

Dave Rand
 213.557.7224
Dave@rpnllp.com

August 22, 2024

Jing Yeo, AICP, Planning Manager
 Community Development Department
 1685 Main Street, Mail Stop 28
 Santa Monica, CA 90401

jing.yeo@santamonica.gov

Re: SB 330 Preliminary Application –3025 Olympic Boulevard-Parcel 2A

Dear Ms. Yeo:

We represent 3025 OB Owner LLC (the “Applicant”), the Applicant of a proposed residential and mixed-use project located at 3025 Olympic Boulevard-Parcel 2A and associated Assessor Parcel Number (APN): 4268-010-018 (“Site”) in the City of Santa Monica (“City”). The Applicant is the successor in interest to 3025 OB Multifamily, LLC, the prior owner of the Project Site. In addition, the Applicant succeeded to the rights and benefits under the “Builders Remedy Settlement Agreement” (“the SA”), dated May 9, 2023, between the City and multiple ownership entities affiliated with WS Communities, LLC, including but not limited to, 3025 OB Multifamily, LLC¹.

A prior Senate Bill (“SB”) 330 preliminary application (24ENT-0050) for a project was filed on March 15, 2024, however subsequent to the filing of the original preliminary application the parcel lines have been reconfigured pursuant to a recorded Lot Line Adjustment dated August 7, 2024 (application filed on June 18, 2024-24ENT-0113) (the “LLA”). The recently corded LLA has resulted in changes to the site area, project scope and description as provided below:

	Prior SB 330 Application	Proposed SB 330 Application
Property Area (SF)	12,256 S.F.	29,056 S.F.
Number of Units	122	315

¹ Note that Section 12 of the Settlement Agreement confirms that the benefits and burdens of the Agreement bind future successors in interest, such as the Applicant (see pertinent language, below):

“The terms herein shall apply to and bind subsequent purchasers, the heirs, successors and assigns of all the parties (“WS Successors”) hereto and shall run with burden and benefit the BR Project and properties for the benefit of the successor in interest(s), the City”

Accordingly, the Applicant is electing to submit a new SB 330 preliminary application. As you know, under State law the submittal of the new SB330 preliminary application will effectively “re-vest” the Applicant’s right to develop the revised project in accordance with the ordinances, policies, and standards in effect at time of this new submittal. (Government Code Section 65589.5(o)(1)). In addition, the filing of this new SB330 preliminary application will re-set the 180 deadline for the Applicant to submit a full Administrative Approval application to maintain its vested rights.

The Applicant is now proposing a mixed-use residential project at the Site comprised of a 26-story building with a total of 315 residential units, including 48 deed restricted affordable units, 33,140 square feet of office space and two levels of subterranean parking providing a total of 134 vehicle parking spaces (the “Project”). To achieve the proposed density, the Project proposes to utilize benefits under State Density Bonus Law (“SDBL”) as recently amended by Assembly Bill (“AB”) 1287 and implemented by Chapter 9.22 of the City’s Zoning Code. Under the SDBL and the SMMC, if the Project provides 15 percent of its base units (i.e., the number of units permitted prior to the calculation of any bonus units) as a combination of Very Low, Low and Moderate Income units, it would be entitled to a 50 percent density bonus, three incentives and unlimited waivers. Under AB 1287, if the Project provides an additional 15 percent of its base units as Moderate-Income units, it would be entitled to another 50 percent density bonus, resulting in a 100 percent density bonus. Accordingly, to obtain the full 100 percent density bonus, the Project would comply with 15% hybrid affordability requirement set forth in Zoning Code Chapter 9.64, plus an additional 15 percent of its base units Moderate-Income Units (i.e., 5 percent Very Low-Income units, 5 percent Low-Income units and 20 percent Moderate-Income units).

Therefore, to qualify for the 100 percent density bonus under AB 1287, or a total of 315 units, the Project provides 8 Very Low-Income units (5 percent of base units), 8 Low-Income units (5 percent of base units), and 32 Moderate-Income units (20 percent of base units).

Lastly, and to clarify, the Applicant is opting into certain rights provided by the SA, specifically the expedited processing timelines set forth in Section 2(a). However, the Applicant is electing not to utilize the “Enhanced Affordable Housing and Development Rights” permitted by Section (b)(A-E) of the SA, as implemented by Ordinance No. 2755CCS, adopted on August 22, 2023 (subsequently codified as SMMC Section 9.31.198). Instead, the Project is utilizing the maximum allowable 100 percent density bonus permitted by SDBL and providing all affordable units on-site, as recently amended by AB 1287 as indicated above.

Thank you for your time and attention on this matter. Please do not hesitate to contact me directly, or my colleague Michael Rocque at (520) 360-7182 or michael@rpnllp.com, with any questions or comments on the application or information provided in this letter.

Sincerely,

Dave Rand

Dave Rand
Partner
of RAND PASTER & NELSON, LLP



*Applications are submitted online through a virtual appointment system.
If you have questions about completing this application, please email City Planning at 311@santamonica.gov.*

Site Address: 3025 Olympic Boulevard, Santa Monica, CA 90404-Parcel 2A

Project Description:

PROPOSED 26-STORY MIXED-USE BUILDING WITH A TOTAL OF 315 RESIDENTIAL UNITS (48 AFFORDABLE UNITS) AND 2 LEVELS OF SUBTERRANEAN PARKING PROVIDING A TOTAL OF 134 PARKING STALLS.

By applying for a permit, I understand and agree that contact information, including but not limited to, email addresses and telephone numbers, will become part of a disclosable public record pursuant to the California Public Records Act and that the City may elect not to redact contact information contained in this application prior to disclosing a copy of this application to the public. I further agree that I do not object to the City's disclosure of contact information contained in this application in response to public records requests.

APPLICANT (Note: All correspondences will be sent to the contact person)

Name: 3025 OB Owner LLC Organization Name: c/o Madison Realty Capital
Address: 520 Madison Avenue Suite 3501 City/State: New York, NY Zip: 10022
Phone: (646) 277-7159 Email: zkadden@madisonrealtycapital.com

CONTACT PERSON (If different from applicant)

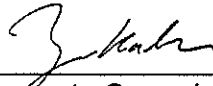
Name: Dave Rand/Michael Rocque Organization Name: Rand Paster Nelson, LLP
Address: 633 W. Fifth Street, Suite 5880 City/State: Los Angeles, CA Zip: 90071
Phone: (213) 557-7224 Email: dave@rpnllp.com/michael@rpnllp.com
Relation to Applicant: Land Use Consultant

PROPERTY OWNER

Name: 3025 OB Owner LLC Organization Name: c/o Madison Realty Capital
Address: 520 Madison Avenue Suite 3501 City/State: New York, NY Zip: 10022
Phone: (646) 747-2235 Email: zkadden@madisonrealtycapital.com

I hereby certify that I am the owner of the subject property and that I have reviewed the subject application and authorize the applicant or applicant's representative (contact person) to make decisions that may affect my property as it pertains to this application.

3025 OB Owner LLC
Property Owner's Name (PRINT)

 8/22/2024
Property Owner's Signature / Date
Zachary Kadden, Managing Director

GENERAL INFORMATION

PROJECT INFORMATION

(All requested information MUST be provided. Applications containing incomplete information will not be accepted.)

Total Floor Area (SF): 364,870 SF (CBC) No. of Stories / Height: 26 stories/267'-8"
 Commercial Floor Area (SF): 33,140 SF Parcel Area: 29,056 SF
 Residential Floor Area (SF): 287,025 SF No. of Parking Spaces: Res: 134 Com: 0
 Floor Area Ratio (FAR): 8.74:1 No. of "Protected Units" per SB 330 / 8: N/A

Parcel number(s): 4268-010-018

Legal description (attach as needed): _____

~~See legal description on SB330 plan set project information sheet.~~

Existing use(s) on the project site: Creative office/media production, arts and restaurant uses

Proposed land uses: New Multi-Family residential housing project with affordable housing.

Existing Residential Use Details:

	Existing	Maintained	Removed	Proposed
# Studios	N/A			
# 1 Bedrooms	N/A			
# 2 Bedrooms	N/A			
# 3 Bedrooms	N/A			

Affordable Housing Production Program Acknowledgement

In accordance with SMMC 9.64, all multi-unit projects involving the construction of two or more market rate units shall comply with the affordable housing obligations as set forth in SMMC 9.64.040. From the options listed below, please indicate how the Project will comply with the provisions of SMMC 9.64.040 (check all that apply):

- On-Site Option (SMMC 9.64.050) Affordable Housing Fee (SMMC 9.64.070)
 Off-Site Option (SMMC 9.64.060) Land Acquisition (SMMC 9.64.080)

Please list any bonus units, incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915. (Use additional sheets as necessary)

1. See attached sheet for list of incentives and waivers.
2.
3.
4.
5.

PROJECT INFORMATION

PROJECT INFORMATION (CONTINUED)

On-site affordable units and affordability level

	Very Low	Low	Moderate	Total
# Studios	1	1	4	6
# 1 Bedrooms	4	4	25	33
# 2 Bedrooms	2	2	2	6
# 3 Bedrooms	1	1	1	3

Off-site affordable units and affordability level

	Very Low	Low	Moderate	Total
# Studios				
# 1 bedrooms				
# 2 bedrooms				
# 3 bedrooms				
Proposed Location: _____				

PROJECT INFORMATION

Is any portion of the property located within any of the following?	Yes	No
(A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(C) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(D) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(F) A stream or other resource, including creeks and wetlands, that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code. If yes, a site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency is required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any proposed point sources of air or water pollutants? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PROJECT INFORMATION (CONTINUED)

Any species of special concern known to occur on the property? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any historic or cultural resources known to exist on the property? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, being requested?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any public easements such as a public utility easement? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

For a housing development project proposed to be located within the Coastal Zone:

Is any portion of the property located within any of the following?	Yes	No
(A) Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(B) Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(C) A tsunami run-up zone.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(D) Use of the site for public access to or along the coast.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Demolition Permit Acknowledgement (For Structures 40 Years or Older) 22BLD-4258 and 22BLD-4259

Pursuant to SMMC 9.25.040(E) a demolition permit is required for demolition of any building or structure on the property (primary or accessory structure). For buildings or structures constructed more than 40 years ago no entitlement will be accepted until at least 75 days after a complete demolition permit application is accepted. A Landmark or Structure of Merit Designation Application may be filed during this 75-day review period, and the Landmarks Commission may subsequently designate the property (structure and/or parcel) as a Landmark, Landmark Parcel, or Structure of Merit in accordance with and based on findings established in SMMC 9.56 and 9.58.

- My property contains a structure (or structures) 40 years old or older and the proposed development of this property will require a demolition permit.
- My application for a demolition permit has been submitted and, no formal historic designation application has been filed during the 75-day review period.

REQUIRED SUBMITTAL ATTACHEMENTS

Project Submittal

- All materials must be submitted digitally. Prepare one PDF file with the **SIGNED** application and all supplemental materials and a second PDF file of the Project Plans. Resolution should allow legible printing at 11" x 17".

Application Fees

- The payment of an application fee is required at time of submittal. Contact City Planning at 311@santamonica.gov for applicable fee.

