

VENICE DELL COMMUNITY

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

COASTAL COMMISSION

ABBREVIATIONS

| | | | |
|---------|--------------------------------------|--------|-------------------|
| ABV | ABOVE | JT | JOINT |
| AFF | ABOVE FINISH FLOOR | KIT | KITCHEN |
| A.G.L. | ADJ. GROUND LVL PER LAMC SECT. 12.03 | LDSC | LANDSCAPE |
| ADJ | ADJACENT | LAV | LAVATORY |
| ALUM | ALUMINUM | LOC | LOCATION |
| @ | AT | MFR | MANUFACTURER |
| BM | BEAM | MAX | MAXIMUM |
| BTWN | BETWEEN | MECH | MECHANICAL |
| B.O. | BOTTOM OF | MTL | METAL |
| BLDG | BUILDING | MIN | MINIMUM |
| BUR | BUILT UP ROOF | (N) | NEW |
| CLNG | CEILING | N/A | NOT APPLICABLE |
| CL | CENTERLINE | N.I.C. | NOT IN CONTRACT |
| CLR | CLEAR | NO. | NUMBER |
| COL | COLUMN | O.C. | ON CENTER |
| CONC | CONCRETE | OPER | OPERABLE |
| CMU | CONCRETE MASONRY UNIT | OPP | OPPOSITE |
| | | O.A.E. | OR APPROVED EQUAL |
| | | OFCl | OWNER FURNISHED/ |
| CONST | CONSTRUCTION | | INSTALLED |
| CONT'S | CONTINUOUS | | |
| CFCI | CONTRACTOR FURNISHED/ INSTALLED | PTD | PAINTED |
| CJ | CONTROL JOINT | PR | PAIR |
| D.G. | DECOMPOSED GRANITE | PNL | PANEL |
| D/B | DESIGN/BUILD | P.O.T. | PATH OF TRAVEL |
| DETL | DETAIL | PLY | PLYWOOD |
| DIA | DIAMETER | P.I.C. | POURED-IN-PLACE |
| DIM | DIMENSION | | CONCRETE |
| ACC | DISABLED ACCESS | PL | PROPERTY LINE |
| DWH | DOMESTIC HOT WATER | RAD | RADIUS |
| DR | DOOR | RE | REFER TO |
| DBL | DOUBLE | REF | REFRIGERATOR |
| DN | DOWN | REQ'D | REQUIRED |
| DS | DOWNSPOUT | RF | ROOF |
| DWGS | DRAWINGS | RFNG | ROOFING |
| EA | EACH | RM | ROOM |
| EVCS | ELEC. VEHICLE CHARGING STATION | R.O. | ROUGH OPENING |
| ELEC | ELECTRICAL | SCHED | SCHEDULE |
| EL | ELEVATION | SCRN | SCREEN |
| (ELEV.) | | SECT | SECTION |
| EQ | EQUAL/ EQUAL TO | SHWR | SHOWER |
| EQMT | EQUIPMENT | SIM | SIMILAR |
| (E) | EXISTING | S.C. | SOLID CORE |
| EXT | EXTERIOR | SPECS | SPECIFICATIONS |
| F.O.C. | FACE OF CONCRETE | S.S. | STAINLESS STEEL |
| F.O.PL | FACE OF PLYWOOD | SP | STAND PIPE |
| Y. | | STL | STEEL |
| F.O.S. | FACE OF STUD | STOR | STORAGE |
| FIN | FINISH | S.D. | STORM DRAIN |
| FFL | FINISH FLOOR LEVEL | STRUC | STRUCTURAL |
| FEC | FIRE EXTINGUISHER CABINET | TL | STRUCTURE |
| | | T | |
| FH | FIRE HYDRANT | TEMP | TEMPERED |
| FSR | FLAME SPREAD RATING | THK | THICK |
| FLR | FLOOR | THRU | THROUGH |
| FLRG | FLOORING | T.O. | TOP OF |
| FLOUR | FLOURESCENT | TYP | TYPICAL |
| FRMG | FRAMING | UFAS | UNIFORM FEDERAL |
| GALV | GALVANIZED | | STANDARDS |
| GA | GAUGE | U.N.O. | UNLESS NOTED |
| GEO | GEOTECHNICAL | | OTHERWISE |
| GLAZ | GLAZING | URNL | URINAL |
| GYP. | GYP SUM BOARD | VNR | VENEER |
| BD. | | VER | VERIFY |
| HT | HEIGHT | VIF | VERIFY IN FIELD |
| H.C. | HOLLOW CORE | W/D | WASHER/ DRYER |
| H.M. | HOLLOW METAL | W.P. | WATERPROOFING |
| HW | HOT WATER | WNDW | WINDOW |
| INSUL | INSULATION | W/ | WITH |
| INT | INTERIOR | W/O | WITHOUT |
| JAN | JANITOR | WD | WOOD |

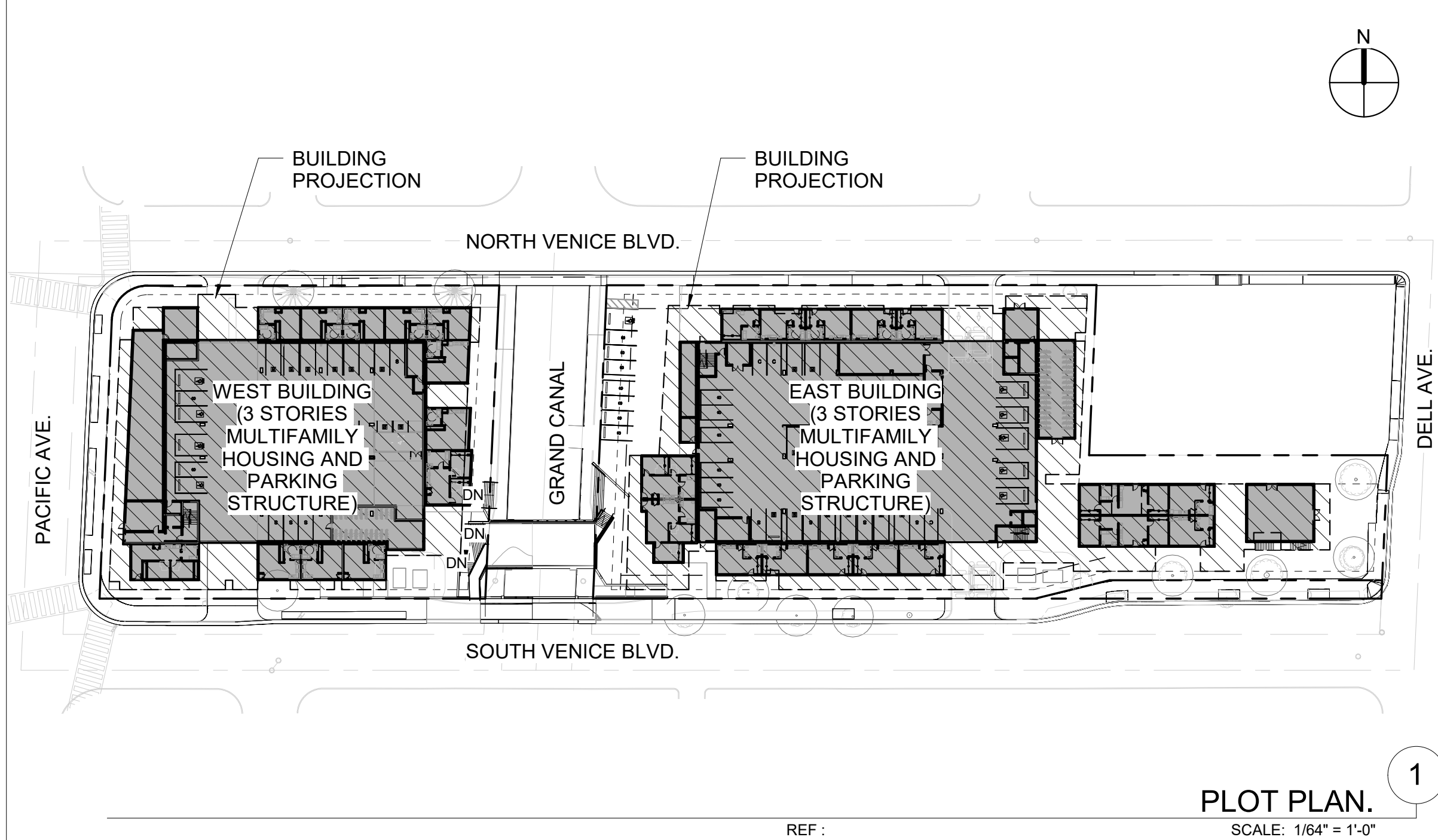
PROJECT INFORMATION

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:**
- 2004 VENICE COASTAL ZONE SPECIFIC PLAN
 - 2018 LOS ANGELES BUILDING CODE
 - 2018 LOS ANGELES MUNICIPAL CODE
 - 2018 CALIFORNIA BUILDING CODE

- FUNDING REQUIREMENTS:**
- THE COUNTY'S MEASURE H DOLLORS FOR SERVICES FOR THE PSH UNITS
 - LOS ANGELES HOUSING DEPARTMENT (LAHD) MANAGED PIPELINE
 - PROJECT BASED SECTION 8 VOUCHERS FROM HACLA FOR 68 PSH UNITS
 - LA COUNTY NO PLACE LIKE HOME FUNDS AND/OR GENERAL FUNDS (APPLICATION EXPECTED FALL 2024)
 - FHLP AHP (APPLICATION EXPECTED SPRING 2025 OR 2026)
 - AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGR TAM (APPLICATION EXPECTED 2025)
 - TCAC/ CDLAC (APPLICATION EXPECTED AUGUST 2025)

PLOT PLAN



ZONING INFORMATION

ZONING INFORMATION:
COMMUNITY PLAN AREA: VENICE
AREA OF PLANNING COMMISSION: WEST LOS ANGELES
NEIGHBORHOOD COUNCIL: VENICE
COUNCIL DISTRICT: CD 11 - TRACI PARK
LADBS DISTRICT OFFICE: WEST LOS ANGELES
500-FOOT SCHOOL ZONE: NO
CURRENT ZONING: OS-1XL
CURRENT LAND USE: OPEN SPACE
PROPOSED ZONING: C2-1L
PROPOSED LAND USE: NEIGHBORHOOD COMMERCIAL
SPECIFIC PLAN AREA: VENICE COASTAL ZONE
LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

- ADDITIONAL ZONING INFORMATION:**
- Z1-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
 - Z1-2471 COASTAL ZONE
 - Z1-2406 DIRECTOR'S INTERPRETATION OF THE VENICE SP FOR SMALL LOT SUBDIVISIONS

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

LOT AREA:
GROSS PLOT AREA: 115,674 SF
NET LOT AREA: 97,050 SF (GROSS AREA EXCLUDING DEDICATION)
BUILDABLE AREA: 90,573 SF (NET AREA EXCLUDING SETBACK PER VENICE COASTAL ZONE SPECIFIC PLAN)

BUILDING HEIGHT:
MAXIMUM: 35 FEET
PROVIDED: 34 FEET (HEIGHT MEASURED PER P/ZC 2002-008)
PROVIDED # OF STORIES: 3

SETBACKS:
REQUIRED FRONT: MIN. 5 FEET
REQUIRED SIDE: MIN. 5 FEET
REQUIRED CANAL: MIN. 10 FEET, 15 FEET AVG.

DWELLING UNIT:
ALLOWABLE # OF UNITS: 144 (115,674 SF AT 800 SF PER DWELLING UNIT, PER LAMC 12.14.C.3 AND 12.21C.6)
PROVIDED # OF UNITS: 120

OPEN SPACE

OPEN SPACE SUMMARY

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

REQUIRED OPEN SPACE TABULATION:

| UNIT TYPE | O.S. FACTOR | TOTAL COUNT | OPEN SPACE |
|--------------|-------------|-------------|-------------------|
| STUDIO | 100 ft² | 76 | 7,600 ft² |
| → LIVE-WORK | | 30 | |
| 1 BED | 100 ft² | 29 | 2,900 ft² |
| 2 BED | 125 ft² | 14 | 1,750 ft² |
| 3 BED | 175 ft² | 1 | 175 ft² |
| TOTAL | | 120 | 12,425 ft² |

PROGRAM

UNIT MIX SUMMARY

| UNIT TYPE | AREA | WEST COUNT | EAST COUNT | TOTAL COUNT |
|--------------|-----------|------------|------------|-------------|
| STUDIO | 349 ft² | 462 ft² | 32 | 45 |
| → LIVE-WORK | | | | (26) |
| 1 BED | 560 ft² | 811 ft² | 10 | 16 |
| 2 BED | 754 ft² | 924 ft² | 6 | 10 |
| 3 BED | 1,000 ft² | 2,000 ft² | 1 | 1 |
| TOTAL | | 48 | 72 | 120 |

SPECIAL NEEDS UNITS

| UNIT TYPE | SPECIAL NEEDS UNITS | NON-SPECIAL NEEDS UNITS | SN UNIT DISTRIBUTION |
|--------------|---------------------|-------------------------|----------------------|
| STUDIO | 42 | 35 | 67.30% |
| → LIVE-WORK | 0 | (26) | |
| 1 BED | 15 | 11 | 21.20% |
| 2 BED | 11 | 5 | 11.50% |
| 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:

| 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 | | | 0 |
| SUBTOTAL | | | 0 |

| PRIVATE - BEACH IMPACT | RATIO | AREA (SF) | PARKING |
|------------------------|-----------|-----------|-----------|
| COMMERCIAL | 1/640sf | 1735 | 3 |
| RESIDENTIAL | 1/1,000sf | 16052 | 17 |
| SUBTOTAL | | | 20 |

| | |
|-----------------------------------|------------|
| TOTAL PRIVATE PARKING REQ. | 68 |
| TOTAL LADOT PARKING REQ. | 196 |
| TOTAL PARKING REQ. | 264 |

