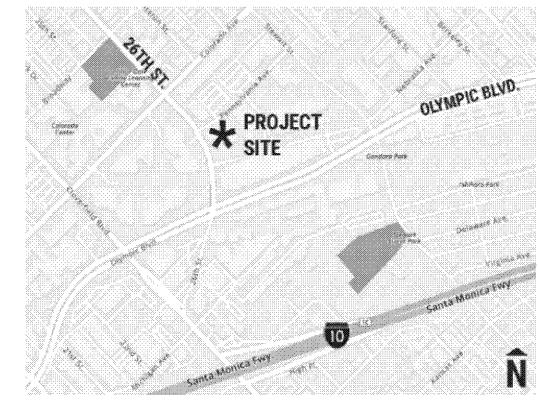


1655 26TH STREET

SANTA MONICA, CA 90404

THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION.



UNIT COUNT			BIKE PARKING		BUILDING AREA PER CBC		PROJECT INFO		SHEET INDEX																																																							
<table border="1"> <thead> <tr> <th>UNIT TYPE</th><th>COUNT</th><th>PERCENTAGE</th></tr> </thead> <tbody> <tr><td>STUDIO</td><td>62</td><td>15.46%</td></tr> <tr><td>STUDIO AFF</td><td>7</td><td>1.75%</td></tr> <tr><td>1BR</td><td>218</td><td>54.36%</td></tr> <tr><td>1BR AFF</td><td>25</td><td>6.23%</td></tr> <tr><td>2BR</td><td>80</td><td>19.95%</td></tr> <tr><td>2BR AFF</td><td>9</td><td>2.24%</td></tr> <tr><td>TOTAL</td><td>401</td><td></td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th>UNIT TYPE</th><th>COUNT</th><th>PERCENTAGE</th></tr> </thead> <tbody> <tr><td>STUDIO</td><td>62</td><td>17.22%</td></tr> <tr><td>1BR</td><td>218</td><td>60.56%</td></tr> <tr><td>2BR</td><td>80</td><td>22.22%</td></tr> <tr><td>TOTAL</td><td>360</td><td></td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th>UNIT TYPE</th><th>COUNT</th><th>PERCENTAGE</th></tr> </thead> <tbody> <tr><td>STUDIO AFF</td><td>7</td><td>17.07%</td></tr> <tr><td>1BR AFF</td><td>25</td><td>60.98%</td></tr> <tr><td>2BR AFF</td><td>9</td><td>21.95%</td></tr> <tr><td>TOTAL</td><td>41</td><td></td></tr> </tbody> </table>			UNIT TYPE	COUNT	PERCENTAGE	STUDIO	62	15.46%	STUDIO AFF	7	1.75%	1BR	218	54.36%	1BR AFF	25	6.23%	2BR	80	19.95%	2BR AFF	9	2.24%	TOTAL	401		UNIT TYPE	COUNT	PERCENTAGE	STUDIO	62	17.22%	1BR	218	60.56%	2BR	80	22.22%	TOTAL	360		UNIT TYPE	COUNT	PERCENTAGE	STUDIO AFF	7	17.07%	1BR AFF	25	60.98%	2BR AFF	9	21.95%	TOTAL	41		BIKE PARKING REQUIRED - RESIDENTIAL PER TABLE 9.28.140: BICYCLE PARKING REGULATIONS		BUILDING AREA PER 2022 CBC SECTION 202: AREA, BUILDING. THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.		PROJECT NAME: 1655 26TH ADDRESS: 1655 26TH STREET OWNER: 1655 PROPERTY, LLC 10811 WASHINGTON BLVD., SUITE 375 CULVER CITY, CA 90232		COVER G001 PROJECT INFORMATION A001 SURVEY A100 SITE PLAN A200 WEST ELEVATION A201 NORTH ELEVATION A202 EAST ELEVATION A203 SOUTH ELEVATION	
UNIT TYPE	COUNT	PERCENTAGE																																																														
STUDIO	62	15.46%																																																														
STUDIO AFF	7	1.75%																																																														
1BR	218	54.36%																																																														
1BR AFF	25	6.23%																																																														
2BR	80	19.95%																																																														
2BR AFF	9	2.24%																																																														
TOTAL	401																																																															
UNIT TYPE	COUNT	PERCENTAGE																																																														
STUDIO	62	17.22%																																																														
1BR	218	60.56%																																																														
2BR	80	22.22%																																																														
TOTAL	360																																																															
UNIT TYPE	COUNT	PERCENTAGE																																																														
STUDIO AFF	7	17.07%																																																														
1BR AFF	25	60.98%																																																														
2BR AFF	9	21.95%																																																														
TOTAL	41																																																															
<table border="1"> <thead> <tr> <th colspan="4">RESIDENTIAL LONG TERM REQUIRED (1/BEDROOM)</th> </tr> <tr> <th>UNIT TYPE</th><th>#</th><th># OF BEDROOMS</th><th>REQUIRED BIKE PKG</th></tr> </thead> <tbody> <tr><td>STUDIO</td><td>69</td><td>1</td><td>69</td></tr> <tr><td>1BR</td><td>243</td><td>1</td><td>243</td></tr> <tr><td>2BR</td><td>89</td><td>2</td><td>178</td></tr> <tr><td>TOTAL</td><td>401</td><td></td><td>490</td></tr> </tbody> </table>			RESIDENTIAL LONG TERM REQUIRED (1/BEDROOM)				UNIT TYPE	#	# OF BEDROOMS	REQUIRED BIKE PKG	STUDIO	69	1	69	1BR	243	1	243	2BR	89	2	178	TOTAL	401		490	LONG TERM REQUIRED = 490 SPACES CARGO BIKE PARKING REQUIRED: 10% OF TOTAL BIKE PARKING = 49 SPACES REQUIRED (490 X 0.1 = 49 CARGO BIKE PARKING SPACES)		AREA SCHEDULE (GROSS FLOOR AREA) <table border="1"> <thead> <tr> <th>LEVEL</th><th>AREA</th></tr> </thead> <tbody> <tr><td>LEVEL P2</td><td>78,883</td></tr> <tr><td>LEVEL P1</td><td>78,883</td></tr> <tr><td>LEVEL 1</td><td>48,507</td></tr> <tr><td>LEVEL 