Parcel 2A

Incentives, Concession, Waivers and Parking Reductions-Pursuant to CA Govt. Section 65915

Incentive

1. Incentive to reduce the minimum 10% three-bedroom requirement to 5%-SMMC 9.31.195(A)(1)(a)
2. Incentive to reduce the required bicycle parking requirements from 1.0 space per unit to 0.2 per unit-BAP B.14.B.03 (Table 5.11) and SMMC 9.28.140
3. Incentive to add commercial and non-unit residential floor area exceeding the prescriptive calculation to accommodate density bonus units based on the projects average unit size-SMMC 9.22.060(B)(2)(g)

Waivers

4. Waiver to increase Floor Area Ratio (FAR) from 4.0 to 8.74.-BAP Table 5.03 (B).
5. Waiver for an increase in building height from 84' to 267'-8" for an additional 183'-8"-BAP Table 5.03 (B).
6. Waiver to reduce the minimum ground floor to floor height of 15'-0"-12'-0" along Olympic Boulevard (Landscape Emphasis Street) .-BAP Table 5.04
7. Waiver to the Building Modulation Percentage Req. of Top Floors (75%-Top Floor 90%-Top Floor minus 1 floor)- BAP Table 5.03 (B).
8. Waiver to allow greater than 4-story facade height at frontage line-BAP Table 5.04 BAP
9. Waiver to reduce the 25% minimum active ground floor uses and 50% fenestration at ground floor.- BAP Table 5.04
10. Waiver to reduce the amount of required open space for sites less than 40,000 SF (10% min.) - BAP Table 5.03(B)
11. Waiver to increase the Build-to-Line requirement from 0'-0" (property line) to 22'-6" along Stanford Street.-BAP Table 5.04

**UNANIMOUS WRITTEN CONSENT OF
THE SOLE MANAGERS OF
MRC FUND HOLDINGS LLC**

The undersigned, Brian Shatz and Joshua Zegen (collectively, the “Managers”), being the sole managers of MRC Fund Holdings LLC, a Delaware limited liability company (the “Company”), hereby consent to the following:

WHEREAS, the Company is the owner of certain direct or indirect interests in real property (the “Properties”);

WHEREAS, the Properties are owned by various entities (including, without limitation, those entities listed on **Exhibit A** attached hereto and made a part hereof) (the “Property Owner Subsidiaries”), all of which are, directly or indirectly, controlled by the Company;

WHEREAS, the Managers wish to appoint Zachary Kadden as “Managing Director” of the Property Owner Subsidiaries (whether now existing or hereafter formed), to carry out the day-to-day development activities of the Property Owner Subsidiaries including without limitation, the execution of contracts with third-party service providers for construction, engineering, architecture, plumbing, HVAC, carpentry, electrical and other development related services, and to represent the Property Owner Subsidiaries in front of various government agencies in connection with various permitting and licensing processes (and the execution and submission of forms in connection therewith) which are necessary to carry out the day-to-day development activities of the Property Owner Subsidiaries;

NOW, THEREFORE, be it

RESOLVED, that Zachary Kadden is hereby appointed as Managing Director of Development of the Property Owner Subsidiaries, and authorized and directed to take such actions on behalf of the Property Owner Subsidiaries in accordance with this consent or otherwise designated by the Managers; and be it further

RESOLVED, that any actions taken or documents executed by Zachary Kadden on behalf of the Property Owner Subsidiaries prior to the date hereof for the purpose set forth herein (whether as Managing Director or otherwise) are hereby ratified and approved in all respects; and be it further

RESOLVED, that this Unanimous Written Consent may be executed in several counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same document. A facsimile or .pdf copy of this Unanimous Written Consent shall have the same force and effect as an original.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has affixed its signatures to this Certificate of Written Consent as of February 5, 2024.

A handwritten signature in black ink, appearing to be 'B. Shatz', written over a horizontal line.

BRIAN SHATZ

A handwritten signature in black ink, appearing to be 'J. Zege', written over a horizontal line.

JOSHUA ZEGEN

EXHIBIT A

14 53rd Street Owner LLC
1419 8th Ave LLC
211 Madison Street Owners LLC
216 West 22nd Street LLC
222 East 27th Street Owner LLC
273 South 2nd LLC
285 Graham Ave LLC
298-304 10th Street Owner LLC
350 5th Street Owner LLC
361 East 50th Street LLC
392 Clinton Ave LLC
4 Great Jones Holdings LLC
409 Broadway Investors LLC
421 West 21st Street LLC
440-10 Owner LLC
442-10 Owner LLC
490 Myrtle Residential Owner LLC
504 Myrtle Residential Owner LLC
61-63 125th Street LLC
78 Prospect Park Brooklyn LLC
FDB 111 Street LLC
FDB 8th Avenue LLC
FDB Retail Investor LLC
Fifth Avenue Owners Group LLC
SDF9 Ocean Parkway LLC
SDF50 95th Street LLC
SDF67 Springfield LLC
SDF77 Greenwich Owner LLC
SDF87 Pennyfield Owner LLC
62-60 99th Street Owner II LLC
915 West End Ave Owner II LLC
160 East 48th Street Owner II LLC
Jamaica Avenue Owner LLC
EVF1 LLC
Court Street Property Holdings, LLC
341-353 39th Street LLC
Waverly Owner I LLC
Downtown RE Holdings LLC
69-02 Queens Blvd Woodside LLC
69-20 Queens Blvd Owner LLC
Irving Place Investor LLC
825 East 141st Street Property Owner LLC
OHP Retail Owner LLC

1415-1437 5th Street Owner LLC
1437 6th Street Owner LLC
609 Colorado Ave Owner LLC
1238-1242 10th Street Owner LLC
11649 Mayfield Ave Owner LLC
1446 Yale Street Owner LLC
6401 Wilshire Blvd Owner LLC
8731 Belford Ave Owner LLC
1548 6th Street Owner LLC
MDF IV CA Portfolio Owner LLC
MDF IV CA Portfolio Lender LLC
7810 Topanga Canyon Blvd Owner LLC
1611 Blucher Ave Owner LLC
3030 Nebraska Ave Owner LLC
3025 OB Owner LLC
3025 OB Owner 1 LLC
3025 OB Owner 2 LLC
3025 OB Owner 3 LLC
3025 OB Owner 4 LLC
11001 West Pico Blvd Owner LLC
1550 Lincoln Blvd Owner LLC
1759 Beloit Ave Owner LLC
1539-1541 4th Street Owner LLC
MDF V CA Portfolio Lender LLC

BIKE PARKING

REQUIRED BIKE PARKING (PER TABLE 9.28.140 BICYCLE PARKING REGULATIONS)	
LONG TERM RESIDENTIAL REQUIRED	
1 BIKE / ROOM	399
SHORT TERM RESIDENTIAL REQUIRED	
10% OF LONG TERM	40
CARGO BIKE REQUIRED	
10% OF TOTAL BIKE PARKING	40

BIKE PARKING REQUIRED (RESIDENTIAL LONG TERM)			
UNIT	QTY	# OF BEDROOM	PARKING
STUDIO AFF	6	1	6
STUDIO	21	1	21
1 BR AFF	33	1	33
1 BR	192	1	192
2 BR AFF	6	2	12
2 BR	36	2	72
3 BR AFF	3	3	9
3 BR	18	3	54
TOTAL	315		399

PROVIDED BIKE PARKING	
LONG TERM	399
SHORT TERM	40
CARGO	40

AFFORDABLE HOUSING

REQUIRED AFFORDABLE UNITS CALCULATION		
Base Density Units	158 UNITS	
	VERY LOW INCOME	5%
	LOW INCOME	5%
	MODERATE INCOME	20%
TOTAL REQUIRED AFFORDABLE UNIT	48	

REQUIRED AFFORDABLE UNITS BY AFFORDABILITY LEVEL		
AFFORDABILITY LEVEL	VERY LOW INCOME	8
	LOW INCOME	8
	MODERATE INCOME	32
TOTAL	48	

REQUIRED AFFORDABLE UNITS BY UNIT TYPE		
STUDIO	6	
1 BR AFFORDABLE	33	
2 BR AFFORDABLE	6	
3 BR AFFORDABLE	3	
TOTAL	48	

PROVIDED AFFORDABLE UNITS BY UNIT TYPE		
STUDIO	6	
1 BR AFFORDABLE	33	
2 BR AFFORDABLE	6	
3 BR AFFORDABLE	3	
TOTAL	48	

BUILDING AREA PER CBC

BUILDING AREA PER 2022 CBC SECTION 202:

AREA, BUILDING. THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

Area Schedule (Gross Floor Area) - Parcel 2A			
LEVEL	TYPE	RESI. AREA	OFFICE AREA
LEVEL P2	PARKING	27,550 SF	-
LEVEL P1	PARKING	27,550 SF	-
LEVEL 1	RESIDENTIAL	13,500 SF	-
LEVEL 2	OFFICE	-	17,805 SF
LEVEL 3	OFFICE	-	17,805 SF
LEVEL 4	RESIDENTIAL	7,580 SF	-
LEVEL 5	RESIDENTIAL	11,940 SF	-
LEVEL 6	RESIDENTIAL	11,940 SF	-
LEVEL 7	RESIDENTIAL	11,940 SF	-
LEVEL 8	RESIDENTIAL	11,940 SF	-
LEVEL 9	RESIDENTIAL	11,940 SF	-
LEVEL 10	RESIDENTIAL	11,940 SF	-
LEVEL 11	RESIDENTIAL	11,940 SF	-
LEVEL 12	RESIDENTIAL	11,940 SF	-
LEVEL 13	RESIDENTIAL	11,940 SF	-
LEVEL 14	RESIDENTIAL	11,940 SF	-
LEVEL 15	RESIDENTIAL	11,940 SF	-
LEVEL 16	RESIDENTIAL	11,940 SF	-
LEVEL 17	RESIDENTIAL	11,940 SF	-
LEVEL 18	RESIDENTIAL	11,940 SF	-
LEVEL 19	RESIDENTIAL	11,940 SF	-
LEVEL 20	RESIDENTIAL	11,940 SF	-
LEVEL 21	RESIDENTIAL	11,940 SF	-
LEVEL 22	RESIDENTIAL	11,940 SF	-
LEVEL 23	RESIDENTIAL	11,940 SF	-
LEVEL 24	RESIDENTIAL	11,940 SF	-
LEVEL 25	RESIDENTIAL	11,940 SF	-
ROOF	ROOF	2,340 SF	-
SUB TOTAL		329,260 SF	35,610 SF
GRAND TOTAL		364,870 SF	

PROJECT INFORMATION

PROJECT NAME:	3030 NEBRASKA AVENUE, SANTA MONICA, CA LLC
ADDRESS:	3030 NEBRASKA, SANTA MONICA, CA 90404
OWNER:	3025 OB OWNER LLC
CONSTRUCTION TYPE:	TYPE IA
ALLOWABLE UNIT COUNT:	BASE DENSITY AT 4.0:1 FAR = 158 UNITS DENSITY BONUS 100% = 158 UNITS TOTAL UNITS = 315 UNITS
ALLOWABLE BLDG HEIGHT:	BASE ALLOWABLE HEIGHT: 84'-0" HEIGHT WAIVER FOR ADDITIONAL 183'-8"
PROPOSED BLDG HEIGHT:	267'-8"
PROPOSED NUMBER OF STORIES:	26 STORIES
OCCUPANCY TYPE:	S2 - BASEMENT R2 - RESIDENTIAL B - LEASING, COMMERCIAL, RETAIL A3 - ROOF DECK

SHEET INDEX

A00 PROJECT INFORMATION
A01 SITE PLAN
A02 ELEVATIONS
A03 ELEVATIONS

VICINITY MAP



ZONING DATA

ZONING:	BAP-MUC (BERGAMOT AREA PLAN - MIXED USE CREATIVE)
LOT SIZE:	29,056 SF
UNITS PROPOSED:	315 UNITS
FAR PROVIDED:	8.74:1
PROJECT FLOOR AREA:	

LEGAL DESCRIPTION

LOT 2 IN BLOCK 199 OF AMENDED MAP OF TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGES 45-51 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING NORTHWESTERLY OF THE NORTHWEST LINE OF OLYMPIC BOULEVARD, AS ESTABLISHED BY DEED RECORDED IN BOOK 13615, PAGE 285, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHWESTERLY 251.08 FEET OF SAID LOT.

ALSO EXCEPT THEREFROM THE NORTHEASTERLY 166.67 FEET OF SAID LOT.

PROJECT DESCRIPTION

PROPOSED 26-STORY MIXED-USE BUILDING WITH A TOTAL OF 315 RESIDENTIAL UNITS AND 2 LEVELS OF SUBTERRANEAN PARKING PROVIDING A TOTAL OF 134 PARKING STALLS.

