APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL – (No copies or faxes)

DATE: 11/24/2025

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: North side of College Street
(Street/Avenue/Boulevard/alley/walk: N/S/E/W of)

and is located between:
Hill Street (Street, Avenue, Boulevard or other limit) and Yale Street (Street, Avenue, Boulevard or other limit)

(2) The vacation area lies within or is shown on:

(a) Engineering District: (check appropriately)

[✔] Central [ ] Harbor [ ] Valley [ ] West Los Angeles

(b) Council District No. 1

(c) District Map No. 135A215

(3) Area (in sq. ft.) of the proposed vacation area is approx. 2,680 sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact Land Development/Right-of-Way Section to discuss the effect of this on the processing of your application prior to submittal. If the applicant is required to have an environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional $32,100 fee deposit. This will also increase the processing time by approximately 6 months.

- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional $32,100 fee deposit.

- Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.

(4) Purpose of vacation (future use of vacation area) is: Create consistent, straight lot line which aligns with Mobility Plan standard in order to accommodate an approved mixed-use project (LACP Case No. EAR-2025-3353-TOC-VHCA)

(5) Vacation is in conjunction with: (Check appropriately)

[✔] Revocable Permit [ ] Tract Map [ ] Parcel Map [ ] Zone Change
[ ] Other _____

PETITIONER / APPLICANT:

(6) Petitioner(s): AGI Avant Group LLC
Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s): _____
If Company, Name and Title

Paulo Hernandez
Director, Planning & Entitlements

(7) Mailing Address: 1600 Lombard Street, San Francisco, CA, 94123
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is:
FAX number:
E-mail: phernandez@agiavantgroup.com

(9) Petitioner is: (check appropriately) ( ) Owner **OR** (✔) Representative of Owner

OWNERSHIPS:

(10) Name(s) and address of the Owner(s) applying for vacation is/are:

531 W College LLC

1668 S. Garfield Avenue, 2nd floor, Alhambra, CA, 91801

Kenneth Sim - Manager
Print Name(s) and Address of Owner(s) in Full
(If Owner is Petitioner, Indicate "Same as above")

See following page for signature
Signature(s)

(11) Petitioner is owner or representative of owner of: (check appropriately)

(✔) The property described in attached copy of Grant Deed **OR**

( ) _____

_____
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

PETITIONER / APPLICANT:

(6) Petitioner(s): AGI Avant Group LLC
Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s): See previous page for signature
If Company, Name and Title

(7) Mailing Address: 1600 Lombard Street, San Francisco, CA, 94123
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is:
FAX number:
E-mail: phernandez@agiavantgroup.com

(9) Petitioner is: (check appropriately) ( ) Owner **OR** (✓) Representative of Owner

OWNERSHIPS:

(10) Name(s) and address of the Owner(s) applying for vacation is/are:

531 W College LLC

1668 S. Garfield Avenue, 2nd floor, Alhambra, CA, 91801

Kenneth Sim- Manager
Print Name(s) and Address of Owner(s) in Full
(If Owner is Petitioner, Indicate "Same as above")

Signature(s)

(11) Petitioner is owner or representative of owner of: (check appropriately)

(✓) The property described in attached copy of Grant Deed **OR**

( )

(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

(12) The following are the available signatures of other property owners who also own properties adjoining the area proposed to be vacated and whose ownerships are indicated on the attached map by use of "circled letters". **(1)** Print Name(s), **(2)** Provide mailing addresses, **(3)** Indicate Lots owned and **(4)** Obtain signatures. (See Example Ownership List)

Ownership Information may be obtained from:

Los Angeles City Clerk Property and Land Ownership 200 North Spring Street Room 360 Los Angeles, CA 90012 Phone: (213) 482-0060	or for the most Current information	Los Angeles County Assessor Ownership Information 500 West Temple Street Los Angeles, CA 90012 Phone: (213) 974-3211

Provide the **information** as indicated:

A Print Names(s) of Property Owner(s) Here ---------- Signature(s) Here

Print Mailing Address Here ---------- Owner of: Lot or Parcel Here

B N/A

C N/A

D N/A

E N/A

F N/A

G N/A

H N/A

I N/A

J N/A

K N/A

Add extra sheet(s) if necessary.

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE CITY ENGINEER

ENVIRONMENTAL ASSESSMENT FORM

(Subject to Revision)

Return to: Land Development Group
201 No. Figueroa Street
2nd Floor, Suite 200
Los Angeles, CA 90012

Attention: Armenia Aguilar (Street Vacation Section)
Section Head

PLEASE TYPE

DATE SUBMITTED: 11/24/2025

PROJECT TYPE: Partial Street Vacation

PROJECT ADDRESS/LOCATION: 531 College Street

BETWEEN Hill Street AND Yale Street

PROJECT AREA (IN ACRES) 0.0615 acres

REFERENCES: PROJECT NO. TBD

C.D. 1 C.F. NO. _____

ENGR. DIST. Central W.O. _____

DIST. MAP 135A215 DIV. INDEX _____

OTHERS (SPECIFY) _____

Applicant's Name: AGI Avant Group LLC Phone _____

Address: 1600 Lombard Street

City: San Francisco Zip Code 94123

NOTE: Not all projects will necessitate the preparation of an Environmental Impact Report (EIR)., In order to make a determination as to whether any significant environmental impacts could result from the proposed project or action, the following Environmental Assessment Form must be filled out and submitted to the City Engineer.

As soon as possible, the Office of the City Engineer will determine whether or not the application will require an Environmental Impact Report and will notify the applicant accordingly.

If your available data indicates that the project will have a significant adverse impact on the environment, you may.be required to submit a Draft Environmental Impact Report in addition to this assessment form.

Please attach any maps, photographs, plot plans, preliminary development plans, or other pertinent information which will assist in determining the significance of this project's impact.

SECTION I

Please complete the following on attached typewritten pages.

A. Description of Project

1. Objectives - Purpose of Project

   Describe in sufficient detail the objectives or purposes of the project.

   If the project could result in any adverse environmental effects or public objections, the applicant may use this Subsection to explain why the proposed project is believed to be the best course of action, describing the factors of overriding importance supporting this conclusion.

2. Project Characteristics

   Describe the project's physical (technical and environmental) characteristics including the actions or activities associated with the project (temporary construction activities as well as permanent operating activities). The description should not supply extensive detail beyond that needed to assess the potential environmental effects of the project's characteristics.

3. Existing Use of Property

   Describe the existing use of the property and the density or intensity of any structures to be removed.

4. Relationship to Other Projects

   If the project is a component of larger plans or programs, describe the project's future phases or extensions. If the project is part of a larger project for which an EIR has been required, or for which a Negative Declaration has been granted, attach the EIR or reference the Negative Declaration in this Subsection.

   Describe existing projects in tire surrounding area, which may have a major influence on, or be influenced by the proposed project.

5. Other Project Permits Required

   List subsequent or subordinate public agency approvals or permits which will be necessary to the completion of the project (e.g. building permits, sewer connection permits, zone change or variance, conditional use, tract or parcel maps, APCD approval, etc.). Specify the type of permit or approval and the public agency involved, including Special Districts.

B. Description of Existing Environmental Conditions

   Briefly describe the environmental conditions (social, economic and physical) in the area affected by the proposed project as existing prior to commencement of the project.

   Detailed information concerning individual environmental conditions should be provided only if the questions under Section II indicate that the project could result in a change in a particular environmental condition. For example, if views could be obstructed or changed by the project, then the environmental description should provide greater detail concerning the existing visual conditions that may be obstructed or changed. Similarly, of traffic congestion could be increased by the project, then the existing traffic pattern and levels of congestion should also be described in greater detail, if such increase is significant.

ENVIRONMENTAL ASSESSMENT FORM – SECTION I ATTACHMENT
PARTIAL STREET VACATION: NORTH SIDE OF COLLEGE STREET, BETWEEN HILL STREET AND YALE STREET

SECTION I

A. DESCRIPTION OF PROJECT

1 Objectives – Purpose of Project

The objective of the proposed partial street vacation ("Project" or "Proposed Project") is to provide a consistent, straight lot line along the subject property's College Street frontage, which will accommodate the development of an approved mixed-use development containing 455 dwelling units, including 91 deed-restricted affordable units.[1] Prior right-of-way (ROW) dedications have altered the subject property's College Street lot line such that the width of the half-ROW varies from 30 feet to 43 feet. However, according to the City's Mobility Plan, College Street is categorized as a "Collector Street," which only requires a half-ROW width of 33 feet. The applicant is proposing to vacate only the portions of this frontage which currently provide a half-ROW width in excess of 33 feet. In association with the approved mixed-use development, the applicant is also anticipating a future street dedication of the portion of this frontage which currently provides a half-ROW of less than 33 feet. Together, the Proposed Project and the anticipated street dedication will ultimately result in a straight lot line which will provide a half-ROW width of 33 feet along the subject property's entire College Street frontage, consistent with the City's Mobility Plan standards. The resulting straight lot line will accommodate a more efficient design of the approved mixed-use development, allowing the building to provide a consistent "street wall" for the entire block between Hill Street and Yale Street, which will also enhance the pedestrian experience. The Proposed Project is not expected to result in any adverse environmental effects or public objections. The Proposed Project would not impact any property owners besides the applicant, as the Project would only occur adjacent to the applicant's property.

2. Project Characteristics

The applicant proposes a partial street vacation of the sections of the subject property's College Street frontage which have previously been dedicated beyond the necessary 33-foot half-ROW line per the City's Mobility Plan. The Proposed Project would vacate a total area of approximately 2,680 SF, and it would convert the existing inconsistent, jogging lot line into a consistent, straight lot line which complies with the City's Mobility Plan standards. The Proposed Project will accommodate a more efficient design of the mixed-use development, which has been approved by the Los Angeles City Planning Department (LACP) per LACP Case No. EAR-2025-3353-TOC-VHCA, as the resulting straight lot line will allow the construction of a consistent building frontage that will provide a consistent

[1] See Los Angeles City Planning Case No. EAR-2025-3353-TOC-VHCA

"street wall" along the pedestrian realm. The resulting straight lot line will also simplify the excavation, shoring, and parking layout of the approved mixed-use development's subterranean garage level as the basement walls will no longer be required to mirror the existing jogging College Street lot line.

The mixed-use development's proposed commercial, residential, and parking uses would extend into the area that is proposed to be vacated. The mixed-use development would also create a widened public sidewalk within a portion of the area proposed to be vacated. Although the existing width of the area between the street curb and the subject property line varies between 10 feet and 23 feet, the publicly accessible sidewalk remains only 10 feet wide. In conjunction with the mixed-use development, the Proposed Project would widen the public sidewalk to 13 feet. The mixed-use development will include an additional minimum building setback of 5 feet along the College Street frontage, providing additional space for landscaping and a widened pedestrian way.

3. Existing use of Property

The Project would vacate approximately 2,680 SF of public ROW; however, much of this area currently is not accessible to the public as it is located behind the perimeter walls of the adjacent medical office/clinic facility. This medical office/clinic facility is improved with an approximately 90,000 SF structure and associated surface parking. No portions of the existing structure appear to be within the area proposed to be vacated. The medical office/clinic facility (including all site improvements) would be demolished in order to construct the approved mixed-use development.

