

AUTOMOBILE PARKING

MINIMUM PARKING REQUIRED

PER SMMC TABLE 9.28.060:

RESIDENTIAL MARKET RATE UNITS:

1 BEDROOMS 1 STALL PER UNIT
2 OR 3 BEDROOMS 1.5 STALL PER UNIT

DEED RESTRICTED AFFORDABLE UNITS:

1 BEDROOMS .75 STALL PER UNIT
2 OR 3 BEDROOMS 1 STALL PER UNIT

PARKING REQUIRED		
UNIT TYPE	COUNT	REQ'D PARKING STALLS
1 BR AFF	1	1
2 BR	3	5
2 BR AFF	4	4
3 BR	16	24
TOTAL	24	34

RESIDENTIAL ACCESSIBLE PARKING:

CBC SECTION 1109A.3:

2% OF COVERED MULTIFAMILY DWELLING UNITS. AT LEAST 1 SPACE. OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE.
2% X 24 UNITS = 1 SPACE.

CBC SECTION 1109A.8.6:

1 OF EVERY 8 ACCESSIBLE SPACES SHALL BE VAN ACCESSIBLE, MINIMUM 1 VAN ACCESSIBLE SPACE: 1 SPACE.

ELECTRICAL VEHICLE PARKING REQUIREMENT:

2025 CALGREEN SECTION 4.106.4.2.2: MIN LEVEL 2 EV CHARGING RECEPTACLE IS REQUIRED FOR EACH DWELLING UNIT.

24 STALLS WILL HAVE AT A MINIMUM LEVEL 2 EV CHARGING RECEPTACLES.

2025 CALGREEN SECTION 4.106.4.2.2: 25% OF UNASSIGNED OR COMMON USE PARKING SPACES NOT ALREADY PROVIDED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES

(43 - 34) X 25% = 3 STALLS

TOTAL LEVEL 2 EV CHARGING STALLS = 24 + 3 = 27 STALLS

2025 CALGREEN SECTION 4.106.4.2.2.1.1: EVCS SPACES SHALL BE 18 FEET LONG BY 9 FEET WIDE, AND 1 IN EVERY 25 SPACES SHALL HAVE AN 8 FOOT WIDE MINIMUM AISLE

43 X 1/25 = 1 OUT OF THE 7 EVCS SPACES WILL HAVE AN 8' AISLE

ACCESSIBLE EV STALLS:

PER TABLE 11B-228.3.2.1

1 VAN ACCESSIBLE EVCS, 1 ACCESSIBLE EVCS REQUIRED

SANTA MONICA 2024 REACH CODE:

15% OF ALL PROVIDED SPACES SHALL BE EQUIPPED WITH EV CHARGING STATIONS (EVCS)

43 X 15% = 7 SPACES WILL BE EVCS

PARKING PROVIDED	
TYPE	PROVIDED STALLS
COMPACT	9
EVCS	6
EVCS (VAN ACCESSIBLE)	1
LVL 2 EV (COMPACT)	5
LVL 2 EV (STANDARD)	21
LVL 2 EV (VAN ACCESSIBLE)	1
TOTAL	43

BIKE PARKING

BIKE PARKING REQUIRED - RESIDENTIAL

PER TABLE 9.28.140: BICYCLE PARKING REGULATIONS

LONG TERM REQ'D: 1 SPACE PER BEDROOM, INCLUDING STUDIOS
63 BEDROOMS = 63 LONG TERM RESIDENTIAL REQUIRED

SHORT TERM REQ'D: 10% OF LONG-TERM; MINIMUM 2 SPACES PER PROJECT
63 X 10% = 7 SPACES

CARGO BIKE PARKING REQ'D: 10% OF TOTAL BIKE PARKING
63 X 10% = 7 SPACES REQUIRED

BIKE PARKING REQUIRED (RESIDENTIAL LONG TERM)			
NAME	QTY	# OF BEDROOMS	REQUIRED BIKE PARKING SPACES
1 BR AFF	1	1	1
2 BR AFF	4	2	8
2 BR	3	2	6
3 BR	16	3	48
TOTAL	24		63

2025 CALGREEN (4.106.4.4) REQUIRES 1 LONG TERM BIKE PARKING PER 2 DWELLING UNITS: 24 DWELLING UNITS REQUIRE 12 LONG TERM BIKE PARKING

2025 CALGREEN (4.106.4.4) REQUIRES ON-SITE BICYCLE PARKING AT A RATIO OF ONE PARKING SPACE FOR EVERY 10,000 SF: 69,657 SF / 10,000 = 7 SPACES

INCENTIVE TO REDUCE LONG-TERM BIKE PARKING TO 40% SMMC TABLE 9.28.140

TOTAL BIKE PARKING PROVIDED:

63 X 0.40 = 26 LONG TERM RESIDENTIAL SPACES (INCLUDES 3 CARGO SPACES AND 23 REGULAR SPACES)

SHORT TERM: 7 SPACES PER CAL GREEN

TOTAL = 26 LONG TERM SPACES + 7 SHORT TERM SPACES = 33 SPACES

OPEN SPACE

OPEN SPACE REQUIRED PER SMMC TABLE 9.08.030 (FOR R2)

MINIMUM TOTAL OUTDOOR LIVING AREA: 150 SF PER UNIT
MINIMUM AMOUNT PROVIDED AS PRIVATE OUTDOOR LIVING AREA : 60 SF

REQUIRED OPEN SPACE AS PRIVATE OPEN SPACE CALCULATION:

24 X 60 SF = **1,440 SF**

REQUIRED OPEN SPACE CALCULATION:

24 X 150 SF = **3,600 SF**

MINIMUM PLANTING AREA (30% OF PARCEL AREA):

REQUIRED PLANTING AREA CALCULATION:

17,890 SF X 30% = 5,367 SF

ALL UNITS ARE PROVIDING A MINIMUM OF 60 SF OF PRIVATE OPEN SPACE

OPEN SPACE PROVIDED:

AREA SCHEDULE (OPEN SPACE PROVIDED)		
LEVEL	NAME	AREA
1ST FLOOR	COMMON OPEN SPACE	1,361 SF
2ND FLOOR	COMMON OPEN SPACE	535 SF
3RD FLOOR	COMMON OPEN SPACE	535 SF
4TH FLOOR	COMMON OPEN SPACE	535 SF
ROOF TOP	COMMON OPEN SPACE	1,909 SF
		4,874 SF
1ST FLOOR	PRIVATE OPEN SPACE	806 SF
2ND FLOOR	PRIVATE OPEN SPACE	869 SF
3RD FLOOR	PRIVATE OPEN SPACE	869 SF
4TH FLOOR	PRIVATE OPEN SPACE	869 SF
ROOF TOP	PRIVATE OPEN SPACE	3,769 SF
		7,181 SF
TOTAL		12,055 SF

WAIVERS/INCENTIVES

DENSITY BONUS INCENTIVES:

- INCENTIVE TO INCREASE FAR FROM 1.0 TO 2.5 - SMMC TABLE 9.08.030
- INCENTIVE TO REDUCE LONG-TERM BIKE PARKING TO 40% SMMC TABLE 9.28.140
- INCENTIVE TO ELIMINATE THE SMMC'S PROHIBITION ON LOT CONSOLIDATION IN THE R2 ZONE TO ALLOW FOR A PARCEL SIZE THAT EXCEEDS 7,500 SF OR 125% OF THE AVERAGE PARCEL SIZE WITHIN A 500 FOOT RADIUS (SMMC 9.21.030(B));

DENSITY BONUS WAIVERS:

- WAIVER TO PERMIT HEIGHT OF 50'-4" FT IN LIEU OF 30 FT (SMMC-TABLE 9.08.030);
- WAIVER TO ALLOW THE BUILDING TO EXCEED THE R2 DISTRICT'S STEPBACK REQUIREMENT, WHICH OTHERWISE PROHIBITS ANY PORTION OF THE BUILDING VOLUME ABOVE 23 FEET FROM ENCRoACHING INTO THE DAYLIGHT PLANE STARTING AT 23 FEET ABOVE THE FRONT SETBACK LINE AND SLOPING UPWARD AT A 45-DEGREE ANGLE TOWARD THE REAR OF THE PARCEL. (SMMC 9.08.030(B)(1));
- WAIVER TO TRANSITIONAL HEIGHT REQUIREMENT ADJACENT TO R1 DISTRICT. (SMMC 9.08.030(D)(1),(2) AND (3));
- WAIVER TO PERMIT BACK YARD SETBACK REDUCTION TO 5 FT IN LIEU OF THE 15 FT (SMMC-TABLE 9.08.030);
- WAIVER TO PERMIT FRONT YARD SETBACK REDUCTION TO 5 FT IN LIEU OF 20 FT (SMMC-TABLE 9.08.030);
- WAIVER TO REDUCE THE ADDITIONAL 5' FRONT SETBACK FOR 25% OF THE BUILDING FAÇADE (SMMC 9.08.030(E)(2));
- WAIVER FROM THE REQUIREMENT TO PROVIDE AN ADDITIONAL 2' AVERAGE SETBACK ON EACH SIDE YARD FOR EACH BUILDING STORY (SMMC 9.08.030(E)(4));
- WAIVER TO REDUCE THE SIDE SETBACK REQUIREMENTS OF 8' FOR THE INTERIOR SIDE YARD (SMMC-TABLE 9.08.030);
- WAIVER TO REDUCE THE 15 % OF PARCEL WIDTH FOR STREET SIDE YARD SETBACK-SMMC 9.080.030(C)(2);
- WAIVER TO PERMIT RELIEF FROM THE MULTI-UNIT DISTRICT'S COURTYARD DESIGN STANDARDS (SMMC 9.08.030(F))

BUILDING AREA PER CBC

BUILDING AREA PER 2025 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.