2</td><td>48,294</td></tr> <tr><td>LEVEL 3</td><td>52,725</td></tr> <tr><td>LEVEL 4</td><td>54,006</td></tr> <tr><td>LEVEL 5</td><td>54,006</td></tr> <tr><td>LEVEL 6</td><td>54,006</td></tr> <tr><td>LEVEL 7</td><td>54,006</td></tr> <tr><td>LEVEL 8</td><td>52,060</td></tr> <tr><td>ROOF</td><td>1,156</td></tr> <tr><td>TOTAL</td><td>576,532</td></tr> </tbody> </table>		LEVEL	AREA	LEVEL P2	78,883	LEVEL P1	78,883	LEVEL 1	48,507	LEVEL 2	48,294	LEVEL 3	52,725	LEVEL 4	54,006	LEVEL 5	54,006	LEVEL 6	54,006	LEVEL 7	54,006	LEVEL 8	52,060	ROOF	1,156	TOTAL	576,532	ALLOWABLE DENSITY: 401 UNITS BASE DENSITY = 267 UNITS DENSITY BONUS 50% (267 X 1.5) = 401 UNITS		PROPOSED DENSITY: 401 UNITS ALLOWABLE BLDG HEIGHT: 84 FT PER BAP PROPOSED BLDG HEIGHT: 90 FT (8 STORIES)		CONSTRUCTION TYPES: TYPE 1A AT LEVEL P2 (BELOW GRADE) UP TO LEVEL 3 TYPE IIIA AT LEVELS 4 THROUGH 8			
RESIDENTIAL LONG TERM REQUIRED (1/BEDROOM)																																																																
UNIT TYPE	#	# OF BEDROOMS	REQUIRED BIKE PKG																																																													
STUDIO	69	1	69																																																													
1BR	243	1	243																																																													
2BR	89	2	178																																																													
TOTAL	401		490																																																													
LEVEL	AREA																																																															
LEVEL P2	78,883																																																															
LEVEL P1	78,883																																																															
LEVEL 1	48,507																																																															
LEVEL 2	48,294																																																															
LEVEL 3	52,725																																																															
LEVEL 4	54,006																																																															
LEVEL 5	54,006																																																															
LEVEL 6	54,006																																																															
LEVEL 7	54,006																																																															
LEVEL 8	52,060																																																															
ROOF	1,156																																																															
TOTAL	576,532																																																															
<table border="1"> <thead> <tr> <th>UNIT COUNT - MARKET RATE</th><th>COUNT</th><th>PERCENTAGE</th></tr> </thead> <tbody> <tr><td>STUDIO</td><td>62</td><td>17.22%</td></tr> <tr><td>1BR</td><td>218</td><td>60.56%</td></tr> <tr><td>2BR</td><td>80</td><td>22.22%</td></tr> <tr><td>TOTAL</td><td>360</td><td></td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th>UNIT COUNT - AFFORDABLE</th><th>COUNT</th><th>PERCENTAGE</th></tr> </thead> <tbody> <tr><td>STUDIO AFF</td><td>7</td><td>17.07%</td></tr> <tr><td>1BR AFF</td><td>25</td><td>60.98%</td></tr> <tr><td>2BR AFF</td><td>9</td><td>21.95%</td></tr> <tr><td>TOTAL</td><td>41</td><td></td></tr> </tbody> </table>			UNIT COUNT - MARKET RATE	COUNT	PERCENTAGE	STUDIO	62	17.22%	1BR	218	60.56%	2BR	80	22.22%	TOTAL	360		UNIT COUNT - AFFORDABLE	COUNT	PERCENTAGE	STUDIO AFF	7	17.07%	1BR AFF	25	60.98%	2BR AFF	9	21.95%	TOTAL	41		SHORT TERM REQUIRED: 0.1 SPACE PER BEDROOM = 49 SPACES (490 X 0.1 = 49 SHORT TERM REQUIRED)		BIKE PARKING REQUIRED - COMMERCIAL		OCCUPANCY TYPES: S2 - PARKING R2 - RESIDENTIAL B - LEASING, COMMERCIAL A3 - ROOF DECKS		PARKING SUMMARY																									
UNIT COUNT - MARKET RATE	COUNT	PERCENTAGE																																																														
STUDIO	62	17.22%																																																														
1BR	218	60.56%																																																														
2BR	80	22.22%																																																														
TOTAL	360																																																															
UNIT COUNT - AFFORDABLE	COUNT	PERCENTAGE																																																														
STUDIO AFF	7	17.07%																																																														
1BR AFF	25	60.98%																																																														
2BR AFF	9	21.95%																																																														
TOTAL	41																																																															
PARKING REQUIRED = NONE PER SMMC 9.28.060			LONG TERM REQUIRED = 4 SPACES 1 SPACE PER 3,000 SF, MIN. 4 PER PROJECT 2,160 SF / 3,000 = 0.7		SHORT TERM REQUIRED = 4 SPACES 1 SPACE PER 1,000 SF, MIN. 4 PER PROJECT 2,160 SF / 1,000 = 2		OPEN SPACE		ZONING DATA																																																							