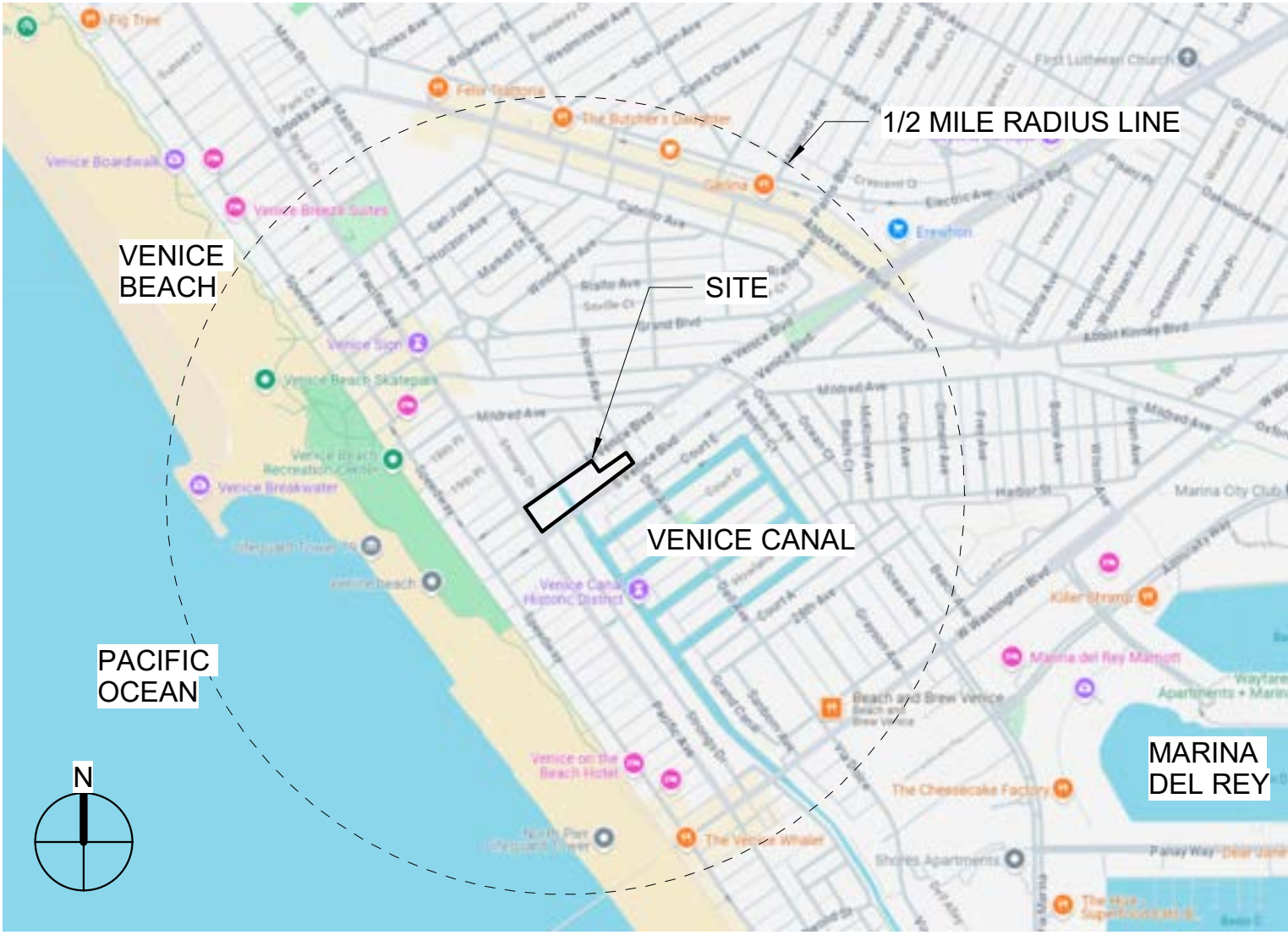
BICYCLE SUMMARY
PROPOSED BICYCLE:
TOTAL LONG-TERM BIKE PARKING : 108
LONG-TERM BIKE PARKING - WEST BUILDING: 44
LONG-TERM BIKE PARKING - EAST BUILDING: 64
TOTAL SHORT-TERM BIKE PARKING : 14 (ON SITE)

REQUIRED BICYCLE PARKING TABULATION:

| LONG-TERM | RATIO | WEST UNITS | EAST UNITS | TOT... BIKES |
|-----------------|-------------------------|------------|------------|--------------|
| LONG-TERM | | | | |
| RESIDENTIAL | 1/1 units (1-25) | 25 | 25 | 50 |
| | 1/1.5 units (26-100) | 23 | 16 | 47 |
| | 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 |
| COMMERCIAL | 1/10,000 sq.ft. (2...) | | | 0 |
| SUBTOTAL | | 43 | 57 | 100 |

| SHORT-TERM | RATIO | WEST UNITS | EAST UNITS | TOT... BIKES |
|-----------------|-------------------------|------------|------------|--------------|
| RESIDENTIAL | 1/10 units (1-25) | 25 | 3 | 25 |
| | 1/15 units (26-100) | 23 | 2 | 49 |
| | 1/20 units (101-200) | | | 4 |
| | 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 |

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

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

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

VENICE DELL COMMUNITY

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



SHEET TITLE: COVER SHEET

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SHEET INDEX

| SHEET INDEX | |
|-------------|--------------------------------------|
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| X0.00 | COVER SHEET |
| X0.01 | PROJECT INFORMATION |
| X0.02 | 3D VIEWS |
| X0.03 | EXISTING SITE PHOTOS |
| X0.04 | SURVEY |
| X0.05 | SURVEY |
| X0.06 | EXISTING SITE PLAN |
| X1.00 | PLOT PLAN |
| X1.01 | EASEMENT PLAN |
| X1.02 | CIRCULATION DIAGRAM |
| X3.10 | 1ST FLOOR PLAN - WEST BUILDING |
| X3.11 | 2ND & 3RD FLOOR PLAN - WEST BUILDING |
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| X3.21 | 2ND FLOOR PLAN - EAST BUILDING |
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| X4.01 | ELEVATIONS |
| X5.01 | SITE SECTIONS |
| X9.10 | LANDSCAPE PLAN - WEST BUILDING |
| X9.20 | LANDSCAPE PLAN - EAST BUILDING |

BUILDING & SAFETY

APPLICABLE CODES

SYMBOLS



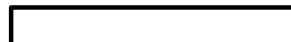



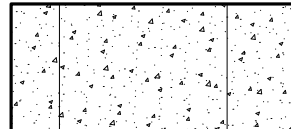
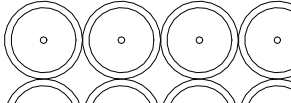
| Room name | | ROOM NAME |
|-----------|--------|-------------------------------|
| | 101 | ROOM NUMBER |
| | 150 SF | ROOM AREA |
| | 101 | DOOR NUMBER |
| | 808.F | WINDOW NUMBER |
| | S | SMOKE DETECTOR** |
| | FE | FIRE EXTINGUISHER CABINET* |
| | | CEILING MOUNTED EXIT SIGNAGE |
| | | WALL MOUNTED EXIT SIGNAGE |
| | | CEILING MOUNTED MOTION SENSOR |
| | | WALL MOUNTED MOTION SENSOR |
| | | SECURITY CAMERA |
| | | SECURITY GATED INTERCOM |
| | | CENTERLINE |
| | AL | ALARMED DOOR/ SECURITY GATE |
| | FD | FLOOR DRAIN |
| | AD | AREA DRAIN |
| | PD | PLANTER DRAIN |
| | | EXIT PATH OF TRAVEL |
| | | ACCESSIBLE PATH OF TRAVEL |
| | HB | HOSE BIBB |
| | | CONTROL POINT |

* PROVIDE PORTABLE FIRE EXTINGUISHERS 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 DETECTOR 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 |
|  | 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 |

DEFERRED SUBMITTALS

VENICE DELL COMMUNITY

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

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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 DELL COMMUNITY

VENICE BLVD. / DELL AVE.
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SHEET TITLE: 3D VIEWS

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



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



VENICE CANAL EAST WALKWAY
LOOKING TOWARD N. VENICE BLVD



VENICE CANAL WALKWAY
LOOKING TOWARD S. VENICE BLVD



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



VENICE CANAL WALKWAY
LOOKING TOWARD S. VENICE BLVD



VENICE CANAL BOAT LAUNCH RAMP



VENICE CANAL GATE UNDER BRIDGE

VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE.
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SHEET TITLE: EXISTING SITE PHOTOS

