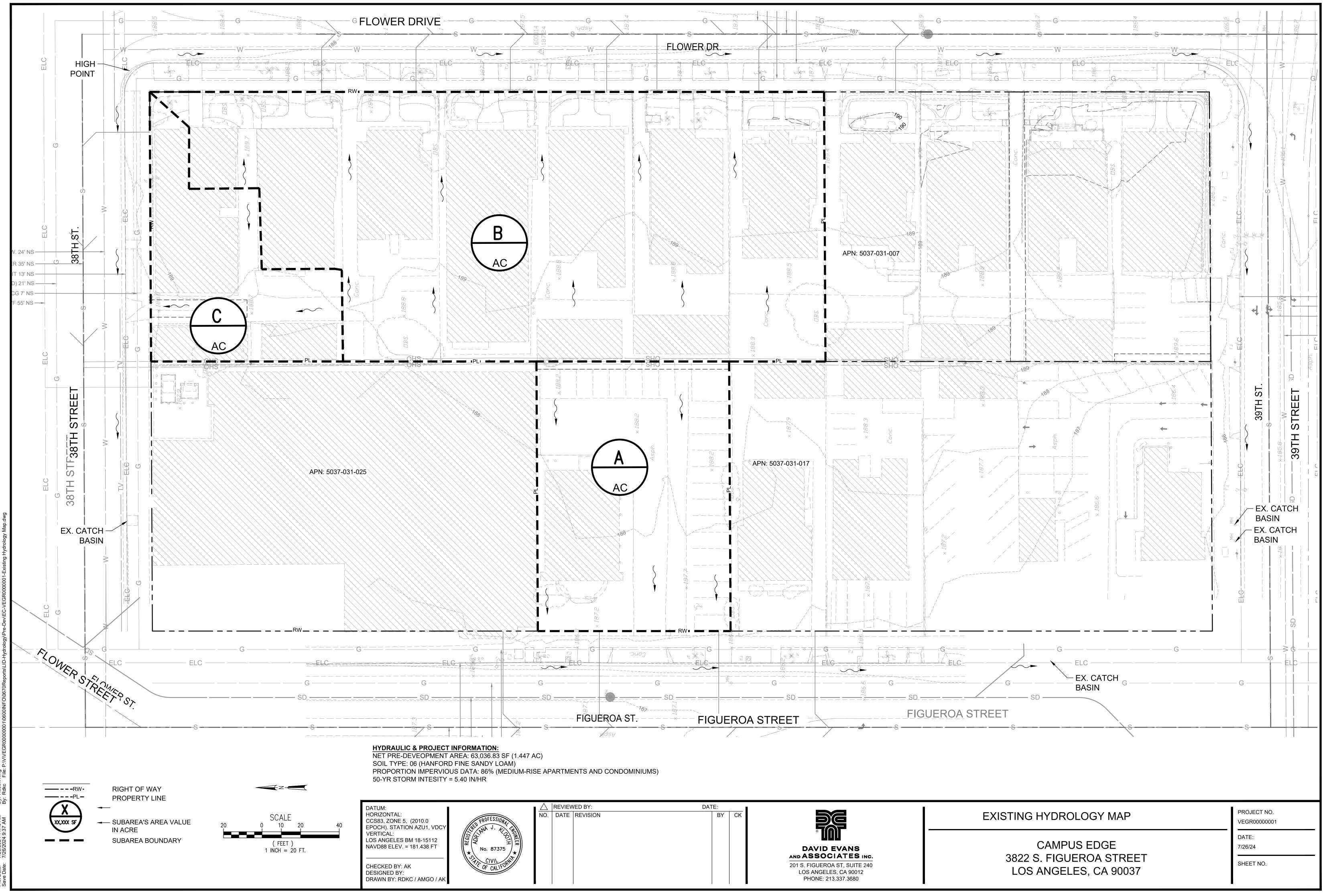
Code	Land Use Description	% Impervious
1431	Electrical Power Facilities	47
1431.01	Electrical Power Facilities-Powerlines (Urban)	2
1431.02	Electrical Power Facilities-Powerlines (Rural)	1
1432	Solid Waste Disposal Facilities	15
1433	Liquid Waste Disposal Facilities	96
1434	Water Storage Facilities	91
1435	Natural Gas and Petroleum Facilities	91
1435.01	Natural Gas and Petroleum Facilities-Manufacturing, Assembly, and In	91
1435.02	Natural Gas and Petroleum Facilities-Petroleum Refining and Processing	91
1435.03	Natural Gas and Petroleum Facilities-Mineral Extraction – Oil and Gas	10
1435.04	Natural Gas and Petroleum Facilities-Vacant Undifferentiated	1
1436	Water Transfer Facilities	96
1437	Improved Flood Waterways and Structures	100
1440	Maintenance Yards	91
1450	Mixed Transportation	90
1460	Mixed Transportation and Utility	91
	Mixed Utility and Transportation-Improved Flood Waterways and Structures	100
1460.02	Mixed Utility and Transportation-Railroads	15
1460.03	Mixed Utility and Transportation-Freeways and Major Roads	91
1500	Mixed Commercial and Industrial	91
1600	Mixed Urban	89
1700	Under Construction (Use appropriate value)	91
1810	Golf Courses	3
1821	Developed Local Parks and Recreation	10
1822	Undeveloped Local Parks and Recreation	2
1831	Developed Regional Parks and Recreation	2
1832	Undeveloped Regional Parks and Recreation	1
1840	Cemeteries	10
1850	Wildlife Preserves and Sanctuaries	2
1850.01	Wildlife-Commercial Recreation	90
1850.02	Wildlife-Other Special Use Facilities	86
1850.03	Wildlife-Developed Local Parks and Recreation	10
1860	Specimen Gardens and Arboreta	15
1870	Beach Parks	10
1880	Other Open Space and Recreation	10
2110	Irrigated Cropland and Improved Pasture Land	2
2120	Non-Irrigated Cropland and Improved Pasture Land	2
2200	Orchards and Vineyards	2
	Nurseries	15
2400	Dairy, Intensive Livestock, and Associated Facilities	42
	Poultry Operations	62
2600	Other Agriculture	42
	Horse Ranches	42

Code	Land Use Description	% Impervious
3100	Vacant Undifferentiated	1
3200	Abandoned Orchards and Vineyards	2
3300	Vacant With Limited Improvements (Use appropriate value)	42
3400	Beaches (Vacant)	1
4100	Water, Undifferentiated	100
4200	Harbor Water Facilities	100
4300	Marina Water Facilities	100
4400	Water Within a Military Installation	100



APPENDIX B: PRE-DEVELOPMENT HYDROLOGY

- Pre-development Hydrology Exhibit Pre-development Hydrocalc Outputs



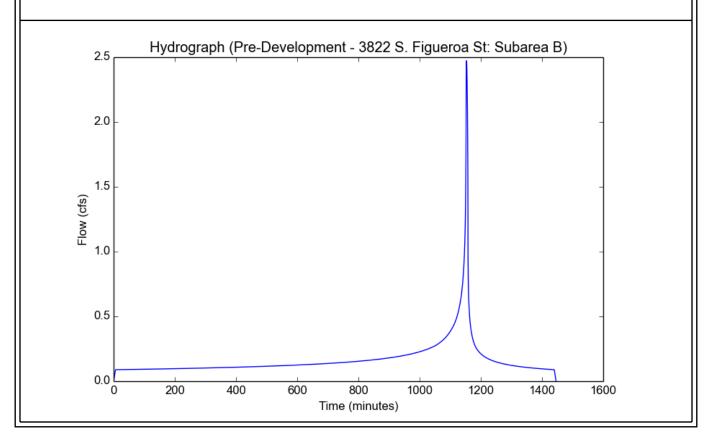
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DCY 2	PROFESSIONAL CHIER	NO.	DATE	REVISION		BY	СК	
Г 	₩ No. 87375 ★							DAVID EVANS AND ASSOCIATES INC.
/ AK	FIF OF CALIFOR							201 S. FIGUEROA ST, SUITE 240 LOS ANGELES, CA 90012 PHONE: 213.337.3680

DFSIGNATION 4 ARF,

Peak Flow Hydrologic Analysis File location: P:///VEGR00000001/0600INFO/0670Reports/LID-Hydrology/Pre-Dev/Pre-Development - 3822 S. Figueroa St Report.pdf Version: HydroCalc 1.0.3 **Input Parameters Project Name** Pre-Development - 3822 S. Figueroa St Subarea ID Subarea A Area (ac) 0.322 Flow Path Length (ft) 240.0 Flow Path Slope (vft/hft) 0.01 50-yr Rainfall Depth (in) 5.4 Percent Impervious 0.86 Soil Type 6 **Design Storm Frequency** 50-yr Fire Factor 0 LID False **Output Results** Modeled (50-yr) Rainfall Depth (in) 5.4 Peak Intensity (in/hr) 3.2218 Undeveloped Runoff Coefficient (Cu) 0.8379 Developed Runoff Coefficient (Cd) 0.8913 Time of Concentration (min) 5.0 Clear Peak Flow Rate (cfs) 0.9246 Burned Peak Flow Rate (cfs) 0.9246 24-Hr Clear Runoff Volume (ac-ft) 0.1153 24-Hr Clear Runoff Volume (cu-ft) 5023.0675 Hydrograph (Pre-Development - 3822 S. Figueroa St: Subarea A) 1.0 0.8 0.6 Flow (cfs) 0.4 0.2 0.0 200 400 600 800 1000 1200 0 1400 1600 Time (minutes)

Peak Flow Hydrologic Analysis File location: P:///VEGR00000001/0600INFO/0670Reports/LID-Hydrology/Pre-Dev/Pre-Development - 3822 S. Figueroa St Report.pdf Version: HydroCalc 1.0.3 **Input Parameters Project Name** Pre-Development - 3822 S. Figueroa St Subarea ID Subarea B Area (ac) 0.941 Flow Path Length (ft) 400.0 Flow Path Slope (vft/hft) 0.01 50-yr Rainfall Depth (in) 5.4 Percent Impervious 0.86 Soil Type 6 **Design Storm Frequency** 50-yr Fire Factor 0 LID False **Output Results** Modeled (50-yr) Rainfall Depth (in) 5.4 Peak Intensity (in/hr) 2.9572 Undeveloped Runoff Coefficient (Cu) 0.8193

Undeveloped Runoff Coefficient (Cu)0.8193Developed Runoff Coefficient (Cd)0.8887Time of Concentration (min)6.0Clear Peak Flow Rate (cfs)2.473Burned Peak Flow Rate (cfs)2.47324-Hr Clear Runoff Volume (ac-ft)0.33724-Hr Clear Runoff Volume (cu-ft)14678.4278

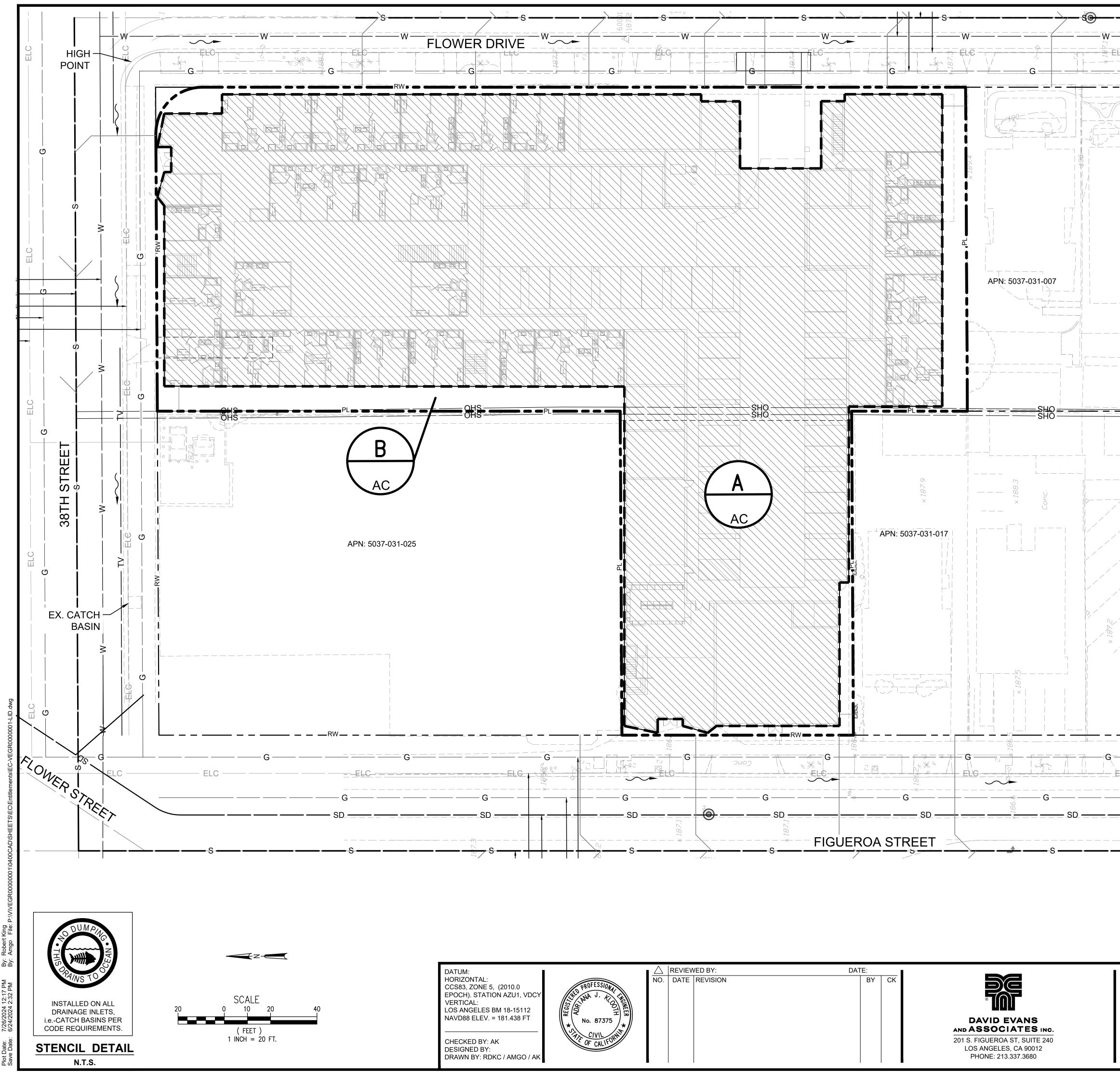


Peak Flow Hydrologic Analysis File location: P:///VEGR00000001/0600INFO/0670Reports/LID-Hydrology/Pre-Dev/Pre-Development - 3822 S. Figueroa St Report.pdf Version: HydroCalc 1.0.3 **Input Parameters Project Name** Pre-Development - 3822 S. Figueroa St Subarea ID Subarea C Area (ac) 0.184 Flow Path Length (ft) 100.0 Flow Path Slope (vft/hft) 0.01 50-yr Rainfall Depth (in) 5.4 Percent Impervious 0.86 Soil Type 6 **Design Storm Frequency** 50-yr Fire Factor 0 LID False **Output Results** Modeled (50-yr) Rainfall Depth (in) 5.4 Peak Intensity (in/hr) 3.2218 Undeveloped Runoff Coefficient (Cu) 0.8379 Developed Runoff Coefficient (Cd) 0.8913 Time of Concentration (min) 5.0 Clear Peak Flow Rate (cfs) 0.5284 0.5284 Burned Peak Flow Rate (cfs) 24-Hr Clear Runoff Volume (ac-ft) 0.0659 2870.3243 24-Hr Clear Runoff Volume (cu-ft) Hydrograph (Pre-Development - 3822 S. Figueroa St: Subarea C) 0.6 0.5 0.4 Flow (cfs) 0.3 0.2 0.1 0.0 200 400 600 800 1000 1200 0 1400 1600 Time (minutes)



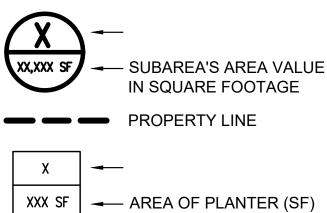
APPENDIX C: PRELIMINARY POST-DEVELOPMENT HYDROLOGY & LID PLAN

- PreliminaryLID Plan
- Post-development Hydrocalc Outputs



44

LEGEND





BUILDING FOOTPRINT

Area = 1.45 AC = 62,987.97 SF Area Impervious = 100% (ASSUMED) Soil = 006 85th percentilde storm depth = 1.09 in 50-yr storm depth = 5.4 in

<u>Vm = 5,121 CF</u>

ALL TRASH BINS SHALL BE COVERED.	
ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROV BEST MANAGEMENT PRACTICE(S) (BMPs) MUST OE APPROVAL FROM LOS ANGELES, DEPARTMENT OF BUREAU OF SANITATION PRIOR TO CONSTRUCTION	TAIN WRITTEN PUBLIC WORKS,
DIRECT OVERFLOW DISCHARGE PER BUREAU OF E BUILDING AND SAFETY REQUIREMENTS.	ENGINEERING AND
REFER TO SEPARATE ON-SITE UTILITY PLANS FOR OF ON-SITE DRAINAGE PIPE NETWORK.	CONSTRUCTION
REFER TO SEPARATE PUBLIC IMPROVEMENT PLAN OFFSITE CONSTRUCTION.	IS FOR ALL
REFER TO SEPARATE PLUMBING ENGINEER PLANS DISCHARGE LOCATIONS FROM BUILDNIG.	FOR ALL
METHANE VENTS IF REQUIRED TO BE DETERMINED SPECIALIST	D BY METHANE
DUE TO GRADE BREAKS, STREET LEVEL AREA(S) C CAPTURED. TO COMPENSATE, THE REMAINING PL/ BEEN UPSIZED TO HANDLE VOLUME EXCEEDING T REQUIREMENT.	ANTERS HAVE

_			POST	DEVELOPMEN	T LOW IMPACT DE	EVELOPMENT TA	ABLE	
•	SUB-AREA	TOTAL AREA (ACRE)	IMPERVIOUS (SQ. FT)	PERVIOUS (SQ. FT)	IMPERVIOUS FACTOR	Q ₅₀ (CFS)	REQUIRED MITIGATED VOLUME V _S	MITIGATED VOLUME V _{DES}
=	A	1.27	1.270	0.0	1	3.68	4485	-
-	В	0.18	0.180	0.0	1	0.52	636	-
-	TOTAL	1.450	1.450	0		4.204	5121	-

PROJECT NO.
VEGR00000001

CAMPUS EDGE 3822 S. FIGUEROA STREET LOS ANGELES, CA 90037

DATE: 7/26/24 IATION

SIGN/

SHEET NO.

C5.0

Peak Flow Hydrologic Analysis

File location: P:/V/VEGR00000001/0600INFO/0670Reports/LID-Hydrology/Post-Dev/Post-Development - 3822 S. Figueroa St Report.pdf Version: HydroCalc 1.0.3

Input Parameters Project Name	Post-Development - 3822 S. Figueroa
Subarea ID	Subarea A
Area (ac)	1.27
Flow Path Length (ft)	300.0
Flow Path Slope (vft/hft)	0.01
85th Percentile Rainfall Depth (in)	1.09
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True
Output Results	
Modeled (85th percentile storm) Rainfall Depth (in)	1.09
Peak Intensity (in/hr)	0.3765
Undeveloped Runoff Coefficient (Cu) Developed Runoff Coefficient (Cd)	0.1111
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	16.0
Clear Peak Flow Rate (cfs)	0.4303
Burned Peak Flow Rate (cfs)	0.4303
0.4 Lin Ole an Divis off λ (all views $f(x) = f(x)$)	0.400
24-Hr Clear Runoff Volume (ac-ft)	0.103
24-Hr Clear Runoff Volume (ac-ft) 24-Hr Clear Runoff Volume (cu-ft)	0.103 4485.1465
24-Hr Clear Runoff Volume (ac-ft)	4485.1465
24-Hr Clear Runoff Volume (ac-ft) 24-Hr Clear Runoff Volume (cu-ft) Hydrograph (Post-Development - 3822 S	4485.1465
24-Hr Clear Runoff Volume (ac-ft) 24-Hr Clear Runoff Volume (cu-ft) 0.45 Hydrograph (Post-Development - 3822 S.	4485.1465
24-Hr Clear Runoff Volume (ac-ft) 24-Hr Clear Runoff Volume (cu-ft) 0.45 Hydrograph (Post-Development - 3822 S.	4485.1465
24-Hr Clear Runoff Volume (ac-ft) 24-Hr Clear Runoff Volume (cu-ft) 0.45 0.40 0.35 0.30	4485.1465
24-Hr Clear Runoff Volume (ac-ft) 24-Hr Clear Runoff Volume (cu-ft) 0.45 0.40 0.35 0.30	4485.1465
24-Hr Clear Runoff Volume (ac-ft) 24-Hr Clear Runoff Volume (cu-ft) 0.45 0.40 0.35 0.30	4485.1465
24-Hr Clear Runoff Volume (ac-ft) 24-Hr Clear Runoff Volume (cu-ft) 0.45 0.40 0.35 0.30 0.30 0.25 0.20	4485.1465
24-Hr Clear Runoff Volume (ac-ft) 24-Hr Clear Runoff Volume (cu-ft) 0.45 0.40 0.35 0.30 0.30 0.25 0.25 0.20 0.15	4485.1465

Peak Flow Hydrologic Analysis File location: P:///VEGR00000001/0600INFO/0670Reports/LID-Hydrology/Post-Dev/Post-Development - 3822 S. Figueroa St Report.pdf Version: HydroCalc 1.0.3 **Input Parameters Project Name** Post-Development - 3822 S. Figueroa St Subarea ID Subarea B Area (ac) 0.18 Flow Path Length (ft) 30.0 Flow Path Slope (vft/hft) 0.01 85th Percentile Rainfall Depth (in) 1.09 **Percent Impervious** 1.0 Soil Type 6 **Design Storm Frequency** 85th percentile storm Fire Factor 0 LID True **Output Results** Modeled (85th percentile storm) Rainfall Depth (in) 1.09 Peak Intensity (in/hr) 0.6503 Undeveloped Runoff Coefficient (Cu) 0.4295 Developed Runoff Coefficient (Cd) 0.9 Time of Concentration (min) 5.0 Clear Peak Flow Rate (cfs) 0.1054 Burned Peak Flow Rate (cfs) 0.1054 24-Hr Clear Runoff Volume (ac-ft) 0.0146 24-Hr Clear Runoff Volume (cu-ft) 635.6882 Hydrograph (Post-Development - 3822 S. Figueroa St: Subarea B) 0.12 0.10 0.08 Flow (cfs) 0.06 0.04 0.02 0.00 200 400 600 800 1000 0 1200 1400 1600 Time (minutes)

Peak Flow Hydrologic Analysis

File location: P:/V/VEGR00000001/0600INFO/0670Reports/LID-Hydrology/Post-Dev/Post-Development - 3822 S. Figueroa St Report.pdf Version: HydroCalc 1.0.3

Input Parameters					
Project Name	Post-Development - 3822 S. Figueroa				
Subarea ID	Subarea A				
Area (ac)	1.27				
Flow Path Length (ft)	300.0				
w Path Slope (vft/hft) 0.01					
50-yr Rainfall Depth (in)	5.4				
Percent Impervious	1.0				
Soil Type	6				
Design Storm Frequency	50-yr				
Fire Factor	0				
LID	False				
Output Results					
Modeled (50-yr) Rainfall Depth (in)	5.4				
Peak Intensity (in/hr)	3.2218				
Undeveloped Runoff Coefficient (Cu) Developed Runoff Coefficient (Cd)	0.8379				
Developed Runoff Coefficient (Cd)	0.9				
Time of Concentration (min)	5.0				
Clear Peak Flow Rate (cfs)	3.6825				
Burned Peak Flow Rate (cfs)	3.6825				
24-Hr Clear Runoff Volume (ac-ft)	0.5101				
	0.3101				
24-Hr Clear Runoff Volume (cu-ft)	22219.927				
	22219.927				
24-Hr Clear Runoff Volume (cu-ft)	22219.927				
24-Hr Clear Runoff Volume (cu-ft) 4.0 Hydrograph (Post-Development - 38	22219.927				
24-Hr Clear Runoff Volume (cu-ft) 4.0 Hydrograph (Post-Development - 38 3.5	22219.927				
24-Hr Clear Runoff Volume (cu-ft) 4.0 Hydrograph (Post-Development - 38 3.5 - 3.0 - 2.5 -	22219.927				
24-Hr Clear Runoff Volume (cu-ft) 4.0 Hydrograph (Post-Development - 38 3.5 - 3.0 - 2.5 -	22219.927				
24-Hr Clear Runoff Volume (cu-ft) 4.0 Hydrograph (Post-Development - 38 3.5 - 3.0 - 2.5 -	22219.927				
24-Hr Clear Runoff Volume (cu-ft) 4.0 3.5 3.5 3.0 2.5 3.0 2.5 3.0 2.5 3.0 2.5 3.0 2.5 3.0 2.5 3.0 2.5 3.0 3.	22219.927				
24-Hr Clear Runoff Volume (cu-ft) 4.0 Hydrograph (Post-Development - 38 3.5 - 3.0 - 2.5 -	22219.927				
24-Hr Clear Runoff Volume (cu-ft) 4.0 3.5 3.5 3.0 2.5 3.0 2.5 3.0 2.5 3.0 2.5 3.0 2.5 3.0 2.5 3.0 2.5 3.0 3.	22219.927				
24-Hr Clear Runoff Volume (cu-ft) 4.0 4.0 3.5 - 3.0 - 2.5 - 1.5 -	22219.927				
24-Hr Clear Runoff Volume (cu-ft) 4.0 4.0 3.5 - 3.0 - 2.5 - 1.5 - 1.0 -	22219.927				

Peak Flow Hydrologic Analysis File location: P:///VEGR00000001/0600INFO/0670Reports/LID-Hydrology/Post-Dev/Post-Development - 3822 S. Figueroa St Report.pdf Version: HydroCalc 1.0.3 Input Parameters Project Name Post-Development - 3822 S. Figueroa St Report.pdf Subarea ID Subarea B Area (ac) 0.18 Flow Path Length (ft) 30.0 Flow Path Slope (vft/hft) 0.01 50-yr Rainfall Depth (in) 5.4

1.0

50-yr

False

6

0

Percent Impervious

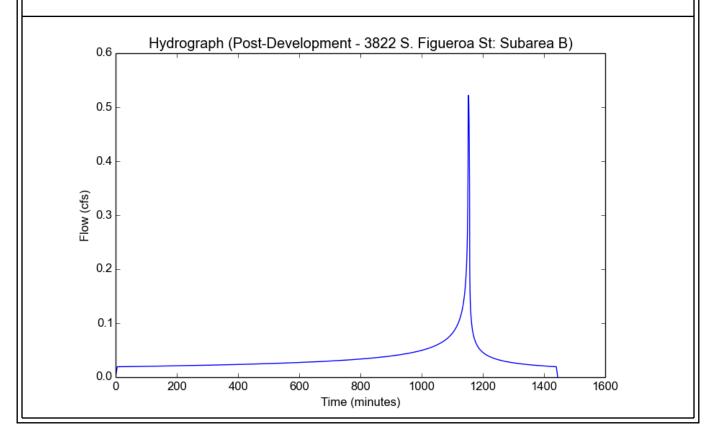
Design Storm Frequency

Soil Type

LID

Fire Factor

Output Results	
Modeled (50-yr) Rainfall Depth (in)	5.4
Peak Intensity (in/hr)	3.2218
Undeveloped Runoff Coefficient (Cu)	0.8379
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.5219
Burned Peak Flow Rate (cfs)	0.5219
24-Hr Clear Runoff Volume (ac-ft)	0.0723
24-Hr Clear Runoff Volume (cu-ft)	3149.281



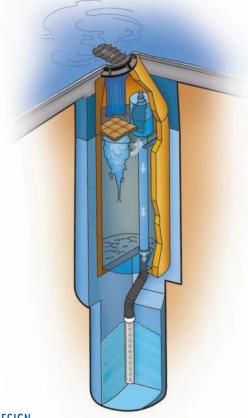


APPENDIX D: TORRENT MAXWELL IV PRODUCT INFORMATION

MaxWell[®] IV Product Information and Design Features



The **MaxWell® IV**, as manufactured and installed exclusively by Torrent Resources Incorporated, is the industry standard for draining landscaped developments and paved areas. This patented system incorporates the latest refinements in pre-treatment technology.



PROVEN DESIGN

Since 1974, nearly 65,000 MaxWell® Systems have proven their value as a cost-effective solution in a wide variety of drainage applications. They are accepted by state and municipal agencies and are a standard detail in numerous drainage manuals.

ADVANCED PRE-TREATMENT

Industry research, together with Torrent Resources' own experience, have shown that initial storm drainage flows have the greatest impact on system performance. This "first flush" occurs during the first few minutes of runoff, and carries the majority of sediment and debris. This results in the need for effective processing of runoff from landscaped and paved surfaces. In the **MaxWell® IV**, preliminary treatment is provided through collection and separation in a deep, large-volume chamber where silt and other heavy particles settle to the bottom. The standard MaxWell IV System has over 1,500 gallons of capacity to contain sediment and debris carried by incoming water. Floating trash, paper, pavement oil, etc. are effectively stopped by the **PureFlo®** Debris Shield on top of the overflow pipe. Water is drained from the system by rising up to the top of the overflow pipe and under the Debris Shield. The solid metal shields are equipped with an internal screen to filter suspended matter and are vented to prevent siphoning of floating surface debris. The drainage assembly returns the cleaned water into the surrounding soil through the **FloFast®** Drainage Screen.

ABSORBENT TECHNOLOGY

The MaxWell IV settling chamber is equipped with an absorbent sponge to provide prompt removal of pavement oils. These floating pillow-like devices are 100% water repellent and literally wick petrochemical compounds from the water. Each sponge has a capacity of up to 128 ounces to accommodate effective, long-term treatment. The absorbent is completely inert and will safely remove runoff constituents down to rainbow sheens that are typically no more than one molecule thick.

SECURITY FEATURES

MaxWell IV Systems include bolted, theft-deterrent, cast iron gratings and covers as standard security features. Special inset castings that are resistant to loosening from accidental impact are available for use in landscaped applications. Machined mating surfaces and "Storm Water Only" wording are standard.

THE MAXWELL FIVE-YEAR WARRANTY

Innovative engineering, quality materials and exacting construction are standard with every MaxWell System designed, manufactured and installed by Torrent Resources Incorporated. The MaxWell Drainage System Warranty is the best in the industry and guarantees against failures due to workmanship or materials for a period of five years from date of completion.

OVERFLOW HEIGHT The Overflow Height and Settling Chamber Depth determine the effectiveness of the settling process. The higher the overflow pipe, the deeper the chamber, the greater the settling capacity. For normal drainage applications, an overflow height of 13 feet is used with the standard settling chamber depth of 18 feet . Sites with higher design rates than noted	• SETTLING CHAMBER DEPTH On MaxWell IV Systems of over 30 feet overall depth and up to 0.25cfs design rate, the standard Settling Chamber Depth is 18 feet. For systems exposed to greater contributory area than noted above, extreme service conditions, or that require higher design rates, chamber depths up to 25 feet are recommended.	 ESTIMATED TOTAL DEPTH The Estimated Total Depth is the approximate depth required to achieve 10 continuous feet of penetration into permeable soils. Torrent utilizes specialized "crowd" equipped drill rigs to penetrate difficult, cemented soils and to reach permeable materials at depths up to 180 feet. Our extensive database of drilling logs and soils information is available for use as a reference. Please contact our Design Staff for site-specific information on your project. 	COMPLETING THE MAXWELL IV DRAWING To apply the MaxWell IV drawing to your specific project, simply fill in the blue boxes per instructions below. For assistance, please consult our Design Staff.	CALCULATING MAXWELL IV REQUIREMENTS	The referenced drawing and specifications are available on CAD either through our office or web site. This de- is copyrighted (2004) but may be used as is in construction plans without further release. For information on product application, individual project specifications or site evaluation, contact our Design Staff for no-charge assistance in any phase of your planning.	 Support Bracket - Formed 12 Ga. steel. Fusion bonded epoxy coated. Overflow Pipe - Sch. 40 PVC mated to drainage pipe at base seal. Support Bracket - Formed 12 Ga. steel. Fusion bonded moisture membrane and compacted base material or 1 sack slurry backfill below pipe invert. 	enter 18.	 PureFI0® Debris Shield - Rolled 16 ga. steel X 24" length Fabric Seal - U.V. resistant geotextile - to be removed with vented anti-siphon and Internal .265" Max. SWO by customer at project completion. flattened expanded steel screen X 12" length. Fusion Absorbent - Hydrophobic Petrochemical Sponge. Min. to 128 oz. capacitu. 	Compacted Base Material - 1-Sack Slurry except in 15. landscaped installtions with no pipe connections.	 Bolted Ring & Grate - Diameter as shown. Clean cast iron with wording "Storm Water Only" in raised letters. Bolted in 2 locations and secured to cone with mortar. Rim elevation ±0.02 of plans. Graded Basin or Paving (by Others). Bolted in 2 locations and secured to cone with mortar. Rim elevation ±0.02 of plans. Graded Basin or Paving (by Others). Bolted in 2 locations and secured to cone with mortar. Rim elevation ±0.02 of plans. Graded Basin or Paving (by Others). Bolted in 2 locations and secured to cone with mortar. Rim elevation ±0.02 of plans. Graded Basin or Paving (by Others). 	1. Manhole Cone – Modified Flat Bottom. 11. Drainage Pipe – ADS highway grade with TRI-A coupler. 2. Moisture Membrane – 6 Mil. Plastic. Applies only when native material is used for backfill. Place membrane securely against eccentric cone and hole sidewall. 11. Drainage Pipe – ADS highway grade with TRI-A coupler. 2. Moisture Membrane – 6 Mil. Plastic. Applies only when native material is used for backfill. Place membrane securely against eccentric cone and hole sidewall. 11. Drainage Pipe – ADS highway grade with TRI-A coupler. 3. Moisture Membrane – 6 Mil. Plastic. Applies only when native material is used for backfill. Place membrane securely against eccentric cone and hole sidewall. 12. Base Seal – Geotextile or concrete slurry.	ITEM NUMBERS	MAXWELL® IV DRAINAGE SYSTEM DETAIL AND SPECIFICATIONS
INLET PIPE INVERT Pipes up to 4" in diameter from catch basins, underground storage, etc. may be connected into the settling chamber. Inverts deeper than 5 feet will require additional settling chamber depth to maintain effective overflow height.	• BOLTED RING & GRATE Standard models are quality cast iron and available to fit 24" Ø or 30" Ø manhole openings. All units are bolted in two locations with wording "Storm Water Only" in raised letters. For other surface treatments, please refer to "Design Suggestions for Retention and Drainage Systems."	• DRAINAGE PIPE This dimension also applies to the PureFlo® Debris Shield, the FloFast® Drainage Screen, and fittings. The size selected is based upon system design rates, soil conditions, and the need for adequate venting. Choices are 6", 8", or 12" diameter. Refer to "Design Suggestions for Retention and Drainage Systems" for recommendations on which size best matches your application.	ons below. For assistance, please consult our Design Staff.	ACCOMPANY AND ACCOMPANY AND ACCOMPANY AND AND ACCOMPANY AN	tuil (3 An evolution of MocGucKin Drilling www.torrentresources.com ARIZIONA 682286-1728 NEVIDA 702366-1234 CALIFORNIA 68 1947-9838	4 15 Main Well IV Manufactured and Installed by TORRENT RESOURCES					INLET PIPE		

TORRENT RESOURCES INCORPORATED 1509 East Elwood Street, Phoenix Arizona 85040-1391 phone 602-268-0785 fax 602-268-0820 Nevada 702-366-1234 Nevada 702-366-1234 AZ Lic. R0C070465 A, R0C047067 B-4; ADWR 363 CA Lic. 528080 A, C-42, HAZ - NY Lic. 0035350 A - NM Lic. 90504 GF04 above, heavy debris loading or unusual service conditions require greater settling capacities

TORRENT RESOURCES (CA) INCORPORATED phone 661-947-9836 CA Lic. 886759 A, C-42 www.TorrentResources.com An evolution of McGuckin Drilling The watermark for drainage solutions.®



1/12



OPERATION AND MAINTENANCE OF *MaxWell*[®] **DRYWELL**

The Operation and Maintenance Format will include the following key components:

1.) Inspection Guidelines:

New installations

Newly installed systems should receive a thorough visual examination following the first several significant rainfall events. This assessment will assure that there is no standing water, and that runoff or nuisance water flows are being eliminated within the allowable 48 hour draw-down timeframe.

Ongoing Operations

At a minimum, the drainage structures should be inspected annually, and within 48 hours following a significant storm event to ensure that there is no standing water in the chambers.

2.) Maintenance Format:

After the first 12-months of entering service, it is recommended that an initial cleaning be undertaken. This will help to establish the amount of accumulated particulate matter and debris to be expected on a yearly basis. Thereafter, the systems should receive inspection at least annually, and cleaning should be undertaken when the evaluation reveals that 15% or more of the original chamber volume is occupied by silt and sediment.

During the maintenance operation, all screens and filters should be serviced and the floating absorbent blankets replaced, along with the geo-textile fabric at the bottom of the chambers. Should repair be needed, descriptions of deficiencies and estimated costs for suggested corrections should be provided. The above information shall be submitted in writing to the Owner at the conclusion of the maintenance service. Replacement is recommended for drywells that no longer dispose of ponded water within 48 hours after cleaning.

3.) Maintenance Records:

A written log shall be kept on-site of all inspections and maintenance performed on the drainage systems.