4. Relationship to Other Projects

The Proposed Project would facilitate the construction of the aforementioned mixed-use development with 455 dwelling units, including 91 deed-restricted affordable units. In accordance with State Law[2] and the City's Housing Element Sites & Minimum Density Ordinance (HESMD), the mixed-use development was approved ministerially by LACP on September 19, 2025.[3]

5. Other Project Permits Required

Revocable construction permits for the proposed mixed-use development are anticipated to be obtained while the street vacation application is being processed, including but not limited to building, grading/haul route, plumbing, electrical, HVAC, and elevator permits.

B. DESCRIPTION OF EXISTING ENVIRONMENTAL CONDITIONS

[2] Government Code Section 65583.2(h) & (i)
[3] EAR-2025-33353-TOC-VHCA Case Summary & Documents

The area that is proposed to be vacated is currently largely inaccessible to the public, as it is mostly located behind the existing medical facility's perimeter wall. Consequently, the Proposed Project will not affect existing social, economic, or physical environmental conditions.

The mixed-use development (which the Proposed Project will facilitate) will increase publicly accessible areas by removing the existing perimeter walls and widening the pedestrian realm. The mixed-use development will not alter the existing roadways, so it will not affect vehicular access to area properties or nearby communities. The mixed-use development will not remove any existing housing, so it will not displace any existing residents. On the contrary, the mixed-use development will increase availability of housing by creating 455 new housing units, including 91 deed-restricted affordable housing units. The mixed-use development will create employment opportunities on-site during construction, and its commercial and medical office spaces will create additional employment opportunities on-site after construction is completed. The new residents of the 455-unit mixed-use development will also help to sustain local businesses, creating and preserving employment opportunities in the surrounding area. There are no racial, ethnic, religious or other social groups in the community that may be affected by the mixed-use development, nor would the mixed-use development change the social or economic composition of the community. The mixed-use development will not impact any historical resource, site or setting. The mixed-use development will not affect the continued use or enjoyment of a natural, ecological, recreational or scenic area or resources.

SECTION II

Please answer the following questions. If your answer is YES to one or more of the questions, please explain each YES answer on a separate typewritten page(s) attached to this Form.

		YES	NO
1.	Could the project result in higher densities and more intensive land use?	☐	✔
2.	Could the project serve to encourage or facilitate development of presently undeveloped areas or intensify development of already developed areas outside the project establish any project area? Could the project establish any precedents or facilitate any other projects of which the impact may be significant? NOTE: Examples include the introduction or expansion of facilities such as streets, water mains or sewer lines, or the increase in development pressure resulting from changes in adjacent property values induced by the proposed project.	☐	✔
3.	Could the project result in the temporary or permanent displacement of people or annoyance to community residents?	☐	✔
4.	Could employment or the availability of housing in the community be affected by the project?	☐	✔
5.	Could any racial, ethnic, religious or other established social group in the community be affected by the project? Could the social or economic composition of the community be changed by the project?	☐	✔
6.	Could the project cause increased traffic congestion or draw non-residential traffic through a residential neighborhood, or cause increased street parking or loading? Could the project cause increased congestion in the use of other facilities (recreational, commercial or other)?	☐	✔
7.	Could views from neighboring properties be changed or obstructed by the project? Could the project affect the aesthetic character of the neighborhood or community?	☐	✔
8.	Could existing ambient noise levels be increased by the project (including during its construction period) to the extent that present or future residents or passersby would be annoyed to any degree? Could adjoining occupational, recreational or wildlife areas be affected by increases in ambient noise levels?	☐	✔
9.	Could the project change or disrupt any historical, cultural or archaeological site or its setting? NOTE: The setting of such sites includes surrounding areas, the nature of which are important to the understanding and enjoyment of tire site itself.	☐	✔

		YES	NO
10.	Are any of the natural of man-made features in the project area unique; that is, not found in other parts of the City? NOTE: Unique features include those areas, structures, biological phenomena, etc., that exhibit distinguishing characteristics not found in other areas, or found only in a small number of areas.		✔
11.	Could the project change or affect the continued use or enjoyment of a natural, ecological, recreational or scenic area or resource?		✔
12.	Could the project affect the potential use, extraction or conservation of a scarce natural resource? NOTE: Examples include, but are not limited to: Developments which affect the extraction of rock, sand, gravel or other mineral resources. Use which affect the multiple use of natural resources in scarce supply. Activities which tend to affect the supply or availability of natural resources that are in scarce supply.		✔
13.	Does the project area serve as a habitat, food source, nesting place, source of water, etc., for any rare or endangered plant, wildlife or fish species?		✔
14.	Could the project injure fish, or wildlife, or their habitat, or interfere with the movement of any resident or migratory fish or wildlife species?		✔
15.	Could the project change existing features of any lagoon, bay, tideland or their setting?		✔
16.	Could the project change existing features of any beach or its surroundings, or is it located within 1,000 yards of mean high tide?		✔
17.	Will the project produce emission of any type, which will be directly injected into the atmosphere? (Particulate matter as well as chemical pollutants should be considered.)		✔
18.	Will the project produce any offensive or irritating odors?		✔
19.	Will trees or landscaping be removed?		✔
20.	Does the project involve construction in hilly or mountainous terrain?		✔
21.	Could any grading, blasting, excavating or drilling be required to implement the project?		✔
22.	Will the project involve construction in areas involving possible geologic or soils hazards or in areas subject to periodic flooding?		✔

		YES	NO
23.	Could the proposed project have any effect on the quality or quantity, of either surface or subsurface existing water supplies?	☐	☑
24.	Will the operation or activities of the project exceed any established national, state or local environmental standards (air, water, noise, vibration, glare, etc.)?	☐	☑
25.	Will the project involve the application, use or disposal of potentially hazardous materials requiring a special permit by the Municipal Code? NOTE: Examples include, but are not limited to, toxic substances (including pesticides, rodenticides, and herbicides), radioactive wastes, or use of explosive materials.	☐	☑
26.	Could the project generate a controversy or result in public objections?	☐	☑
27.	Has an environmental impact report already been prepared or is one under preparation for any portion or phase of the project, or for any portion or phase of any, other project that is dependent upon or directly influenced by. the project?	☐	☑
28.	Other than no projects at all, are there any less environmental offensive alternatives to the project?	☐	☑
29.	Would the project have a significantly beneficial effect upon the environment?	☐	☑
30.	Could the existing environmental conditions (social, economic or physical) subject the project to any potentially adverse effects? NOTE: Examples of such conditions are: Natural hazards, (i.e., flood plains, seismic zones, landslide prone areas, fire hazard areas, etc.) Non-natural conditions (i.e., disturbing noise levels, polluted air or water, high crime rate neighborhoods, etc.)	☐	☑

Submitted by Jon Meyer — Jon Meyer — 11/24/25
Name — Signature — Date

Prepared by: (If by other than the owner or applicant)

Jon Meyer — Jon Meyer — 11/24/25
Name — Signature — Date

3221 Hutchison Avenue, Suite D
Address

Los Angeles — 90034
City — Zip

CONSENT AND WAIVER FORM FOR VACATION PROJECTS

City Engineer
Attention: Street Vacation Section
Land Development Group
201 North Figueroa Street
2nd Floor, Suite 200
Los Angeles, CA 90014

Date: 10-28-25

Dear Sir:

The undersigned hereby certifies to be the owners) of the property in the City of Los Angeles, County of Los Angeles, State of California, legally described as:

Lots 1, 2, 3 (portion), 5, 6, 7; Block 41; Ord's Survey
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

I (We) am (are) informed that proceedings for the vacation of: Northerly portion of

College Street
(Street Name, Alley, Walk, Other and Location)

which lies Northerly of College Street (i.e., northerly, northeasterly, southwesterly, etc) of and adjoins my (our) property, have been instituted by the City of Los Angeles under Council File No. _____

I (We) hereby consent to this vacation and waive any and all damages that may accrue to my (our) property by reason of said vacation.

It being understood that the above waiver relates solely to the vacating of the public easement over the above mentioned public right of way, pursuant to the "Public Streets, Highways, and Service Easements Vacation Law of the California Streets and Highway Code. This Consent and Waiver is binding upon the undersigned, their heirs, successors in interest and assignees.

NAME (Print and Sign)	ADDRESS	DATE 10-28-25
531 College LLC -Kenneth Sim (Manager)	1668 S. Garfield Avenue. Alhambra, CA, 91801	10-28-2025

----------Attach Notarial Acknowledgement Below----------

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On October 28 , 2025 before me, Kathryn Tong, Notary Public
(insert name and title of the officer)

personally appeared Kenneth Sim ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NRO1 KATHRYN TONG NRO1
COMM. #2413900
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 19, 2026

Signature Kathryn Tong (Seal)

This page is part of your document - DO NOT DISCARD

20180655356

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

06/29/18 AT 08:00AM

Pages:
0004

FEES:	38.00
TAXES:	184,800.00
OTHER:	0.00
PAID:	184,838.00

LEADSHEET

201806290120017

00015432095

009185938

SEQ:
06

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E438957

T94

Commonwealth Land Title Company

06/29/2018

20180655356

2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
GRANT DEED AND MAIL ALL
TAX STATEMENTS TO:

531 W. College, LLC
1668 S. Garfield Ave., 2nd Floor
Alhambra, CA 91801

0914407722-27

(Above Space For Recorder's Use Only)

GRANT DEED

Documentary Transfer Tax: $ 36,300.00 county. $148,500.00 city (signature of declarant or agent determining tax)

☒ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances remaining at time of sale

City of Los Angeles
County of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SOCIETE FRANCAISE DE BIENFAISANCE MUTUELLE DE LOS ANGELES, a California non-profit corporation ("**Grantor**"), hereby GRANTS to 531 W. COLLEGE, LLC, a Delaware limited liability company, that certain real property which is more particularly described on **Exhibit A** attached hereto.

Subject to:

1. Nondelinquent taxes and assessments; and

2. All other covenants, conditions, and restrictions, reservations, rights, rights of way, easements, encumbrances, liens, and title matters of record or visible from an inspection of the property or which an accurate survey of the property would disclose.