WAIVERS / INCENTIVES

DENSITY BONUS INCENTIVES:

- INCENTIVE TO REDUCE THE MINIMUM 10% 3-BED REQUIREMENT TO 5%
- INCENTIVE TO INCREASE HEIGHT FROM 84'-0" TO 267'-8" FOR AN ADDITIONAL 183'-8"
- INCENTIVE TO ADD COMMERCIAL AND NON-UNIT RESIDENTIAL FLOOR AREA EXCEEDING THE PERSPECTIVE CALCULATION TO ACCOMMODATE DENSITY BONUS UNITS BASED ON THE PROJECT'S AVERAGE UNIT SIZE-SMMC 9.22.060(B)(2)(g)

DENSITY BONUS WAIVERS:

- WAIVER TO INCREASE FLOOR AREA RATIO (FAR) FROM 4.0 TO 8.74
- WAIVER TO INCREASE HEIGHT FROM 84'-0" TO 267'-8" FOR AN ADDITIONAL 183'-8"
- WAIVER TO REMOVE BUILDING MODULATION PERCENTAGE REQUIRED OF THE TOP FLOORS (75%-TOP FLOOR, 90% TOP FLOOR MINUS 1 FLOOR)
- WAIVER TO ALLOW GREATER THAN 4 STORY FACADE AT FRONTAGE LINE
- WAIVER TO ALLOW LESS THAN 25% MIN. ACTIVE USES AND 50% FENESTRATION AT GROUND FLOOR
- WAIVER TO ALLOW 12' GROUND FLOOR TO FLOOR HEIGHT ALONG OLYMPIC BLVD. (LANDSCAPE EMPHASIS STREET)
- WAIVER TO REDUCE THE AMOUNT OF REQUIRED OPEN SPACE FOR SITES LESS THAN 40,000 SF (10% MIN.)
- WAIVER TO INCREASE THE BUILD-TO-LINE REQUIREMENT FROM 0'-0" (PROPERTY LINE TO 22'-6" ALONG STANFORD STREET.

AUTOMOBILE PARKING

AUTOMOBILE PARKING	
REQUIRED PARKING PER AB-2097	NONE
REQUIRED PARKING PER SMMC 9.28.060	NONE
PROVIDED PARKING	134

	COMPACT	STANDARD	TOTAL
LEVEL P1	47	20	67
LEVEL P2	47	20	67
TOTAL	94	40	134

REQ. ACCESSIBLE PARKING		
CBC 1109A.3	2% OF PROVIDED RESI. PARKING	3
CBC 1109A.5	5% UNASSIGNED VISITOR PARKING	1
TOTAL		4
CBC 1109A.8.6	1 PER 8 (VAN)	1

REQ. ELECTRICAL VEHICLE PARKING	
SM 2024 REACH CODE	
10% EV CAPABLE	13
50% EV READY (LOW POWER L2)	67
15% EV INSTALLED	20
TOTAL	101

CAL GREEN BUILDING CODE 4.106.4.2.2.1.2	
1 PER 25 EV SPACES HAVE 8FT WIDE ASI	1

UNIT COUNT

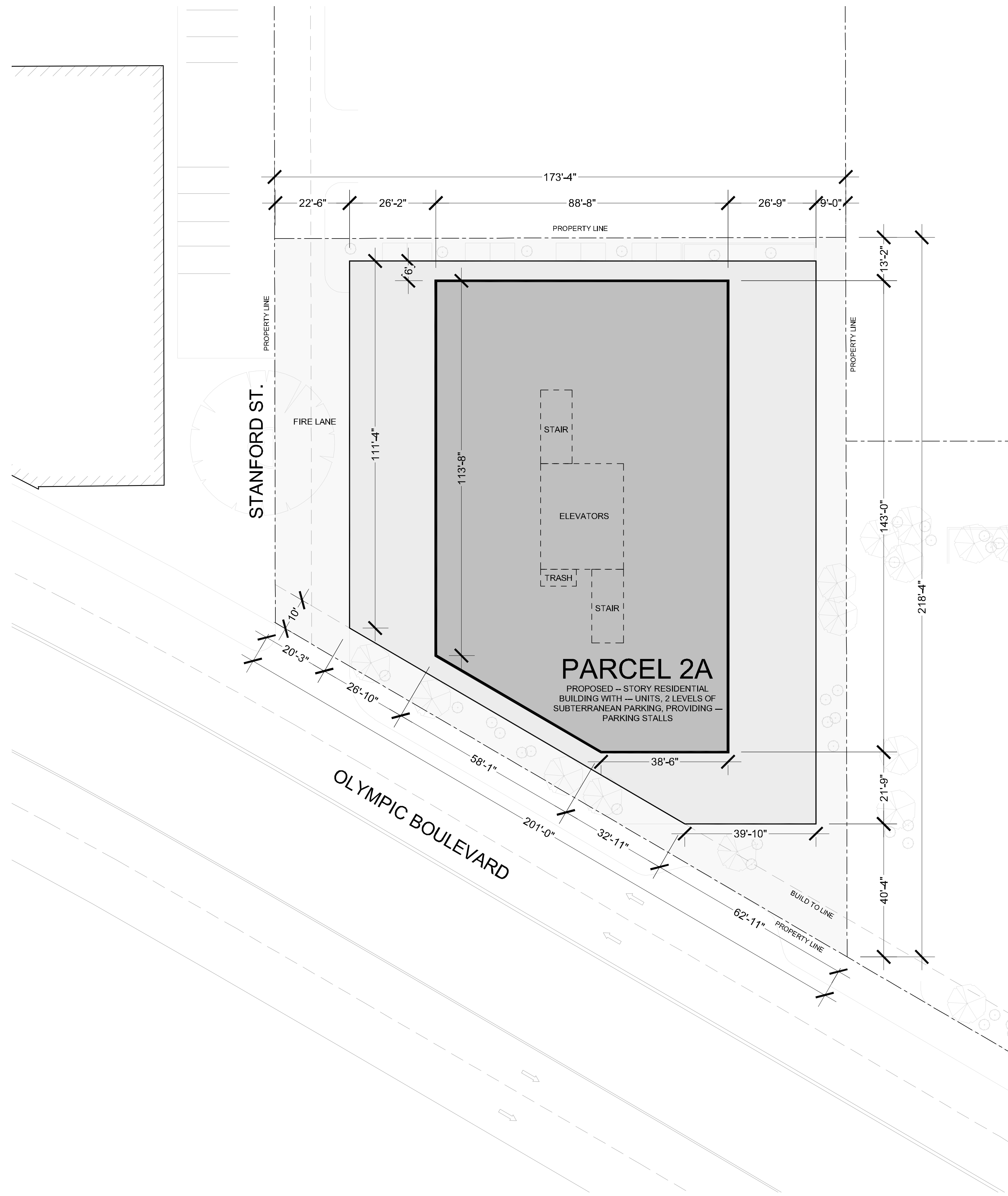
TOTAL UNIT COUNT - Parcel 2A		
UNIT TYPE	COUNT	AVERAGE UNIT AREA
STUDIO AFF	6	500
STUDIO	21	408
1 BR AFF	33	600
1 BR	192	586
2 BR AFF	6	850
2 BR	36	899
3 BR AFF	3	1,020
3 BR	18	1,210
TOTAL	315	

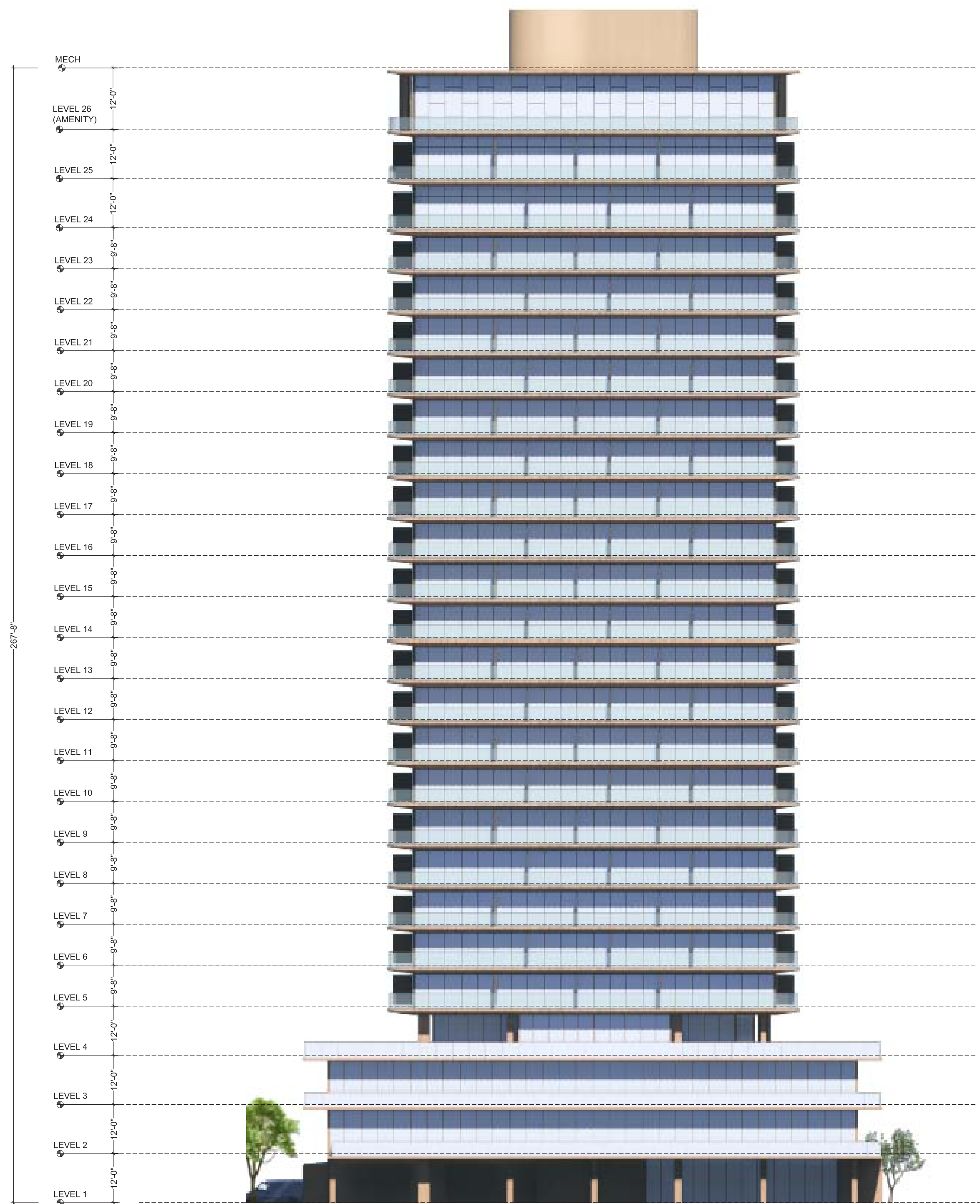
UNIT COUNT MARKET RATE		
UNIT TYPE	COUNT	% OF MARKET RATE UNITS
STUDIO	21	8%
1 BR	192	72%
2 BR	36	13%
3 BR	18	7%
TOTAL	267	

UNIT COUNT AFFORDABLE		
UNIT TYPE	COUNT	% OF AFFORDABLE UNITS
STUDIO AFF	6	13%
1 BR AFF	33	69%
2 BR AFF	6	13%
3 BR AFF	3	6%
TOTAL	48	

MEASUREMENT PER SMMC 9.04.080 DETERMINING FLOOR AREA: THE FLOOR AREA OF A BUILDING IS THE TOTAL GROSS HORIZONTAL AREAS OF ALL FLOORS OF A BUILDING, INCLUDING USABLE BASEMENTS AND ALL OTHER AREAS MEASURED FROM THE INTERIOR FACE OF THE EXTERIOR WALLS OR, IN THE CASE OF A SHARED WALL, FROM THE CENTERLINE OF A WALL SEPARATING THE 2 BUILDINGS. FLOOR AREA ALSO INCLUDES UNENCLOSED DECKS, BALCONIES, PORCHES, AND PLATFORMS USED FOR COMMERCIAL OR RESTAURANT ACTIVITY

BUILD-TO LINE: OLYMPIC BLVD FACADE: 10'-0"





NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT NO. 989-30114100-BAM, DATED FEBRUARY 13, 2024, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, 4210 RIVERWALK PARKWAY, SUITE 100, RIVERSIDE, CA 92505 WAS USED IN THE PREPARATION OF THIS SURVEY AND IS MADE A PART HEREOF BY REFERENCE.

