VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291

ABBREVIATIONS

COASTAL COMMISSION

ABV	ABOVE	JT	JOINT
AFF	ABOVE FINISH FLOOR	KIT	KITCHEN
			_
A.G.L.	ADJ. GROUND LVL PER	_	LANDSCAPE
	LAMC SECT. 12.03	LAV	LAVATORY
ADJ	ADJACENT	LOC	LOCATION
LIIM	ALUMINUM		
_		MFR	MANUFACTURER
	AT	MAX	MAXIMUM
3M	BEAM	MECH	MECHANICAL
TWN	BETWEEN	MTL	METAL
.O.	BOTTOM OF		
_		MIN	MINIMUM
_	BUILDING	(N)	NEW
BUR	BUILT UP ROOF	N/A	NOT APPLICABLE
CLNG	CEILING	N.I.C.	NOT IN CONTRACT
CL	CENTERLINE	NO.	NUMBER
		_	_
LR	CLEAR	O.C.	ON CENTER
OL	COLUMN	OPER	OPERABLE
ONC	CONCRETE	OPP	OPPOSITE
MU	CONCRETE MASONRY	O.A.E.	OR APPROVED EQU
	UNIT		OWNER FURNISHED
CONST	CONSTRUCTION	OFCI	CONTRACTOR
	CONTINUOUS		INSTALLED
FCI	CONTRACTOR	PTD	PAINTED
	FURNISHED/ INSTALLED	PR	PAIR
J	CONTROL JOINT	PNL	PANEL
.G.	DECOMPOSED GRANITE		PATH OF TRAVEL
/B	DESIGN/BUILD	P.O.T. PLY	_
. –		. – .	
	DETAIL	P.I.C.	POURED-IN-PLACE
lΑ	DIAMETER		CONCRETE
MI	DIMENSION	PL	PROPERTY LINE
CC	DISABLED ACCESS	RAD	RADIUS
WН			
			_
R	DOOR		REFRIGERATOR
BL	DOUBLE	REQ'D	REQUIRED
N	DOWN	RF	ROOF
S	DOWNSPOUT	RFNG	ROOFING
	DRAWINGS	RM	ROOM
A.			ROUGH OPENING
	_		
VCS	ELEC. VEHICLE		SCHEDULE
	CHARGING STATION	SCRN	SCREEN
LEC.	ELECTRICAL	SECT	SECTION
L	ELEVATION	SHWR	SHOWER
ELEV.)		SIM	SIMILAR
Q	EQUAL/ EQUAL TO		SOLID CORE
OMT	EQUIPMENT		
	CVICTING		SPECIFICATIONS
•		S.S.	STAINLESS STEEL
	EXTERIOR	SP	STAND PIPE
.O.C.	FACE OF CONCRETE	STL	STEEL
.O.PL	FACE OF PLYWOOD		STORAGE
.			
.O.S.	FACE OF STUD		STORM DRAIN
	FINISH		STRUCTURAL
		T'L	
rL 	FINISH FLOOR LEVEL	STRUC	STRUCTURE
EC	FIRE EXTINGUISHER	T	
	CABINET	TEMP	TEMPERED
FH	FIRE HYDRANT	THK	THICK
SR	FLAME SPREAD RATING	THRU	THROUGH
ELR	FLOOR	_	
FLRG	FLOORING	T.O.	TOP OF
		TYP	TYPICAL
	FLOURESCENT	UFAS	UNIFORM FEDERAL
RMG	FRAMING		ACCESSIBILITY
SALV	GALVANIZED		STANDARDS
SA	GAUGE	U.N.O.	UNLESS NOTED
GEO.	GEOTECHNICAL		OTHERWISE
		URNL	URINAL
GLAZ	GLAZING	_	_
SYP.	GYPSUM BOARD	VNR	VENEER
3D.		VER	VERIFY
ΗT	HEIGHT	VIF	VERIFY IN FIELD
H.C.	HOLLOW CORE	W/D	WASHER/ DRYER
1.M.	HOLLOW METAL	W.P.	•
⊣W	HOT WATER	WNDW	
	INSULATION	W/	WITH
NSUL			VALITATION
NSUL NT	INTERIOR	W/O	WITHOUT
_	INTERIOR JANITOR	W/O WD	WOOD

PROJECT INFORMATION

PROJECT DESCRIPTION: VENICE DELL COMMUNITY IS A 120-UNIT SUPPORTIVE AFFORDABLE HOUSING DEVELOPMENT ON CITY-OWNED LAND. ON THE PUBLIC PARKING LOT BETWEEN NORTH AND SOUTH VENICE, DELL AND PACIFIC IN THE VENICE NEIGHBORHOOD OF THE CITY OF LOS ANGELES.

APPLICABLE CODES:

- 2018 LOS ANGELES BUILDING CODE
- 2018 CALIFORNIA BUILDING CODE
- LOS ANGELES HOUSING DEPARTMENT (LAHD) MANAGED
- **PSH UNITS**
- LA COUNTY NO PLACE LIKE HOME FUNDS AND/OR GENERAL FUNDS (APPLICATION EXPECTED FALL 2024)
- AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC)
- PROGRTAM (APPLICATION EXPECTED 2025)

- 2004 VENICE COASTAL ZONE SPECIFIC PLAN
- 2018 LOS ANGELES MUNICIPAL CODE

- THE COUNTY'S MEASURE H DOLLORS FOR SERVICES FOR THE
- PROJECT BASED SECTION 8 VOUCHERS FROM HACLA FOR 68
- FHLP AHP (APPLICATION EXPECTED SPRING 2025 OR 2026)
- TCAC/ CDLAC (APPLICATION EXPECTED AUGUST 2025)

OPEN SPACE

DWELLING UNIT:

OPEN SPACE SUMMARY

PROPOSED OPEN SPACE: WEST BUILDING: 12,425 SF EAST BUILDING: 0 SF

REQUIRED OPEN SPACE TABULATION:

ZONING INFORMATION

AREA OF PLANNING COMMISSION:

<u>ADDITIONAL ZONING INFORMATION:</u>

OPTION B, 1.15:1 (BASED ON BUILDABLE AREA)

PROVIDED: 34 FEET (HEIGHT MEASURED PER P/ZC 2002-008)

ALLOWABLE # OF UNITS: 144 (115,674 SF AT 800 SF PER DWELLING

VENICE

VENICE

OS-1XL

C2-1L

OPEN SPACE

115,674 SF

NEIGHBORHOOD COMMERCIAL

VENICE COASTAL ZONE

LOS ANGELES COASTAL

97,050 SF (GROSS AREA

90,573 SF (NET AREA

SPECIFIC PLAN)

EXCLUDING DEDICATION)

EXCLUDING SETBACK PER

SCALE: 1/64" = 1'-0"

VENICE COASTAL ZONE

TRANSPORTATION CORRIDOR

WEST LOS ANGELES

CD 11 - TRACI PARK

WEST LOS ANGELES

ZONING INFORMATION: COMMUNITY PLAN AREA:

COUNTIL DISTRICT:

CURRENT ZONING:

CURRENT LAND USE PROPOSED ZONING:

PROPOSED LAND USE:

SPECIFIC PLAN AREA:

FLOOR TO AREA RATIO:

GROSS PLOT AREA:

LOT AREA:

NET LOT AREA:

BUILDABLE AREA:

BUILDING HEIGHT:

MAXIMUM: 35 FEET

<u>SETBACKS:</u>

PROVIDED # OF STORIES: 3

REQUIRED FRONT: MIN. 5 FEET

REQUIRED CANAL: MIN. 10 FEET, 15 FEET AVG.

UNIT, PER LAMC 12.14.C.3 AND 12.21C.6)

REQUIRED SIDE: MIN. 5 FEET

PROVIDED # OF UNITS: 120

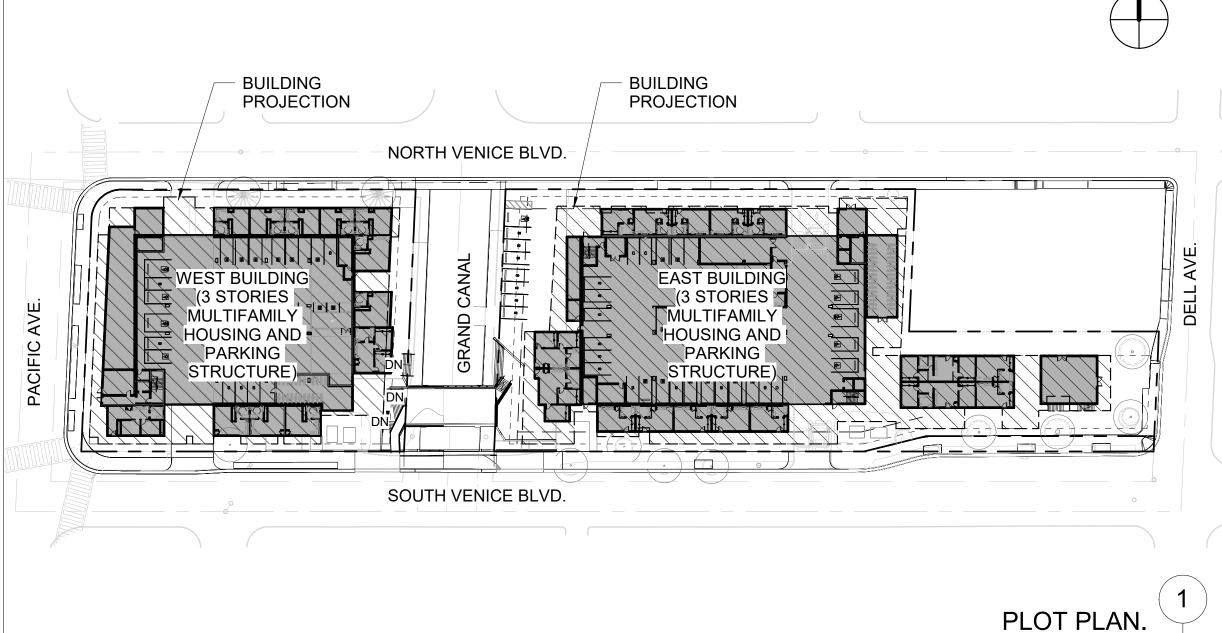
NEIGHBORHOOD COUNCIL:

LADBS DISTRICT OFFICE:

500-FOOT SCHOOL ZONE:

UNIT TYPE	O.S. FACTOR	TOTAL	OPEN
		COUNT	SPACE
STUDIO	100 ft ²	76	7,600 ft ²
→ LIVE-WORK		30	
1 BED	100 ft ²	29	2,900 ft ²
2 BED	125 ft ²	14	1,750 ft ²
3 BED	175 ft ²	1	175 ft ²
TOTAL		120	12,425 ft ²

PLOT PLAN



REF

PROGRAM

<u>UNIT MIX SUMMA</u>	<u>RY</u>				
	AREA		WEST	EAST	TOTAL
UNIT TYPE	MIN	MAX	COUNT	COUNT	COUNT
STUDIO	349 ft ²	462 ft ²	32	45	77
\rightarrow LIVE-WORK					(26)
1 BED	560 ft ²	811 ft ²	10	16	26
2 BED	754 ft ²	924 ft ²	6	10	16
3 BED	1,000 ft ²	2,000 ft ²		1	1
TOTAL			48	72	120

SPECIAL NEEDS UNITS

<u>DITIONAL ZONING INFORMATION:</u> Z1-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES	UNIT TYPE	SPECIAL NEEDS UNITS	NON-SPECIAL NEEDS UNITS	
Z1-2471 COASTAL ZONE	STUDIO	42	35	67.30%
Z1-2406 DIRECTOR'S INTERPRETATION OF THE VENICE SP FOR	→ LIVE-WORK	0	(26)	
SMALL LOT SUBDIVISIONS	1 BED	15	11	21.20%
OOR TO AREA RATIO:	2 BED	11	5	11.50%
TION B, 1.15:1 (BASED ON BUILDABLE AREA)	3 BED	0	1	
	TOTAL	68	52	100%

PARKING SUMMARY

PROPOSED PARKING:

LADOT PARKING: 200 PRIVATE PARKING: 85 (includes BIP, Residential, and Commercial) **BOAT LAUNCH PARKING: 8 TOTAL PARKING: 293**

REQUIRED PARKING:

RESIDENTIAL

PRIVATE - RESIDENTIAL	RATIO	UNITS	PARKING	SOURCE
MANAGER UNIT	0.5/unit	3	2	AB744
SN UNIT	0.3/unit	68	21	AB744
AFFORDABLE UNIT	0.5/unit	49	25	AB744
SUBTOTAL		120	48	

PRIVATE - COMMERCIAL	RATIO	AREA (SF)	PARKING	
RETAIL SUBTOTAL			0 0	AB2097
	DATIO	ADEA (CE)	DARWALC	
PRIVATE - BEACH IMPACT	RATIO	AREA (SF)	PARKING	
COMMERCIAL	1/640sf	1735	3	VSP 13.E

1/1,000sf 16052 **17**

VSP 13.E

SUBTOTAL	20
TOTAL PRIVATE PARKING REQ.	68
TOTAL LADOT PARKING REQ.	196
TOTAL PARKING REQ.	264

BICYCLE SUMMARY

PROPOSED BICYCLE: **TOTAL LONG-TERM BIKE PARKING: 108**

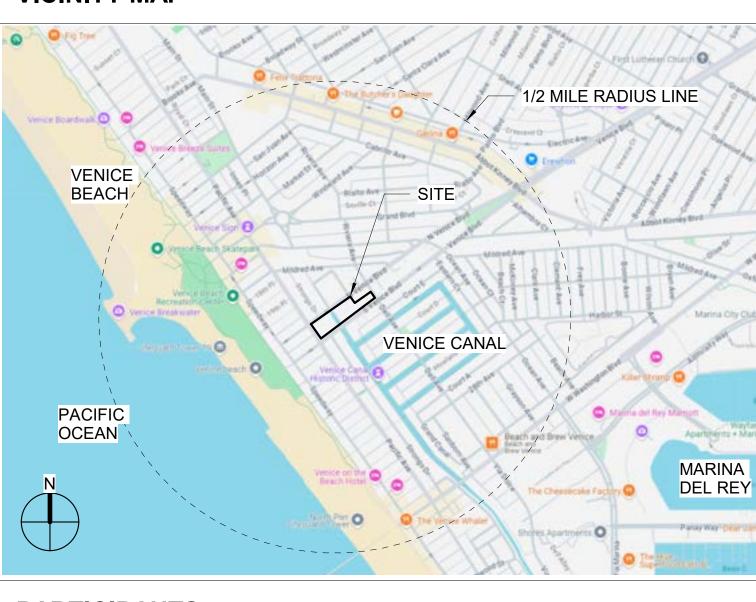
LONG-TERM BIKE PARKING - WEST BUILDING: 44 LONG-TERM BIKE PARKING - EAST BUILDING: 64 TOTAL SHORT-TERM BIKE PARKING: 14 (ON SITE)

REQUIRED BICYCLE PARKING TABULATION:

- 1							
	LONG-TERM	RATIO	WEST		EAST		TOT
			UNITS	BIKES	UNITS	BIKES	BIKES
	LONG-TERRM						
	RESIDENTIAL	1/1 units (1-25)	25	25	25	25	50
		1/1.5 units (26-100)	23	16	47	32	48
		1/2 units (101-200)					0
		1/4 units (201+)					0
			AREA				
	RETAIL	1/2,000 sq.ft. (2 min.)	2112	2			2
	RESTAURANT	1/2,000 sq.ft. (2 min.)					0
С	COMMERCIAL	1/10,000 sq.ft. (2					0
	SUBTOTAL			43		57	100

_	SOBIOTAL			43		5/	100
	SHORT-TERM	RATIO	WEST		EAST		TOT
			UNITS	BIKES	UNITS	BIKES	BIKES
	RESIDENTIAL	1/10 units (1-25)	25	3	25	3	6
		1/15 units (26-100)	23	2	49	4	6
		1/20 units (101-200)					0
		1/40 units (201+)					0
			AREA				
	RETAIL	1/2,000 sq.ft. (2 min.)	2112	2			2
	RESTAURANT	. 1/2,000 sq.ft. (2 min.)					0
	COMMERCIAL	1/10,000 sq.ft. (2					0
	SUBTOTAL			7		7	14
700							

VICINITY MAP



PARTICIPANTS

OWNER/CLIENT: VENICE COMMUNITY HOUSING 200 LINCOLN BLVD. VENICE, CA 90291

TEL: 424-268-5120 **CONTACT: ALLISON RILEY**

HOLLYWOOD COMMUNITY HOUSING 5020 SANTA MONICA BLVD. LOS ANGELES, CA 90029 TEL: 323-454-6211 CONTACT: VICTORIA SENNA

BROOKS + SCARPA ARCHITECTS: 3929 W 139TH ST. HAWTHORNE, CA. 90250 TEL: 323-596-4700 EXT 703 CONTACT: CARLOS GARCIA

> YYYY-MM-DD **REVISION 1** CONSTRUCTION ISSUE YYYY-MM-DD YYYY-MM-DD CONSTRUCTION DOCUMENTS YYYY-MM-DD **BID ISSUE** DESIGN DEVELOPMENT YYYY-MM-DD PERMIT SET YYYY-MM-DD YYYY-MM-DD SCHEMATIC DESIGN YYYY-MM-DD PLAN CHECK SUBMITTAL YYYY-MM-DD ENTITLEMENT SET

> > VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0



SHEET TITLE:

COVER SHEET

1/64" = 1'-0"

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EET INDEX	BUILDING & SAFETY	APPLICABLE CODES
SHEET INDEX VV SHEET TITLE 00 COVER SHEET 01 PROJECT INFORMATION		
02 3D VIEWS 03 EXISTING SITE PHOTOS 04 SURVEY 05 SURVEY		SYMBOLS
D6 EXISTING SITE PLAN D0 PLOT PLAN D1 EASEMENT PLAN D2 CIRCULATION DIAGRAM D3 1ST FLOOR PLAN - WEST BUILDING		ROOM NAME ROOM NUMBER 150 SF ROOM AREA
2ND & 3RD FLOOR PLAN - WEST BUILDING ROOF PLAN - WEST BUILDING 1ST FLOOR PLAN - EAST BUILDING		ELEVATION MARKER 101 DOOR NUMBER 808.F WINDOW NUMBER
2ND FLOOR PLAN - EAST BUILDING 3RD FLOOR PLAN - EAST BUILDING ROOF PLAN - EAST BUILDING ELEVATIONS		ELEVATION BULLET SIGNAGE FE FIRE EXTINGUISHER CABINET* CEILING MOUNTED
SITE SECTIONS LANDSCAPE PLAN - WEST BUILDING LANDSCPAE PLAN - EAST BUILDING		SECTION MARKER SECTION MARKER CEILING MOUNTED EXIT SIGNAGE WALL MOUNTED EXIT SIGNAGE
		WALL TYPE WALL TYPE CEILING MOUNTED MOTION SENSOR WALL MOUNTED MOTION SENSOR
		1 D B INTERIOR ELEVATION MARKER SECURITY CAMERA SECURITY GATED INTERCOM C C C CENTERLINE
		DETAIL MARKER DETAIL MARKER ALARMED DOOR/ SECURITY GATE # FD FLOOR DRAIN
		N NORTH ARROW (PLAN NORTH) ⊕ AD AREA DRAIN ⊕ PD PLANTER DRAIN ← → · · → EXIT PATH OF TRAVEL
		1 REVISION DELTA ACCESIBLE PATH OF TRAVEL
		PROPERTY LINE HB HOSE BIBB 12.01 KEYNOTE MARKER
		FLOOR CLEARANCES SHOWN DOTTED CONTROL POINT
		* PROVIDE PORTABLE FIRE EXTINGUSIHERS PER 2022 CBC SECT. 906, RATED '2A:10B:C' AT A MIN. OF 75' APART. FIRE EXTINGUISHERS SHALL BE RECESSED UNLESS NOTED OTHERWISE. ** COMBO SMOKE/CARBON MONOXIDE DECTECTER PER 2022 CBC 420.6. PLAN LEGEND
		(SEE PLANS & DETAILS FOR VARIOUS WALL TYPES)
		NEW CONCRETE WALL PER STRUCTURAL NEW MASONRY WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
		NEW STUD WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	DEFERRED SUBMITTALS	NEW 1-HR RATED STUD WALL AT CORRIDOR AND UNIT SEPARATION. PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
		NEW 1-HR RATED OCCUPANCY SEPARATION WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
		NEW 1-HR RATED STUD WALL AT SHAFT. PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
		(N) SCORED CONC. SLAB / PAVING
		(N) LANDSCAPE / PLANTING AREA

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0



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As indicated

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PERSPECTIVE LOOKING EAST ALONG SOUTH VENICE BLVD.



PERSPECTIVE LOOKING WEST ALONG SOUTH VENICE BLVD.



PERSPECTIVE LOOKING AT CANAL ST FROM NORTH VENICE BLVD.



AREAL VIEW - WEST BUILDING

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0



SHEET TITLE:

3D VIEWS

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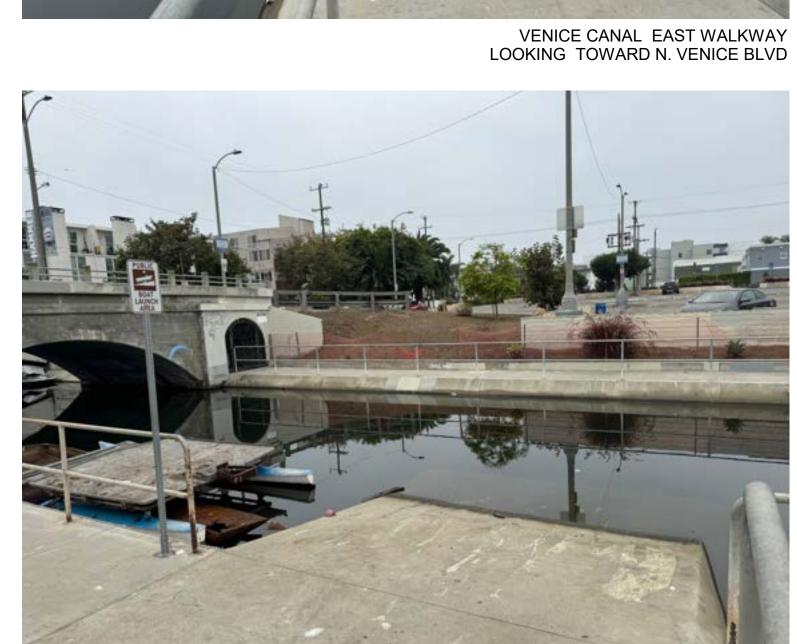
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VENICE CANAL WALKWAY LOOKING TOWARD S. VENICE BLVD





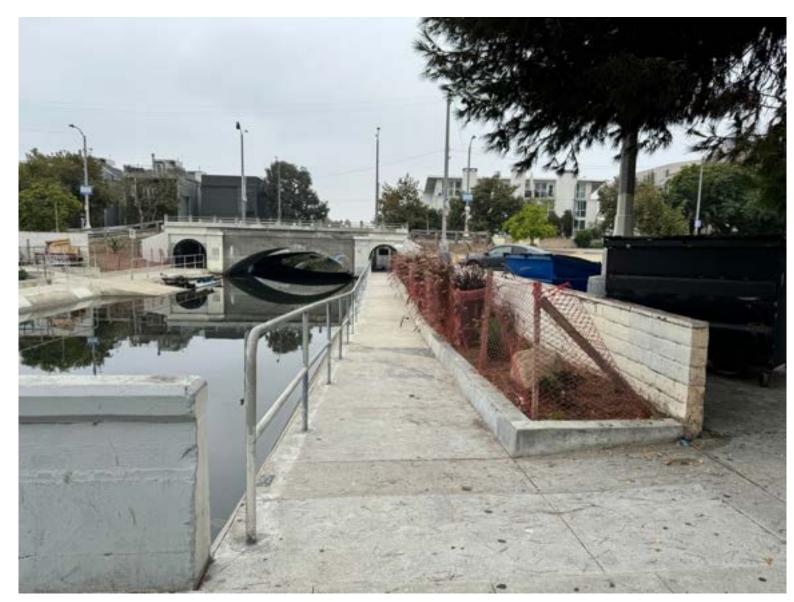
VENICE CANAL BOAT LAUNCH RAMP



VENICE CANAL WALKWAY LOOKING TOWARD S. VENICE BLVD



VENICE CANAL EAST WALKWAY LOOKING FROM N. VENICE BLVD S. VENICE BLVD



VENICE CANAL WEST WALKWAY LOOKING FROM N VENICE BLVD. TOWARD S. VENICE BLVD

VENICE CANAL GATE UNDER BRIDGE

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0

BROOKS SCARPA

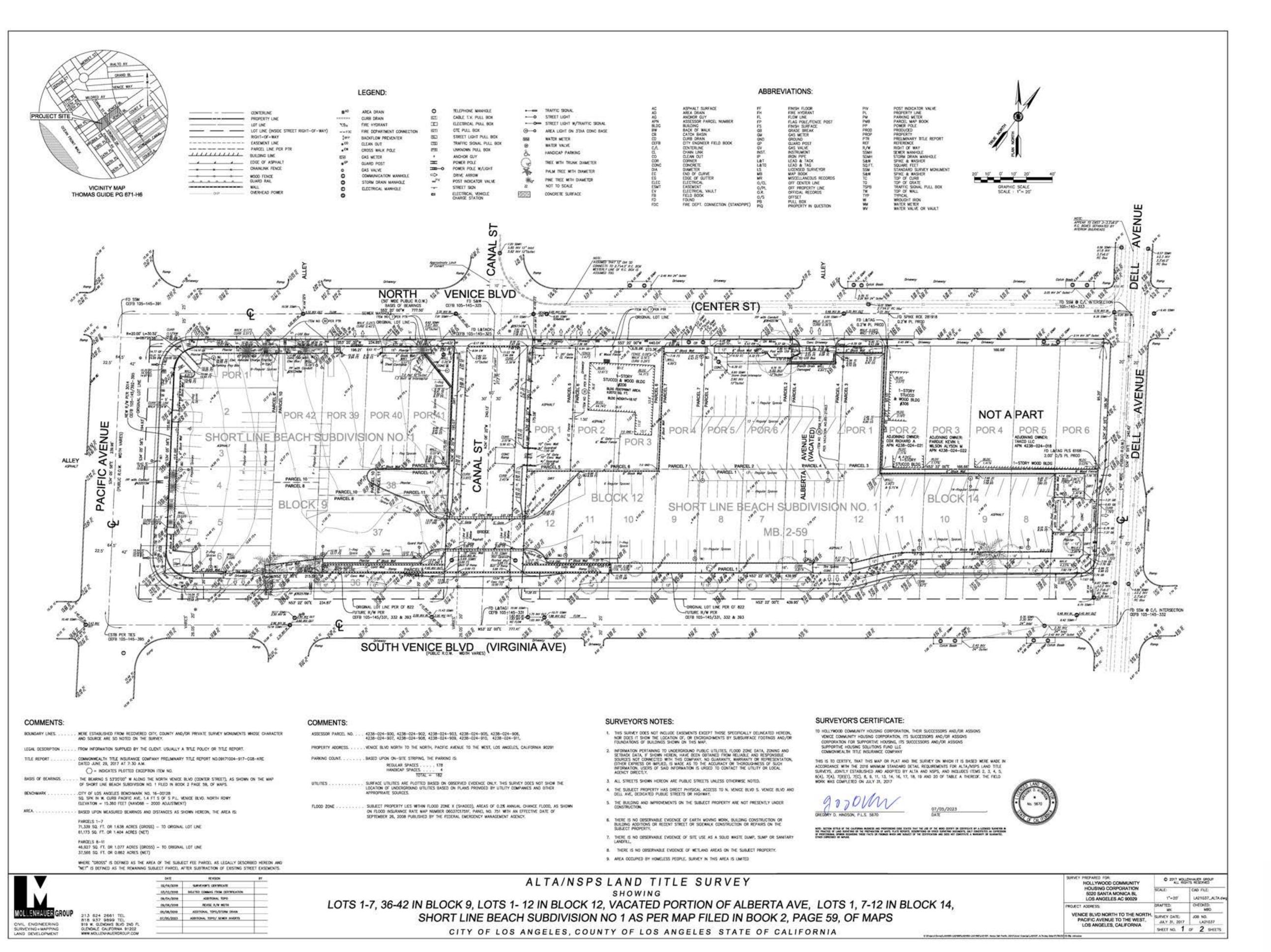
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TITLE DIGEST - EXCEPTIONS TO COVERAGE

MOL! ENHAUERS

CIVIL ENGINEERING

LAND DEVELOPMENT

818 937 9899 TEL 919 W. GLENGAS BLVD 2ND FL GLENDALE CALIFORNIA 91202

WWW.MOLLENHALIERGROUP.COM

THIS SUMMARY OF ITEMS IN THE POLICY IS PREPARED FOR THE CONVENENCE OF THOSE PURSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

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ITM.NO. DESCRIPTION
                                                                                                                                                                                                                                                                                                                                                                                                                                                               TEM NO. DESCRIPTION
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             ZONE: 05-1XL-0
                                                                                                                                                                                                                                                                                                                                                                                                                                                               (16) AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING DRAINAGE EASEMENT EXECUTED BY: ROBERT K. STORTZ
IN FAVOR OF: CITY OF LOS ANGLES
RECORDING DATE: OCTOBER R, 1999
RECORDING NO: 99-19160081 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL.
                   * A-C TAXES
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    OPEN SPACE
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         RECORDING DATE: DECEMBER 20, 1971

PRECORDING DATE: DECEMBER 20, 1971

REFERENCE IS HEISERY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS: PARCIL 10
                   . I. WATER RIGHTS, CLAMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               PROPERTY FURTHER QUALIFIED BY AND SUBJECT TO THE FOLLOWING:
                ** 2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: UNEXD ELECTRIC GAS AND POWER COMPANY, A CORPORATION PURPOSE: POLICE, GAS AND AND COMPANY, A CORPORATION RECORDING NO: IN BOOK 1645 PAGE 150 OF DEEDS
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     AFFECTS: PARCEL 6
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            23-2406 DIRECTOR'S INTERPRETETION OF VENICE SP FOR SMALL LOT SUBDIVISION
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            THE FOLLOWING REGULATIONS SHALL APPLY IN THE "OS" OPEN SPACE ZONE:

    17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;
    RESERVED BY: UNION TRUST AND REALTY COMPANY, A CORPORATION
    PURPOSE: PPE LINES
    RECORDING DO TE: JULY 15, 1907
    RECORDING NO: IN BOOK 3123 PAGE LISP OF DICTOS

                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             * 34. A NOTICE OF SUBSTANDARD PROPERTY AS DISCLOSED BY A DOCUMENT
RECORDING DATE: OCTOBER 8, 1984
RECORDING NO: 3890 IN SIGN MISHAI PAGE 423 OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
                                                     AFFECTS: SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    A. PURPOSE. IT IS THE PURPOSE OF THE 'OS'OPEN SPACE ZONE TO PROVIDE REQULATIONS FOR PUBLICLY OWNED LAND IN ORDER TO IMPLIANT THE CITY'S ADDPTED DESTRICT AND COMMUNITY PLANS, AND OTHER RELEVANT ELEMENTS, INCLUDING THE OPEN SPACE, CONSERVATION AND PUBLIC RECREATION ELEMENTS, IMPLEMENTATION OF THE GENERAL PLAN WILL SERVE TO PROTECT AND PRESERVE NATURAL RESOURCES AND NATURAL FEATURES OF THE ENVIRONMENT, TO PROVIDE OUTDOOR RECREATION OPPORTUNITIES AND ADVANCE THE PUBLIC HEALTH AND WELFARE; TO ENHANCE ENVIRONMENTAL QUALITY; TO ENCORAGE THE MANAGEMENT OF PUBLIC LANDS IN A MANNER WHICH PROTECTS ENVIRONMENTAL QUALITY; TO ENCORAGE THE MANAGEMENT OF PUBLIC LANDS IN A MANNER WHICH PROTECTS ENVIRONMENTAL QUALITY; TO ENCORAGE THE MANAGEMENT OF PUBLIC LANDS IN A MANNER WHICH PROTECTS ENVIRONMENTAL OUR PROTEC
             • 3. COMENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, F. ANY, INCLIDING BUT NOT LIMITED TO THOSE BASED UPON RACK, COLOR, RELIGION, SEX, SEXUAL DRENTATION, FAMILIAL STATUS, MARITAL STATUS, ISSABLITY, HANDICAP, NATIONAL ORIGIN, OTIZITINGHP, INMIGRATION STATUS, PRIMARY LANGUAGE, ANDISTRY, SOURCE OF MOODE, GENOBER DENTITY, GENERE EXPRESSION, MEDICAL CONDITION OF GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS POINTITED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO. IN BOOK 2006 PAGE 175 OF DEEDS.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT)
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AFFECTS:
PARCEL 4
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        ATTECTS: PARCEL 8

AND RECORDING DATE: JRY 15, 1907

AND RECORDING NO. IN BOOK 3718 PAGE 193 OF DEEDS

AND RECORDING NO. IN BOOK 2707 PAGE 100 OF DEEDS

AND RECORDING DATE: JRH 14, 1908

AND RECORDING DATE: FEBRUARY 14, 1908

AND RECORDING DATE: FEBRUARY 14, 1908

AND RECORDING NO. IN BOOK 2213 PAGE 235 OF DEEDS

AFFECTS: PARCEL 8
             • 4. COMENANTS, CONDITIONS AND RESTRICTIONS BUT DIRTTING ANY COMENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SENIAL CHEMITATION, FAMILIAL STATUS, WARTER, STATUS, DISABILITY, HARDICAP, NATIONAL CHIGHI, CITEDISSIP, MINICRATION STATUS, PRIMARY LANGLADE, ANCESTER'S SOURCE OF ROOME, GOINED EDRITTY, CONDITION OF GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LANG, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PREMITTED BY APPLICABLE LANG, AS SET FORTH IN THE BOCCAMENT RECORDING NO. IN BOOK 2091 PAGE 123 OF DEEDS
AFFECTS. LOT 5 BLOCK 12

    M. ANY EASEMENTS ON LESSER RIGHTS IN, TO, OVER THAT WERE NOT AFFECTED BY THE PROCEEDINGS OF THE
VACATING OF PORTION OF ALBERTA AVENUE, AS THE SAME WAS VACATED BY AN UNRECORDED ORDINANCE BY THE
CITY OF LOS ANGELES FOR THAT PORTION OF ALBERTA AVENUE ON SAID PARCEL.