[signature on next page]

GB

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of June 28, 2018. 3

GRANTOR: SOCIETE FRANCAISE DE BIENFAISANCE MUTUELLE DE LOS ANGELES,
a California non-profit corporation

By: Margaret Shoukry
Name: Margaret Shoukry
Title: President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On June 25, 2018, before me, Ashley A. Morrison (insert name of notary),
Notary Public, personally appeared Margaret Audet Shoukry,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ashley A. Morrison (Seal)

ASHLEY A. MORRISON
Notary Public - California
Los Angeles County
Commission # 2237959
My Comm. Expires Apr 14, 2022

4

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1:

LOT 7 IN BLOCK 41 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 66 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 3 IN BLOCK 41 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 66 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THAT PORTION OF SAID LOT LYING NORTHEASTERLY OF A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHWESTERLY 180 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF TRACT NO. 10936, AS PER MAP RECORDED IN BOOK 251 PAGES 33 AND 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOTS 1, 2, 5 AND 6 IN BLOCK 41 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 5414-004-002, 5414-004-005 and 5414-004-007

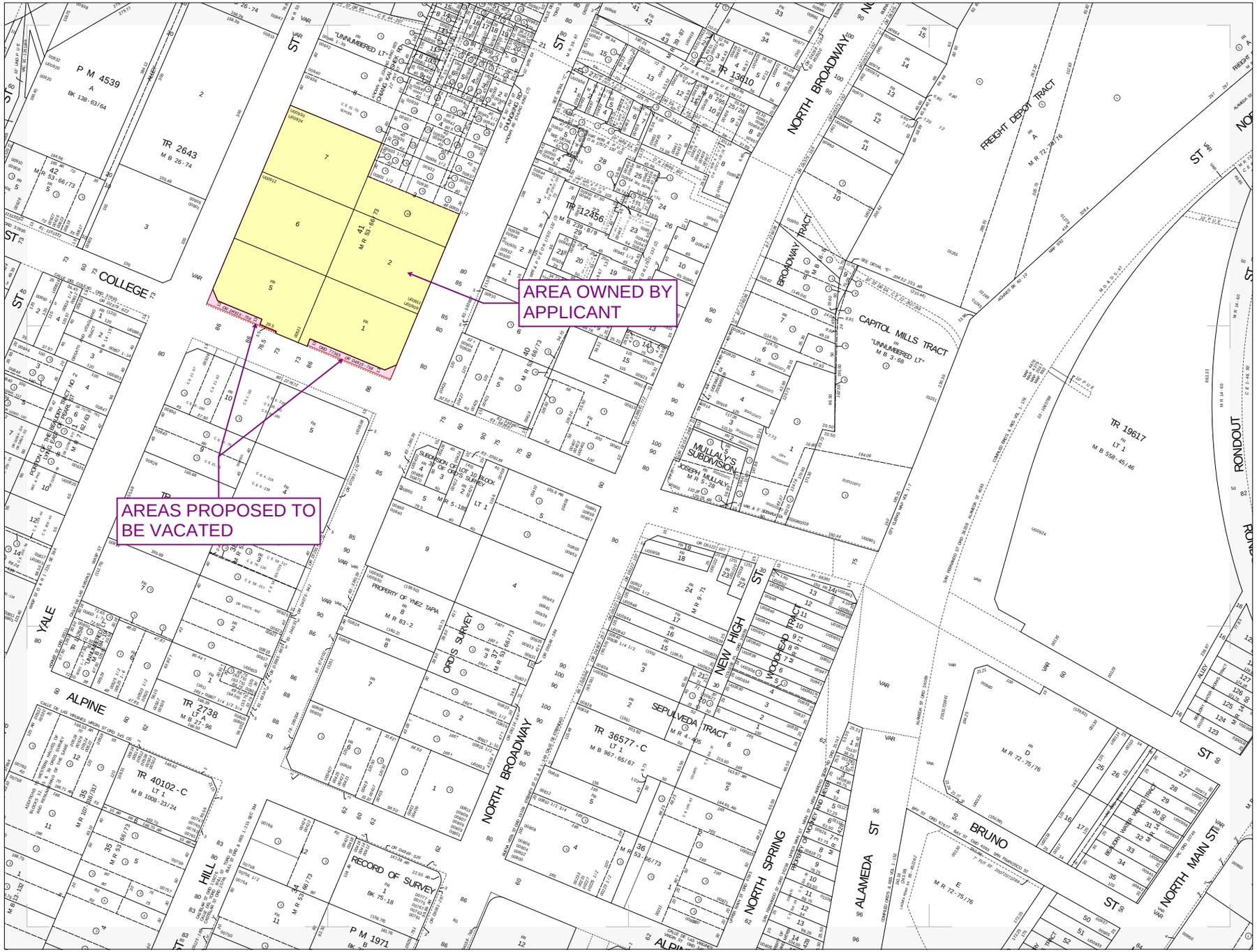
135A215

136 - 5A215

133 - 5A215

135A213

135A217



DETAIL "A"
NO SCALE

DETAIL "B"
NO SCALE

DETAIL "C"
NO SCALE

DETAIL "D"
NO SCALE

DETAIL "E"
NO SCALE

PLOT AS OF: 3/23/2023

COPYRIGHT (C) 1992 CITY OF LOS ANGELES
NO PART OF THIS MAP MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING AND RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, EXCEPT AS EXPRESSLY PERMITTED IN WRITING BY THE CITY ENGINEER.

SCALE IN FEET

MAPAGILITY DESIGN:
135 B 213

DIMENSION SHOWN IN ( ) IS UNRECORDED

CITY OF LOS ANGELES

TED ALLEN, P.E.	CITY ENGINEER
BUREAU OF ENGINEERING	GIS DIVISION
ESSAM AMARRAGY	DIVISION MANAGER
RAUL VIRGEN	GIS CHIEF

GRID INDEX MAP 135 F 201

135A215

LEGAL DESCRIPTION

THE NORTHEASTERLY 10 FEET OF THE SOUTHWESTERLY 13 FEET OF LOT 5 IN BLOCK 41 OF ORDS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 66 TO 73, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF SAID LOT 5 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 5 WITH SAID NORTHEASTERLY LINE, ALSO KNOWN AS POINT A; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 15 FEET; THENCE SOUTHERLY IN A DIRECT LINE TO A POINT IN SAID NORTHEASTERLY LINE DISTANT 15 FEET SOUTHEASTERLY MEASURED ALONG SAID NORTHEASTERLY LINE FROM THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN SAID NORTHEASTERLY LINE DISTANT 149 FEET NORTHWESTERLY MEASURED ALONG SAID NORTHEASTERLY LINE FROM SAID SOUTHEASTERLY LINE OF SAID LOT 1, ALSO KNOWN AS POINT B; THENCE SOUTHWESTERLY PARALLEL WITH SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF COLLEGE STREET 60 FEET WIDE FORMERLY CALLE DEL COLEJIO STREET, AS SAID NORTHEASTERLY LINE IS SHOWN ON THE MAP OF SAID TRACT; THENCE NORTHWESTERLY ALONG SAID LAST-MENTIONED NORTHEASTERLY LINE A DISTANCE OF 57 FEET; THENCE NORTHEASTERLY PARALLEL WITH AND DISTANT 3.5 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM SAID LAST-MENTIONED NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID LAST-MENTIONED PARALLEL LINE A DISTANCE OF 29.5 FEET; THENCE NORTHEASTERLY PARALLEL WITH SAID SOUTHEASTERLY LINE TO SAID NORTHEASTERLY LINE OF SAID SOUTHWESTERLY 13 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST-MENTIONED NORTHEASTERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM SAID LOT 1.

END OF DESCRIPTION.

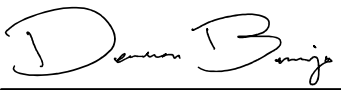
CONTAINING: 1,077 SQUARE FEET OR 0.025 ACRES MORE OR LESS

SUBJECT TO: ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT:

PREPARED UNDER THE DIRECTION OF:



10/31/2025

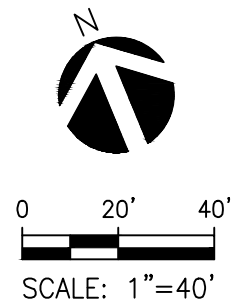
DENISSE BERMEJO, PLS 9950
denisse.bermejo@kpff.com



kpff

700 South Flower St., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

EXHIBIT "A" PROPOSED STREET VACATION	DATE:	09-29-2025
	DRAWN BY:	CS
	CHECKED BY:	DB
CITY OF LOS ANGELES/ COUNTY OF LOS ANGELES/ STATE OF CALIFORNIA	PROJECT NO.	2400714
	SHEET:	1 OF 2



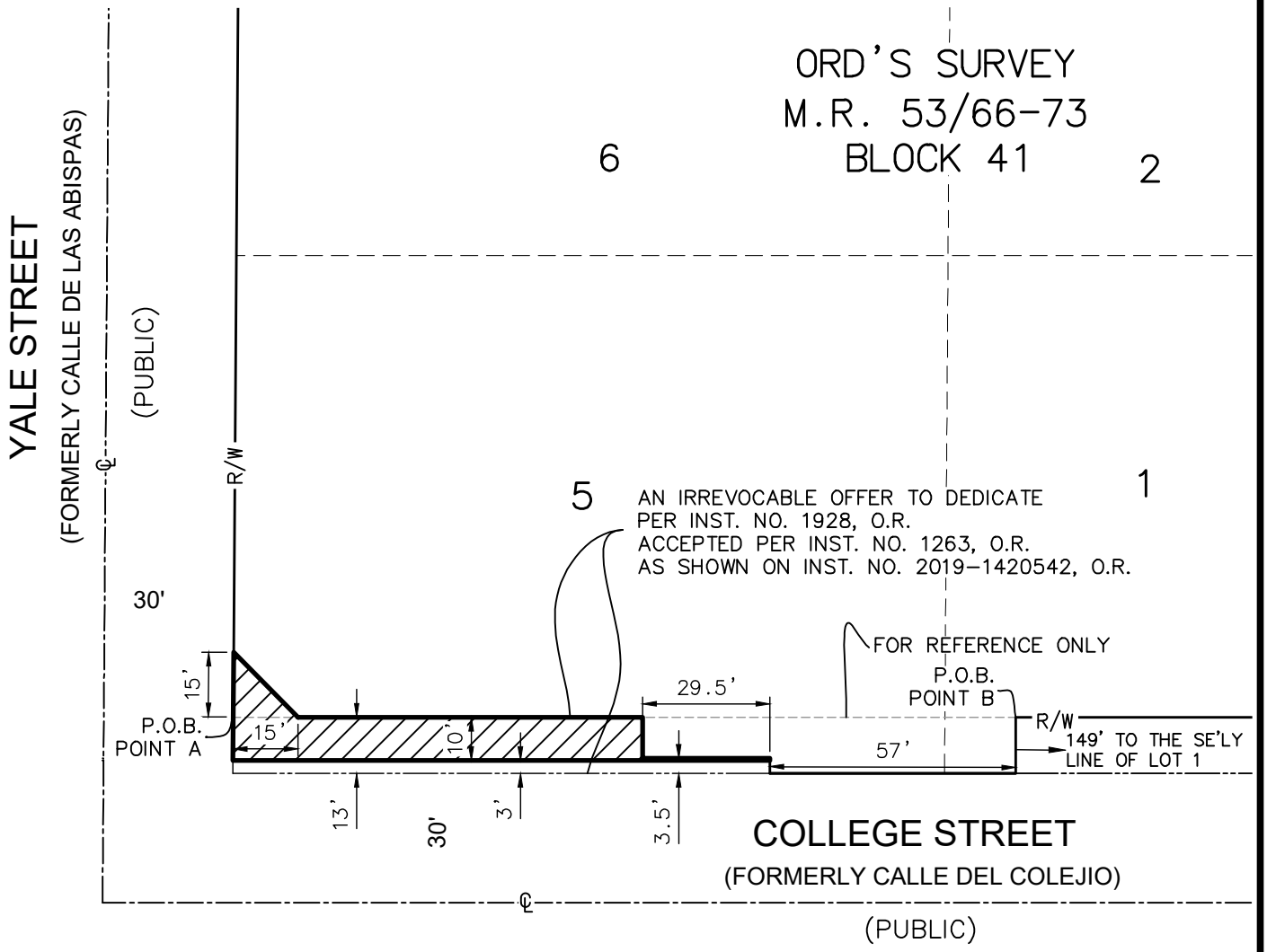
ABBREVIATIONS:

BK.	BOOK
℄	CENTERLINE
INST.	INSTRUMENT
M.R.	MISCELLANEOUS RECORDS
NO.	NUMBER
O.R.	OFFICIAL RECORDS
PG.	PAGE
R/W	RIGHT-OF-WAY
R.S.	RECORD OF SURVEY
SE'LY	SOUTHEASTERLY

PROPOSED STREET VACATION AREA
1,077 SQ. FT.,
0.025 ACRES MORE OR LESS

LINETYPES:

- CENTERLINE
- LOT LINE
- REFERENCE LINE
- RIGHT-OF-WAY LINE
- VACATION LINE



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Los Angeles, CA 90017
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F: 213.266.5294
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EXHIBIT "B"

PROPOSED STREET VACATION

CITY OF LOS ANGELES/ COUNTY OF LOS ANGELES/ STATE OF CALIFORNIA

DATE:	09-29-2025
DRAWN BY:	CS
CHECKED BY:	DB
PROJECT NO.	2400714
SHEET:	2 OF 2

LEGAL DESCRIPTION

THE NORTHEASTERLY 10 FEET OF THE SOUTHWESTERLY 13 FEET OF LOT 1 IN BLOCK 41 OF ORDS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 66 TO 73, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF SAID LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID SOUTHWESTERLY 13 FEET WITH THE SOUTHEASTERLY LINE OF SAID LOT 1, ALSO KNOWN AS POINT A; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 15 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN SAID NORTHEASTERLY LINE DISTANT 15 FEET NORTHWESTERLY MEASURED ALONG SAID NORTHEASTERLY LINE FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN SAID NORTHEASTERLY LINE DISTANT 149 FEET NORTHWESTERLY MEASURED ALONG SAID NORTHEASTERLY LINE FROM SAID SOUTHEASTERLY LINE OF SAID LOT 1, ALSO KNOWN AS POINT B; THENCE SOUTHWESTERLY PARALLEL WITH SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF COLLEGE STREET 60 FEET WIDE FORMERLY CALLE DEL COLEJIO STREET, AS SAID NORTHEASTERLY LINE IS SHOWN ON THE MAP OF SAID TRACT; THENCE NORTHWESTERLY ALONG SAID LAST-MENTIONED NORTHEASTERLY LINE A DISTANCE OF 57 FEET; THENCE NORTHEASTERLY PARALLEL WITH AND DISTANT 3.5 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM SAID LAST-MENTIONED NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID LAST-MENTIONED PARALLEL LINE A DISTANCE OF 29.5 FEET; THENCE NORTHEASTERLY PARALLEL WITH SAID SOUTHEASTERLY LINE TO SAID NORTHEASTERLY LINE OF SAID SOUTHWESTERLY 13 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST-MENTIONED NORTHEASTERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM SAID LOT 5.

END OF DESCRIPTION.

CONTAINING: 1,603 SQUARE FEET, OR 0.037 ACRES MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT:

PREPARED UNDER THE DIRECTION OF:

10/31/2025

DENISSE BERMEJO, PLS 9950
denisse.bermejo@kpff.com

LICENSED LAND SURVEYOR
DENISSE BERMEJO
No.9950
STATE OF CALIFORNIA

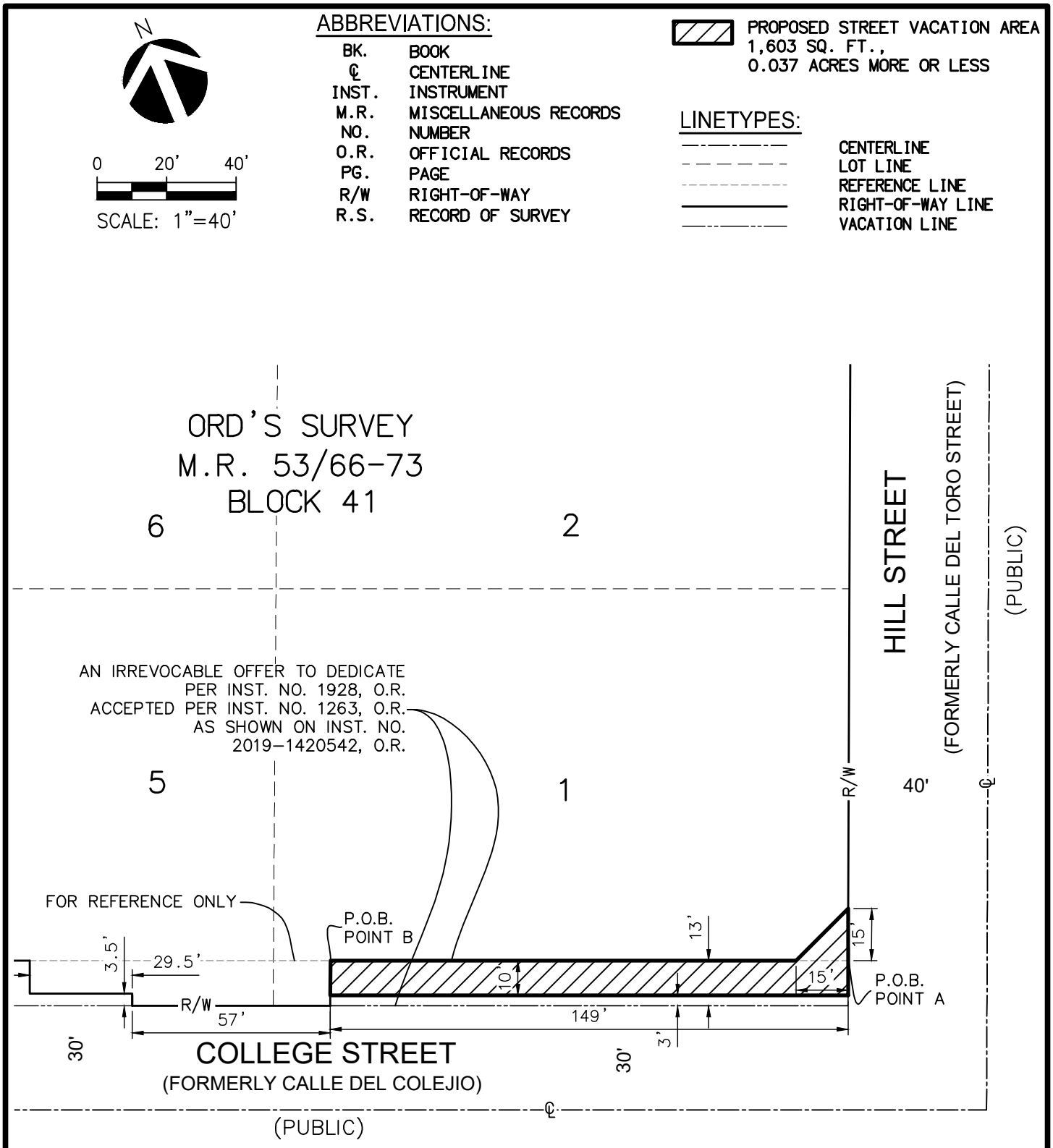
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EXHIBIT "A"
PROPOSED STREET VACATION

CITY OF LOS ANGELES/ COUNTY OF LOS ANGELES/ STATE OF CALIFORNIA

DATE:	09-29-2025
DRAWN BY:	CS
CHECKED BY:	DB
PROJECT NO.	2400714
SHEET:	1 OF 2



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EXHIBIT "B"

PROPOSED STREET VACATION

CITY OF LOS ANGELES/ COUNTY OF LOS ANGELES/ STATE OF CALIFORNIA

DATE:	09-29-2025
DRAWN BY:	CS
CHECKED BY:	DB
PROJECT NO.	2400714
SHEET:	2 OF 2

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

CAROLINE CHOE
VICE-PRESIDENT

PRISCILLA CHAVEZ
MARTINA DIAZ
SARAH JOHNSON
PHYLLIS KLEIN
BRIAN ROSENSTEIN
JACOB SAITMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

EXPANDED ADMINISTRATIVE REVIEW DETERMINATION
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

September 19, 2025

Applicant
AGI Avant Group Partners LLC
1600 Lombard Street
San Francisco, CA 94123

Owner
531 W College LLC
1668 S. Garfield Avenue, 2nd Floor
Alhambra, CA 91801

Representative
Jon Meyer
Craig Lawson & Co., LLC
3221 Hutchison Avenue, #D
Los Angeles, CA 90034

Case No.:	EAR-2025-3353-TOC-VHCA
Related Case No.:	N/A
CEQA:	N/A
Location:	531 W. College Street; 909-911 N. Hill Street; 912-930 N. Yale Street
Council District:	1 – Hernandez
Neighborhood Council	Historic Cultural North
Community Plan Area:	Downtown
Land Use Designation:	Regional Commercial
Zones:	C2-2, C2-2D
Legal Description:	Lots 1-2, 3 (portion), 5-7; Block 41, Ord's Survey Tract

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

1. **Determine** that, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);

2. **Approve with Conditions** a Tier 1 TOC housing development project consistent with the Transit Oriented Communities Affordable Housing Incentive Program with a total of 455 dwelling units, including 91 dwelling units reserved for Lower Income Household occupancy for a period of 99 years, along with the following Additional incentive:

    a. **Yard/Setbacks.** Utilization of any or all yard requirements for the RAS3 Zone for the side and rear yard setbacks;

3. **Adopt** the attached findings and Conditions of Approval.

CONDITIONS OF APPROVAL

Pursuant to LAMC Section 12.22 A.31, the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped Exhibit "A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of City Planning. Each change shall be identified and justified in writing.

2. **On-site Restricted Affordable Units.** A total of 91 units shall be set aside for Lower Income Households, as defined by the Los Angeles Housing Department (LAHD), California Government Code Section 65915(c)(2), and Section 50079.5 of the California Health and Safety Code.

3. **Changes in On-site Restricted Units**. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.31.

4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make 20 percent of the total number of dwelling units available to Lower Income Households, for sale or rental as determined to be affordable to such households by LAHD for a period of 99 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of LAHD, and in consideration of the project's SB 8 or SB 330 Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.

5. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing Department (LAHD) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided.