OWNERSHIP

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

3030 NEBRASKA AVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCELS 1 AND 2;

AND 3025 OB OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCELS 3A AND 4

BASIS OF BEARINGS

THE BEARING N 44°28'30" W OF THE CENTERLINE OF CENTINELA AVE AS SHOWN ON TRACT NO. 7077 RECORDED IN BOOK 78, PAGE 87 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK #1

CITY OF SANTA MONICA BENCHMARK ID #676, FIELDBOOK 494-16

P.K. NAIL IN LEAD IN NORTHWEST CURB OF NEBRASKA AVE., 450.0 FEET SOUTHWEST OF CENTERLINE OF STANFORD STREET.

ELEV. = 151.535'

BENCHMARK #2

CITY OF SANTA MONICA BENCHMARK ID #893, FIELDBOOK 454.15

SPIKE IN LEAD IN NORTHEAST CURB OF CENTINELA AVE., 17.9 FEET NORTHWEST OF NORTHWEST CURB OF OLYMPIC BLVD., (SEE END OF C.B.)

ELEV. = 151.740'

LEGAL DESCRIPTION PER TITLE REPORT REFERENCED ABOVE

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

PARCEL 1A:

THE NORTHWESTERLY 197.83 FEET OF LOT 2 IN BLOCK 199 OF AMENDED MAP OF TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGES 45 TO 51 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTHEASTERLY 15.00 FEET OF SAID LOT. SAID DESCRIPTION IS SHOWN AS PARCEL 1A OF THAT CERTAIN CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 17ENT-0197, RECORDED FEBRUARY 9, 2018 AS INSTRUMENT NO. 20180140858, OF OFFICIAL RECORDS.

PARCEL 1B:

A PERPETUAL, MUTUAL, RECIPROCAL AND NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ACCESS AND VEHICULAR AND PEDESTRIAN TRAFFIC, BUT NOT FOR PARKING AS SHOWN ON THE RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 31, 2001 AS INSTRUMENT NO. 01-0936727, OF OFFICIAL RECORDS.

THE NORTHEASTERLY 11 FEET OF THE NORTHWESTERLY 85 FEET OF LOT 1 IN BLOCK 199.

THE NORTHEASTERLY 11 FEET OF LOT 1 IN BLOCK 199, BOUNDED NORTHWESTERLY BY THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 85 FEET OF SAID LOT 1 AND SOUTHEASTERLY BY A LINE PARALLEL WITH AND 12 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF OLYMPIC BOULEVARD, 117 FEET WIDE, AS NOW ESTABLISHED.

APN: 4268-010-017

PARCEL 2:

THE NORTHEASTERLY 15 FEET OF THE NORTHWESTERLY 197.83 FEET OF LOT 2, TOGETHER WITH THE SOUTHWESTERLY 35.00 FEET OF THE NORTHWESTERLY 197.83 FEET OF LOT 3 IN BLOCK 199 OF AMENDED MAP OF TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGES 45 TO 51 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID DESCRIPTION IS SHOWN AS PARCEL 3 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 17ENT-0197, RECORDED FEBRUARY 9, 2018 AS INSTRUMENT NO. 20180140858, OF OFFICIAL RECORDS.

APN: 4268-010-019

PARCEL 3A:

LOT 2 IN BLOCK 199 OF AMENDED MAP OF TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGES 45 TO 51 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHWESTERLY OF THE NORTHWEST LINE OF OLYMPIC BOULEVARD, AS ESTABLISHED BY DEED RECORDED IN BOOK 13615, PAGE 285, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTHWESTERLY 197.83 FEET OF SAID LOT.

SAID DESCRIPTION IS SHOWN AS PARCEL 2A OF THAT CERTAIN CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 17ENT-0197, RECORDED FEBRUARY 9, 2018 AS INSTRUMENT NO. 20180140858, OF OFFICIAL RECORDS.

PARCEL 3B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHEASTERLY 20 FEET MEASURED ALONG THE NORTHWESTERLY LINE OF THE NORTHWESTERLY 170 FEET MEASURED ALONG THE NORTHEASTERLY LINE OF LOT 2 IN BLOCK 199 OF AMENDED MAP OF TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGES 45 TO 51 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3C:

A PERPETUAL, MUTUAL, RECIPROCAL AND NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ACCESS AND VEHICULAR AND PEDESTRIAN TRAFFIC, BUT NOT FOR PARKING AS SHOWN ON THE RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 31, 2001 AS INSTRUMENT NO. 01-0936727, OF OFFICIAL RECORDS.

THE NORTHEASTERLY 11 FEET OF THE NORTHWESTERLY 85 FEET OF LOT 1 IN BLOCK 199. THE NORTHEASTERLY 11 FEET OF LOT 1 IN BLOCK 199, BOUNDED NORTHWESTERLY BY THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 85 FEET OF SAID LOT 1 AND SOUTHEASTERLY BY A LINE PARALLEL WITH AND 12 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF OLYMPIC BOULEVARD, 117 FEET WIDE, AS NOW ESTABLISHED.

APN: 4268-010-018

PARCEL 4:

THE NORTHEASTERLY 15 FEET OF LOT 2, TOGETHER WITH THE SOUTHWESTERLY 35.00 FEET OF LOT 3 IN BLOCK 199 OF AMENDED MAP OF TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGES 45 TO 51 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHWESTERLY OF THE NORTHWEST LINE OF OLYMPIC BOULEVARD, AS ESTABLISHED BY DEED RECORDED IN BOOK 13615, PAGE 285, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTHWESTERLY 197.83 FEET OF SAID LOTS.

SAID DESCRIPTION IS SHOWN AS PARCEL 4A OF THAT CERTAIN CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 17ENT-0197, RECORDED FEBRUARY 9, 2018 AS INSTRUMENT NO. 20180140858, OF OFFICIAL RECORDS.

APN: 4268-010-020, 4268-010-018 AND 202, 4268-010-017 AND 019

SUMMARY OF EXCEPTIONS NOT REPORTED IN THIS SURVEY

Table with 2 columns: ITEM, SUBJECT. Lists various legal matters and encumbrances not reported in the survey.

SCHEDULE OF PLOTTED ITEMS (SEE DETAIL AT RIGHT, HEREON)

- List of 12 items (1-12) describing plotted easements, encumbrances, and property boundaries.

NOTE: ITEMS (11) LOCATIONS ARE APPROXIMATE AND BASED ON THE LOCATION SHOWN ON R2.

ZONING CLASSIFICATION

BERGAMOT MUC (MIXED-USE CREATIVE) ZONING REGULATIONS INCLUDE HEIGHTS, F.A.R., SETBACKS AND PARKING RESTRICTIONS AS GOVERNED BY THE BERGAMOT AREA PLAN. NO ZONING REPORT PROVIDED.

EXISTING PARKING

Table showing parking counts: Regular Spaces (132), Compact Spaces (3), Handicap Spaces (2), Regular Tandem Spaces (24), Compact Tandem Spaces (14), Total Parking Spaces (175).

ALTERNATE METES AND BOUNDS DESCRIPTION

THAT PORTION OF LOTS 2 AND 3 IN BLOCK 199, OF AMENDED MAP OF TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGES 45 TO 51 INCLUSIVE OF MISCELLANEOUS RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 3.

THENCE N 45°37'58"E ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, TO A LINE PARALLEL WITH AND DISTANT 35.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID LOT 3;

THENCE S 44°28'30" E ALONG SAID PARALLEL LINE, 490.25 FEET TO THE NORTHERLY RIGHT-OF-WAY OF OLYMPIC BOULEVARD, 117.00 FEET WIDE, SAID NORTHERLY RIGHT-OF-WAY BEING 55.00 FEET NORTHERLY OF THE CITY ENGINEER'S CENTERLINE OF SAID RIGHT-OF-WAY;

THENCE S 75°55'46"W, 398.44 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2055.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°00'30" AN ARC DISTANCE OF 36.17 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 2;

THENCE N 44°28'30"W ALONG SAID SOUTHWESTERLY LINE OF SAID LOT 2, 271.28 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 2.

THENCE N 45°37'58" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, 325.00 FEET TO THE POINT OF BEGINNING.

ADDITIONAL SURVEYOR'S NOTES AND OBSERVATIONS

- 1. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
2. STREET WIDENING REQUIREMENTS HAVE NOT BEEN DETERMINED.
3. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. THERE WAS NO MENTION OF SIDE YARD SETBACKS IN THE ZONING REPORT REFERENCED HEREON, (DESIGNERS TO VERIFY WITH THE CITY OF SANTA MONICA)
6. THERE WERE NO SPECIAL HAZARD AREAS OBSERVED.
7. THERE WERE NO CEMETERIES OBSERVED.

FLOOD HAZARD STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C-1589G, DATED APRIL 21, 2021 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

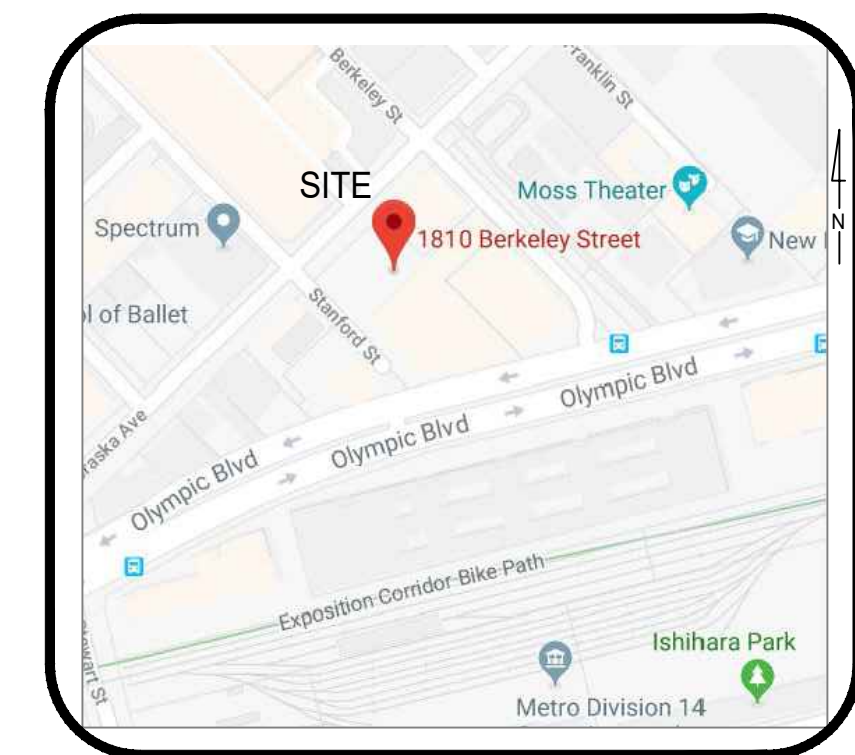
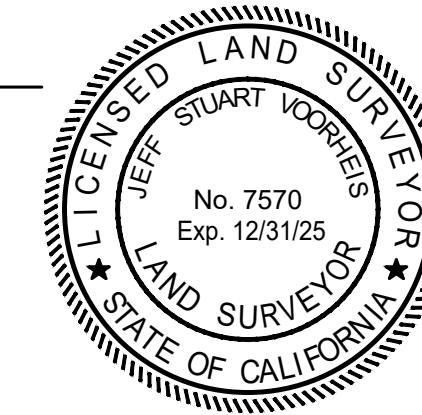
SURVEYOR'S CERTIFICATE

TO: 3025 OB OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND TO FIDELITY NATIONAL TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 (\$1,000,000) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN MARCH, 2024.