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X0.03

| ITEM NO. | DESCRIPTION | ITEM NO. | DESCRIPTION |
|---|-------------|----------|-------------|
| * A-C FAXES | | | |
| * 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. | | | |
| * 2. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN, AS GRANTED IN A DOCUMENT, GRANTED TO - UNITED ELECTRIC GAS AND POWER COMPANY, A CORPORATION. | | | |
| PURPOSE: - PUEBLO GAS NAME, PUEBLO AND CONDUITS | | | |
| AFFECTS: - SAGE LAND | | | |
| REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. | | | |
| * 3. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT. | | | |
| RECORDING NO. - IN BOOK 2088 PAGE 175 OF DEEDS | | | |
| AFFECTS: - LOT 1 BLOCK 14 | | | |
| * 4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT. | | | |
| RECORDING NO. - IN BOOK 2088 PAGE 175 OF DEEDS | | | |
| AFFECTS: - LOT 5 BLOCK 17 | | | |
| * 5. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN AS RESERVED IN A DOCUMENT, GRANTED TO - 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: - SAGE LAND | | | |
| * 6. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN. | | | |
| AFFECTS: - LOTS 7 TO 12 INCLUSIVE IN BLOCK 12 AND LOTS 7 TO 12 INCLUSIVE IN BLOCK 14 | | | |
| * 7. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN AS CONDEEMED BY AN ENTITLED - FINAL JUDGMENT | | | |
| IN FAVOR OF: - CITY OF VENICE | | | |
| CAUSE NO. 18-810 | | | |
| RECORDING NO. - IN BOOK 4710 PAGE 261 OFFICIAL RECORDS | | | |
| AFFECTS: - THE NORTHEASTERLY 5 FEET OF PARCELS 2, 3, 6, 7 AND 10 | | | |
| * 8. AS ORDERED BY THE COURT AND AS LEASE FOR THE TERM THEREIN PROVIDED, DECEDENT BY THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. | | | |
| DATED: - JUNE 24, 1980 | | | |
| LESSOR: - EUGENIE M. KEMP, A MARRIED WOMAN, AS HER SEPARATE PROPERTY | | | |
| LESSOR: - MANDY M. KEMP | | | |
| RECORDING NO. 2801 IN BOOK 4274 PAGE 351 OFFICIAL RECORDS | | | |
| NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. | | | |
| SAID LEASE AFFECTS THAT PORTION OF SAGE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. | | | |
| SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE EASE. | | | |
| * 9. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. | | | |
| DATED: - JULY 1, 1980 | | | |
| LESSOR: - PACIFIC ELECTRIC RAILWAY COMPANY, A CORPORATION | | | |
| LESSOR: - STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION | | | |
| RECORDING DATE: - MARCH 28, 1981 | | | |
| RECORDING NO. 1876 IN BOOK 3036 PAGE 877 OFFICIAL RECORDS | | | |
| NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. | | | |
| SAID LEASE AFFECTS THAT PORTION OF SAGE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. | | | |
| SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE EASE. | | | |
| * 10. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN. | | | |
| AFFECTS: - PARCELS 5 | | | |
| * 11. A COMMUNITY OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, DECEDENT BY THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. | | | |
| DATED: - JUNE 24, 1980 | | | |
| LESSOR: - EUGENIE M. KEMP AND LILLIAN C. KEMP | | | |
| LESSOR: - STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION | | | |
| RECORDING DATE: - MARCH 28, 1981 | | | |
| RECORDING NO. 2801 IN BOOK 4274 PAGE 351 OFFICIAL RECORDS | | | |
| NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. | | | |
| SAID LEASE AFFECTS THAT PORTION OF SAGE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. | | | |
| SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE EASE. | | | |
| * 12. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN AS GRANTED IN A DOCUMENT, GRANTED TO - UNION TRUST & REALTY COMPANY. | | | |
| PURPOSE: - PIPE LINES | | | |
| RECORDING DATE: - AUGUST 13, 1984 | | | |
| RECORDING NO. 56 IN BOOK 2087 PAGE 225 OF DEEDS | | | |
| AFFECTS: - LOT 1 OF PARCEL 9 | | | |
| * 13. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN. | | | |
| AFFECTS: - PARCELS 4 | | | |
| * 14. A COMMUNITY OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, DECEDENT BY THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. | | | |
| DATED: - JUNE 24, 1980 | | | |
| LESSOR: - JAMES H. CARPENTER AND LORETTA L. CARPENTER | | | |
| LESSOR: - STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION | | | |
| RECORDING NO. 2801 IN BOOK 4274 PAGE 351 OFFICIAL RECORDS | | | |
| NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. | | | |
| SAID LEASE AFFECTS THAT PORTION OF SAGE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. | | | |
| SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE EASE. | | | |
| * 15. A COMMUNITY OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, DECEDENT BY THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. | | | |
| DATED: - JUNE 24, 1980 | | | |
| LESSOR: - JAMES H. CARPENTER AND LORETTA L. CARPENTER | | | |
| LESSOR: - STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION | | | |
| RECORDING NO. 2801 IN BOOK 4274 PAGE 351 OFFICIAL RECORDS | | | |
| NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. | | | |
| SAID LEASE AFFECTS THAT PORTION OF SAGE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. | | | |
| SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE EASE. | | | |
| * 16. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING DRAINAGE EASEMENT | | | |
| GRANTED BY: - ROBERT C. JONES | | | |
| RECORDING DATE: - OCTOBER 8, 1989 | | | |
| RECORDING NO. 30-38000 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. | | | |
| AFFECTS: - PARCELS 4 | | | |
| * 17. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN AS RESERVED IN A DOCUMENT, GRANTED TO - UNION TRUST & REALTY COMPANY, A CORPORATION. | | | |
| PURPOSE: - PIPE LINES | | | |
| RECORDING NO. - IN BOOK 3173 PAGE 138 OF DEEDS | | | |
| AFFECTS: - PARCELS 2 | | | |
| AND RECORDING DATE: - JULY 15, 1987 | | | |
| AND RECORDING NO. - IN BOOK 3173 PAGE 138 OF DEEDS | | | |
| AND RECORDING DATE: - JUNE 14, 1988 | | | |
| AND RECORDING NO. - IN BOOK 2397 PAGE 122 OF DEEDS | | | |
| AND RECORDING DATE: - FEBRUARY 14, 1989 | | | |
| AND RECORDING NO. - IN BOOK 2271 PAGE 232 OF DEEDS | | | |
| AFFECTS: - PARCELS 1 | | | |
| * 18. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN. | | | |
| AFFECTS: - PARCELS 8 | | | |
| * 19. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN AS GRANTED IN A DOCUMENT, GRANTED TO - SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION. | | | |
| RECORDING DATE: - JULY 26, 1980 | | | |
| RECORDING NO. - IN BOOK 1258 PAGE 138 OFFICIAL RECORDS | | | |
| AFFECTS: - PORTION OF LOT 42 IN SAGE BLOCK 9 | | | |
| AFFECTS: - PARCELS 8 | | | |
| * 20. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN AS GRANTED IN A DOCUMENT, GRANTED TO - CITY OF VENICE. | | | |
| PURPOSE: - HIGHWAY PURPOSES | | | |
| RECORDING DATE: - MAY 11, 1985 | | | |
| RECORDING NO. - IN BOOK 4424 PAGE 8 OFFICIAL RECORDS | | | |
| AFFECTS: - PORTION OF SAGE LAND | | | |
| REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. | | | |
| AFFECTS: - PARCELS 8 | | | |
| * 21. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN AS SET FORTH IN A DOCUMENT. | | | |
| PURPOSE: - PUBLIC UTILITIES | | | |
| RECORDING NO. - IN BOOK 1824 PAGE 207 OF DEEDS | | | |
| AFFECTS: - PORTION OF SAGE LAND | | | |
| AFFECTS: - PARCELS 8 | | | |
| * 22. PROVISIONS IN A DEED PROHIBITING THE BUYING, SELLING OR HANDLING OF INTOXICATING LIQUORS ON SAGE LAND. | | | |
| AFFECTS: - LOT 38 OF PARCELS 9 | | | |
| * 23. PROVISIONS IN A DEED PROHIBITING THE BUYING, SELLING OR HANDLING OF INTOXICATING LIQUORS ON SAGE LAND. | | | |
| RECORDING NO. - IN BOOK 1258 PAGE 138 OFFICIAL RECORDS | | | |
| AFFECTS: - PARCELS 9 | | | |
| * 24. A COMMUNITY OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, DECEDENT BY THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. | | | |
| LESSOR: - HARRY V. SENON | | | |
| LESSOR: - STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION | | | |
| RECORDING DATE: - MARCH 28, 1981 | | | |
| RECORDING NO. 2801 IN BOOK 4274 PAGE 351 OFFICIAL RECORDS | | | |
| NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. | | | |
| SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE EASE. | | | |
| * 25. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF A BUILDING PURSUANT TO ACTION OF BOARD OF BUILDING AND SAFETY COMMISSIONERS. | | | |
| GRANTED TO: - UNITED ELECTRIC GAS AND POWER COMPANY PURPOSE: - PIPE LINES, CONDUITS AND POLE LINES | | | |
| RECORDING DATE: - OCTOBER 8, 1989 | | | |
| RECORDING NO. 30-38000 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. | | | |
| AFFECTS: - PARCELS 9 | | | |
| * 26. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: - AGREEMENT OF CONVEYANCE, REDEMPTION AGREEMENT AND RIGHT OF REDRESS AND EGRESS - COVENANT TO RUN WITH THE LAND. | | | |
| EXECUTED BY: - P. STANIMAN AND THE CITY OF LOS ANGELES | | | |
| RECORDING DATE: - JULY 15, 1979 | | | |
| RECORDING NO. 3345 OFFICIAL RECORDS | | | |
| REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. | | | |
| AFFECTS: - PARCELS 9 | | | |
| * 27. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN AS SET FORTH IN A DOCUMENT. | | | |
| IN FAVOR OF: - UNION TRUST & REALTY COMPANY | | | |
| PURPOSE: - PIPE LINES | | | |
| RECORDING NO. - IN BOOK 1744 PAGE 2 OF DEEDS | | | |
| AFFECTS: - SAGE LAND | | | |
| DOCUMENT 98-182927 DATED, RECORDING DATE DECEMBER 30, 1986 PROVIDED | | | |
| * 28. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN. | | | |
| AFFECTS: - PARCELS 10 | | | |
| * 29. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN AS GRANTED IN A DOCUMENT, GRANTED TO: - UNITED ELECTRIC GAS AND POWER COMPANY PURPOSE: - PIPE LINES, CONDUITS AND POLE LINES | | | |
| RECORDING NO. - IN BOOK 1824 PAGE 207 OF DEEDS | | | |
| AFFECTS: - LOTS 40 AND 41 AND THE NORTHEASTLY 110 FEET OF LOT 42 OF PARCELS 10 | | | |
| * 30. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN AS GRANTED IN A DOCUMENT, GRANTED TO: - CITY OF LOS ANGELES | | | |
| PURPOSE: - PUBLIC UTILITY TO BE KNOWN AS NORTH VENICE BOULEVARD | | | |
| RECORDING NO. - IN BOOK 1258 PAGE 138 OFFICIAL RECORDS | | | |
| AFFECTS: - THE NORTHEASTERLY 5 FEET OF LOT 42 OF PARCELS 10 | | | |
| * 31. A COMMUNITY OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, DECEDENT BY THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. | | | |
| DATED: - JUNE 24, 1980 | | | |
| LESSOR: - THOMAS A. GUNST AND LOUISE S. GUNST, HIS WIFE | | | |
| LESSOR: - STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION | | | |
| RECORDING DATE: - MARCH 28, 1981 | | | |
| RECORDING NO. 2801 IN BOOK 4274 PAGE 351 OFFICIAL RECORDS | | | |
| NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. | | | |
| SAID LEASE AFFECTS THAT PORTION OF SAGE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. | | | |
| SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE EASE. | | | |
| * 32. A COMMUNITY OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, DECEDENT BY THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. | | | |
| DATED: - JUNE 24, 1980 | | | |
| LESSOR: - JAMES H. CARPENTER AND LORETTA L. CARPENTER | | | |
| LESSOR: - STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION | | | |
| RECORDING NO. 2801 IN BOOK 4274 PAGE 351 OFFICIAL RECORDS | | | |
| NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. | | | |
| SAID LEASE AFFECTS THAT PORTION OF SAGE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. | | | |
| SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE EASE. | | | |
| * 33. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAGE LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON ALL SUCCESSORS. | | | |
| RECORDING DATE: - OCTOBER 26, 1971 | | | |
| RECORDING NO. 3038 IN BOOK 3857 PAGE 408 OFFICIAL RECORDS | | | |
| REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. | | | |
| AFFECTS: - PARCELS 10 | | | |
| * 34. A NOTICE OF SUBSTANDARD PROPERTY AS DISCLOSED BY A DOCUMENT. | | | |
| RECORDING DATE: - OCTOBER 8, 1989 | | | |
| RECORDING NO. 3038 IN BOOK 3857 PAGE 408 OFFICIAL RECORDS | | | |
| REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. | | | |
| AFFECTS: - PARCELS 10 | | | |
| * 35. EASEMENTS FOR THE PURPOSES OF SHOW, BEHOLD AND RIGHTS INCIDENTAL, THEREIN AS RESERVED IN A DOCUMENT, GRANTED BY: - THE CITY OF LOS ANGELES | | | |
| PURPOSE: - ELECTRICAL FACILITIES | | | |
| RECORDING DATE: - MARCH 22, 1985 | | | |
| RECORDING NO. 89-38801 OFFICIAL RECORDS | | | |
| AFFECTS: - PARCELS 4 | | | |
| * 36. ANY EASEMENTS OR LESSER RIGHTS IN, TO, OR OUT OF, SAGE LAND, WHICH WERE NOT AFFECTED BY THE PROCEEDINGS OF THE MAKING 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 SAGE PARCELS 1. | | | |
| * 37. PLEASE BE ADVISED THAT OUR SEARCHES DO NOT DISCLOSE ANY OPEN DEEDS OF TRUSTS DECEASED IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. | | | |
| * 38. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAGE LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. | | | |
| * 39. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, AMENDMENTS AND ADDENDUMS, THEREIN, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS FIRM FROM COVERAGE. | | | |
| * 40. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SURFACE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH 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 A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAGE LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. | | | |
| * NOT A SURVEY MATTER | | | |
| * BLANKET & NATURE | | | |
| *** WRITING DOCUMENT | | | |
| *** LEGIBLE DOCUMENT | | | |

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1:

ASSESSOR'S PARCEL NUMBER: 4238-024-307

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 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 SAGE COUNTY.

EXCEPT THEREFROM ALL OF THE MATERIALS AND MINERAL OILS OF EVERY KIND AND CHARACTER OCCURRING FIVE HUNDRED FEET DEEP UNDEAR THE SURFACE THEREOF, NOW KNOWN TO EXIST OR HEREINAFTER DISCOVERED UPON, WITHIN, OR UNDEARLY SAGE LAND OR THAT MAY BE PRODUCED THEREFROM INCLUDING WITHOUT LIMITING THE RIGHT TO EXTRACT, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND 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SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE OF SAGE LAND TO EXPLORE FOR, OBTAIN, MINERALS, OIL, PETROLEUM, GAS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAGE GRANTOR, ITS SUCCESSORS AND HEIRS, OF MINES AND DEPOSITS BENEATH THE SURFACE

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 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.
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, lying between the southwestern 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 conveyance of said land.
Except therefrom all of the minerals and mineral ores of every kind and character occurring five hundred feet (500') beneath the surface thereof, now known to exist 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 grantor, its successors and assigns, of egress and regress 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 use may include lateral or slant drilling, digging, boring, or sinking 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 rights and shall not disturb the surface of said land or any improvements thereon or remove or impair the lateral or adjacent 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, 1950 as instrument no. 1274, 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. Bahner and Dora M. Bahner, husband and wife, by deed recorded April 23, 1969 as instrument No. 1969 in book 46347, page 220, official records.

Parcel 3: Assessor's Parcel Number: 4238-024-906
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 southwesterly by the southwesterly prolongation of the southeasterly line of said lot 1 and bounded northwesterly by the southwesterly prolongation of the southeasterly line of said lot 1, vacated by that certain resolution to vacate no. 85-21463 recorded march 22, 1985 as instrument no. 85-316811 of official records, which would pass by operation of law with the conveyance of said lot 6 and lot 1.

Parcel 5: Assessor's Parcel Number: 4238-024-908
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 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. Daniels and Dorothy E. Daniels, husband and wife and Gela Calzta, a married woman, in deed recorded December 3, 1988 as instrument No. 88-1960148, 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 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 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, 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 Jan A. Berlin, a single man, in deed recorded July 17, 1987 as instrument no. 87-1133486, official records.