6. **Base Incentives.**

   a. **Residential Density**. The project shall be limited to a maximum density of 455 residential units, including On-site Restricted Affordable Units.

   b. **Floor Area Ratio.** Development of the subject property shall be limited to a maximum Floor Area Ratio (FAR) of up to 3.0:1 on the C2-2D Zone portion and 6:0:1 on the C2-2 Zone portion of the project site.

   c. **Parking.**

i. **Automobile Parking.** Pursuant to California Government Code Section 65915(p)(3) and AB 2097, the project shall not be required to provide any minimum vehicle parking. The applicant may choose to provide a greater amount of vehicle parking.

ii. **Bicycle Parking.** Bicycle parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the bicycle parking requirements has been requested or granted herein.

iii. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by the Los Angeles Housing Department.

iv. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 of Article 9, Chapter IX of the LAMC.

7. **Additional Incentives.**

a. **Yards/Setbacks.** Utilization of yard requirements for the RAS3 Zone for the side yard setbacks shall be permitted. The side yard setback facing College Street shall be a minimum of 5 feet.

8. **Landscaping.**

a. All open areas not used for buildings, driveways, parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect.

b. All planters containing trees shall have a minimum depth of 42 inches, including those located on the rooftop.

9. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Article Section 12.21.G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).

10. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.

11. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer(s), if located at-grade and facing the public right-of-way, shall be screened with landscaping or a green wall.

12. **Trash Collection.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.

13. **Maintenance.** The subject property (including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

14. **Solar Energy.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211.1, to the satisfaction of the Department of Building and Safety.

Administrative Conditions

15. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

16. **Covenant**. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

17. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

18. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

19. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

20. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

21. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

22. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

23. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

24. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

25. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the

entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

PROJECT BACKGROUND

The subject property is comprised of six contiguous lots with a total lot area of approximately 105,353 square feet (2.42 acres), with street frontages along College Street, Hill Street, and Yale Street, in the Chinatown neighborhood. According to a Yard Determination Letter prepared by LADBS staff and dated January 27, 2025, the project site is considered to be a Through Lot, with front yards along the Hill Street and Yale Street frontages and side yards along the College Street frontage and the northern property line. The Applicant is proposing a partial street vacation (processed by the Bureau of Engineering with final approval by the City Council) along the project site's College Street frontage to align with the public right-of-way dimensions and standards pursuant to Mobility Plan 2035 which would result in a total lot area of approximately 107,699 square feet (2.47 acres). The topography of the project site features an upward slope from Hill Street to Yale Street.

The project site is located in the Downtown Community Plan area with a current zoning designation of [MN1-SH2-5][CX1-FA][CPIO] and [MN1-AL2-5][CX1-FA][CPIO]. The project site was previously located in the Central City North Community Plan with zoning designations of C2-2 and C2-2D. The Central City North Community Plan was replaced by the Downtown Community Plan on January 27, 2025, with the new zoning designations in effect as of February 6, 2025. Due to the project's vesting rights pursuant to the Housing Crisis Act (HCA) which were granted on December 19, 2024 (Case No. PAR-2024-7865-VHCA), prior to the operative date of the Downtown Community Plan and effective date of the zone change, the project is subject to the policies and standards associated with the former Central City North Community Plan and the C2-2 and C2-2D zones. As of the HCA vesting date, the project site's General Plan Land Use designation was "Regional Commercial, with the site's parcels fronting Hill Street zoned C2-2 and the parcels fronting Yale Street zoned C2-2D. The parcels fronting Yale Street were subject to a Development "D" Limitation, per Ordinance No. 164,855, which restricted development on those parcels to a Floor Area Ratio (FAR) of 3.0:1. Including the lot area of the proposed street vacation, approximately 48,929 square feet of the project site is within the C2-2 Zone while approximately 58,770 square feet of the site is within the C2-2D Zone.

The project site is currently improved with an approximately 90,000 square-foot medical office/clinic facility (which is approximately 90 percent vacant) and associated surface parking. The proposed project involves the demolition and removal or all existing improvements (including all on-site trees and one street tree) to construct a new 455-unit mixed-use project, including 91 restricted affordable units for Lower Income household occupancy, approximately 10,098 square feet of retail space, and 7,707 square feet of medical office space. The proposed project would rise to a maximum height of eight (8) stories and 87-feet, 10-inches. The proposed project would include approximately 473 parking stalls located within a proposed garage level and the first three above-grade levels. The proposed retail spaces are located on the building's first floor along the Hill Street frontage and the eastern end of the College Street frontage. Due to the topography of the site, the proposed medical office space is at-grade along Yale Street although it is located within the building's second floor. The project provides a variety of residential amenities, including approximately 48,714 square feet of common and private open space. Outdoor courtyards and amenity decks are provided on the first, fourth, seventh, and eighth floors, including a pool deck on the fourth floor oriented toward College Street. Seven recreation rooms are provided on the building's second, third, fourth, and seventh floors. Additionally, the project provides a publicly accessible paseo on the first floor near the northeastern corner of the project site. The entrances to the paso align with Chiang Kai-Shek Road to the north and Lei Min Way to the east of the project site, thus enhancing the neighborhood's network of pedestrian-only streets.

Ministerial Review

The project site is identified as a Lower Income Rezoning Housing Element Site (ZI-2534). Pursuant to California Government Code Section 65583.2 and LAMC 16.70 F.2, projects located on Lower Income Housing Element Rezoning Sites that set aside at least 20 percent of the units for Lower

Income Households are eligible for Housing Element Streamlining (HES) and shall be subject to ministerial approval. The proposed project qualifies for HES because 20 percent of the units are set aside for Lower Income Households. As such, the project shall be subject to an Expanded Administrative Review process consistent with LAMC 16.70 F.2 and California Housing Element Law.

Pursuant to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, the applicant requests Base Incentives and one Additional Incentive in exchange for reserving at least 10 percent, or 54 units, for Lower Income Households. The project site is approximately 850 feet from the entrance to the Chinatown Metro Rail station, which is served by the Metro A Line. Pursuant to AB 2097, projects located within ½ mile of a major transit stop are not required to provide any parking. Nevertheless, the Project proposes to voluntarily provide approximately 473 parking stalls. The project site is within a Tier 4 TOC Incentive Area; however, the applicant is requesting Tier 1 TOC Incentives to request 1 Additional Incentive to reduce the project's College Street side yard setback to 5 feet in accordance with the RAS3 Zone side yard setback requirements. The project will set aside 20 percent of the total number of units, or 91 units, for Lower Income household occupancy, thus meeting the requirement for on-site restricted affordable units for a Tier 1 TOC project. Therefore, the Project meets all eligibility requirements for the Transit Oriented Communities (TOC) Affordable Housing Incentive Program and Housing Element Streamlining.

Surrounding Properties

The project site is located in a highly urbanized neighborhood characterized by a mix of residential, mixed-use, commercial, and industrial developments. Immediately to the north of the project site is a pedestrian mall (Chiang Kai-Shek Road) lined with commercial and mixed-use buildings. Chiang Kai-Shek Road connects with a network of other pedestrian-only streets on the west side of Hill Street. Immediately to the east of the project site, across Hill Street, there are additional commercial and mixed-use buildings, and the entrance to another pedestrian-only street (Lei Min Way), which connects with a network of other pedestrian-only streets between Hill Street and Broadway. Additional commercial buildings are located immediately west of the project site, across Yale Street. South of the project site, across College Street, is an elementary school (Castelar Elementary School).

Streets and Circulation

Yale Street, adjoining the Project site to the west, is a designated Local Street – Standard, with a dedicated right-of-way width of 80 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

College Street, adjoining the Project site to the south, is a designated Collector, with a variable right-of-way width between 73 feet and 86 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Hill Street, adjoining the Project site to the east, is a designated Avenue I, with a variable right-of-way width between 80 feet and 85 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

HOUSING REPLACEMENT

No Net Loss Declaration. Pursuant to LAMC Ch 1 16.60 A.5, a Housing Development Project must include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years (i.e., "no net loss"). Projects subject to the Resident Protections Ordinance that result in a net loss of housing are prohibited. The applicant has submitted a No Net Loss Declaration dated June 12, 2025.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

To be an eligible Transit Oriented Communities (TOC) Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines). A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements, **which it does**:

1. ***On-Site Restricted Affordable Units.*** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*

    a. *Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) income households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) income households, or 20% of the total number of dwelling units shall be affordable to Lower Income households.*
    b. *Tier 2 - 9% ELI, 12% VL or 21% Lower.*
    c. *Tier 3 - 10% ELI, 14% VL or 23% Lower.*
    d. *Tier 4 - 11% ELI, 15% VL or 25% Lower.*

    The Project site is located within a Tier 1 Transit Oriented Communities Affordable Housing Incentive Area. As part of the proposed development, the Project is required to reserve 20 percent of the 455 total dwelling units for Lower Income Households which equates to 91 on-site dwelling units as part of the Housing Development. Therefore, the Project meets the eligibility requirement for On-Site Restricted Affordable Units.

2. ***Major Transit Stop.*** *A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II and according to the procedures in Section III.2 of the TOC Guidelines.*

    As defined in the TOC Guidelines, a Major Transit Stop is defined as a site with an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Per the project's TOC Referral form, dated May 5, 2025, the Project site is qualified by the intersection of Metro Local Bus 90 and the LADOT Dash Lincoln Heights/Chinatown. These bus lines provide commuters access to housing, job centers, schools, and communities amenities across the City. As such, the Project meets the eligibility requirement for proximity to a Major Transit Stop.

3. ***Housing Replacement.*** *A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Los Angeles Housing Department prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.*

    Pursuant to the No Net Loss Declaration, dated June 12, 2025, there are no housing replacement requirements. The Project proposes 455 dwelling units, of which 91 units will be set aside for Lower Income Households and the remaining 363 units will be rented at market-rate. As such, the Project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

4. ***Other Density or Development Bonus Provisions.*** *A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (state Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.*

   The Project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. The Project will construct an eight-story residential building with 455 dwelling units, consistent with the TOC Guidelines. The TOC Incentives are applied throughout the entirety of the site and no development bonuses under any other state or local program will be utilized. The Project proposes 455 dwelling units of which 91 units will be set aside for Lower Income Households and the remaining 363 units will be rented at market-rate. As such, the Project meets this eligibility requirement.

5. ***Base Incentives and Additional Incentives.*** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below "base units" refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Section IV.1 above (except Moderate Income units).*

   a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*

   b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*

   c. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

   As an eligible housing development, the Project is qualified to receive the Base Incentives listed in the TOC Guidelines. The Project also requests one (1) Additional Incentive as follows: utilization of any or all yard requirements for the RAS3 zone. The Project shall set aside a minimum of 10 percent of the base units proposed, or 54 units, for Lower Income households for the one requested Additional Incentive. The Project proposes 455 dwelling units of which

91 units will be set aside for Lower Income Households. As such, the Project meets the eligibility requirement for Base and Additional Incentives.