<table border="1"> <thead> <tr> <th colspan="2">PARKING PROVIDED</th> </tr> <tr> <th>COMMERCIAL / GUEST</th><th>TYPE</th><th>STALLS PROVIDED</th></tr> </thead> <tbody> <tr><td>COMPACT</td><td>8</td><td></td></tr> <tr><td>ACCESSIBLE (VAN)</td><td>2</td><td></td></tr> <tr><td>EVCS</td><td>2</td><td></td></tr> <tr><td>STANDARD</td><td>0</td><td></td></tr> <tr><td>TOTAL</td><td>12</td><td></td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th>RESIDENTIAL</th><th>TYPE</th><th>STALLS PROVIDED</th></tr> </thead> <tbody> <tr><td>COMPACT</td><td>149</td><td></td></tr> <tr><td>ACCESSIBLE (VAN)</td><td>4</td><td></td></tr> <tr><td>ACCESSIBLE</td><td>5</td><td></td></tr> <tr><td>EVCS</td><td>41</td><td></td></tr> <tr><td>STANDARD</td><td>198</td><td></td></tr> <tr><td>TANDEM</td><td>10</td><td></td></tr> <tr><td>TOTAL</td><td>407</td><td></td></tr> <tr><td>TOTAL PROVIDED</td><td>419</td><td></td></tr> </tbody> </table> COMMERCIAL ACCESSIBLE PARKING REQUIRED: PER CBC TABLE 11B-208.2 1 ACCESSIBLE SPACE FOR 1:25 PARKING SPACES			PARKING PROVIDED		COMMERCIAL / GUEST	TYPE	STALLS PROVIDED	COMPACT	8		ACCESSIBLE (VAN)	2		EVCS	2		STANDARD	0		TOTAL	12		RESIDENTIAL	TYPE	STALLS PROVIDED	COMPACT	149		ACCESSIBLE (VAN)	4		ACCESSIBLE	5		EVCS	41		STANDARD	198		TANDEM	10		TOTAL	407		TOTAL PROVIDED	419		TOTAL BIKE PARKING REQUIRED / PROVIDED LONG TERM* = 494 SPACES (49 CARGO BIKES) SHORT TERM = 27 SPACES 53 x 0.5 (ST REDUCTION INCENTIVE) = 26.5 *MAX. 50% OF HANGING RACKS PROVIDED		OPEN SPACE REQUIRED PER BAP TABLE 5.03(B): 25% OF SITE AREA 88,459 SF X 0.25 = 22,115 SF REQUIRED*		ZONING: BERGAMOT TRANSIT VILLAGE DISTRICT (BTW) WITHIN BERGAMOT AREA PLAN		VICINITY MAP								
PARKING PROVIDED																																																																
COMMERCIAL / GUEST	TYPE	STALLS PROVIDED																																																														
COMPACT	8																																																															
ACCESSIBLE (VAN)	2																																																															
EVCS	2																																																															
STANDARD	0																																																															
TOTAL	12																																																															
RESIDENTIAL	TYPE	STALLS PROVIDED																																																														
COMPACT	149																																																															
ACCESSIBLE (VAN)	4																																																															
ACCESSIBLE	5																																																															
EVCS	41																																																															
STANDARD	198																																																															
TANDEM	10																																																															
TOTAL	407																																																															
TOTAL PROVIDED	419																																																															
RESIDENTIAL ACCESSIBLE PARKING REQUIRED: PER CBC 1109A.3 - 2% OF MULTIFAMILY DUS' 401 UNITS X 0.02 = 9 SPACES			*B.8.04 ACCESSIBILITY AND VISIBILITY ALL OPEN SPACES SHALL BE DIRECTLY ACCESSIBLE AND VISIBLE FROM A PUBLIC RIGHT-OF-WAY, SHALL BE AT GROUND LEVEL AND OPEN TO THE SKY, EXCEPT AS PERMITTED IN B.8.12.		OPEN SPACE PROVIDED: 25,096 SF		LOT SIZE: 88,459 SF ALLOWABLE FAR: 4.0 : 1 PER BAP																																																									
EV PARKING PER SANTA MONICA REACH CODE: EV CHARGERS = 10% OF PARKING COMMERCIAL = 12 X 0.1 = 2 EVCS RESIDENTIAL = 407 X 0.1 = 41 EVCS			OPEN SPACE PROVIDED: <table border="1"> <thead> <tr> <th>LEVEL</th><th>AREA</th></tr> </thead> <tbody> <tr><td>LEVEL 1</td><td>16,710</td></tr> <tr><td>LEVEL 8</td><td>1,886</td></tr> <tr><td>ROOF</td><td>6,500</td></tr> <tr><td>TOTAL</td><td>25,096</td></tr> </tbody> </table>		LEVEL	AREA	LEVEL 1	16,710	LEVEL 8	1,886	ROOF	6,500	TOTAL	25,096	PROPOSED FAR: 4.437 : 1 (392,510/88,459)		<table border="1"> <thead> <tr> <th>LEVEL</th><th>USE</th><th>AREA (SF)</th></tr> </thead> <tbody> <tr><td>1ST</td><td>COMMERCIAL</td><td>2,070</td></tr> <tr><td>1ST</td><td>RESIDENTIAL</td><td>43,810</td></tr> <tr><td>2ND</td><td>RESIDENTIAL</td><td>37,408</td></tr> <tr><td>3RD</td><td>RESIDENTIAL</td><td>51,014</td></tr> <tr><td>4TH</td><td>RESIDENTIAL</td><td>52,000</td></tr> <tr><td>5TH</td><td>RESIDENTIAL</td><td>52,000</td></tr> <tr><td>6TH</td><td>RESIDENTIAL</td><td>52,000</td></tr> <tr><td>7TH</td><td>RESIDENTIAL</td><td>52,000</td></tr> <tr><td>8TH</td><td>RESIDENTIAL</td><td>50,208</td></tr> <tr><td>TOTAL RESIDENTIAL</td><td></td><td>390,440</td></tr> <tr><td>GRAND TOTAL</td><td></td><td>392,510</td></tr> </tbody> </table>		LEVEL	USE	AREA (SF)	1ST	COMMERCIAL	2,070	1ST	RESIDENTIAL	43,810	2ND	RESIDENTIAL	37,408	3RD	RESIDENTIAL	51,014	4TH	RESIDENTIAL	52,000	5TH	RESIDENTIAL	52,000	6TH	RESIDENTIAL	52,000	7TH	RESIDENTIAL	52,000	8TH	RESIDENTIAL	50,208	TOTAL RESIDENTIAL		390,440	GRAND TOTAL		392,510	LEGAL DESCRIPTION									