DATE: APRIL 17, 2024

Signature of Jeffrey S. Voorheis, L.S. 7570



VICINITY MAP NOT TO SCALE

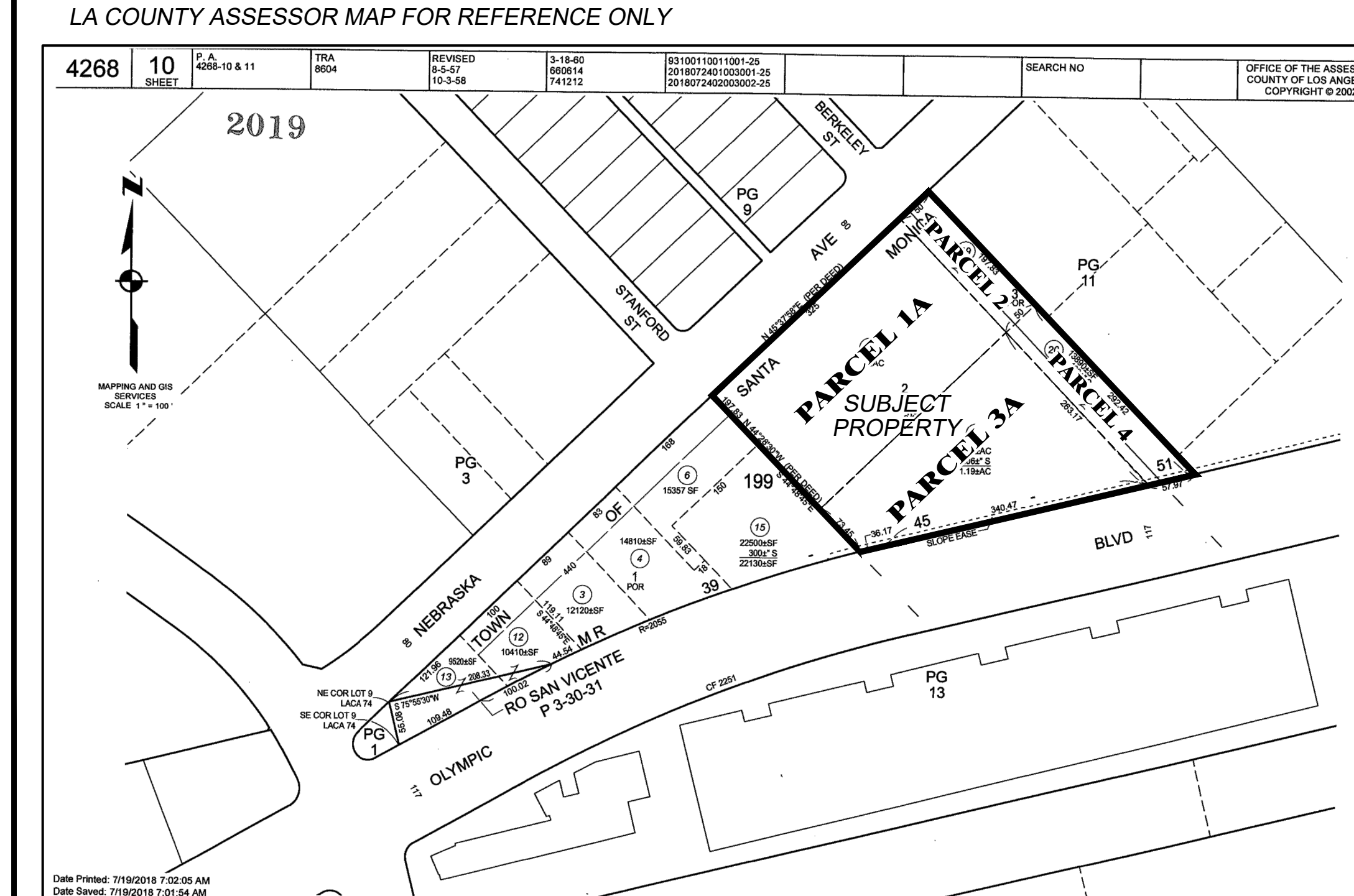
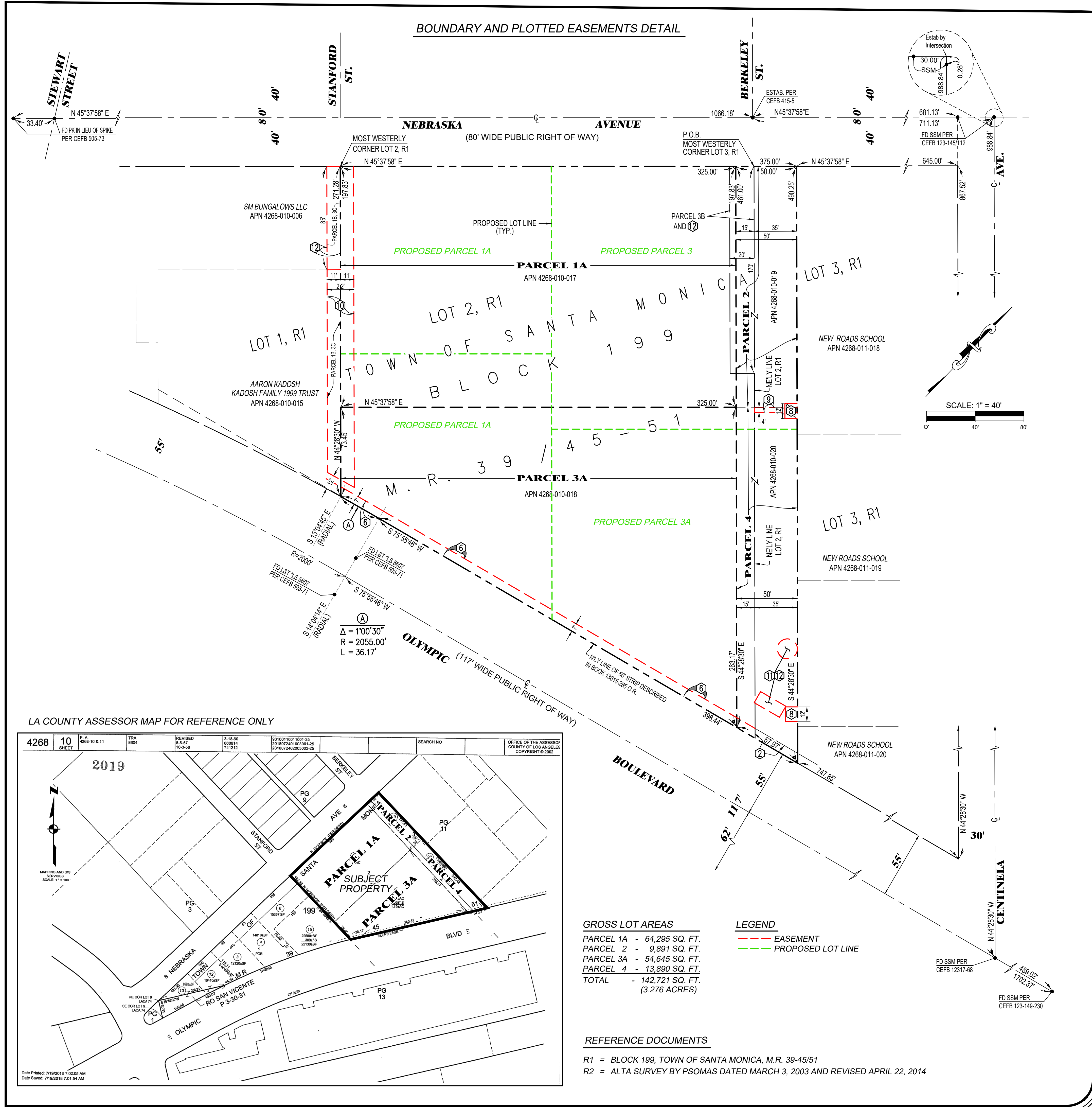


Table with 2 columns: GROSS LOT AREAS, LEGEND. Lists areas for Parcel 1A (64,295 SQ. FT.), Parcel 2 (9,891 SQ. FT.), Parcel 3A (54,645 SQ. FT.), Parcel 4 (13,890 SQ. FT.), and Total (142,721 SQ. FT. / 3.276 ACRES). Legend includes EASEMENT and PROPOSED LOT LINE.

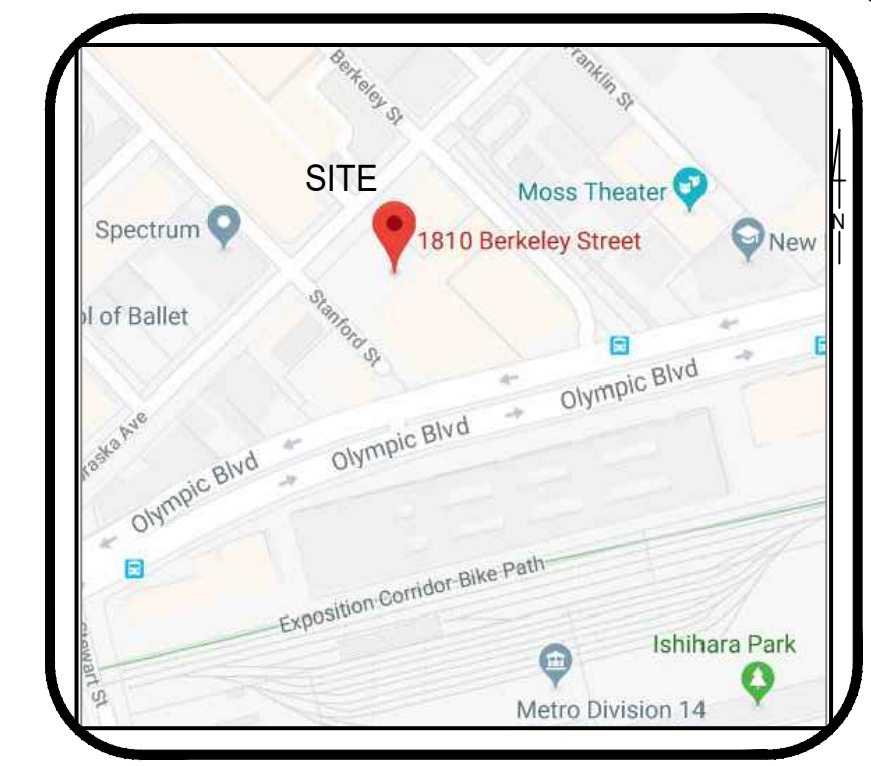
- REFERENCE DOCUMENTS
R1 = BLOCK 199, TOWN OF SANTA MONICA, M.R. 39-45/51
R2 = ALTA SURVEY BY PSOMAS DATED MARCH 3, 2003 AND REVISED APRIL 22, 2014

Table with 2 columns: REVISIONS, DESCRIPTION. Includes fields for DATE, BY, and DESCRIPTION.

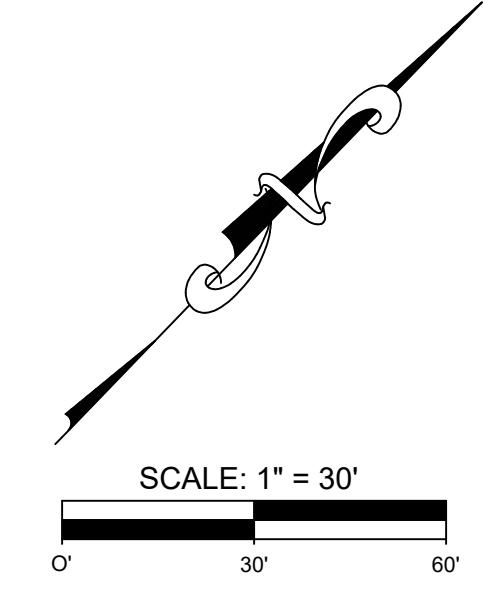
Client: 3025 OB OWNER, LLC
520 MADISON AVE., SUITE 3501
NEW YORK, NY 10022
Phone:
Fax:

ALTANSPS LAND TITLE SURVEY
3025 OLYMPIC BLVD., & 3030 NEBRASKA AVENUE,
SANTA MONICA, CA 90404
JOB NO. 2403E (1802L)
DATE: 4/17/2024

VOORHEIS & VOORHEIS, INC.
Professional Land Surveyors Since 1974
17049 Suburb Street, Northridge, CA 91325
Phone: (818) 983-5611
mail@SurveyLA.com