6. ***Projects Adhering to Labor Standards.*** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).*

   The Project is not seeking Additional Incentives beyond the one permitted in exchange for reserving at least 20 percent of the total units for Lower Income households. The Project will set aside 20 percent of the total units, or 91 units, for Lower Income Households. As such, the Project need not adhere to the labor standards required in LAMC Section 11.5.11; this eligibility requirement does not apply.

7. ***Multiple Lots.*** *A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.*

   The proposed residential building is located on six contiguous lots which are all designated within a Tier 1 TOC Affordable Housing Incentive Area. With 455 dwelling units proposed, the Project will reserve at least 20 percent of the total proposed number of units, or 91 units, for Lower Income Households.

8. ***Request for a Lower Tier.*** *Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier and be limited to the Incentives available for the lower Tier.*

   The project is eligible for up to Tier 4 of the TOC program, but the Applicant has selected to utilize the provisions of Tier 1. As such, the applicant is setting aside at least 20 percent of the total number of dwelling units, or 91 units, for Lower Income households.

9. ***100% Affordable Housing Projects.*** *Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.*

   The Project does not consist of 100 percent On-Site Restricted Affordable units. It is not eligible for or seeking an increase in Tier. As such, this eligibility requirement does not apply.

10. **Design Conformance.** *Projects seeking to obtain Additional Incentives shall be subject to any applicable design guidelines, including any Community Plan design guidelines, Specific Plan design guidelines and/or Citywide Design Guidelines and may be subject to conditions to meet design performance. The conditions shall not preclude the ability to construct the building with the residential density permitted by Section VI.*

    The Project as proposed and as conditioned, meets the intent of the Citywide Design Guidelines (adopted by City Planning Commission October 24, 2019). The proposed development has been conditioned to ensure a well-designed project and compliance with the Design Guidelines. The project will be providing approximately 10,098 square feet of retail space and 7,707 square feet of medical office space. The proposed retail spaces are located along the project's Hill Street frontage and eastern end of the College Street frontage, while the proposed medical office space is located along the project's Yale Street frontage. The project features publicly accessible paseos near the northeastern corner of the project site which align with Chiang Kai-Shek Road to the north and Lei Min Way to the east, thus

enhancing the neighborhood's existing network of pedestrian-only streets. Residential entrances are located along the corner of College Street and Hill Street, near the retail spaces, and within the proposed paseo. A bike storage room/repair shop is proposed along the College Street frontage, also near the retail spaces. The project includes many residential units with balconies that face both the public realm and interior open spaces, including the public paseo and spacious open space areas on the fourth, seventh, and eighth floors. In these ways, the project creates a sense of porosity and "eyes on the street". Regarding façade articulation, the project will utilize breaks along the building's exterior with changes in depth, color, building materials, windows, and balconies as shown in the "Exhibit A". These design features not only provide visual interest to the project, but also promote a safe, comfortable, and pedestrian-friendly environment. The project incorporates a variety of high-quality materials and an architectural theme which pays homage to the historic Chinatown neighborhood. Thus, the project conforms to the applicable design guidelines and conditions have been imposed accordingly.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM /AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

1. **Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:**

   a. *The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

   The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

   The list of Additional Incentives in the Transit Oriented Communities Guidelines was pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the Project. As such, the Director will always arrive at the conclusion that the Additional Incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the Project.

   Yard/Setback. The requested Additional Incentive to permit utilization of any or all yard requirements for the RAS3 zone for the side yard setbacks is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The proposed eight-story residential mixed-use building will be developed in the C2-2 and C2-2D zones which requires a 0-foot front yard setback and 11-foot side yard setback for residential uses. While the project complies with the 0-foot side yard setback for its commercial portions, the project will utilize an Additional Incentive to provide a reduced side yard setback of 5 feet for the residential uses. The project will maintain a front yard setback of zero feet in accordance with the zoning of the project site. With the incentive, the project will dedicate more floor area to the construction of additional

dwelling units thereby allowing for more affordable units to be set aside for Lower Income households. This incentive supports the Applicant's decision to reserve 20 percent of its total units, or 91 units, as affordable housing units.

b. *The Incentive will have a specific adverse impact upon public health and safety, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There has been no evidence provided that indicated that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The proposed project requests a single Additional Incentive that is permitted for an Eligible Housing Development per the TOC Guidelines, consistent with Tier 1 of the TOC Incentives, pursuant to LAMC 12.22 A.31. The project has been designed to meet current building code standards that will result in a mixed-use development that is safe and does not jeopardize the health of its residents, visitors, and property management team. The proposed project does not adversely impact the public health of the surrounding area as the proposed uses are consistent with the existing multi-family residential and community-serving retail uses in the surrounding area. There are no proposed uses on the project site that are inconsistent with the residential and commercial uses and zones in the immediate project vicinity that will jeopardize the health, safety, or physical environment by emitting excess air pollution, noise, vibration, odors, toxic materials, or other nuisance impacts. The project is consistent with the goals of the Central City North Community Plan and Housing Element to provide more housing, including affordable housing, particularly along commercial corridors and near high-quality transit stations. The project site also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historic-Cultural Monuments.

Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on public health and safety, or the physical environment or on any real property that is listed in the California Register of Historical Resources.

c. *The incentives are contrary to state or federal law.*

There is no substantial evidence in the record indicating that the requested incentives are contrary to any state and federal law.

ADDITIONAL MANDATORY FINDINGS

2. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas of minimal flood hazard.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

Measure JJJ was adopted by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void. The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, West Los Angeles Development Services Center, or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at http://cityplanning.lacity.org. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction. Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than $1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied

by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at http://planning.lacity.gov/development-services/forms. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050
South LA DSC	**West LA DSC**
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.

QR Code to Online Appeal Filing

QR Code to Forms for In-Person Appeal Filing

QR Code to BuildLA Appointment Portal for Condition Clearance

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal the Transit Oriented Communities/Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: https://www.lavote.net/home/county-clerk/environmental-notices-fees. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, and the possibility of a CEQA appeal, being extended to 180 days.

Vincent P. Bertoni, AICP
Director of Planning

Approved by:

Heather Bleemers, Senior City Planner

Prepared by:

Esther Ahn, City Planner

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

September 24, 2025

Applicant
AGI Avant Group Partners LLC
1600 Lombard Street
San Francisco, CA 94123

Owner
531 W College LLC
1668 S. Garfield Avenue, 2nd Floor
Alhambra, CA 91801

Representative
Jon Meyer
Craig Lawson & Co., LLC
3221 Hutchison Avenue, #D
Los Angeles, CA 90034

Case No. EAR-2025-3353-TOC-VHCA
CEQA: N/A
Location: 531 W. College Street; 909-911 N. Hill Street; 912-930 N. Yale Street
Council District: 1 – Hernandez
Neighborhood Council: Historic Cultural North
Community Plan Area: Downtown
Land Use Designation: Regional Commercial
Zone: C2-2, C2-2D
Legal Description: Lots 1-2, 3 (portion), 5-7; Block 41, Ord's Survey Tract

LETTER OF CORRECTION AND CLARIFICATION

On September 19, 2025, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.31, the Director of Planning approved a housing development project, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (Tier 1) and the Lower Income Housing Element Site / Housing Element Streamlining (HES). The TOC portion included one Additional Incentive for utilization of any or all yard requirements of the RAS3 Zone for the side and rear yard setbacks in exchange for the 91 dwelling units reserved for Lower Income Household occupancy within a project consisting of a total of 455 dwelling units.

Subsequent to the issuance of the Letter of Compliance (LOC), the Applicant contacted City Planning staff regarding typographical errors made in relation to the appeal period and the number of years the affordable units must be covenanted for. Pursuant to LAMC Section 13B.3.2 and as described on Page 9 of the LOC, there is no appeal procedure available for an Expanded Administrative Review project. Furthermore, as explained on Page 8 of the LOC, the project was vested as of December 19, 2024, under Case No. PAR-2024-7865-VHCA, and is therefore subject to the rules and regulations of the TOC Guidelines as of that date, which did not yet include the provision to increase the years in which affordable units must be covenanted from 55 years to 99 years. The Applicant also requested clarification of Condition No. 5 which is intended

to apply to projects with replacement units required per the Los Angeles Housing Department (LAHD). In this case, the project did not have any replacement housing requirements as indicated by the No Net Loss Declaration dated June 12, 2025, and referenced on Page 9-10 of the LOC. As such, this letter hereby corrects and clarifies the following (deletions in ~~strikeout~~ and new language in **bold underline**):

Page 1 (Entitlement Grants)

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

2. **Approve with Conditions** a Tier 1 TOC housing development project consistent with the Transit Oriented Communities Affordable Housing Incentive Program with a total of 455 dwelling units, including 91 dwelling units reserved for Lower Income Household occupancy for a period of ~~99~~ **55** years, along with the following Additional incentive:

Page 2 (Conditions of Approval)

4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make 20 percent of the total number of dwelling units available to Lower Income Households, for sale or rental as determined to be affordable to such households by LAHD for a period of ~~99~~ **55** years, or a term of no less than 55 years if required by state or federal law, consistent with LAMC Ch. 1 16.61 A.. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of LAHD, and in consideration of the project's SB 8 or SB 330 Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.

5. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, **if applicable,** the owner shall obtain approval from the Los Angeles Housing Department (LAHD) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided.

Page 17 (Appeal Period – Effective Date)

The Letter of Compliance is not appealable and therefore, any mention of an appeal period shall be struck from the record.

> **Effective Date/Appeals: The decision of this Letter of Compliance is final and effective upon the mailing of this letter and not appealable.**

This is an administrative correction to clarify and correct errors in the Letter of Compliance for the approved Transit Oriented Communities Affordable Housing Incentive Program and Lower Income Housing Element Site / Housing Element Streamlining project. The previously adopted findings, terms, and other conditions of the Director of Planning's Letter of Compliance remain unchanged and remain applicable. Therefore, issuance of this correction letter does not change the original Effective Date of the grant of September 19, 2025.

Inquiries regarding this matter shall be directed to Esther Ahn, Planning Staff for the Department of City Planning, at (213) 978-1486.

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

PRISCILLA CHAVEZ
MARTINA DIAZ
SARAH JOHNSON
PHYLLIS KLEIN
BRIAN ROSENSTEIN
JACOB SAITMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 1, 2025

Applicant
AGI Avant Group Partners LLC
1600 Lombard Street
San Francisco, CA 94123

Owner
531 W College LLC
1668 S. Garfield Avenue, 2nd Floor
Alhambra, CA 91801

Representative
Jon Meyer
Craig Lawson & Co., LLC
3221 Hutchison Avenue, #D
Los Angeles, CA 90034

Case No. EAR-2025-3353-TOC-VHCA
CEQA: N/A
Location: 531 W. College Street; 909-911 N. Hill Street; 912-930 N. Yale Street
Council District: 1 – Hernandez
Neighborhood Council: Historic Cultural North
Community Plan Area: Downtown
Land Use Designation: Regional Commercial
Zone: C2-2, C2-2D
Legal Description: Lots 1-2, 3 (portion), 5-7; Block 41, Ord's Survey Tract

LETTER OF CORRECTION

On September 19, 2025, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.31, the Director of Planning approved a housing development project, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (Tier 1) and the Lower Income Housing Element Site / Housing Element Streamlining (HES). The TOC portion included one Additional Incentive for utilization of any or all yard requirements of the RAS3 Zone for the side and rear yard setbacks in exchange for the 91 dwelling units reserved for Lower Income Household occupancy within a project consisting of a total of 455 dwelling units.