Torrent Resources Incorporated 1509 East Elwood Street Phoenix Arizona 85040-1391

> phone 602-268-0785 fax 602-268-0820

www.TorrentResources.com

AZ Lic. R0C070465 A, R0C047067 B-4; ADWR 363 CA Lic. 528080 A, C-42, HAZ NV Lic. 0035350 A - NM Lic. 90504 GF04

An evolution of McGuckin Drilling



APPENDIX E: SOILS REPORT



REVISED LIMITED GEOTECHNICAL EXPLORATION 3801 TO 3855 FLOWER DRIVE AND 3822 TO 3830 SOUTH FIGUEROA STREET CITY OF LOS ANGELES, CALIFORNIA

Prepared For 2030 MAIN STREET, SUITE 440 IRVINE, CALIFORNIA 92614

Prepared By LEIGHTON AND ASSOCIATES, INC. 2600 MICHELSON DRIVE, SUITE 400 IRVINE, CALIFORNIA 92612

Project Number 10884.015

March 8, 2023 Revised June 4, 2024



March 8, 2023 (Revised June 4, 2023) Project No. 10884.015

Ventus Group, Inc. 2030 Main Street, Suite 440 Irvine, California 92614

Attention: Mr. Mike O'Melveny, VP - Acquisition and Development

Subject: Revised Limited Geotechnical Exploration 3801 to 3855 Flower Drive and 3822 to 3830 South Figueroa Street City of Los Angeles, California

Per your request and authorization, Leighton and Associates, Inc. (Leighton) is presenting this limited geotechnical exploration report for the subject project. The area is currently occupied by two-story residential apartment buildings and paved surfaces consisting of narrow (6-foot-wide) concrete driveways and parking areas separated by chain link and wrought iron fencing. We understand there are currently no conceptual development plans for this block and the purpose of the limited geotechnical investigation is to characterize the subsurface conditions and geological hazards to aid in future development plans for the site.

Based on the results of our exploration, development is feasible at the project site from a geotechnical standpoint. The results of this limited geotechnical exploration report are to provide you with geotechnical information for planning, budgeting, and cost analysis that you can rely on during planning and conceptual design. The most significant potential geotechnical hazards affecting the project site are strong seismic shaking and loose sandy soils in the near surface susceptible to static and seismic settlements. Geotechnical information to reduce these potential geotechnical hazards to less than a significant level. Additional exploration and/or seismic settlement analyses will be required to develop design-level recommendations once a concept plan is prepared and finalized.

We appreciate the opportunity to continue providing our services for this interesting project. If you have any questions, please contact us at your convenience. The undersigned can be reached at (866) *LEIGHTON*, specifically at the phone extensions and e-mail addresses listed below.



LEIGHTON AND ASSOCIATES, INC.

Respectfully submitted,

Joe Roe, PG, CEG 2456 Senior Principal Geologist <u>jroe@leightongroup.com</u> Ext. 4263

Carl Kim, PE, GE 2620 Senior Principal Engineer <u>ckim@leightongroup.com</u> Ext. 4262

JAR/CCK/ECB/KMD/lr

Distribution: (1) Addressee



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ATTACHMENTS

- Figure 1 Site Location Map
- Figure 2 Exploration Location Map
- Figure 3 Regional Geologic Map
- Figure 4 Regional Fault and Seismicity Map
- Figure 5 Seismic Hazard Map
- Figure 6 Flood Hazard Map



Appendix A – Boring Logs (Current Exploration)

Appendix B – Boring and CPT Logs (Exposition Point Explorations)

Appendix C – Laboratory Test Results

Appendix D – GBA's Important Information About Your Geotechnical Report



1.0 INTRODUCTION

1.1 <u>Site Location and Topography</u>

The project site is located in an urbanized area of Los Angeles, at 3801 through 3855 Flower Drive and 3822 to 3830 South Figueroa Street. The site is bounded by existing commercial/retail buildings and 38th Street to north, South Flower Drive to the east, commercial/retail buildings and Figueroa Street to the west, and 39th Street to the south (latitude +34.0148°, longitude -118.2819°). See Figure 1, *Site Location Map*, for approximate site boundaries.

The project site is irregular in shape and is currently occupied by two-story residential apartment buildings and paved surfaces consisting of narrow (6-foot-wide) concrete driveways and parking areas separated by chain link and wrought iron fencing. A 5-foot-tall masonry block wall is located at the southwest portion of the site fronting 39th Street. The individual residential areas are accessed via narrow concrete driveways fronting Flower Drive and Figueroa Street.

Review of the United States Geological Survey (USGS) "Hollywood, California" Quadrangle map (USGS, 1981) indicates the site is in Section 7, Township 2 South, Range 13 West of the San Bernardino Baseline and Meridian. Topographic map coverage of the subject site and vicinity indicates the ground surface at the site is relatively flat ranging from Elevation (El.) +180 to +185 feet mean sea level (msl). Drainage is accomplished as sheetflow over paved surfaces to curbs and gutters along adjacent streets.

1.2 Purpose and Scope of Work

The purpose of this limited geotechnical report was to evaluate the subsurface conditions to identify adverse geologic and seismic conditions at the site that could significantly impact development on the site. Our scope of work for this study consisted of the following:

 Reviewed available published reports and geologic maps. The literature search also included review and analysis of aerial photographs from flights between 1927 and 2020 obtained from our in-house library and outside sources. The references reviewed are listed in Section 6.0, *References*.



- Advanced four (4) hollow-stem auger borings. LB-1 through LB-4 were drilled, logged, and sampled to depths of approximately 21.5 to 51.5 feet below the existing ground surface (bgs). Locations of borings are shown on Figure 2, *Exploration Location Map.* Boring logs from the current exploration are provided in Appendix A, *Boring Logs (Current Exploration).*
- Performed geotechnical laboratory testing of representative samples of the onsite soils to determine their physical and engineering characteristics. The test results are presented in Appendix C, *Laboratory Test Results*.
- Reviewed previously collected field data on adjacent properties for Ventus Group (Leighton, 2023, 2022a, b, c) and correlated with newly collected field and laboratory data. Pertinent exploration logs from prior studies are included in Appendix B, *Boring and CPT Logs (Exposition Point Explorations).*
- Performed analysis of collected data to determine the potential for geotechnical or geologic hazards that may affect the development site. Preparation of this report documenting our geotechnical findings and conclusions. The report addresses the following:
 - <u>Site Conditions</u>: Review and summarize surface, subsurface and groundwater conditions, and engineering properties of soils encountered during our geotechnical exploration and prior work on the adjacent parcels (Leighton, 2023, 2022).
 - <u>Geologic Hazards</u>: Discuss potential geologic hazards at the site, including the potential for surface fault rupture, liquefaction and ground shaking to determine the level of impact on the project site.
 - <u>Seismicity</u>: Provide seismic coefficients in accordance with the 2023 Los Angeles Building Code (LABC).
 - <u>Corrosivity</u>: Characterize corrosion potential of metal or concrete in contact with onsite soils and identify if special design and measures are required.

1.3 <u>Aerial Review and Previous Site Uses</u>

Review of aerial photos (NETR, 2023 and UCSB, 2019) spanning the time period from 1927 to 2020, and parcel details obtained from Los Angeles County Assessor Portal, indicate development of the site with 13 two-story detached residential units occurred between 1921 and 1927 with the surrounding neighborhoods occupied by high-density residential units. There do not appear to have been significant



changes to the buildings or lots on which they were constructed between the time of original construction and present day. Construction of State Route 110 (Harbor Freeway), located adjacent to South Flower Drive along the eastern boundary of the site, occurred from 1954 through 1964.

Review of regional geologic maps and historical topographic maps spanning the time period from 1896 to 1995 did not reveal any geologic features of significance that could potentially impact the proposed development.

1.4 Current Exploration

Our subsurface exploration was performed on January 19, 2023 and included four (4) hollow-stem auger borings (designated LB-1 through LB-4). Borings were drilled, logged, and sampled to depths of approximately 21.5 to 51.5 feet bgs. The approximate locations of the explorations are shown on Figure 2. The boring logs from the current exploration and adjacent explorations are presented in Appendix A and Appendix B, respectively.

During drilling of the borings, bulk and drive samples were obtained for geotechnical laboratory testing. Driven ring samples were collected from the borings using a Modified California ring-lined sampler conducted in accordance with ASTM Test Method D 3550. Standard Penetration Tests (SPTs) were also performed within the borings in accordance with ASTM Test Method D 1586. Samples were collected at 2.5 and 5-foot intervals throughout the depth of exploration. In both test methods, the sampler is driven below the bottom of the borehole by a 140-pound weight (hammer) free-falling 30 inches. The drilling rig was equipped with an automatic hammer to provide greater consistency in the drop height and striking frequency. The number of blows to drive the sampler the final 12 inches of the 18-inch drive interval is termed the "blowcount" or SPT N-value. The N-values provide a measure of relative density in granular (non-cohesive) soils and comparative consistency in cohesive soils. The number of blows per 6 inches of penetration was recorded on the boring logs, see Appendix A.

1.5 Shear Wave Velocity

Shear wave velocities were profiled in CPT-1C and CPT-1D during exploration for the adjacent Exposition Point development across 39th Street to the south (Leighton, 2023). Shear wave velocities were profiled at 3-foot intervals to a depth of 35 feet bgs to estimate average S-wave velocities (Vs₁₀₀) and 30 meters (Vs₃₀).



The shear wave velocity report is included in Appendix B. Based on collected velocities the soils at this site are classified as Seismic Site Class D.



2.0 GEOTECHNICAL FINDINGS

2.1 <u>Regional Geologic Setting</u>

The project site is located in the Los Angeles Basin in the northwestern portion of the Peninsular Ranges Geomorphic Province of Southern California. The Peninsular Ranges province extends approximately 900 miles southward from the Santa Monica Mountains to the tip of Baja California (Yerkes, et al., 1965) and is characterized by elongated, northwest-trending mountain ridges and sedimentfloored valleys. The province includes numerous northwest-trending fault zones, most of which either gradually truncate, merge with, or are terminated by faults that form the southern margin of the Transverse Ranges province. These northwest-trending fault zones include the San Jacinto, Whittier-Elsinore, Palos Verdes, and Newport-Inglewood fault zones.

Approximately 65 million years ago (at the end of the Cretaceous Period), a deep structural trough existed off the current coast of southern California (Yerkes, 1972). Over time, sedimentation filled the trough with hundreds to thousands of feet of sediment. About 7 million years ago, as sedimentation continued, an eastward shift of the boundary between the Pacific and North American plates to its present position would begin shaping the Los Angeles basin from this deep trough.

The Los Angeles basin is currently referenced as the area defined by the Santa Monica, Whittier, and Palos Verdes faults; and the San Joaquin Hills. Basin depth is limited to the sediments deposited over the basement rock in the last 7 million years (Wright, 1991). The deepest part of the Los Angeles basin contains Tertiary to Quaternary-aged (65 million years and younger) marine and non-marine sedimentary rocks that are about 24,000 feet thick (Yerkes, et al, 1965; Wright, 1991). During the Pleistocene epoch (the last two million years), the region was flooded as sea level rose in response to the worldwide melting of the Pleistocene glaciers.

Specifically, the site is located 3.4 miles west of the concrete channelized Los Angeles River. The site is underlain by quaternary young alluvium consisting of sand, gravel, and silt laid down by the ancestral Los Angeles River. See Figure 3, *Regional Geology Map*, for the distribution of earth units with in the general area.



2.2 Earth Units

In general, alluvial materials were generated from mass wasting of the uplifted Santa Monica and San Gabriel Mountains located north-northwesterly of the project site. As observed during our subsurface explorations at the project site and nearby locations (Leighton, 2023, 2022), these materials are interbedded and interfingered strata containing lenses to massive deposits of silty sands and sands. Minor interbedded gravelly sands are also present. As erosion and transport of sediment occurred within the Santa Monica and San Gabriel Mountains, these materials were deposited in a generally south-southwesterly direction during regional flooding events along the ancestral path of Los Angeles River.

2.2.1 Artificial Fill, Undocumented (Afu)

Undocumented artificial fill was encountered at each of the boring locations (Figure 2). In general, the fill material thickness was approximately 4 feet at the explored locations. Deeper isolated pockets of fill or remnants of past construction (i.e., foundation elements, basements, underground utilities, etc.) may be encountered during grading of the site. Undocumented fill in its current state is unsuitable for support of new structures and should be removed, reconditioned, and replaced as engineered fill as described later in this report. The majority of the undocumented artificial fill consisting of sand, silty sand, sandy silt, and sandy silty clay should be suitable for use as engineered fill provided any oversized and deleterious or hazardous materials are removed.

2.2.2 Quaternary Young Fluvial Deposits (Qyf)

Geological mapping of the area (Dibblee, 1991) indicates near-surface native soils at the project site laid down by the ancestral course of the Los Angeles River consist chiefly of Holocene age (<11,700 years) fluvial soils forming a mantle over well indurated Pleistocene-age (11,700 years to 1.8 million years old) nonmarine alluvium at depth ranging from 25 to 30 feet below the current ground surface (Appendix A). Samples recovered from the hollow stem auger borings during our explorations are characterized primarily as light-yellow brown to tannish gray, loose to very dense, unconsolidated, fine to coarse grained sand, sand with gravel, and silty sand.



2.2.3 Quaternary Age Old Alluvium (Qoa)

Pleistocene-age (11,700 years to 1.8 million years old) nonmarine alluvium was encountered at depths generally below 25 to 30 feet. This material is characterized primarily as dense to very dense, interbedded to massive, yellowish brown to light brown sand, gravel, and cobbles. Interbedded and moderately well oxidized, mottled dark reddish brown silt and clay was encountered generally at 40 to 45 feet bgs and deeper.

For detailed descriptions of the earth materials encountered onsite during the subsurface explorations, please see the boring logs presented in Appendix A. For an overview of geologic units see Figure 3.

2.3 <u>Groundwater</u>

Groundwater was not encountered during our explorations to maximum depth explored of 50.5 feet bgs. Review of the Seismic Hazard Zone Report for the Hollywood Quadrangle (CGS, 1998) indicates the historically high groundwater level in the area is deeper than 50 feet bgs. In addition, based on review of available groundwater information from the California Department of Water Resources (DWR, 2023) for a nearby groundwater monitoring well located approximately 1.45 miles west of the project site (State Well Number 02S14W12E004S), the shallowest groundwater level measured for a monitoring period between September 2010 and December 2023 was approximately 155 feet bgs in March 2020.

Groundwater is not expected to pose a constraint to construction of the project as currently planned. Because the anticipated depths of excavation for the project are less than both historic high groundwater levels and explored depths for this exploration, the potential impact of encountering groundwater during construction is considered less than significant.

2.4 Infiltration Potential

In-situ percolation testing was performed for the proposed Exposition Point development, located to the south of the subject site across 39th Street. In 2017, monitoring wells LP-1 and LP-2 (Leighton, 2022) and monitoring wells 2022-LP-1 through 2022-LP-3 (Leighton, 2023) were installed for testing. Testing was performed in general conformance with the County of Los Angeles Department of Public Works (LADPW) *Guidelines for Design, Investigation, and Reporting Low*



Impact Development Stormwater Infiltration (LADPW, 2017 and LADPW, 2021). Locations of percolation test borings, infiltration data, and discussion of results can be located in Leighton (2023).

Each boring was converted to temporary percolation test wells upon completion of drilling and sampling. A 2-inch-diameter perforated PVC pipe was placed in each borehole within the zone to be tested (see Table 1 below) and solid PVC pipe was placed above the perforated section. The annulus of the boreholes was filled with clean sand (#3 Monterey Sand) to at least 1-foot above the screen zone. The percolation test well was pre-soaked prior to the testing in an attempt to model the behavior of the stormwater quality control measure during a design storm event.

Falling Head Test Method: The falling head procedure was conducted on LP-1 and LP-2 in 2017, which records the drop of water levels inside the well over the testing period (10-minute intervals). The volume of discharge was calculated by adding the total volume of water that dropped within the PVC pipe and within the annulus, and incorporating a porosity reduction factor to account for the porosity of the annulus material. The infiltration surface area was calculated based on the average water height within the test well. The infiltration rate was calculated by dividing the rate of discharge (cubic inches per hour) by the infiltration surface area, or flow area (square inches).

Constant Head Testing Method: Tests for wells 2022-LP-1 through 2022-LP-3 (Leighton, 2023) were performed using a constant-head method, which records the approximate volume of water delivered to the test zone while maintaining a relatively constant height of water in the well over the testing period. A water source (800 gallon water truck) was used to deliver water to each well at a constant rate while recording the water height in the well. The measured infiltration rate for each supplemental percolation test was calculated by dividing the total volume of water infiltrated by the total duration of the test and dividing by the percolation surface area. The results of the infiltration testing are shown in the table below.



Percolation Test Boring/Well Designation	Approximate Depth of Test Zone Below Ground Surface (feet)	Unfactored Infiltration Rate (inches per hour)
LP-1	60 to 70	1.9
LP-2	50 to 60	2.9
2022 LP-1	20 to 40	7.7
2022 LP-2	40 to 60	12.5
2022 LP-3	30 to 50	41.5

Measured Infiltration Rate

Note: The invert of any stormwater infiltration shall be set back at least 15 feet and outside a 1:1 plane drawn down and out from the bottom of adjacent foundations.

The results of the supplemental percolation tests (2022-LP-1 through 2022-LP-3) indicate favorable infiltration rates for sandy soils at the specific locations and depths tested as noted above. Based on the requirements of LADPW (2021), infiltration is **feasible** at the locations and **depths** evaluated (see Leighton, 2023).

Additional infiltration testing will need to be performed for any new facilities at the planned location and invert depth.

2.5 Soil Expansion Potential

Expansive soils contain significant amounts of clay particles that swell considerably when wetted and shrink with the loss of water. Foundations and structures constructed on these soils can be subjected to uplifting forces caused by the swelling, potentially resulting in heaving and cracking of both building foundations and slabs-on-grade. However, implementation of standard engineering and earthwork construction practices, such as proper foundation design and proper moisture conditioning of earthen fills will reduce the impacts associated with expansive soils.

Expansion index testing of the near-surface soil, characterized as silty sand, indicates an Expansion Index of EI=2, which is considered very low expansion potential. The laboratory test result is presented in Appendix C, *Laboratory Test Results*. Therefore, potential impacts due to expansive soils are considered to be less than significant for the project site.



2.6 Soil Corrosion Potential

In general, soil environments that are detrimental to concrete have high concentrations of soluble sulfates and/or pH values of less than 5.5. Soils with chloride content greater than 500 ppm per California Test 532 are considered corrosive to steel, either in the form of reinforcement protected by concrete cover or plain steel substructures, such as steel pipes. Additionally, soil with a minimum resistivity between 1,000 and 2,000 ohm-cm is considered severely corrosive to ferrous metal.

We performed corrosivity testing of a sample of the near-surface soil characterized as sandy silty clay. The results indicate the near-surface soil has "negligible" effects of sulfate attack on concrete, chloride content of less than 500 ppm, and pH greater than 5.5. Additionally, test results indicate a minimum resistivity of 3,900 ohm-cm, which characterizes the soil as moderately corrosive to ferrous metal. Laboratory test results are presented in Appendix C.

General recommendations for ferrous corrosion protection are provided in Section 3.6 of this report, and include use of non-ferrous pipe or protective measures to separate ferrous pipes from on-site soils. Through implementation of these recommendations, potential impacts relating to corrosive soils would be less than significant.

2.7 Excavation Characteristics

Based on our subsurface exploration and experience from grading jobs in the vicinity of the site, we anticipate that soils at the site will be readily rippable. Based on our field observations, caving of cohesionless strata and loose fill soil will likely be encountered in unshored excavations. To protect workers entering excavations, excavations should be performed in accordance with OSHA and Cal-OSHA requirements, and the current edition of the California Construction Safety Orders, see: <u>http://www.dir.ca.gov/title8/sb4a6.html</u>

Contractors should be advised that fill soil should be considered Type C soil as defined in the California Construction Safety Orders. As indicated in Table B-1 of Article 6, Section 1541.1, Appendix B, of the California Construction Safety Orders, excavations less-than (<) 20 feet deep within Type C soil should be sloped back no steeper than 1½:1 (horizontal:vertical), where workers are to enter the excavation. This may be impractical near adjacent existing utilities and structures; so shoring may be required depending on trench locations. Loose, non-cohesive



sand and sandy gravel channels below the site should be expected to ravel and cave in unshored excavations.

During construction, soil conditions should be regularly evaluated to verify that conditions are as anticipated. The contractor is responsible for providing the "competent person" required by OSHA standards to evaluate soil conditions. Close coordination between the competent person and Leighton and Associates, Inc. should be maintained to facilitate construction while providing safe excavations.

2.8 Geologic and Seismic Hazards

Geologic and seismic hazards include surface faulting, seismic shaking, landslides, liquefaction, seismically induced settlement, lateral spreading, seismically induced landslides, seiches and tsunamis, subsidence, methane, and flooding. The following sections discuss these hazards and their potential impact at the project site.

2.8.1 Faults

A map showing the active and older faults mapped near the site is included herein as Figure 4, *Regional Faults and Historical Seismicity Map*. Details specific to these faults is provided below:

Puente Hills Blind-Thrust Fault: Movement on the Puente Hills Blind-Thrust Fault (PHT) caused the 1987 magnitude 6.0 Whittier Narrows earthquake. The hypocenter of the 1987 event was at depth of approximately 13 km (8) miles) below the San Gabriel Valley. From the hypocentral region the fault shallows southward towards the surface. The PHT has a subsurface extent of 44 km (27 miles), from west of downtown Los Angeles to near Brea, California. This fault does not reach the surface but instead a fold is formed above the fault and is expressed as a fold-scarp at or just below the surface (Shaw et al, 1996 and 2002, Christofferson et al., 2002). To the north of the 1987 hypocenter the fault flattens and continues beneath the San Gabriel mountains and merges with the Sierra Madre-Cucamonga fault system. Buried fold scarps along the Santa Fe Springs segment reveal evidence for 4 major earthquakes (Mw > 7.0) generated by the PHT in the past 11,000 years (Dolan et al., 2003). Late Quaternary slip rates range from 0.3 - 1.1mm/yr; however, minimum Holocene slip rates range from 1.1 to 1.6 mm/yr (Dolan et al, 2003; Frankel et al., 2002). The estimated maximum



earthquake on this fault is Mw 7.1. The PHT is considered a Class B fault (Frankel et al., 2002). The closest segment of PHT is located approximately 0.69 miles (1.1 km) north of the site.

Hollywood Fault: The Hollywood Fault begins near the Los Angeles River and eastern edge of the Santa Monica Mountains and extends westward for approximately 91/2 miles before shifting its locus of active deformation to the area of the West Beverly Hills Lineament (WBHL), where faulting takes a left step to the Santa Monica Fault. The Hollywood Fault is capable of producing a M_w 6.4 to 6.6 earthquake (Dolan et al., 1997). Investigators have estimated the lateral slip rate to be about 1.0 \pm 0.5mm/year, with a vertical slip rate to be 0.25 mm/year (Dolan et al., 1997). Conversely, a lower slip rate of 0.04-0.4 mm/year (Ziony and Yerkes, 1985) leads to a long return period. Recent detailed geologic and geotechnical studies have provided cumulative physical evidence for Holocene displacements resulting in an Alquist-Priolo Special Study Zone being established for the Hollywood Fault (CGS, 2014). Exposures identified in prior explorations (Crook and Proctor, 1992), coupled with bulk-soil radiocarbon ages provide scant evidence for an early to mid-Holocene age for the most recent surface rupture approximately 6,000 years to 11,000 years ago; suggesting a long period of quiescence between surface rupturing on the Hollywood Fault (Dolan, 1997, 2000) (Ziony and Yerkes, 1985). The closest segment of the Hollywood Fault is located approximately 6.8 miles (10.9 km) north of the site.

<u>Newport Inglewood Fault Zone</u>: The Newport Inglewood Fault Zone (NIFZ) is an active northwest-trending, approximately 2- to 4-mile wide belt of anticlinal folds and faults disrupting early Holocene to Late Pleistocene-age and older deposits (Barrows, 1974). The NIFZ is characterized by trends related to right-lateral shearing at depth (Moody and Hill, 1956). The zone defines the boundary between the western basement complex of Catalina type schist and related rocks to the southwest, and the eastern basement complex of metasedimentary, metavolcanic and plutonic rocks to the northeast (Yerkes, et al., 1965). Right-lateral, strike-slip displacement of 3,000 to 5,000 feet has been measured in Lower Pliocene strata along the NIFZ (Dudley, 1954; Hill, 1954; Poland, et al., 1959). Apparent vertical offset across faults of the NIFZ ranges from 4,000 feet at the basement interface, to 1,000 feet in the Pliocene strata, and 200 feet at the Plio-Pleistocene boundary (Yerkes, et al., 1965). Movement along this structural



zone is inferred to have been initiated during middle Miocene time (circa 15 million years ago), with seismic activity continuing to the present time. There is abundant seismic evidence that the zone is tectonically active; thus, the surrounding metropolitan area is subject to certain seismic risks. At least five earthquakes of magnitude 4.9 or larger have been associated with the NIFZ since 1920 (Barrows, 1974). Estimated maximum deterministic magnitude earthquake is generally modeled between Magnitude (M_0) 6.5 and 7.2. The closest segment of the NIFZ is located approximately 4.5 miles (7.2 km) north of the site.

2.8.2 <u>Historical Seismicity</u>

Documentation of only the strongest earthquakes in southern California from the past 200 years is available. Early descriptions of earthquakes were rarely specific enough to allow an association with any particular fault zone. It is also not possible to precisely locate epicenters of earthquakes that have occurred prior to the Twentieth Century. A search of historical earthquakes was performed using EQSearch (Blake, 2000) for the 220 year time period between 1800 and 2020. Within that time frame, 489 earthquakes greater than or equal to an Mw of 4 were found within a 100-kilometer (62-mile) radius of the site. See Figure 4, *Regional Fault and Seismicity Map*.

Of these closest earthquakes, the magnitude 5.3 Mw earthquake was located 1.4 miles (2.3 km) southwest of the site and occurred on September 3, 1905. Although not precisely located, its epicenter (N34.0000° latitude, W-118.0000° longitude) is approximately located within the seismically active Newport-Inglewood fault zone located westerly to the site.

2.8.3 Surface Fault Rupture

In general, the primary seismic hazards for sites in Southern California include surface fault rupture and strong ground shaking. The site may experience strong ground shaking after redevelopment of the site resulting from an earthquake occurring along several major active or potentially active faults in southern California. The potential for surface fault rupture and seismic shaking are discussed below.

Our review of available in-house literature indicates that no known active faults have been mapped across the site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone (Hart and Bryant, 2007). The locations



of the closest active surface faults to the site were generated using the United States Geological Survey Earthquake Hazards Program (USGS, 2008b), and are described in more detail above. The closest fault to the site is the Puente Hills Blind Thrust located in the subsurface of the Los Angeles Basin approximately 0.69 miles (1.1 km) northerly of the site. The closest major active faults near the site with surface expression include the Newport-Inglewood fault zone and Hollywood faults, which are located approximately 4.5 miles (7.2 km) and 6.8 miles (10.9 km) to the southwest and north of the site, respectively. Considering the locations of these mapped faults relative to the site, the potential impact of surface fault rupture occurrence at the site is considered to be low. Therefore, the impact of fault rupture is less than significant.

2.8.4 Seismic Shaking

The site may experience strong ground shaking after the site is redeveloped resulting from an earthquake occurring along one or more of the major active or potentially active faults identified above. Accordingly, any new structures at the site should be designed in accordance with all applicable current codes (LABC, 2023) and standards utilizing the appropriate seismic design parameters presented in Section 3.3 of this report to reduce seismic risk as defined by California Geological Survey (CGS) Chapter 2 of Special Publication 117a (CGS, 2008). Through compliance with these regulatory requirements and the utilization of appropriate seismic design parameters selected by the design professionals, potential impacts relating to seismic shaking can be reduced to less than significant.

2.9 Secondary Seismic Hazards

In general, secondary seismic hazards for sites in the region could include soil liquefaction, earthquake-induced settlement, lateral displacement, landsliding, seiches, and tsunamis. The potential for secondary seismic hazards at the subject site is discussed below.

2.9.1 Liquefaction

Liquefaction is the loss of soil strength or stiffness due to a buildup of excess pore-water pressure during strong ground shaking. Liquefaction is associated primarily with low density, granular, saturated soil. Effects of



severe liquefaction can include sand boils, excessive settlement, bearing capacity failures, and lateral spreading.

The site is <u>not</u> mapped within an area prone to liquefaction as shown on the State of California Seismic Hazard Zones Map for the Hollywood Quadrangle (CGS, 1999), see Figure 5, *Seismic Hazard Map* as overlain in green. The site is also not mapped as an area susceptible to liquefaction by the City of Los Angeles General Plan's Safety Element Exhibit B (City of Los Angeles, 1996).

Our explorations advanced to a maximum depth of 51.5 feet below ground surface did not encounter groundwater, nor did explorations at a site approximately 100 feet to the south, drilled to a depth of 101.5 feet bgs. Based on these considerations and soil correlations, the potential for liquefaction occurring at the site is considered low.

As a part of geotechnical exploration for the proposed Exposition Point development (Leighton, 2023), we have evaluated the liquefaction potential at that site using the data obtained from the CPT soundings with the computer program Cliq (v.3.0.3.4). Based on our evaluation using the Maximum Considered Earthquake (MCE) and a design groundwater level of 80 feet bgs (Amin Adini, 1993) for the CPTs performed at that site, potential for liquefaction to occur at the site is low, with generally little to no expression of liquefaction at the surface.

2.9.2 <u>Seismically Induced Settlement</u>

Seismically induced settlement generally consists predominantly of liquefaction-induced settlement (below groundwater) and to a lesser extent dynamic compaction of unsaturated, granular soil (above groundwater). These settlements occur primarily within low-density sandy soil due to reduction in volume during and shortly after an earthquake event. Based on the depth to groundwater at the site, the potential for liquefaction is considered to be low; therefore, the potential for seismically induced settlement due to liquefaction is also considered low.

The seismic settlement of soil above the historic high groundwater level due to $^{2}/_{3}$ of PGA_M with a modal magnitude of 6.35 was evaluated for the proposed Expo Point development using the CPT data obtained during the subsurface exploration (Leighton, 2023). Seismic settlement is expected to



be on the order of ¼ inch or less. The estimated seismic differential settlement is less than ¼ inch over a span of 40 feet. Accordingly, the potential impacts relating to seismically induced settlement is less than significant.

2.9.3 Earthquake-Induced Lateral Displacement

Liquefaction may also cause lateral spreading. For lateral spreading to occur, the liquefiable zone must be continuous, unconstrained laterally, and free to move along gently sloping ground toward an unconfined area such as an unlined river channel. Since the potential for liquefaction at the site is considered to be low and the site is laterally confined, the potential for lateral spreading at the site is also considered low.

2.9.4 Seismically Induced Landslides

According to the State of California Seismic Hazard Zones Report for the Hollywood Quadrangle (CGS, 1998), see Figure 5, (landslide areas shown in blue on Figure 5) the Site is not located within a zone of potential seismically induced landslides. The site is also not located within any mapped landslide area by the City of Los Angeles General Plan's Safety Element Exhibit C (City of Los Angeles, 1996). Due to relatively level ground surrounding the site, the potential for seismically induced landslides at the site is not a consideration for this project.

2.9.5 Earthquake-Induced Flooding

Earthquake-induced flooding can result from the failure of dams or other water-retaining structures resulting from earthquakes. The project site is located within the potential inundation area for the Los Angeles Department of Water and Power (LADWP) Hollywood Reservoir held by Mulholland Dam (Los Angeles Safety Element, 1996). Built in 1924 to hold more than 2.5 billion gallons of water, Mulholland Dam is located in the city of Los Angeles within the former Weid Canyon, east of Cahuenga Pass and Highway 101 approximately 7.7 miles northwest of the project site. The dam is 210 feet high, 933 feet long and 16 feet wide at the crest with a maximum retained water depth of 183 feet.



This dam, as well as others in California, are continually monitored by the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers to guard against the threat of dam failure. Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum design basis earthquake for the site. Mulholland Dam is regularly inspected and meets current safety regulations. In addition, LADWP has emergency response plans to address any potential impacts to its dams. Given the distance of the Mulholland Dam to the Project Site, the oversight by the Division of Safety of Dams, including regular inspections, and LADWP's emergency response program, the potential for substantial adverse impacts related to inundation at the Project Site as a result of dam failure would be less than significant.

2.9.6 **Tsunamis and Seiches**

Tsunamis are waves generated in large bodies of water by fault displacement or major ground movement. Based on the inland and elevated location of the site, tsunamis are not considered hazards at the site (City of Los Angeles, 1996).

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. In some instances, earthquakes of significant magnitude could cause a seiche in pools.

2.10 Flood Hazard

Based on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency (FEMA), the site is not located within a flood hazard zone (Figure 6, *Flood Hazard Zone Map*). The City of Los Angeles General Plan Safety Element Exhibit F indicates the site is not within a 100-year or 500-year flood plain area (City of Los Angeles, 1996.) Based on this information, the potential for flooding at the site is considered low.

2.11 Slope Stability and Landslides

The site is not located within any mapped landslide area by the City of Los Angeles General Plan's Safety Element Exhibit C (City of Los Angeles, 1996). Since the site generally consists of relatively level terrain, the potential for slope instability and landslides is not considered a geotechnical hazard for the site.



2.12 Oil Wells and Methane Gas

The site is not located within the boundaries of an oilfield as mapped by California Geologic Energy Management Division (CalGEM), formerly the California Division of Oil, Gas and Geothermal Resources, and no oil wells are located on or in the vicinity of the site. The site is not located within the mapped zones by the City of Los Angeles, Department of Public Works, Bureau of Engineering as a methane or methane buffer zone (City of Los Angeles, 2004). Therefore, potential impacts related to oil wells or methane gas would be less than significant.

2.13 <u>Sedimentation and Erosion</u>

The erosion characteristics of the unconsolidated alluvial deposits exposed on any future potential temporary cut slopes onsite is expected to be moderately to highly susceptible to erosion. Although not currently anticipated, any manufactured slopes composed of compacted fill would be expected to be moderately susceptible to erosion.

The native soils onsite, as well as fill slopes constructed with native soils, will have a moderate susceptibility to erosion. These materials will be particularly prone to erosion during excavation and site development, especially during heavy rains.

The potential for erosion can be mitigated through the application of best management practices (BMPs) and other Storm Water Pollution Prevention Plan (SWPPPs), such as temporary catchment basins and/or sandbagging to control runoff and contain sediment transport within the project site during construction. Following completion of the project, the site will be improved with structures, hardscape, landscaping and appropriate drainage infrastructure. Therefore, sedimentation and erosion impacts upon completion of construction are considered less than significant.

2.14 <u>Regional Subsidence</u>

Regional ground subsidence generally occurs due to rapid and intensive removal of subterranean fluids, typically water or oil. It is generally attributed to the consolidation of sediments as the fluid in the sediment is removed. The total load of the soils in partially or fully saturated deposits is born by their granular structure and the fluid. When the fluid is removed, the load is born by the sediment alone and it settles. No reports on regional subsidence have documented subsidence in



the site vicinity, and the project would not involve the removal of water or oil at the site, making the potential for ground subsidence very low.

2.15 Summary of Geologic and Seismic Hazard Review

The results of our geologic and seismic hazard review are summarized below.

GEOLOGIC AND SEISMIC HAZARDS	FINDINGS
Fault rupture	Low Risk
Seismic Ground Shaking	Low Risk
Liquefaction	Low Risk
Seismically induced settlement	Low Risk
Seismically induced lateral displacement	Low Risk
Seismically induced landslide	Low Risk
Seismically induced flooding and seiches	Low Risk
Tsunamis	Low Risk
Flood hazard	Low Risk
Soil expansion	Low Risk
Soil corrosion	Low Risk
Slope stability and landslide	Low Risk
Methane Gas	Low Risk
Erosion/Sedimentation	Low Risk
Regional Subsidence	Low Risk



3.0 CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS

Based on the results of this study, it is our opinion that the subject site is suitable for development from a geotechnical viewpoint. Preliminary geotechnical recommendations are presented in the following sections and are intended to provide sufficient geotechnical information to develop the project plans in accordance with the 2023 LABC requirements. *A design-level geotechnical investigation that includes additional soil borings, laboratory testing, and engineering analysis will be required for the site by the reviewing agency in pursuit of building permits.* Design of the project in accordance with standard engineering practice, including requirements of the 2023 LABC requirements, and the recommendations of the project civil and structural engineers, geotechnical consultant and others will reduce the potential for adverse geotechnical conditions impacting the proposed improvements.

The preliminary recommendations presented below are based on results of our exploration, laboratory testing and engineering analysis.

3.1 <u>Earthwork</u>

We understand project earthwork is expected to include complete demolition/removal of existing residential improvements. Earthwork should also include complete overexcavation and recompaction of any remaining undocumented fill soils below new improvement footprints as described in the following subsections.

3.1.1 Earthwork Observation and Testing

Leighton and Associates, Inc. should observe and test all grading and earthwork, to check that the site is properly prepared, the selected fill materials are satisfactory, and that placement and compaction of fills has been performed in accordance with our final design-level recommendations and the project specifications.

Variations in site conditions are possible and may be encountered during construction. To confirm correlation between soil data obtained during our field and laboratory testing and actual subsurface conditions encountered during construction, and to observe conformance with approved plans and specifications, it is essential that we be retained to perform continuous or intermittent review during earthwork, excavation and foundation construction phases. Therefore, conclusions and recommendations presented in this



report are contingent upon us performing a supplementary design-level investigation and providing construction observation services.

3.1.2 <u>Surface Drainage</u>

Water should not be allowed to pond or accumulate anywhere except in detention basins. Pad drainage should be designed to collect and direct surface water away from structures to approved drainage facilities. Hardscape drains should be installed and drain to storm water disposal systems. Drainage patterns approved at the time of fine grading should be maintained throughout the life of proposed structures. Irrigation and/or percolation should not be allowed for at least 10 feet horizontally around buildings.

3.1.3 <u>Site Preparation</u>

After demolition and removal of existing improvements, the site areas for future improvements such as concrete hardscape, buildings, and paving should be excavated to a minimum of five feet deep to remove any undocumented fill. Approximately 5 feet of undocumented fill was encountered during our subsurface exploration. Deeper fill or seepage pits may be encountered between exploration locations or below existing structures.

The excavated soil should be replaced as engineered fill provided the soil is suitable for residential or commercial reuse. The majority of the sandy soil on site should be suitable for use as engineered fill. Overexcavation should extend laterally a distance equal to the thickness of the fill below the foundation. Excavation and overexcavation bottoms should expose competent native sandy soil and should be observed and evaluated by the geotechnical engineer or his representative prior to processing and compaction. If unsuitable soil, as determined by the geotechnical engineer, is encountered at the bottom, additional excavation to remove the unsuitable soil should be performed, or additional geotechnical recommendations will be provided. The bottom of excavations and overexcavations should be processed by scarification and moisture conditioning to a depth of approximately 6 to 8 inches and compacted to at least 95 percent relative compaction. The scarified soil should be moisture conditioned to within 2 percent above near optimum moisture content prior to compaction.