GROSS FLOOR AREA		
LEVEL	TYPE	AREA
LEVEL P1	PARKING	16,342 SF
		16,342 SF
1ST FLOOR	OPEN CORRIDOR	594 SF
1ST FLOOR	PRIVATE BALCONY	992 SF
1ST FLOOR	RESIDENTIAL	12,220 SF
		13,806 SF
2ND FLOOR	OPEN CORRIDOR	536 SF
2ND FLOOR	PRIVATE BALCONY	848 SF
2ND FLOOR	RESIDENTIAL	11,727 SF
		13,110 SF
3RD FLOOR	OPEN CORRIDOR	536 SF
3RD FLOOR	PRIVATE BALCONY	848 SF
3RD FLOOR	RESIDENTIAL	11,609 SF
		12,992 SF
4TH FLOOR	OPEN CORRIDOR	536 SF
4TH FLOOR	PRIVATE BALCONY	848 SF
4TH FLOOR	RESIDENTIAL	11,609 SF
		12,992 SF
ROOF TOP	RESIDENTIAL	414 SF
		414 SF
GRAND TOTAL		69,657 SF

UNIT COUNT

UNIT COUNT	
UNIT TYPE	COUNT
1 BR AFF	1
2 BR	3
2 BR AFF	4
3 BR	16
TOTAL	24

AFFORDABLE HOUSING

REQUIRED AFFORDABLE:

SB 330 REPLACEMENT UNIT REQUIREMENT (10 RENT-CONTROLLED UNITS - 9 BEDROOMS) BASED ON INCOME LEVEL PROPORTIONAL TO CHAS DATA:

20% ELI = 2 UNITS; 11% VLI = 1 UNIT; 12% LI = 1 UNI; 9% MI = 1 UNIT;
48% MRI = 5 UNITS

AFFORDABLE HOUSING PRODUCTION PROGRAM REQUIRES THAT 4 UNITS (15%) BE DEED RESTRICTED UTILIZING THE 5%/5%/5% SPLIT

AHPP AFFORDABLE UNITS MAY COUNT TOWARDS CHAS DATA REPLACEMENT UNITS. ONLY ADDITIONAL VLI DEED RESTRICTED UNITS MUST BE PROVIDED:

ELI = 2 UNITS (DEED RESTRICTED); VLI = 1 UNIT (DEED RESTRICTED); LI = 1 UNIT (DEED RESTRICTED); MI = 1 UNIT (DEED RESTRICTED); MRI = 19 UNITS

PROVIDED ON-SITE AFFORDABLE UNIT MIX:

1 BR: 1 UNITS
2 BR: 4 UNITS

TOTAL PROVIDED ON-SITE AFFORDABLE UNITS: 5 UNITS

PROJECT INFORMATION

PROJECT NAME: 745 17TH ST
ADDRESS: 745 & 749, 17TH ST, SANTA MONICA, CA 90402
LOT SIZE: 17,890 SF
OWNER: NORTH OF MONTANA PLACE, LLC
CONSTRUCTION TYPE: TYPE IA SUBTERRANEAN LEVEL TO 1ST FLOOR
TYPE VA 1ST- 4TH FLOORS
ALLOWABLE UNIT COUNT: BASE DENSITY AT 1 UNIT PER 1,500 SQ FT OF PARCEL AREA: 17,890 SF / 1,500 = 12
DENSITY BONUS 100% (12 X 2) = 24
PROPOSED UNIT COUNT: 24 UNITS
ALLOWABLE BLDG HEIGHT: HEIGHT ALLOWABLE PER CODE: 30'-0"
HEIGHT WAIVER FOR ADDITIONAL: 20' - 4"
PROPOSED BLDG HEIGHT: 50' - 4"
PROPOSED NUMBER OF STORIES: 4 STORIES
OCCUPANCY TYPE: S2 - BASEMENT
R2 - RESIDENTIAL
B - LEASING
A3 - ROOF DECK AND AMENITY SPACE

ZONING DATA

ZONING: R-2, (MULTI-FAMILY RESIDENTIAL)
LOT SIZE: 149.08' x 120.00' = 17,890 SF
UNITS PROPOSED: 24 UNITS
PERMITTED FAR: 1.0:1
PROPOSED PROJECT FLOOR AREA RATIO: 44,674 SF / 17,890 SF = 2.50

AREA SCHEDULE (FLOOR AREA)		
LEVEL	FAR	AREA (SF)
1ST FLOOR	RESIDENTIAL	9,081 SF
1ST FLOOR	RESIDENTIAL SERVICE	2,322 SF
2ND FLOOR	RESIDENTIAL	11,067 SF
2ND FLOOR	RESIDENTIAL SERVICE	23 SF
3RD FLOOR	RESIDENTIAL	11,051 SF
3RD FLOOR	RESIDENTIAL SERVICE	23 SF
4TH FLOOR	RESIDENTIAL	11,051 SF
4TH FLOOR	RESIDENTIAL SERVICE	23 SF
GRAND TOTAL		44,641 SF