Subsequent to the issuance of the Letter of Compliance (LOC) and a letter of correction issued on September 24, 2025, the Applicant contacted City Planning staff again regarding clarification of the project's clearance under the California Environmental Quality Act (CEQA). The CEQA determination clause references statutory exemptions pursuant to California Government Code Section 65651 and Public Resources Code Section 21080.27(b)(1), which each pertain to Supportive Housing projects; however, as explained on Pages 7 and 8 of the LOC, the project is statutorily exempt from CEQA as a project located on a Lower Income Housing Element Rezoning Site that sets aside at least 20 percent of the units for Lower Income Households pursuant to California Government Code Sections 65583.2(h) & (i). As such, this letter hereby corrects and

clarifies the following (deletions in ~~strikeout~~ and new language in **bold underline**):

Page 1 (Entitlement Grants)

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

1. **Determine** that, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code ~~Section 65651~~ **Sections 65583.2(h) & (i)** and Public Resources Code Section 21080(b)(1) ~~and 21080.27(b)(1)~~;

This is an administrative correction pertaining to the Letter of Compliance for the approved Transit Oriented Communities Affordable Housing Incentive Program and Lower Income Housing Element Site / Housing Element Streamlining project. The previously adopted findings, terms, and other conditions of the Director of Planning's Letter of Compliance remain unchanged and remain applicable. Therefore, issuance of this correction letter does not change the original Effective Date of the grant of September 19, 2025.

Inquiries regarding this matter shall be directed to Esther Ahn, Planning Staff for the Department of City Planning, at (213) 978-1486.

VINCENT P. BERTONI, AICP
Director of Planning

Esther Ahn
City Planner



531 COLLEGE STREET

531 W COLLEGE STREET
LOS ANGELES, CA 90012

PROJECT REVIEW
06/10/2025

EXHIBIT "A"
Page No. 1 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

531 W COLLEGE STREET,
LOS ANGELES, CA 90012

04.17.25	50% SCHEMATIC DESIGN
06.06.25	100% SCHEMATIC DESIGN
06.10.25	PROJECT REVIEW

PROJECT #: 2505-H9
SCALE:
DRAWING TITLE
COVER SHEET

G0.00

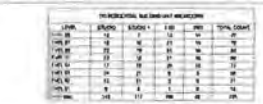
SHEET INDEX



SHEET INDEX



SITE-WIDE UNIT BREAKDOWN



OPEN SPACE



ZONING INFORMATION



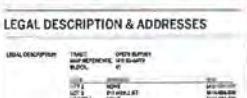
PARKING



VICINITY MAP



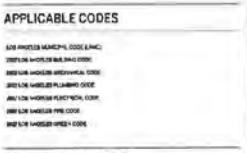
LEGAL DESCRIPTION & ADDRESSES



PROJECT DESCRIPTION



APPLICABLE CODES

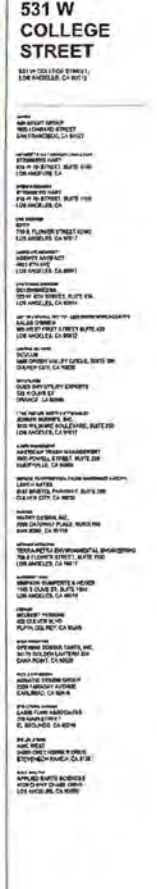


PROJECT DIRECTORY



EXHIBIT "A"
Page No. 2 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET



PROJECT INFORMATION

G0.11



VIEW FROM THE CORNER OF YALE STREET AND COLLEGE STREET OF THE MEDICAL SPACE ON THE GROUND FLOOR AND 5 STORIES OF RESIDENTIAL UNITS ABOVE. (FOR REFERENCE ONLY)



VIEW FROM THE CORNER OF COLLEGE STREET AND HILL STREET OF RETAIL SPACE ON THE GROUND FLOOR AND 4 STORIES OF RESIDENTIAL UNITS ABOVE. (FOR REFERENCE ONLY)

EXHIBIT "A"
Page No. 3 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

531 W COLLEGE STREET,
LOS ANGELES, CA 90012

04.17.25 MEP SCHEMATIC DESIGN
06.06.25 100% SCHEMATIC DESIGN
06.10.25 PROJECT REVIEW

PROJECT #: EAR2-025
SCALE:
DRAWING TITLE
PROJECT IMAGES

G0.20



VIEW FROM ACCROSS HILL STREET TOWARD THE MAIN ENTRY PAIFANG AND CORNER RETAIL SPACE ON THE GROUND FLOOR AND 5 STORIES OF RESIDENTIAL UNITS ABOVE. (FOR REFERENCE ONLY)



VIEW OF THE PAIFANG ENTRY CONNECTIONS FROM THE EAST AND NORTH FROM THE COMMUNAL AND RESIDENTIAL COURTYARD. (FOR REFERENCE ONLY)

EXHIBIT "A"
Page No. 4 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

PROJECT IMAGES

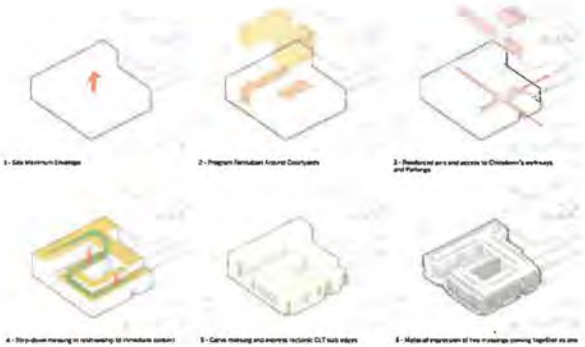
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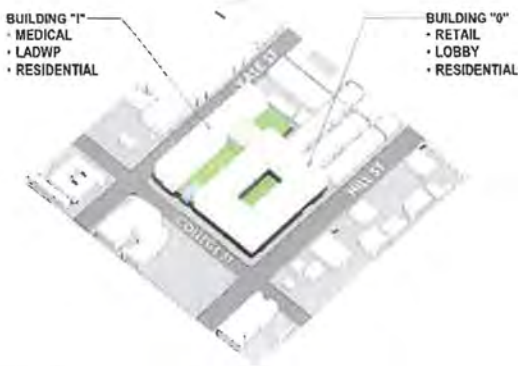
SITE ANALYSIS : CIRCULATION & EXISTING CULTURAL ENTRYWAY, PAIFANG DIAGRAM



SITE ANALYSIS : NEGATIVE SPACE & TRADITIONAL COURTYARD ORGANIZATION DIAGRAM



MASSING: SHAPING DIAGRAMS



ARCHITECTURAL PARTY DIAGRAM



BUILDING BASE PROGRAMING - LEVEL 1



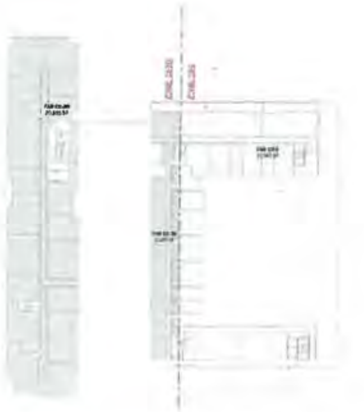
BUILDING BASE PROGRAMING - LEVEL 2

EXHIBIT "A"
Page No. 5 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

CONCEPT DIAGRAM

G0.22



LEVEL 08 - FLOOR AREA 9



LEVEL 05 - FLOOR AREA 6



LEVEL 02 - FLOOR AREA 3



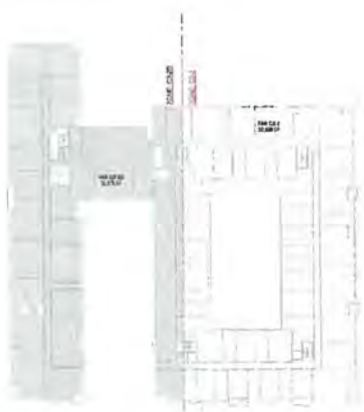
LEVEL 07 - FLOOR AREA 8



LEVEL 04 - FLOOR AREA 5



LEVEL 01 - FLOOR AREA 2



LEVEL 06 - FLOOR AREA 7



LEVEL 03 - FLOOR AREA 4



LEVEL B1 - FLOOR AREA 1

AREA BREAKDOWN

FLOOR AREA DEFINITION [illegible]

-LAMC LA PLANNING AND ZONING CODE SEC. 12.03 DEFINITIONS

BUILDABLE AREA DEFINITION [illegible]

-LAMC LA PLANNING AND ZONING CODE SEC. 12.03 DEFINITIONS

FLOOR AREA PER LAMC BY LEVEL	
LEVEL	AREA
[illegible]	[illegible]

TOTAL FLOOR AREA PER LAMC [illegible]

FLOOR AREA RATIO (FAR) DEFINITION [illegible]

-LAMC LA PLANNING AND ZONING CODE SEC. 12.03 DEFINITIONS

FAR ZONING	LOT AREA	BASELINE	PROPOSED		FAR
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

531 W COLLEGE STREET

[illegible]

EXHIBIT "A"
Page No. 6 of 32
Case No. EAR-2025-3353-TOC-VHCA

FLOOR AREA ANALYSIS

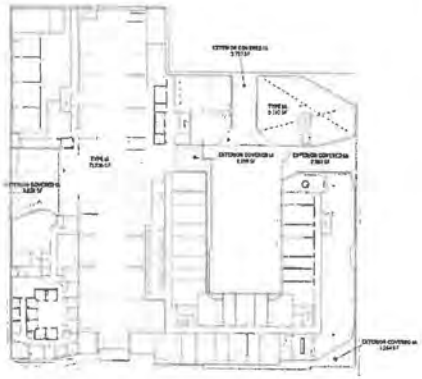
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LEVEL 08 - BUILDING AREA 9