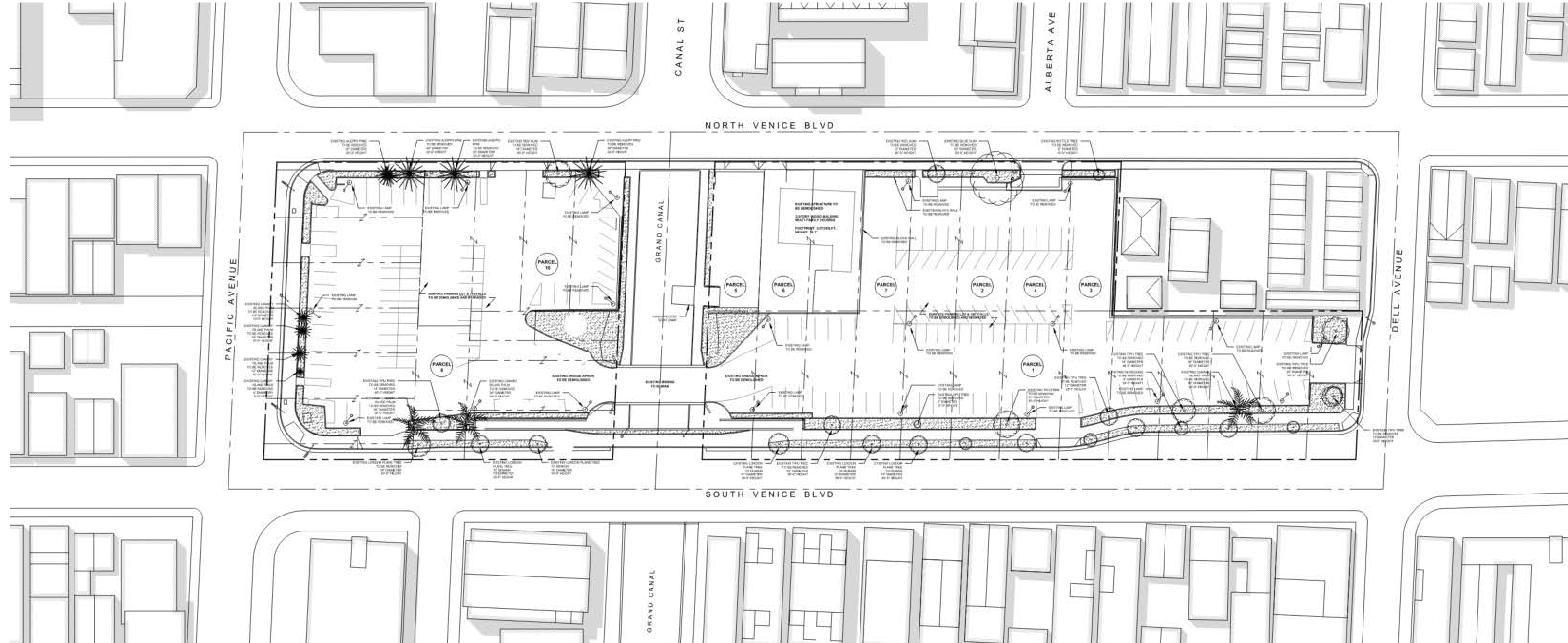
Parcel 8: Assessor's Parcel Number: 4238-024-908
Lots 1 to 7 inclusive, and lots 36, 37 and 42 and the southeasterly 13 and 1/3 feet of lot 38, all in block 9, Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.
Except therefrom the northwesterly 5 feet of said lot 1.
Also except therefrom 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 page 80 of deeds.
Also except therefrom the southwesterly 20 feet of said lot 36.
Also except therefrom the northwesterly 110 feet and the southeasterly 20 feet of said lot 42.

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 southwesterly 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 line 20 feet to the southeasterly line of the Los Angeles Pacific Railroad Company right of way, 60 feet wide, as described in book 2366, page 182 of deeds, in the office of said county recorder; thence northwesterly along said southwesterly line 135.04 feet to the northwesterly line of said lot 36; thence southwesterly along said northwesterly line 20 feet to the point of beginning.

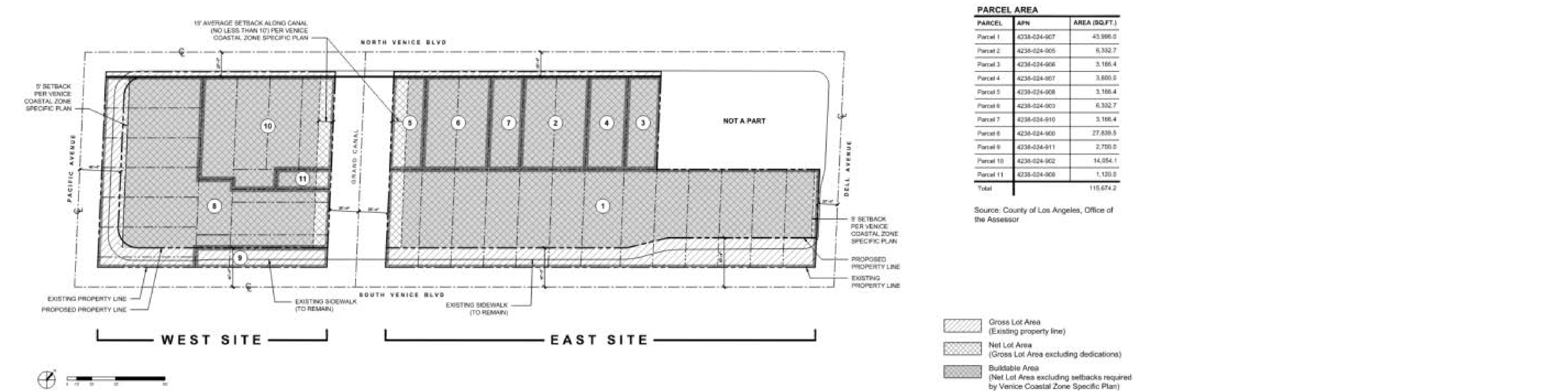
Parcel 10: Assessor's Parcel Number: 4238-024-902
Lots 39, 40, 41 and the northwesterly 110 feet of lot 42 and the westerly 44 feet of the northwesterly 20 feet of lot 38, in block 9, Short Line Beach subdivision no. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map 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 northerly 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, 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 Neiland E. Spink and Alberta C. Spink, husband and wife, in deed recorded December 30, 1986 as instrument no. 86-1829297, official records.

EXISTING PLOT PLAN



LOT AREA DIAGRAM



VENICE DELL COMMUNITY

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

BROOKS
SCARPA

+

SHEET TITLE:

EXISTING SITE PLAN

SCALE:

DATE PRINTED:

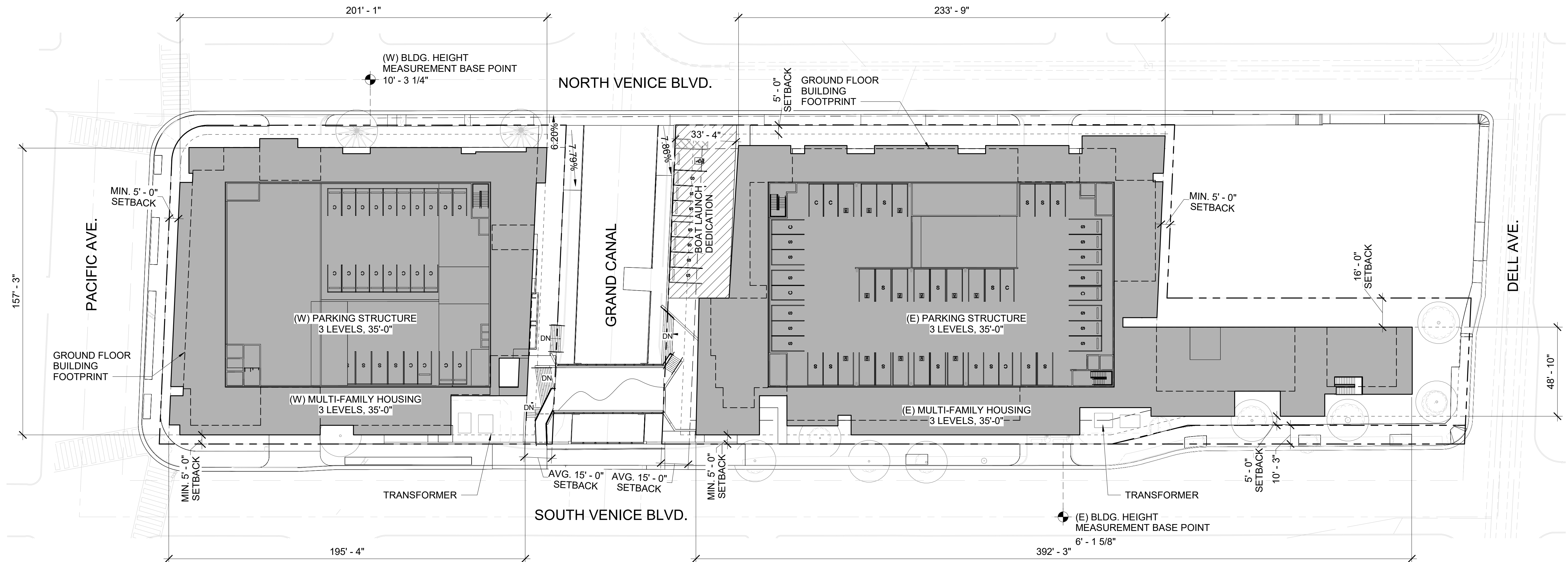
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3929 W. 139TH STREET
HAWTHORNE, CA. 90250
t. 323.596.4700

X0.06



PRESENTATION PLOT PLAN

REF :

SCALE: 1" = 30'-0"

VENICE DELL COMMUNITY

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



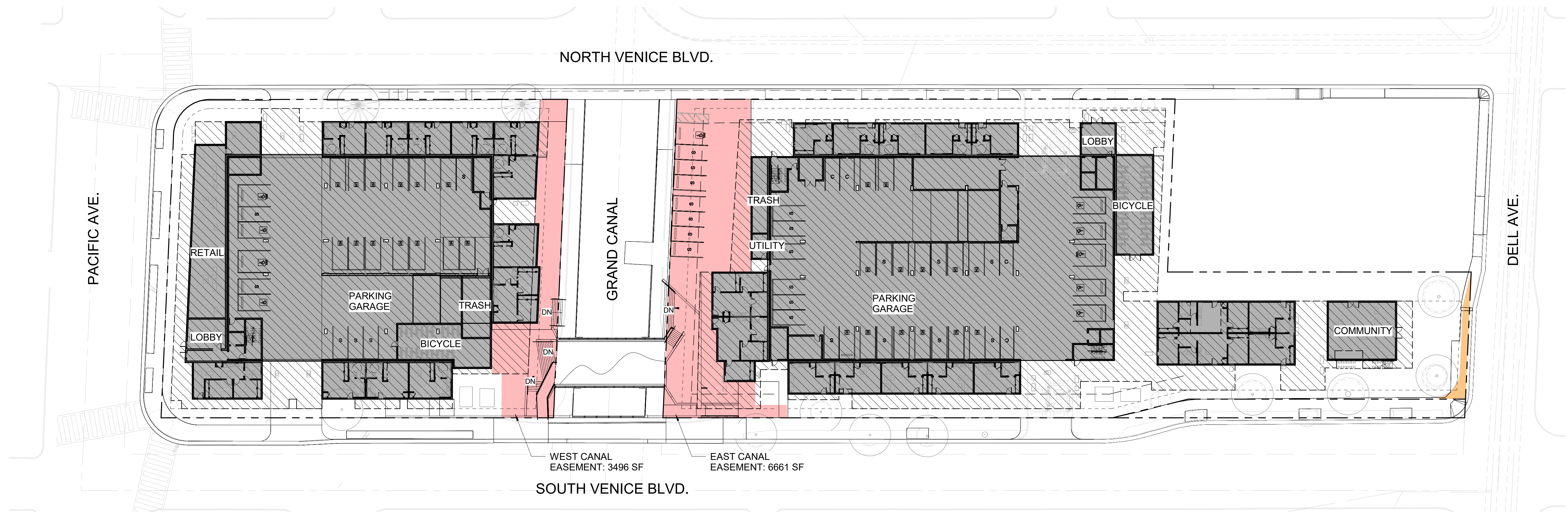
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SHEET TITLE: PLOT PLAN

SCALE: 1" = 30'-0"
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PRESENTATION EASEMENT PLAN

REF :

SCALE: 1" = 30'-0"