MEASUREMENT PER SMMC 9.04.080 DETERMINING FLOOR AREA:

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

SETBACKS: INTERIOR SIDE SETBACKS:
REQUIRED: 8 FT
PROVIDED: 8 FT

REQUIRED: STREET SIDE SETBACKS:
PROVIDED: 10 FT
5 FT

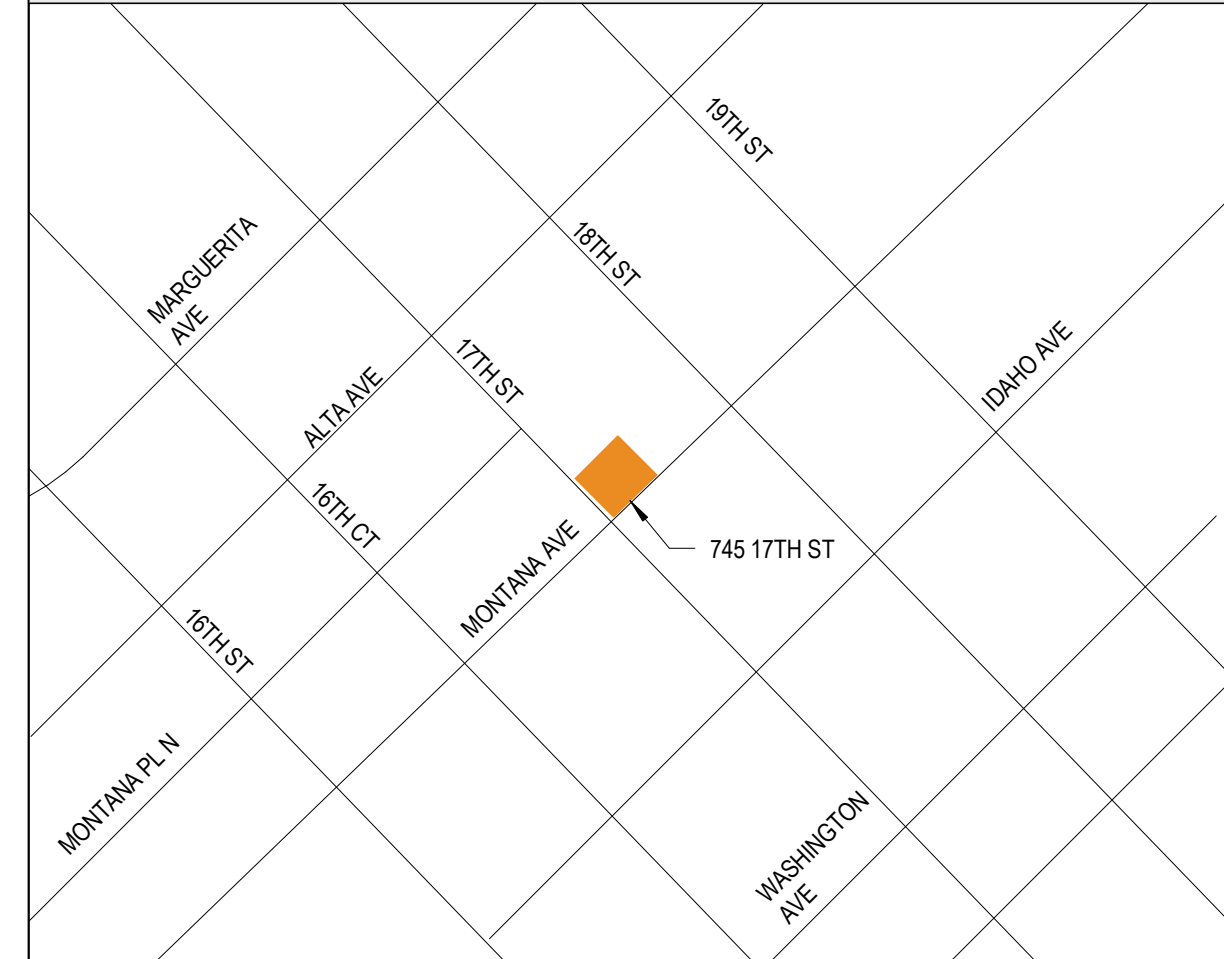
REQUIRED: FRONT YARD SETBACK:
PROVIDED: 20 FT
5 FT

REQUIRED: REAR YARD SETBACK:
PROVIDED: 15 FT
5 FT

SHEET INDEX

SB01 PROJECT INFO
SB02 SURVEY
SB03 SITE PLAN
SB04 ELEVATION
SB05 ELEVATION
SB06 ELEVATION
SB07 ELEVATION

VICINITY MAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION FROM SURVEY:
LOTS 17 AND 18, BLOCK V, GILLETTE'S REGENT SQUARE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