VICINITY MAP
NOT TO SCALE

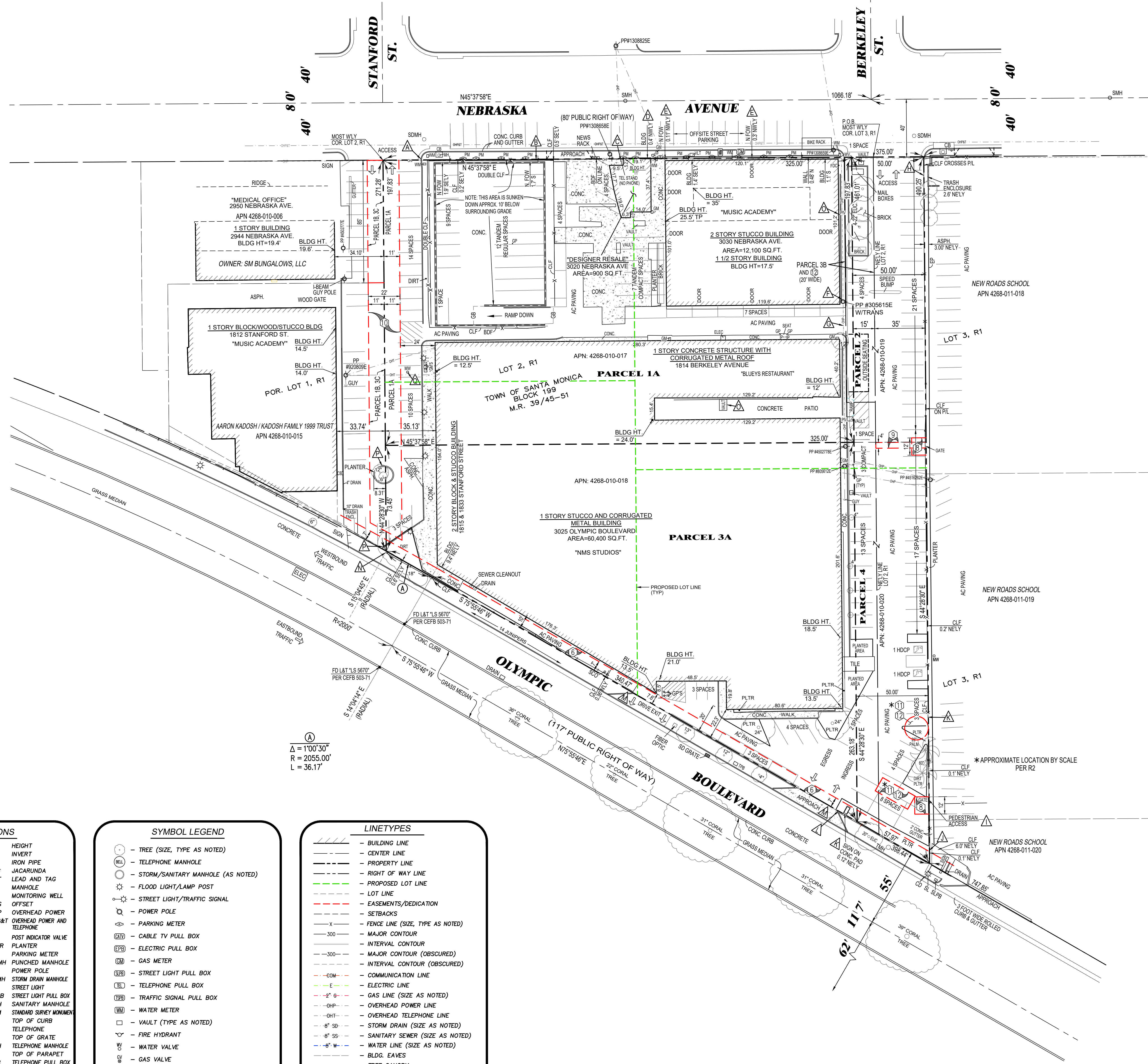


DATE	BY	REVISION

Client: **3025 OB OWNER, LLC**
 520 MADISON AVE., SUITE 3501
 NEW YORK, NY 10022
 Phone:
 Fax:

ALTANSPS LAND TITLE SURVEY
 3025 OLYMPIC BLVD., & 3030 NEBRASKA AVENUE,
 SANTA MONICA, CA 90404
 JOB NO. 2403E (1802L)
 DATE: 4/17/24

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 mail@surveyla.com



SURVEYOR'S OBSERVATIONS

NO OBSERVABLE ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO OBSERVABLE ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS SHOWN HEREON:

- ▲ A CONCRETE CURB LOCATED AT THE WESTERLY CORNER OF THE PROPERTY CROSSES THE NORTHWEST BOUNDARY FROM THE STREET RIGHT OF WAY OF NEBRASKA AVE.
- ▲ A 0.1' ENCROACHMENT OF A CONCRETE SIDEWALK ONTO THE PROPERTY FROM THE STREET RIGHT OF WAY OF NEBRASKA AVE.
- ▲ AN UNRECORDED EASEMENT, LICENSE, AGREEMENT OR LEASE FOR A PUBLIC TELEPHONE LOCATED ALONG THE NORTHWEST BOUNDARY OF THE PROPERTY.
- ▲ A 0.5' ENCROACHMENT OF A 900 SQ. FT. BUILDING INTO THE STREET RIGHT OF WAY OF NEBRASKA AVE.
- ▲ A 0.11' TO 0.48' ENCROACHMENT OF A PLANTER WALL INTO THE STREET RIGHT OF WAY OF NEBRASKA AVE.
- ▲ AN UNRECORDED EASEMENT OR LESSER RIGHT FOR POWER POLES, A TRANSFORMER AND OVERHEAD WIRES ALONG A PORTION OF THE NORTHEAST PORTION OF THE PROPERTY.
- ▲ AN ENCROACHMENT OF AN OVERHEAD ELECTRIC LINE ACROSS THE NORTHEAST BOUNDARY OF THE PROPERTY
- ▲ A CHAIN LINK FENCE LOCATED AT THE NORTHERLY CORNER OF THE PROPERTY CROSSES THE NORTHEAST BOUNDARY
- ▲ PEDESTRIAN ACCESS ACROSS THE NORTHEAST BOUNDARY OF THE PROPERTY AS EVIDENCED BY A CHAIN LINK FENCE WITH GATE.
- ▲ A 0.3' ENCROACHMENT OF A CONCRETE GUTTER LOCATED AT THE EASTERLY CORNER OF THE PROPERTY ONTO SUBJECT PROPERTY FROM THE LAND ADJOINING TO THE NORTHEAST
- ▲ AN ENCROACHMENT OF A SIGN AND A CONCRETE PAD LOCATED ALONG THE SOUTHERLY BOUNDARY OF THE PROPERTY INTO AN EASEMENT FOR SLOPE PURPOSES. SAID EASEMENT IS DESCRIBED IN EXCEPTION NOS 4 AND 5 HEREON.
- ▲ A CONCRETE CURB LOCATED AT THE SOUTHERLY BOUNDARY OF THE PROPERTY CROSSES SAID BOUNDARY FROM THE STREET RIGHT OF WAY OF OLYMPIC BOULEVARD.
- ▲ DRIVEWAY APPROACHES PROVIDING INGRESS/EGRESS TO/FROM OLYMPIC BLVD. LEGAL/TITLE TO DETERMINE IMPACT RELATIVE TO RELINQUISHMENT OF ABUTTER'S RIGHTS AS DESCRIBED IN EXCEPTION NO. 3 & 7.
- ▲ A 1.2' ENCROACHMENT OF A CHAIN LINK FENCE INTO THE STREET RIGHT OF WAY OF OLYMPIC BOULEVARD
- ▲ NUMEROUS UNIDENTIFIED VAULTS, GAS METERS, GAS LINES, WATER METERS, POST INDICATOR VALVES, WATER VALVES, AND A FIRE DEPARTMENT CONNECTION ARE LOCATED OVER VARIOUS PORTIONS OF THE PROPERTY
- ▲ A PLANTER WALL CROSSES THE SOUTHWEST BOUNDARY OF THE PROPERTY
- ▲ A MONITORING WELL LOCATED ALONG THE SOUTHWEST PORTION OF THE PROPERTY. (THE MONITORING WELL IS PURPORTEDLY ABANDONED AS DISCLOSED BY REPORT OF ABANDONMENT DATED JULY 30, 2013)

BENCHMARK #1
 CITY OF SANTA MONICA BENCHMARK ID #676, FIELDBOOK 494-16
 P.K. NAIL IN LEAD IN NORTHWEST CURB OF NEBRASKA AVE., 450.0 FEET
 SOUTHWEST OF CENTERLINE OF STANFORD STREET.
 ELEV. = 151.535'

BENCHMARK #2
 CITY OF SANTA MONICA BENCHMARK ID #893, FIELDBOOK 454.15
 SPIKE IN LEAD IN NORTHEAST CURB OF CENTINELA AVE., 17.9 FEET
 NORTHWEST OF NORTHWEST CURB OF OLYMPIC BLVD., (SE END OF C.B.)
 ELEV. = 151.740'

ABBREVIATIONS

AC	ASPHALT	HT	HEIGHT
AD	AREA DRAIN	INV	INVERT
APPROX	APPROXIMATELY	IP	IRON PIPE
ASPH	ASPHALT	JAC	JACARUNDA
BFP	BACKFLOW PREVENTER	L&T	LEAD AND TAG
BLDG	BUILDING	MH	MANHOLE
BW	BACK OF WALK	MW	MONITORING WELL
CB	CATCH BASIN	O/S	OFFSET
CLF	CHAIN LINK FENCE	CHP	OVERHEAD POWER
CLR	CLEAR	CHP&T	OVERHEAD POWER AND TELEPHONE
CMU	CONCRETE MASONRY UNIT	PIV	POST INDICATOR VALVE
CO	CLEANOUT	PLTR	PLANTER
CONC	CONCRETE	PM	PARKING METER
DS	DOWNSPOUT	PMHM	PUNCHED MANHOLE
EC	EDGE OF CONCRETE	PP	POWER POLE
EG	EDGE OF GUTTER	SDMH	STORM DRAIN MANHOLE
ENCH	ENCROACH	SL	STREET LIGHT
ENCL	ENCLOSURE	SLPB	STREET LIGHT PULL BOX
EDG	EDGE OF PAVEMENT	SMH	SANITARY MANHOLE
ESTAB	ESTABLISHED	SSM	STANDARD SURVEY MONUMENT
EUC	EUCALYPTUS	TD	TOP OF CURB
FD	FOUND	TEL	TELEPHONE
FDC	FIRE DEPT. CONNECTION	TO	TOP OF GRATE
FF	FINISHED FLOOR	TP	TOP OF PARAPET
FL	FLOW LINE	TPB	TELEPHONE PULL BOX
FS	FACE OF WALL	TRANS	TRANSFORMER
FS	FINISHED SURFACE	TS	TRAFFIC SIGNAL
GM	GAS METER	TSPB	TRAFFIC SIGNAL PULL BOX
GP	GUARD POST	TW	TOP OF WALL
GS	GROUND SHOT	TYP	TYPICAL
GV	GAS VALVE	WM	WATER METER
HDCP	HANDICAP	WLT	WATER VAULT