1

- 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



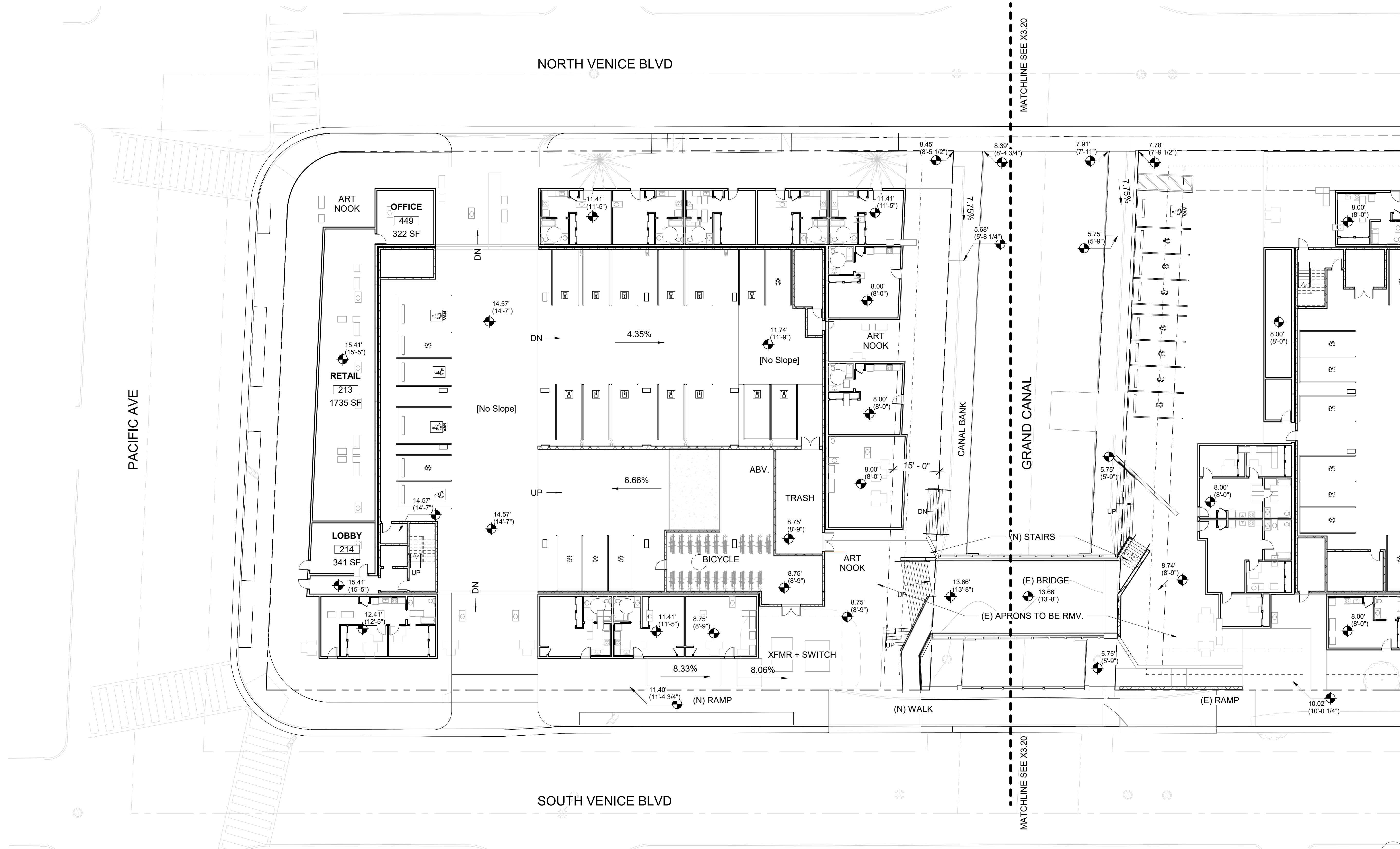
SHEET TITLE: EASEMENT PLAN

SCALE: 1" = 30'-0"
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X1.01



PRESENTATION GROUND FLOOR W

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

VENICE DELL COMMUNITY

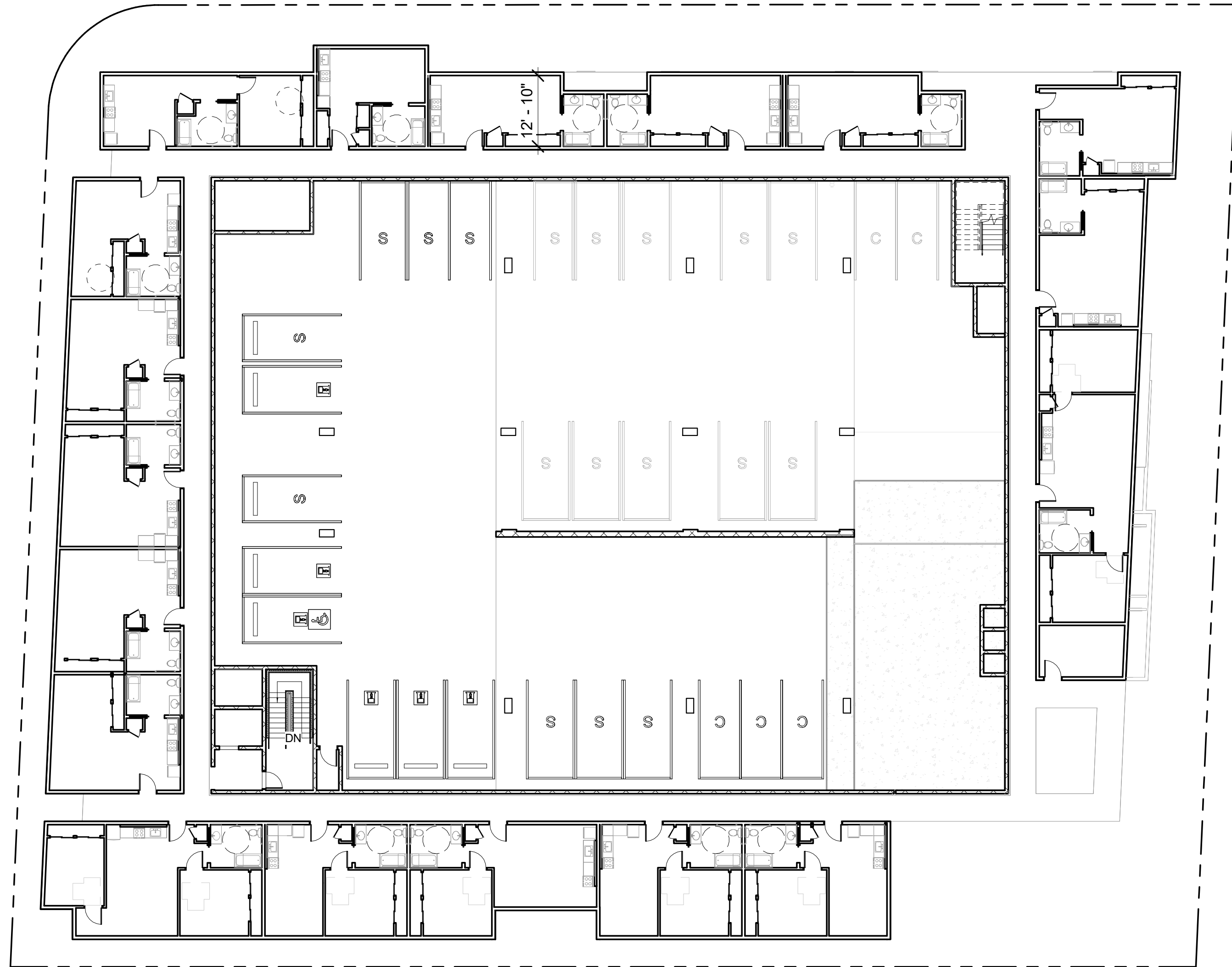
VENICE BLVD. / DELL AVE.
LOS ANGELES, CA 90291
PROJECT NUMBER: 24007.0



SHEET TITLE: 1ST FLOOR PLAN - WEST BUILDING
SCALE: 1/16" = 1'-0"
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X3.10

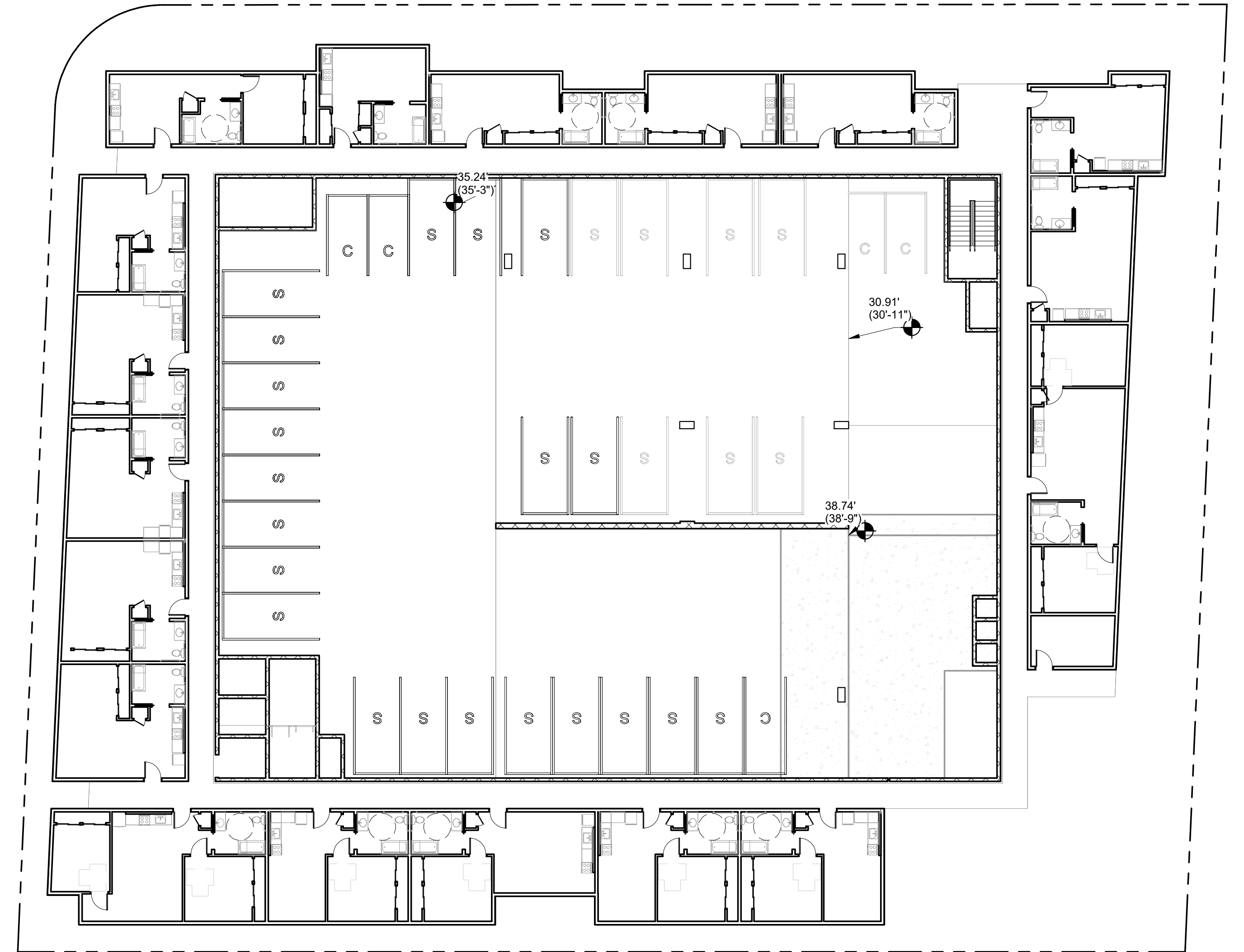


PRESENTATION 2ND FLOOR W

REF :

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

2



PRESENTATION 3RD FLOOR W

REF :

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

1

VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE.
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PROJECT NUMBER: 24007.0



SHEET TITLE: 2ND & 3RD FLOOR PLAN - WEST BUILDING
SCALE: 1/16" = 1'-0"
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X3.11