LEVEL	AREA																																																															
LEVEL 1	16,710																																																															
LEVEL 8	1,886																																																															
ROOF	6,500																																																															
TOTAL	25,096																																																															
LEVEL	USE	AREA (SF)																																																														
1ST	COMMERCIAL	2,070																																																														
1ST	RESIDENTIAL	43,810																																																														
2ND	RESIDENTIAL	37,408																																																														
3RD	RESIDENTIAL	51,014																																																														
4TH	RESIDENTIAL	52,000																																																														
5TH	RESIDENTIAL	52,000																																																														
6TH	RESIDENTIAL	52,000																																																														
7TH	RESIDENTIAL	52,000																																																														
8TH	RESIDENTIAL	50,208																																																														
TOTAL RESIDENTIAL		390,440																																																														
GRAND TOTAL		392,510																																																														
EV READY = 20% OF PARKING FOR RESIDENTIAL RESIDENTIAL = 407 X 0.2 = 81 EVSE			INCENTIVES / WAIVERS		AFFORDABLE HOUSING		MEASUREMENT PER SMMC 9.04.080: THE FLOOR AREA OF A BUILDING IS THE TOTAL GROSS HORIZONTAL AREAS OF ALL FLOORS OF A BUILDING, INCLUDING USABLE BASEMENTS AND ALL OTHER AREAS MEASURED FROM THE INTERIOR FACE OF THE EXTERIOR WALLS OR, IN THE CASE OF A SHARED WALL, FROM THE CENTERLINE OF A WALL SEPARATING THE 2 BUILDINGS. FLOOR AREA ALSO INCLUDES UNENCLOSED DECKS, BALCONIES, PORCHES, AND PLATFORMS USED FOR COMMERCIAL OR RESTAURANT ACTIVITY.		PROJECT DESCRIPTION																																																							
TOTAL POTENTIAL EV SPACES: RESIDENTIAL = 40.2% (162) COMMERCIAL = 16.7% (2)			REQUIRED AFFORDABLE HOUSING CALCULATION:		SETBACKS: 26TH ST. & PENNSYLVANIA AVE. - 5 FT REQUIRED FOR "COMPLETE STREET" PER BAP		THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF SANTA MONICA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 816 PAGES 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 4268-001-033, 4268-001-034		8-STORY MIXED USE BUILDING WITH A TOTAL OF 401 RESIDENTIAL UNITS & 2,070 SF COMMERCIAL AND 2 SUBTERRANEAN PARKING LEVELS PROVIDING A TOTAL OF 419 PARKING SPACES																																																							
PER CALGREEN SECTION 4.106.4.2.2.1.2: ONE IN EVERY 25 EVCS SPACES SHALL HAVE AN 8 FT WIDE MINIMUM AISLE - 2 REQUIRED			DENSITY BONUS INCENTIVES: <ol style="list-style-type: none"> 1. HEIGHT INCREASE (84 FT TO 90 FT) 2. UNIT MIX RELIEF (ELIMINATION OF 3B REQUIREMENT) 3. SHORT TERM BIKE PARKING REDUCTION (50%) DENSITY BONUS WAIVERS <ol style="list-style-type: none"> 1. FAR INCREASE (4.0 TO 4.437) 2. FLOOR PLATE LIMITATION RELIEF (35,000 SF MAX.) 3. UPPER LEVEL BUILDING FOOTPRINT LIMIT RELIEF (LVL 8-50%, LVL 7-90% OF LARGEST FLOOR PLATE) 4. GROUND FLOOR TO FLOOR HEIGHT REDUCTION (FROM 15 FT TO 11.5 FT) 5. MAXIMUM FAÇADE HT. AT FRONTAGE LINE RELIEF (MIN. 2 STORIES, MAX. 5 STORIES) 6. OPEN SPACE LOCATION RELIEF (AT 1ST & UPPER LEVELS) 7. UNIT MIX RELIEF (STUDIO EXCEEDS 15%) 		REQUIRED AFFORDABLE UNITS PER AFFORDABLE HOUSING PRODUCTION PROGRAM: 15% OF BASE PROJECT 267 UNITS X 0.15 = 40.05 = 41 UNITS		PROVIDED AFFORDABLE UNITS <table border="1"> <thead> <tr> <th>STUDIO</th><th>1 BR</th><th>2 BR</th><th>TOTAL</th></tr> </thead> <tbody> <tr><td>7</td><td>25</td><td>9</td><td>41</td></tr> <tr><td>TOTAL:</td><td>41 AFFORDABLE UNITS</td><td></td><td></td></tr> </tbody> </table>		STUDIO	1 BR	2 BR	TOTAL	7	25	9	41	TOTAL:	41 AFFORDABLE UNITS			PROJECT INFORMATION G001																																											
STUDIO	1 BR	2 BR	TOTAL																																																													
7	25	9	41																																																													
TOTAL:	41 AFFORDABLE UNITS																																																															