                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             B. USE. THE FOLLOWING REGULATIONS HALL APPLY TO PUBLICLY OWNED LAND CLASSIFIED IN THE "OS"OPEN
SPACE ZONE: NO BUILDING, STRUCTURE OR LAND SHALL BE USED AND NO BUILDING OR STRUCTURE SHALL
BE ERECTED, MOVED ONTO THE SITE, STRUCTURALLY ALTERED, ENLARGED OR MAINTAINED, EXCEPT FOR THE
FOLLOWING USES:
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             * 37. PLEASE BE ADMISED THAT DUR SEARCH DID NOT DISCLOSE MAY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY GUTSTANDING OBJECTION, PLEASE CONTACT THE TITLE DEPARTMENT INMEDIATELY FOR FURTHER REVIEW PROR TO CLOSING.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        1. THE FOLLOWING USES AND ACTIVITIES WHEN CONDUCTED IN ACCORDANCE WITH THE LIMITATIONS
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        38. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTON OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT
DISCLOSED BY THE PURIUS RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT,
CONTRACT, LOCINES AND/OR LEASE, TOCKTHEN WITH ALL SUPPLEMENTS, ASSOMERITS AND AMENDMENTS THERETO,
BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
             ***5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INDIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: UNION TRUST & REALTY COMPANY, A CORPORATION PURPOSE: RIGHT TO CONSTRUCT AND PERPETUALLY MAINTAIN A CANAL IN AND ALONG CANAL STREET ****
RECORDING NO. IN BOOK 2388 PAGE 182 OF DEEDS
AFFECTS: SAID LAND
                                                                                                                                                                                                                                                                                                                                                                                                                                                 **** 18. EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INDIDENTAL THERETO, AS GRANTED IN A DOCUMENT DRAWTED TO: SOUTHERN COUNTES CAS COMPANY OF CAUFORNIA, A CORPORATION PURPOSE; USS PIPE LIMIS; RECORDING DATE: JULY 29, 1920.
RECORDING NO. IN BOOK 7290 PACE 268 OFFICIAL RECORDS
AFFECTS: PHAT PORTON OF LOT 42 IN SAID BLOCK S
AFFECTS: PHATCE, 8
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               (I) PARKS AND RECREATION FACILITIES, INCLUDING: BICYCLE TRAILS, EQUESTRIAN TRAILS, WALKING
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   TRAIS, NATURE TRAIS, PARK LAND/LAWN AREAS, ORLDRENS' PLAY AREAS, ORLD CARE FACILITIES, PICNIC FACILITIES, AND ATHLETIC FELDS (NOT TO EXCEED 200 SEATS IN PARK) USED
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               IE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER
           • 6. COMMANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL DRENTATION, FAMILIA, STATUS, BARRIAL, STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CHIEDENSIP, HANDICAPIN STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF HOOME, GENORE DENTITY, GENER EXPRESSION, MEDICAL, CONDITION OR CIVILIDED IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXECUTION SAD COMMANT OR RESTRICTION IS PRIMATED BY APPLICABLE LAWS, AS SET FORTH IN THE COCUMENT REFERRED TO IN THE NUMBERED TEST ASONE SHOWN.
AFFECTS: LOTS 7 TO 12 INCLUSIVE IN BLOCK 12 AND LOTS 7 TO 12 INCLUSIVE IN BLOCK 14.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  FOR PARK AND RECREATION PURPOSES. (AMENDED BY ORD. NO. 176,545, EFF. 5/2/05.)
(b) NATURAL RESOURCE PRESERVES FOR THE MANAGED PRODUCTION OF RESOURCES, INCLUDING, BUT

    38. 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.

                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      NOT LIMITED TO, FOREST LANDS, WATERWAYS AND WATERSHEDS USED FOR COMMERCIAL FISHERIES; AGRICULTURAL LANCS USED FOR FOOD AND PLANT PRODUCTION; AREAS CONTAINING MAJOR MINERAL DEPOSITS ("G"SURFACE WINING DISTRICTS) AND OTHER SMILAR USES.
                                                                                                                                                                                                                                                                                                                                                                                                                                                    *** 20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS CRANTED IN A DOCUMENT.

PURPOSE: HICHMAY PURPOSES
RECORDING DATE: NAY 15, 1935
RECORDING DATE: NAY 15, 1935
RECORDING NO. IN BOOK 4424 PAGE 8 OFFICIAL RECORDS
AFFICTS: PORTION OF SAID LAND
REFTRENCE IS HERBERT MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFICTS: PARCEL 8

* 40. DISCREPANCES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROCHMENTS, OR ANY OTHER MATTERS MENCH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

* 40. DISCREPANCES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROCHMENTS, OR ANY OTHER MATTERS MENCH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

* 40. DISCREPANCES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROCHMENTS, OR ANY OTHER MATTERS MENCH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

* 40. DISCREPANCES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROCHMENTS, OR ANY OTHER MATTERS MENCH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

* 40. DISCREPANCES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROCHMENTS, OR ANY OTHER MATTERS MENCH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

* 40. DISCREPANCES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROCHMENTS, OR ANY OTHER MATTERS MENCH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

* 41. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY REQUIRED FOR THE PUBLIC RECORDS.

* 42. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY REQUIRED FOR THE PUBLIC RECORDS.

* 42. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY REQUIRED FOR THE PUBLIC RECORDS.

* 43. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY RECORDS.

* 44. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY RECORDS.

* 45. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY RECORDS.

* 46. MATTERS WHICH MAY BE DISCLOSED BY AN 
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     (III) MARINE AND ECOLOGICAL PRESERVES, SANCTUARIES AND HABITAT PROTECTION SITES
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                SANITARY LANDFUL SITES WHICH HAVE RECEIVED CERTIFICATES OF CLOSURE IN COMPLIANCE WITH FEDERAL AND STATE REGULATIONS.
                (7) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, DISTRIBUTE FROM JUDGMENT COURT: SUPERIOR COURT CASE NO. 140,810 IN FAVOR OF: CITY OF VENICE PURPOSE: STREET PURPOSES RECORDING NO: IN BOOK 6710 PAGE 261 OFFICIAL RECORDS AFFECTS THE NORTHWESTERLY 5 FEET OF PARCELS 2, 3, 6, 7 AND 10
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               (V) PUBLIC WATER SUPPLY RESERVOIRS (UNCOVENED) AND ACCESSORY USES WHICH ARE INCIDENTAL.
TO THE OPERATION AND CONTINUED MAINTENANCE OF SUCH RESERVOIRS.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  (VI) WATER CONSERVATION AREAS, INCLUDING PERCOLATION BASINS AND FLOGO PLAIN AREAS.
                                                                                                                                                                                                                                                                                                                                                                                                                                                               *** 21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCOCNTAL THERETO AS SET FORTH IN A
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     COCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING NO: IN BOOK 1624 PACE 201 OF DEEDS
AFFECTS: PORTION OF SAID LAND
AFFECTS: PARCEL 9
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 . NOT A SURVEY MATTER
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           (B) LIMITATIONS: (AMENDED BY ORD. NO. 169,013, EFF. 9/28/93.)
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            (1) (AMENDED BY ORD, NO. 173,492, EFF. 10/10/00.) THE USE MAY NOT BE LOCATED ON LAND MICH INCLUDES A LAKE, RIVER, OR STREAM OR MINOH IS DESIGNATED BY THE CITY AS AN HISTORIC OR CULTURAL LANDMARK, UNLESS APPROVED AS A CONDITIONAL USE PURSUANT TO SECTION 12.24 U.19.

(2) (AMENDED BY ORD, NO. 173,492, EFF. 10/10/00.) ANY CHANGE OF USE FROM A CONDITIONAL USE OR DEEMED TO BE APPROVED CONDITIONAL USE DESCRIBED IN SECTION 12.24 U.19. OF THIS CODE TO ANY OF THE ABOVE USES SHALL REQUIRE CONDITIONAL USE APPROVAL PURSUANT TO SECTION 12.24.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               ** BLANKET IN NATURE
            * 8. A COMMUNITY OIL AND CAS LEASE FOR THE TERM THOREN PROVIDED, EXECUTED BY THE PARTIES HEREN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COMPANYS. ****
CONDITIONS AND PROVIDENCE; TOCKTHER WITH EASEMENTS, F. ANY, AS SET FORTH THEREIN.
DATE: AIME 28, 1960
LESSOR: ELIZABETH H. KEMP, A MARRIED WOMAN, AS HER SEPARATE PROPERTY
LESSOE: STANDARD OR, COMPANY OF CALIFORNIA, A CORPORATION
RECORDING DATE: MARCH 28, 1961
RECORDI
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 *** ILLEGIBLE DOCUMENT
                                                                                                                                                                                                                                                                                                                                                                                                                                                            *** 22. PROVISIONS IN A DEED PROHIBITING THE BUYENG, SELLING OR HANDLING OF INTOXICATING LIQUORS ON SAID LAND
RECORDING INC.: IN BOOK 1248 PAGE 108 OFFICIAL RECORDS
AFFECTS: LOT 38 OF PAROEL 9
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              **** WRONG DOCUMENT

    23. PROVISIONS IN A DEED PROHIBITING THE BUYING, SELLING OR HANDLING OF INTOXICATING LIQUORS ON SAID LAND.
RECORDING NO.: IN BOOK 1526 PAGE 139 OFFICIAL RECORDS
AFFECTS: PARCEL 9

    (AMENDED BY ORD. NO. 174,132. EFF. 9/3/01.) CONDITIONAL USES AS ALLOWED PURSUANT TO
SECTION 12.24 U.19. AND SECTION 12.24 W.49. OF THIS CODE WHEN THE LOCATION IS APPROVED
PURSUANT TO THE PROVISIONS OF THE APPLICABLE SECTION.

                                                                                                                                                                                                                                                                                                                                                                                                                                                            *24. A COMMUNITY OIL AND CAS LEASE FOR THE TERM THEREN PROVIDED, EXECUTED BY PARTIES HOREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DEGREED IN SAID LEASE, WITH CENTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOOCHER WITH EASEMENTS. F. ANY, AS SET FORTH THEREN.

LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION RECORDING ONTE: MARCH 28, 1901 RECORDING ONTE: MARCH 28, 1901 RECORDING NO. 3921 IN BOOK MITSA PAGE 361 OFFICIAL RECORDS

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHEP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATERIAS AFFECTING THE ROUTES OF INTRESSITS OF THE LESSOR OR LESSEE IN SAID LEASE, NOR AS TO SHOULD ASK AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF SOO TIET FROM THE SURFACE TREEDED.
            LEGAL DESCRIPTION COND:
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   LEGAL DESCRIPTION:
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALFORNIA, DESCRIBED AS
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          PARCEL 6:
ASSESSOR'S PARCEL NUMBER: 4238-024-903
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        SAID LEASE PROVIDES FOR NO RESIT OF SUPFACE ENTRY.
AFFECTS: PARCEL 9
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    LOTS 2 AND 3 IN BLOCK 12, SHORT LINE BEACH SUBDIMISON NO. I, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         PARCEL 1;
ASSESSOR'S PARCEL NUMBER: 4236-024-907
                                                                                                                                                                                                                                                                                                                                                                                                                                                            * 25. AN INSTRUMENT ENTITLED COMMINIT AND AGREEMENT REGARDING MAINTENANCE OF A BULDING PURSUANT TO
ACTION OF BOARD OF BUILDING AND SAFETY COMMISSIONERS
RECORDING DATE: FEBRUART 17, 1970
RECORDING NO. 2482 OFFICIAL RECORDS
                                                THEREOF, MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ONTILES CONTAINED IN THAT CERTAIN DOCUMENT ONTILES SCILLARATION OF LIMITEATHON VENCE BEACH UNIT, VENCE AREA, LOS ANGELES COUNTY, CALIFORNIA DECORDING DATE: MAY 1, 1967 RECORDING DATE: MAY 1, 1967 RECORDING NO: 1778 OFFICIAL RECORDS REFERENCE IS REFERENT MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
MATTERS CONTAINED IN THAT CENTAIN DOCUMENT.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         LOTS 7 TO 12 INCLUSIVE IN BLOCK 12 AND LOTS 7 TO 12 INCLUSIVE IN BLOCK 14, SHORT LINE BEACH SUBDIVISION INC. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER WAP RECORDED IN BOOK 2, PAGE 59 OF WAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    PARCEL 7:
ASSESSOR'S PARCEL NUMBER: 4238-024-910
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: PARCEL 9
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      TOGETHER WITH THAT PORTION OF ALBERTA AVENUE (40 FEET WIDE) AS SHOW ON MAP OF THE SHORT LINE BEACH SUBDIVISION NO. 1, AS PER MAP RECORDED IN BOOK 2, PAGE 59 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LINGS BETWEEN THE SOUTHWESTERLY PROJONCATION OF THE MORTHWESTERLY MAD SOUTHWESTERLY LINES OF LIST 12, BEACH 10, OF SAID SHORT LINE BEACH SUB DIMISION NO. 1, WHICH WOULD PASS BY OPERATION OF LAW WITH THE CONVEYANCE OF SAID LAND.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       LOT 4 IN BLOCK 12, SHORT LINE BEACH SUBDIVISION NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CAUFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.
                                                                                                                                                                                                                                                                                                                                                                                                                                                       * 26. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITIZE MAYER OF DAMAGES, INCLINING AGREEMENT AND RIGHT OF INGRESS AND EGRESS -COMMANT TO
EXECUTED BY: A. P. KATIMAN AND THE CITY OF LOS ANGELES
ECCORDING CATE: SEPTEMBER 15, 1970
RECORDING NO. 3451 OFFICIAL RECORDS
REFERENCE IS HORIZEY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: PARGEL 9
                                                      WATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AMENDMENT OF DECLARATION OF UNITIZATION VENICE BEACH UNIT, VENICE AREA, LOS ANGELES COUNTY,
                                             CALIFORNIA ARE OIL COMPANY OF CALIFORNIA
PRECORDING DATE: JUNE 7, 1967
RECORDING DATE: JUNE 7, 1967
RECORDING NO: 2492 OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       EXCEPT THEREOTROM ALL CRUDE DE, PETROLELIM, GAS, ENEA, ASPHALTUM AND ALL KNORED SLESTANCES AND OTHER MACRALS IN, LINDER AND RECOMPRAILE FROM THE ABOVE DESCRIBED REAL PROPERTY BUT METHOUT THE RIGHT TO ENTER, ORAL OR PENETRATE IN OR UPON THE SURFACE OF SAID PROPERTY OR WITHIN SOD PETE DELOW THE SURFACE THEREOF FOR THE PURPOSES OF REMOVING SAID CRUDE OIL, PETROLEIM, GAS, BREA, ASPHALTUM AND ALL KNORED SUBSTANCES AND OTHER MINERLY, AS RESERVED BY MA A, BARRIN, A SINGLE MAN, IN DEED RECORDED JULY 17, 1987 AS INSTRUMENTING, 87-1133488, OFFICIAL RECORDS.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                DIODPT THEREFROM ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND GHARACTER COCURRING FIVE HUNDRED FEET (SOOT) BENEATH THE SURFACE THEREOF, NOW KNOWN TO EXIST OR HEREAFTER DISCOMERGO LIFON, WHITEN, OF UNDERLYING SAID LAND OR THAT MAY BE PHODUCED THEREFROM, INCLUDING WITHOUT LIMITING THE CONCREMITY OF THE FORECOME, ALL PETROLEIM, OIL NATURAL CAS, AND OTHER HOROCARDON SURSTANCES AND PRODUCTS DERIVED THEREFROM, TOCKHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND ECRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE, MOD ROUNCE TO SAID, AND TO MAKE SURF USE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE, MOD ROUNCE TO THERE MINE, AND OTHER USE THEREOF, WHICH LISES MAY INCLUDE LATERAL, OR SLAINT ORIGINAL, DISCIPIL, BORNO, OR SINGING OF WELLS, SHAFTS, OR TUNNESS TO OTHER LANDS NOT SURJECT TO THOSE RESERVATIONS AND EXCHANTIST, PROVIDED, HOWEVER, THAT SAID GRANTORS AND SHALL NOT DISTURBE THE SURFACE OF SAID LAND OR MAY IMPROVIMENTS THEREON OR REMOVE OR IMPART THE LATERAL OR SUBJECT TO THE SURFACE OF SAID LAND OR MAY IMPROVIMENTS THEREON, AND SHALL CONDUCT NO OPPORTUNES WITHIN THE HUNDRED FEET (SOOT) OF THE SURFACE OF SAID LAND, AS PROVIDED IN GRANT DEED RECORDED DECEMBER 12, 1960 AS INSTRUMENT ON 1374, OFFICIAL RECORDS.
             **** IG. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCODENTAL THERETO AS SET FORTH IN A
                                               DOCUMENT OF: LINON TRUST AND REALTY COMPANY PURPOSE: MATER AND GUS PIPES RECORDING NO. IN BOOK 1786 PAGE 136 OF DEEDS AFFECTS. SAD LANG AFFECTS. PARCEL 5
                                                                                                                                                                                                                                                                                                                                                                                                                                                               *27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCOUNTAL THERETO AS SET FORTH IN A
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    PARCEL &:
ASSESSOR'S PARCEL NUMBER: 4238-024-900
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        DOCUMENT
IN FAVOR OF: LIMON TRUST AND REALTY COMPANY
PURPOSE: PIPE LIMOS
RECORDING NO: IN BOOK 1742 PAGE 3 OF DEEDS
AFFECTS: SAID LAND
AFFECTS: LOTS 38 AND 40 OF PARCEL ID
DOCUMENT 86-1829297 O.R. RECORDING DATE DECEMBER 30, 1986 PROVIDED
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        LOTS 1 TO 7 INCLUSIVE, AND LOTS 36, 37 AND 42 AND THE SOUTHEASTERLY 13 AND 1/3 FEET OF LOT 36, ALL IN
BLOCK 9, SHORT LINE BEACH SUBDIVISION NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
CALFORNIA, AS PER WAP RECORDED IN BOOK 2, PAGE 59 OF WAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.
             • II. COMPNANTS, CONDITIONS AND RESTRICTIONS BUT DMITTING ANY DOVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL DREDITATION, FAMILIA, STATUS, MARTAL STATUS, DISABELTY, HANDICAP, NATIONAL DRIGHS, CITETINGHP, INMEGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF HORDER, CONDER, CONDITION CONDETTED STATUS, PRIMARY LANGUAGE, AND PROPRIED CONDITION OF CONDITION O
                                                                                                                                                                                                                                                                                                                                                                                                                                                       • 28. COVENANTS, CONDITIONS AND RESTRICTIONS BUT QUITTING MAY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL GRENTATION, FAMILIAL STATUS, MARTIAL STATUS, DEABBLITY, HANDLOAP, NATIONAL GRIGH, CITIZENERP, MIRRATTAL STATUS, PRIMARY LANGUAGE, MACESTRY, SOURCE OF INDOME, GENDER, GENDER GENETIT, CONDER EXPRESSION, MEDICAL CONDITION OF GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMATTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          EXCEPT THEREFROM THE NORTHWESTERLY 5 FEET OF SAID LOT 1.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            ALSO EXCEPT THERETRON THAT PORTION OF LOT 7 LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF VENICE, RECORDED IN BOOK 5789 PACE SO OF DEEDS.
* 12. A COMMUNITY OL AND GAS LEASE FOR THE TERM THEREM PROVIDED, EXECUTES BY THE PARTIES HEREM NAMED,
AND DYNER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CORTIAN COMMINISTS,
CORNINGS AND PROVISIONS, TOGETHER WITH EASEMENTS, F. ANY, AS SET FORTH THEREM.