PACIFIC AVE

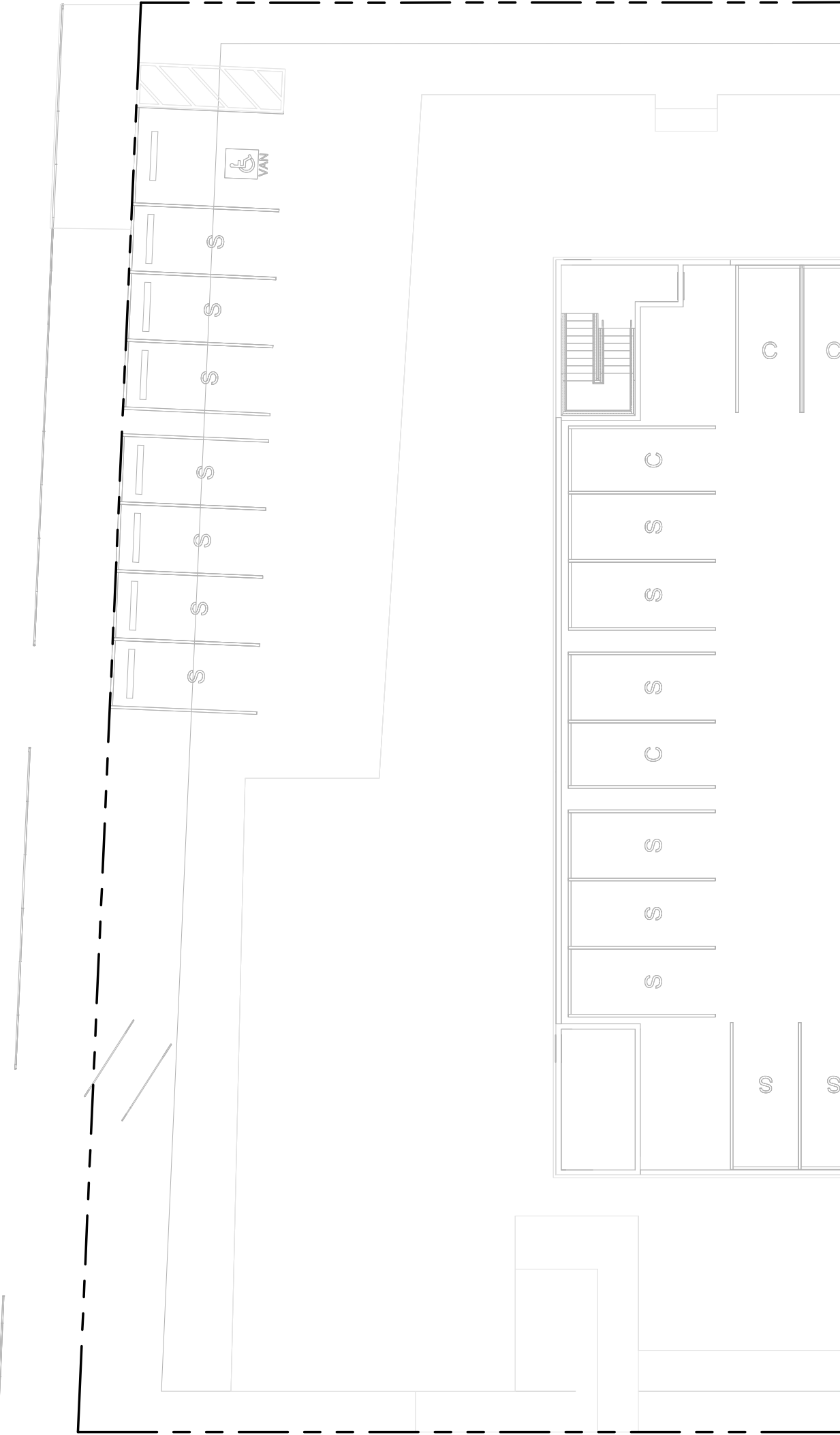
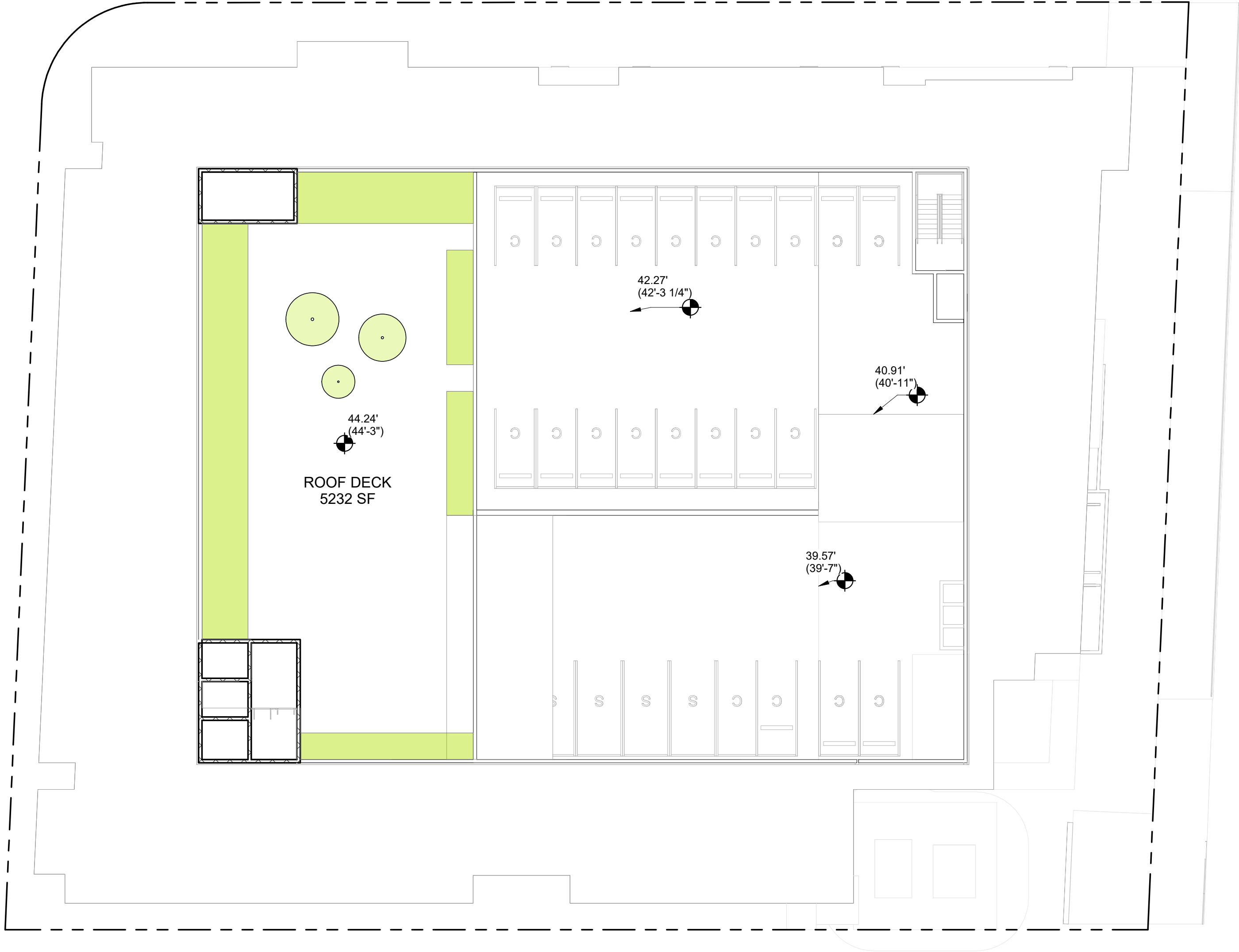
NORTH VENICE BLVD

SOUTH VENICE BLVD

GRAND CANAL

MATCHLINE SEE X3.22

MATCHLINE SEE X3.22



PRESENTATION ROOF W

2

REF :

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

VENICE DELL COMMUNITY

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



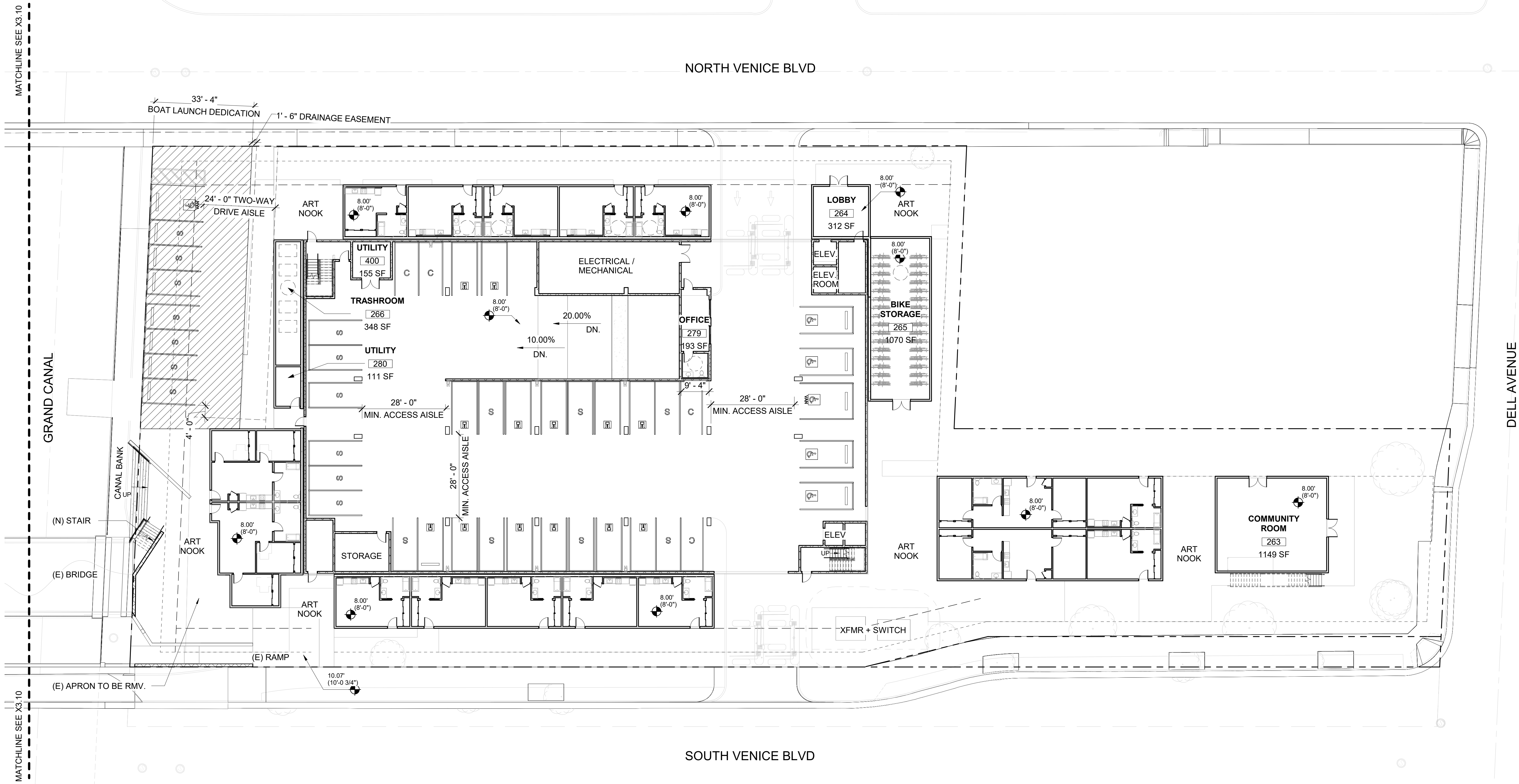
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SCALE: 1/16" = 1'-0"
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X3.12



PRESENTATION GROUND FLOOR E

REF :

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

VENICE DELL COMMUNITY

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

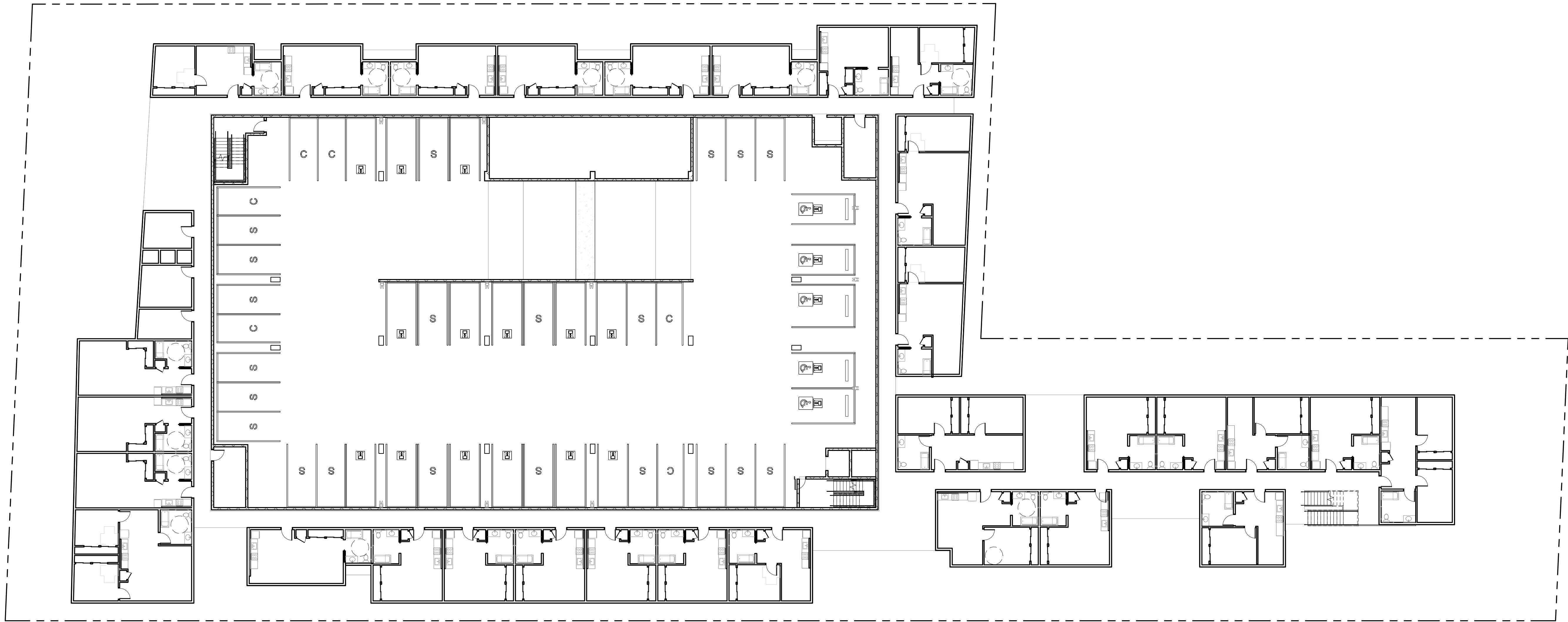


SHEET TITLE: 1ST FLOOR PLAN - EAST
BUILDING
SCALE: 1/16" = 1'-0"
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X3.20



PRESENTATION 2ND FLOOR E

REF :