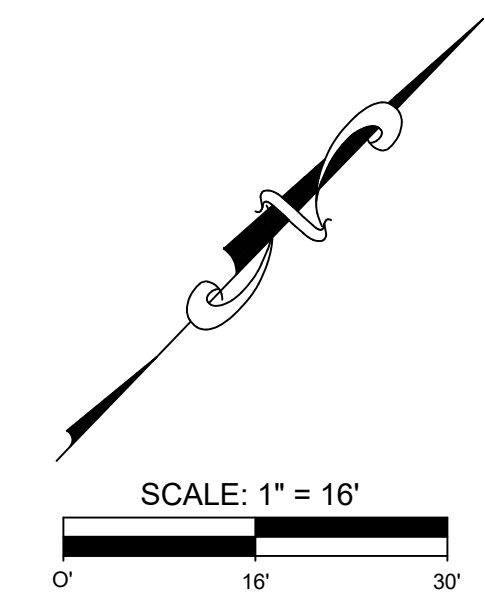
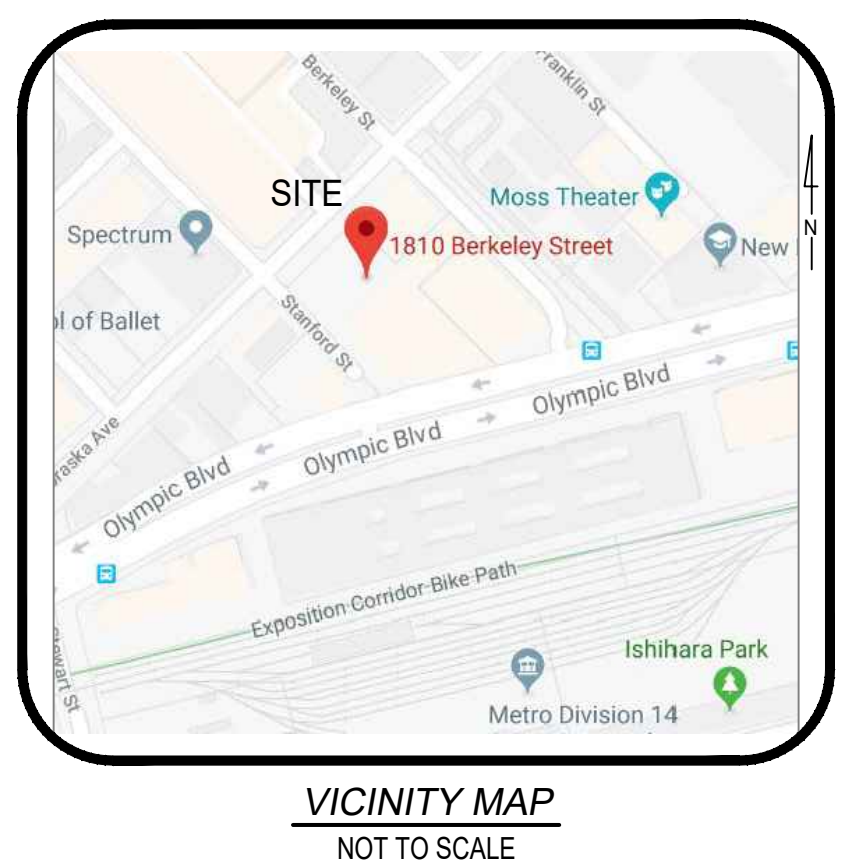
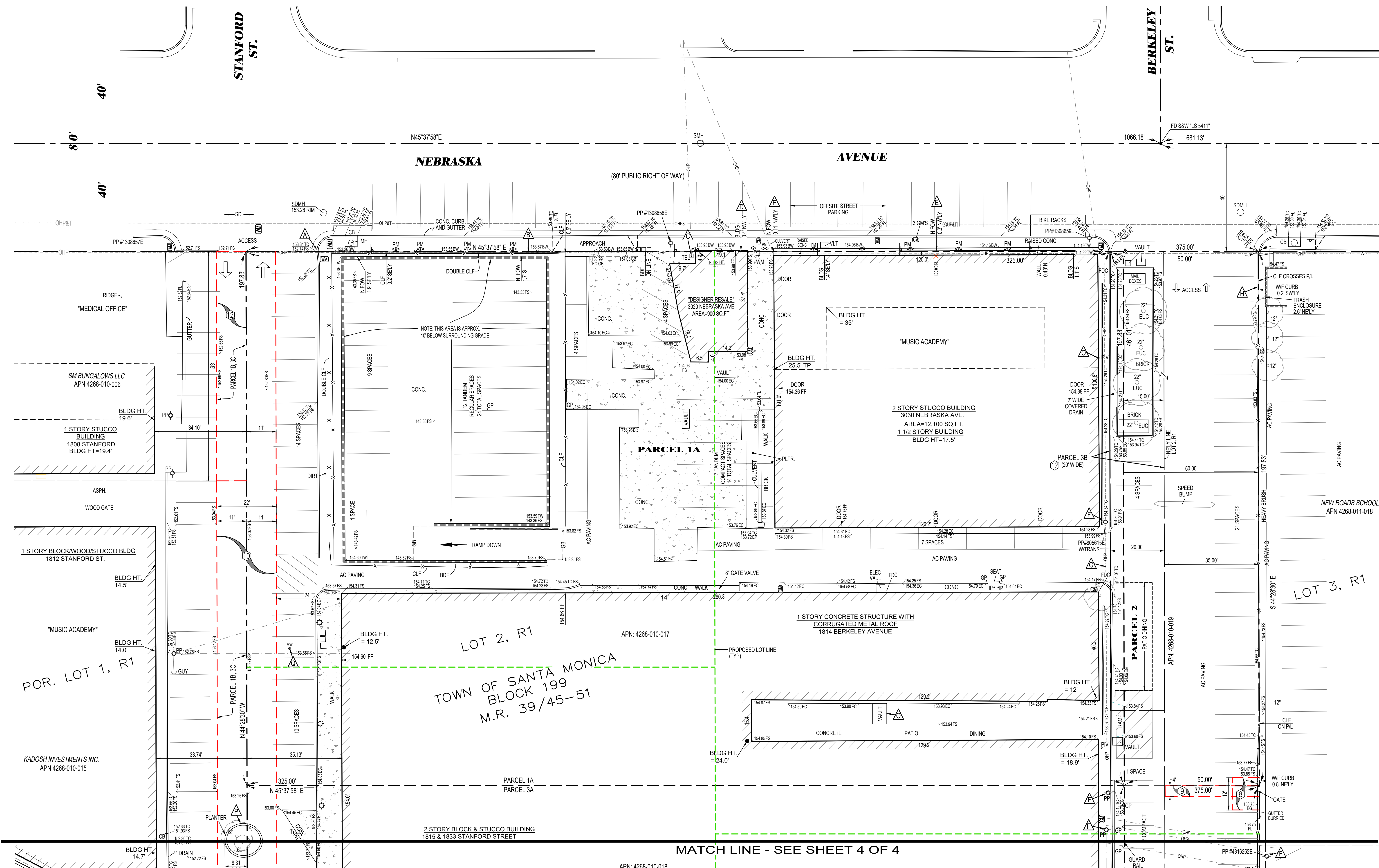
SYMBOL LEGEND

(T)	TREE (SIZE, TYPE AS NOTED)
(MH)	TELEPHONE MANHOLE
(SMH)	STORM/SANITARY MANHOLE (AS NOTED)
(FL)	FLOOD LIGHT/LAMP POST
(SL)	STREET LIGHT/TRAFFIC SIGNAL
(P)	POWER POLE
(M)	PARKING METER
(C)	CABLE TV PULL BOX
(E)	ELECTRIC PULL BOX
(G)	GAS METER
(S)	STREET LIGHT PULL BOX
(T)	TELEPHONE PULL BOX
(S)	TRAFFIC SIGNAL PULL BOX
(W)	WATER METER
(V)	VAULT (TYPE AS NOTED)
(H)	FIRE HYDRANT
(V)	WATER VALVE
(V)	GAS VALVE
(S)	SIGN
(•)	MONUMENT FOUND (SIZE, TYPE AS NOTED)

LINETYPES

(---)	BUILDING LINE
(---)	CENTER LINE
(---)	PROPERTY LINE
(---)	RIGHT OF WAY LINE
(---)	PROPOSED LOT LINE
(---)	LOT LINE
(---)	EASEMENTS/DEDICATION
(---)	SETBACKS
(---)	FENCE LINE (SIZE, TYPE AS NOTED)
(---)	MAJOR CONTOUR
(---)	INTERVAL CONTOUR
(---)	MAJOR CONTOUR (OBSCURED)
(---)	INTERVAL CONTOUR (OBSCURED)
(---)	COMMUNICATION LINE
(---)	ELECTRIC LINE
(---)	GAS LINE (SIZE AS NOTED)
(---)	OVERHEAD POWER LINE
(---)	OVERHEAD TELEPHONE LINE
(---)	STORM DRAIN (SIZE AS NOTED)
(---)	SANITARY SEWER (SIZE AS NOTED)
(---)	WATER LINE (SIZE AS NOTED)
(---)	BLDG. EAVES
(---)	TREE CANOPY
(---)	WALL (SIZE, TYPE AS NOTED)

SEE SHEET 1 OF 4 FOR NOTES, BOUNDARY ESTABLISHMENT & PLOTTED EASEMENTS



REVISIONS:	DATE	BY	DESCRIPTION

Client:
3025 OB OWNER, LLC
 520 MADISON AVE., SUITE 3501
 NEW YORK, NY 10022
 Phone:
 Fax:

ALTANSPS LAND TITLE SURVEY
 3025 OLYMPIC BLVD., & 3030 NEBRASKA AVENUE,
 SANTA MONICA, CA 90404
 DATE: 4/17/2024
 JOB NO. 2403E (1802L)

VOORHEIS & VOORHEIS, INC.
 Professional Land Surveyors Since 1974
 17049 Sunburst Street, Northridge, CA 91325
 Phone: (818) 933-5611
 mail@SurveyLA.com

SURVEYOR'S OBSERVATIONS

- ▲ A CONCRETE CURB LOCATED AT THE WESTERLY CORNER OF THE PROPERTY CROSSES THE NORTHWEST BOUNDARY FROM THE STREET RIGHT OF WAY OF NEBRASKA AVE.
- ▲ A 0.1' ENCROACHMENT OF A CONCRETE SIDEWALK ONTO THE PROPERTY FROM THE STREET RIGHT OF WAY OF NEBRASKA AVE.
- ▲ AN UNRECORDED EASEMENT, LICENSE, AGREEMENT OR LEASE FOR A PUBLIC TELEPHONE LOCATED ALONG THE NORTHWEST BOUNDARY OF THE PROPERTY.
- ▲ A 0.5' ENCROACHMENT OF A 900 SQ. FT. BUILDING INTO THE STREET RIGHT OF WAY OF NEBRASKA AVE.
- ▲ A 0.11' TO 0.48' ENCROACHMENT OF A PLANTER WALL INTO THE STREET RIGHT OF WAY OF NEBRASKA AVE.
- ▲ AN UNRECORDED EASEMENT OR LESSER RIGHT FOR POWER POLES, A TRANSFORMER AND OVERHEAD WIRES ALONG A PORTION OF THE NORTHEAST PORTION OF THE PROPERTY.
- ▲ AN ENCROACHMENT OF AN OVERHEAD ELECTRIC LINE ACROSS THE NORTHEAST BOUNDARY OF THE PROPERTY
- ▲ A CHAIN LINK FENCE LOCATED AT THE NORTHERLY CORNER OF THE PROPERTY CROSSES THE NORTHEAST BOUNDARY
- ▲ NUMEROUS UNIDENTIFIED VAULTS, GAS METERS, GAS LINES, WATER METERS, POST INDICATOR VALVES, WATER VALVES, AND A FIRE DEPARTMENT CONNECTION ARE LOCATED OVER VARIOUS PORTIONS OF THE PROPERTY
- ▲ A PLANTER WALL CROSSES THE SOUTHWEST BOUNDARY OF THE PROPERTY
- ▲ A MONITORING WELL LOCATED ALONG THE SOUTHWEST PORTION OF THE PROPERTY. (THE MONITORING WELL IS PURPORTEDLY ABANDONED AS DISCLOSED BY REPORT OF ABANDONMENT DATED JULY 30, 2013)