ALTA/NSPS LAND TITLE SURVEY

CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SURVEYOR'S CERTIFICATE

TO FAIR PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; GRANTS 1655 PROPERTY, LLC, CALIFORNIA LIMITED LIABILITY COMPANY, ESTABLISHED AUGUST 29, 1997 AND ITS SUCCESSORS AND/OR ASSIGNS; AND CHICAGO TITLE COMPANY.

THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EFFECTIVE FEBRUARY 23, 2021. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE "A" ITEMS 2, 3, 4, 6(a), 7(c), 7(d)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, & 19. THE FIELD WORK WAS COMPLETED IN JANUARY 13, 2023.

DATE: FEBRUARY 16, 2023

Michael A. Medofer

MICHAEL A. MEDOFER, L.S. 7385



THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION.

LEGAL DESCRIPTION:

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

LOTS 10 AND 11 OF TRACT NO. 25003, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK B16 PAGES 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4268-001-033, 4268-001-034

TITLE REPORT SCHEDULE "B" EXCEPTIONS

THE FOLLOWING ARE EASEMENTS OR SERVITUDES AS DISCLOSED BY COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE COMPANY ORDER NO. 00186720-994-LT2-JC, EFFECTIVE NOVEMBER 29, 2022. ITEM NUMBER WITHIN SQUARE () INDICATES PLOTTED HEREON. ITEMS WITHOUT SQUARE ARE NOT PLOTABLE. BRACKETS [] INDICATE SURVEYOR'S NOTE:

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

PURPOSE: ELECTRIC LINE
RECORDING DATE: JUNE 27, 1957
RECORDING NO: 3690, IN BOOK 54911, PAGE 14 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
(SHOWN HEREON)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED MAP SHOWN BELOW:

MAP OF: TRACT NO. 25003
PURPOSE: WATER LINE
AFFECTS: THAT PORTION OF SAID LAND AS SHOWN ON SAID MAP.
(SHOWN HEREON)

5. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT NO. 25003

AFFECTS: THAT PORTION OF LAND AS SHOWN ON SAID MAP.
(SHOWN HEREON)

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

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 28, 1972
RECORDING NO: 3708, IN BOOK D-5618 PAGE 391, OF OFFICIAL RECORDS
AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFECTED PORTIONS OF SAID LAND.
(SHOWN HEREON)

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

PURPOSE: PUBLIC UTILITIES FOR COMMUNICATION PURPOSES
RECORDING DATE: DECEMBER 10, 1987
RECORDING NO: 87-1956162 OF OFFICIAL RECORDS
AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFECTED PORTIONS OF SAID LAND.
(SHOWN HEREON)

[THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORDED INFORMATION.]