APN: 4279-016-020 AND 4279-016-021

PROJECT DESCRIPTION

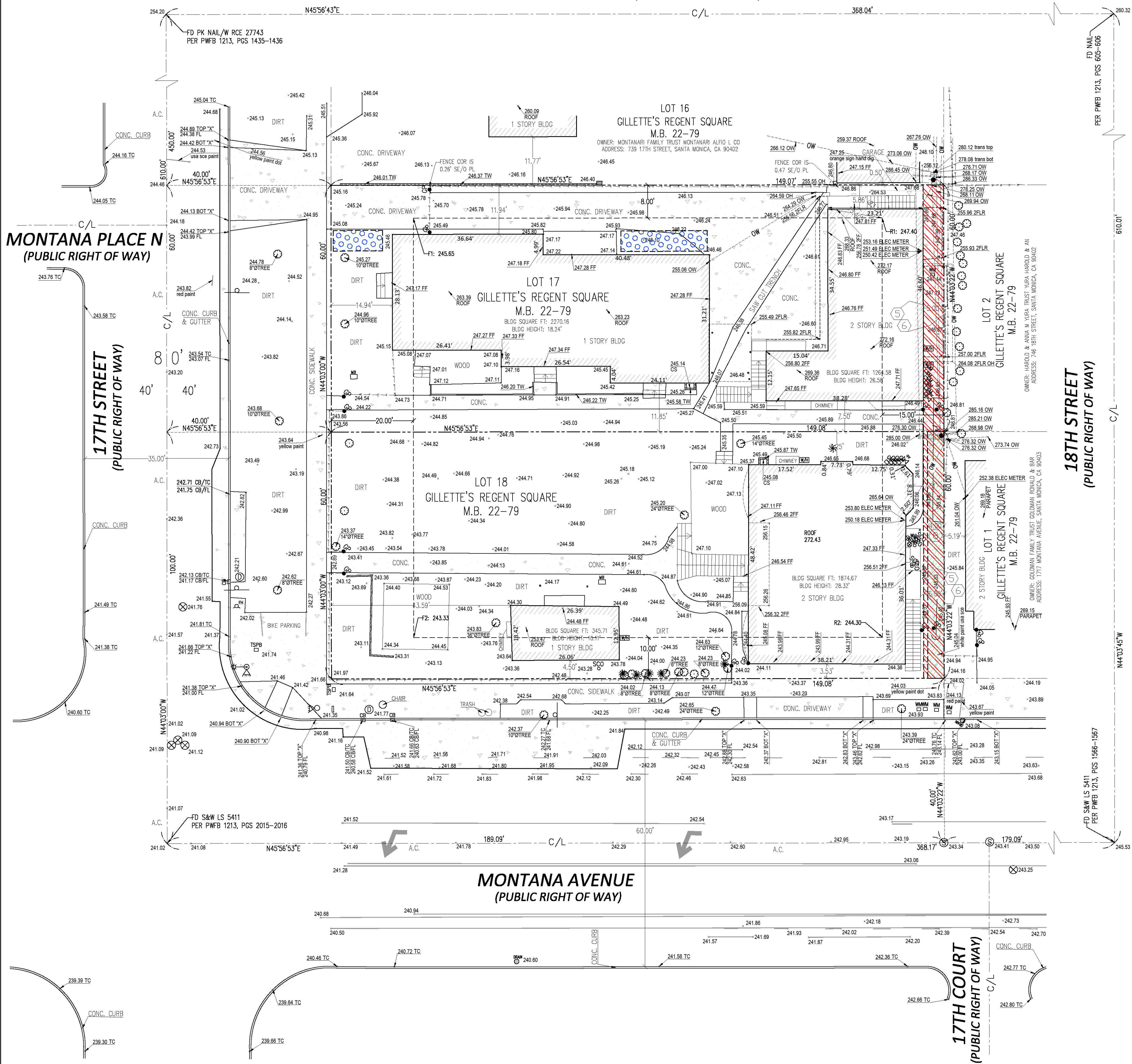
THE PROPOSED PROJECT IS A 4-STORY MULTI-FAMILY RESIDENTIAL PROJECT CONSISTING OF 19 MARKET-RATE RESIDENTIAL UNITS AND 5 ON-SITE AFFORDABLE UNITS. PROJECT INCLUDES INDOOR AND OUTDOOR RESIDENTIAL SERVING AMENITIES, AND 43 VEHICLE PARKING SPACES IN 1 LEVEL OF SUBTERRANEAN PARKING.