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

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

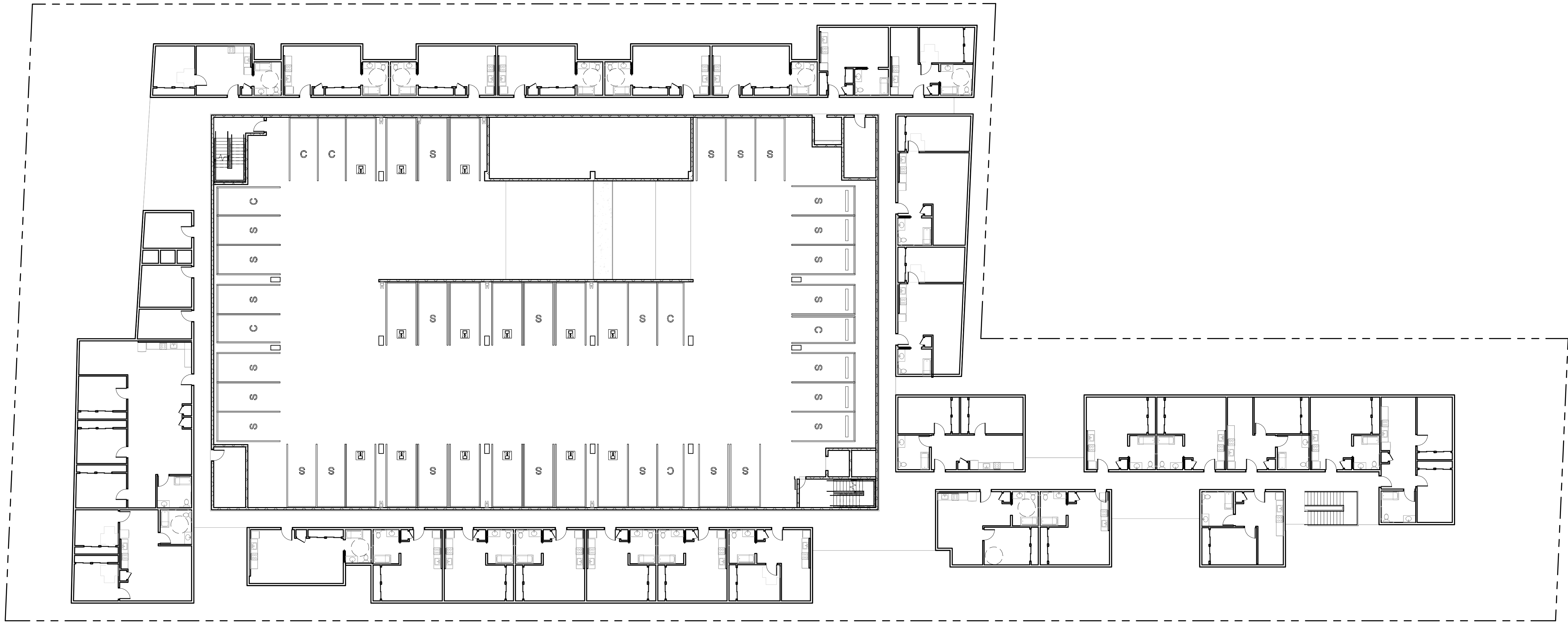


SHEET TITLE: 2ND FLOOR PLAN - EAST
BUILDING
SCALE: 1/16" = 1'-0"
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X3.21



PRESENTATION 3RD FLOOR E

REF :

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

VENICE DELL COMMUNITY

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



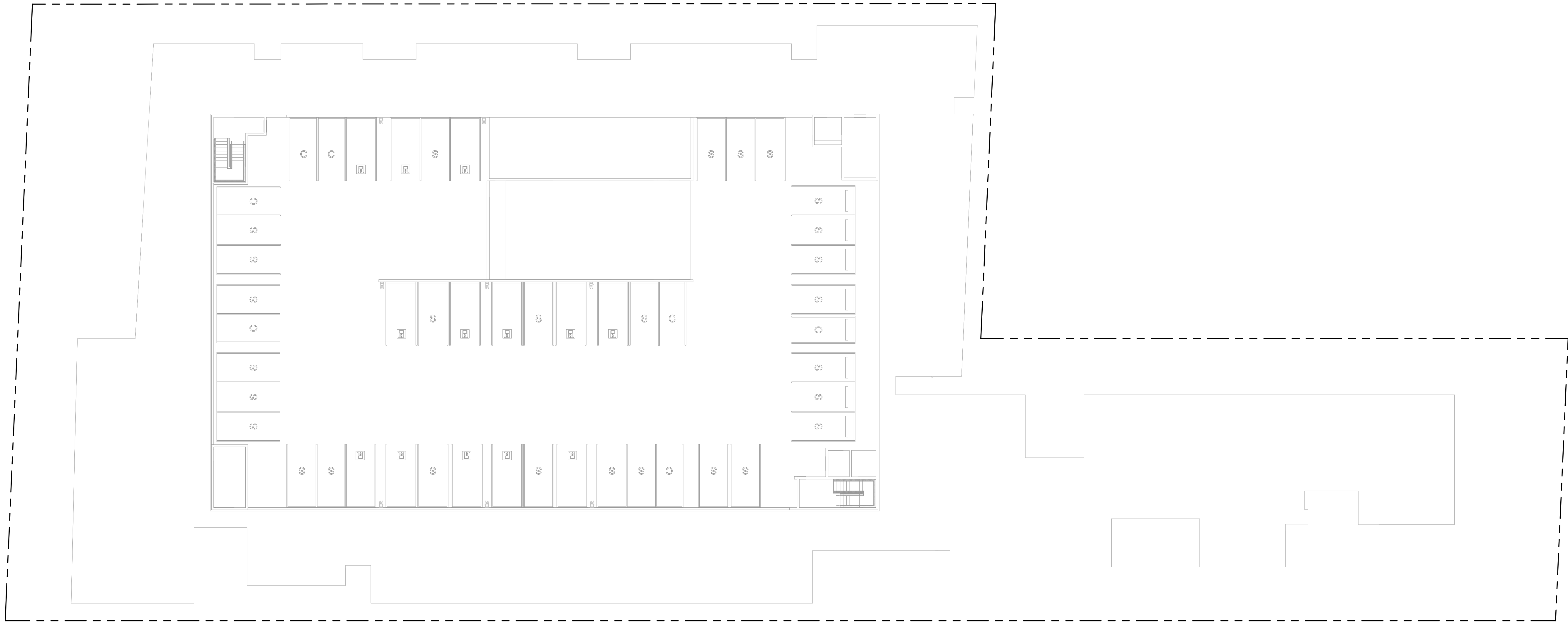
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X3.22



PRESENTATION ROOF E

REF :

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

VENICE DELL COMMUNITY

VENICE BLVD. / DELL AVE.
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PROJECT NUMBER: 24007.0



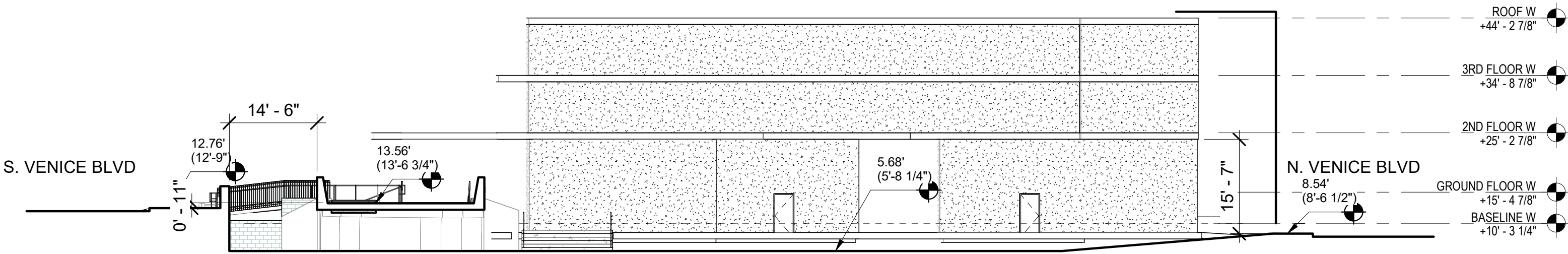
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SCALE: 1/16" = 1'-0"
DATE PRINTED: 10/22/2024 12:43:34 PM

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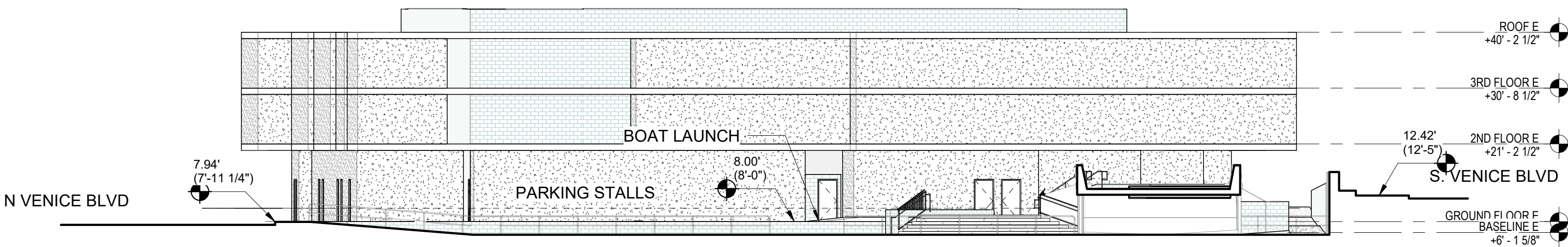
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X3.23



WEST BUILDING - EAST ELEVATION

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



EAST BUILDING - WEST ELEVATION

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

VENICE DELL COMMUNITY

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LOS ANGELES, CA 90291
PROJECT NUMBER: 24007.0



SHEET TITLE: ELEVATIONS

SCALE: 1/16" = 1'-0"
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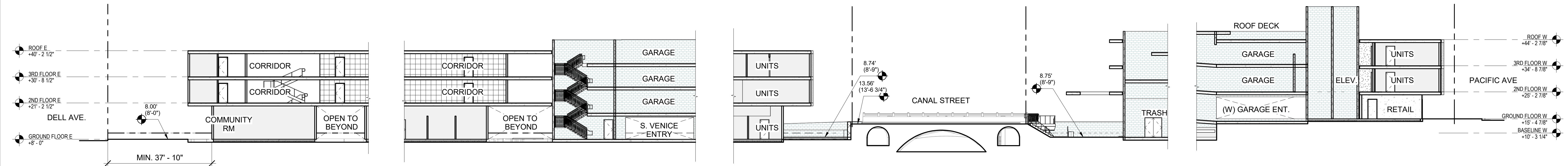
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X4.01

EAST BUILDING

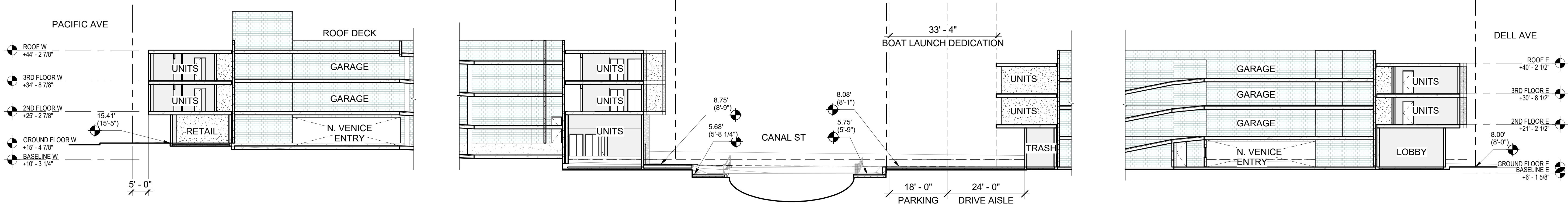
WEST BUILDING



LONGITUDINAL SITE SECTION, FACING SOUTH

WEST BUILDING

EAST BUILDING



LONGITUDINAL SITE SECTION, FACING NORTH

VENICE DELL COMMUNITY

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PROJECT NUMBER: 24007.0

BROOKS SCARPA +

SHEET TITLE: SITE SECTIONS

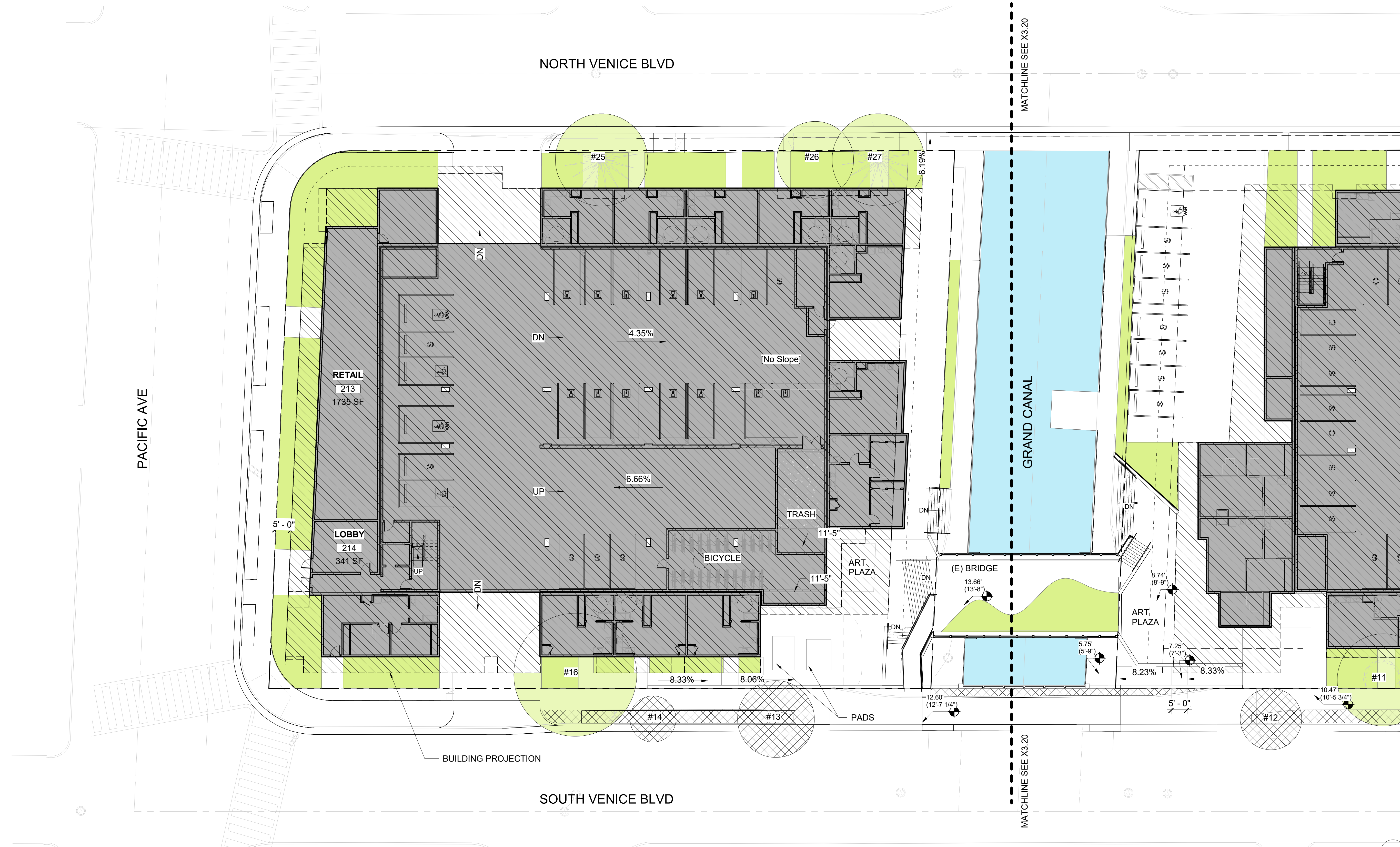
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X5.01