GATTO: AIME 24, 1960
LESSOR: BOYLE D. LOCKARION ON LULLIAN C. PEPTER
RECORDING DATE MARCH 28, 1961
RECORDING NO. 1961 IN BOOK MYZIA PAGE 291 OFTICIAL RECORDS
NO INSURANCE IS MADE AS TO THE PRESENT CHINERSHIP OF THE LEASEMOLD CREATED BY SAID LEASE, NOR AS TO CHIEF MATERIA ATTECTING THE RESISTS OF THE LEASEMOLD CREATED BY SAID LEASE, NOR AS TO CHIEF MATERIA ATTECTING THE RESISTS OF THE LEASEMOLD CREATED BY SAID LEASE, NOR AS TO CHIEF MATERIA ATTECTING THE RESISTS OF THE LEASEMOLD CREATED BY SAID LEASE, NOR AS TO CHIEF MATERIA ATTECTING THE RESISTS OF THE LEASEMOLD CREATED BY SAID LEASE, NOR AS TO CHIEF MATERIA ATTECTING THE RESISTS OF THE LEASEMOLD CREATED BY SAID LEASE, NOR AS TO CHIEF MATERIAL PROVINCES THAT PORTION OF SAID LAND LEVING BELOW A DEPTH OF SOO FEET FROM THE SURFACE
THE RESIST OF LOT AS ONCE AND POWER COMPANY PROPOSE. THE LIES OF LOT AS CRANTED IN A DOCUMENT.

THE NUMBERED TIEM LAST ABOVE SHOWN.

AFFECTS: PARCEL 10

THE NUMBERED TIEM LAST ABOVE SHOWN.

AFFECTS: PARCEL 10

THE NUMBERED TIEM LAST ABOVE SHOWN.

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AFFECTS: PARCEL 10

THE NUMBERED TIEM LAST ABOVE SHOWN.

AFFECTS: PARCEL 10

THE NUMBERED TIEM LAST ABOVE SH
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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         LOTS 5 AND 6 IN BLOCK 12 OF SHORT LINE BEACH SUBDIVISION NO. 1, IN THE CITY OF LOS AMOELES, COUNTY OF LOS AMOELES, STATE OF CALFORNIA, AS PCR WAP RECORDED IN BOOK 2, PAGE 59 OF WAPS, IN THE CITYCE OF THE COUNTY RECORDER OF SAID COUNTY.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    ALSO EXCEPT THERETROM THE NORTHWESTERLY 110 FEET AND THE SOUTHEASTERLY 20 FEET OF SAID LOT 42.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      EXCEPT ALL OIL, GAS, HYDROCARBOAS AND ALL MINERALS LYING IN, ON OR UNDER SAID LAND, HOWEVER, NO RIGHT OF INTRY IS RESERVED UPON THE SURFACE FOR THE PURPOSE OF EXPLORING FOR OR EXTRACTING OIL, GAS, HYDROCCARBOAS OR MINERALS, RESERVAND, HOWEVER, THE RIGHT TO EXTER THE SUB-SURFACE BELOW A DEPTH 500 PECT FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXTRACTING SAME, AS RESERVED BY ROBERT C. BALMER AND DORA W. BALMER, HUSBIAND AND WET, BY DEED RECORDED APRIL 23, 1969 AS INSTRUMENT NO. 1086 IN BOOK
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       BEGINNING AT THE WOST EASTERLY CORNER OF SAID LOT 36, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE AND ITS SOUTHWESTERLY FORD ONE SAID LOT 36 A DISTANCE OF 135.04
FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 42, THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE2D FEET TO THE SOUTHWESTERLY LINE OF THE LOS ANGLES PROPEC RAILROAD COMPANY RIGHT OF WAY, 60 THET WOSE, AS DESTRIED IN BOOK 2358, PROC. 182 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDED; THENCE WORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID SOUTHWESTERLY LINE OF SAID SOUTHWESTERLY LINE OF SAID NORTHWESTERLY LINE OF DEED TO THE POINT OF BEGINNING.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            220, OFFICIAL RECORDS

ATTUCTS: THE MORTHMESTERLY SITE OF LOT 42 OF PARCEL TO

* JI. A COMMENTY OIL AND CAS LEASE FOR THE TERM THEREN PROVIDED, EXECUTED BY THE PARTIES HEREIN MAKED, AND OTHER PARTIES AS DIMERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOCKTHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: JANE 24, 1980
LESSOR: STRART IL GHENT AND LOUISE S. CHENT, HS MIFE LESSER: STRANDARD OIL COMPANY OF CALIFORNIA, A COMPORATION SECONDING DATE: MARCH 28, 1981
RECORDING DATE: MARCH 28, 1981
RECORDING NO: 3821 BY BOOK MYSA PARCE 351 OFFICIAL RECORDS
NO INSURANCE IS MADE AS 10 THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS 10 OTHER MATTERS AFFECTION THE REGITS OF INTLUSES OF THE LESSOR OR LESSER IN SAID LEASE, NOR AS 10 OTHER MATTERS AFFECTION THE ROUTS OF INTLUSES OF THE LESSOR OR LESSER IN SAID LEASE, NOR AS 10 THERESTS. SAID LEASE PROVIDED FOR NO RIGHT OF SURFACE ENTRY.

ATTECTS: LOTS 38 AND 39 OF PARCEL, 10
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         PARCEL 3:
ASSESSOR'S PARCEL NUMBER: 4238-024-906
                                                SAID LEASE PROMOES FOR NO RIGHT OF SURFACE ENTRY.
AFFECTS: PARCEL 5
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         LOT 1 IN BLOCK 14 OF SHORT LINE BEACH SUBDIVISION NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 59 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.
             *** E3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCLMENT;
GRANTED TO: UNION TRUST & REALTY COMPANY
PURPOSE: FPE LINES
RECORDING DATE: AUGUST 13, 1904
RECORDING DATE: AUGUST 13, 1904
RECORDING NO: 66 IN BOOK 2087 PAGE 225 OF DEEDS
AFFECTS: DATE 2 OF PARCEL 6
AFFECTS: PARCEL 6
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          PARCEL 10:
ASSESSOR'S PARCE, NUMBER: 4236-024-902
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         PARCEL 4:
ASSESSOR'S PARCEL NUMBER: 4238-024-906
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          LOTS 39, 40, 41 AND THE MORTHWESTERLY 110 FEET OF LOT 42 AND THE MESTERLY 44 FEET OF THE MORTHWESTERLY 20 FEET OF LOT 38, IN BLOCK 9, SHORT LINE BEACH SUBDIVISION NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      THAT PORTION OF ALBERTA ANNUE, 40 FEET WIDE, ADJOINING LOT 6, BLOCK 12 AND LOT 1, BLOCK 14, SHORT LINE BEACH SUBDIVISION NO. 1, AS PER MAP RECORDED IN BOOK 2, PAGE 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGULES COUNTY, BOUNDED SOUTHEASTERY, BY THE SOUTHEASTERY PROJUNGATION OF THE SOUTHEASTERY FIRE SOUTHEASTERY PROJUNGATION OF THE SOUTHEASTERY, LINE OF THE NORTHWESTERY S FEET OF SAID LOT 1, WACATED BY THAT CERTAIN RESOLUTION TO WACATE OR SHALL SHAL
             • 14. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OWITING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, WARTAL STATUS, DISABILITY, HANDCAP, NATIONAL ORIGIN, CITEDISHIP, IMMICRATION STATUS, PRIMARY LANGUAGE, ANDESTRY, SOURCE OF INCOME, GENER DEPRESSON, MEDICAL CONDITION OR GENERIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PREMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED TITM LAST ABOVE SHOWN.
                                                                                                                                                                                                                                                                                                                                                                                                                                                           *32. A COMMENTY OIL AND CAS LEASE FOR THE TERM THEREN PROVIDED, EXECUTED BY THE PARTIES HEREN 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 THEREN.