PROJECT TEAM

NORTH OF MONTANA PLACE LLC,
5959 TOPANGA CANYON BLVD
SUITE 370
WOODLAND HILLS, CA 91367

ARCHITECT
OTTINGER ARCHITECTS
1117 VENICE BLVD.
LOS ANGELES, CA 90015
323.250.2820
CONTACT: JESSE OTTINGER

**ALTA AVENUE
(PUBLIC RIGHT OF WAY)**



LEGEND:	SYMBOLS:
APN - ASSESSOR'S PARCEL NUMBER	A/C - ASPHALT CONCRETE
B/L - BUILDING	CB - CATCH BASIN
CEFB - CITY ENGINEER'S FIELD BOOK	COL - COLUMN
CONC. - CONCRETE	DR - DRAIN
CONC. CURB - CONCRETE CURB	EM - ELECTRIC METER
CONC. DRIVEWAY - CONCRETE DRIVEWAY	FM - FIRE HYDRANT
CONC. SIDEWALK - CONCRETE SIDEWALK	GM - GAS METER
CONC. CURB & GUTTER - CONCRETE CURB & GUTTER	GV - GAS VALVE
CONC. DRIVEWAY - CONCRETE DRIVEWAY	GP - GATE POST
CONC. DRIVEWAY - CONCRETE DRIVEWAY	MB - MAIL BOX
CONC. DRIVEWAY - CONCRETE DRIVEWAY	MT - MOUNTAIN TREE
CONC. DRIVEWAY - CONCRETE DRIVEWAY	NT - NUT TREE
CONC. DRIVEWAY - CONCRETE DRIVEWAY	OT - OIL TREE
CONC. DRIVEWAY - CONCRETE DRIVEWAY	PT - POWER POLE
CONC. DRIVEWAY - CONCRETE DRIVEWAY	PP - POWER POLE ANCHOR
CONC. DRIVEWAY - CONCRETE DRIVEWAY	SM - SEMI MANHOLE
CONC. DRIVEWAY - CONCRETE DRIVEWAY	SP - SIGN POST
CONC. DRIVEWAY - CONCRETE DRIVEWAY	SD - STORM DRAIN MANHOLE
CONC. DRIVEWAY - CONCRETE DRIVEWAY	SL - STREET LIGHT
CONC. DRIVEWAY - CONCRETE DRIVEWAY	SLB - STREET LIGHT BOX
CONC. DRIVEWAY - CONCRETE DRIVEWAY	TL - TRAFFIC LIGHT
CONC. DRIVEWAY - CONCRETE DRIVEWAY	TLB - TRAFFIC LIGHT WITH STREET LIGHT
CONC. DRIVEWAY - CONCRETE DRIVEWAY	T - TREE
CONC. DRIVEWAY - CONCRETE DRIVEWAY	WH - WATER HEATER
CONC. DRIVEWAY - CONCRETE DRIVEWAY	WM - WATER METER
CONC. DRIVEWAY - CONCRETE DRIVEWAY	WV - WATER VALVE

LEGAL DESCRIPTION:
THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF SANTA MONICA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 17 AND 18 OF BLOCK V OF GILLETTE'S REGENT SQUARE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4279-016-020 AND 4279-016-021

REFERENCE DOCUMENT:
THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN PRELIMINARY TITLE REPORT FROM OLD REPUBLIC TITLE COMPANY ORDER NO. 267030331-46 WITH AN EFFECTIVE DATE OF OCTOBER 3, 2025, AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS:
THE BEARING NORTH 4°03'00" WEST ALONG THE CENTERLINE OF 17TH STREET IS SHOWN ON GILLETTE'S REGENT SQUARE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 22, PAGE 79, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:
LOT 17: CONTAINING AN AREA OF 8,944.73 SQ. FT. OR 0.2033 ACRES.
LOT 18: CONTAINING AN AREA OF 8,644.34 SQ. FT. OR 0.2033 ACRES.
TOTAL: CONTAINING AN AREA OF 17,589.07 SQ. FT. OR 0.4106 ACRES.

BENCHMARK:
BENCHMARK: 417-18
DESCRIPTION: FWP K. NAIL IN LEAD NORTH CURB RETURN OF 18TH ST. & ALTA AVE. 5.4 FT NW CURB OF ALTA AVE. 4.0 FT E OF NE CURB OF 18TH ST.
ELEVATION: 261.220 FT

PARKING COUNT:
ENCLOSED PARKING GARAGE

FLOOD INFORMATION:
SUBJECT PROPERTY IS ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FEMA PANEL NO. 0603075000 EFFECTIVE DATE: 04/21/2021

ZONING:
THE SUBJECT PROPERTY IS ZONED "R2"
(R2 ZONE, PER CITY OF LOS ANGELES)
NOTE: DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FORM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

SCHEDULE B / EASEMENT(S):

- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS.
FOR: POLE LINES
RECORDED: MAY 27, 1913 IN BOOK 5748 OF DEEDS, PAGE 57
AFFECTS: AS DESCRIBED THEREIN
SAID MATTERS AFFECT ALL LOTS - PLOTTED HEREON
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
FOR: SEWERS
RECORDED: FEBRUARY 27, 1915 IN BOOK 5979 OF DEEDS, PAGE 255
AFFECTS: AS DESCRIBED THEREIN
- PLOTTED HEREON
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
FOR: PUBLIC UTILITIES
RECORDED: SEPTEMBER 15, 1971 IN OFFICIAL RECORDS AS INSTRUMENT NO. 3034
AFFECTS: AS DESCRIBED THEREIN
SAID MATTERS AFFECT ALL LOTS - PLOTTED HEREON
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
GRANTED TO: VILLA ADVENTURES, A CALIFORNIA LIMITED PARTNERSHIP
FOR: TRASH AREA ACCESS
RECORDED: JANUARY 8, 2019 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20190022102
AFFECTS: AS DESCRIBED THEREIN
- LOCATION SHOWN APPROX. PER INSTRUMENT NO. 20190022102, EXHIBIT A

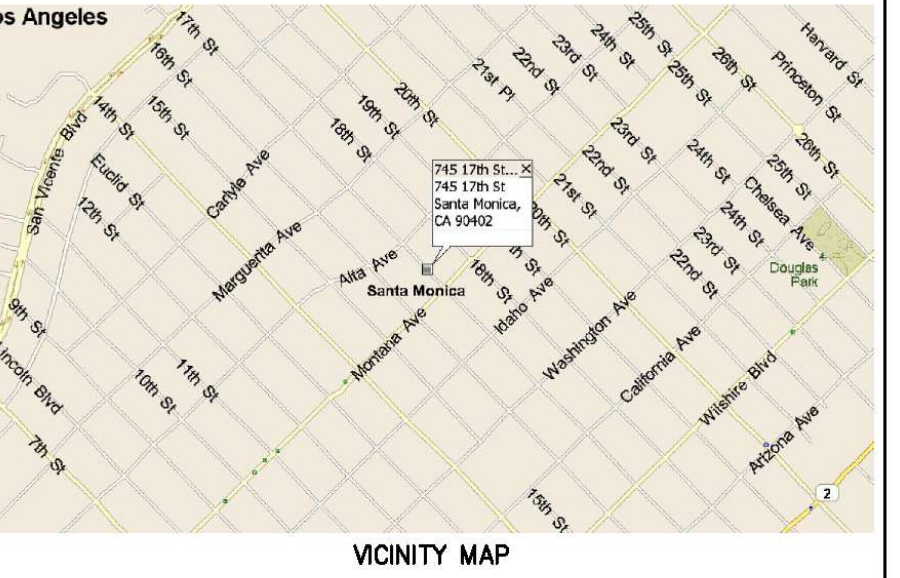
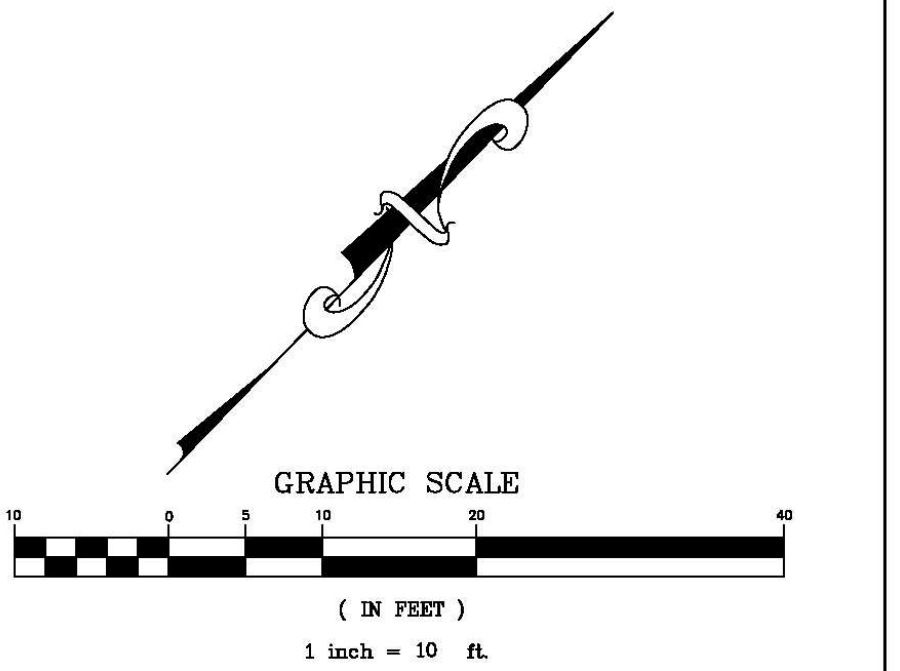
SURVEY CERTIFICATE:
To NORTH OF MONTANA PLACE LLC, OLD REPUBLIC TITLE COMPANY:

This is to certify that this map or plot 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, 7(a), 7(b), 7(c), 8, 9, 13, 14, 19 of Table A thereof. The field work was completed on 03/27/2026.