LINETYPES

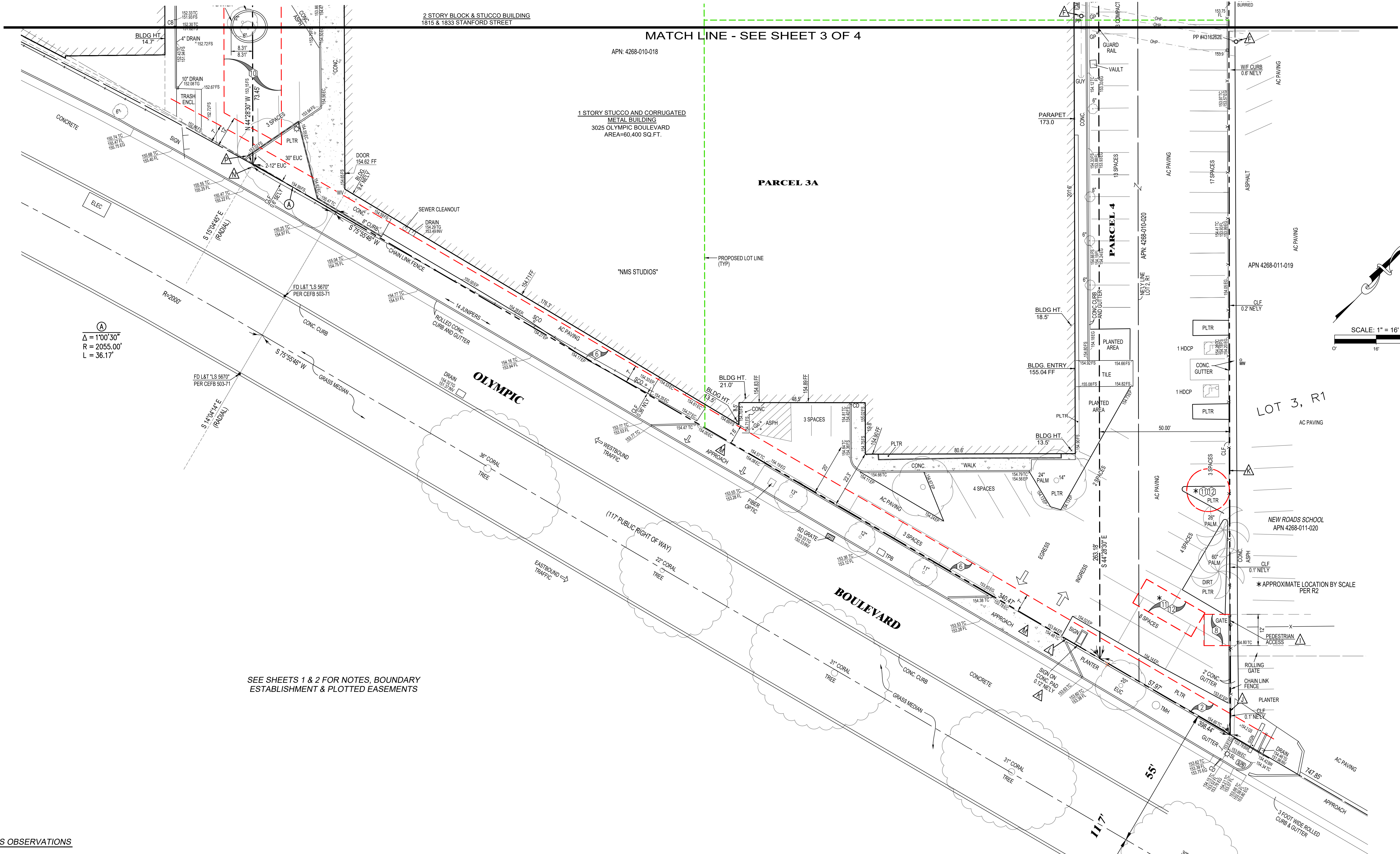
---	BUILDING LINE
---	CENTER LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	PROPOSED LOT LINE
---	LOT LINE
---	EASEMENTS/DEDICATION
---	SETBACKS
---	FENCE LINE (SIZE, TYPE AS NOTED)
---	MAJOR CONTOUR
---	INTERVAL CONTOUR
---	MAJOR CONTOUR (OBSCURED)
---	INTERVAL CONTOUR (OBSCURED)
---	COMMUNICATION LINE
---	ELECTRIC LINE
---	GAS LINE (SIZE AS NOTED)
---	OVERHEAD POWER LINE
---	OVERHEAD TELEPHONE LINE
---	STORM DRAIN (SIZE AS NOTED)
---	SANITARY SEWER (SIZE AS NOTED)
---	WATER LINE (SIZE AS NOTED)
---	BLDG. EAVES
---	TREE CANOPY
---	WALL (SIZE, TYPE AS NOTED)

SYMBOL LEGEND

○	TREE (SIZE, TYPE AS NOTED)
⊙	TELEPHONE MANHOLE
⊙	STORM/SANITARY MANHOLE (AS NOTED)
⊙	FLOOD LIGHT/LAMP POST
⊙	STREET LIGHT/TRAFFIC SIGNAL
⊙	POWER POLE
⊙	PARKING METER
⊙	CABLE TV PULL BOX
⊙	ELECTRIC PULL BOX
⊙	GAS METER
⊙	STREET LIGHT PULL BOX
⊙	TELEPHONE PULL BOX
⊙	TRAFFIC SIGNAL PULL BOX
⊙	WATER METER
⊙	VAULT (TYPE AS NOTED)
⊙	FINISHED FLOOR
⊙	FINISHED FLOOR
⊙	FIRE HYDRANT
⊙	GAS VALVE
⊙	SIGN
●	MONUMENT FOUND (SIZE, TYPE AS NOTED)

ABBREVIATIONS

AC	ASPHALT	HT	HEIGHT
AD	AREA DRAIN	INV	INVERT
APPROX	APPROXIMATELY	IP	IRON PIPE
ASPH	ASPHALT	JAC	JACARONDA
BFP	BACKFLOW PREVENTER	L&T	LEAD AND TAG
BLDG	BUILDING	MH	MANHOLE
BW	BACK OF WALK	MW	MONITORING WELL
CB	CATCH BASIN	O/S	OFFSET
CLF	CHAIN LINK FENCE	OHP	OVERHEAD POWER
CLR	CLEAR	OHP&T	OVERHEAD POWER AND TELEPHONE
CMU	CONCRETE MASONRY UNIT	PIV	POST INDICATOR VALVE
CO	CLEANOUT	PLTR	PLANTER
CONC	CONCRETE	PM	PARKING METER
DS	DOWNSPOUT	PMH	PUNCHED MANHOLE
EC	EDGE OF CONCRETE	PP	POWER POLE
EG	EDGE OF GUTTER	SB	STORM DRAIN MANHOLE
ENCH	ENCROACH	SDMH	STORM DRAIN MANHOLE
ENCL	ENCLOSURE	SL	STREET LIGHT
EP	EDGE OF PAVEMENT	SLPB	STREET LIGHT PULL BOX
ESTAB	ESTABLISHED	SMH	SANITARY MANHOLE
EUC	EUCALYPTUS	SSM	STANDARD SURVEY MONUMENT
FD	FOUND	TC	TOP OF CURB
FDC	FIRE DEPT. CONNECTION	TEL	TELEPHONE
FF	FINISHED FLOOR	TC	TOP OF GRATE
FH	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
FL	FLOW LINE	TP	TOP OF PARAPET
FOW	FACE OF WALL	TPB	TELEPHONE PULL BOX
FS	FINISHED SURFACE	TRANS.	TRANSFORMER
GM	GAS METER	TS	TRAFFIC SIGNAL
GP	GUARD POST	TSPB	TRAFFIC SIGNAL PULL BOX
GS	GROUND SHOT	TW	TOP OF WALL
GV	GAS VALVE	TYP	TYPICAL
HDCP	HANDICAP	WM	WATER METER
		WLT	WATER VAULT



SEE SHEETS 1 & 2 FOR NOTES, BOUNDARY ESTABLISHMENT & PLOTTED EASEMENTS

SURVEYOR'S OBSERVATIONS

- ▲ PEDESTRIAN ACCESS ACROSS THE NORTHEAST BOUNDARY OF THE PROPERTY AS EVIDENCED BY A CHAIN LINK FENCE WITH GATE.
- ▲ A 0.3' ENCROACHMENT OF A CONCRETE GUTTER LOCATED AT THE EASTERLY CORNER OF THE PROPERTY ONTO SUBJECT PROPERTY FROM THE LAND ADJOINING TO THE NORTHEAST
- ▲ AN ENCROACHMENT OF A SIGN AND A CONCRETE PAD LOCATED ALONG THE SOUTHERLY BOUNDARY OF THE PROPERTY INTO AN EASEMENT FOR SLOPE PURPOSES. SAID EASEMENT IS DESCRIBED IN EXCEPTION NOS 4 AND 5 HEREON.
- ▲ A CONCRETE CURB LOCATED AT THE SOUTHERLY BOUNDARY OF THE PROPERTY CROSSES SAID BOUNDARY FROM THE STREET RIGHT OF WAY OF OLYMPIC BOULEVARD.
- ▲ DRIVEWAY APPROACHES PROVIDING INGRESS/EGRESS TO/FROM OLYMPIC BLVD. LEGAL/TITLE TO DETERMINE IMPACT RELATIVE TO RELINQUISHMENT OF ABUTTER'S RIGHTS AS DESCRIBED IN EXCEPTION NO. 3 & 7.
- ▲ A 1.2' ENCROACHMENT OF A CHAIN LINK FENCE INTO THE STREET RIGHT OF WAY OF OLYMPIC BOULEVARD
- ▲ NUMEROUS UNIDENTIFIED VAULTS, GAS METERS, GAS LINES, WATER METERS, POST INDICATOR VALVES, WATER VALVES, AND A FIRE DEPARTMENT CONNECTION ARE LOCATED OVER VARIOUS PORTIONS OF THE PROPERTY
- ▲ A PLANTER WALL CROSSES THE SOUTHWEST BOUNDARY OF THE PROPERTY
- ▲ A MONITORING WELL LOCATED ALONG THE SOUTHWEST PORTION OF THE PROPERTY. (THE MONITORING WELL IS PURPORTEDLY ABANDONED AS DISCLOSED BY REPORT OF ABANDONMENT DATED JULY 30, 2013)

ABBREVIATIONS	
AC	ASPHALT
AD	AREA DRAIN
APPROX	APPROXIMATELY
ASPH	ASPHALT
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
DS	DOWNSPOUT
EC	EDGE OF CONCRETE
EG	EDGE OF GUTTER
ENCH	ENCROACH
ENCL	ENCLOSURE
EP	EDGE OF PAVEMENT
ESTAB	ESTABLISHED
EUC	EUCALYPTUS
FD	FOUND
FDC	FIRE DEPT. CONNECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FW	FACE OF WALL
FS	FINISHED SURFACE
GM	GAS METER
GP	GUARD POST
GS	GROUND SHOT
GV	GAS VALVE
HDCP	HANDICAP
HT	HEIGHT
INV	INVERT
IP	IRON PIPE
JAC	JACARUNDA
L&T	LEAD AND TAG
MH	MANHOLE
MW	MONITORING WELL
O/S	OFFSET
OHP	OVERHEAD POWER
OHP&T	OVERHEAD POWER AND TELEPHONE
PIV	POST INDICATOR VALVE
PLTR	PLANTER
PM	PARKING METER
PMH	PUNCHED MANHOLE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLPB	STREET LIGHT PULL BOX
SMH	SANITARY MANHOLE
SSM	STANDARD SURVEY MONUMENT
TC	TOP OF CURB
TEL	TELEPHONE
TG	TOP OF GRATE
TMH	TELEPHONE MANHOLE
TP	TOP OF PARAPET
TPB	TELEPHONE PULL BOX
TRNS	TRANSFORMER
TS	TRAFFIC SIGNAL
TSPB	TRAFFIC SIGNAL PULL BOX
TW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER
WVLT	WATER VAULT

SYMBOL LEGEND	
(○)	TREE (SIZE, TYPE AS NOTED)
(REL)	TELEPHONE MANHOLE
(○)	STORM/SANITARY MANHOLE (AS NOTED)
(★)	FLOOD LIGHT/LAMP POST
(★)	STREET LIGHT/TRAFFIC SIGNAL
(○)	POWER POLE
(○)	PARKING METER
(C)	CABLE TV PULL BOX
(E)	ELECTRIC PULL BOX
(M)	GAS METER
(S)	STREET LIGHT PULL BOX
(T)	TELEPHONE PULL BOX
(W)	WATER METER
(V)	VAULT (TYPE AS NOTED)
(H)	FIRE HYDRANT
(V)	WATER VALVE
(V)	GAS VALVE
(-)	SIGN
(●)	MONUMENT FOUND (SIZE, TYPE AS NOTED)

LINETYPES	
(---)	BUILDING LINE
(---)	CENTER LINE
(---)	PROPERTY LINE
(---)	RIGHT OF WAY LINE
(---)	PROPOSED LOT LINE
(---)	LOT LINE
(---)	EASEMENTS/DEDICATION
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(---)	SANITARY SEWER (SIZE AS NOTED)
(---)	WATER LINE (SIZE AS NOTED)
(---)	BLDG. EAVES
(---)	TREE CANOPY
(---)	WALL (SIZE, TYPE AS NOTED)

DATE	BY	REVISION

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DATE: 4/17/2024 JOB NO. 2403E (1802L)

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