DATED. JUNE 24, 1960
LESSOR ROBERT IN EMBODICK A SINGLE MAIN LESSOR STANDARD OIL COMPANY OF CALFORNIA, A CORPORATION RECOGNING DATE. APRIL 15, 1964
RECOGNING DATE. APRIL 15, 1964
RECOGNING ON 5-1950 IN BOOK MINDS OF MITTERS OF THE LEASEHOLD ORGATIO BY SAID LEASE, NOR AS TO OTHER MATERIS AFFECTING THE ROBERTS OF THE LESSOR OR LESSEE IN SAID LEASE, NOR AS TO OTHER MATERIS AFFECTING THE ROBERTS OF THE LESSOR OR LESSEE IN SAID LEASE, SAID LEASE MATERIS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF SOO FIELT FROM THE SURFACE.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    PARCEL 11:
ASSESSOR'S PARCEL NUMBER: 4236-024-909
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            VALCATE NO. 85-
21463 RECORDED MARKH 22, 1985 AS INSTRUMENT NO. 85-316811 OF OFFICIAL RECORDS, WHICH WOULD FASS BY
OPERATION OF LAW WITH THE CONVEYANCE OF SAID LOT 6 AND LOT 1.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       THE NORTHERLY 20 FEET OF THE EASTERLY SE FEET OF LOT 38, IN BLOCK B. SHORT LINE BEACH SUBDIVISION NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CAUFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 58 OF WAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
     * IS. A COMMUNITY OIL AND GAS LEASE FOR THE TURN THEREIN PROVIDED, EXECUTED BY THE PARTIES HEREIN MAMED, AND OTHER PARTIES AS CHARGES OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COMMINIS, CONCINENS AND PROVISIONS, TOGETHER MEN EASEMENTS, IF ANY, AS SET FORTH THEREIN. DATE: A 1980 LESSOR. JAME 24, 1980 LESSOR. JAMES IN CAMPINITIES ALD CONFINENT AND CONFIDENT AND CONFIDE
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         PARCEL 5:
ASSESSOR'S PARCEL NUMBER: 4238-024-908
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    EXCEPT THEREFROM ALL CRUDE OK, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS IN, UNDER AND RECOVERABLE FROM THE ABOVE DESCRIBED REAL PROPERTY BUT MITHOUT THE RIGHT TO ENTER, DRILL OF PENCHANTE IN OR UPON THE SURFACE OF SAID PROPERTY OR WITHIN 500 FRET BELOW SHE SURFACE THEREOF FOR THE PURPOSES OF REMOVINGS AND CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRID SUBSTANCES AND OTHER WINERALS, AS RESERVED BY NELAND E. SPRIK AND ALBERTA C. SPRIK, HUSBAND AND MIFE. IN DEED RECORDED DECEMBER 30, 1986 AS INSTRUMENT NO. 86-1829297, OFFICIAL RECORDS.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         LOT 1 IN BLOCK 12, SHORT LINE BEACH SUBDIVISION NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 59 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            EXCEPT THE NORTHWESTERLY 5 FEET THEREOF INQUOED IN CENTER STREET.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     SAD LEASE PROVIDES FOR NO RIGHT OF SUPERICE ENTRY.
AFFECTS: LOTS 40 AND 41 OF PAROEL 10
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      ALSO EXCEPT THERETROW ALL CRUDE OIL, PETROLICUM, GAS, BREA, ASPHALTUM, AND ALL KNORED SLIESTANCES AND OTHER MINERALS IN, UNDER AND RECOMPRISE FROM THE ABOVE DESCRIBED REAL PROPERTY BUT WITHOUT THE RIGHT TO ENTER, DRILL OF PROMERIE. IN OR UPON THE SURFACE OF SIND PROPERTY OR WITHIN SOO PEET RECOW THE SURFACE THEREOF FOR THE PURPOSES OF REMOVING SAID OFLICE OIL, PETROLICUM, GAS, BREA, ASPHALTUM AND ALL KNORED SURSTANCES AND OTHER MINERALS, AS RESERVED BY A.C. CAMPLE AND DONOTHY E. DAMPLS, HUSSIAND AND WIFE AND OBJECTALZA, A WARRED WOMAN, IN DEED RECORDED DECEMBER 3, 1986 AS INSTRUMENT NO. 66-1683148, OFFICIAL RECORDS.
```

ALTA/NSPS LAND TITLE SURVEY

SHOWING

LOTS 1-7, 36-42 IN BLOCK 9, LOTS 1- 12 IN BLOCK 12, VACATED PORTION OF ALBERTA AVE, LOTS 1, 7-12 IN BLOCK 14,

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

SHORT LINE BEACH SUBDIVISION NO 1 AS PER MAP FILED IN BOOK 2, PAGE 59, OF MAPS

ZONING AND BUILDING SETBACK DATA SHOWN BELOW HAVE BEEN OBTAINED FROM THE CITY OF LOS ANGELES. ZONE INFORMATION & MAP ACCESS SYSTEM (ZIMAS), AT ZIMAS,LACITY,ORG, NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE CITY OF LOS ANGELES PLANNING DEPT. DIRECTLY AT CITYPLANNING, LACITY, ORG. OR. (213) 482-7077.

VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0

BROOKS SCARPA

t: 323.596.4700

ALL RIGHTS RESERVED

SHEET NO. 1 OF 2 SHEETS

N/A

AALY 31, 2017

CAD FILE:

CHECKED:

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MBD

LA21037

HOLLYWOOD COMMUNITY HOUSING CORPORATION

5020 SANTA MONICA BL

LOS ANGELES AC 90025

PACIFIC AVENUE TO THE WEST,

LOS ANGELES, CALIFORNIA

VENICE BLVD NORTH TO THE NORTH, SURVEY DATE: JOB NO.

ROJECT ADDRESS:

If the continue communities continue for the continue of the c

SHEET TITLE:

SURVEY

SCALE: DATE PRINTED: 10/22/2024 12:42:30 PM ALL DRAWINGS AND WRITTEN MATERIAL APPEARING

HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE

ARCHITECT. BROOKS + SCARPA ARCHITECTS, INC.

3929 W. 139TH STREET HAWTHORNE, CA. 90250

LEGAL DESCRIPTION OF PROPERTY

All that certain real property situated in the county of Los Angeles, state of California, described as follows:

Parcel 1: Assessor's Parcel Number: 4238-024-907

Lots 7 to 12 inclusive in block 12 and lots 7 to 12 inclusive in block 14. Short Line Beach subdivision No. 1, in the city of Los Angeles, county Parcel 3: Assessor's Parcel Number: 4238-024-966 of Los Angeles, State of Galifornia, as per map recorded in book 2, page 59 of maps. In the office of the county recorder of said county.

Together with that portion of Alberta Avenue (40 feet wide) as show on map of the Short Line Beach Subdivision no, 1, as per map recorded in book 2, page 59 of maps, in the office of the recorder of said county, tying between the southwesterly prolongation of the northwesterly and southwesterly lines of lot 12, block 14, of said short line beach sub division no. 1, which would pass by operation of law with the

Except therefrom all of the minerals and mineral ones of every kind and character occurring five hundred feet (5001) beneath the surface. thereof, now known to axist or hereafter discovered upon, within, or underlying said land or that any be produced therefrom, including without limiting the generality of the foregoing, all petroleum, oil, natural gas, and other hydrocarbon substances and products derived therefrom, together with the exclusive and perpetual right of said granter, its successors and assigns, of ingress and egress beneath the surface of said land to explore for, extract, mine, and remove the same, and to make such use of said land beneath the surface as is necessary or useful in connection therewith, and other use thereof, which uses may include lateral or stant drilling, digging, boring, or striking of wells, shafts, or tunnels to other lands not subject to those reservations and easements; provided, however, that said grantor its successors and assigns, shall not use the surface of said land in the exercise of any of said land in the exercise of any of said land in the exercise of any of said land in the exercise of said. Lot 1 in block 12, Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los A land or any improvements thereon or remove or impair the lateral or autijacent support of said land or any improvements thereon, and shall conduct no operations within five hundred feet (500°) of the surface of said land, as provided in grant deed recorded December 12, 1960 as instrument no. 1374, official records.

Parcel 2: Assessor's Parcel Number: 4238-024-905

Lots 5 and 6 in block 12 of Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Except all oil, gas, hydrocarbons and all minerals lying in, on or under said land, however, no right of entry is reserved upon the surface for the purpose of exploring for or extracting oil, gas, hydrocarbons or minerals; reserving, however, the right to enter the sub-surface below a depth 500 feet from the surface of said land, for the purpose of extracting same, as reserved by Robert C. Baimer and Dora M. Baimer, husband and wife, by deed recorded April 23, 1969 as instrument No. 1088 in book d4347, page 220, official records.

Lot 1 in block 14 of Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county

Parcel 4: assessor's parcel number: 4238-024-906

That portion of Alberta Avenue, 40 feet wide, adjoining lot 6, block 12 and lot 1, block 14. Short Line Beach subdivision No. 1, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of Los Angeles county, bounded southeasterly by the southwesterly prolongation of the southwesterly line of said lot 1 and bounded northwesterly by the southwesterly prolongation of the southeasterly line of the northwesterly 5 feet of said lot 1, vacated by that certain resolution to vacate no. 85-21463 recorded march 22, 1985 as instrument no. 85-316611 of official records, which would pass by operation of law with the conveyance of said lot 6 and iot 1.

Parcel 5: Assessor's Parcel Number: 4238-024-908

recorded in book 2, page 59 of maps, in the office of the county recorder of said county

Except the northwesterly 5 feet thereof included in Center Street.