- 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: 98,740 SF
MAX. LANDSCAPE AREA: 16,845 SF
TARGET PERMEABLE AREA: 12,633 SF

PRESENTATION LANDSCAPE W

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

VENICE DELL COMMUNITY

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

BROOKS + SCARPA

BROOKS + SCARPA ARCHITECTS, INC.
3929 W. 139TH STREET
HAWTHORNE, CA. 90250
t. 323.596.4700

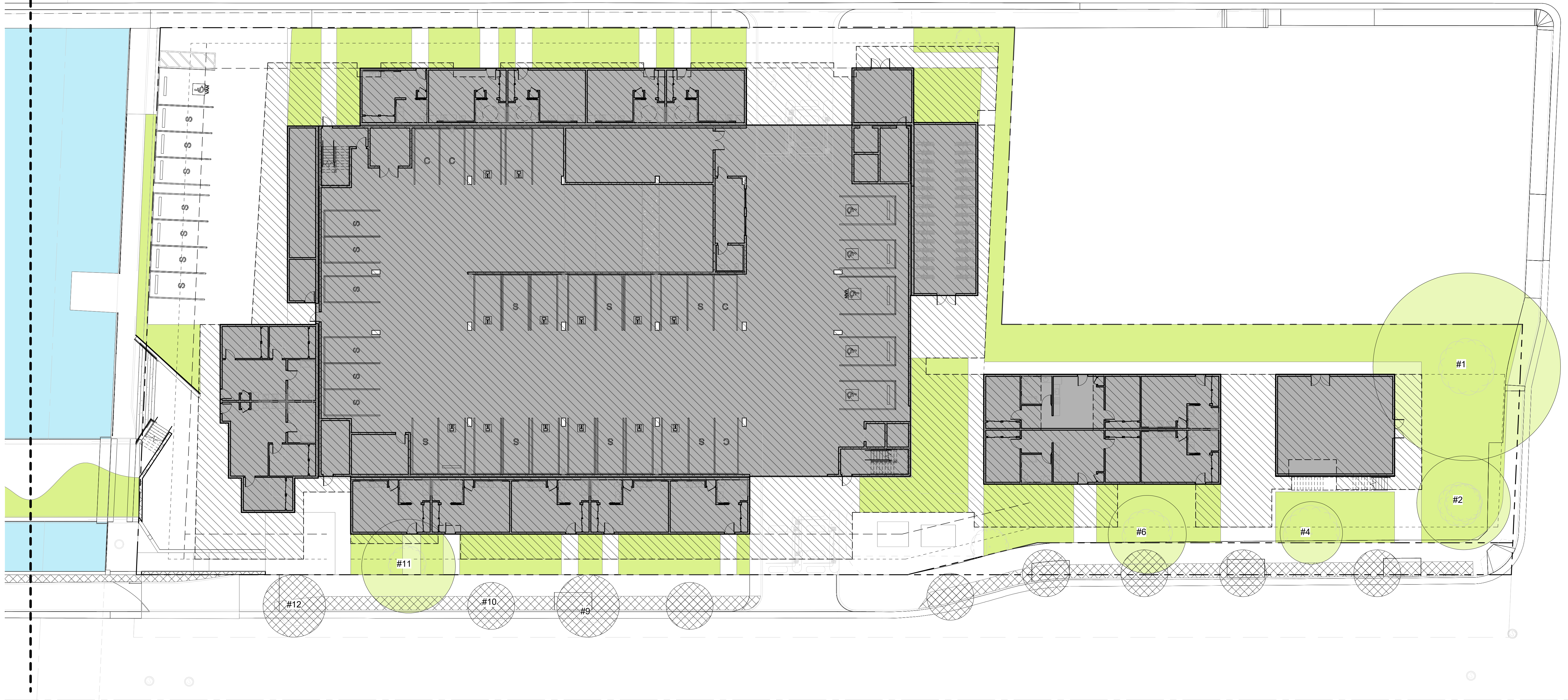
SHEET TITLE: LANDSCAPE PLAN - WEST BUILDING

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

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X9.10



PRESENTATION LANDSCAPE E

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

LANDSCAPE AREA

- POTENTIAL LANDSCAPE AREA
- (E) STREET LANDSCAPE AREA

TREE LEGEND

- TREE # (E) SITE TREES TO REMAIN
- TREE # (E) STREET TREES TO REMAIN

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

PERMEABLE AREA

SITE AREA: 98,740 SF
MAX. LANDSCAPE AREA: 16,845 SF
TARGET PERMEABLE AREA: 12,633 SF



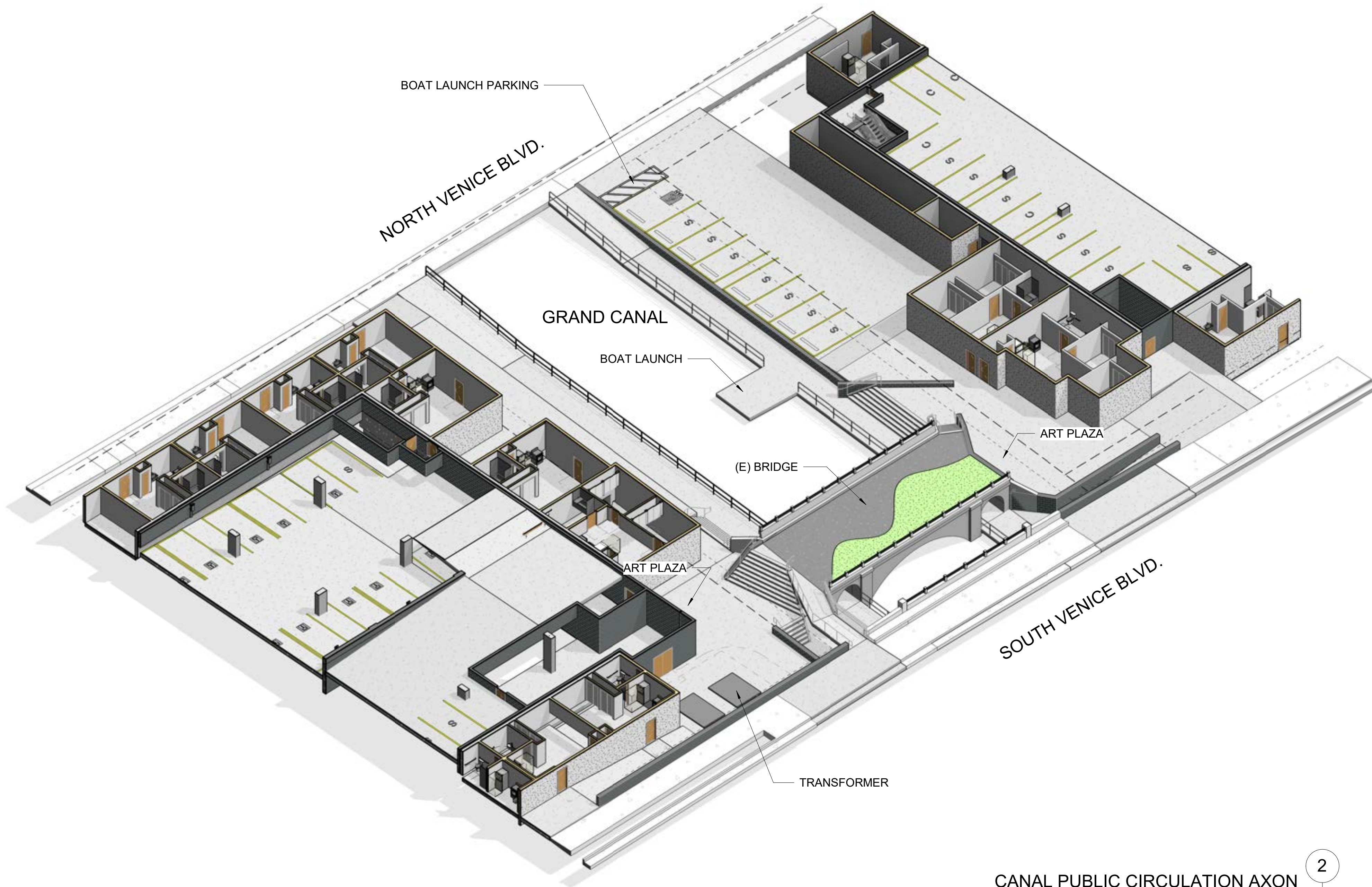
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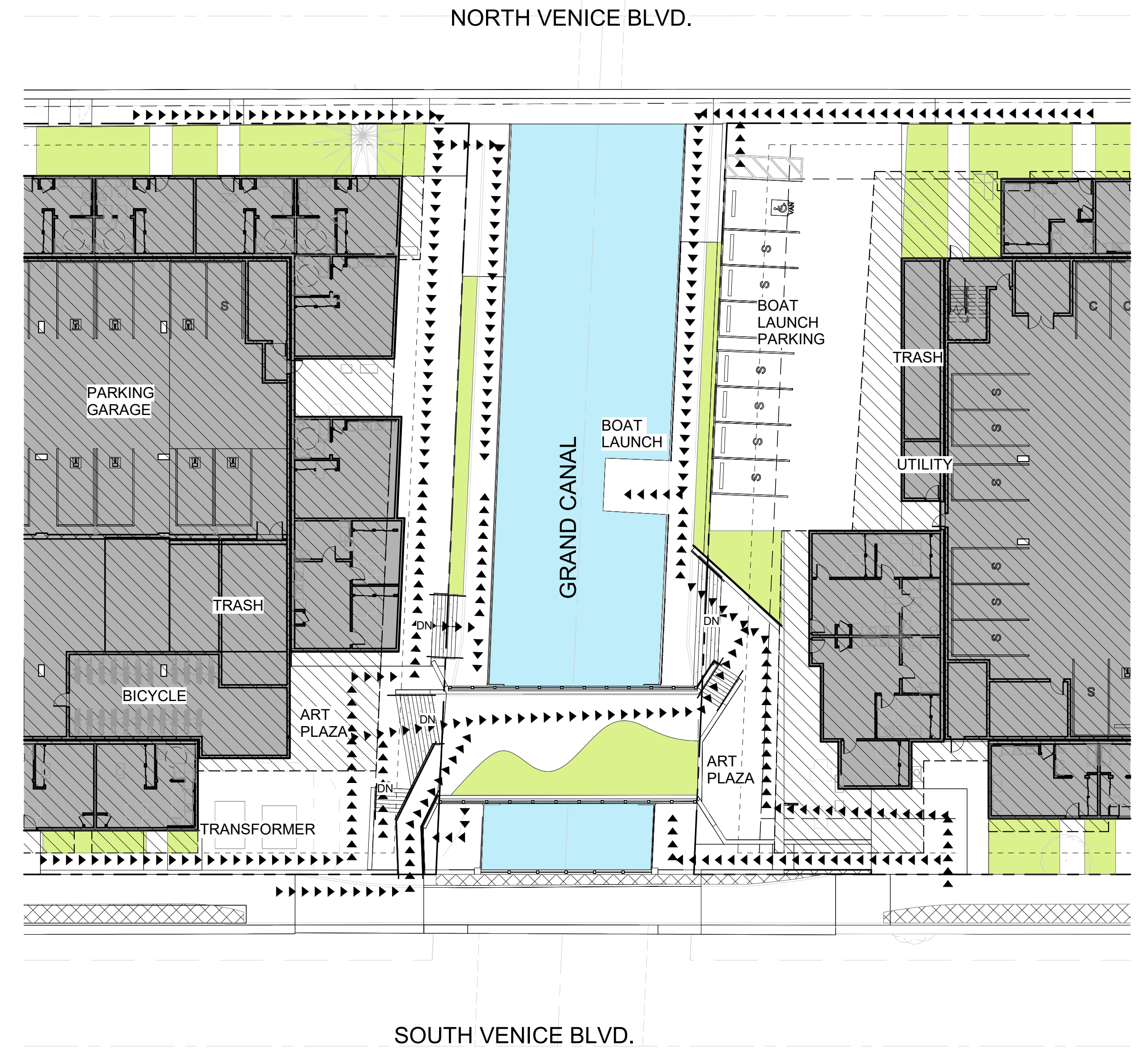
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X9.20



CANAL PUBLIC CIRCULATION AXON 2
REF :
SCALE: 1" = 20'-0"



CANAL PUBLIC CIRCULATION SITE PLAN 1
REF :
SCALE: 1" = 20'-0"

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SHEET TITLE: CIRCULATION DIAGRAM

SCALE: 1" = 20'-0"

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