References to relative compaction and optimum moisture content should be in accordance with ASTM D 1557.

Any underground obstructions such as foundation elements, seepage pits or other man-made items encountered should be removed. Efforts should be made to locate any existing utility lines. Those lines should be removed or rerouted where interfering with proposed construction. It is essential that excavation not undermine existing adjacent utility infrastructure.

3.1.4 Reuse of Concrete and Asphalt in Fill

Pulverized demolition concrete free of rebar and other materials and demolished asphalt pavement can be pulverized to particles no-larger-than (\leq) 3-inches, and mixed with site soils for use in compacted fill. Blended pulverized concrete and asphalt should be mixed with at least 25% soils by weight. Such materials must be free of and segregated from any hazardous materials and/or organic material of any kind.

3.1.5 Engineered Fill

Onsite soils free of organics, debris and oversized material (greater-than 3inches in largest dimension) are suitable for use as engineered fill. However, any soil to be placed as fill, whether onsite or imported material, should be first viewed by Leighton, and then tested if necessary, prior to approval for use as compacted fill. All structural fill must be free of hazardous materials.

All fill soil should be placed in thin, loose lifts suitable to the type of compaction equipment being used, moisture-conditioned, as necessary, to within 2 percent above optimum moisture content, and compacted to a minimum 95% relative compaction as determined by ASTM D 1557 standard test method (modified Proctor compaction curve). Anticipated shrinkage for the onsite soils range from 7 to 15 percent.

3.1.6 Pipeline Backfilling

Utility trenches should be backfilled with compacted fill in accordance with Sections 306-1.2 and 306-1.3 of the Standard Specifications for Public Works Construction, ("Greenbook"), 2021 Edition, except noted herein. Utility trenches can be backfilled with onsite sands free of rubble, debris,



organic and oversized material up to (\leq) 3-inches in largest dimension. Prior to backfilling trenches, pipes should be bedded in and covered with either:

- 1. **Sand:** A uniform, sand material that has a Sand Equivalent (SE) greater-than-or-equal-to (≥) 30, passing the No. 4 U.S. Standard Sieve (or as specified by the pipe manufacturer), water densified in place, or
- 2. **CLSM:** Controlled Low Strength Material (CLSM) conforming to Section 201-6 of the *Standard Specifications for Public Works Construction,* ("Greenbook"), 2021 Edition. CLSM is preferred under the building footprint, to reduce the potential for water infiltration under the building.

Pipe bedding should extend at least 4-inches below the pipeline invert and at least 12 inches over the top of the pipeline. Native and clean fill soils can be used as backfill over the pipe bedding zone, and should be placed in thin lifts, moisture conditioned above optimum, and mechanically compacted to at least 95 percent relative compaction, relative to the ASTM D 1557 laboratory maximum density.

3.2 **Foundation Recommendations**

Footings for the proposed residential/multi or commercial use and future parking structures may be founded on shallow foundation systems bearing on undisturbed natural soils or engineered fill. Ground improvement may also be considered depending upon the type of construction and future building loads.

3.2.1 Spread Footings

On a preliminary basis, in consideration of residential reuse, footings should have a minimum embedment depth of 24 inches and have a minimum width of 24 inches.

Footings for structures without basements may be designed to impose an allowable bearing pressure of 4,000 pounds per square foot (psf). A one third increase in the bearing value for short duration loading, such as wind or seismic forces may be used. The ultimate bearing capacity can be taken as 12,000 psf, which does not incorporate a factor of safety. A resistance factor of 0.45 should be used for bearing capacity evaluation with factored loads. The recommended bearing value is a net value, and the weight of concrete in the footings can be taken as 50 pounds per cubic foot (pcf); the



weight of soil backfill can be neglected when determining the downward loads.

3.2.2 Mat Foundation

Proposed structures may also be supported on a mat foundation.

Mat foundations should be embedded a minimum of 3 feet below the lowest adjacent grade. A mat foundation may be designed for a modulus of subgrade reaction of 35 pounds per cubic inch (pci). The bearing pressure under conventional dead plus live loads should not exceed 4,000 psf; however, the allowable bearing pressure may be increased by one-third for short duration, dynamic loads including wind or seismic forces.

3.2.3 Lateral Load Resistance

Soil resistance available to withstand lateral loads on a shallow foundation is a function of the frictional resistance along the base of the footing and the passive resistance that may develop as the face of the structure moves into the soil. The frictional resistance between the base of the foundation and the subgrade soil may be computed using a coefficient of friction of 0.40. The passive resistance may be computed using an equivalent fluid pressure of 350 pounds per cubic foot (pcf), assuming there is constant contact between the footing and undisturbed soil. The values above are ultimate values. Appropriate factors of safety should be applied for design.

3.3 Seismic Design Parameters

To accommodate effects of ground shaking produced by regional seismic events, seismic design can, at the discretion of the designing structural engineer, be performed in accordance with the 2023 LABC. The table below, *2023 LABC Seismic Parameters*, tabulates seismic design parameters based on ASCE/SEI 7-16.



Categorization/Coefficients	Code-Based ⁽¹⁾
Site Longitude (decimal degrees) West	-118.2822°
Site Latitude (decimal degrees) North	34.0122°
Site Class	D
Mapped Spectral Response Acceleration at 0.2s Period, S_s	1.873
Mapped Spectral Response Acceleration at 1s Period, S_1	0.663
Short Period Site Coefficient at 0.2-second Period, F_a	1
Long Period Site Coefficient at 1-second Period, F_v	1.7 ⁽¹⁾
Adjusted Spectral Response Acceleration at 0.2s Period, S_{MS}	1.873
Adjusted Spectral Response Acceleration at 1s Period, S_{M1}	1.127 ⁽¹⁾
Design Spectral Response Acceleration at 0.2s Period, S_{DS}	1.249
Design Spectral Response Acceleration at 1s Period, S_{D1}	0.752 ⁽¹⁾
Site Modified Peak Ground Acceleration, PGA _M	0.879

2023 LABC Mapped Seismic Parameters

1. A ground motion hazard analysis is not required where the value of the parameter S_{M1} determined by Eq. (11.4-2) of ASCE 7-16 is increased by 50% for all applications of S_{M1} in ASCE 7-16. The resulting value of the parameter S_{D1} determined by Eq. (11.4-4) shall be used for all applications of S_{D1} in ASCE 7-16.

3.4 Lateral Earth Pressures and Retaining Wall Design

We recommend that retaining walls, if any, be backfilled with very low expansive soil and constructed with a backdrain. Using expansive soil as retaining wall backfill will result in higher lateral earth pressures exerted on the wall and are, therefore, not recommended. Onsite soils are considered generally suitable for use as wall backfill and should be confirmed during grading. Based on these recommendations, the following parameters may be used for the design of conventional retaining walls with backfill that is properly drained.

Lateral Earth Pressures

Retaining Wall Condition (Level Backfill)	Equivalent Fluid Pressure (pounds-per-cubic-foot)*
Active (cantilever)	40
At-Rest (braced)	60
Passive Resistance (ultimate)	300



The above values were calculated by applying a factor of safety of 1.5 to the peak soil shear strengths from laboratory direct shear testing results. Cantilever walls that are designed to yield at least 0.001H, where H is equal to the wall height, may be designed using the active condition. Rigid walls and walls braced at the top should be designed using the at-rest condition. Passive pressure is used to compute soil resistance to lateral structural movement. In addition, for sliding resistance, a frictional resistance coefficient of 0.40 may be used at the concrete and soil interface. The lateral passive resistance should be taken into account only if it is ensured that the soil providing passive resistance, embedded against the foundation elements, will remain intact with time. A soil unit weight of 120 pcf may be assumed for calculating the actual weight of the soil over the wall footing.

In addition to the above lateral forces due to retained earth, surcharge due to improvements, such as an adjacent structure or traffic loading, should be considered in the design of the retaining wall. Loads applied within a 1:1 projection from the surcharging structure on the stem of the wall should be considered in the design. A third of uniform vertical surcharge loads should be applied at the surface as a horizontal pressure on cantilever (active) retaining walls, while half of uniform vertical surcharge-loads should be applied as a horizontal pressure on braced (atrest) retaining walls. To account for automobile parking surcharge, we suggest that a uniform horizontal pressure of 100 psf (for restrained walls) or 70 psf (for cantilever walls) be added for design, where autos are parked within a horizontal distance behind the retaining wall less than the height of the retaining wall stem.

For walls with a retained height over 12 feet, or where otherwise required by the building code or deemed appropriate by the structural engineer, we recommend that the wall designs be checked seismically using an *additive seismic* pressure of 25H psf, which is to be applied with a resultant at 2/3 above the bottom of the wall.

3.5 <u>Concrete Slab-On-Grade</u>

Concrete slabs-on-grade should be designed by the structural engineer in accordance with 2023 LABC requirements for soils with a low expansion potential. More stringent requirements may be required by the structural engineer and/or architect; however, slabs-on-grade should have the minimum recommended components described below.

Slab-on-grade subgrade soil should be moisture conditioned to at least optimum moisture content to a minimum depth of 12 inches within building footprints, and



compacted to 95% of the modified proctor (ASTM D 1557) laboratory maximum density prior to placing either a moisture barrier, steel and/or concrete.

A moisture barrier consisting of 10-mil Visqueen (or equivalent) should then be placed below slabs where moisture-sensitive floor coverings or equipment will be placed.

A conventionally reinforced concrete slab-on-grade with a thickness of at least 5inches should be placed in pedestrian areas without heavy loads. Reinforcing steel should be designed by the structural engineer, but as a minimum should be No. 3 rebar placed at 24 inches on-center, each direction (perpendicularly), middepth in the slab. A modulus of subgrade reaction (k) as a linear spring constant, of 175 pounds-per-square-inch per inch deflection (pci) can be used for design of heavily loaded slabs-on-grade, assuming a linear response up to deflections on the order of ³/₄-inch.

Minor cracking of concrete after curing due to expansion, drying and shrinkage is normal and should be expected. However, cracking is often aggravated by a high water-to-cement ratio, high concrete temperature at the time of placement, small nominal aggregate size, and rapid moisture loss due to hot, dry, and/or windy weather conditions during placement and curing. Cracking due to temperature and moisture fluctuations can also be expected. The use of low-slump concrete or low water/cement ratios can reduce the potential for shrinkage cracking.

3.6 Sulfate Attack and Ferrous Corrosion Protection

Water-soluble sulfates in soil can react adversely with concrete. Concrete subject to exposure to sulfates shall comply with requirements set forth in ACI 318. Based on results of laboratory testing, concrete structures in contact with the onsite soil will have "negligible" exposure to water-soluble sulfates in the soil (exposure class S0). Therefore, common Type II Portland cement may be used for concrete construction onsite. Import fill soils should be tested for corrosivity and sulfate attack before import to the site.

Soil with a chloride content of 500 ppm or more is considered corrosive. Four soil samples were tested for corrosivity, one from this study (LB-3, BB-1), and three from the prior phase of work located to the south of the subject site across 39th Street (2022-LP-1, S-2 & S-3 mix, and 2022-LP-2, S-4, and BH-3, BB-1). These tests indicated a minimum electrical resistivity of 3900, 1145, 5044, and 1630 ohm-



cm, chloride content of 50, 60, 50, and 31 ppm, and pH of 6.88, 7.35, 7.19 and 7.32.

An exposure class of C1 may be assumed for concrete in contact with soil exposed to moisture per ACI 318-14, but not due to external sources of chlorides.

The onsite soil is considered corrosive to ferrous metals. Ferrous pipe buried in moist to wet site earth materials should be avoided by using high-density polyethylene (HDPE), polyvinyl chloride (PVC) and/or other non-ferrous pipe when possible. Ferrous pipe can also be protected by polyethylene bags, tap or coatings, di-electric fittings or other means to separate the pipe from on-site soils.

3.7 <u>Pavement Sections</u>

Based on design procedures outlined in the current Caltrans *Highway Design Manual* and an assumed design R-values of at least 40 for the subgrade soil (one laboratory test result indicated an R-value of 66) and 78 for the Class 2 aggregate base, preliminary flexible pavement sections were calculated for the Traffic Indices (TIs) tabulated, and are listed below:

Assumed Traffic Index	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
4.0 (automobile parking)	3	3
5.0 (driveways and truck traffic)	3	4
6.0 (roadways, heavy truck traffic)	31/2	51⁄2

Hot Mixed Asphalt (HMA) Pavement Sections

Portland cement concrete pavement sections were calculated in accordance with procedures developed by the Portland Cement Association. Concrete paving sections for three Traffic Indices (TIs) are presented below:

Portland Cement Concrete Pavement Sections

Assumed Traffic Index	PC Concrete (inches)	Class 2 Agg. Base Course (inches)
4.0 (automobile parking)	5	
5.0 (driveways and truck traffic)	51/2	4
6.0 (roadways and heavy truck traffic)	6½	



We have assumed that this Portland cement concrete will have a compressive strength of at least 3,000 pounds-per-square-inch (psi). Prior to placement of aggregate base, subgrade soils should be prepared in accordance with the Earthwork section of this report. Aggregate base should be placed in thin lifts; moisture conditioned, as necessary, and compacted to a minimum of 95 percent relative compaction.

Upon completion of rough grading samples of pavement subgrade should be collected and tested for R-value to compare the assumed value used in design of structural sections in this report remains applicable.

Traffic Indices (TIs) used in our pavement design are considered reasonable values for the proposed parking areas, and should provide a pavement life of approximately 20 years with a normal amount of flexible pavement maintenance. Irrigation adjacent to pavements, without a deep curb or other cutoff to separate landscaping from the paving, will result in premature pavement failure. Traffic parameters used for design were selected based on engineering judgment and not on information furnished to us such as an equivalent wheel-load analysis or a traffic study. The assumed TIs should be reviewed by the project civil engineer to determine the applicability of the assumed TIs for the site.



4.0 CONSTRUCTION CONSIDERATIONS

4.1 <u>Temporary Excavations</u>

All temporary excavations, including footings, utility trenches, should be performed in accordance with project plans, specifications, and all OSHA requirements. Excavations 5 feet or deeper should be laid back or shored in accordance with OSHA requirements before personnel are allowed to enter.

No surcharge loads should be permitted within a horizontal distance equal to the height of cut or 5 feet, whichever is greater from the top of the cut, unless the cut is shored appropriately.

During construction, the soil conditions should be regularly evaluated to verify that conditions are as anticipated. The contractor shall be responsible for providing the "competent person" required by OSHA standards to evaluate soil conditions. Soil types will vary, but Type C soils can be expected at shallow depths. Close coordination between the competent person and the geotechnical engineer should be maintained to facilitate construction while providing safe excavations.

4.2 <u>Temporary Shoring</u>

Should adequate space onsite not be obtainable to layback excavations at inclinations no steeper than 1½:1, then the excavation should be retained by conventional soldier piles or sheet pile walls. Support of all adjacent existing structures without distress is the contractor's responsibility. These shoring systems adjacent to existing infrastructure should be designed by a California licensed civil or structural engineer. The contractor should forward their plans for the support system to Leighton for pre-construction review. In addition, it should be the contractor's responsibility to undertake a pre-construction survey with benchmarks and photographs of the adjacent improvements should shoring be required.

The contractor should be aware of the granular nature of the soils, being careful to guard against potential for sloughing and caving of excavation sides. This is for both human safety and safety of the improvements being shored.

Our borings were drilled with a hollow-stem auger. Therefore, we do not have empirical information regarding the potential for caving in drilled holes (e.g. for soldier piles and tiebacks). The contractor may therefore choose to evaluate the potential for difficult drilling conditions and caving of shafts by drilling pilot holes



with the intended production drilling equipment. We expect the granular soils at this site will be prone to caving.

The contractor and shoring designer should perform additional geotechnical studies as necessary to refine the means and methods of shoring construction. As preliminary design guidelines, we present the following geotechnical parameters for shoring design, based on the assumption that grade behind and in front of the shoring will be relatively level (e.g. not for shoring at the toe or top of a cut slope).

4.2.1 Design Lateral Earth Pressures

Unrestrained (cantilever) shoring can be designed to resist an equivalent fluid pressure of 35 pcf, for shoring no more than approximately 15 feet in height. For braced shoring (restrained from movement at the top) a uniform pressure of 28H psf should be used, where H is the shoring height in feet. Braced shoring should be used for shoring heights greater than 15 feet but not to exceed 25 feet.

4.2.2 Surcharge Pressures

The additional lateral stress resulting from adjacent surcharge loads is presented in Section 3.4 and should be considered in design of the shoring system. Surcharges need not be included in design if the surcharge is setback behind the shoring a horizontal distance greater than the height of the shoring.

4.2.3 Soldier Piles

For the design of soldier piles spaced at least 3 diameters on centers (OC), the allowable lateral bearing value (passive value) of the soils below the level of excavation may be assumed to be 600 psf at the excavated surface, up to a maximum of 6,000 psf. To develop the full lateral value, provisions should be taken to assure firm contact between the soldier piles and the undisturbed soils. The concrete placed in the soldier pile excavations may be a lean-mix concrete. However, the concrete used in that portion of the soldier pile which is below the planned excavated level should be of sufficient strength to adequately transfer the imposed loads from the soldier pile to the surrounding soils.



The frictional resistance between the soldier piles and the retained earth may be used in resisting the downward component of the design load. The coefficient of friction between the soldier piles and the retained earth may be taken as 0.4. This value is based on the assumption that uniform full bearing will be developed between the steel soldier beam and the lean-mix concrete and between the lean-mix concrete and the retained earth. In addition, provided that the portion of the soldier piles below the excavated level is backfilled with structural concrete, the soldier piles below the excavated level may be used to resist downward loads. The frictional resistance between the concrete soldier piles and the soils below the excavated level may be taken as equal to 500 psf.

4.2.4 Lagging

Continuous lagging will be required between the soldier piles. Careful installation of the lagging will be necessary to achieve bearing against the retained earth.

The soldier piles should be designed for the full anticipated lateral pressure. However, the pressure on the lagging will be less due to arching in the soils. For clear spans up to 8 feet, we recommend that the lagging be designed for a semi-circular distribution of earth pressure where the maximum pressure is 400 psf at the midline between soldier piles, and 0 psf at the soldier piles.

4.2.5 Anchor Design

Tie-back friction anchors may be used to resist lateral loads. For design purposes, it may be assumed that the active wedge adjacent to the shoring is defined by a plane drawn at 35 degrees from the vertical through the bottom of the excavation. The anchors should extend at least 40 feet beyond the potential active wedge and to a greater length if necessary to develop the desired capacities.

The capacities of anchors should be determined by testing of the initial anchors as outlined in the following section, Anchor Testing. For design purposes, it may be estimated that drilled friction anchors will develop an average friction value of 600 psf. For post-grouted anchors, it may be estimated that the anchors could develop an average friction of up to 1,800 psf. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. If the anchors are spaced at



least 6 feet on centers, no reduction in the capacity of the anchors need be considered due to group action.

4.2.6 Anchor Installation

The anchors may be installed at angles of 15 to 40 degrees below the horizontal. Caving of the anchor holes should be anticipated and provisions made to minimize such caving. Mining (removal of soils from the anchor holes without advancing the drilling auger) of the sandy and gravelly soils could occur and the shoring contractor should take special care to prevent, or at least minimize, such mining.

Conventional anchors should be filled with concrete placed by pumping from the tip outward, and the concrete should extend from the tip of the anchor to the active wedge. To minimize chances of caving, we suggest that the portion of the anchor shaft within the active wedge be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill may contain a small amount of cement to allow the sand to be placed by pumping.

4.2.7 Anchor Testing

For post-grouted anchors where concrete is used to backfill the anchor along its entire length, the test load should be computed as that required to develop the appropriate friction along the entire bonded length of the anchor. The test load should therefore be computed as:

$$P_{test} = P_{design} * \frac{L_t}{L_b} * M$$

where

*L*_{*i*}=Total Length of Anchor *L*_{*b*}=Post-grouted Length of Anchor *M*=150%

The unbonded length of anchors within the active wedge may be encased in PVC sheathing to prevent load transfer to surrounding soil. Accordingly, the test loads need not be increased using the criteria described above if the unbounded length of anchors is thus isolated from surrounding soil.



All of the production anchors should be pretested to at least 150% of the design load; the total deflection during the tests should not exceed 12 inches. The rate of creep under the 150% tests should not exceed 0.1 inch over a 15-minute period for the anchor to be approved for the design loading.

After a satisfactory test, each production anchor should be locked-off at the design load. The locked-off load should be verified by rechecking the load in the anchor. If the locked-off load varies by more than 10% from the design load, the load should be reset until the anchor is locked-off within 10% of the design load.

The installation of the anchors and the testing of the completed anchors should be observed by our firm.

4.2.8 Internal Bracing

Raker bracing, if used, could be supported laterally by temporary concrete footings (deadmen). For design of such temporary footings, poured with the bearing surface normal to rakers inclined at 45 to 60 degrees with the vertical, a bearing value of 4,000 psf may be used, provided the shallowest point of the footing is at least 1 foot below the lowest adjacent grade. To reduce the movement of the shoring, the rakers should be tightly wedged against the footings and/or shoring system.

4.2.9 Deflection

It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized, however, that some deflection will occur. We estimate that this deflection could be on the order of 1 inch at the top of a shored embankment up to 20 feet in height.

If greater deflection occurs during construction, additional bracing may be necessary to minimize settlement of adjacent structures and of any utilities in the adjacent streets. To reduce the deflection of the shoring, if desired, a greater active pressure could be used in the shoring design.

4.2.10 Monitoring

For shored excavations greater than 12 feet deep and/or supporting a surcharge load from any adjacent footings, soldier piles should be monitored weekly for line and grade, surveyed by a California licensed



Professional Land Surveyor (PLS). Survey results should be sent to Leighton, weekly, preferably by e-mail for our review. If total horizontal deflection inward (towards the excavation) exceeds 1 inch, then excavation adjacent to excessively deflecting soldier/sheet pile(s) should be halted immediately, and the shoring design at that location should be reevaluated by the shoring designer, owner and Leighton. Any movement more than one inch will require remedial shoring at the location of excessive deflection, to prevent additional movement prior to further construction in that area.

4.3 Additional Geotechnical Services

The geotechnical recommendations presented in this report are based on subsurface conditions as interpreted from limited subsurface explorations and limited laboratory testing. Our conclusions and recommendations presented in this report should be reviewed and verified by Leighton during site grading and construction and revised accordingly, if exposed geotechnical conditions vary from our preliminary findings and interpretations. The recommendations presented in this report are only valid if Leighton verifies the site conditions during construction.

Geotechnical observation and testing should be provided during the following activities:

- Precise grading and excavation of the site;
- Subgrade preparation;
- Compaction of all fill materials;
- Utility trench backfilling and compaction;
- Footing excavation and slab-on-grade preparation;
- During installation of temporary shoring, wherever needed; and
- When any unusual conditions are encountered.



5.0 LIMITATIONS

This report was necessarily based in part upon data obtained from a limited number of observances, site visits, soil samples, tests, analyses, histories of occurrences, spaced subsurface explorations and limited information on historical events and observations. Such information is necessarily incomplete. The nature of many sites is such that differing characteristics can be experienced within small distances and under various climatic conditions. Changes in subsurface conditions can and do occur over time. This exploration was performed with the understanding that this subject site is proposed for development as described in this report. Important information about limitations of geotechnical reports in general is presented in Appendix D, GBA's *Important Information About Your Geotechnical Report*.

This report was prepared for Ventus Group based on their needs, directions and requirements at the time of our explorations, in accordance with generally accepted geotechnical engineering practices at this time in California. This report is not authorized for use by, and is not to be relied upon by, any party except Ventus Group and their design and construction management team, with whom Leighton and Associates, Inc. has contracted for this work. Use of or reliance on this report by any other party is at that party's risk. Unauthorized use of or reliance on this report constitutes an agreement to defend and indemnify Leighton and Associates, Inc. from and against any liability which may arise as a result of such use or reliance, regardless of any fault, negligence, and/or strict liability of Leighton and Associates, Inc.



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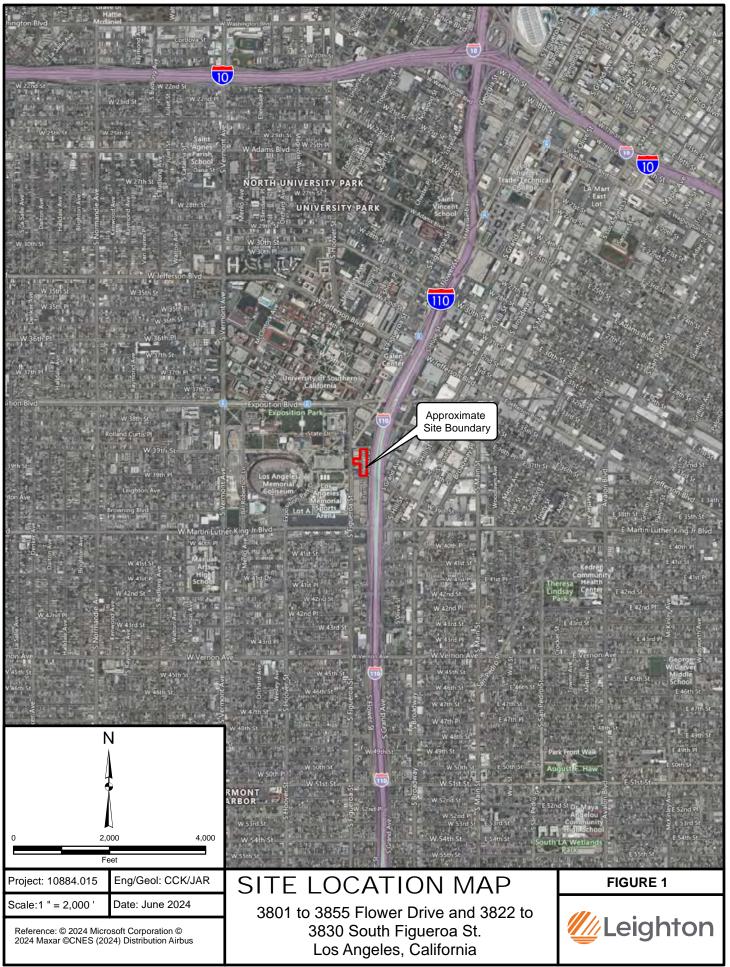
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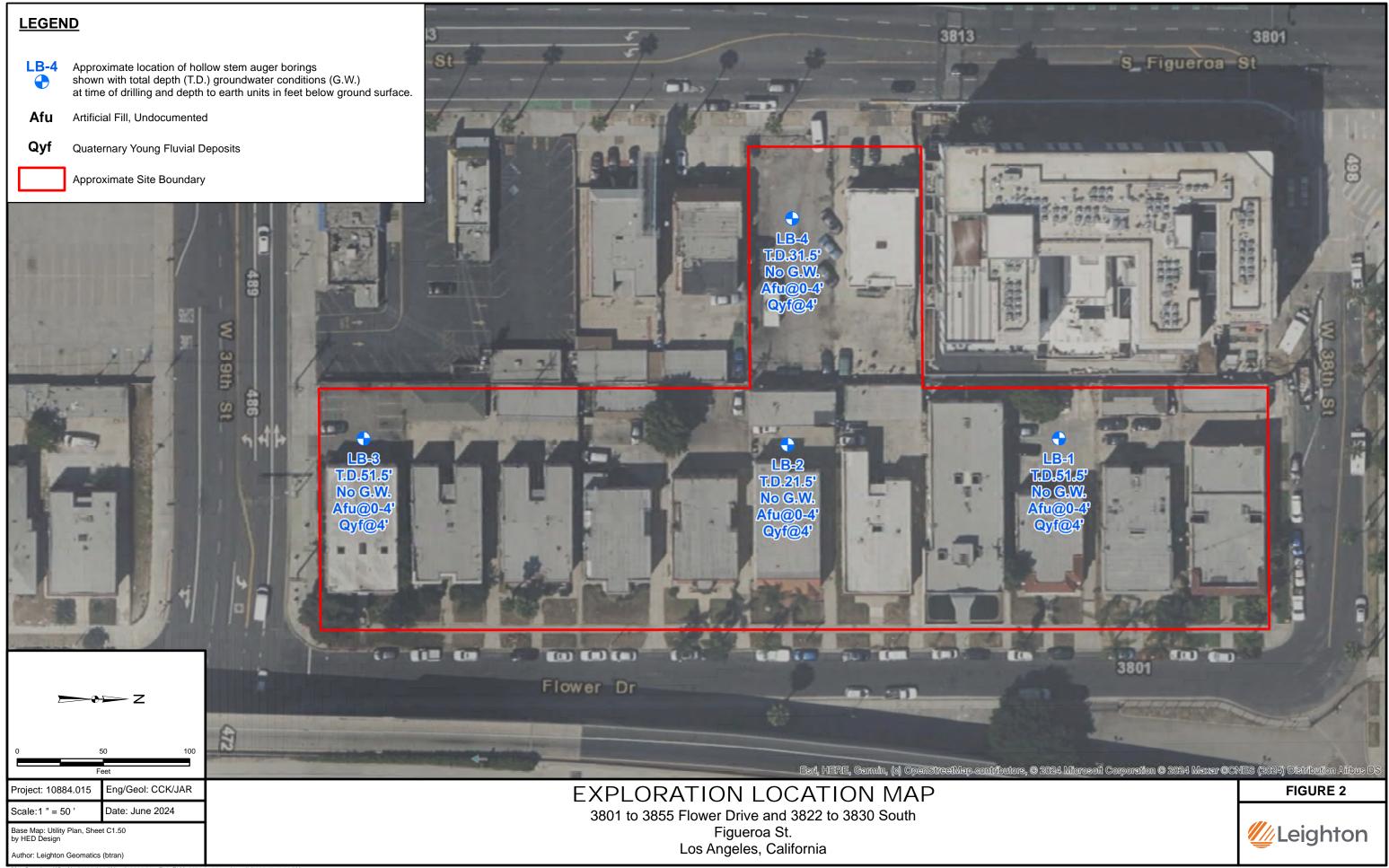


FIGURES

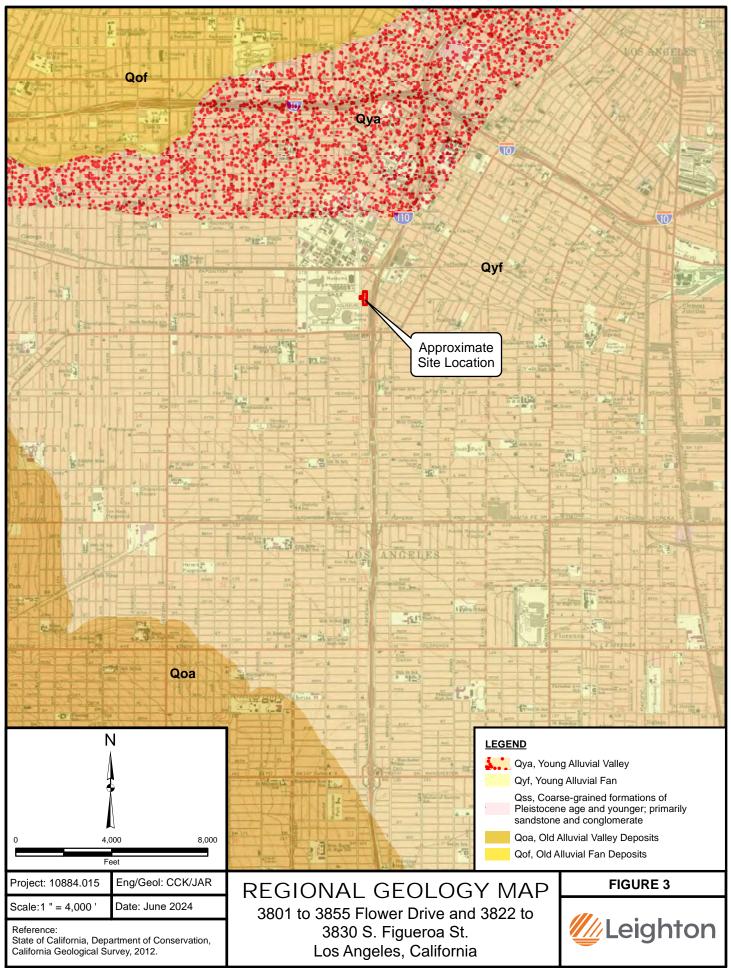




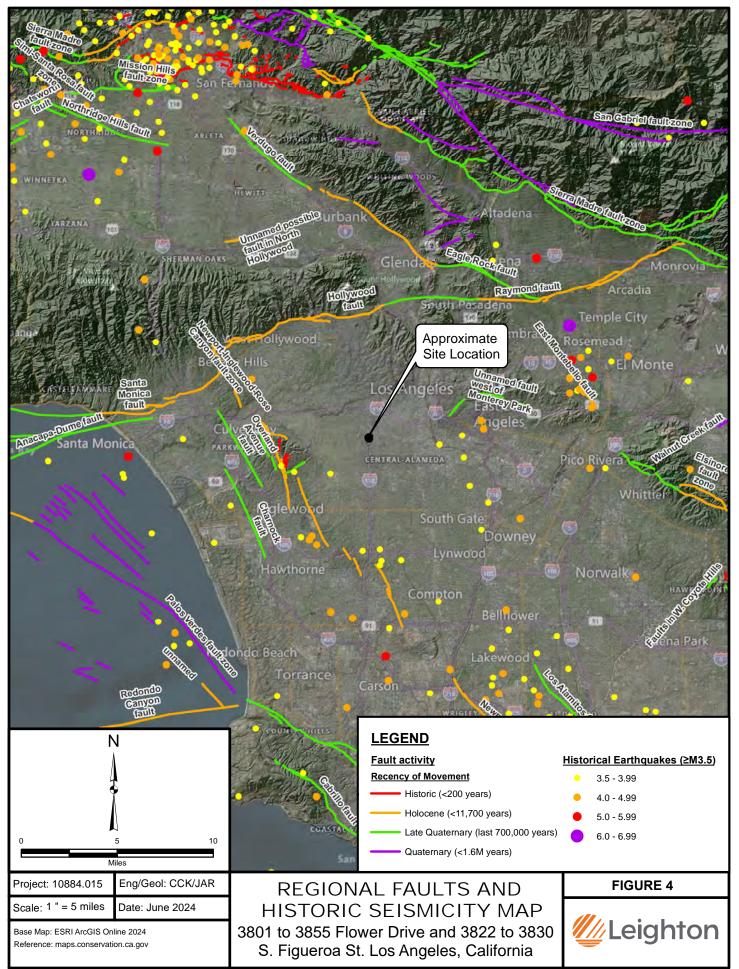
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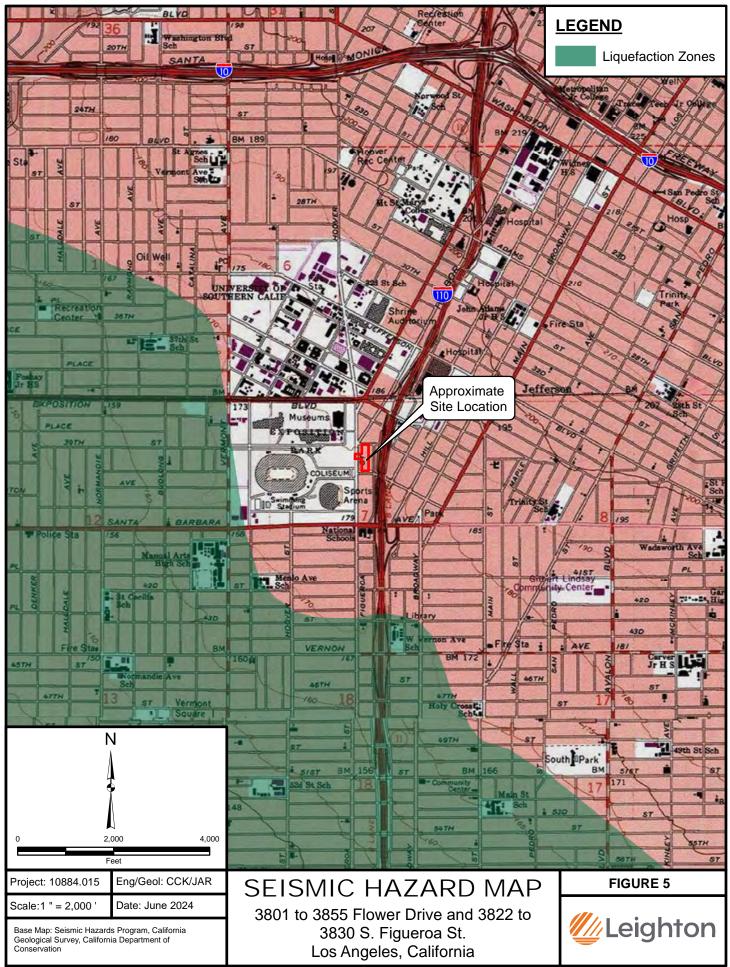
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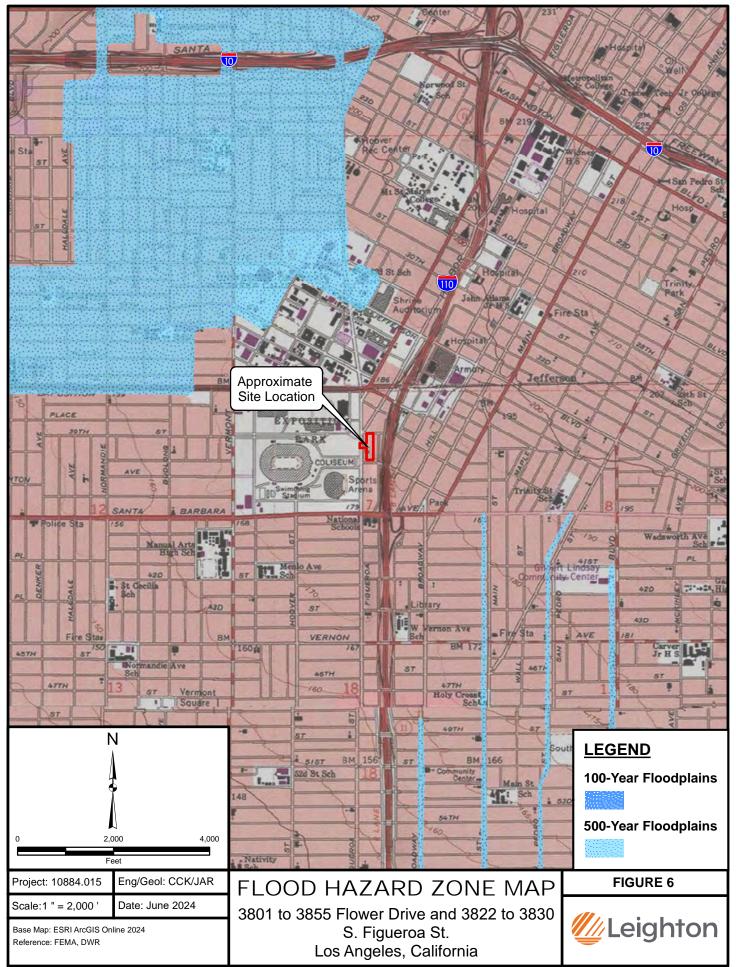
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APPENDIX A