Also except therefrom all crude oil, petroleum, gas, brea, asphaltum, and all kindred substances and other minerals in, under and recoverable from the above described real property but without the right to enter, drill or penetrate in or upon the surface of said property or within 500 feet below the surface thereof for the purposes of removing said crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals, as reserved by A.C. Deniels and Dorothy E. Deniels, husband and wife and Cella Calzia, a married woman, Also except therefrom the northwesterly 110 feet and the southeasterly 20 feet of said lot 42. In deed recorded December 3, 1996 as instrument No. 86-1665148, official records.

Parcel 6: Assessor's Parcel Number: 4238-024-903

Lots 2 and 3 in block 12, Short Line Beach subdivision No. 1, in the oty of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Parcel 7: Assessor's Parcel Number: 4238-024-910

Lot 4 in block 12, short line beach subdivision no. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Except therefrom all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals in, under and recoverable from the above described real property but without the right to enter, driff or penetrate in or upon the surface of said property or within 500. feet below the surface thereof for the purposes of removing said crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals, as reserved by lan A. Bardin, a single man, in deed recorded July 17, 1987 as instrument no. 87-1133488, official records.

Lots 1 to 7 inclusive, and lots 36, 37 and 42 and the southeasterty 13 and 1/3 feet of lot 38, all in block 9, Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the

county recorder of said county. Except therefrom the northwesterty 5 feet of said lot 1

Also except therefrom that portion of lot 7 lying southeasterly of the northwesterly line of that certain percei of land described in deed to the City of Venice, recorded in book 5789 page 90 of deeds.

: Also except therefrom the southeasterly 20 feet of said lot 36

Parcel 8: Assessor's Parcel Number: 4238-024-900

Parcel 9: Assessor's Parcel Number: 4238-024-911

Those portions of lots 36 and 42 in block 9, Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county; bounded as follows:

Beginning at the most easterly corner of said lot 36; thence southwesterly along the southeasterly line and its southwesterly prolongation of said lot 36 a distance of 135.04 feet to the southwesterly line of said lot 42; thence northwesterly along said southwesterly line20 feet to the scuttreasterly line of the Los Angeles Pacific Ralinoid Company right of way, 60 feet wide, as described in book 2388, page 182 of deeds, in the office of said county recorder; thence northeasterly along said southeasterly line 135.04 feet to the northeasterly line of said lot 36; thence southeasterly along said northeasterly line 20 feet to the point of beginning.

Parcel 10: Assessor's Parcel Number: 4238-024-902

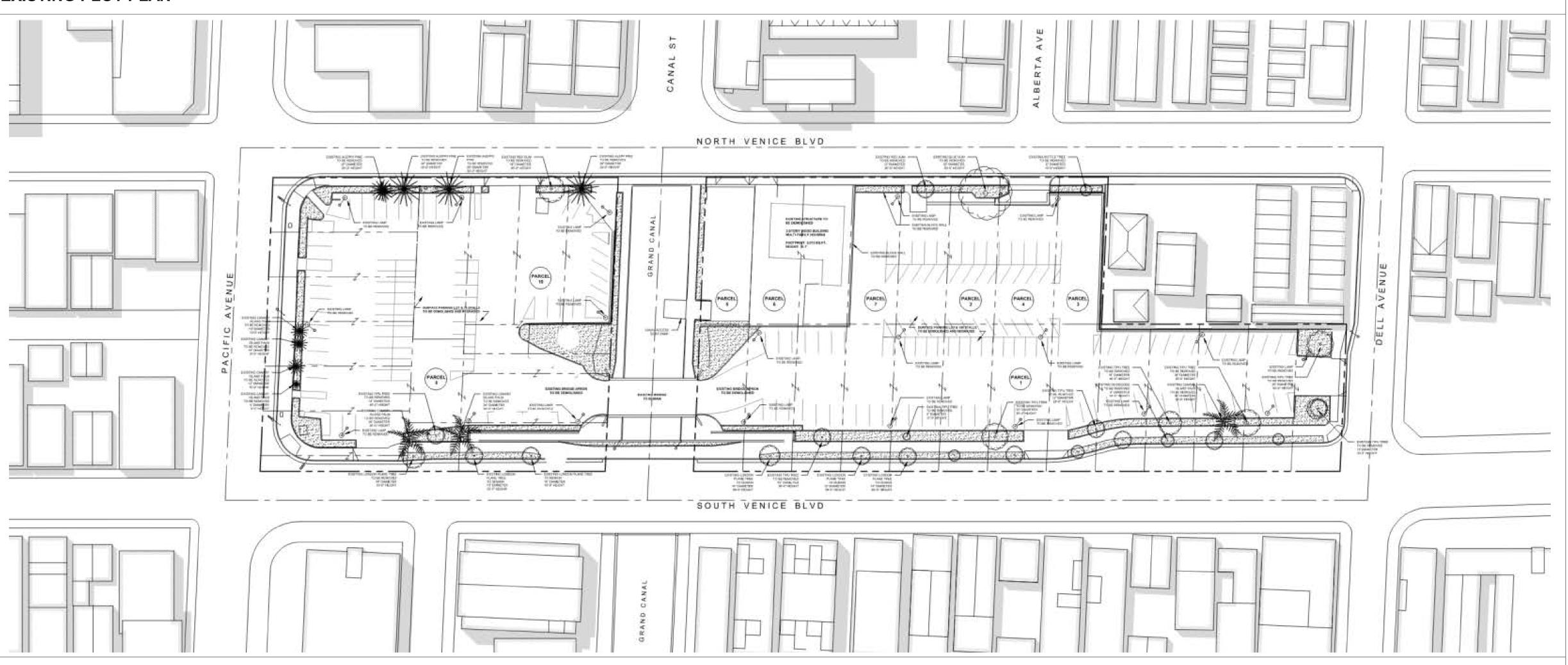
Lots 39, 40, 41 and the northwesterly 110 feet of lot 42 and the westerly 44 feet of the northwesterly 20 feet of lot 38, in block 9, Short Line Beach subdivision no. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Parcel 11: Assessor's Parcel Number: 4238-024-909

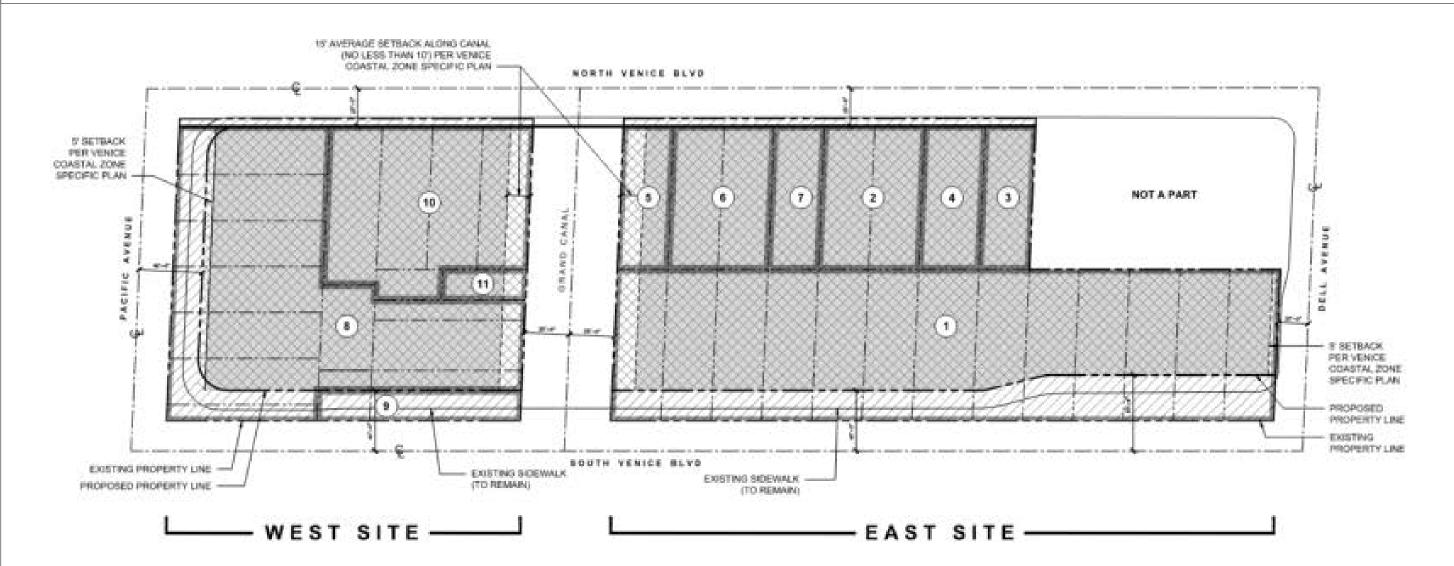
The northerty 20 feet of the easterly 56 feet of lot 38, in block 9, Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2 page 59 of maps, in the office of the county recorder of said county.

Except therefrom all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals in, under and recoverable from the above described real property but without the right to enter, drift or penetrate in or upon the surface of said property or within 500 feet below the surface thereof for the purposes of removing said crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals, as reserved by Neland E. Sprik and Alberta C. Sprik, husband and wife, in deed recorded December 30, 1985 as instrument

EXISTING PLOT PLAN



LOT AREA DIAGRAM



PARCEL	APN	AREA (SQLFT.)
Parcel 1	4238-424-907	43.996.0
Percet 2	4238-024-005	6,332.7
Parcel 3	4238-024-906	3.166.4
Parcel 4	4238-024-907	3,900,0
Percel 5	4238-024-008	3.166.4
Percei II	4238-024-003	6.332.7
Parcel 7	4236-024-910	3,166,4
Percet 6	4238-024-900	27,636.5
Parcel 9	4238-034-911	2,700.0
Percel 10	4238-024-002	14,054.1
Percel 11	4231-024-000	1,120.0
Total		115,674.2

PARCEL AREA

Source: County of Los Angeles, Office of

Gross Lot Area (Existing property line)

Net Lot Area (Gross Lot Area excluding dedications)