(NOT PLOTABLE-INSUFFICIENT INFORMATION TO PLOT)

ASSOCER PARCEL NUMBERS

APN: 4268-001-033 & 4268-001-034

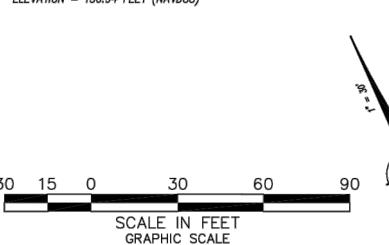
BASIS OF BEARINGS

THE CALIFORNIA SPATIAL REFERENCE SYSTEM (CSRS), ZONE 5, EPOCH 2017.50, AS DETERMINED LOCALLY BY G.P.S. MEASUREMENTS TAKEN ON JANUARY 13, 2023 FROM CONTINUOUSLY OPERATING REFERENCE STATIONS PIRS AND HBCO OF THE CALIFORNIA REAL TIME NETWORK. N 35°30'21" W

BENCHMARK

BENCHMARK WITH DESIGNATION (AA 4317) BP ON THE NORTHWEST CORNER AT THE INTERSECTION OF BUNDY DRIVE AND TENNESSEE AVENUE.

THE STATION IS 38.5 FT NORTHERLY OF THE CENTERLINE OF TENNESSEE AVE., 30 FEET NORTHERLY OF THE WESTERLY CURB FACE, ON THE SOUTHWEST CORNER OF A CATCH BASIN, REFERENCED FROM THE LOS ANGELES COUNTY VERTICAL CONTROL BENCHMARK BOOK. ELEVATION = 150.94 FEET (NAVD88)



DRAWN BY: C.J.S.

REVISIONS:

CHECKED BY: M.A.M.