Boring Logs (Current Exploration)



Proj			10884 Expos	4.015 sition Po	 int - 38t	h and	Figuer	oa	Date Drilled	1-19-23 ECB			
Drill	ing Co).	Choic	e Drilling	3				Hole Diameter	8"			
Drill	ling Me	ethod	Hollov	w Stem A	Auger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	182'			
Loc	ation		34.01	5340, -1	18.2820)27			Sampled By	ECB			
Elevation Feet	Depth Feet	Graphic Log v	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploratime of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil typ gradual.	locations n of the	Type of Tests		
180-	0			BB-1				SM	 @SURFACE: 3-inch Concrete Slab @0.25': <u>Artificial fill, undocumented (Afu)</u> Silty SAND, dark brown, moist to very moist, fine to medii chunks of wood, trace medium to coarse angular grave rootlets 	um sand, el, some			
	-	<u></u> .			+			SP	@4':Quaternary young fluvial deposits (Qyf)				
175-	5			R-1	3 6 10			SM	@5': Silty SAND, light olive brown, moist, medium dense, fine sand, trace fine subangular gravel	primarily	DS		
	_	·····		S-2	3 4 6		3	SP	@7.5': Poorly-graded SAND, yellow brown, slightly moist, primarily fine sand, trace fines, trace fine subangular g	loose, ravel			
170-	10— — —			R-3	6 10 13				@10': Poorly-graded SAND, light brown, moist, medium of primarily fine to medium sand, trace coarse sand, trac		DS		
165-	 15 			S-4	4 5 7		9	SM	@15': Silty SAND, olive brown, moist, medium dense, pri sand, micaceous, homogenous	marily fine			
160-	 20 			R-5	8 102 14 @20': Silty SAND, light tan, slightly moist, medium dense, fine sand, homogenous 16 SC @21.5': Clayey SAND, dark brown, slightly moist, primarily fine sand, low plasticity, micaceous								
155-	25			S-6	10 13 20		7	CL	@25': <u>Pleistocene Age Soils</u> Sandy CLAY with gravel, reddish brown, moist, hard, fine to coarse sand, low plasticity, 2-inch thick gravel layer, fine to coarse subangular gravel, CaCO3 stringers				
SAMF		//////////////////////////////////////	1	TYPE OF T	ESTS:								
B C G R S	BULK S CORE S GRAB S RING S	AMPLE SAMPLE SAMPLE AMPLE SPOON SA	MPLE	-200 % I AL AT CN CO CO CO CR CO	FINES PAS FINES PAS TERBERG NSOLIDA NSOLIDA NSOLIDA RROSION DRAINED	LIMITS TION	EI H MD PP	EXPAN HYDRO MAXIM	SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH JE	Leigh	nton		

	ject No	D.	10884						Date Drilled	1-19-23		
Proj			Expo	sition Po	oint - 38	3th and	Figuer	oa	Logged By	ECB		
	ing Co			e Drillin					Hole Diameter	8"		
	ing Mo	etnod					- Auto	hamm	er - 30" Drop Ground Elevation	182'		
Loc	ation		34.01	5340, -	118.28	2027			Sampled By	_ECB		
Elevation Feet	Depth Feet	≤ Graphic v	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explor time of sampling. Subsurface conditions may differ at othe and may change with time. The description is a simplificati actual conditions encountered. Transitions between soil ty gradual.	r locations ion of the	Type of Tests	
150-	30 — — — —			R-7	40 50/6'	, 130	2	GW	@30': Well-graded GRAVEL, variety of gravel compositi slightly moist, very dense, fine to coarse subangular trace cobbles, fine to coarse sand matrix	ons/colors, gravel,		
145-	35— 			S-8	X 50/6'		3	SW	@35': Well-graded SAND with gravel, brown, slightly mo dense, fine to coarse sand, fine to coarse subrounder subangular gravel	with gravel, brown, slightly moist, very and, fine to coarse subrounded to		
140-				R-9	50/6	' 113	2		@40': Well-graded SAND with gravel, yellow brown, slig very dense, fine to coarse sand, some fine to mediun subangular gravel			
135-				S-10	 ∑ 50/6'		10	CL	@46': CLAY, olive brown, moist, hard, trace fine sand, lo plasticity	wc		
				R-11	29 50/6	, 108	22		@50': CLAY, olive brown, very moist, hard, MnO specs, blebs, medium to high plasticity	oxidized		
130-	_ 55		T.D. 51.5 feet bgs No groundwater encountered during drilling Backfilled to surface with soil cuttings and concrete patched surface on 01/19/2023									
125-												
60 SAMPLE TYPES: B BULK SAMPLE C CORE SAMPLE G GRAB SAMPLE R RING SAMPLE S SPLIT SPOON SAMPLE T TUBE SAMPLE CU UNDRAINED TRIAXIAL							EI H MD PP	EXPAN HYDRO MAXIM	TSHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH JE	🖉 Leigl	nton	

Pro	ject No) .	10884	4.015				Date Drilled	1-19-23				
Proj			Expos	sition Pc	oint - 38t	h and	Figuer	oa	Logged By	ECB			
	ling Co	-	Choic	e Drillin	g				Hole Diameter	8"			
Drill	ling Me	ethod	Hollo	w Stem	Auger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	182'			
Loc	ation		34.01	4927, -1	118.2820)34			Sampled By	ECB			
Elevation Feet	Depth Feet	z Graphic « Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	ation at the locations on of the les may be	Type of Tests			
190-	0			BB-1					@SURFACE: 3.5-inch Concrete Slab @0.3': Artificial fill, undocumented (Afu)				
180-	_			S-1			8	SM	@2.5': Silty SAND, dark brown, very moist, loose, primari medium sand, trace fine subrounded gravel	ily fine to			
	5—	· . · . . · . · .							@4':Quaternary young fluvial deposits (Qyf)				
175-	-	· · · · ·		S-2	3 4 5	4 medium sand, trace coarse sand							
	_	۵ <u>۵</u> ۵		R-3	8 12 15	103	4	SW	@7.5': Well-graded SAND, tannish brown, moist, medium fine to coarse sand, trace fines, trace fine gravel	n dense,			
170-	10 			S-4	12 6 8		5	SP	@10': Poorly-graded SAND, light grayish brown, moist, m dense, mostly fine sand, trace fine rounded gravel, min				
165-	 			R-5	12 16 21	106	3	GP	@15': Poorly-graded GRAVEL, variety of gravel compositions/colors, slightly moist, medium dense, pri fine subangular gravel, matrix of fine to coarse sand	imarily			
	 20			S-6	16 50/5"			GW	@20': No Recovery, some material in sampler: Well-grad GRAVEL, some sand, cobbles	led			
160-	-								T.D. 21 feet bgs (refusal due to mechanical issues) No groundwater encountered during drilling Backfilled to surface with soil cuttings and concrete par surface on 01/19/2023	tched			
155-	25— — — —												
SAMF		ES:		TYPE OF	LL TESTS:								
B C G R S	BULK S CORE S GRAB S RING S	AMPLE AMPLE AMPLE AMPLE POON SA	MPLE	-200 % AL AT CN CC CO CC CR CC	FINES PAS TTERBERG DNSOLIDA DLLAPSE DRROSION NDRAINED	ILIMITS	EI H MD PP	EXPAN HYDRO MAXIMI	JM DENSITY UC UNCONFINED COMPRESSIVE 🧺 T PENETROMETER STRENGTH	Leigh	nton		

Proj		-	10884 Expos	1.015 sition Po	 int - 38t	h and	Figuer	Date Drilled Logged By	1-19-23 JMW			
	ing Co	-	Choic	e Drilling	g				Hole Diameter	8"		
Drill	ling Me	ethod	Hollo	v Stem /	Auger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	183'		
Loc	ation		34.01	4218, -1	18.2820)75			Sampled By	JMW		
Elevation Feet	Depth Feet	z Graphic v	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explore time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil type gradual.	locations on of the	Type of Tests	
180-	0			BB-1				s(CL-ML)	@SURFACE: 2.5-inch Asphalt over 3-inch Concrete Slat @0.45': Artificial fill, undocumented (Afu) Sandy Silty CLAY, olive brown, moist, trace fine to mediu		CN, CR, DS, EI	
	5			S-1	2 3 3		6	SW-SM	@5': Well-graded SAND with silt, tan to brown, moist, loc of dark brown sandy silt over tan fine to medium sand			
175-	_	<u>- </u> <u></u>		R-2	7 12 21	100	2	SP	@7.5': Poorly-graded SAND, tan/beige, slightly moist, dense, primarily fine sand, some medium sand			
	10— — —			S-3	6 7 8		2	SW	@10': Well-graded SAND, tan/beige, slightly moist, medi mostly fine to medium sand	um dense,		
170-	_ 15			R-4	19 28 40	99	3		@15': very dense			
165-	_ _ 20			S-5	6		11	CL/SM	@20': Sandy Silty CLAY, dark yellowish brown, moist, sti	ff, slightly		
160-					6 8 				mottled, oxidation, mostly fine sand, trace medium sa	na		
155-	25— — — —			R-6	19 22 26	125	9	CL GP	 @25': <u>Pleistocene Age Soils</u> Sandy CLAY, dark brown, moist, hard, some medium sand @27': GRAVEL layer, granitic gravels within a fine sand and clay matrix 			
SAMPLE TYPES: TYPE OF TESTS: B BULK SAMPLE -200 % FINES PASSING I												
C G R S	CORE S GRAB S RING S	SAMPLE SAMPLE AMPLE SPOON SA	MPLE	AL AT CN CC CO CC CR CC	FINES PAS TERBERG INSOLIDAT ILLAPSE IRROSION IDRAINED	LIMITS FION	EI H MD PP	hydro Maximi	SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY JM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH	Leig	hton	

Proj	ect N	0.	10884	4.015					Date Drilled	1-19-23				
Proj			Expo	sition Po	int - 38t	h and	Figuer	oa	Logged By	JMW				
	ing Co		Choic	e Drilling	g				Hole Diameter	8"				
	-	ethod	Hollo	w Stem /	Auger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	183'				
Loca	ation		34.01	4218, -1	18.2820)75			Sampled By	JMW				
Elevation Feet	Depth Feet	≤ Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.					
150-	30— — —			S-7	16 22 30		3	SW	@30': Well-graded SAND with gravel, tan/yellow/brown, moist, very dense, mostly fine to medium sand, some sand, slightly oxidized, some granitic gravel layers	slightly coarse				
	$35 - \begin{array}{c} & & & & \\ & & & & \\ & & & & \\ & & & & $							GP	@37': GRAVEL layer					
145-	 40			S-9	- 21		20	SW	@40': Sandy CLAY, dark yellow brown and gray, moist,					
140-	-				30 33				mottled, oxidized, fine sand, micaceous					
135-	45			R-10	33 50/5"	103	24	GP CL	@44': GRAVEL layer @45': Sandy CLAY, gray and dark reddish brown, moist mottled, oxidized, slightly laminated, some fine to me					
				S-11	25 33 45		16		@50': hard, higher percentage of sand					
130-	_ 55—								T.D. 51.5 feet bgs No groundwater encountered during drilling Backfilled to surface with soil cuttings and asphalt pat surface on 01/19/2023	ched				
125-	 				-									
60					FINES PAS TERBERG INSOLIDA ILLAPSE IRROSION	ELIMITS TION	EI H MD PP	EXPAN HYDRO MAXIM	T SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH JE	Leigl	nton			

Pro	ject No).	<u>10884.015</u> Date Drilled <u>1-19-23</u>										
Proj			Expo	sition Po	int - 38t	h and	Figuer	oa	Logged By	JMW			
	ing Co		Choic	e Drilling	g				Hole Diameter	8"			
Drill	ling Me	ethod	Hollo	w Stem /	Auger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	181'			
Loc	ation		34.01	4909, -1	18.2825	544			Sampled By	JMW			
Elevation Feet	Depth Feet	a Graphic د م	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explore time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil typ gradual.	exploration at the t other locations lification of the			
180-	0			BB-1				ML	@SURFACE: 2-inch Asphalt (No Base) @0.16': Artificial fill, undocumented (Afu) Sandy SILT, dark brown, moist, some fine sand, trace m sand	edium			
175-	5 			R-1	13 14 21	100	2	sw	@5': Well-graded SAND, tannish brown, slightly moist, d mostly fine sand, some medium sand, trace coarse sa	— — — — — — — ense, and			
170-	 10			S-2 R-3	11 8 10 19 32 40	107	2	SP	 @7.5': Well-graded SAND, tannish gray, moist, medium mostly fine to medium sand, some coarse sand, trace gravel @10': Poorly-graded SAND with gravel, grayish tan, sligh very dense, primarily medium to coarse sand, some fi medium gravel 	medium ntly moist,			
165-	 15 			S-4	7 8 9		8	CL	@15': Sandy CLAY, brownish tan, moist, very stiff, mottle oxidized, mostly fine sand	ed, slightly			
160-	- 20			R-5	20 28 40	128	11	CL/SM GP CL/SM	 @20': Pleistocene Age Soils Sandy Silty CLAY with gravel, dark brown, moist, hard, s coarse granitic gravel, slightly micaceous @22': GRAVEL layer 	ome			
155-	 			S-6	60 50/6"		2	SW	@25': Well-graded SAND, brown, slightly moist, very der fine to medium sand, soe coarse sand, fractured gran in sample shoe				
				TYPE OF 1			DS			1			
C G R S	BULK S CORE S GRAB S RING S SPLIT S TUBE S	SAMPLE SAMPLE AMPLE SPOON SA	MPLE	-200 % AL AT CN CC CO CC CR CC CU UN	SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY JM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH E	Leigl	nton						

Pro	ject No	D .	10884	4.015					Date Drilled	1-19-23	
Proj	ect		Expos	sition P	oint - 38	th and	Figuer	oa	Logged By	JMW	
Drill	ing Co	D .	Choic	e Drillir	ng		-		Hole Diameter	8"	
Drill	ing M	ethod	Hollov	w Stem	Auger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	181'	
Loc	ation	-	34.01	4909, -	118.282	544			Sampled By	JMW	
Elevation Feet	Depth Feet	z Graphic v	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explor time of sampling. Subsurface conditions may differ at othe and may change with time. The description is a simplificati actual conditions encountered. Transitions between soil ty gradual.	r locations ion of the	Type of Tests
150-	30	<u>م م</u> م		R-7	45 50/3"	115	3		@30': Well-graded SAND with gravel, light tannish brow very dense, mostly medium to coarse sand, some fin cobble in sample shoe	n, moist, e sand,	
145-	 35 								T.D. 31.5 feet bgs No groundwater encountered during drilling Backfilled to surface with soil cuttings and asphalt pat surface on 01/19/2023	ched	
140-											
135-											
130-	50 										
125-	55 — — — —										
B C G R S	GRAB S	SAMPLE SAMPLE SAMPLE AMPLE SPOON SA		AL A CN C CO C CR C	TESTS: FINES PA TTERBER ONSOLIDA OLLAPSE ORROSIO	G LIMITS ATION N	EI H MD PP	EXPAN HYDRC MAXIM	T SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE TT PENETROMETER STRENGTH JE	Leigh	nton

APPENDIX B

Boring and CPT Logs (Exposition Point Explorations)



Pro	ject No) .	10884.005							Date Drilled	4-21-15		
Proj	ect	-	CV							Logged By	AR		
Drill	ling Co).	Marti	ni Drilli	ng	Corp.				Hole Diameter	8"		
Drill	ling Me	ethod	Hollo	w Sten	ו Au	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	187'		
Loc	ation	-	Figur	e 2A, E	Expl	loratio	n Loca	tion M	lap	Sampled By	AR		
Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploratime of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil typ gradual.	exploration at the t other locations lification of the		
185-	0			BB-1					SM	 @Surface: 1/2-inch heavily distressed, cracked and miss concrete Artificial Fill, undocumented (Afu) @1/2": Silty SAND (SM), dark olive brown, moist, fine sar trace medium sand 1% gravel, 81%sand, 18%fines 		SA, MD	
180-	5 			R-1 R-2		2 6 8 5	96	5	SP	Young Alluvial Fan Deposits (Qyf) @3.5': SAND (SP), light yellowish brown, moist, fine sand @5': SAND (SP) loose, trace coarse sand, poorly graded @7': SAND (SP), medium dense, moist, fine to medium o		-200	
175-	 10			R-3		8 14 6 7 11	98	6	SM	© sand, trace coarse sand @10': Silty SAND (SM), light olive brown, moist, fine sand medium and coarse sand	-	DS	
170-	 15 			S-1		3 4 3			SP-SM	@15': SAND with silt (SP-SM), light brown, moist, loose, sand, trace medium sand and coarse subrounded gran gravel, poorly graded	fine nitic	-200	
165-	20 			S-2		2 3 3			SM	@20': Silty SAND (SM), dark olive brown, slightly moist, I fine sand	oose,	-200	
160-	25 			S-3		10 11 10			SP	@25': SAND (SP), light yellowish brown, slightly moist, m dense, few mechanically broken coarse weathered gra and metamorphic gravel, poorly graded			
30 TYPE OF TESTS: B BULK SAMPLE -200 % FINES PASSING C CORE SAMPLE AL ATTERBERG LIMITS G GRAB SAMPLE CN CONSOLIDATION R RING SAMPLE CO COLLAPSE S SPLIT SPOON SAMPLE CR CORCOSION T TUBE SAMPLE CU UNDRAINED TRIAXIAL							ILIMITS	DS EI H MD PP	EXPANS HYDRO MAXIMU	JM DENSITY UC UNCONFINED COMPRESSIVE 🧺 T PENETROMETER STRENGTH	Leig	hton	

Proj	ject No	D .	10884	4.005						Date Drilled	4-21-15	
Proj	ect	-	cv							Logged By	AR	
Drill	ing Co) .	Marti	ni Drilli	ing (Corp.				Hole Diameter	8"	
Drill	ing M	ethod	Hollo	w Ster	n Aı	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	187'	
Loc	ation	-	Figur	e 2A, E	Expl	oratio	n Loca	tion M	ар	Sampled By	AR	
Elevation Feet	Depth Feet	z Graphic v	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explor time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplificati actual conditions encountered. Transitions between soil typ gradual.	r locations on of the	Type of Tests
155-	30 — – –	· · · · · · · · · · · · · · · · · · ·		R-4		50/4"			SP	@30': Quaternary Old Alluvium (Qoa) SAND (SP), dark yellowish brown, dry to moist, very den to coarse sand, few silt lenses, gravelly in sample sho poorly graded	ise, fine be,	
150-				S-4		15 30 38				@35': Gravelly SAND (SP), yellowish brown, dry to mois dense, fine to coarse sand, fine and coarse angular a highly weathered and decomposing granitic gravel, fe mechanically crushed gravel, poorly graded	nd	
145-					8 14 21				@40': SAND (SP), light brown, slightly moist, dense, ver fine sand, poorly graded	y fine to		
140-	45 			R-5		8 19 31			ML	@45': SILT (ML), light gray with oxide stains, moist, hard laminated, few very fine sand laminations	Ι,	
135-				S-6 8 11 13 SP @50': SAND (SP), light brown with oxide stains, slightly moist, medium dense, very fine grained, poorly graded								
130-				R-6		15 38 50/4"			SM	@55' Silty SAND (SM) with sandy SILT (ML) interbeds, or yellowish brown, moist, very dense/hard, very fine say thinly to thickly bedded		
B C G R S	G GRAB SAMPLE CN CONSC R RING SAMPLE CO COLLA S SPLIT SPOON SAMPLE CR CORRC						LIMITS TION	PP	EXPAN HYDRO MAXIM	SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH JE	Leigl	nton

Proj			10884 cv	4.005						Date Drilled4-21-15Logged ByAR		
	ling Co		Martii	ni Drilli	ing (Corp.				Hole Diameter 8"		
Drill	ling Mo	ethod	Hollo	w Sten	n Au	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation 187'		
Loc	ation		Figur	e 2A, E	Expl	oratio	n Loca	tion M	ар	Sampled By		
Elevation Feet	Depth Feet	z Graphic v	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.	Type of Tests	
125-	60— — —			S-7		4 10 11			ML	@60': SILT (ML), light gray to grayish brown with oxide stains, moist, very stiff, few very fine sand lenses		
120-	65— — —			S-8		11 33 33			SP	@65': SAND (SP), light yellowish brown, slightly moist, very dense, fine sand, trace medium sand, poorly graded		
115-	70 —	 	S-9 7 @70': SAND (SP), yellowish brown, moist, dense, fine to medium sand, 1" thick oxide band stains, trace coarse subrounded gravel, poorly graded Notes: Total Depth: 71.5 feet bgs Boring hand augered in upper 5 feet									
110-			Total Depth: 71.5 feet bgs									
105-	80											
100-	85— — — 	TYPES: TYPE OF TESTS:										
B C G R S	PLE TYP BULK S CORE S GRAB S RING S SPLIT S TUBE S	MPLE	-200 AL CN CO CR	% FIN ATTE CONS COLL CORI	NES PAS ERBERG SOLIDA LAPSE ROSION	LIMITS	EI H MD PP	EXPAN HYDRO MAXIM	T SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH JE	nton		

Proj	ject No) .	10884	4. <u>0</u> 05						Date Drilled	4-21-15	
Proj		_	CV							Logged By	AR	
Drill	ing Co). _	Martir	ni Drillii	ng	Corp.				Hole Diameter	8"	
Drill	ing Me	ethod _	Hollo	w Stem	n Ai	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	187'	
Loc	ation	_	Figure	e 2A, E	хр	loratio	n Loca	ition M	ар	Sampled By	AR	
Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploratime of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil type gradual.	locations on of the	Type of Tests
	0	N J		BB-1						_@Surface: 5-inches asphalt (AC), distressed and cracked	d	
185-									SP-SM	Artificial Fill, undocumented (Afu) @0.5': Silty SAND (SM), dark brown, slightly moist, fine s trace rounded fine gravel	sand,	
180-	180- 				3 5 8	96	3		Young Alluvial Fan Deposits (Qyf) @3.5': SAND with Silt (SP-SM), light brown, moist, fine s trace medium sand, poorly graded @5': light olive brown, slightly moist, loose, fine to mediu poorly graded, 1% gravel, 90%sand, 9%fines	m sand,	SA, MD	
100		· · · · · · · · · · · · · · · · · · ·				6 9 14	99	2	SP	@7': SAND (SP), light olive brown, medium dense, fine s friable, poorly graded	and,	DS
175-	-	· · · · · · ·		R-3 S-1		6 11 15 3 6	99	4		 @10': light brown, moist, fine to medium sand @12': trace medium sand, trace subrounded coarse gran 	nitic	
170-				R-4		8 6 12 15				gravel @15': light yellowish brown, slightly moist, medium dense to medium sand		
	20	· · · · · · · · · · · · · · · · · · ·		S-2		3 5 6				@17': light brown, moist, fine to medium sand, trace coar sand and decomposing granitic gravel		
165-	-		R-5 7 14 24 									
160 -	25 		S-3 2 3 14						SM SP	 @25': Silty SAND with Gravel (SM), dark olive brown, vermoist, medium dense, angular gravel 24%gravel, 46%sand, 30%fines @26.3': Quaternary Old Alluvium (Qoa) Gravelly SAND (SP), yellowish brown, moist, medium de fine to coarse sand 	J ⁻	SA
	30											
В		AMPLE		AL A	% FII Atte	STS: NES PAS ERBERG SOLIDA	LIMITS	DS Ei H	DIRECT EXPANS HYDRO		Leig	hton
RS	G GRAB SAMPLE R RING SAMPLE		MPLE	CO (CR (COL	LAPSE ROSION		MD PP	MAXIM	T PENETROMETER STRENGTH	" Loigi	non

Project No. Project			10884	4.005						Date Drilled	4-21-15	
Proj	ect	-	CV							Logged By	AR	
Drill	ing Co).	Marti	ni Drilli	ing (Corp.				Hole Diameter	8"	
Drill	ing Me	ethod	Hollo	w Sten	n Au	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	187'	
Loca	ation	-	Figur	e 2A, E	Expl	loratio	n Loca	ition M	ар	Sampled By	AR	
Elevation Feet	Depth Feet	e Graphic Log	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explora- time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil type gradual.	locations on of the	Type of Tests
155-	30 	· · · · · · · · · · · · · · · · · · ·		R-6		44 50/3"			SP	@30': slightly moist, very dense, fine to coarse sand, ang gravel, mechanically broken cobble in sampler	gular	
150-	 35 			S-4		35 30 40				@35': light yellowish brown, dry to slightly moist, fine san medium to coarse sand, mechanically broken coarse and cobbles	d, few gravel	
145-	40	· · · · · · · · · · · · · · · · · · ·		R-7		12 21 29			ML	@40': SILT (ML), light grayish brown with faint oxide stain moist, very stiff, trace very fine sand	ns,	
140-	45 			S-5		8 12 17			SM	@45': Silty SAND (SM), light olive brown, slightly moist, r dense, trace very fine sand	nedium	-200
135-	50		R-8 8 13 26						CL	@50': CLAY (CL), olive brown, very stiff, lean, trace fine trace oxide stains, laminated LL=34, PL=18, PI=16	sand,	AL
130-	55 			S-6		6 11 13			ML	@55': SILT (ML), light brown, slightly moist, very stiff, tra sand, trace oxide stains	ce fine	
B C G R S	60 BULK S CORE S GRAB S RING S SPLIT S TUBE S	AMPLE AMPLE AMPLE AMPLE POON SA	MPLE	AL CN CO CR	% FIN ATTE CONS COLI CORI	NES PAS Erberg Solida [:] Lapse Rosion	LIMITS	PP	EXPAN HYDRO MAXIM	TSHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH JE	Leigl	nton

Pro	ject No	D .	10884	4.005						Date Drilled 4-21-15		
Proj	ect		CV							Logged By AR		
Drill	ing Co	.		ni Drilli	ina (Corp.				Hole Diameter 8"		
Drill	ing Me	ethod			-		140lb	- Auto	hamm	er - 30" Drop Ground Elevation 187'	<u>.</u>	
Loc	ation			e 2A, E						Sampled By		
			-								Ś	
Elevation Feet	Depth Feet	z Graphic v	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.	Type of Tests	
	60			R-9		5			ML	@60': Brown with faint oxide stains, moist, very stiff, trace clay		
125-	 65			S-7		13 20 3 6 14			CL	@65': CLAY (CL), light brown, becomes orangish brown at 65.5', slightly moist, very stiff, trace fine white sand		
120-				R-10		7 25 50/3"			CL	@70': orangish brown, slightly moist, hard, trace fine white sand		
115-	- - 75											
110-	 80											
105-	 85											
100												
B BULK SAMPLE -200 % FINES PASSING						IES PAS		DS		SHEAR SA SIEVE ANALYSIS		
G R S	B BULK SAMPLE C CORE SAMPLE G GRAB SAMPLE R RING SAMPLE			CN CO CR	CONS COLL CORF	Solida [:] _apse Rosion		EI H MD PP L RV	HYDRO MAXIM	SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE IT PENETROMETER STRENGTH JE	nton	

Proj	ject No).	10884	4. <u>0</u> 05						Date Drilled	4-21-15			
Proj	ect	-	CV							Logged By	AR			
Drill	ing Co).	Martii	ni Drilli	ng	Corp.				Hole Diameter	8"			
Drill	ing Me	ethod	Hollo	w Sten	ו A	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	185'			
Loc	ation	-	Figur	e 2A, E	Expl	loratio	n Loca	ition M	ар	Sampled By	AR			
Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explora- time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil typ gradual.	locations	Type of Tests		
185-	0			- <u></u> BB-1					SM	 @Surface: 3-inches asphalt (AC) over 3-inches aggregat (AB) Artificial Fill, undocumented (Afu) @0.5': Silty SAND (SM), olive brown, slightly moist, fine sfew medium sand, non-expansive (very low) 		EI, CR		
180-	5	• • • • • • •	• R-1 2 106 7 SM • 3 5 5 5 • R-2 5 95 3 • 10 10 10							Young Alluvial Fan Deposits (Qyf) @5': Silty SAND (SM), light olive brown, slightly moist, lo fine sand, trace medium sand @7': SAND (SP), light grayish brown, moist, medium der		DS, -200		
175-	 10		• 8				96	2	SM	 sand, few medium to coarse sand @10': Silty SAND (SM), light brown, slightly moist, mediu dense, fine sand, friable 	ım	DS		
170-	 15 			S-1		2 2 2			ML	ML @15': SILT (ML), olive brown, moist, soft to medium stiff, trace very fine sand, lamintated				
165-	 20	· · · · · ·		R-4		5 10 13			SP	@20': SAND (SP), brown, moist, medium dense, fine sar trace coarse granitic gravel	nd,			
160-	 								@25': Silty SAND with Gravel (SM), strong brown, moist, medium dense, fine to coarse sand, angular decompo granitic gravels					
B C G R S	30 PLE TYPI BULK S CORE S GRAB S RING S SPLIT S TUBE S	AMPLE SAMPLE SAMPLE AMPLE SPOON SA	MPLE	AL A CN (CO (CR (% FII ATTE CON COLI COR	NES PAS ERBERG SOLIDA ⁻ LAPSE ROSION	LIMITS	DS EI H MD PP L RV	EXPAN HYDRO MAXIM	T PENETROMETER STRENGTH	Leig	hton		

Pro	ject No	D .	1088	4.005							Date Drilled	4-21-15	
Proj	-	-	cv	1.000							Logged By	AR	
-	ing Co	. .		ni Drill	ina (Corn					Hole Diameter	8"	
Drill	ing M	ethod			-		140lb	- Auto	hamm	er - 30" Drop	Ground Elevation		<u>.</u>
Loc	ation			e 2A, I		•					Sampled By	AR	
		-							p			_/ \\ \	
Elevation Feet	Depth Feet	z Graphic v	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DE This Soil Description applies only time of sampling. Subsurface co and may change with time. The actual conditions encountered. gradual.	onditions may differ at oth description is a simplifica	ner locations ation of the	Type of Tests
155- 150- 145- 140-	30 35 40 40 45 50			R-5		50/3"			SP	@30': Quaternary Old Alluviu Gravelly SAND (SP), brown, m Notes: Total Depth: 30.3 feet bgs Boring hand augered in uppel No groundwater encountered Boring backfilled with soil cut patch	noist, very dense, angula r 5-feet during drilling		
130-													
B C G R S	60 DLE TYP BULK S CORE S GRAB S RING S SPLIT S TUBE S	SAMPLE SAMPLE SAMPLE AMPLE SPOON SA	MPLE	AL CN CO CR	% FIN ATTEI CONS COLL CORR	ES PAS RBERG OLIDAT APSE ROSION	LIMITS	DS EI H MD PP L RV	EXPAN HYDRO MAXIM	JM DENSITY UC UNCONFIL T PENETROMETER STRENGT	UIVALENT GRAVITY NED COMPRESSIVE	<u>///</u> Leigl	nton

Project No. Project Drilling Co. Drilling Method			10884 cv	4.005						Date Drilled4-21-1Logged ByAR	5		
	-	-	Marti	ni Drillii	ng (Corp.				Hole Diameter 8"			
Drill	ing M	ethod	Hollo	w Sterr	ו Au	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation 187'			
Loc	ation	-	Figur	e 2A, E	Expl	oratio	n Loca	ition M	lap	Sampled By			
Elevation Feet	Depth Feet	z Graphic v	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploration at th time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may b gradual.	be of		
	0			BB-1					<u>en</u>	\sim @Surface: 4-inches asphalt (AC) //	-		
185-	_	· · · · · · ·							SP	Artificial Fill, undocumented (Afu) @0.3': SAND (SP), olive brown, moist, fine to medium sand Young Alluvial Fan Deposits (Qyf)	-		
		•••••								@3': SAND (SP), light yellowish brown, moist, fine sand, poorly graded			
180-	-			R-1		3 8 11	102	3	SP-SM	@5': SAND with silt (SP-SM), dark brown, moist, loose, fine sand, few medium to coarse sand, poorly graded	-200		
180-	_			R-2		6 10 13	97						
175-	10— 		R-3 R-3 R-3 R-3 R-3 R-3 R-3 R-3										
170-	 15 			R-4		18 20 22				@15': light grayish brown, dense			
165-				S-1	X	2 3 3			SM	@20': Silty SAND (SM), brown, moist, loose, very fine sand			
	_			S-2	S-2 3 5 6 @22.5': olive brown, medium dense					-200			
160-	25 — — — —		R-5 5 10 12 						@25': brown, trace gray sand lenses, trace coarse sand and fine gravel				
SAME	30	<u>.</u> . . . ES:		TYPE OF	⊔∐ F TE'	STS							
B C G R S	BULK S CORE S GRAB S RING S	SAMPLE SAMPLE SAMPLE AMPLE SPOON SA	MPLE	-200 % AL A CN 0 CO 0 CR 0	% FII ATTE CON COLI COR	NES PAS Erberg Solida ⁻ Lapse Rosion	LIMITS	DS EI H MD PP L RV	EXPANS HYDRO MAXIMU	T PENETROMETER STRENGTH	ghton		

Pro	ject No) .	10884	4.005					Date Drilled	4-21-15	
Proj	ect	-	CV						Logged By	AR	
Drill	ling Co).		ni Drilli	ng Cor	p.			Hole Diameter	8"	
Drill	ing Me	ethod			-		- Auto	hamm	er - 30" Drop Ground Elevation	187'	
Loc	ation	-	Figur	e 2A, E	Explora	tion Loca	ation M	ар	Sampled By	AR	
			-					-			ú
Elevation Feet	Depth Feet	z Graphic w	Attitudes	Sample No.	Bulk Driven Blows	Per 6 Inches Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explor time of sampling. Subsurface conditions may differ at othe and may change with time. The description is a simplificati actual conditions encountered. Transitions between soil ty gradual.	r locations on of the	Type of Tests
155-	30— — — —	· . · . · · . · . · . · .		S-3				SP	 @30': SAND (SP), dark yellowish brown, moist, medium fine to medium sand, few coarse sand, trace fine and angular gravel, poorly graded <u>Notes:</u> Total Depth: 31.5 feet bgs Boring hand augered in upper 5-feet No groundwater encountered during drilling 	dense, coarse	
150-									Boring backfilled with soil cuttings and patched with a patch	sphalt	
145-	_ _ _ 45										
140-	-										
135-	50										
130-	55— — — —										
	60 PLE TYP BULK S				F TESTS: % FINES	PASSING	DS	DIRECT	SHEAR SA SIEVE ANALYSIS		
C G R S	CORE S GRAB S RING S	SAMPLE SAMPLE AMPLE SPOON SA	MPLE	AL CN CO CR	ATTERBE CONSOLI COLLAPS CORROS	ERG LIMITS	EI H MD PP	EXPAN HYDRO MAXIM	SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH	Leigl	nton

Project No.			10884	4.005						Date Drilled 4-	-21-15	
Proj	ect	-	CV							Logged By A	R	
Drill	ing Co).		ni Drilli	ng (Corp.				Hole Diameter 8"		
Drill	ing Me	ethod	Hollo	w Sterr	ו ח Au	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation 18	86'	
Loc	ation	-	Figur	e 2A, E	Expl	oratio	n Loca	ition M	ар	Sampled By	R	
Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.		Blows Per 6 Inches	y Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploration time of sampling. Subsurface conditions may differ at other loca and may change with time. The description is a simplification of	ations f the	Type of Tests
ш	•	N S	4	Sa	Bulk Driven	Pel	Dry	≥ŭ	ус.	actual conditions encountered. Transitions between soil types rigradual.	nay be	Тур
185-	0	· · · · · ·		BB-1					SP	 ^O@Surface: 4-inches asphalt (AC) Artificial Fill, undocumented (Afu) @0.3': SAND (SP), olive brown, moist, fine sand, few mediur sand, poorly graded 	 n	
180-	- 5	<u>· · · · · · · · · · · · · · · · · · · </u>		R-1		4 5	100	4	SP	Young Alluvial Fan Deposits (Qyf) @3.5': SAND (SP), light yellowish brown, very moist, fine sar few medium sand, friable, poorly graded @5': moist, medium dense, fine sand	— — – nd,	
	-	· · · · · · ·	R-2 6 98 4 @7': yellowish brown, trace oxide staining </th <th></th>									
175-	10		R-3 R-3 R-3 R-3 R-3 R-3 R-3 R-3									
170-	15— — —			R-4		8 14				@15': SAND (SP), light yellowish brown, fine to coarse sand, moist, medium dense, friable	,	
165-	20			S-1	X	3 4			SM	@20': Silty SAND (SM), olive brown, moist, loose, fine to medium sand		
	25		SP-SM @22': SAND with silt (SP-SM), olive brown, moist, medium dense, fine sand, poorly graded							-200		
160-									SP	@25': Quaternary Old Alluvium (Qoa) SAND (SP), light yellowish brown, slightly moist, dense, few zones of fine gravel		
B C G R S	R RING SAMPLE			-200 % AL / CN (CO (CR (% FII ATTE CON COLI COR	NES PAS ERBERG SOLIDA ⁻ LAPSE ROSION	LIMITS	DS Ei H MD PP L RV	HYDRO MAXIMU	SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY JM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH	Leigh	nton