Buildable Area (Net Lot Area excluding setbacks required by Venice Coastal Zone Specific Plan)

VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0



SHEET TITLE:

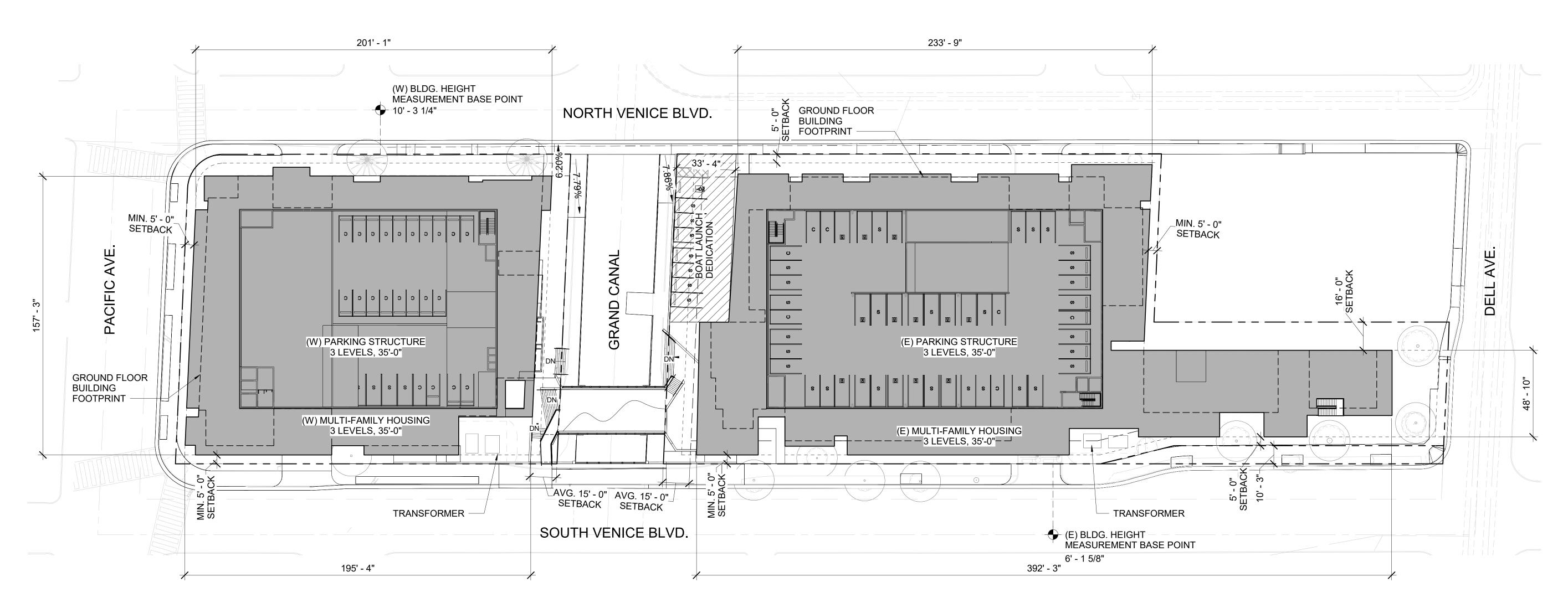
EXISTING SITE PLAN

10/22/2024 12:42:30 PM

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PRESENTATION PLOT PLAN

VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0



REF:

SHEET TITLE:

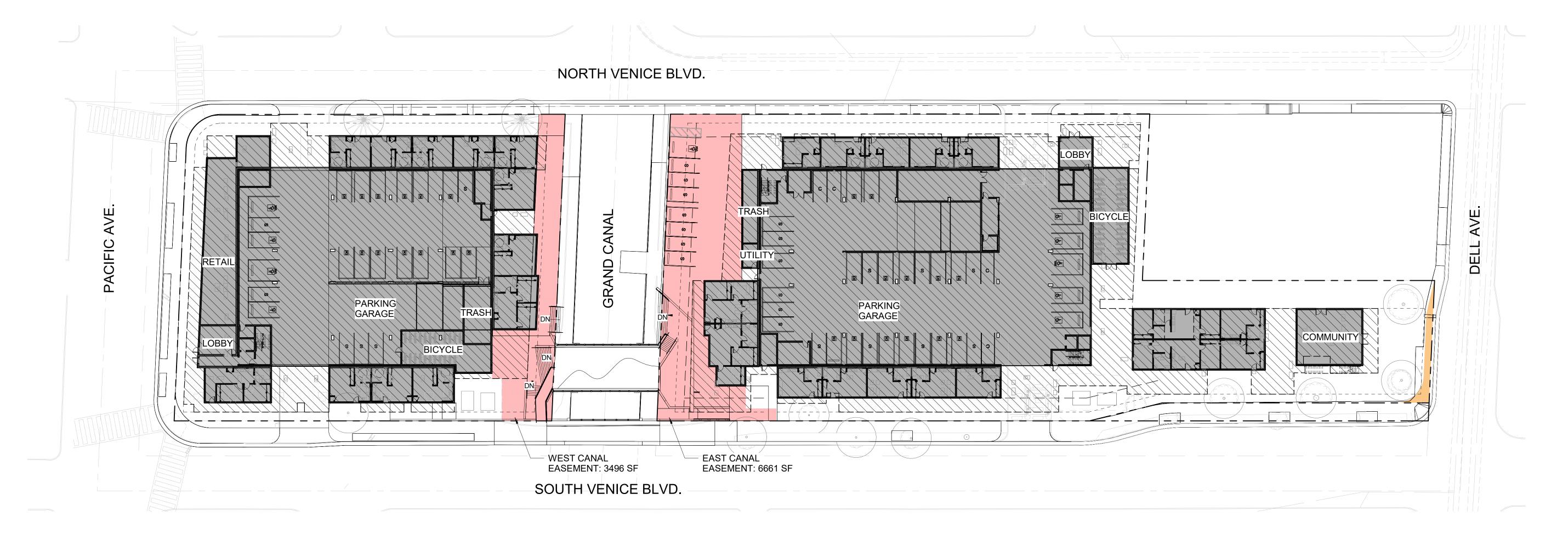
PLOT PLAN

1" = 30'-0"

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PRESENTATION EASEMENT PLAN

SIDEWALK ACCESS EASEMENT - DELL AVE.

PEDESTRIAN ACCESS EASEMENT - VENICE GRAND CANAL

VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0



3929 W. 139TH STREET HAWTHORNE, CA. 90250

t: 323.596.4700

SHEET TITLE:

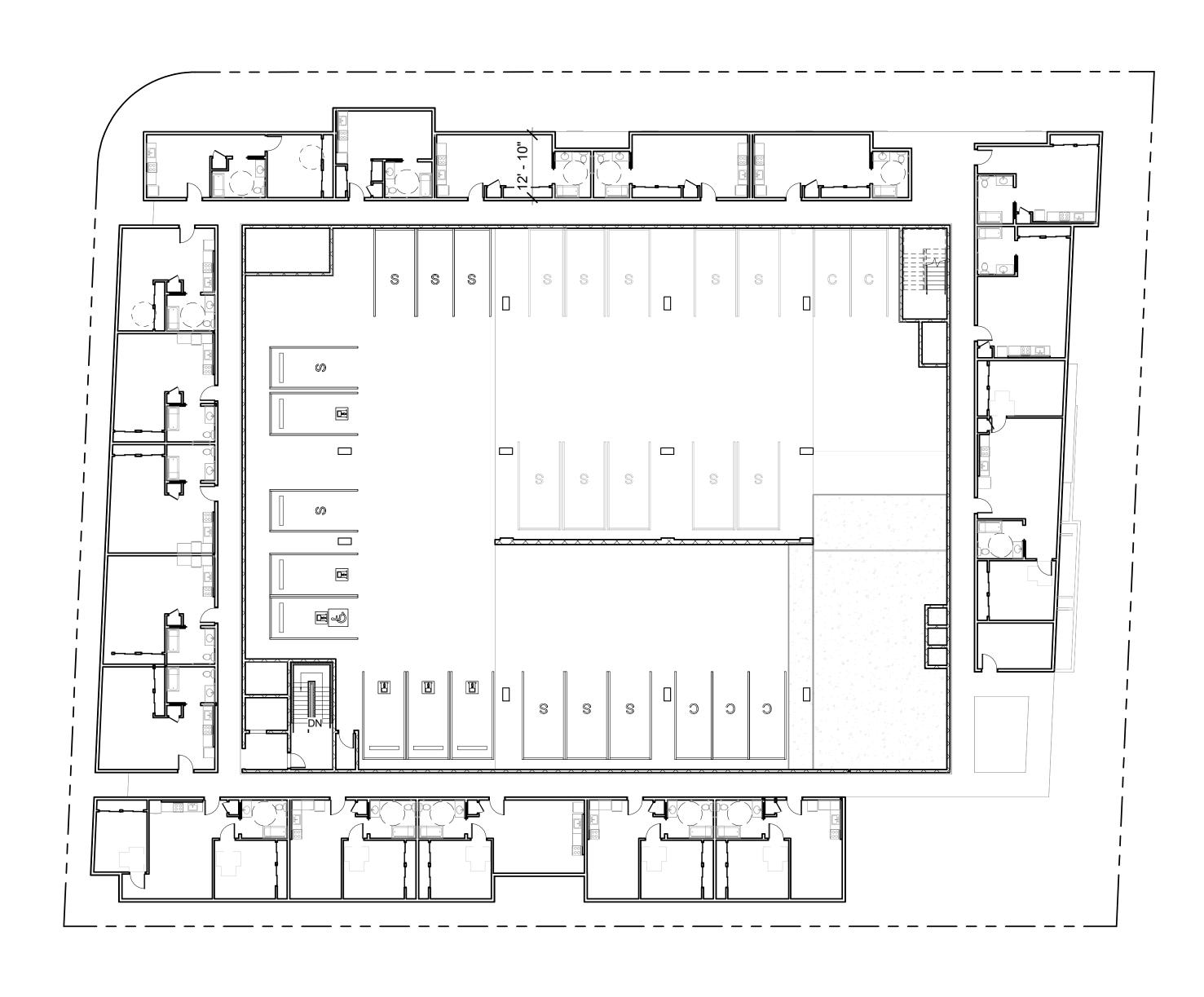
EASEMENT PLAN

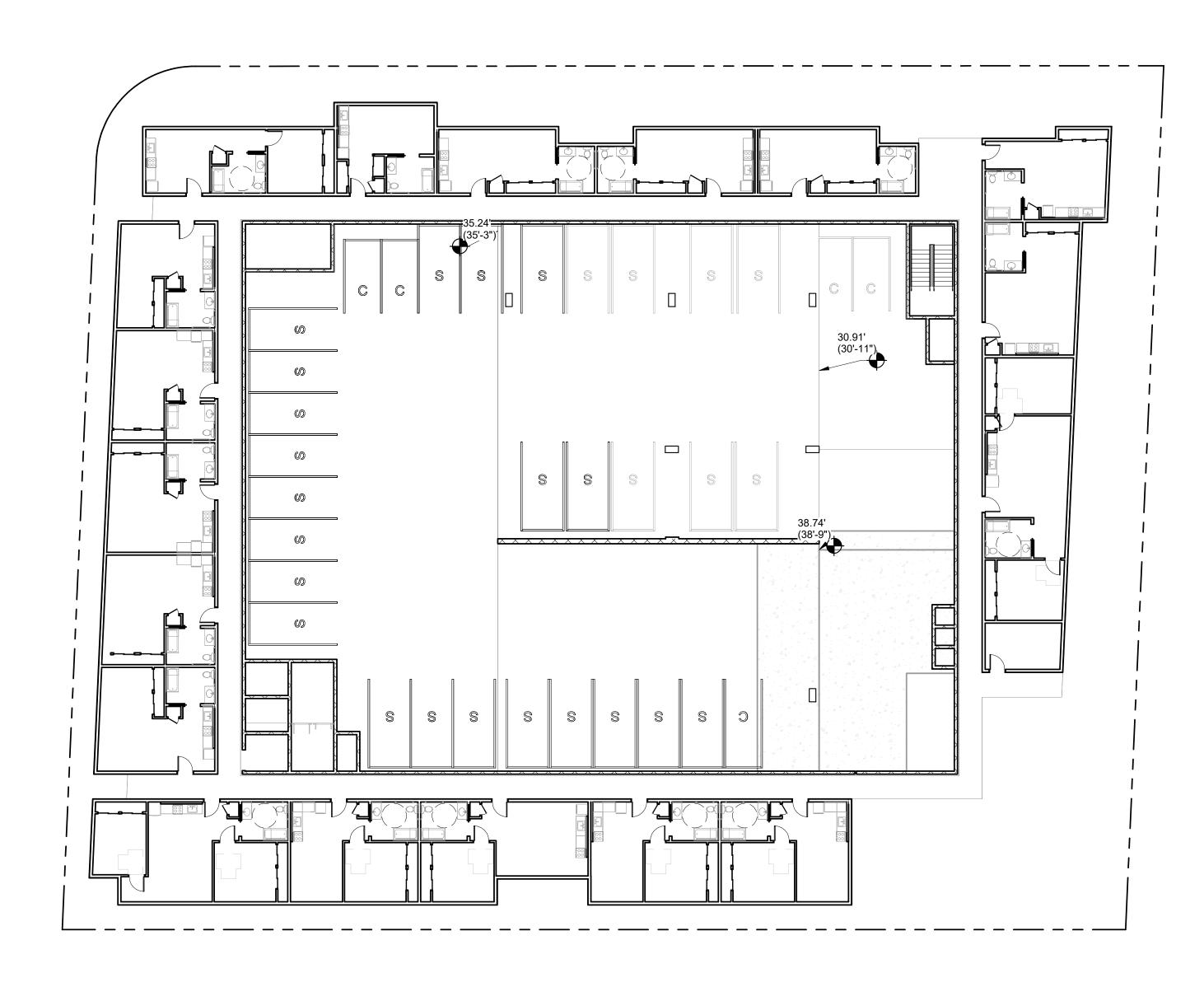
1" = 30'-0"

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PRESENTATION 2ND FLOOR W

SCALE: 1/16" = 1'-0"

REF:

PRESENTATION 3RD FLOOR W

SCALE: 1/16" = 1'-0"

VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0

BROOKS SCARPA

HAWTHORNE, CA. 90250

t: 323.596.4700

REF:

SHEET TITLE:

2ND & 3RD FLOOR PLAN WEST BUILDING
SCALE: 1/16" = 1'-0"
DATE PRINTED: 10/22/2024 12:43:13 PM

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3929 W. 139TH STREET

X3.11



SOUTH VENICE BLVD

PRESENTATION ROOF W SCALE: 1/16" = 1'-0"

VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0

BROOKS SCARPA

REF:

ROOF PLAN - WEST BUILDING

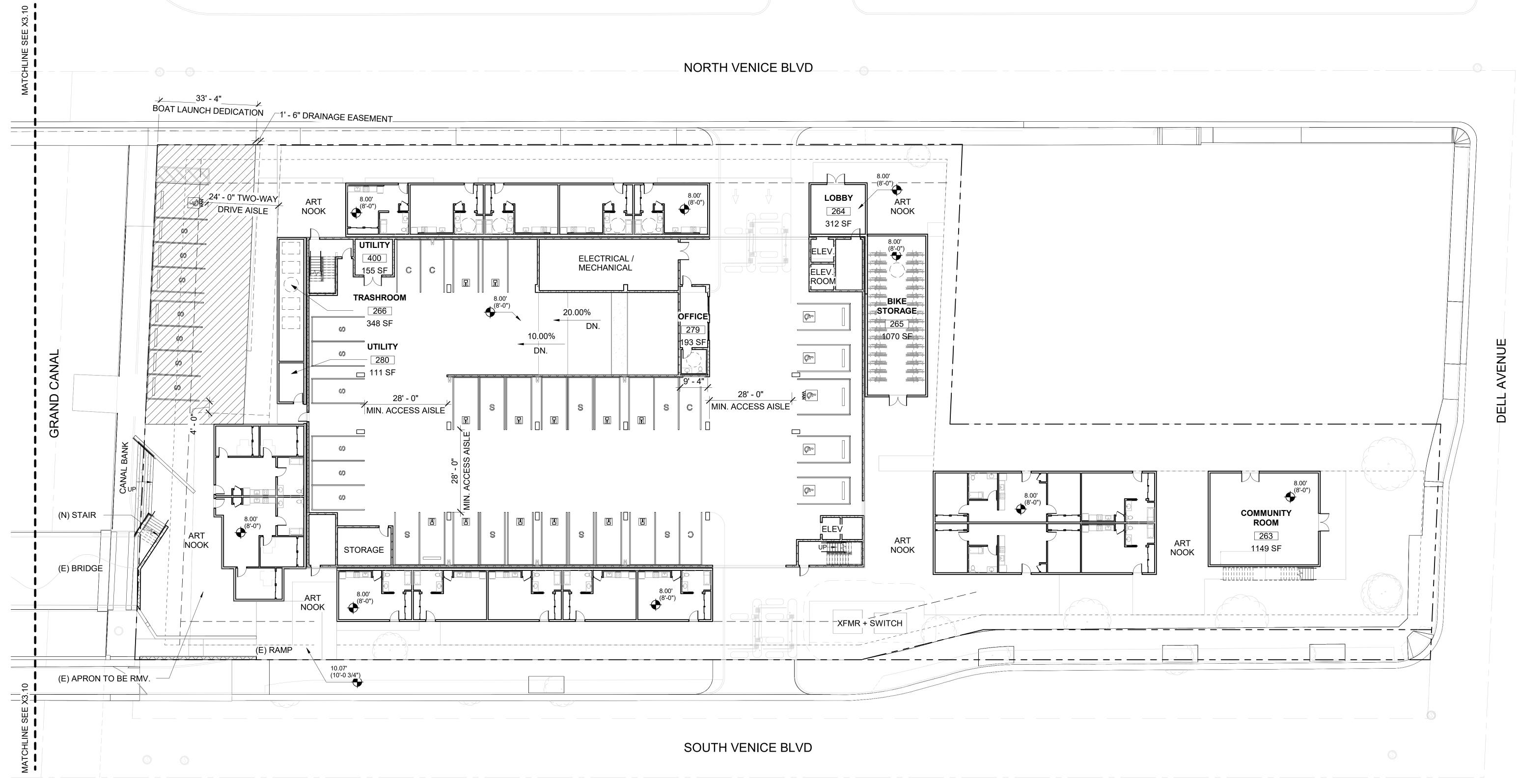
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3929 W. 139TH STREET HAWTHORNE, CA. 90250 t: 323.596.4700

1/16" = 1'-0"



PRESENTATION GROUND FLOOR E

VENICE DELL COMMUNITY

SCALE: 1/16" = 1'-0"

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0



REF:

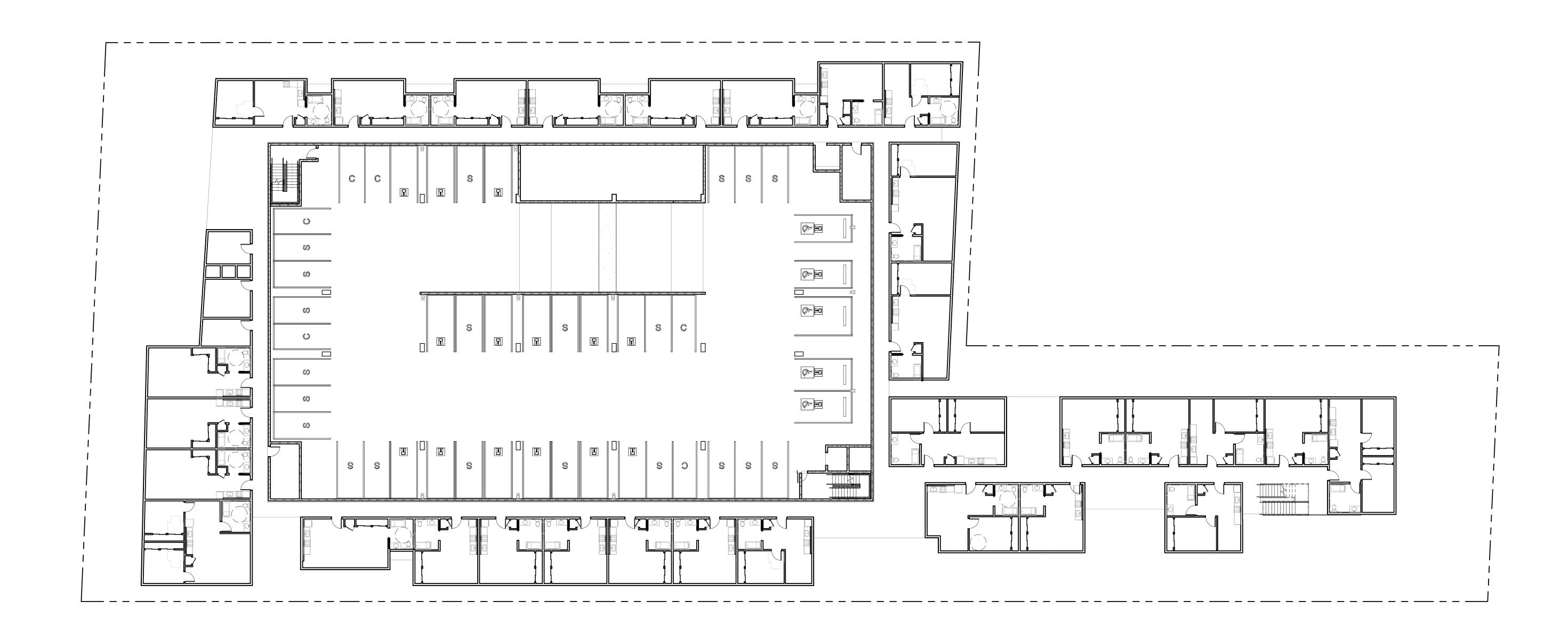
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1ST FLOOR PLAN - EAST BUILDING 1/16" = 1'-0"

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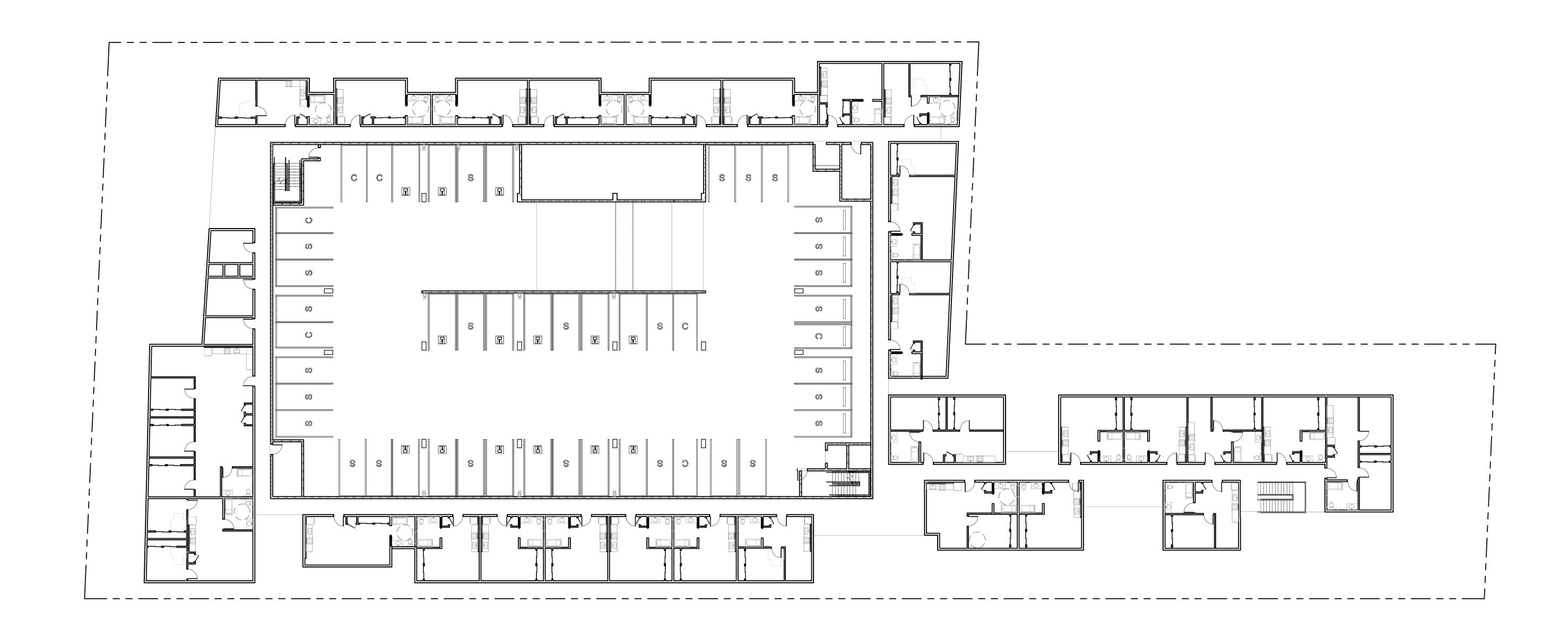
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2ND FLOOR PLAN - EAST BUILDING 1/16" = 1'-0"

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REF:

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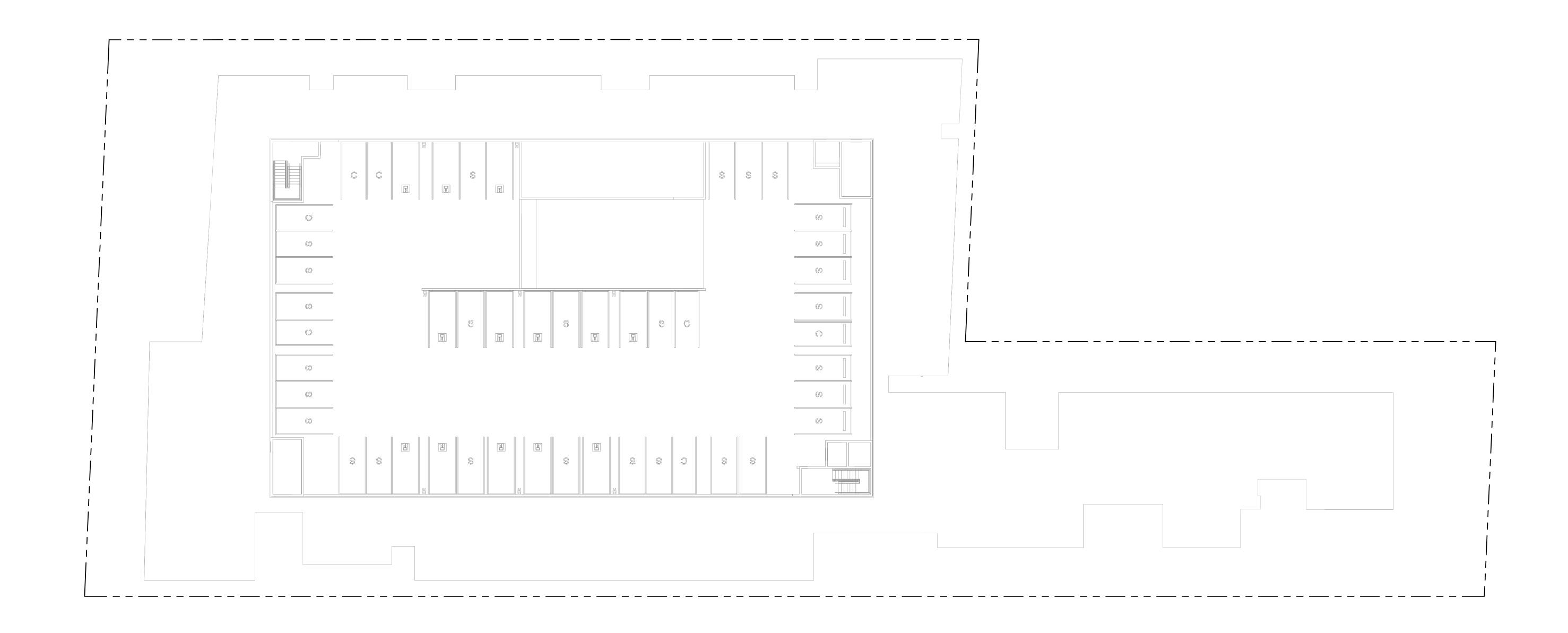
3RD FLOOR PLAN - EAST BUILDING 1/16" = 1'-0"

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SHEET TITLE:

ROOF PLAN - EAST BUILDING

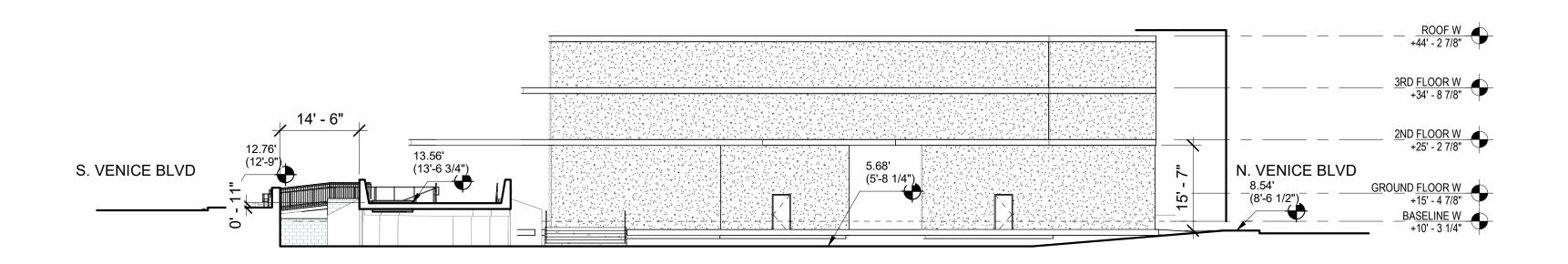
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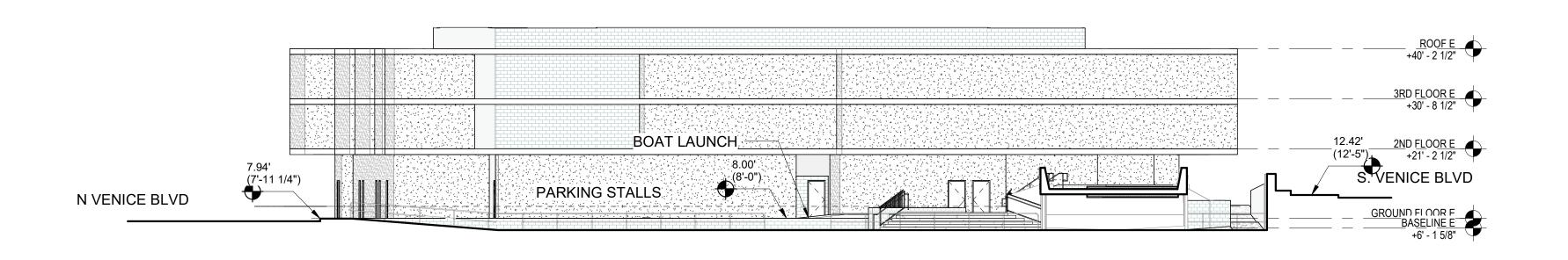
BROOKS + SCARPA ARCHITECTS, INC.

3929 W. 139TH STREET HAWTHORNE, CA. 90250 t: 323.596.4700 X3.23

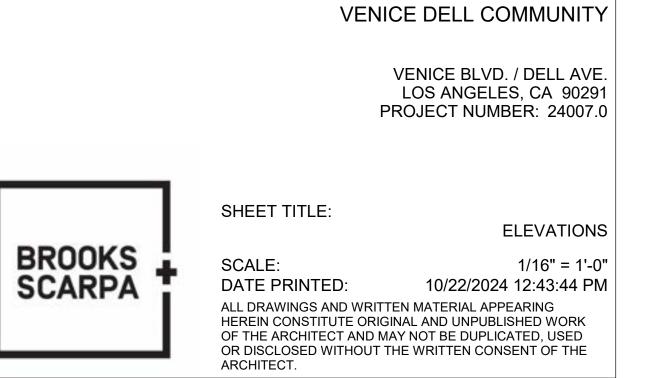
1/16" = 1'-0"



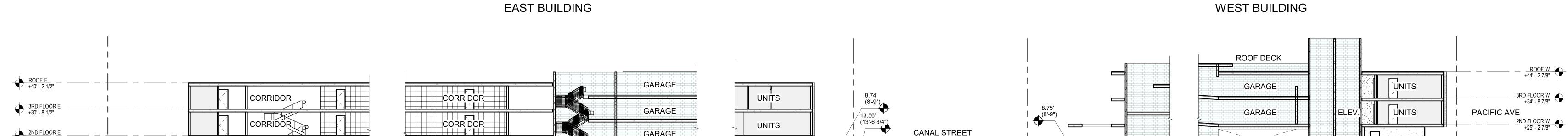








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UNITS

UNITS



LONGITUDINAL SITE SECTION, FACING SOUTH

REF: SCALE: 1/16" = 1'-0"

RETAIL

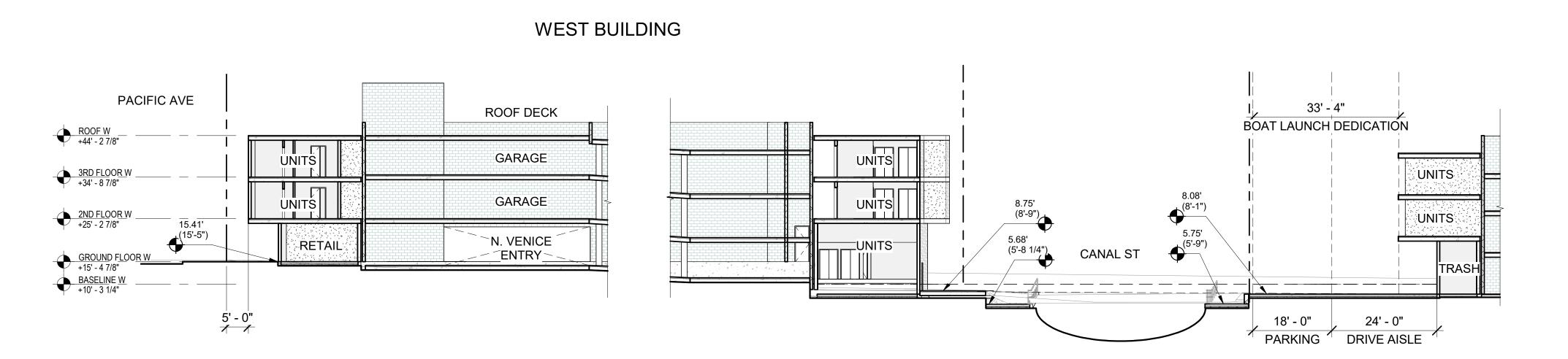
GROUND FLOOR W +15' - 4 7/8" BASELINE W +10' - 3 1/4"

(W) GARAGE ENT.

<u>~</u>

TRASH

CANAL STREET



GARAGE

S. VENICE ENTRY

OPEN TO BEYOND

2ND FLOOR E +21' - 2 1/2"

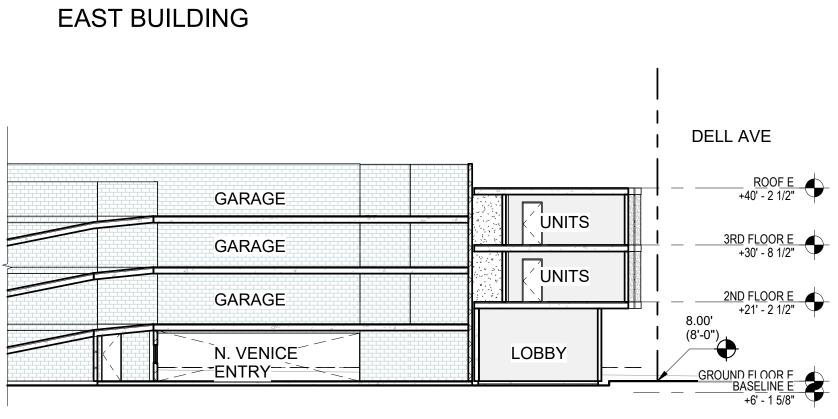
GROUND FLOOR E +8' - 0"

DELL AVE.

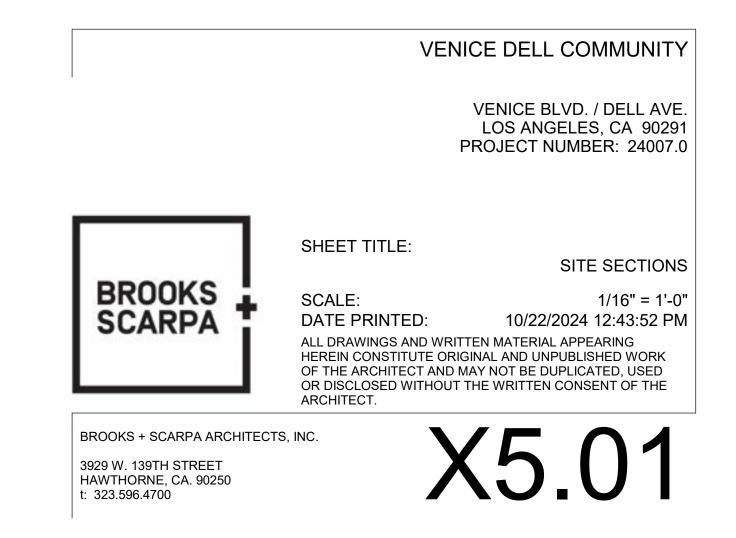
OPEN TO BEYOND

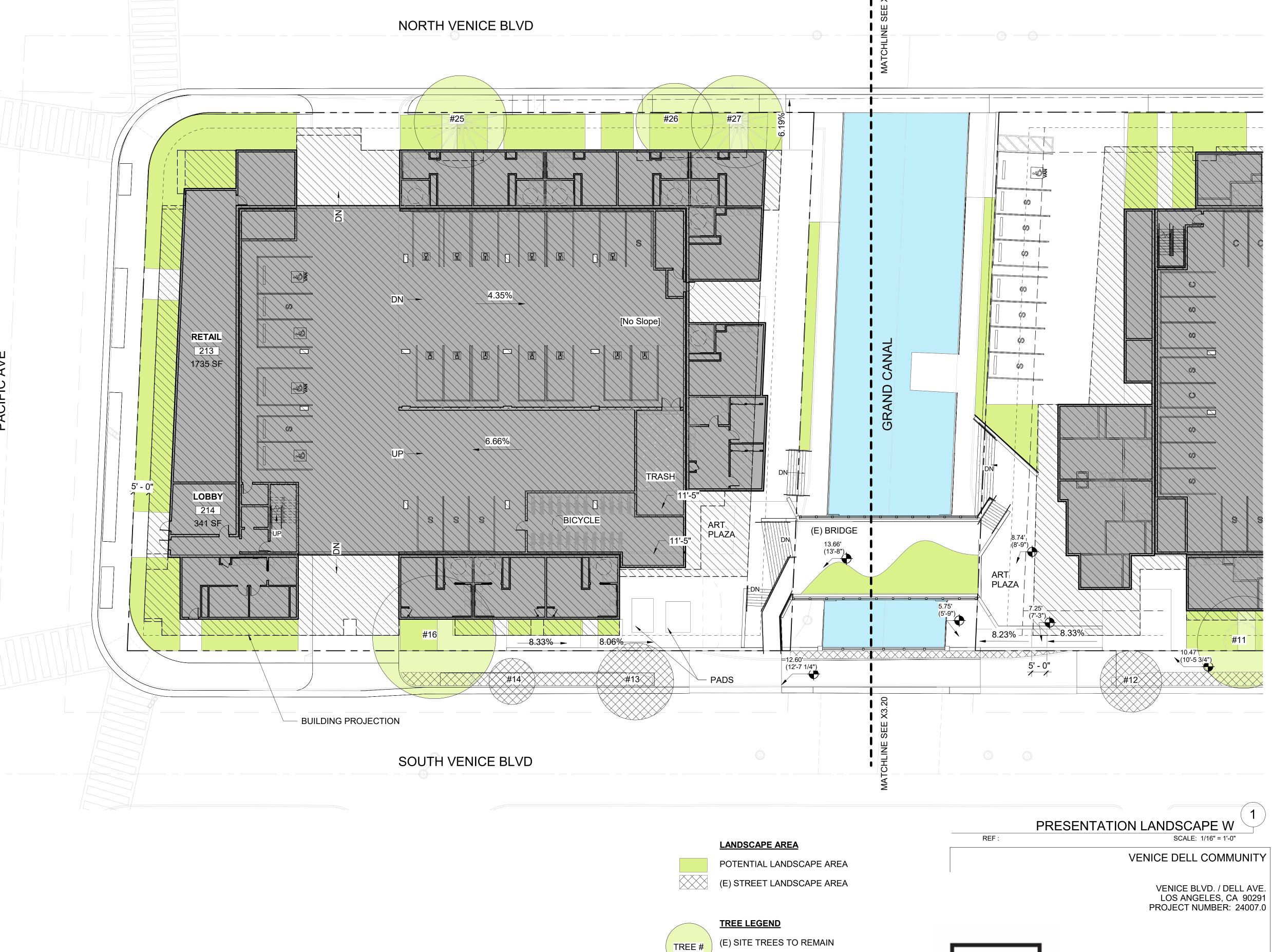
COMMUNITY RM

MIN. 37' - 10"









(E) STREET TREES TO REMAIN

98,740 SF

16,845 SF

12,633 SF

3929 W. 139TH STREET

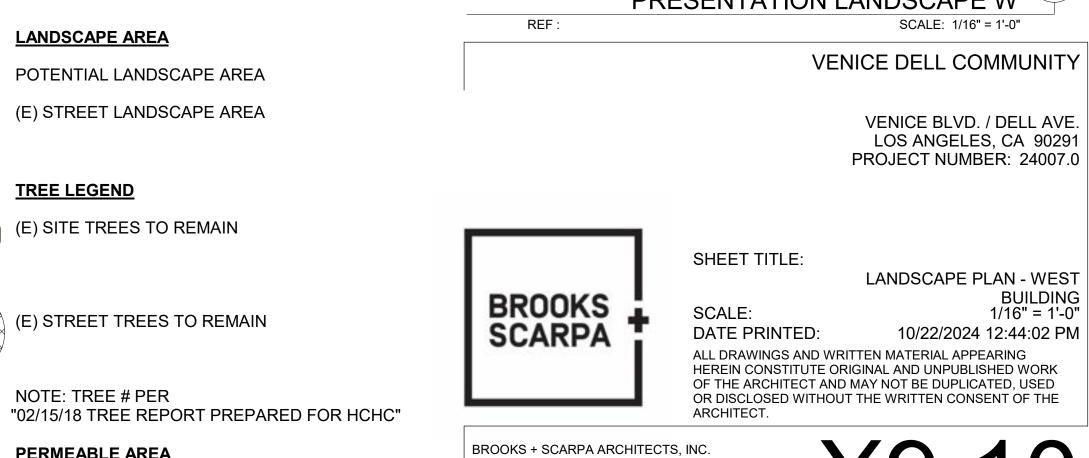
HAWTHORNE, CA. 90250

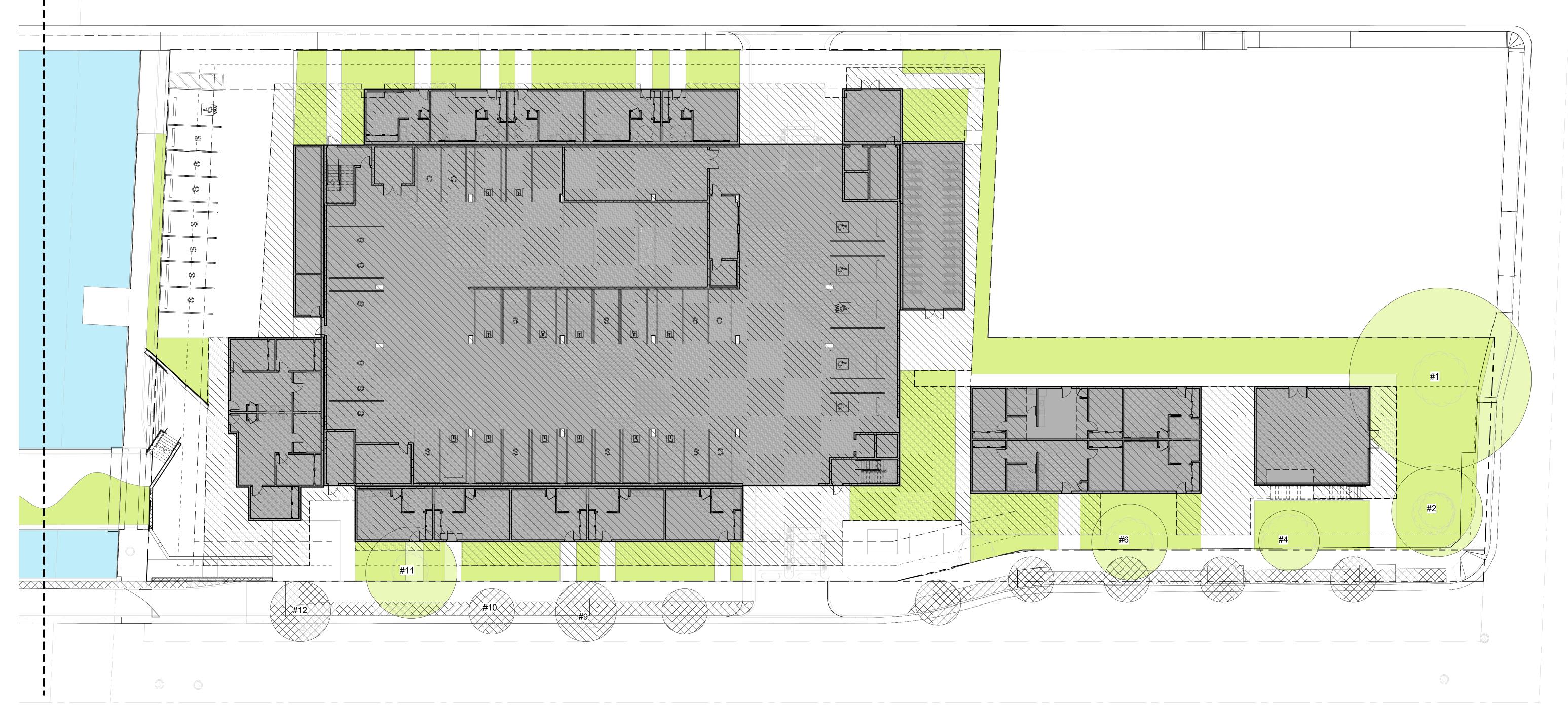
t: 323.596.4700

NOTE: TREE # PER

PERMEABLE AREA SITE AREA:

MAX. LANDSCAPE AREA: TARGET PERMEABLE AREA:





PRESENTATION LANDSCAPE E

SCALE: 1/16" = 1'-0"

LANDSCAPE AREA



POTENTIAL LANDSCAPE AREA

(E) STREET LANDSCAPE AREA



TREE LEGEND

(E) SITE TREES TO REMAIN



(E) STREET TREES TO REMAIN

NOTE: TREE # PER "02/15/18 TREE REPORT PREPARED FOR HCHC"

PERMEABLE AREA SITE AREA: MAX. LANDSCAPE AREA: TARGET PERMEABLE AREA:

98,740 SF 16,845 SF 12,633 SF

VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0



REF:

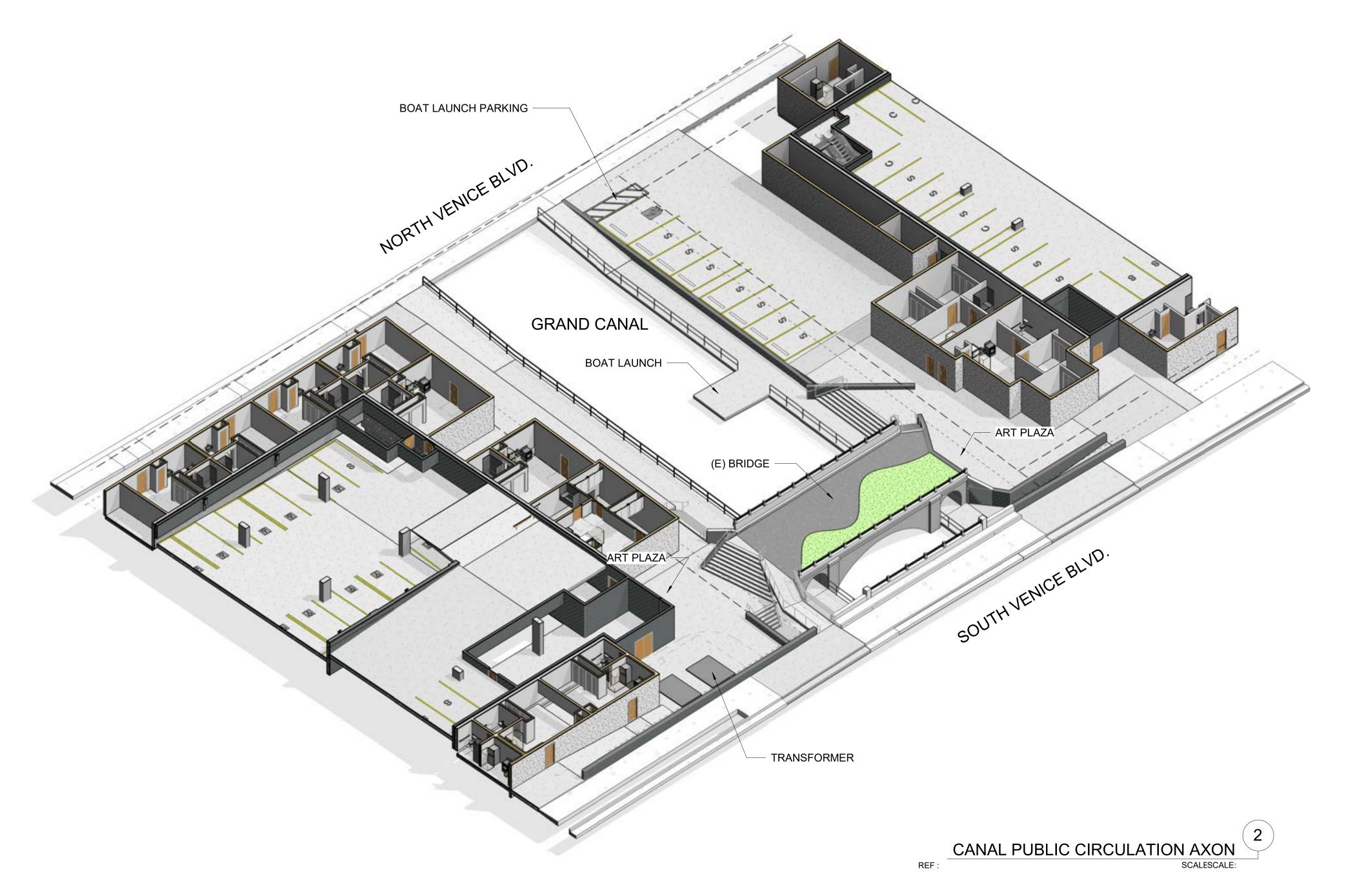
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LANDSCPAE PLAN - EAST BUILDING 1/16" = 1'-0"

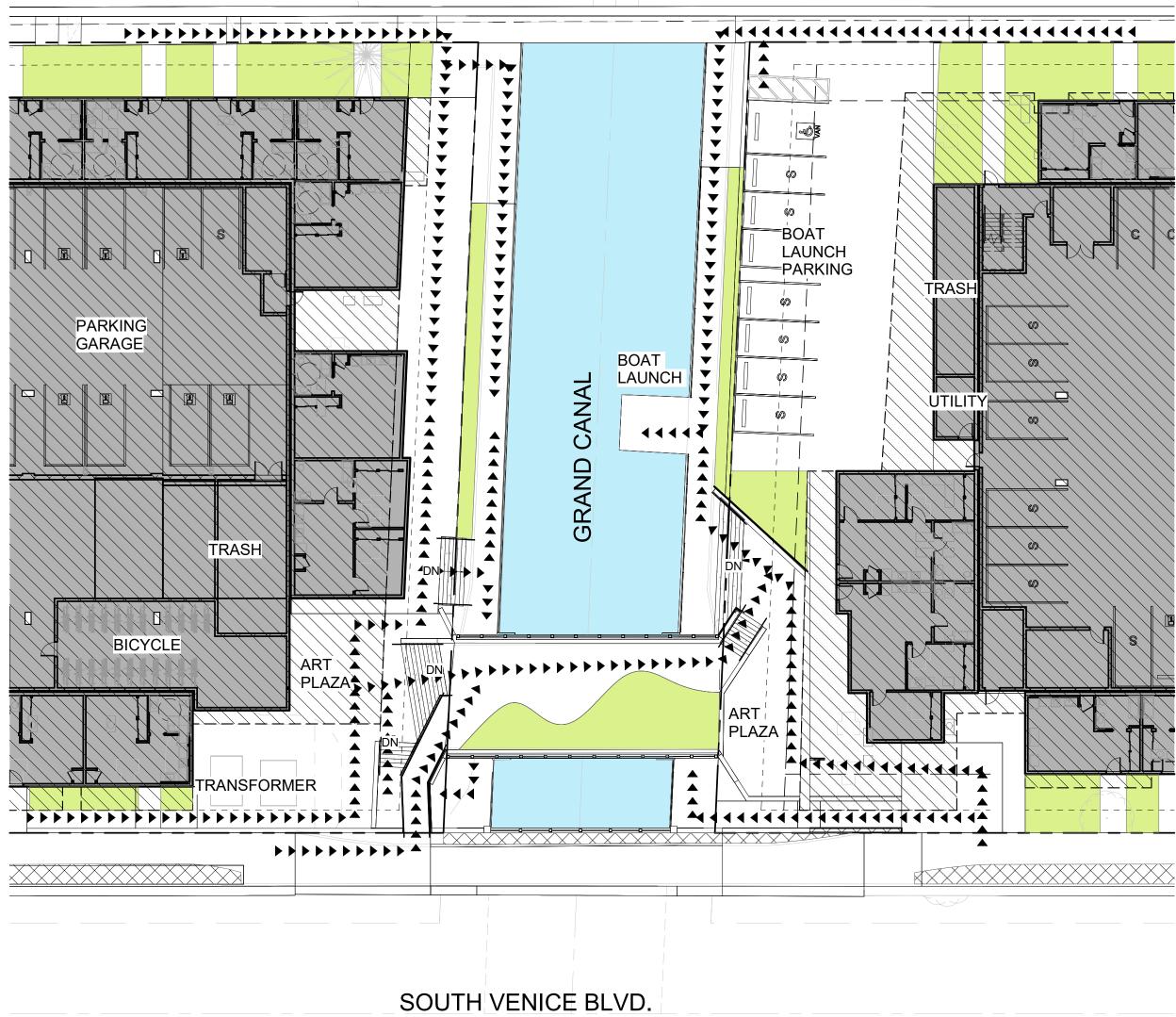
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NORTH VENICE BLVD.



CANAL PUBLIC CIRCULATION SITE PLAN

VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE. LOS ANGELES, CA 90291 PROJECT NUMBER: 24007.0



SHEET TITLE:

CIRCULATION DIAGRAM

1" = 20'-0"

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