DATE: FEBRUARY 16, 2023

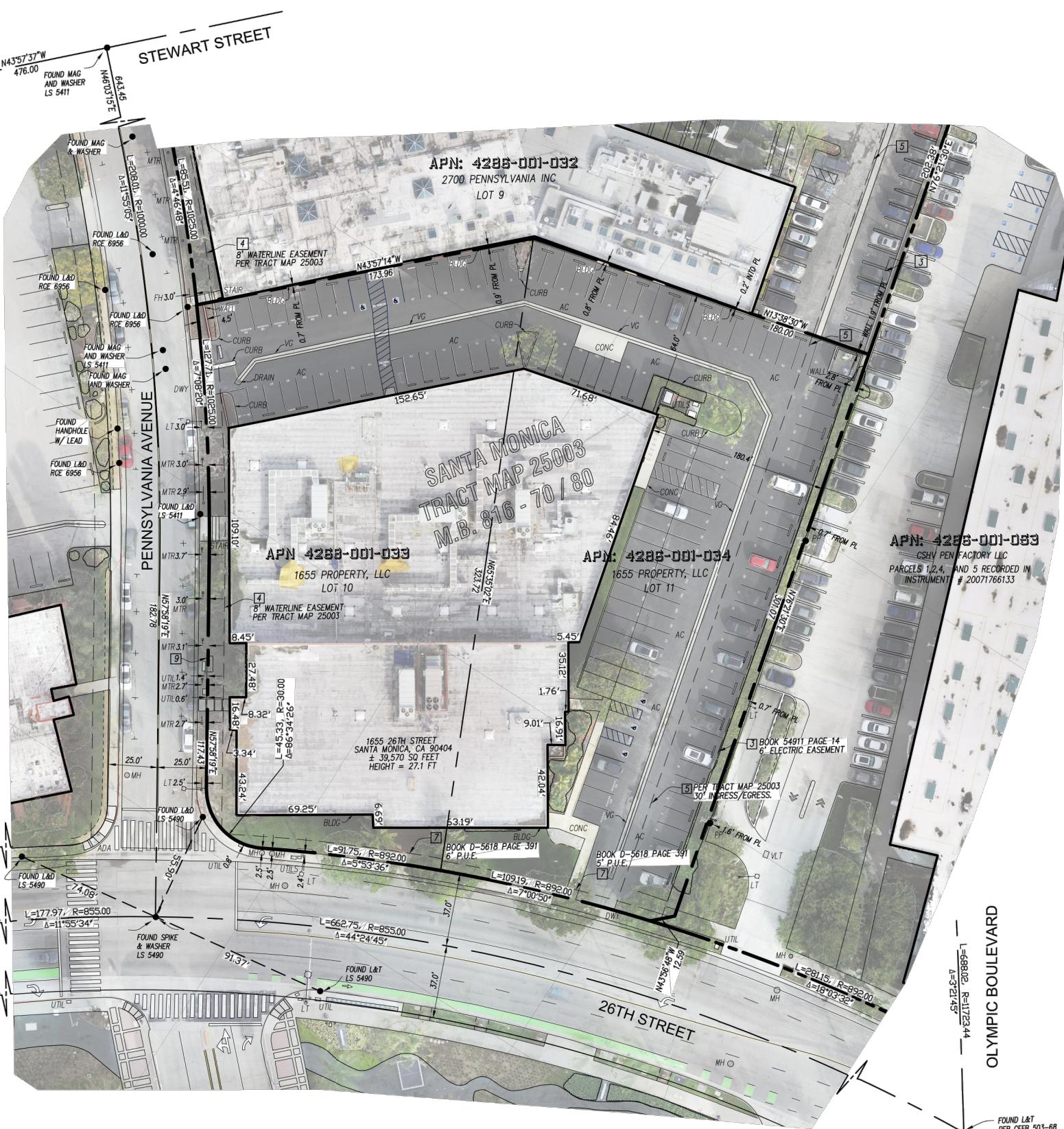
JOB NO. : 22-424

ALTA/NSPS LAND TITLE SURVEY
PROCEDURE OF SURVEY
TITLE DOCUMENTS

ADDRESS:
1655 26TH AVENUE,
SANTA MONICA, CA 90404

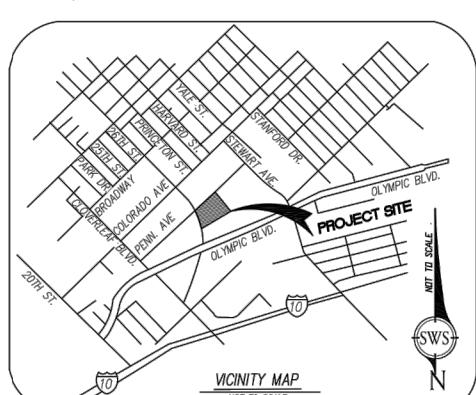
PREPARED FOR:
FREEMAN FREEMAN SMILEY
ATTN: BRUCE SMILEY

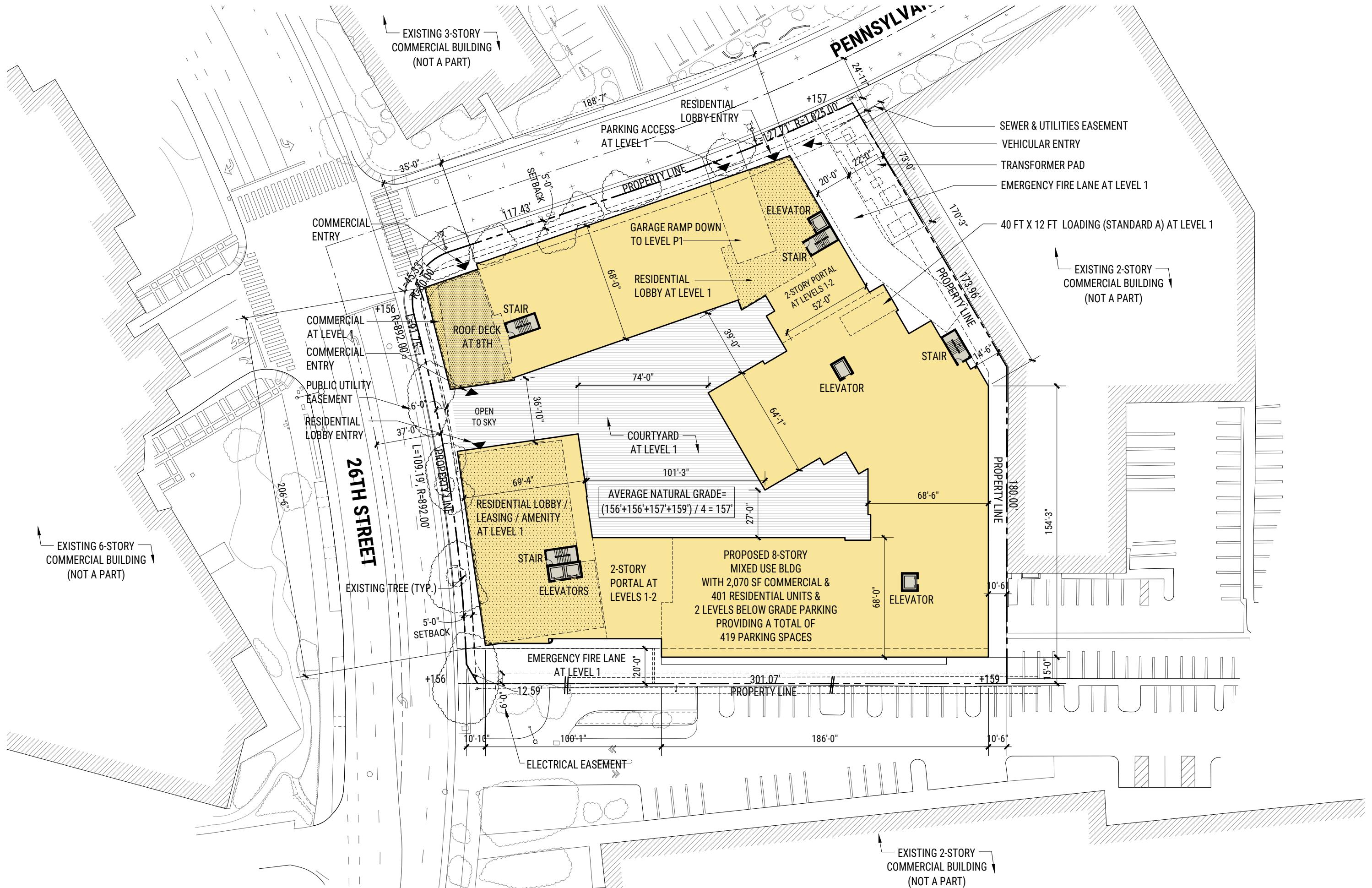
SWS ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
1635 Lake San Marcos Drive, Suite 200
San Marcos, CA 92078
P: 760-744-0011