Pro	ject No	D .	1088	4.005						Date Drilled	4-21-15	
Proj	ject		CV	1.000						Logged By	AR	
	, ling Co) .		ni Drill	ina (Corp				Hole Diameter	8"	
Drill	ling Me	ethod			-		140lb	- Auto	hamm	er - 30" Drop Ground Elevation	186'	
Loc	ation			e 2A, I						Sampled By	AR	
		-		/					•			
Elevation Feet	Depth Feet	z Graphic v	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explor time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplificati actual conditions encountered. Transitions between soil typ gradual.	r locations ion of the	Type of Tests
455	30			S-3	IN	18 20			SP/GP	@30': Gravelly SAND to Sandy GRAVEL (SP/GP), light slightly moist, dense, fine to coarse sand, fine to coar	brown,	
155- 150-	- - - 35					20				Notes: Total Depth: 31.5 feet bgs Boring hand augered in upper 5-feet No groundwater encountered during drilling Boring backfilled with soil cuttings and patched with a patch		
145-	 40 											
140-												
135-	 50 											
130-												
	60-											
В	60 PLE TYP BULK S	AMPLE			% FIN	NES PAS		DS		SHEAR SA SIEVE ANALYSIS		
C G R S	CORE S GRAB S RING S	Sample Sample Ample Spoon Sa	MPLE	AL CN CO CR	ATTE CON COLI COR	ERBERG SOLIDA LAPSE ROSION	LIMITS	EI H MD PP L RV	EXPAN HYDRO MAXIM	SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH	Leigh	nton

Project No.			10884	4.005						Date Drilled	9-21-15		
Proj	ect	-	CV							Logged By	AR		
Drill	ing Co	·	Marti	ni Drilli	ng	Corp.				Hole Diameter	8"		
Drill	ing Me	ethod	Hollo	w Sterr	n Ai	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	186'		
Loc	ation	_	Figur	e 2A, E	Expl	loratio	n Loca	tion M	ар	Sampled By	AR		
Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.		Blows Per 6 Inches	Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explor time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification	locations	Type of Tests	
Ξ	0	о N S	At	Sar	Bulk Driven	Per	Dry	≥°	°So U	and may change with time. The description is a simplification actual conditions encountered. Transitions between soil typ gradual.		Type	
185-		· · · · · · · · · · · · · · · · · · ·		BB-1					SP	 [●]@Surface: 3 inches asphalt concrete, no base ^{Artificial Fill, undocumented (Afu)} [●] ⁰ ⁰ ⁰ ⁰ ¹ ¹			
180-	5		SW-SM Quaternary Young Alluvial Fan Deposits (Qyf) 2 3 3 SW-SM 05.25': SAND with Silt (SW-SM), light brown, slightly moist, loose, fine sand, friable, well graded 1%gravel, 89%sand, 10%fines								SA		
175-	10		R-1 17 16 12				111	4	SP-SM	@10': SAND with silt (SP-SM), light brown, moist, mediu dense, fine to coarse sand, few fine subrounded grave quartz rich granitic cobble in upper portion of sampler graded	el,		
170-				S-2		6 4 3			SP	 @15': SAND (SP), pale brown, slightly moist, loose, fine friable, poorly graded, trace silt 2%gravel, 96%sand, 2%fines 	sand,	SA	
165-	20			R-2		6 4 8	105	22	CL @20': Lean CLAY (CL), olive brown, moist, stiff, fine sand, trace C fine rounded gravel				
160 -	25 		S-3 5 6 8						SP	@25': SAND (SP), light brown, slightly moist, medium de fine sand, trace coarse subrounded gravel, friable	ense,		
B C G R S	30 DLE TYPI BULK S CORE S GRAB S RING S/ SPLIT S TUBE S	AMPLE AMPLE AMPLE AMPLE POON SA	MPLE	AL A CN (CO (CR (% FII ATTE CON COLI COR	STS: NES PAS ERBERG SOLIDA ⁻ LAPSE ROSION RAINED	LIMITS	DS EI H MD PP	HYDRO MAXIMU	SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY JM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH	🖉 Leigl	nton	

-	Project No. Project Drilling Co.			4.005						Date Drilled	9-21-15	
-		-).	CV Morti	ni Drill	ing	Corn				Logged By Hole Diameter	<u>AR</u> 8"	
	ling Me	-					140lb	- Auto	hamm	er - 30" Drop Ground Elevation	 186'	
	ation	-				-	n Loca			Sampled By	AR	
		-		,								
Elevation Feet	Depth Feet	c Graphic <i>v</i>	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explora- time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil typ gradual.	locations on of the	Type of Tests
155-	30 			R-3		10 10 13	118	14	CL-ML	@30': Silty CLAY (CL-ML), dark brown, moist, very stiff, fine to coarse sand, trace fine and coarse subrounded	trace I gravel	CN
150-	35			S-4		12 17 18			 GP	 @35': Quaternary Old Alluvium (Qoa) Sandy GRAVEL (GP), grayish brown, slightly moist, dens to coarse sand, very weathered fine and coarse mech broken granitic gravel @36': Rig chatter 	– – – – – Se, fine anically	
145-	40		R-4 50/5"						SP	@40': SAND (SP), brown, moist, very dense, fine to coar sand, poorly graded	se	
140-	45			S-5 40 50/5" GP @45': Sandy GRAVEL (GP), light grayish brown, slightly moist, very dense, fine to coarse sand, very weathered fine and coarse mechanically broken granitic gravel @47': Cobbles in soil cuttings								
135-	50		S-6 15 19 22 						SP	@50': SAND (SP), light brown to brown, slightly moist, do fine sand, friable, poorly graded	ense,	
130-	30 - 55 - 55 - 56 - 57 - 57 - 57 - 57 - 5 -						ML	@55': Sandy SILT (ML), olive brown, moist, stiff, fine sar 1%gravel, 49%sand, 50%fines	ıd	SA		
	60-											
-	PLE TYPE BULK S			TYPE 0		STS: NES PAS	SING	DS	DIRECT	SHEAR SA SIEVE ANALYSIS		
C G R S	CORE S GRAB S RING S/	AMPLE AMPLE AMPLE POON SA	MPLE	AL CN CO CR	ATTE CON COLI COR	ERBERG SOLIDA [:] LAPSE ROSION	LIMITS	EI H MD PP	EXPAN HYDRO MAXIM	SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH	Leigl	nton

Pro	ject No) .	10884	4. <u>0</u> 05						Date Drilled	9-21-15	
Proj	ect	-	CV							Logged By	AR	
Drill	ing Co).	Martii	ni Drilli	ng (Corp.				Hole Diameter	8"	
Drill	ing Me	ethod	Hollo	w Sten	n Au	iger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	186'	
Loc	ation	-	Figur	e 2A, E	Expl	oratio	n Loca	tion M	ар	Sampled By	AR	
Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	aulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explor time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplificati actual conditions encountered. Transitions between soil typ gradual.	r locations on of the	Type of Tests
125-	60 — — —			S-8		8 14 19			ML	@60': Trace fine to medium sand, stiff		
120-						6 11 15			CL	@65': Lean CLAY (CL), brown, moist, stiff, trace fine to r sand, micaceous LL=31, PL=17, PI=14	nedium	AL
115-	70			S-10		4 19 23			SP	@70.5': SAND (SP), gray to orange gray, moist, dense, sand, abundant oxide staining, poorly graded	very fine	
110-				S-11		16 23 30				@75': SAND (SP), light brown, moist, very dense, fine sa trace medium sand, friable, poorly graded	and,	
105-				S-12		21 25 36				@80': SAND (SP), light brown, slightly moist to moist, ve dense, fine to medium sand, trace mechanically broke granitic gravel, poorly graded	ery en	
100-	85 85 			SP-SM	@85': SAND with silt (SP-SM), light brown, slightly moist fine sand, slightly micaceous, poorly graded 94%sand, 6%fines	, dense,	SA					
B C G R S	G GRAB SAMPLE R RING SAMPLE			AL A CN (CO (CR (% FIN ATTE CONS COLL CORF	ies pas Reerg Solida ⁻ Apse Rosion	LIMITS	DS EI H MD PP L RV	EXPAN HYDRO MAXIMI	JM DENSITY UC UNCONFINED COMPRESSIVE	🖉 Leigl	nton

Proj	ject No	D.	10884	4 005						Date Drilled	9-21-15	
Proj	ect	-	CV							Logged By	AR	
-	ing Co	. -		ni Drilli	na (Corp.				Hole Diameter	8"	
Drill	ing M	ethod					140lb	- Auto	hamm	er - 30" Drop Ground Elevation	186'	
Loca	ation	-		e 2A, E						Sampled By	AR	
Elevation Feet	Depth Feet	z Graphic <i>w</i>	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploit time of sampling. Subsurface conditions may differ at othe and may change with time. The description is a simplificat actual conditions encountered. Transitions between soil ty gradual.	r locations ion of the	Type of Tests
95-	90— — —			S-14		5 20 25			CL	@90': Lean CLAY (CL), olive brown, slightly moist, hard LL=27, PL=17, PI=10		AL
90-									SM	@95': Silty SAND (SM), light reddish brown, moist, dens sand, trace coarse rounded sand	e, fine	
85-				S-16		20 29 32			SP	 @100': SAND (SP), yellowish brown, moist, very dense, medium sand, trace coarse sand, friable, poorly grad <u>Notes:</u> Total Depth: 101.5 feet bgs 	fine to ed	
80-	_ 105 _ _ _ _								No groundwater encountered during drilling Boring backfilled with soil cuttings and capped with cold asphalt 9/21/15	patch		
75-	110— — — —											
70-												
0.411	AMPLE TYPES: TYPE OF TESTS:											
В	BULK S	SAMPLE			% FIN	NES PAS		DS		SHEAR SA SIEVE ANALYSIS		
G	GRAB S	SAMPLE SAMPLE		CN (CON	SOLIDA	LIMITS	EI H MD	HYDRO	SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY JM DENSITY UC UNCONFINED COMPRESSIVE	///Leigl	nton
S	RING S SPLIT S TUBE S	SPOON SA	MPLE	CR	COR	LAPSE ROSION RAINED	TRIAXIA	PP		T PENETROMETER STRENGTH		

Pro	ject No) .	10884	4.005						Date Drilled	1-27-16			
Proj	ect	-	CV							Logged By	EMH			
Drill	ling Co).	Marti	ni Drilli	ng	Corp.				Hole Diameter	8"			
Drill	ling Me	ethod	Hollo	w Sterr	n Ai	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	187'			
Loc	ation	-	Figur	e 2A, E	Exp	loratio	n Loca	tion M	ар	Sampled By	EMH			
Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploratime of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil typ gradual.	locations on of the	Type of Tests		
185-	0	· · · · · · ·		- BB-1 -					- -SM- -	@0': ~3-inches Concrete Artificial Fill (Afu): Silty SAND (SM), brown, fine to medium sand	/ ¯			
	5	<u>. .</u>							SP -	Quaternary Young Alluvial Fan Deposits (Qyf) @3': SAND (SP), tan, slightly moist, fine to medium sand silt	, trace			
180-	180- 			R-1		6 9 12	101	2		@7': SAND (SP), tan, slightly moist, medium dense, fine medium sand, few coarse sand, trace fine gravel	to			
175-	10			S-1		3 2 2				@10': very loose, with thin lamination of sandy silt				
170-	15 			R-2		6 15 20	99	3		@15': SAND (SP), tan, slightly moist, medium dense, mo fine to medium sand, few coarse sand, trace silt, coars gravel near tip	istly Se			
165-	20 			S-2 3 3 4 SM @20': Silty SAND (SM), light reddish t sand, occasional medium grained s		@20': Silty SAND (SM), light reddish brown, slightly mois sand, occasional medium grained sand, nonplastic	t, fine	AL						
160-	25— — — —			R-3		6 11 15				@25': Silty SAND with Gravel (SM), light reddish brown, s moist, very stiff, fine to medium sand, few coarse sand fine gravels				
B C G R S	30 DLE TYPI BULK S CORE S GRAB S RING S/ SPLIT S TUBE S	AMPLE SAMPLE SAMPLE AMPLE SPOON SA	MPLE	AL A CN (CO (CR (% FII ATTI CON COL COR	STS: NES PAS ERBERG SOLIDA ⁻ LAPSE ROSION RAINED	LIMITS TION	PP	EXPAN HYDRO MAXIM	SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH JE	Leigl	nton		

Proj	Project No. Project		10884	4.005						Date Drilled	1-27-16	
-		-	CV							Logged By	EMH	
Drill	ing Co).	Martir	ni Drilli	ing (Corp.				Hole Diameter	8"	
Drill	ing Me	ethod	Hollo	w Sten	n Au	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	187'	
Loc	ation	-	Figure	e 2A, E	Expl	oratio	n Loca	ition M	ар	Sampled By	EMH	
Elevation Feet	Depth Feet	a Graphic Log v	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explor time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplificati actual conditions encountered. Transitions between soil typ gradual.	r locations on of the	Type of Tests
155-	30— — — —	· · · · · · · · · · · · · · · · · · ·		S-3		12 17 18			SP	@30': Quaternary Old Alluvium (Qoa) SAND with Gravel (SP), tan, slightly moist, dense, fine to sand, fine subangular granitic gravels	o coarse	
150-	150- 35			R-4		37 50/5"			GP	@35': Sandy Gravel (GP), tan, slightly moist, fine to ocra subrounded granitic gravels, fine to coarse sand	ise	
145-		· · · · · · · · · · · · · · · · · · ·		S-4		6 12 12			ML	@40': Sandy SILT (ML), olive brown to brown, slightly m very stiff, laminated with silt and clayey silt, slightly gl and mottled	oist, eyed	
140-				R-5		8 21 36			SM	@45': Silty SAND (SM), mottled orangish brown, tan and grayish brown, fine sand, gleyed and oxidized, lamina	l light ted	
135-			S-5		7 12 12			CL	@50': grades into Silty CLAY (CL), olive brown, slightly r very stiff, few fine sand, oxidation staining, MnO spott medium plasticity			
55 56 8 130 - - - - - - - - 					11			ML	@55': Sandy SILT to SILT (ML), mottled orange and ligh fine sand, laminated, oxidized and gleyed, trace clay, plasticity	t gray, low		
6 A M	60					ete:						
B C G R S	BULK S CORE S GRAB S RING S	AMPLE AMPLE AMPLE AMPLE POON SA	MPLE	AL CN CO CR	% FIN ATTE CONS COLI CORI	NES PAS Erberg Solida [:] Lapse Rosion	LIMITS	DS EI H MD PP L RV	EXPAN HYDRO MAXIM	SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH IE	Leigl	nton

Proj	ject No) .	10884	4.005						Date Drilled	1-27-16	
Proj	ect	-	CV							Logged By	EMH	
Drill	ing Co) .		ni Drilli	na	Corp.				Hole Diameter	8"	
Drill	ing Me	ethod					140lb	- Auto	hamm	er - 30" Drop Ground Elevation	187'	
Loca	ation	_	Figur	e 2A, E	Expl	loratio	n Loca	tion M	ар	Sampled By	EMH	
Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	lk ven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explora time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil typ gradual.	locations on of the	Type of Tests
	60	N S			Dari							•
125-	-			S-7		12 25 39			SP	@60': SAND (SP), tan, slightly moist, very dense, fine to medium sand, trace coarse sand and fine gravel, sligh oxidized, trace silt		
120-	65 			S-8		12 38 33				@65': abundant subangular to subround gravels in tip of	sampler	
115-				S-9		6 11 17			CL	@70': Sandy CLAY (CL), reddish brown, slightly moist, v fine to medium sand, faintly laminated, low to medium plasticity, poorly developed blocky structure, little silt	ery stiff, I	
110-			S-10 9 11 16						ML	@75': Sandy SILT with Clay (ML), reddish brown to olive slightly moist, very stiff, fine sand, little clay, MnO spo poorly developed blocky structure with shimmer on fac grades into SAND (SP) in tip.	otting,	
105-			S-11 S-11 S-11						SP	@80': SAND with Gravel (SP), orange to tannish brown, moist, very dense, mostly fine to medium sand, grade coarser with fine gravels increasing, subrounded grav	s	
100-	85 		S-12							@85': SAND (SP), dark tannish brown, slightly moist, ve dense, fine to coarse sand, trace fine subrounded gra		
	SAMPLE TYPES: TYPE OF TES									<u> </u>		
B C G R S	B BULK SAMPLE C CORE SAMPLE G GRAB SAMPLE R RING SAMPLE			-200 AL CN CO CR	% FII ATTE CON COLI COR	NES PAS ERBERG SOLIDA ⁻ LAPSE ROSION	LIMITS	PP	EXPAN HYDRO MAXIM	TSHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH JE	Leigh	nton

Project Drilling Cen- Drilling Methon Logged By Hole Diameter Figure 2A, Exploration Location Map Logged By Hole Diameter Figure 2A, Exploration Location Map Logged By Figure 2A, Exploration Location Map EMH Bit Sol Description apples only to a location of the option of any difference on the description is a simpled By EMH Bit Bit Figure 2A, Exploration Location Map 0 gas Bit Bit Bit Bit Bit Bit Bit Bit Bit Bit	Pro	Project No. Project		1088	4.005						Date Drilled	1-27-16	
Drilling Co. Drilling Method Martini Drilling Corp. Hole Diameter Ground Elevention 8" Ground Elevention 8" (187) Location Figure 2A. Exploration Location Map South Elevention South Elevention Figure 2A. Exploration Location Map South Elevention Figure 2A. Exploration Location Map South Elevention applies only to a location of the exploration at the firm of asymptic condoms may different at their locations of the exploration	Proj	ect	-										
Drilling Method Hollow Stem Auger - 140lb - Autohammer - 30" Drop Ground Elevation 137 Location Figure 2A, Exploration Location Map SOIL DESCRIPTION EMI understand 90 </th <th>Dril</th> <th>ing Co</th> <th>o.</th> <th></th> <th>ni Drilli</th> <th>ina</th> <th>Corp.</th> <th></th> <th></th> <th></th> <th></th> <th>-</th> <th></th>	Dril	ing Co	o.		ni Drilli	ina	Corp.					-	
Location Figure 2A, Exploration Location May Sampled By EMI Image: Second	Drill	ing M	ethod			-		140lb	- Auto	hamm		-	
United by the second	Loc	ation	-										
N S 32 9 9 90 - S-13 14 34 34 Fine to coarse sand, fine subrounded grantic gravels, trace sit 95 - S-14 43 503* 60* 60* SAND with Gravel (SP), tan, sliphtly moist, very dense, fine to coarse sand, fine subrounded grantic gravels, trace sit 96 - S-14 4 503* 60* Fine to coarse sand, fine subrounded grantic gravels, trace sit 90 - S-14 4 503* 60* Fine to coarse sand, fine subrounded grantic gravels, trace sit 90 - S-16 21 60* Fine to coarse sand, fine subrounded grantic gravels, trace sit 100 - S-16 21 60* For all Depth: 10.15 feet bgs 100 - - - - - - 101 - - - - - - 105 - - - - - - - 105 - - - -			-										(0
95	Elevation Feet	Depth Feet	z Graphic v	Attitudes	Sample No.	Bulk Driven	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	This Soil Description applies only to a location of the explora time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplificatio actual conditions encountered. Transitions between soil typ	locations	Type of Tests
95 - </th <th></th> <th>90 —</th> <th>• • • •</th> <th></th> <th>S-13</th> <th>TM</th> <th></th> <th></th> <th></th> <th></th> <th>@90': SAND with Gravel (SP), tan, slightly moist, very de</th> <th>ense,</th> <th></th>		90 —	• • • •		S-13	TM					@90': SAND with Gravel (SP), tan, slightly moist, very de	ense,	
90 - silt, grades slightly coarser 100 S-15 21 100 S-15 21 100 S-15 21 101 105 105 105 106 106 105 110 110 110 110 1110	95-	 95			S-14		43				 fine to coarse sand, fine subrounded granitic gravels, silt @95': SAND with Gravel (SP), tan, slightly moist, very definition of the subrounded granitic gravels, solution of the subrounded gravity of the subrounded gravels, solution of the subrounded gravity of the subrounded gravels, solution of the subrounded gravity of the s	trace	
85- Image: State of the sta	90-	100 									silt, grades slightly coarser @100': SAND (SP), light tan, mostly fine to medium sand		
Total Depi: 101.5 feet bgs No groundwater encountered during drilling Boring backfilled with soil cuttings and patched with rapid-set concrete	05	_	$\cdot \cdot \cdot \cdot$			Π					·		
		_ 105 _ 	· · ·								Total Depth: 101.5 feet bgs No groundwater encountered during drilling Boring backfilled with soil cuttings and patched with rapic	l-set	
	75-	75											
	AMPLE TYPES: TYPE OF TESTS:						ete:						
SAMPLE TYPES: TYPE OF TESTS: B BULK SAMPLE -200 % FINES PASSING DS DIRECT SHEAR SA SIEVE ANALYSIS C CORE SAMPLE AL ATTERBERG LIMITS EI EXPANSION INDEX SE SAND EQUIVALENT G GRAB SAMPLE CN CONSOLIDATION H HYDROMETER SG SPECIFIC GRAVITY R RING SAMPLE CO COLLAPSE MD MAXIMUM DENSITY UC UNCONFINED COMPRESSIVE S SPLIT SPOON SAMPLE CR CORROSION PP POCKET PENETROMETER STRENGTH T TUBE SAMPLE CU UNDRAINED TRIAXIAL RV R VALUE	B C G R S	BULK S CORE S GRAB S RING S SPLIT S	Sample Sample Sample Sample Spoon Sa	MPLE	-200 AL CN CO CR	% FII ATTE CON COLI COR	NES PAS ERBERG SOLIDA LAPSE ROSION	LIMITS TION	EI H MD PP	EXPAN HYDRC MAXIM POCKE	SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH	⁄ Leigh	nton

Pro	ject No	D.	10884	4.008					Date Drilled	8-15-17	,		
Proj			Stude	ent Housi	ng, Mix	ed Inc	ome a	nd Hot	Logged By	SAM			
	ling Co			ni Drilling					Hole Diameter	8"			
	ling Me	elhou							er - 30" Drop Ground Elevation				
LOC	ation	-	Seer	-igure 2 -	Geole	chnica	$i \equiv xpic$	oration	Map Sampled By	SAM			
Elevation Feet	Depth Feet	≺ Graphic ∽	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the expletime of sampling. Subsurface conditions may differ at oth and may change with time. The description is a simplificat actual conditions encountered. Transitions between soil to gradual.	er locations tion of the	Type of Tests		
	0 			S2 S3 S4	5 10 11 5 9 11 11 3 4 6 7			SM SP-ML	 @0' to 10': Continuous drilling Quaternary young fluvial deposits: (Qvf) @10': SAND (SP), brown, fine grained, moist @10.2': SAND (SP), yellow brown to olive brown, medidense, slightly moist, fine to coarse grained, trace fis subrounded gravel, thin laminations every inch to have a subrounded gravel, thin laminations every inch to have a subrounded gravel, thin laminations every inch to have a subrounded gravel, this lamination are peasized subrounded gravel, trace coarse gravel, slightly @20': Silty SAND (SM), medium brown, loose, fine gravel, trace peasized subrounded gravel, trace coarse gravel, trace coar	oxidized ined, ined			
B C G R S	G GRAB SAMPLE CN CONSOLIDATION H HYDROMETER SG SPECIFIC GRAVITY R RING SAMPLE CO COLLAPSE MD MAXIMUM DENSITY UC UNCONFINED COMPRESSIVE STRENGTH												

-	Project No. Project Drilling Co. Drilling Method		10884						Date Drilled	8-15-1	7
-				nt Housi	-		ome a	nd Ho		SAM	
	-	-		ni Drilling			• •		Hole Diameter	<u>8"</u>	
	-	·							er - 30" Drop Ground Elevatio		
LOC	ation		Seer	igure 2 -	Geole	chnica	$\Box = xpic$	bration	Map Sampled By	SAM	
Elevation Feet	Depth Feet	z Graphic « Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exp time of sampling. Subsurface conditions may differ at or and may change with time. The description is a simplific actual conditions encountered. Transitions between soil gradual.	her locations ation of the	e of
	30			S5	16 35 19			SP	Quaternary alluvium: (Qal) @30': SAND (SP), light orange brown to yellow brown slightly moist, fine to coarse grained, some crushe less than 1-inch long dimension, subrounded @32': Light rig chatter	ı, dense, d gravels,	
	35— _ _			S6	30 25 21			SM	@35': Some light tan silt and fine grained sand, patch heavy oxidation, decreasing with depth, weathered can be pulverized with fingers	es of gravels,	
	40			S7	6 15 17			ML SM	 @40': SILT (ML), yellow to olive brown, hard, slightly some fine to medium grained sand, very light oxida patches, minor gleying @41': Silty SAND (SM), light yellow brown, medium d slightly moist, fine grained 	ation in	
	45							ML	@45': Sandy SILT (ML), yellow to olive brown, very st moist, fine grained sand, lightly oxidized, increased with depth	iff, slightly I gleying	
	50 							SM	@50': Grades to Silty SAND (SM), yellow to olive brom medium dense, slightly moist, fine grained, decreas gleying with depth and increased oxidation with	sed	
55								ML	@55': Sandy SILT (ML), yellow to olive brown, hard, s moist, fine grained sand, some gleying and light or along parting surfaces		
B C G R S	60 PLE TYPI BULK S CORE S GRAB S RING S SPLIT S TUBE S	AMPLE AMPLE AMPLE AMPLE POON SA		AL AT CN CO CO CO CR CO	ESTS: TINES PAS TERBERG NSOLIDA LLAPSE RROSION DRAINED	ELIMITS TION	H MD PP	EXPAN HYDRO MAXIM	SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY JM DENSITY UC UNCONFINED COMPRESSIVE STRE T PENETROMETER E	NGTH	*

Pro	Project No. Project Drilling Co. Drilling Method		10884	4.008					Date Drilled	8-15-17	
-			Stude	ent Hous	sing, Mix	ed Inc	ome a	nd Hot	Logged By	SAM	
	-	-	Martir	ni Drillin	g Corpo	ration			Hole Diameter	8"	
Drill	ing M	ethod	Hollo	w Stem	Auger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation		
Loc	ation		See F	igure 2	- Geote	chnica	l Explo	oration	Map Sampled By	SAM	
Elevation Feet	Depth Feet	z Graphic v	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploration of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil type gradual.	locations on of the	Type of Tests
	60 — – – 65 — – 70 — 75 — – 80 — – 880 — – 880 —	N S		S11 S12 S13 S14	6 22 38 20 31 50/6" 21 36 37 13 43 50/5"			ML SP SP-GP	 @60': SILT (ML), olive brown, hard, slightly moist, oxidizalong parting surfaces, trace fine grained sand @60.5': SAND (SP), orange brown, dense, slightly moist moderately oxidized with depth, some silt @62.5': Becomes fine to coarse grained, some fine to pe subangular to subrounded gravel, oxidation decreases depth, some silt @65: Trace gravel @65:5': Silty SAND (SP), orange brown, dense, slightly moist medium grained, fine to coarse grained, some fine to pea-sized subangular to subrounded gravel, oxidation decreases with depth, some silt @67:5': SAND (SP), orange brown, dense, slightly moist medium grained, fine to coarse grained, some fine to pea-sized subangular to subrounded gravel, oxidation decreases with depth, some silt @69': Gravelly SAND (SPg), tan, very dense, fine to med grained, fine to pea-sized subrounded gravels Total Depth of Boring: 71.4 Feet No groundwater encountered during drilling Temporary percolation well installed on 8/15/2017. Perc Test run from 60 to 70 feet on 8/16/2017. 	, fine to pea-sized s with , fine to dium	
B C G R S	RING S	SAMPLE SAMPLE SAMPLE AMPLE SPOON SA	MPLE	AL AT CN CO CO CO CR CO	TESTS: FINES PAX TTERBERG ONSOLIDA OLLAPSE ORROSION	S LIMITS TION	EI H MD PP	HYDRO MAXIM	SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY JM DENSITY UC UNCONFINED COMPRESSIVE STRENG T PENETROMETER	тн	Ż

Proj Drill	ject No ject ling Co ling Mo).	Martir	ent Housi ni Drilling	Corpo	ration			er - 30" Drop Date Drilled Date Drilled Logged By Hole Diameter Ground Elevation	8-15-17 SAM 8"	
Loc	ation		See F	- igure 2	Geote	chnica	l Explo	oration	Map Sampled By	SAM	
Elevation Feet	Depth Feet	ح Graphic در	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explor- time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplificative actual conditions encountered. Transitions between soil typ gradual.	locations	Type of Tests
	0			S2 S2 S3				ML SM	 @0' to 10': Continuous drilling Qvf @10': Silty SAND (SM), dark brown, slightly moist, fine g @10.5': Silty SAND (SM), yellow to olive brown, loose, si moist, fine grained, micaceous, trace fine subrounded @15': Fine to medium grained @20': Sandy SILT (ML), brown, stiff, slightly moist, fine g sand, some clay, trace fine subrounded gravels @25': Silty SAND (SM), dark yellow brown, medium dent slightly moist, fine grained, micaceous 	ightly i gravels yrained	
B C G R S	30 DLE TYP BULK S CORE S GRAB S RING S SPLIT S TUBE S	AMPLE AMPLE AMPLE AMPLE POON SA		AL ATT CN COI CO COI CR COI	INES PAS ERBERG	LIMITS TION	EI H MD PP	EXPAN HYDRO MAXIM	JM DENSITY UC UNCONFINED COMPRESSIVE STRENG T PENETROMETER	тн	Ż

Proj	ject No) .	10884	4.008					Date Drilled 8-15-1	7
Proj			Stude	ent Housi	ng, Mix	ed Inc	ome a	nd Hot	tel Logged By SAM	
	ing Co			ni Drilling					Hole Diameter 8"	
	ing Me	ethod							er - 30" Drop Ground Elevation	
LOC	ation		See F	-igure 2 -	Geote	chnica	l Explo	oration	Map Sampled By SAM	
Elevation Feet	Depth Feet	Z Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.	o of
	30	· · · · · · · · · · · · · · · · · · ·		S5	22 30 30			SP	Quaternary alluvium: (Qal) @30': SAND (SP), orange brown, dense, slightly moist to dry, fine to coarse grained, some crushed gravels, up to 1-inch long dimension, subrounded, patches of heavier oxidation, some silt	
	35— 	· · · · · · · · · · · · · · · · · · ·	•	S6	21 24 22				@35': Lightly oxidized, with heavier oxidation around gravels	
	 40	· · · · · · · · · · · · · · · · · · ·		S7	22				@38': Rig chatter	
	- - 45		· · · ·	S7 22 23 25 S8 10 18 23					@45': SAND (SP), yellow brown, medium dense, slightly moist to dry, fine to medium grained, trace coarse grained sand, micaceous	
	50		• • -	S9 [15 15 28			SP-ML	@50': Interlayered SAND and Sandy SILT (SP-ML), sand is yellow brown, medium dense, slightly moist to dry, fine to medium grained, sandy silt is olive brown, hard, slightly moist, fine to coarse grained sand	
	_			S10	4 11 18			ML	 @52.5': SILT (ML), olive brown, very stiff, dry to slightly moist, pinholes with oxidation and abundant gleying in top half, oxidized thin laminations begin @54 feet @54': CLAY (CL) in shoe 	
	55— — —			S11	10 19 27			CL-ML	@55': Silty CLAY (CL-ML), dark brown, slightly moist, oxidation and gleying along parting surfaces, trace MnO stringers and concretions	
	-			S12	9 14 13			ML	 @57.5': Sandy SILT (ML), olive brown to orange brown, very stiff, slightly moist, very fine to fine grained sand, patches of oxidation laminations at depth @59': Silty CLAY (CL-ML), dark brown, slightly moist, oxidation 	
B C G R S	60 PLE TYP BULK S CORE S GRAB S RING S SPLIT S TUBE S	AMPLE AMPLE AMPLE AMPLE POON SA	AMPLE	AL AT CN CO CO CO CR CO	INES PAS TERBERG	ELIMITS TION	EI H MD PP	EXPAN HYDRO MAXIMI	SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE STRENGTH T PENETROMETER IE	×

-	Project No. Project		10884					Date Drilled	8-15-17		
-	ing Co			nt Housir	-		ome a	nd Ho		SAM	
	ing Me			<u>ni Drilling</u>			Auto	homm	Hole Diameter	8"	
	Location								Ground Elevation		
LOC	ation		See F	igure 2 -	Geole	crinica	i Expic	oration	Map Sampled By	SAM	
Elevation Feet	Depth Feet	a Graphic د Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explor time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplificati actual conditions encountered. Transitions between soil typ gradual.	Type of Tests	
SAMP	60				STS.				and gleying along parting surfaces, trace MnO stri and concretions Total Depth of Boring: 60 Feet No groundwater encountered during drilling Temporary percolation well installed on 8/15/2017. Perc Test run from 50 to 60 feet on 8/16/2017.		
B C G R S	BULK S CORE S GRAB S RING S/	AMPLE AMPLE AMPLE AMPLE POON SA		-200 % FI AL ATT CN CON	NES PAS ERBERG ISOLIDA LAPSE ROSION	LIMITS TION	EI H MD PP	EXPAN HYDRO MAXIM	T SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT IMETER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE STRENG IF IF	атн	Ś

Pro	Project No. <u>10884.014</u>								Date Drilled	1-4-23		
Proj			LMP	USC Pro	perty -	Figuer	oa Stre	eet	Logged By	JM1		
	ing Co		Marti	ni Drilling	Corpo	ration			Hole Diameter	8"		
Drill	ing Me	ethod	Hollo	w Stem A	uger -	140lb	- Auto	hamm	er - 30" Drop Ground Elevation	I		
Loc	ation		See F	- igure 1	Geote	chnica	l Explo	oration	Map Sampled By	JWJ		
Elevation Feet	Depth Feet	ح Graphic در	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploration time of sampling. Subsurface conditions may differ at other lo and may change with time. The description is a simplification actual conditions encountered. Transitions between soil types gradual.	only to a location of the exploration at the conditions may differ at other locations The description is a simplification of the		
	0							SM SM	Artificial fill, undocumented: (Afu) @0': 6-inches Asphalt Concrete (AC) over 1-inch Aggregate (AB) @7-inches: Silty SAND, light yellow brown, moist, mostly fil grained, trace coarse gravel, trace clay @1' to 5': Silty SAND, as above, light yellow brown, moist, fine grained, trace coarse grained sand Quaternary young fluvial deposits: (Qyf) @5': Fine to medium grained	ine		
	20			S-1 S-2-1 S-2-2	3 4 5 			SM GP SM-SC SW-SM	 @20': Silty SAND, medium dense, medium brown, moist, r fine grained, trace coarse grained sand Gravel = 2%; Sand = 70%; fines = 28% @22' to 25': Sandy GRAVEL, poorly-graded @25': Silty SAND with Clay, loose to medium dense, reddis brown, wet @26': Transition to Well-Graded SAND with silt, very dense to light yellow, dry, pulverized granitic rock clasts Gravel = 9%; Sand = 82%; fines = 9% 	ish	SA CR SA	
SAMPLE TYPES: B BULK SAMPLE C CORE SAMPLE G GRAB SAMPLE R RING SAMPLE S SPLIT SPOON SAMPLE T TUBE SAMPLE			AMPLE	AL ATT CN CO CO CO CR CO	INES PAS ERBERG	LIMITS	ei H Md PP	HYDRO MAXIMU	SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY JM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH	Leigh	nton	

-	Project No. Project			4.014 USC Pro	 pertv -	Fiauer	oa Str	eet	Date Drilled Logged By	1-4-23 JWJ	
Dril	ling Co).		ni Drilling					Hole Diameter	8"	
Drill	ling Mo	ethod					- Auto	hamm	er - 30" Drop Ground Elevation	ı	
Loc	ation		See F	igure 1 -	Geote	chnica	l Explo	oration	Map Sampled By	JWJ	
Elevation Feet	Depth Feet	z Graphic v	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploration of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplification actual conditions encountered. Transitions between soil typ gradual.	locations n of the	Type of Tests
	30 —			S-3	22 22 21 21 7 17 7 12 15			GP SM-SC GP SM	 @30': Sandy GRAVEL, very dense, white to yellow, dry, f medium grained sand, granitic rock fragments, mecha broken @35': Silty Clayey SAND, loose, olive gray to yellow oran @36': Transition, ~1-inch heavily oxidized layer, becomes GRAVEL, orange brown to white, medium dense to de to coarse grained sand, subangular granitic gravels @40': Silty SAND, dense, yellow orange brown, moist, fin Total Depth of Boring: 41.5 feet No groundwater encountered during drilling Boring converted to percolation test well, screen interval (40', annulus filled with No. 3 Monterey SAND in test zo 	nically ge brown s Sandy inse, fine ie grained	CR
60 SAMPLE TYPES: B BULK SAMPLE -200 % FINES PA C CORE SAMPLE AL ATTERBER G GRAB SAMPLE C COLLAPSE S SPLIT SPOON SAMPLE C CORROSIO T TUBE SAMPLE C CORROSIO C CULAPSE						LIMITS FION	DS EI H MD PP L RV	EXPAN HYDRO MAXIM	T PENETROMETER STRENGTH	Leig	nton

Proj Drill	Project No. Project Drilling Co. Drilling Method		Martir	JSC Prop ni Drilling	Corpo	ration		Date Drilled	1-4-23 JWJ 8"		
Loc	ation	-	See F	igure 1 -	Geote	chnica	l Explo	Map Sampled By	JWJ		
Elevation Feet	Depth Feet	с Graphic v	Attitudes Sample No. Blows Per 6 Inches Dry Density pcf pcf Content, %						SOIL DESCRIPTION This Soil Description applies only to a location of the explora time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplificatio actual conditions encountered. Transitions between soil type gradual.	locations o n of the g	
	0			-	-			SM	Artificial fill, undocumented: (Afu) @0': 8-inches Asphalt Concrete (AC) over Subgrade @8-inches: Silty SAND, dark brown, moist, well-graded, to coarse grained sand	race	
	5 							SM	 Quaternary young fluvial deposits: (Qyf) (@2.5': Poorly-graded SAND, light tan to beige, moist, well some fine grained, some medium grained sand, trace or grained sand (@20': Silty SAND, dark yellow brown, moist, mostly medii grained sand, trace coarse grained sand, trace gravel (@25': Rig Chatter, Silty SAND, dark yellow brown, moist, fine grained sand, few coarse grained sand, few coarse gravel 	um	
B C G R S	30 DLE TYPI BULK S CORE S GRAB S RING S/ SPLIT S TUBE S	AMPLE SAMPLE SAMPLE AMPLE SPOON SA			NES PAS ERBERG ISOLIDA ⁻ LAPSE ROSION	LIMITS	DS EI H MD PP L RV	EXPAN HYDRO MAXIM	SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH JE	Leighto	n