Dated: April 10, 2026

ANDERSON CHRYSOSTOMO
LS 9216 - Exp. 09-30-2027

AVERAGE NATURAL GRADE CALCULATION:
ANG = $\frac{245.65 + 243.33 + 247.40 + 243.30}{4}$
ANG = 245.17 FT



M&G CIVIL ENGINEERING
AND LAND SURVEYING

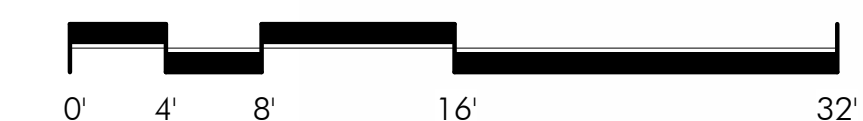
TITLE: ALTA/NSPS LAND TITLE SURVEY		CLIENT: JASON GRANT		JOB NO.: 26-23265	
SCALE: 1" = 10'		DESIGNED BY: A.C./AG		DATE: 04/09/2026	
DRAWN BY: SA		CHECKED BY: A.C./CW		REVISION (S):	
CHECKED BY: A.C./CW		DATE: 04/09/2026		SHEET 1 OF 1 SHEET	



KEYNOTES	
1	VINYL NAIL ON WINDOW W/ LOW E GLASS
2	BLACK/ ANONODIZED ALUM. STOREFRONT
3	OFF-WHITE SMOOTH PLASTER
4	42" METAL PICKET
6	CANOPY
7	SITE WALL WITH SMOOTH PLASTER
8	MECHANICAL SCREEN
9	PARKING GATE
10	TRANSFORMER

WEST BUILDING ELEVATION
1/8" = 1'-0"

1



ISSUE DATE
05/06/2026

SHEET TITLE
ELEVATION

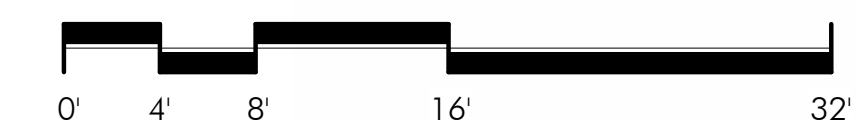
SHEET NUMBER

SB04



KEYNOTES	
1	VINYL NAIL ON WINDOW W/ LOW E GLASS
2	BLACK/ ANODIZED ALUM. STOREFRONT
3	OFF-WHITE SMOOTH PLASTER
4	42" METAL PICKET
6	CANOPY
7	SITE WALL WITH SMOOTH PLASTER
8	MECHANICAL SCREEN
9	PARKING GATE
10	TRANSFORMER

SOUTH BUILDING ELEVATION
1/8" = 1'-0"



ISSUE DATE
05/06/2026

SHEET TITLE
ELEVATION

SHEET NUMBER

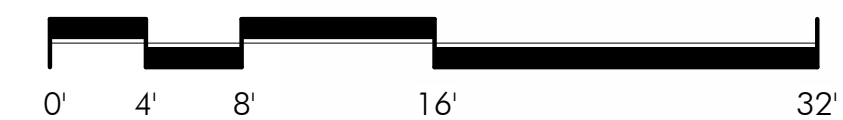
SB05



EAST BUILDING ELEVATION
1/8" = 1'-0"

1

KEYNOTES	
1	VINYL NAIL ON WINDOW W/ LOW E GLASS
2	BLACK/ ANODIZED ALUM. STOREFRONT
3	OFF-WHITE SMOOTH PLASTER
4	42" METAL PICKET
6	CANOPY
7	SITE WALL WITH SMOOTH PLASTER
8	MECHANICAL SCREEN
9	PARKING GATE
10	TRANSFORMER



ISSUE DATE
05/06/2026

SHEET TITLE
ELEVATION

SHEET NUMBER

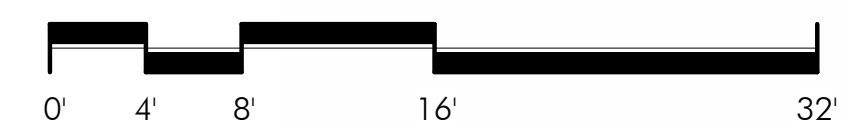
SB06



KEYNOTES	
1	VINYL NAIL ON WINDOW W/ LOW E GLASS
2	BLACK/ ANODIZED ALUM. STOREFRONT
3	OFF-WHITE SMOOTH PLASTER
4	42" METAL PICKET
6	CANOPY
7	SITE WALL WITH SMOOTH PLASTER
8	MECHANICAL SCREEN
9	PARKING GATE
10	TRANSFORMER

NORTH BUILDING ELEVATION
1/8" = 1'-0"

1



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SHEET TITLE
ELEVATION

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