LEGEND

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BOLL	BOLLARDS
CLF	CHAIN LINKED FENCE
CONC	CONCRETE
DWY	DRIVEWAY
FH	FIRE HYDRANT
LT	LIGHT
MH	MANHOLE
MTR	METER
OH	OVERHANG
P.U.E.	PUBLIC UTILITIES EASEMENT
PL	PROPERTY LINE
PP	POWER POLE
SD	POWER LINE
SON	STORM DRAIN
VLT	SIGN
VG	V-GUTTER
●	FOUND MONUMENT AS NOTED







WEST ELEVATION (26TH STREET)

MATERIAL | LEGEND

S1	STUCCO - SMOOTH, COLOR: WHITE	MP1	METAL PANEL, COLOR: LT GREY	R1	GLASS RAILING
S1A	STUCCO, COLOR: WHITE	MP2	METAL PANEL, COLOR: DARK GREY	ACM1	ALUMINUM COMPOSITE (WOOD GRAIN)
S2	STUCCO - COLOR: BROWN	BR	BRICK VENEER		
S3	STUCCO, COLOR: LIGHT GREY	W1	WINDOW - VINYL		
S4	STUCCO, COLOR: DARK GREY	SF1	STOREFRONT - OFFSET GLAZED		
		SF2	STOREFRONT - FRAMELESS		



NORTH ELEVATION (PENNSYLVANIA AVE.)

MATERIAL LEGEND

S1	STUCCO - SMOOTH, COLOR: WHITE	MP1	METAL PANEL, COLOR: LT GREY	R1	GLASS RAILING
S1A	STUCCO, COLOR: WHITE	MP2	METAL PANEL, COLOR: DARK GREY	ACM1	ALUMINUM COMPOSITE (WOOD GRAIN)
S2	STUCCO - COLOR: BROWN	BR	BRICK VENEER		
S3	STUCCO, COLOR: LIGHT GREY	W1	WINDOW -VINY		
S4	STUCCO, COLOR: DARK GREY	SF1	STOREFRONT - OFFSET GLAZED		
		SF2	STOREFRONT - FRAMELESS		



EAST ELEVATION

MATERIAL | LEGEND

S1	STUCCO - SMOOTH, COLOR: WHITE	MP1	METAL PANEL, COLOR: LT GREY	R1	GLASS RAILING
S1A	STUCCO, COLOR: WHITE	MP2	METAL PANEL, COLOR: DARK GREY	ACM1	ALUMINUM COMPOSITE (WOOD GRAIN)
S2	STUCCO - COLOR: BROWN	BR	BRICK VENEER		
S3	STUCCO, COLOR: LIGHT GREY	W1	WINDOW -VINYL		
S4	STUCCO, COLOR: DARK GREY	SF1	STOREFRONT - OFFSET GLAZED		
		SF2	STOREFRONT - FRAMELESS		



SOUTH ELEVATION

MATERIAL LEGEND

S1	STUCCO - SMOOTH, COLOR: WHITE	MP1	METAL PANEL, COLOR: LT GREY	R1	GLASS RAILING
S1A	STUCCO, COLOR: WHITE	MP2	METAL PANEL, COLOR: DARK GREY	ACM1	ALUMINUM COMPOSITE (WOOD GRAIN)
S2	STUCCO - COLOR: BROWN	BR	BRICK VENEER		
S3	STUCCO, COLOR: LIGHT GREY	W1	WINDOW -VINYL		
S4	STUCCO, COLOR: DARK GREY	SF1	STOREFRONT - OFFSET GLAZED		
		SF2	STOREFRONT - FRAMELESS		