Proj Drill	Project No. Project Drilling Co. Drilling Method			4.014 USC Pro ni Drilling	Corpo	ration		Date Drilled1-4-23Logged ByJWJHole Diameter8"er - 30" DropGround Elevation		
	ation			- igure 1						
Elevation Feet	Depth Feet	z Graphic در	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.	Type of Tests
	30 35 40 45 			S-1	10 19 24 23 50/4"			GP SM SP-SM GP-GM	 @30': GRAVEL layer, dissipated @31': Silty SAND, dark yellow brown, moist, mostly fine grained sand, few coarse grained sand, few coarse grained gravel @40': Poorly Graded SAND with silt, tan to light brown, moist, very dense, mainly medium to coarse grained sand, trace fine gravel, well graded, fine gravels to 45 feet Gravel = 1%; Sand = 92%; fines = 7% @45': No Recovery, some coarse gravels in soil cuttings, sandy matrix 	SA
SAM	50 — - 55 — - 55 — - - - - - - - 			S-3 S-4	6 11 34 7 16 17 5			CL-ML SW-SM ML	 @50': Poor Recovery, granitic rock, mechanically broken in sampler Gravel = 60%; Sand = 10%; fines = 30% @51.5' Silty CLAY, dark brown, moist, hard, trace coarse gravel @55': Sandy SILT, light gray and tan, mostly fine grained, hard, cross-bedding of oxidized and non-oxidized soil 	SA CR
60 SAMPLE TYPES: B BULK SAMPLE C CORE SAMPLE G GRAB SAMPLE R RING SAMPLE S SPLIT SPOON SAM T TUBE SAMPLE			MPLE	-200 % F AL ATT CN CO CO CO CR CO	INES PAS ERBERG	LIMITS TION	DS EI H MD PP L RV	EXPAN HYDRO MAXIM	JM DENSITY UC UNCONFINED COMPRESSIVE	hton

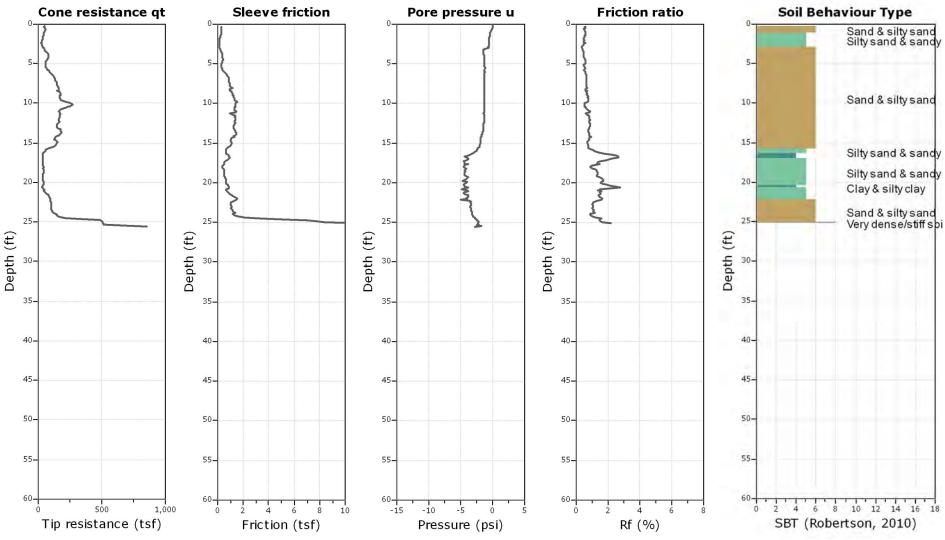
Project No. Project Drilling Co. Drilling Method Location			Martii Hollo	USC Proj ni Drilling	Corpo uger -	ration 140lb	- Auto	Date Drilled Logged By Hole Diameter Ground Elevation Map Sampled By			
Elevation Feet	Depth Feet	ح Graphic ە	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explor time of sampling. Subsurface conditions may differ at othe and may change with time. The description is a simplificati actual conditions encountered. Transitions between soil ty gradual.	r locations on of the	Type of Tests
SAM				S-5				ML	@60': Yellow brown. Total Depth of Boring: 61.5 feet No groundwater encountered during drilling Boring converted to percolation test well, screen interval 60', annulus filled with No. 3 Monterey SAND in test z	@40' to one.	
B C G R S	PLE TYPI BULK S CORE S GRAB S RING S SPLIT S TUBE S	AMPLE AMPLE AMPLE AMPLE POON SA	MPLE		INES PAS ERBERG ISOLIDA LAPSE RROSION	LIMITS TION	EI H MD PP	EXPAN HYDRC MAXIM	T SHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT OMETER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH JE	///Leig	nton

Pro	ject No). _	10884	4.014					Date Drilled	1-4-23		
Proj		-	LMP	USC Prop	perty -	Figuer	oa Str	eet	Logged By	JWJ		
	ing Co	-		ni Drilling					Hole Diameter	8"		
	ing Me	ethod .			-				er - 30" Drop Ground Elevation			
Loc	ation	-	See F	igure 1 -	Geote	chnica	l Explo	Map Sampled By	JWJ			
Elevation Feet	Depth Feet	ے Graphic س	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the explora time of sampling. Subsurface conditions may differ at other and may change with time. The description is a simplificatio actual conditions encountered. Transitions between soil type gradual.	applies only to a location of the exploration at the Ibsurface conditions may differ at other locations h time. The description is a simplification of the		
	0			_				SM	 @0': 4-inches Asphalt Concrete (AC) over 5-inches Aggre Base (AB) @9-inches: Silty SAND, dark brown, moist, fine grained 	;gate		
								SW-SM	Quaternary young fluvial deposits: (Qyf) @3: Poorly-graded SAND, tan and beige, moist, mostly n grained sand, no apparent change to 23' @23: Silty SAND with Gravel, tan and beige, moist, fine grained sand @28: Rig Chatter			
30 SAMPLE TYPES: B BULK SAMPLE C CORE SAMPLE G GRAB SAMPLE R RING SAMPLE S SPLIT SPOON SAMPLE T TUBE SAMPLE			MPLE	CO COL	NES PAS ERBERG ISOLIDA ⁻ LAPSE ROSION	LIMITS	DS EI H MD PP L RV	EXPAN HYDRO MAXIMI	TSHEAR SA SIEVE ANALYSIS SION INDEX SE SAND EQUIVALENT METER SG SPECIFIC GRAVITY UM DENSITY UC UNCONFINED COMPRESSIVE T PENETROMETER STRENGTH IE	Leigh	nton	

-	roject No. <u>10884.014</u> roject LMP USC Property - Figuero								Date Drilled 1-4	4-23	
-							oa Str	eet		VJ	
	ing Co	-		ni Drilling	-				Hole Diameter 8"		
	ing Me	ethou .							er - 30" Drop Ground Elevation		
Loc	ation		See F	igure 1	- Geote	chnica	l Explo	oration	Map Sampled By _JV	VJ	
Elevation Feet	Depth Feet	ح Graphic «	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION This Soil Description applies only to a location of the exploration time of sampling. Subsurface conditions may differ at other loca and may change with time. The description is a simplification of actual conditions encountered. Transitions between soil types m gradual.	tions ō the g	
	30			S-1	12 16 21			SP-SM	 @35': Poorly Graded SAND with silt and gravel, brown and ta moist, dense, fine grained, trace fine gravel, few medium g ~2-inch long dimension Gravel = 29%; Sand = 65%; fines = 6% 		Ą
	35— — — —			S-2	X 50/6" 			ML	@35': Sandy SILT, gray and tan/red, moist, hard, mainly fine grained, trace medium grained sand, cross-bedding of oxid and unoxidized layersm gravelly sand in shoe	dized	
	40 			S-3	14 29 50/6"			SW-SM	@40': Silty Gravelly SAND, gray to tan, moist, very dense, mo medium grained sand, few fine gravels, granitic rock clasts mechanically broken @46.5'	ostly s,	
	45			S-4	10 20 24			SP-SM	@45': Poorly-graded SAND with silt, beige to light tan, moist, dense, trace fine gravel, with silt Gravel = 0%; Sand = 93%; fines = 7%	very S/	Ą
		∘ ∘ ∘						SW	@47': Gravel bed, with trace cobbles		
				S-5	9			SP	@48': Poorly-graded SAND, tan to light beige, slightly moist, dense, mostly fine grained, moist		
	_	İII <i>†///</i>			17 18			CL-ML	_@51': Silty CLAY, dark brown, moist, low plasticity		
									Total Depth of Boring: 51.5 feet No groundwater encountered during drilling Boring converted to percolation test well, screen interval @30 50', annulus filled with No. 3 Monterey SAND in test zone.)' to	
C CORE SAMPLE AL ATTERBERG LIMITS G GRAB SAMPLE CN CONSOLIDATION R RING SAMPLE CO COLLAPSE S SPLIT SPOON SAMPLE CR CORROSION					FINES PAS TERBERG DNSOLIDA DLLAPSE DRROSION	LIMITS	DS EI H MD PP L RV	EXPANS HYDRO MAXIMU	T PENETROMETER STRENGTH	Leighto	n



Project: Leighton & Associates/Spectrum Fig & Flower Location: S. Figueroa St & W. 39th St Los Angeles, CA



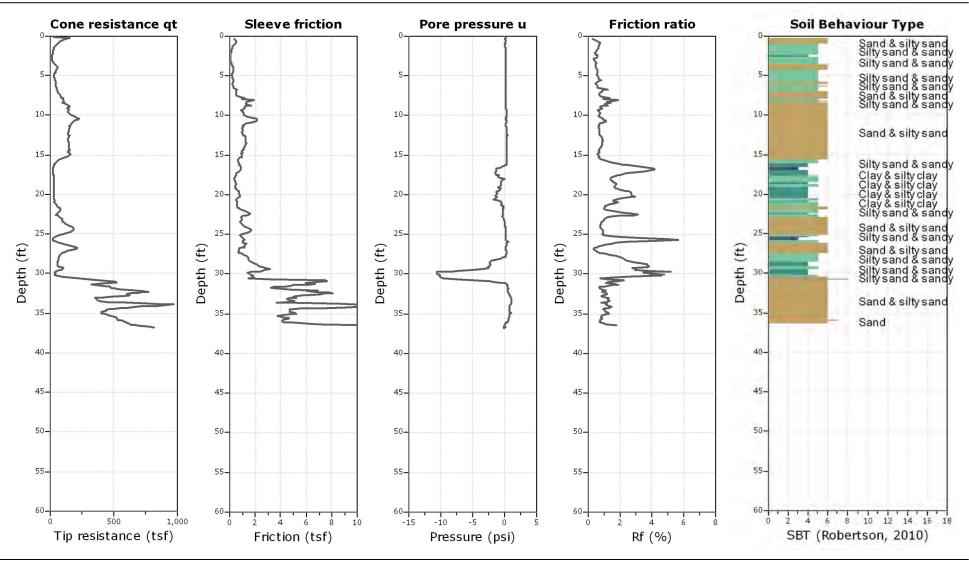
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Total depth: 25.51 ft, Date: 10/5/2015 Cone Type: Vertek

CPT: CPT-1C



Project: Leighton & Associates/Spectrum Fig & Flower Location: S. Figueroa St & W. 39th St Los Angeles, CA



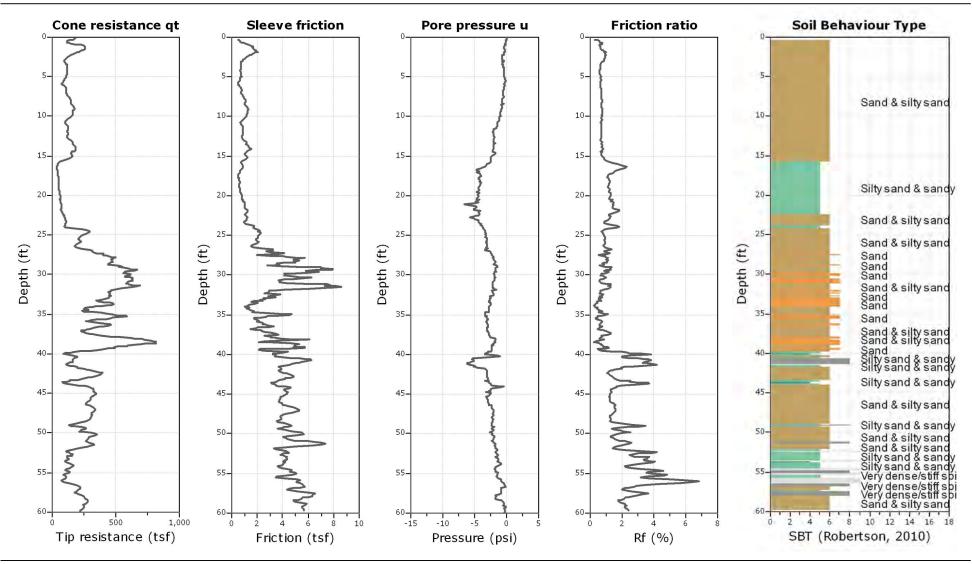
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0

CPT: CPT-1D Total depth: 36.80 ft, Date: 10/5/2015 Cone Type: Vertek



Project: Leighton & Associates/Spectrum Fig & Flower Location: S. Figueroa St & W. 39th St Los Angeles, CA

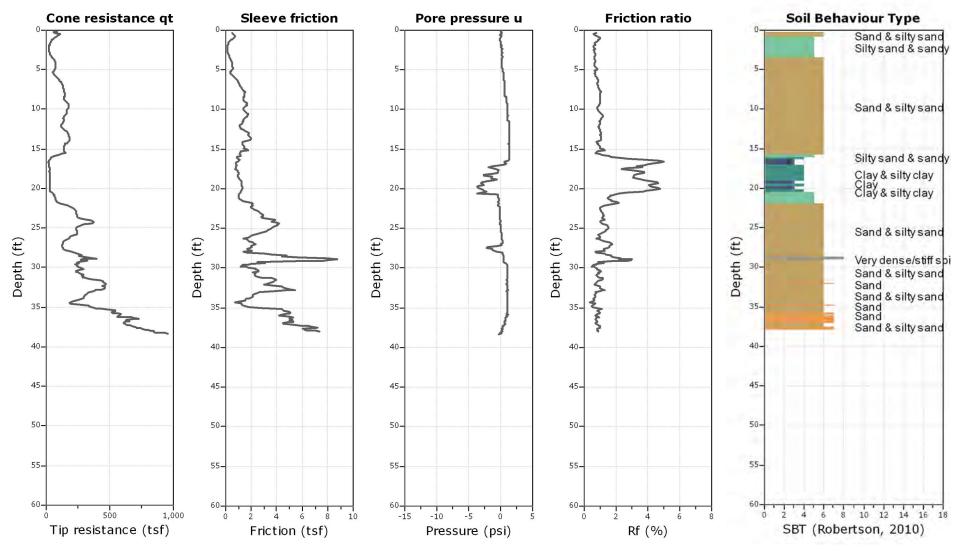


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CPT: CPT-2 Total depth: 60.13 ft, Date: 10/5/2015 Cone Type: Vertek



Project: Leighton & Associates/Spectrum Fig & Flower Location: S. Figueroa St & W. 39th St Los Angeles, CA

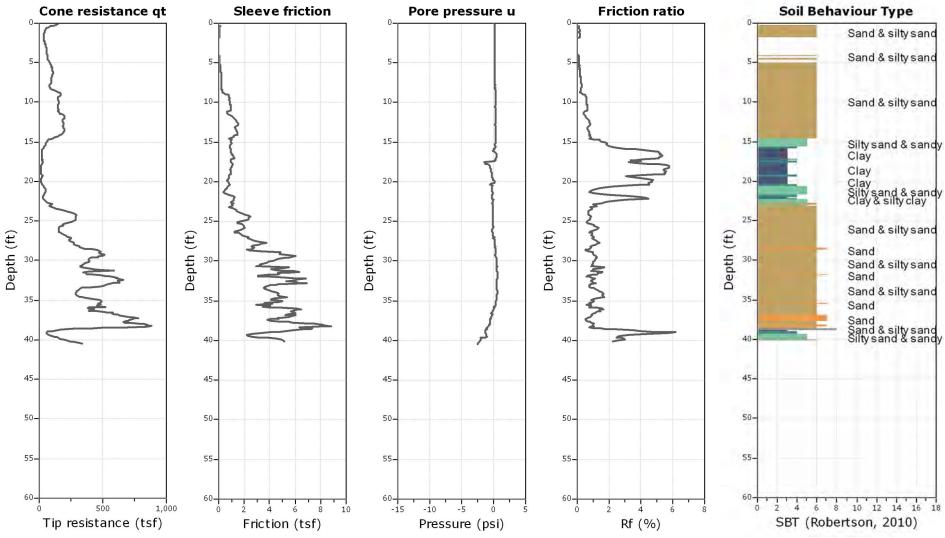


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CPT: CPT-3 Total depth: 38.35 ft, Date: 10/5/2015 Cone Type: Vertek



Project: Leighton & Associates/Spectrum Fig & Flower Location: S. Figueroa St & W. 39th St Los Angeles, CA



CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 10/7/2015, 11:00:28 AM Project file: C:\LeightonLosAngeles10-15\CPeT Data\Plot Data\Plots cpt

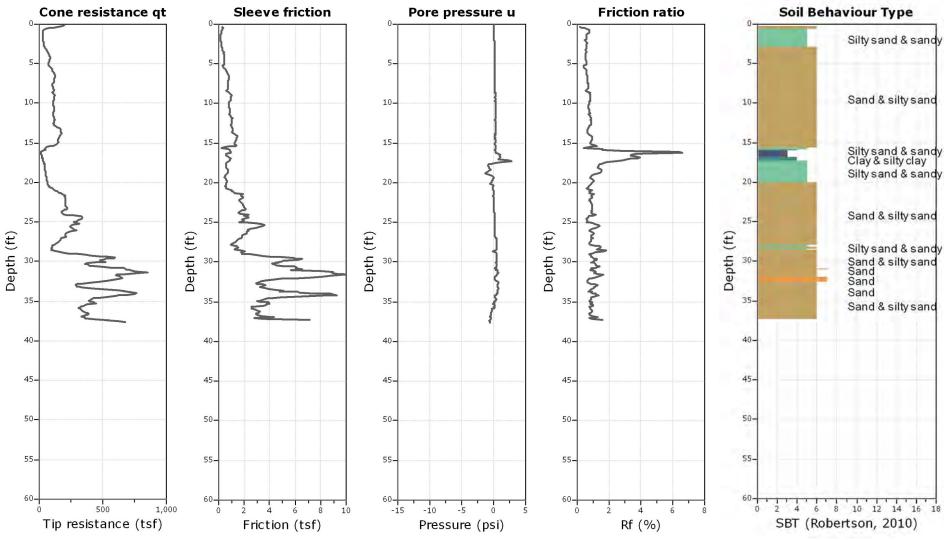
Cone Type: Vertek

Total depth: 40.49 ft, Date: 10/5/2015

CPT: CPT-4



Project: Leighton & Associates/Spectrum Fig & Flower Location: S. Figueroa St & W. 39th St Los Angeles, CA

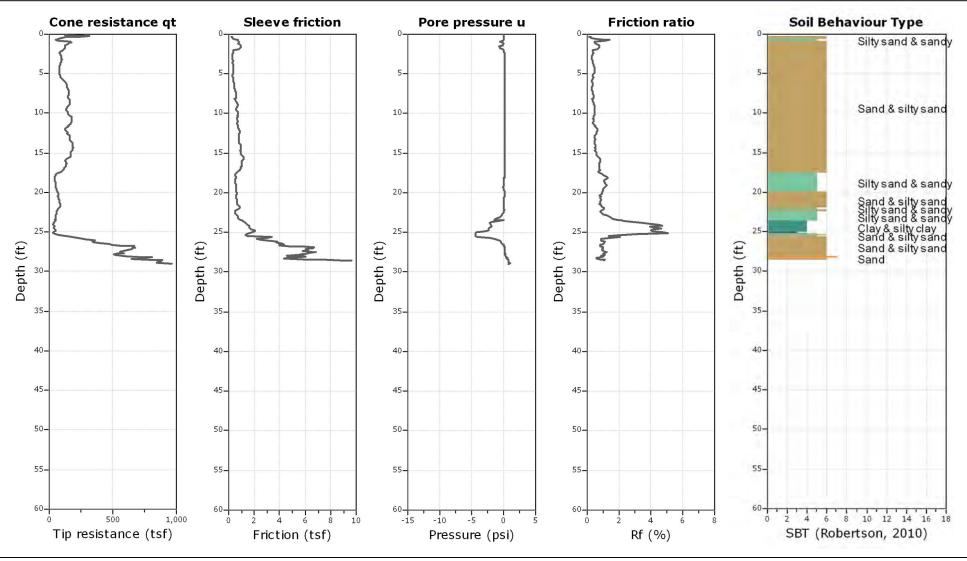


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CPT: CPT-5 Total depth: 37.62 ft, Date: 10/5/2015 Cone Type: Vertek



Project: Leighton & Associates/Spectrum Fig & Flower Location: S. Figueroa St & W. 39th St Los Angeles, CA



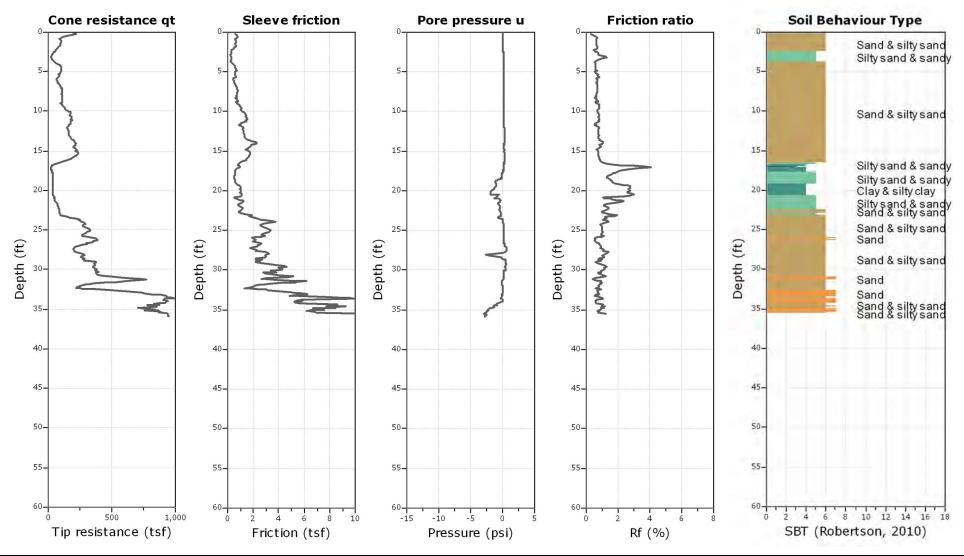
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Total depth: 28.94 ft, Date: 10/5/2015 Cone Type: Vertek

CPT: CPT-6



Project: Leighton & Associates/Spectrum Fig & Flower Location: S. Figueroa St & W. 39th St Los Angeles, CA



CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 10/7/2015, 10:58:18 AM Project file: C:\LeightonLosAngeles10-15\CPeT Data\Plot Data\Plots.cpt

CPT: CPT-7 Total depth: 35.91 ft, Date: 10/5/2015 Cone Type: Vertek

S. Figueroa St & W. 39th St Los Angeles, CA

CPT Shear Wave Measurements

CPT-1C	Tip Depth (ft)	Geophone Depth (ft)	Travel Distance (ft)	S-Wave Arrival (msec)	S-Wave Velocity from Surface (ft/sec)	Interval S-Wave Velocity (ft/sec)
_	3.09	2.09	5.42	8.46	640.57	
	6.06	5.06	7.11	15.13	470.17	254.03
	9.04	8.04	9.47	20.66	458.27	425.73
	12.00	11.00	12.08	23.71	509.62	857.42
	15.11	14.11	14.97	27.94	535.78	682.43
	18.12	17.12	17.84	31.09	573.66	909.68
	21.09	20.09	20.70	33.83	611.97	1046.59
	24.07	23.07	23.61	37.07	636.78	895.91
	25.53	24.53	25.03	38.29	653.81	1171.13

CPT-1D

-1D						
	3.09	2.09	5.42	6.29	861.56	
	6.17	5.17	7.19	13.11	548.61	259.98
	9.08	8.08	9.50	16.61	572.06	659.90
	12.22	11.22	12.28	20.26	606.30	762.12
	15.08	14.08	14.94	23.07	647.66	945.83
	18.03	17.03	17.75	26.91	659.56	731.09
	21.07	20.07	20.68	30.32	682.17	860.59
	24.07	23.07	23.61	33.28	709.30	987.22
	27.05	26.05	26.53	36.57	725.34	887.51
	30.08	29.08	29.51	39.32	750.43	1084.08
	33.04	32.04	32.43	42.67	759.97	871.96
	36.09	35.09	35.44	45.14	785.21	1221.31

Shear Wave Source Offset = 5 ft

S-Wave Velocity from Surface = Travel Distance/S-Wave Arrival Interval S-Wave Velocity = (Travel Dist2-Travel Dist1)/(Time2-Time1)

					S-Wave	Interval
	Тір	Geophone	Travel	S-Wave	Velocity	S-Wave
	Depth	Depth	Distance	Arrival	rom Surface	Velocity
CPT-7	(ft)	(ft)	(ft)	(msec)	(ft/sec)	(ft/sec)
_	3.09	2.09	5.42	7.63	710.25	
	6.06	5.06	7.11	11.19	635.71	475.95
	9.08	8.08	9.50	14.41	659.40	741.71
	12.03	11.03	12.11	18.05	670.93	716.61
	15.04	14.04	14.90	22.18	671.95	676.36
	18.44	17.44	18.14	27.25	665.78	638.83
	21.11	20.11	20.72	30.78	673.24	730.78
	24.04	23.04	23.58	34.18	689.77	839.42
	27.08	26.08	26.55	37.26	712.69	967.10
	30.06	29.06	29.49	40.35	730.78	948.88
	33.07	32.07	32.46	42.84	757.64	1192.94
	35.91	34.91	35.27	44.81	787.02	1425.79

Shear Wave Source Offset = 5 ft

S-Wave Velocity from Surface = Travel Distance/S-Wave Arrival Interval S-Wave Velocity = (Travel Dist2-Travel Dist1)/(Time2-Time1)

APPENDIX C

Laboratory Test Results

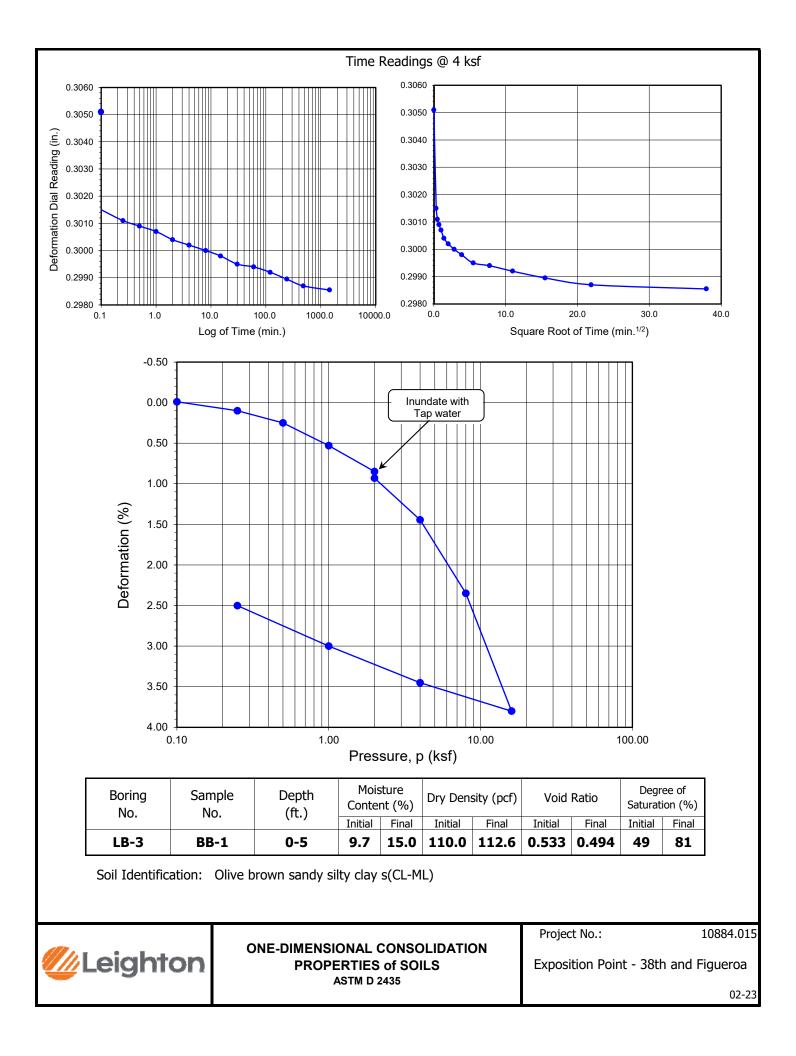




ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS ASTM D 2435

Project Name:	Expositio	n Point - 🕻	38th and F	gueroa				Teste	d By	GB/	'JD	Da	te:	01/	24,	/23
Project No.:	10884.01	.5	_					Checke	ed By:	A. S	antos	Da	te:	02/	/02,	/23
Boring No.:	LB-3							Depth	(ft.):	0-5						
Sample No.:	BB-1		-					Samp	le Ty	pe:		90%	Rer	nold		
Soil Identification:	Olive bro	wn sandy	silty clay s	(CL-ML))									_		
		,	0.540		·											
Sample Diameter (i	n.)	2.415	0.540													
Sample Thickness (in.)	1.000									Ш					
Wt. of Sample + Ri	ng (g)	185.79	0.530					l f Ir	nunda		h)					
Weight of Ring (g)		40.65	0.550					T,	Тар и	vater						
Height after consol.	(in.)	0.9750														
Before Test			0.520				\searrow	\checkmark								
Wt.Wet Sample+Co	nt. (g)	167.83	0.520													
Wt.of Dry Sample+	Cont. (g)	158.14														
Weight of Container	r (g)	58.73	0 0 5 1 0													
Initial Moisture Con	tent (%)	9.7	atio						Ν							
Initial Dry Density (pcf)	110.0	Noid Ratio 0.500													
Initial Saturation (%	6)	49	0 0 500							χH						
Initial Vertical Read	ing (in.)	0.3175	> 0.500							Ν						
After Test																
Wt.of Wet Sample+	Cont. (g)	251.60	0.490								N					
Wt. of Dry Sample+	-Cont. (g)	231.84	0.490													
Weight of Container	r (g)	59.14														
Final Moisture Conte	ent (%)	14.96	0.480					\square			$ \rangle$					
Final Dry Density (pcf)	112.6	0.400							$\downarrow\downarrow$						
Final Saturation (%)	81														
Final Vertical Reading	ng (in.)	0.2890	0.470													
Specific Gravity (as	sumed)	2.70		10		1.0	0				10.00					100
Water Density (pcf)		62.43					Dree	sure,	m /1	-f						

Pressure	Final Reading	Apparent Thickness	Load Compliance	Deformation % of	Void	Corrected Deforma-	Time R		eadings @	gs @ 4 ksf		
(p) (ksf)	(in.)	(in.)	(%)	Sample Thickness	Ratio	tion (%)	Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)	
0.10	0.3176	1.0001	0.00	-0.01	0.533	-0.01	1/27/23	7:40:00	0.0	0.0	0.3051	
0.25	0.3160	0.9985	0.05	0.15	0.531	0.10	1/27/23		0.1	0.3	0.3015	
0.50	0.3139	0.9964	0.11	0.36	0.529	0.25	1/27/23		0.2	0.5	0.3011	
1.00	0.3102	0.9927	0.20	0.73	0.524	0.53	1/27/23	7:40:30	0.5	0.7	0.3009	
2.00	0.3059	0.9884	0.31	1.16	0.520	0.85	1/27/23	7:41:00	1.0	1.0	0.3007	
2.00	0.3051	0.9876	0.31	1.24	0.518	0.93	1/27/23	7:42:00	2.0	1.4	0.3004	
4.00	0.2986	0.9811	0.45	1.90	0.510	1.45	1/27/23	7:44:00	4.0	2.0	0.3002	
8.00	0.2879	0.9704	0.61	2.96	0.497	2.35	1/27/23	7:48:00	8.0	2.8	0.3000	
16.00	0.2714	0.9539	0.81	4.61	0.474	3.80	1/27/23	7:55:00	15.0	3.9	0.2998	
4.00	0.2763	0.9588	0.67	4.12	0.480	3.45	1/27/23	8:10:00	30.0	5.5	0.2995	
1.00	0.2826	0.9651	0.49	3.49	0.487	3.00	1/27/23	8:40:00	60.0	7.7	0.2994	
0.25	0.2890	0.9715	0.35	2.85	0.494	2.50	1/27/23	9:40:00	120.0	11.0	0.2992	
							1/27/23	11:40:00	240.0	15.5	0.2990	
							1/27/23	15:40:00	480.0	21.9	0.2987	
							1/28/23	7:40:00	1440.0	37.9	0.2986	





TESTS for SULFATE CONTENT CHLORIDE CONTENT and pH of SOILS

Project Name:	Exposition Point - 38th and Figueroa	Tested By :	GB/GEB	Date:	06/30/21
Project No. :	10884.015	Checked By:	A. Santos	Date:	07/14/21

Boring No.	LB-3	
Sample No.	BB-1	
Sample Depth (ft)	0-5	
Soil Identification:	Olive brown s(CL-ML)	
Wet Weight of Soil + Container (g)	207.27	
Dry Weight of Soil + Container (g)	207.06	
Weight of Container (g)	59.21	
Moisture Content (%)	0.14	
Weight of Soaked Soil (g)	100.17	

SULFATE CONTENT, DOT California Test 417, Part II

PPM of Sulfate, Dry Weight Basis	87	
PPM of Sulfate (A) x 41150	86.41	
Wt. of Residue (g) (A)	0.0021	
Wt. of Crucible (g)	22.7038	
Wt. of Crucible + Residue (g)	22.7059	
Duration of Combustion (min)	45	
Time In / Time Out	8:30/9:15	
Furnace Temperature (°C)	860	
Crucible No.	7	
Beaker No.	7	

CHLORIDE CONTENT, DOT California Test 422

ml of Extract For Titration (B)	30	
ml of AgNO3 Soln. Used in Titration (C)	0.7	
PPM of Chloride (C -0.2) * 100 * 30 / B	50	
PPM of Chloride, Dry Wt. Basis	50	

pH TEST, DOT California Test 643

pH Value	6.88		
Temperature °C	20.7		



SOIL RESISTIVITY TEST DOT CA TEST 643

Project Name:	Exposition Point - 38th and Figueroa	Tested By :	G. Berdy Date: 01/23/23
Project No. :	10884.015	Checked By:	A. Santos Date: 01/31/23
Boring No.:	LB-3	Depth (ft.) :	0-5

Sample No. : BB-1

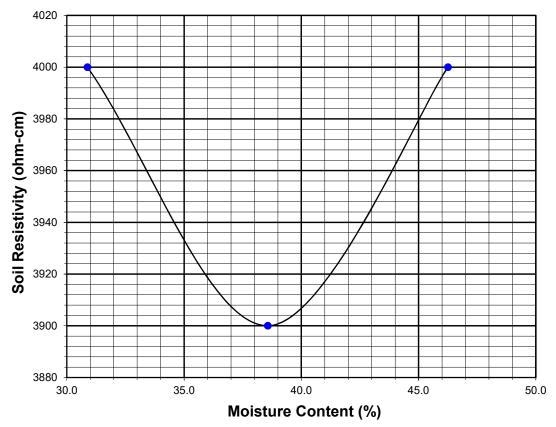
Olive brown s(CL-ML) Soil Identification:*

*California Test 643 requires soil specimens to consist only of portions of samples passing through the No. 8 US Standard Sieve before resistivity testing. Therefore, this test method may not be representative for coarser materials.

Specimen No.	Water Added (ml) (Wa)	Adjusted Moisture Content (MC)	Resistance Reading (ohm)	Soil Resistivity (ohm-cm)
1	40	30.88	4000	4000
2	50	38.57	3900	3900
3	60	46.26	4000	4000
4				
5				

Moisture Content (%) (MCi)	0.14		
Wet Wt. of Soil + Cont. (g)	207.27		
Dry Wt. of Soil + Cont. (g)	207.06		
Wt. of Container (g)	59.21		
Container No.			
Initial Soil Wt. (g) (Wt)	130.30		
Box Constant	1.000		
MC =(((1+Mci/100)x(Wa/Wt+1))-1)x100			

Min. Resistivity	Moisture Content	Sulfate Content	Chloride Content	Soi	il pH
(ohm-cm)	(%)	(ppm) (ppm)		pН	Temp. (°C)
DOT CA Test 643		DOT CA Test 417 Part II DOT CA Test 422		DOT CA Test 643	
3900	38.6	87	50	6.88	20.7

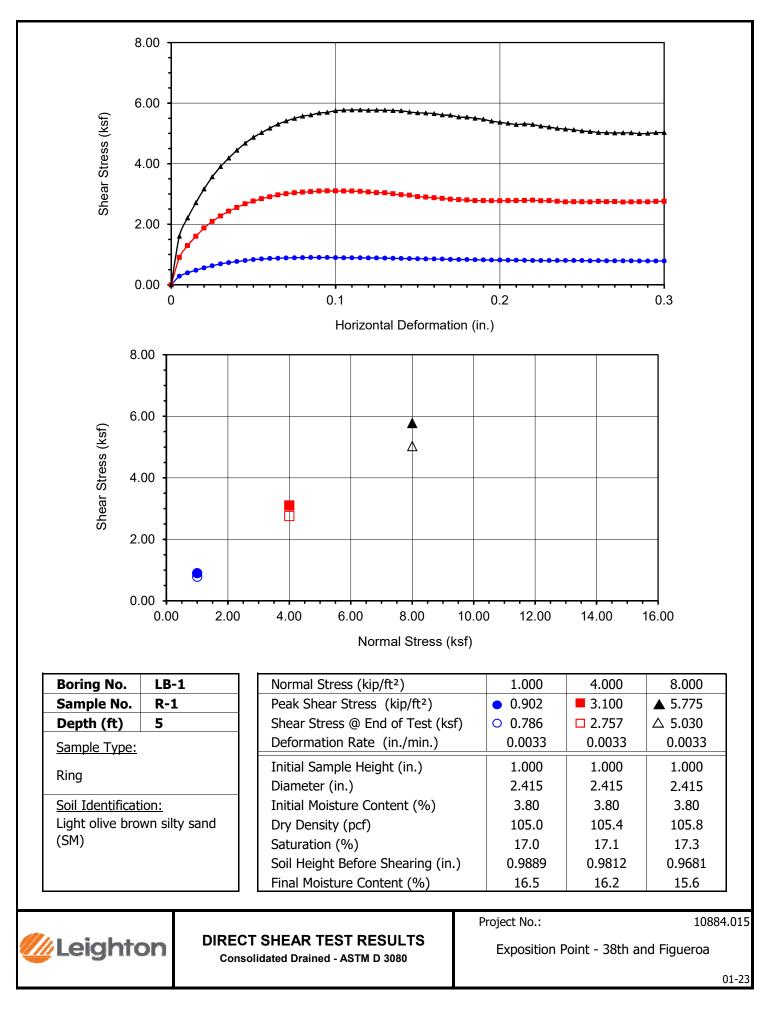


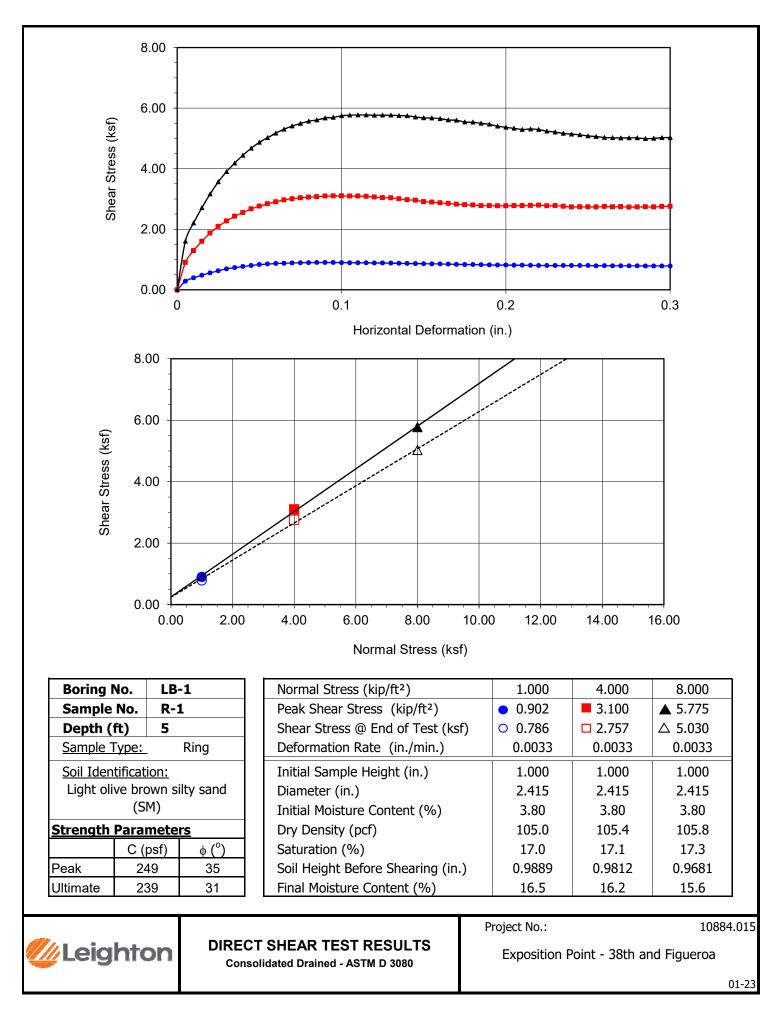


DIRECT SHEAR TEST

Consolidated Drained - ASTM D 3080

Project Name: Project No.: Boring No.: Sample No.: Soil Identification	Exposition Point - 38th and Figueroa10884.015LB-1R-1on:Light olive brown silty sand	Tested By: Checked By: Sample Type: Depth (ft.): (SM)	<u>G. Bathala</u> <u>A. Santos</u> <u>Ring</u> <u>5.0</u>	Date: Date:	01/25/23 01/31/23
	Sample Diameter(in):	2.415	2.415	2.415]
	Sample Thickness(in.):	1.000	1.000	1.000	
	Weight of Sample + ring(gm):	176.31	174.52	177.48	
	Weight of Ring(gm):	45.24	43.01	45.46	
	Before Shearing				
	Weight of Wet Sample+Cont.(gm):	176.56	176.56	176.56	
	Weight of Dry Sample+Cont.(gm):	172.33	172.33	172.33	
	Weight of Container(gm):	61.07	61.07	61.07	
	Vertical Rdg.(in): Initial	0.0000	0.2178	0.2438	
	Vertical Rdg.(in): Final	-0.0111	0.2366	0.2757	
	After Shearing				
	Weight of Wet Sample+Cont.(gm):	179.30	207.35	200.14	
	Weight of Dry Sample+Cont.(gm):	159.57	187.70	181.01	
	Weight of Container(gm):	39.79	66.41	58.52	
	Specific Gravity (Assumed):	2.70	2.70	2.70	
	Water Density(pcf):	62.43	62.43	62.43	



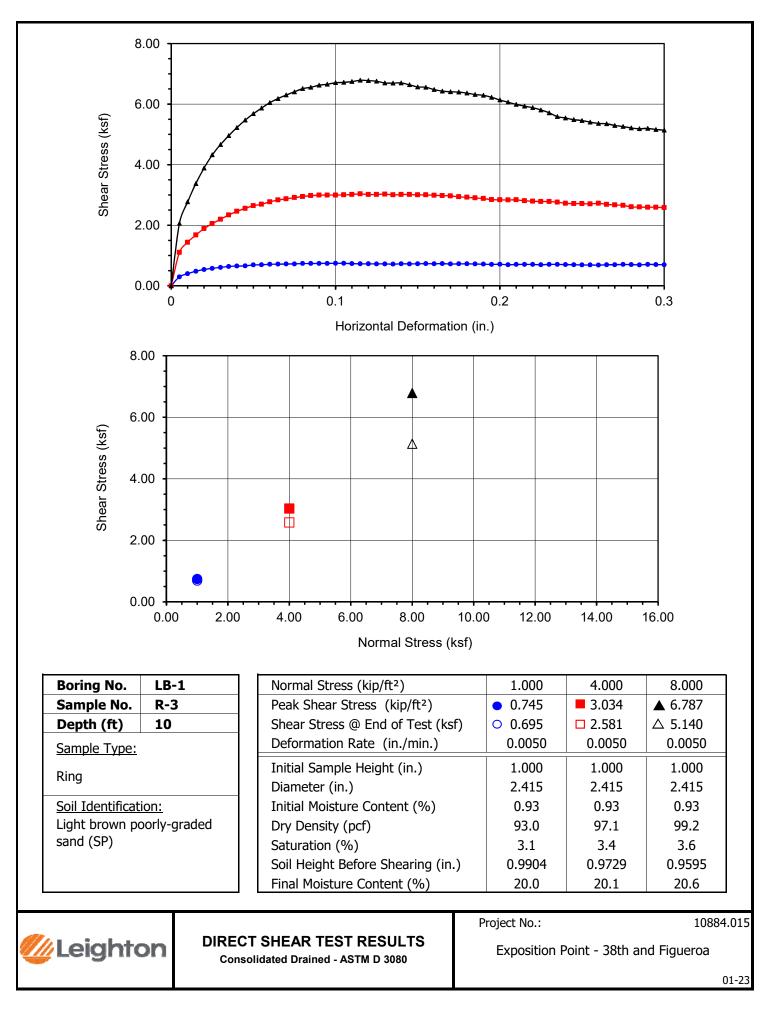


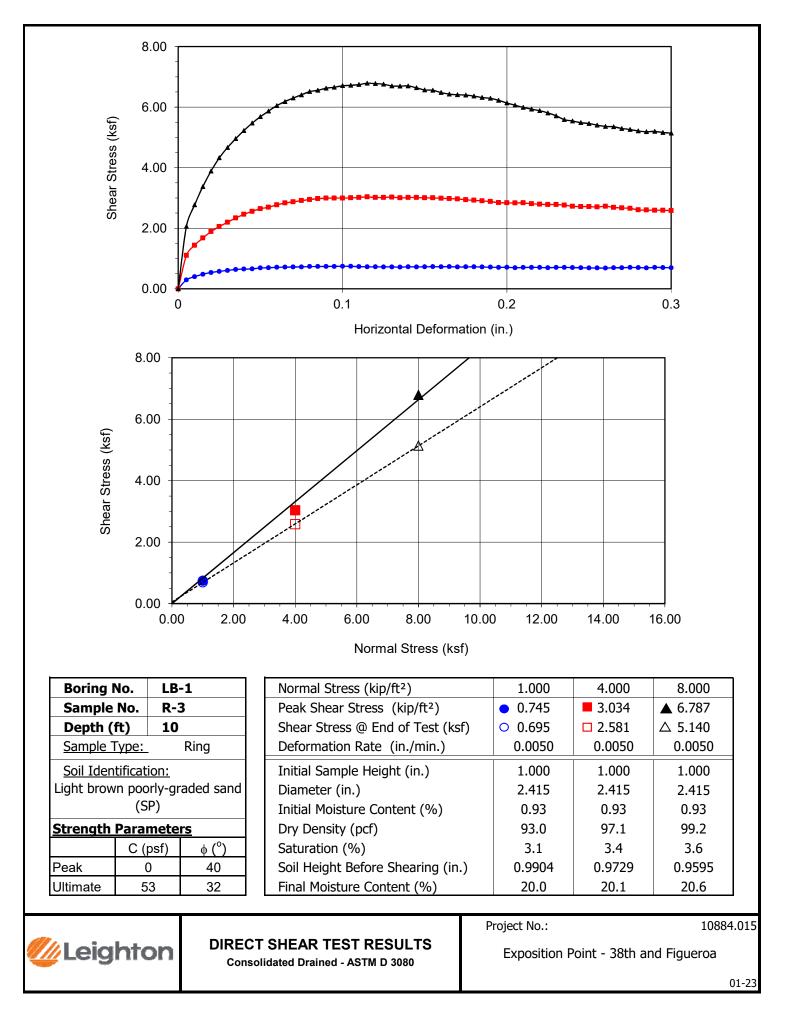


DIRECT SHEAR TEST

Consolidated Drained - ASTM D 3080

Project Name: Project No.: Boring No.: Sample No.: Soil Identificati	<u>10884.015</u> <u>LB-1</u> <u>R-3</u>	Tested By: Checked By: Sample Type: Depth (ft.): Sand (SP)	<u>G. Bathala</u> <u>A. Santos</u> <u>Ring</u> <u>10.0</u>	Date: Date:	01/25/23 01/31/23
	Sample Diameter(in):	2.415	2.415	2.415	
	Sample Thickness(in.):	1.000	1.000	1.000	
	Weight of Sample + ring(gm):	153.96	163.64	164.41	
	Weight of Ring(gm):	41.11	45.85	44.02	
	Before Shearing				
	Weight of Wet Sample+Cont.(gm):	132.63	132.63	132.63	
	Weight of Dry Sample+Cont.(gm):	131.77	131.77	131.77	
	Weight of Container(gm):	39.38	39.38	39.38	
	Vertical Rdg.(in): Initial	0.0000	0.2481	0.2577	
	Vertical Rdg.(in): Final	-0.0096	0.2752	0.2982	
	After Shearing				
	Weight of Wet Sample+Cont.(gm):	190.39	187.14	180.44	
	Weight of Dry Sample+Cont.(gm):	169.64	165.46	159.74	
	Weight of Container(gm):	66.05	57.48	59.17	
	Specific Gravity (Assumed):	2.70	2.70	2.70	
	Water Density(pcf):	62.43	62.43	62.43	



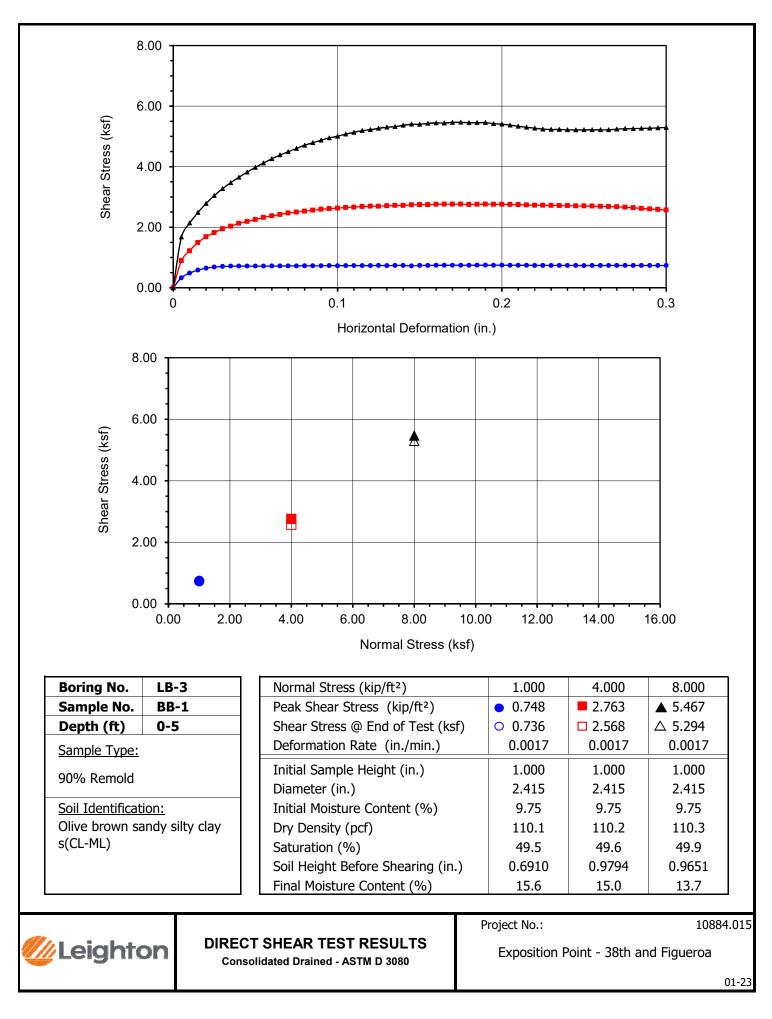


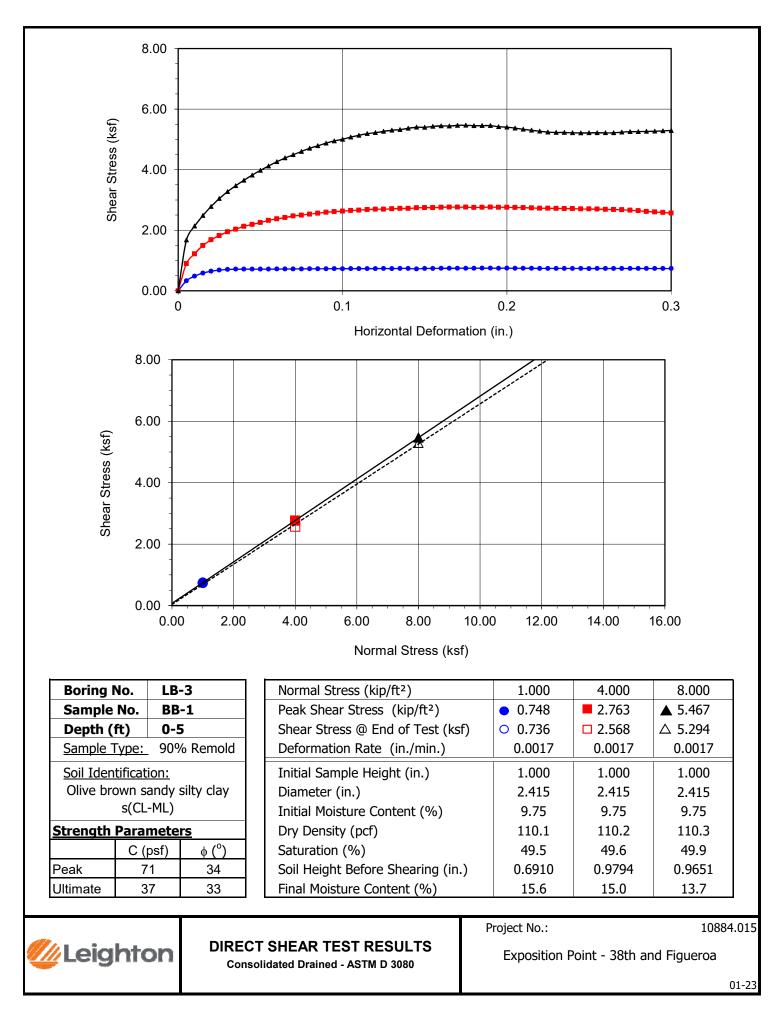


DIRECT SHEAR TEST

Consolidated Drained - ASTM D 3080

Project No.: Boring No.:	Exposition Point - 38th and Figueroa10884.015LB-3BB-1on:Olive brown sandy silty clay	Tested By: Checked By: Sample Type: Depth (ft.): s(CL-ML)	<u>G. Bathala</u> <u>A. Santos</u> <u>90% Remold</u> <u>0-5</u>	Date: Date:	01/26/23 01/31/23
	Sample Diameter(in):	2.415	2.415	2.415	1
	Sample Thickness(in.):	1.000	1.000	1.000	
	Weight of Sample + ring(gm):	190.71	191.00	191.45	
	Weight of Ring(gm):	45.44	45.63	45.83	
	Before Shearing				
	Weight of Wet Sample+Cont.(gm):	167.83	167.83	167.83	
	Weight of Dry Sample+Cont.(gm):	158.14	158.14	158.14	
	Weight of Container(gm):	58.73	58.73	58.73	
	Vertical Rdg.(in): Initial	0.2562	0.2496	0.0000	
	Vertical Rdg.(in): Final	0.5652	0.2702	-0.0349	
	After Shearing				
	Weight of Wet Sample+Cont.(gm):	208.46	189.31	215.71	
	Weight of Dry Sample+Cont.(gm):	188.06	169.80	197.63	
	Weight of Container(gm):	57.47	39.39	66.05	
	Specific Gravity (Assumed):	2.70	2.70	2.70	
	Water Density(pcf):	62.43	62.43	62.43	







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EXPANSION INDEX of SOILS ASTM D 4829

Project Name:	Exposition Point - 38th and Figueroa	Tested By:	G. Berdy	Date:	01/24/23
Project No.:	10884.015	Checked By:	A. Santos	Date:	01/31/23
Boring No.:	LB-3	Depth (ft.):	0-5		
Sample No.:	BB-1				
Soil Identification:	Olive brown sandy silty clay s(CL-ML)				

Dry Wt. of Soil + Cont. (g)	1000.00
Wt. of Container No. (g)	0.00
Dry Wt. of Soil (g)	1000.00
Weight Soil Retained on #4 Sieve	0.00
Percent Passing # 4	100.00

MOLDED SPECI	MEN	Before Test	After Test
Specimen Diameter	(in.)	4.01	4.01
Specimen Height	(in.)	1.0000	1.0015
Wt. Comp. Soil + Mold	(g)	622.00	445.30
Wt. of Mold	(g)	203.90	0.00
Specific Gravity (Assume	ed)	2.70	2.70
Container No.		0	0
Wet Wt. of Soil + Cont.	(g)	842.70	649.20
Dry Wt. of Soil + Cont.	(g)	780.30	591.03
Wt. of Container	(g)	0.00	203.90
Moisture Content	(%)	8.00	15.03
Wet Density	(pcf)	126.1	134.1
Dry Density	(pcf)	116.8	116.6
Void Ratio		0.444	0.446
Total Porosity		0.307	0.308
Pore Volume	(cc)	63.6	63.9
Degree of Saturation (%	o) [S meas]	48.7	91.0

SPECIMEN INUNDATION in distilled water for the period of 24 h or expansion rate < 0.0002 in./h

Date	Time	Pressure (psi)	Elapsed Time (min.)	Dial Readings (in.)
01/24/23	12:49	1.0	0	0.5365
01/24/23	12:59	1.0	10	0.5360
	Ac	ld Distilled Water to the	e Specimen	
01/24/23	13:40	1.0	41	0.5375
01/25/23	6:10	1.0	1031	0.5380
01/25/23	8:00	1.0	1141	0.5380

Expansion Index (EI meas) =	((Final Rdg - Initial Rdg) / Initial Thick.) x 1000	2
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MODIFIED PROCTOR COMPACTION TEST

ASTM D 1557

Project Name:	Exposition Point - 38th and Figueroa	Tested By: J. Gonzalez	Date: 01/23	/23
Project No.:	10884.015	Checked By: A. Santos	Date: 01/24	/23
Boring No.:	LB-3	Depth (ft.): 0-5		
Sample No.:	BB-1			
Soil Identification:	Olive brown sandy silty clay s(CL-ML)			
Preparation Method	: X Moist	X	Mechanical Ram	

Dry

130.0

0.03330

X | Mechanical Ram Manual Ram

Mold Volume (ft³)

Ram Weight = 10 lb.; Drop = 18 in.

TEST NO.		1	2	3	4	5	6
Wt. Compacted Soil +	Mold (g)	3748	3834	3863			
Weight of Mold	(g)	1826	1826	1826			
Net Weight of Soil	(g)	1922	2008	2037			
Wet Weight of Soil + (Cont. (g)	473.8	446.3	481.5			
Dry Weight of Soil + C	Cont. (g)	445.3	411.1	433.9			
Weight of Container	(g)	39.8	39.0	39.6			
Moisture Content	(%)	7.03	9.46	12.07			
Wet Density	(pcf)	127.2	132.9	134.9			
Dry Density	(pcf)	118.9	121.4	120.3			

Maximum Dry Density (pcf) **121.6** Optimum Moisture Content (%) 10.0

PROCEDURE USED

X Procedure A

Soil Passing No. 4 (4.75 mm) Sieve Mold: 4 in. (101.6 mm) diameter Layers: 5 (Five) Blows per layer: 25 (twenty-five) May be used if +#4 is 20% or less

Procedure B

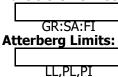
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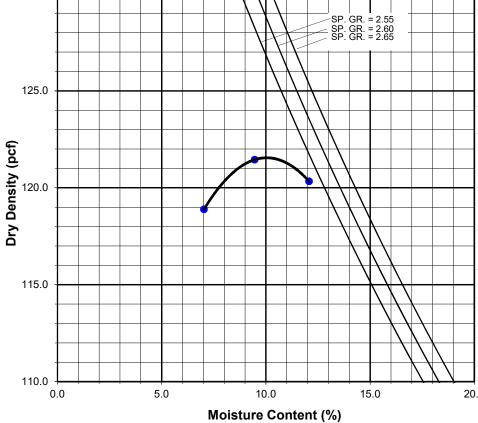
Soil Passing 3/8 in. (9.5 mm) Sieve Mold : 4 in. (101.6 mm) diameter Layers : 5 (Five) Blows per layer: 25 (twenty-five) Use if +#4 is >20% and +3/8 in. is 20% or less

Procedure C Soil Passing 3/4 in. (19.0 mm) Sieve

Mold: 6 in. (152.4 mm) diameter Layers: 5 (Five) Blows per layer : 56 (fifty-six) Use if +3/8 in. is >20% and +3% in. is <30%

Particle-Size Distribution:





Project Name: Project No.:	Exposition Point - 38th and Figueroa. 10884.015			
Summary of P Tested by: Prepared by:	J. Han	Date:	01/24/23	
Boring No.	Sample No.	Depth (ft.)	Readings	Remarks

LB-1	R-5	20	2.00/4.00
	R-7	30	N/A
	R-9	40	N/A
	R-11	50	2.00/4.00
LB-2	R-3	7.5	N/A
	R-5	15	N/A
LB-3	R-2	7.5	N/A
	R-4	15	N/A
	R-6	25	4.00
	R-8	35	N/A
	R-10	45	4.00
LB-4	R-1	5	N/A
	R-3	10	N/A
	R-5	20	4.00
	R-7	30	N/A

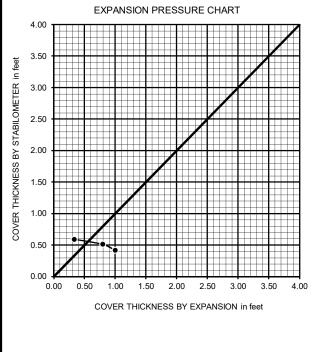


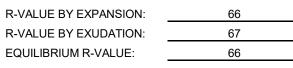
R-VALUE TEST RESULTS DOT CA Test 301

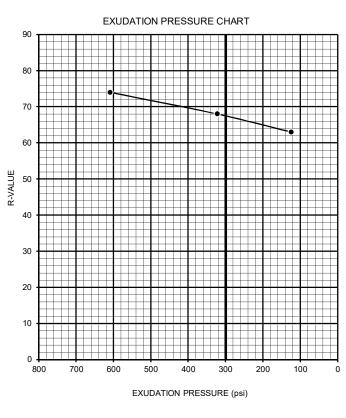
PROJECT NAME:	Exposition Point - 38th and Figueroa	PROJECT NUMBER:	10884.015
BORING NUMBER:	LB-3	DEPTH (FT.):	0-5
SAMPLE NUMBER:	BB-1	TECHNICIAN:	O. Figueroa
SAMPLE DESCRIPTION:	Olive brown sandy silty clay s(CL-ML)	DATE COMPLETED:	1/24/2023

	T		
TEST SPECIMEN	а	b	с
MOISTURE AT COMPACTION %	10.7	11.6	12.5
HEIGHT OF SAMPLE, Inches	2.44	2.49	2.50
DRY DENSITY, pcf	123.2	121.3	120.7
COMPACTOR PRESSURE, psi	350	275	200
EXUDATION PRESSURE, psi	609	322	124
EXPANSION, Inches x 10exp-4	30	24	10
STABILITY Ph 2,000 lbs (160 psi)	22	28	33
TURNS DISPLACEMENT	5.00	5.60	5.75
R-VALUE UNCORRECTED	76	68	63
R-VALUE CORRECTED	74	68	63

DESIGN CALCULATION DATA	а	b	с
GRAVEL EQUIVALENT FACTOR	1.0	1.0	1.0
TRAFFIC INDEX	5.0	5.0	5.0
STABILOMETER THICKNESS, ft.	0.42	0.51	0.59
EXPANSION PRESSURE THICKNESS, ft.	1.00	0.80	0.33







APPENDIX D

GBA's Important Information About Your Geotechnical Report



Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative - interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will <u>not</u> likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will <u>not</u> be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnicalengineering report did not read the report in its entirety. Do <u>not</u> rely on an executive summary. Do <u>not</u> read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept* responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are <u>not</u> final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnicalengineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform constructionphase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note* conspicuously that you've included the material for information purposes only. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, only from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and be sure to allow enough time to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer's recommendations will <u>not</u> of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration* by including building-envelope or mold specialists on the design team. *Geotechnical engineers are <u>not</u> building-envelope or mold specialists.*

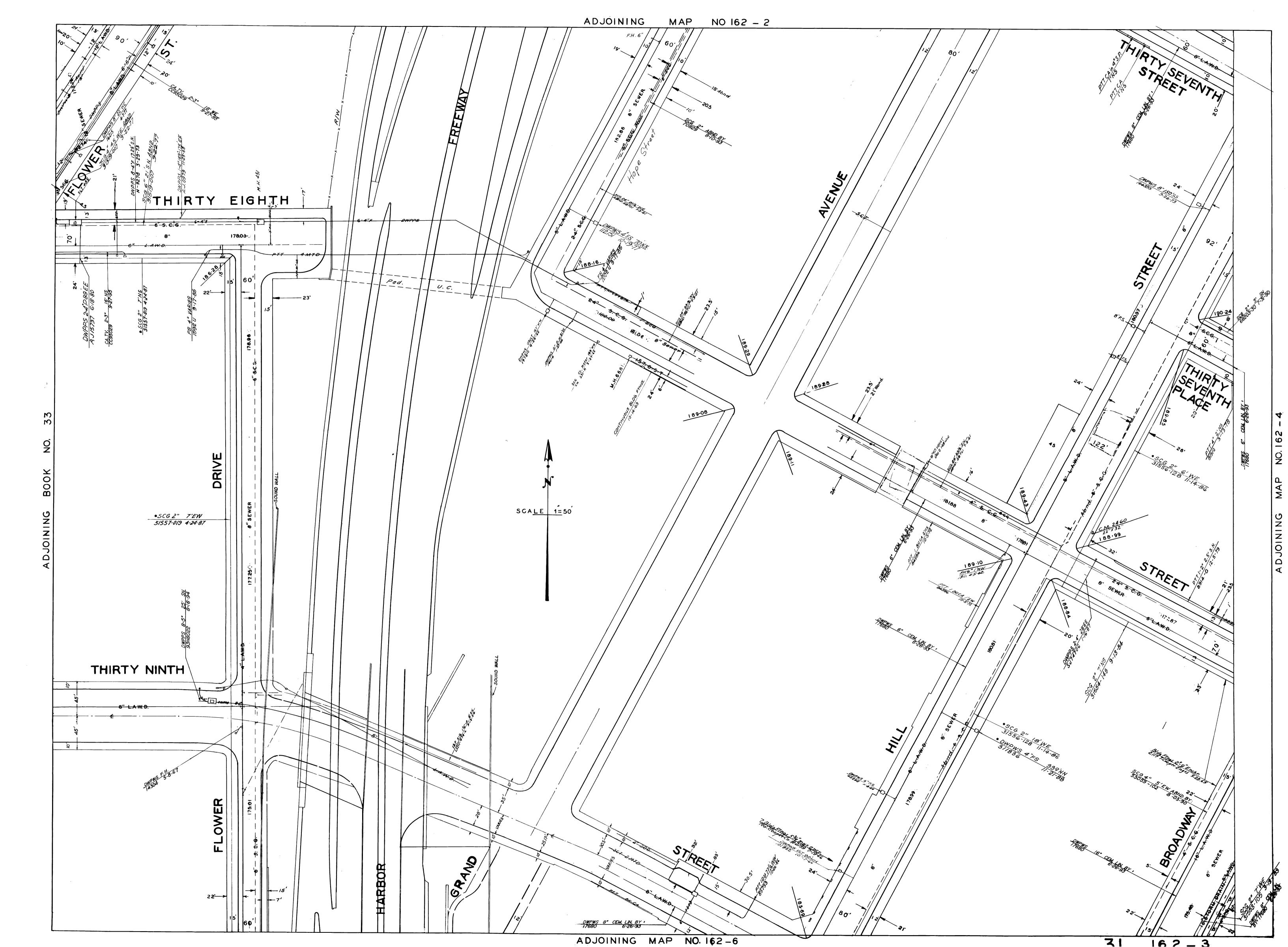


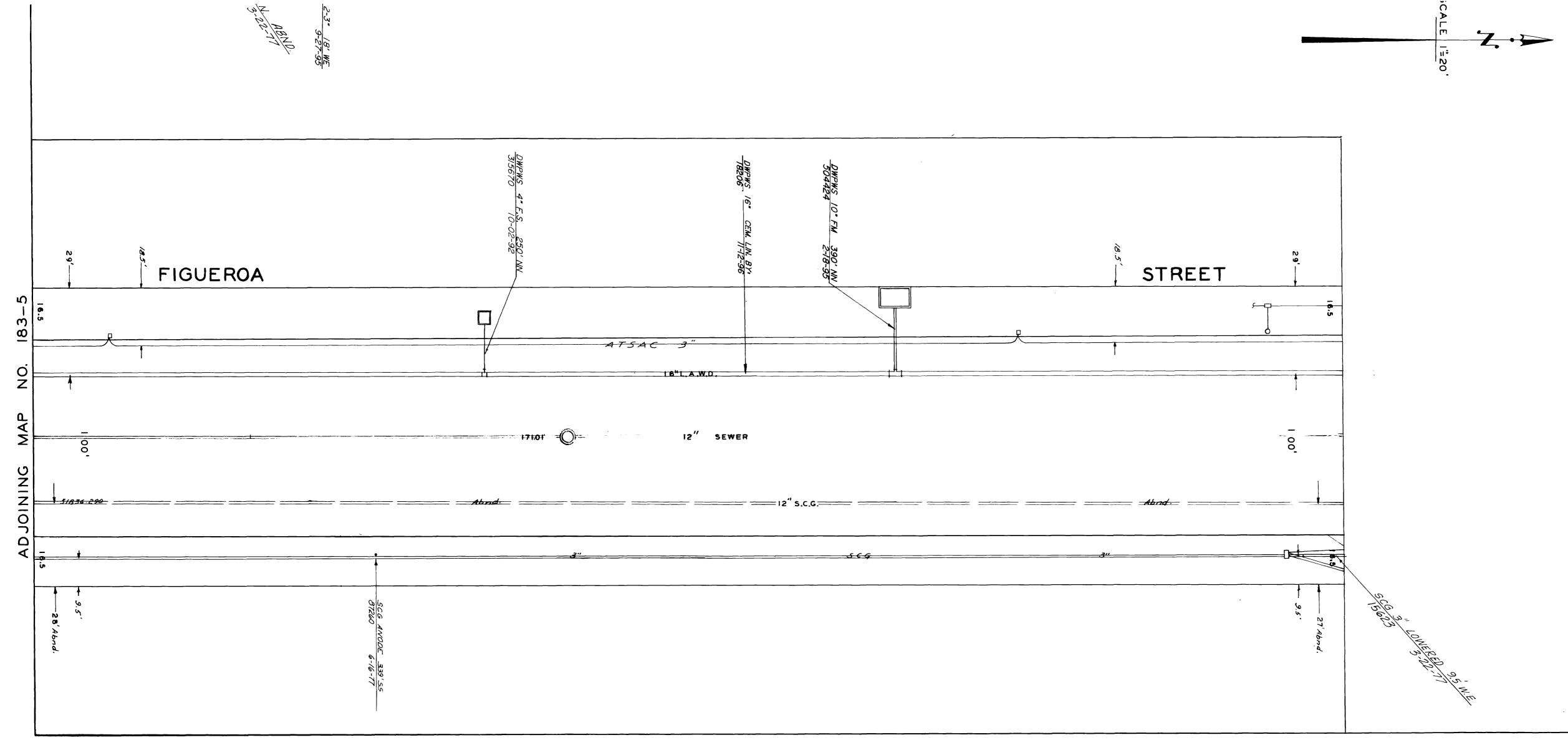
Telephone: 301/565-2733 e-mail: info@geoprofessional.org www.geoprofessional.org

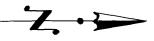
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Attachment I – City of Los Angeles – Substructure Maps







7779 IAA A



Attachment J – Los Angeles Department of Water and Power – IFFA



FORM 196 Rev. 09/20

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Fire Prevention Engineering 5823 Rickenbacker Road Los Angeles, CA 90040 Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For All Buildings Other Than One and Two Family Dwellings (R-3), Townhomes, and Accessory Dwelling Unit's

INSTRUCTIONS:

Complete parts I & II:

Verifying fire flow, fire hydrant location and fire hydrant size.

RECEIVED/WDE

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PROJECT INFOR (To be completed by	
PART I	y applicant)
Building Address: 3822 Figueroa St	
City or Area: Los Angeles	APN: ^{5037-031-001, 002, 003, 004, 005, 006, 007, 015, 016}
Nearest Cross Street: 38th St	
Distance of Nearest Cross Street to Property Line: 300 feet	
Applicant: Taylor Miller	Telephone: () 213.337.3689
Address: 201 S Figueroa St, Suite 240	
_{City:} Los Angeles, CA 90012 taylor.n	niller@deainc.com
Occupancy (Use of Building): residential	Fire Sprinklered: Yes X No
Type of Construction:	
Square Footage: 252,148	Number of Stories: 7 stories
Digitally signed by Taylor Miller Date: 2024.07.17 11:49:39 -07'00'	05/30/24
Applicant's Signature	Date

CARI

PART II

INFORMATION ON FIRE FLOW AVAILABILITY (Part II to be completed by Water Purveyor)

Location of hydrant S/	'S 38th St, 18' WI	PL Flower Dr		
				Hydrant Number 5910
Distance from Nearest Property Line_	18	Size of Hydrant	2 1/2 x 4D	Size of Water main6"
Static PSI	Residual PSI	74	Orifice size	2 1/2 Pitot N/A
Fire Flow at 20 PSI	00 GPM Durat	ion Continuous		Test Date / Time aulic model
Location of hydrant W/S	S S Figueroa St,	47' NPL 39th S	t	
	<u></u>			Hydrant Number 5918
Distance from Nearest Property Line_	47	Size of Hydrant	2 1/2 x 4D	Size of8"
				PitotN/A
Fire Flow at 20 PSI 150	00 GPM Durat	ion <u>Continuous</u>		Test Date / Time
(Check box if Simu	ultaneous/ Dual flor	w test was perfo		ined flow at 20 psi
Location of hydrant	S 39th St, 21' WF	PL Flower Dr		
				Hydrant Number 5681
Distance from Nearest Property Line_	21	Size of Hydrant	2 1/2 x 4[D Size of 16"
Static PSI 86	Residual PSI	74	Orifice size	PitotN/A
Fire Flow at 20 PSI 150	0 GPM Durati	ionContinuous		Test Date / Time
Check box if Sim	ultaneous/ Triple fl	ow test was perf	ormed) Corr	bined flow at 20 psi 4500 GPM
Los Angeles Departr Water Purveyor	nent of Water an	d Power	Signature	
213-367-1093	7	//24/24		ering Associate II
Phone Number		Date	Title	πο Αγμήνομά ματος ματος που προσκολογιατός το ματος το προσκολογιατός το προσκολογιατός το προσκολογιατός το π Το προγραφικό ματος το προσκολογιατός το προσκολογιατός το προσκολογιατός το προσκολογιατός το προσκολογιατός τ
<u>T</u>	his Information is (Considered Valid	for Twenty Fo	ur Months

Fire Department approval of building plans shall be required prior to the issuance of a <u>Building Permit</u> by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division <u>only</u> prior to this department's approval of building plans.

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Attachment K – So Cal Gas Company Correspondence

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



August 8, 2023

David Evans and Associates Inc. 201 S. Figueroa St, Suite 240 Los Angeles, CA 90012 Attn: Taylor Anne Miller

Subject: Maps & Will Serve - 3828 S Figueroa St

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

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

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

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

Sincerely,

9.Sum

Jason Sum Pipeline Planning Associate

SoCalGas - Compton HQ



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

August 8, 2023

David Evans and Associates Inc. 201 S. Figueroa St, Suite 240 Los Angeles, CA 90012 Attn: Taylor Anne Miller

Subject: Maps - 3828 S Figueroa St

Enclosed is the information you requested relating to the location of gas facilities within the area of your project. The information we have provided was obtained from a search of all our available records and are approximate in nature. Due to numerous factors, the depths of our facilities vary and should not be taken for granted. If exact depth location and information is required at points of possible interference, it will be necessary to physically check the facility in question.

It is extremely important that you furnish us with **"signed"** final plans and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze your plans and to design required alterations due to any conflicting facilities. Depending on the magnitude of the work involved, additional time may then be required to clear the conflict. Please keep us informed of construction schedules, preconstruction meetings, etc., so that our work can be scheduled accordingly.

Upon request, at least two (2) working days prior to the start of construction, we will locate and mark our active underground facilities for the contractor at no cost. Please call Underground Service Alert (USA) at (800) 422-4133.

You will also have to contact our Transmission Department regarding the above-mentioned request. CPUC Regulations require notification of both SoCal Gas Distribution and Transmission of all work being conducted. Please contact SoCal Gas Transmission, at 9400 Oakdale Avenue, Chatsworth, CA 91313, socalgastransmissionutilityrequest@semprautilities.com. They will need a notification letter and plans.

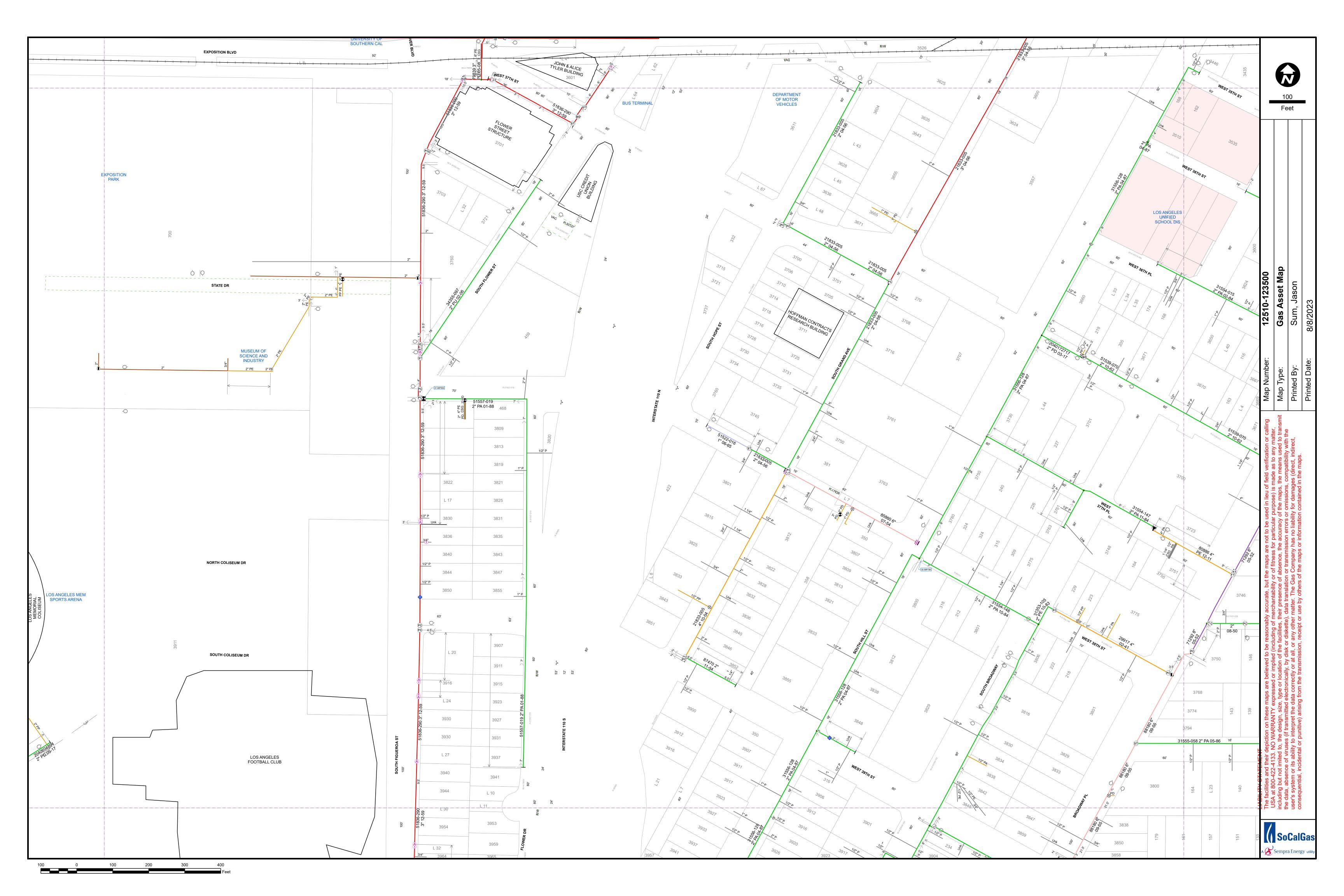
If you have any questions or require additional information please contact me at (310) 687-2011

Sincerely,

J. Sum

Jason Sum

Pipeline Planning Associate SoCalGas - Compton HQ





Attachment L – Los Angeles Department of Water & Power Will-Serve Letter



BUILDING A STRONGER L.A.

Board of Commissioners Cynthia McClain-Hill, President Nurit Katz Mia Lehrer Nicole Neeman Brady Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

July 12, 2023

Ms. Taylor Anne Miller David Evans and Associates, Inc. 201 South Figueroa Street, Suite 240 Los Angeles, CA 90012

Dear Ms. Miller:

Subject: <u>Will Serve</u> 3828 S Figueroa St Los Angeles, CA 90037 - Residential Development

This is in response to your letter dated on July 10, 2023 regarding electric service for the proposed project at the above address.

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

If you have any questions regarding this matter, please call Mr. John Babich, at (818) 771-3683.

Sincerely,

Jeff Bergman/MR

Jeffrey T. Bergman District Engineer, Metro East Service Planning

c: John Babich

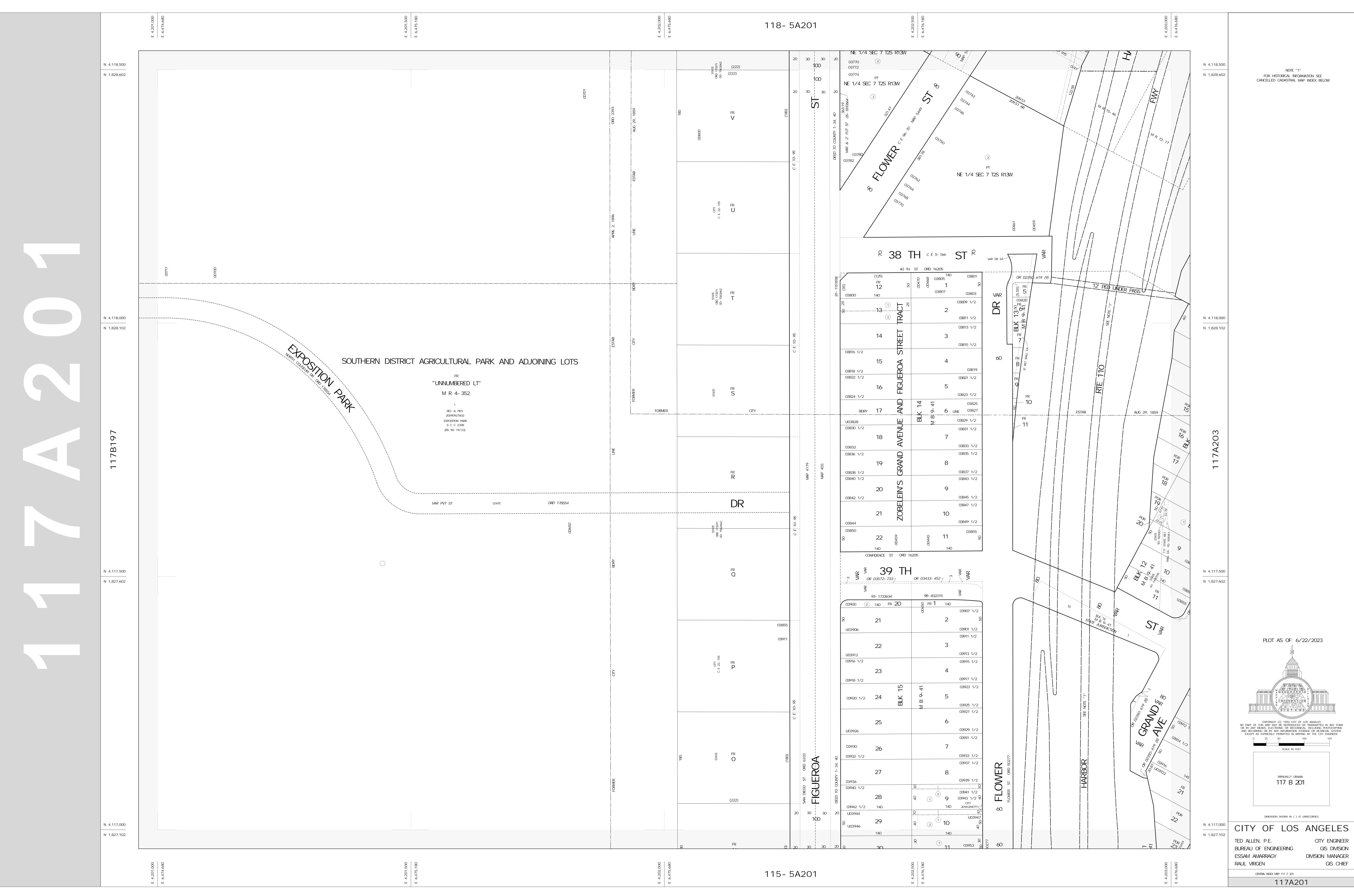


Attachment M – Geotechnical Report

*See Appendix E of Hydrology Report beginning p151 of this report.

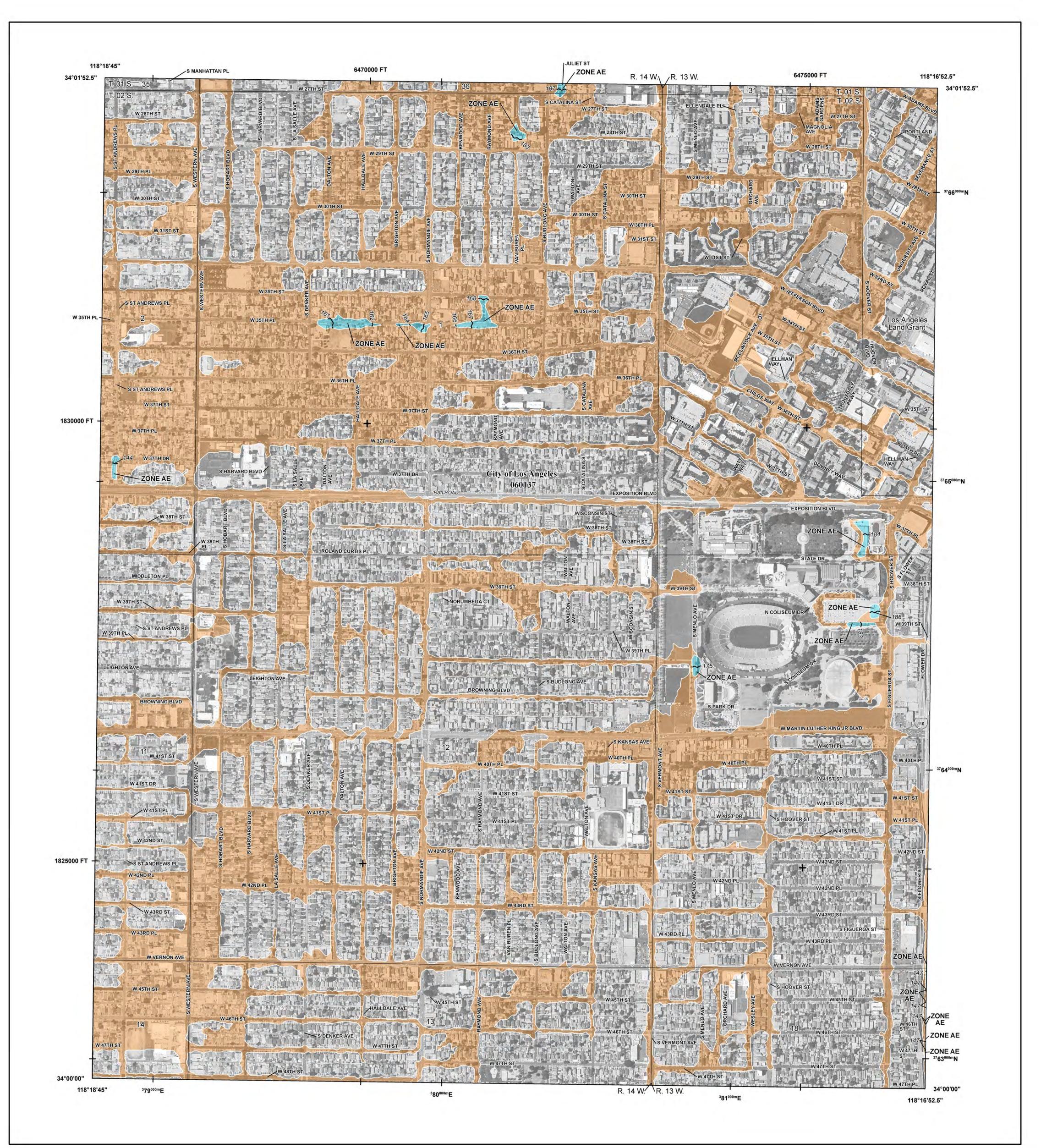


Attachment N – Cadastral Map



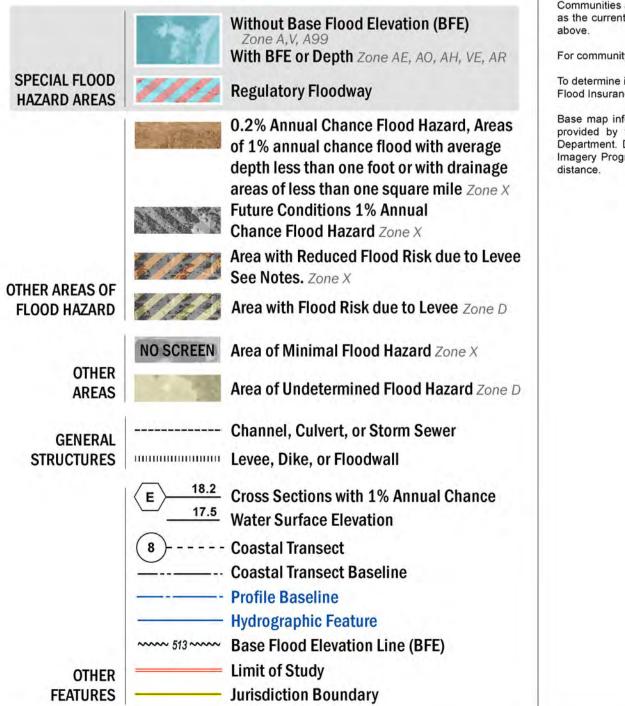


Attachment O – FEMA Flood Zone Map



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTP://MSC.FEMA.GOV



NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

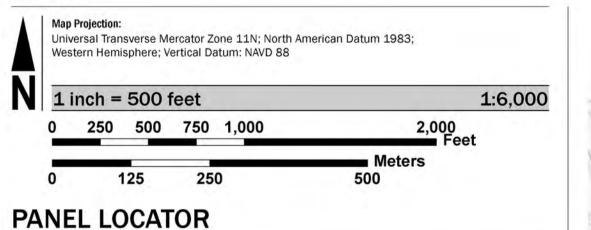
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed

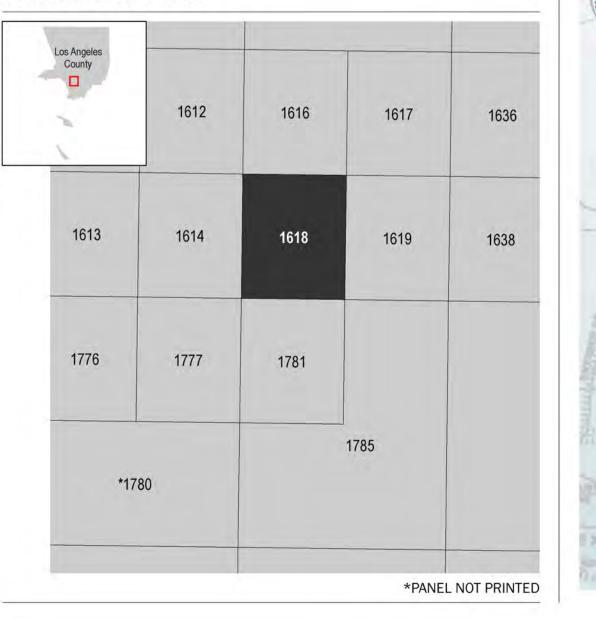
For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

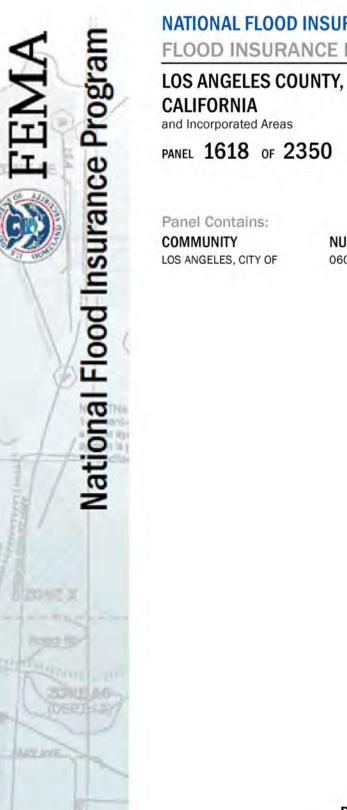
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from multiple sources. Vector base map data was provided by the Los Angeles County Department of Public Works and the Los Angeles County GIS Department. Digital ortho imagery was collected by the U.S. Department of Agriculture National Agriculture Imagery Program (NAIP). This imagery was flown in 2014 and was produced with a 1-meter ground sample









NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

Panel Contains: LOS ANGELES, CITY OF

NUMBER PANEL SUFFIX 060137 1618 G

VERSION NUMBER 2.3.3.2

MAP NUMBER 06037C1618G

MAP REVISED **DECEMBER 21, 2018**



Attachment P – Quantity Take-Off Cost Estimate

Project: Ventus 3800 Figueroa Project Location: 3800 Figueroa St.v

	Site Improvements					
Item	Description	Quantity	Unit	Unit Cost	Item Cost	
No.						
1	Remove AC pavement by Cold Milling	0	S.F.	\$1.50	\$0.00	
2	Material, Delivery, & Installation; 6" Crushed Misc. Base	670	S.F.	\$1.40	\$938.00	
3	AC Pavement and Resurfacing, 6" Thick	200	S.F.	\$7.50	\$1,500.00	
4	Material, Delivery, & Installation; 4" Crushed Misc. Base	1,375	S.F.	\$1.00	\$1,375.00	
5	Concrete Pavement Sidewalk 4" Thick	1,375	S.F.	\$6.50	\$8,937.50	
6	Concrete Driveway - Residential - 6" Thick	330	S.F.	\$8.50	\$2,805.00	
7	Sawcut Line	150	L.F.	\$1.00	\$150.00	
8	Concrete Curb & Gutter	75	L.F.	\$40.00	\$3,000.00	
9	Warped Gutter at Catch Basin	0	S.F.	\$8.00	\$0.00	
10	Handicap Access Ramps	0	EA.	\$3,000.00	\$0.00	
11	Street Light - <i>Estimate per BSL</i>	0	EA.	\$11,750.00	\$0.00	
12	Street Light Conduit & Wire - Estimate per BSL	0	L.F.	\$25.00	\$0.00	
13	Signing and Striping	0	L.S.	\$30,000.00	\$0.00	
14	Traffic Signal	0	L.S.	\$100,000.00	\$0.00	
				Sub Total	\$18,705.50	
				Add 10%	\$1,870.55	
		TOTAL -	SITE IMPI	ROVEMENTS	\$20,576.05	
	Summation of All	Sheets				
		= \$20,576				
Demolition, Removal & Adjustments =					\$15,459.79	
	C	= \$0				
			\$0.00			
	Non-Distric	= \$0				
	Non-District Sewer Improvements =					
	Erosion Control, L		\$58,488.90			
			\$119,657.54			

Project: Ventus 3800 Figueroa Project Location: 3800 Figueroa St.

Pub	olic & Private Site Preparation, Demo	<u>olition, R</u>		& Adjust	tments	
Item	Description	Quantity	Unit	Unit Cost	Item Cos	
No.						
	Concrete - Demolition, Removal & Disposal					
1	Reinforced Concrete		C.Y.	\$132.93		
2	Asphalt	210	S.F.	\$1.96	\$411.	
3	Concrete Sidewalk, Driveway & Cross Gutter	2,200	S.F.	\$5.21	\$11,462	
4	Curb and Gutter	25	L.F.	\$7.23	\$180	
5	Adjust Manhole to Grade	0	EA.	\$338.75	\$0	
6	Relocate Power Poles	0	EA.	\$22,154.89	\$0.	
	Tree Removal & Disposal					
7	>3" & <6" Diameter at Breast Height		EA.	\$221.55	\$0	
8	>6" & <12" Diameter at Breast Height	0	EA.	\$664.65	\$0.	
9	>12" & <24" Diameter at Breast Height		EA.	\$1,772.39	\$0.	
10	>24" Diameter at Breast Height		EA.	\$5,317.17	\$0.	
	Concrete Curb & Gutter					
11	Clean Soils & Grassy Areas		Acre	\$5,538.72	\$0.	
12	Clean Soils & Heavily Brushed Areas		Acre	\$7,200.34	\$0.	
13	Rubble & Grassy Areas		Acre	\$8,308.08	\$0.	
14	Rubble & Heavily Bushed Areas		Acre	\$9,969.70	\$0.	
	Cold Plane Asphalt Pavement			, , ,	Ţ -	
15	>2" & <4" Thickness	0	S.F.	\$0.33	\$0.	
16	>0" & <2" Thickness	0	S.F.	\$0.44	\$0.	
	MISC					
18	Perimeter Fencing - Entire Site		L.F.	\$7.75	\$0.	
19	Water Meter	5	EA.	\$400.00	\$2,000	
20	Adjust Water Valve Box to Grade	0	EA.	\$195.43	\$0	
-						
	Note: All building demolition to be accounted for by					
	others.					
				Sub Total	\$14,054	
				Add 10%	\$1,405	
	TOTAL - SITE PREPARATION DEMOLITION	TOTAL - SITE PREPARATION, DEMOLITION, REMOVAL AND ADJUSTMENTS				

DRAINAGE IMPROVEMENTS

Project: Ventus 3800 Figueroa Project Location: 3800 Figueroa St.

Prepared by: AK Date Prepared: 7/13/2023

No. Image: constraint of the system L.F. \$142.00 1 14" Dia. Cast Iron Pipe L.F. \$142.00 2 8" Dia. D-1350 Reinforced Concrete Pipe L.F. \$33.69 3 12" Dia. D-1350 Reinforced Concrete Pipe L.F. \$37.33 4 18" Dia. D-1350 Reinforced Concrete Pipe L.F. \$89.20 6 APWA Catch Basin 300-3 W - 7.0" EA. \$2,845.98 7 APWA Catch Basin 300-3 W - 7.0" EA. \$2,845.98 8 APWA Catch Basin 300-3 W - 7.0" EA. \$2,845.98 9 Dry Well (Est. per Torrent Resources) EA. \$2,000.00 10 Connect to Existing Catch Basin EA. \$2,000.00 11 Junction Structures EA. \$5,527.52 12 Manhole EA. \$3,454.70 13 Concrete Collar EA. \$3,795.49 14 Parkway Drain EA. \$3,795.49 14 Parkway Drain Image: Constant Const	
2 8" Dia. D-1350 Reinforced Concrete Pipe L.F. \$33.69 3 12" Dia. D-1350 Reinforced Concrete Pipe L.F. \$37.33 4 18" Dia. D-1350 Reinforced Concrete Pipe L.F. \$61.45 5 24" Dia. D-1350 Reinforced Concrete Pipe L.F. \$89.20 6 APWA Catch Basin 300-3 W - 7.0' EA. \$2,845.98 7 APWA Catch Basin 300-3 W - 14.0' EA. \$5,691.96 8 APWA Catch Basin 300-3 W - 21.0' EA. \$8,537.94 9 Dry Well (Est. per Torrent Resources) EA. \$22,000.00 10 Connect to Existing Catch Basin EA. \$5,527.52 12 Manhole EA. \$1,500.00	¢0.04
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4 18" Dia. D-1350 Reinforced Concrete Pipe L.F. \$61.45 5 24" Dia. D-1350 Reinforced Concrete Pipe L.F. \$89.20 6 APWA Catch Basin 300-3 W - 7.0' EA. \$2,845.98 7 APWA Catch Basin 300-3 W - 14.0' EA. \$5,691.96 8 APWA Catch Basin 300-3 W - 21.0' EA. \$8,537.94 9 Dry Well (Est. per Torrent Resources) EA. \$22,000.00 10 Connect to Existing Catch Basin EA. \$900.00 11 Junction Structures EA. \$3,454.70 12 Manhole EA. \$1,500.00	
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7 APWA Catch Basin 300-3 W - 14.0' EA. \$5,691.96 8 APWA Catch Basin 300-3 W - 21.0' EA. \$8,537.94 9 Dry Well (Est. per Torrent Resources) EA. \$22,000.00 10 Connect to Existing Catch Basin EA. \$900.00 11 Junction Structures EA. \$5,527.52 12 Manhole EA. \$3,454.70 13 Concrete Collar EA. \$1,500.00	\$0.0 \$0.0
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9 Dry Well (Est. per Torrent Resources) EA. \$22,000.00 10 Connect to Existing Catch Basin EA. \$900.00 11 Junction Structures EA. \$5,527.52 12 Manhole EA. \$3,454.70 13 Concrete Collar EA. \$1,500.00	\$0.0 \$0.0
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12 Manhole EA. \$3,454.70 13 Concrete Collar EA. \$1,500.00	
13 Concrete Collar EA. \$1,500.00	\$0.0
	\$0.0
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Note:

\\deainc.com\files\PROJECT\V\VEGR0000001\0600INFO\EC\AK\Offsite Quantities\VEGR00000001_QTO_B-Permit-Feasibility Study_230713.xlsx

\$0.00

TOTAL DRAINAGE

Project: Ventus 3800 Figueroa Project Location: 3800 Figueroa St.

	MONUMENTS						
Item No.	Description	Quantity	Unit	Unit Cost	Item Cost		
1	Street Centerline Monument		EA.	\$675.72	\$0.00		
2	Tract Boundary Monument		EA.	\$345.47	\$0.00		
3	Lot Corner Monument		EA.	\$228.02	\$0.00		
	\$0.00						
					\$0.00		
TOTAL DRAINAGE				\$0.00			

Note:

GRADING							
	Concrete Curb & Gutter						
ltem No.	Description	Unit	Unit Cost	Item Cost			
1	Cut						
	0 - 5,000	C.Y.	\$4.14	\$0.0			
	5,001 - 10,000	C.Y.	\$3.45	\$0.0			
	10.001 - 20,000	C.Y.	\$2.77	\$0.0			
	20,001 - 50,000	C.Y.	\$2.43	\$0.0			
	100,001 - 500,000	C.Y.	\$1.73	\$0.0			
	500,001 c.y. or greater	C.Y.	\$1.38	\$0.0			
2	Import/Export						
	0 - 5,000	C.Y.	\$8.86	\$0.0			
	5,001 c.y. or greater	C.Y.	\$5.54	\$0.0			
		-	Sub Total	\$0.			
			Add 10%	\$0.0			
	TOTAL GRADING						

NON-DISTRICT WATER IMPROVEMENTS

Project: Ventus 3800 Figueroa Project Location: 3800 Figueroa St.

Prepared by: AK Date Prepared: 7/13/2023

Item	Description	Quantity	Unit	Unit Cost	Item Cost		
No.		Q	0				
1	1" Meter Only		EA.	\$400.00	\$0.00		
2	1" Service Lateral		EA.	\$786.50	\$0.00		
3	2" Service, complete		EA.	\$19.94	\$0.00		
4	1 1/2" PVC Pipe		L.F.	\$20.00	\$0.00		
5	4" D.I. Pipe		L.F.	\$51.66	\$0.00		
6	6" D.I. Pipe		L.F.	\$63.95	\$0.00		
7	8" D.I. Pipe		L.F.	\$83.64	\$0.00		
8	10" D.I. Pipe		L.F.	\$88.56	\$0.00		
9	12" D.I. Pipe		L.F.	\$102.08	\$0.00		
10	Fire Hydrant		EA.	\$808.65	\$0.00		
11	4" Valve		EA.	\$985.90	\$0.00		
12	Concrete Curb & Gutter		EA.	\$1,307.14	\$0.00		
13	8" Valve		EA.	\$1,430.00	\$0.00		
14	10" Valve		EA.	\$1,844.39	\$0.00		
15	12" Valve		EA.	\$492.95	\$0.00		
16	10" x 8" Reducer		EA.	\$332.32	\$0.00		
17	8" x 6" Reducer		EA.	\$260.32	\$0.00		
18	6" x 4" Reducer		EA.	\$1,428.99	\$0.00		
19	2" Air & Vacuum Relief Valve		EA.	\$1,307.14	\$0.00		
20	Fittings		L.S.	\$47.63	\$0.00		
21	2" Blow-off		EA.	\$1,573.00	\$0.00		
22	4" Blow-off		EA.	\$2,741.67	\$0.00		
23	6" Blow-off		EA.	\$32,567.69	\$0.00		
24	6" x 3" Pressure Reducing Station		L.S.	\$0.00	\$0.00		
				Sub Total	\$0.00		
Add 10%							
TOTAL DRAINAGE							

Project: Ventus 3800 Figueroa Project Location: 3800 Figueroa St.

Prepared by: AK Date Prepared: 7/13/2023v

	NON-DISTRICT SEWER IMPROVEMENTS					
ltem No.	Description	Quantity	Unit	Unit Cost	Item Cos	
1	4" Pipe		L.F.	\$19.94	\$0.00	
2	6" Pipe (house connections)	170	L.F.		\$22,848.	
3	8" Pipe (saddle connections)		L.F.	\$32.12		
4	48" Sewer Manhole		EA.	\$3,766.33	\$0.00	
5	Manhole Frame & Cover (Cast Iron)		EA.	\$492.95		
6	Cleanout		EA.	\$709.00		
7	Wye (8" or 6")		EA.	\$130.71		
8	6" Service		EA.	\$35.00	\$0.00	
9	Saddle Connection		EA.	\$130.71	\$0.00	
			TOTA	Sub Total Add 10% DRAINAGE	\$2,284.	

Project: Ventus 3800 Figueroa Project Location: 3800 Figueroa St.

Prepared by: AK Date Prepared: 7/13/2023

	Erosion Control, Landscaping & Irrigation					
Item	Description	Quantity	Unit	Unit Cost	Item Cost	
No.						
	Trees*					
1	4" DBH Parkway Tree		EA.	\$221.55	\$0.00	
2	15 Gallon Tree		EA.	\$615.00	\$0.00	
3	24" Box Tree		EA.	\$987.00	\$0.00	
4	48" Box Tree		EA.	\$886.20	\$0.00	
5	96" Box Tree		EA.	\$2,215.49	\$0.00	
6	Root Barrier		L.F.	\$1.22	\$0.00	
	Shrubs*					
7	4" Pots		EA.	\$3.50	\$0.00	
8	1 Gallon Shrub, Non-Native		EA.	\$5.54	\$0.00	
9	5 Gallon Shrub, Non-Native		EA.	\$12.19	\$0.00	
10	15 Gallon Shrub, Non-Native		EA.	\$110.77	\$0.00	
11	Concrete Curb & Gutter		EA.	\$8.31	\$0.00	
12	5 Gallon Shrub, Native		EA.	\$27.69	\$0.00	
13	15 Gallon Shrub, Native		EA.	\$332.32	\$0.00	
	Ground Cover*					
14	Non-Native		S.F.	\$2.22	\$0.00	
15	Native		S.F.	\$3.88	\$0.00	
16	Turf (Include for BMP's)		S.F.	\$2.22	\$0.00	
17	Hydroseed, Erosion Control Mixture with Mulch		S.F.	\$0.28	\$0.00	
18	Plant Establishment and Maintenance		S.F.	\$0.07	\$0.00	
20	Soil Conditioning		S.F.	\$0.50	\$0.00	
21	Mulch		C.Y.	\$49.85	\$0.00	
22	Decomposed Granite		S.F.	\$2.75	\$0.00	
23	Irrigation Controller		EA.	\$5.21	\$0.00	
24	Water Service, (Meter, Lateral, WD Fee & Backflow Preve	8	EA.	\$6,646.47	\$53,171.73	
	Irrigation Pipe and Sprinkler Heads					
25	Temporary		S.F.	\$0.83	\$0.00	
26	Permanent		S.F.	\$1.22	\$0.00	
27	Temporary Electrical Service		EA.	\$443.10	\$0.00	
28	Maintain Best Management Practices		S.F.	\$0.22	\$0.00	
	Temporary Erosion Control Devices					
29	Erosion Control Silt Fence		L.F.	\$3.32	\$0.00	
30	Erosion Control Gravel Bag		EA.	\$0.72	\$0.00	
31	Erosion Control Jute Cover		S.F.	\$0.28	\$0.00	
32	Erosion Control Straw Wattle		L.F.	\$1.66	\$0.00	
33	Erosion Control Desiltation Basin (Footprint)		Acre	\$53,614.83	\$0.00	
34	Erosion Control Desiltation Basin Outlet Structure		EA.	\$16,616.17	\$0.0	
	*Include only when permanent landscaping is proposed			Sub Total	\$53,171.73	
	for erosion control in lieu of interim Add 10%					
			ΤΟΤΑΙ	DRAINAGE	\$5,317.17 \$58,488.9	

Project: Ventus 3800 Figueroa Project Location: 3800 Figueroa St. Prepared by: AK Date Prepared: 7/13/2023



Attachment Q – Correspondence with AMJ Construction

Taylor,

I have found the general location. These get ugly because it's a circuit. If I cut the middle the other side goes dark. To fix you must run the circuit underground around the streets to connect to the other end. I did this on one project with LINC, 3200 W temple. It was extremely expensive and very time consuming. I believe all in between LADWP and Low Voltage it pushed 1.75million.

Jack Wickersham III Principal jmwickersham3@amjcm.com 7474 N. Figueroa Street, Suite 250 Los Angeles, CA Office: 323.256.1000 x103 Cell: 702-556-3178 www.amjcm.com



From: Jack Wickersham 3
Sent: Tuesday, July 11, 2023 1:44 PM
To: Taylor Miller <Taylor.Miller@deainc.com>
Cc: Alex Moore <AMoore@deainc.com>; Paul Miller <pjmiller@amjcm.com>
Subject: RE: Power Lines Figueroa

Taylor,

Can you give me an address so I can look really quick. I think you are talking about lines that run down the middle of a block. If that's the case this gets to be a nightmare.

Jack Wickersham III Principal jmwickersham3@amjcm.com 7474 N. Figueroa Street, Suite 250 Los Angeles, CA Office: 323.256.1000 x103 Cell: 702-556-3178 www.amjcm.com



From: Taylor Miller <<u>Taylor.Miller@deainc.com</u>>
Sent: Tuesday, July 11, 2023 12:05 PM
To: Jack Wickersham 3 <<u>jmwickersham3@amjcm.com</u>>
Cc: Alex Moore <<u>AMoore@deainc.com</u>>; Paul Miller <<u>pjmiller@amjcm.com</u>>
Subject: Power Lines Figueroa

Hi Jack,

I've got a potential project on Figueroa I was hoping to pick your brain about. It's mid block between W 38th and 39th Street and spans from Figueroa to Flower. There are overhead power lines running North South through the whole block and many blocks in this area. In your experience, does DWP typically make you relocate these lines to the neighboring street? Can it be overhead still or do they make you underground them? Would it be for the whole block or just the project site? Thanks for any help!

Best,

 Taylor Anne Miller, AICP | Planner, LDBU

 David Evans and Associates, Inc.

 201 South Figueroa Street, Suite 240 | Los Angeles, CA 90012 | www.deainc.com

 d: 213.337.3689 | c: 864.354.3806 | Cisco: 33689 | she/her/hers | taylor.miller@deainc.com

 ENERGY | LAND DEVELOPMENT | MARINE SERVICES | SURVEYING AND GEOMATICS | TRANSPORTATION | WATER AND ENVIRONMENT



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Attachment R – Charter Spectrum Letter



Will Serve Letter

9/13/2023

Taylor Miller David Evans and Associates 201 S Figueroa St, Ste 240 Los Angeles, CA 90012

Project Name: LOCATION: 3828 S Figueroa St Los Angeles, CA 90037 3828 S Figueroa St Los Angeles, CA 90037

Re: May Serve Letter by Charter Communications or an affiliate authorized to provide service ("Charter")

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description

- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data

- The location of any existing utilities or utility easements

Please forward this information to the construction manager listed below. Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Construction Manager Contact: Jameison, Leigha

Construction Manager - Zone 6 6357 Arizona Circle Los Angeles, CA 90045 310-216-5574 Leigha Jameison 1@Charter.com

Sincerely,

Leigha Jameison