LEVEL 05 - BUILDING AREA 6



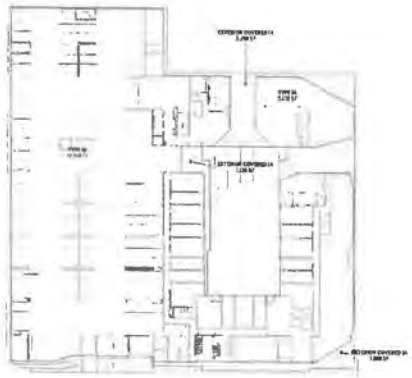
LEVEL 02 - BUILDING AREA 3



LEVEL 07 - BUILDING AREA 8



LEVEL 04 - BUILDING AREA 5



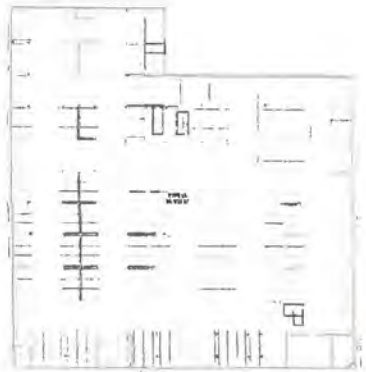
LEVEL 01 - BUILDING AREA 2



LEVEL 06 - BUILDING AREA 7



LEVEL 03 - BUILDING AREA 4



LEVEL B1 - BUILDING AREA 1

GROSS AREA BREAKDOWN

BUILDING AREA

EXCLUDED AREA

BUILDING AREA DEFINITION

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

- CALIFORNIA CONSTRUCTION CODE SECTION 202

GROSS AREA TABLE		
LEVEL	NAME	AREA
BUILDING AREA		
LEVEL B1	STORAGE	18,952 SF
LEVEL 01	RETAIL	19,237 SF
LEVEL 02	OFFICE	21,242 SF
LEVEL 03	OFFICE	22,060 SF
LEVEL 04	OFFICE	22,060 SF
LEVEL 05	OFFICE	19,244 SF
LEVEL 06	OFFICE	19,244 SF
LEVEL 07	OFFICE	17,623 SF
LEVEL 08	OFFICE	16,665 SF
LEVEL 09	OFFICE	17,477 SF
LEVEL 10	OFFICE	17,477 SF
		242,051 SF
EXCLUDED AREA		
LEVEL B1	STORAGE EXCLUDED AREA	1,066 SF
LEVEL 01	RETAIL EXCLUDED AREA	11,484 SF
LEVEL 02	OFFICE EXCLUDED AREA	4,113 SF
LEVEL 03	OFFICE EXCLUDED AREA	1,816 SF
LEVEL 04	OFFICE EXCLUDED AREA	1,816 SF
LEVEL 05	OFFICE EXCLUDED AREA	1,816 SF
LEVEL 06	OFFICE EXCLUDED AREA	1,816 SF
LEVEL 07	OFFICE EXCLUDED AREA	1,816 SF
LEVEL 08	OFFICE EXCLUDED AREA	1,816 SF
LEVEL 09	OFFICE EXCLUDED AREA	1,737 SF
		30,295 SF
Grand Total		211,756 SF

ALLOWABLE AREA BREAKDOWN

531 W COLLEGE STREET

531 W COLLEGE STREET,
LOS ANGELES, CA 9001[illegible]

OWNER
AGI ASSET GROUP
19800 MACARTHUR BLVD, 3
SANT ANA/IRVINE, CA 9[illegible]

ARCHITECT OF RECORD (ORP, AP, AA)
STEARNS WEAT
915 W 7TH ST/1100 E. 8[illegible] SUITE 1100
LOS ANGELES, CA

STRUCTURAL ENGINEER
KPFF
700 S. FLOWER STREET, 26 FLR
LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT
AGENCY METRIJECT
1901 6TH AVE
LOS ANGELES, CA 9[illegible]

CIVIL ENGINEER
ENVIRONMETRICS
1220 W. 6TH STREET, SUITE 206
LOS ANGELES, CA 9001[illegible]

MEP / FP / TECHNOLOGY / TH / ARCH PARKING CONSULTANT
BALLAD STRONG &
800 W 6 T (WEST STREET) SUITE 470
LOS ANGELES, CA 9001[illegible]

LIGHTING DESIGNER
DOSSLER
3940 BROOKHOLLY CIRCLE, SUITE 100
CULVER CITY, CA 9023[illegible]

SOILS ENGINEER
GMU GEOTECHNICAL INC
1211 W 6TH STREET, SUITE 200
LOS ANGELES, CA 9001[illegible]

CIVIL ENGINEER & SURVEYOR
JD MUNN ASSOCIATES, INC.
4340 VON KARMAN BOULEVARD, SUITE 250
LOS ANGELES, CA 9[illegible]

PARKING CONSULTANT
AMERICAN TRAFFIC MANAGEMENT
3840 POWELL STREET, SUITE 220
EMERYVILLE, CA 9460[illegible]

VERTICAL TRANSPORTATION TRAFFIC MANAGEMENT & DESIGN
LERCH BATES
2761 3RD COLPARKWAY, SUITE 200
CULVER CITY, CA 9023[illegible]

ENERGY
ENERGY ENGINEERING, INC.
3990 OLIVE HILL PLACE, SUITE 100
SAN JOSE, CA 95132

GEOTECHNICAL
TERRAPETRA ENVIRONMENTAL ENGINEERING
700 S FLOWER STREET, SUITE 2300
LOS ANGELES, CA 9001[illegible]

STRUCTURAL ENGINEER & MEPCH
SIMPSON GUMPERTZ & HEGER
1700 S OLIVE ST, SUITE 1800
LOS ANGELES, CA 9001[illegible]

CONSULTANT
SELECT PERSONS
400 CORPORATE POINTE
PLAYA DEL REY, CA Blvd

ENVIRONMENTAL
OPENING DOORS, INC.
16775 GOLDEN LANE/PO BOX
DANA POINT, CA 9262[illegible]

PLUMBING ENGINEER
HOLISTIC ENERGY GROUP
2238 FARADAY AVENUE
CARLSBAD, CA 920[illegible]

STRUCTURAL ENGINEER
LABIB FUNK ASSOCIATES
718 MAIN STREET
EL SEGUNDO, CA 9024[illegible]

MEP, FP, LIGHTING
AMC WEST
16890 CHEMICAL LANE, BUILDING C
HUNTINGTON BEACH, CA 9[illegible]

PLUMBING ENGINEER
APPLIED EARTH SCIENCES
4676 CHERRY CHASE DRIVE
LOS ANGELES, CA 9001[illegible]

NO.	DATE	ISSUE
1	04.17.25	60% SCHEMATIC DESIGN
2	06.06.25	100% SCHEMATIC DESIGN
3	08.12.25	PROJECT REVIEW

PROJECT #: [illegible]

SCALE:

DRAWING TITLE

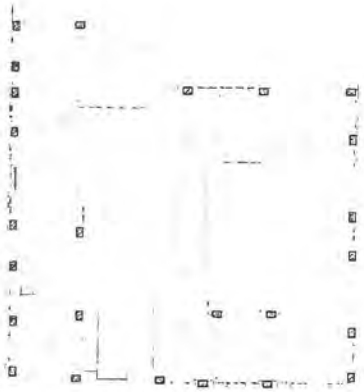
BUILDING AREA ANALYSIS

G1.02

EXHIBIT "A"
Page No. 7 of 32
Case No. EAR-2025-3353-TOC-VHCA



LEVEL 08 - OPEN SPACE ANALYSIS 8



LEVEL 05 - OPEN SPACE ANALYSIS 5



LEVEL 02 - OPEN SPACE ANALYSIS 2



LEVEL 07 - OPEN SPACE ANALYSIS 7



LEVEL 04 - OPEN SPACE ANALYSIS 4



LEVEL 01 - OPEN SPACE ANALYSIS 1



LEVEL 06 - OPEN SPACE ANALYSIS 6



LEVEL 03 - OPEN SPACE ANALYSIS 3



AREA BREAKDOWN

OUTDOOR OPEN SPACE

INDOOR OPEN SPACE

PRIVATE OPEN SPACE

OPEN SPACE CALCULATIONS SUMMARY

PUBLIC	
	7,114 SF
	31,158 SF
PRIVATE	
	7,144 SF
OPEN SPACE TOTALS	45,716 SF

531 W COLLEGE STREET

531 W COLLEGE STREET
LOS ANGELES, CA 90012

OWNER
KD APART GROUP
19800 DIAMOND BAR LLC
SAN FRANCISCO, CA 94123

ARCHITECT
STEINBERG HART
811 W 7TH STREET, SUITE 1100
LOS ANGELES, CA

STEINBERG HART
811 W 7th STREET, SUITE 1100
LOS ANGELES, CA

CIVIL ENGINEER
KPFF
700 S. FLOWER STREET, #1000
LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT
AGENCY ARCHITECT
4900 11TH AVE
LOS ANGELES, CA 90043

STRUCTURAL ENGINEER
SGS ENGINEERS
100 W. 6TH STREET, SUITE 610
LOS ANGELES, CA 90014

MEP / FIRE PROTECTION / LOW VOLTAGE ENGINEER
SALAS O'BRIEN
900 WEST FIRST STREET, SUITE 420
LOS ANGELES, CA 90012

LIGHTING DESIGNER
DEDON
7600 GREEN VALLEY CIRCLE, SUITE 201
CULVER CITY, CA 90230

CIVIL ENGINEER
KPFF
700 S FLOWER ST, SUITE 1100
LOS ANGELES, CA 90017

TRAFFIC ENGINEER
LINSCOTT, LAW & GREENSPAN, ENGINEERS
600 WILSHIRE BOULEVARD, SUITE 200
LOS ANGELES, CA 90017

GEOTECHNICAL ENGINEER
GEOCON WEST, INC.
1201 RIDGEWAY AVENUE
MOORPARK, CA 93021

SURVEYOR
KPFF
700 S FLOWER STREET, #1000
LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT
MARTINEZ + MARTINEZ
1400 S OLIVE ST, #1000
LOS ANGELES, CA 90015

ENERGY CONSULTANT
ARUP
560 MISSION STREET, SUITE 700
SAN FRANCISCO, CA 94105

ACOUSTICAL CONSULTANT
VIBRO-ACOUSTICS
1000 N. ALAMEDA STREET, SUITE 240
LOS ANGELES, CA 90012

WASTE MANAGEMENT CONSULTANT
RECOLOGY SONOMA MARIN
50 MITCHELL BOULEVARD
SAN RAFAEL, CA 94903

ELEVATOR CONSULTANT
LERCH BATES
9960 MISSION GATEWAY DRIVE, SUITE 100
SAN DIEGO, CA 92108

FIRE PROTECTION CONSULTANT
HALEY SHAW, INC.
7056 OLTONDY PLACE, SUITE 200
SAN DIEGO, CA 92119

TRANSPORTATION CONSULTANT
TERRA NOVA PLANNING & RESEARCH, INC.
42705 JEFFERSON STREET, SUITE 204
TEMECULA, CA 92590

WATER CONSULTANT
AQUATIC DESIGN GROUP
2235 FARADAY AVENUE
CARLSBAD, CA 92008

LIGHTING DESIGNER
LAMB PARK ASSOCIATES
210 MAIN STREET
EL SEGUNDO, CA 90245

CIVIL ENGINEER
KPFF
700 S FLOWER ST, SUITE 1100
LOS ANGELES, CA 90017

STRUCTURAL ENGINEER
SHERI GREENBERG PE, INC.
5 TEVISHON RANCH, CA 91301

LANDSCAPE ARCHITECT
APPA RED EARTH DESIGNS
4128 DONOVAN DRIVE
LOS ANGELES, CA 90008

04.17.25	100% SCHEMATIC DESIGN
06.06.25	100% SCHEMATIC DESIGN
09.12.25	PROJECT RE-VISTA

PROJECT #: 2307.000

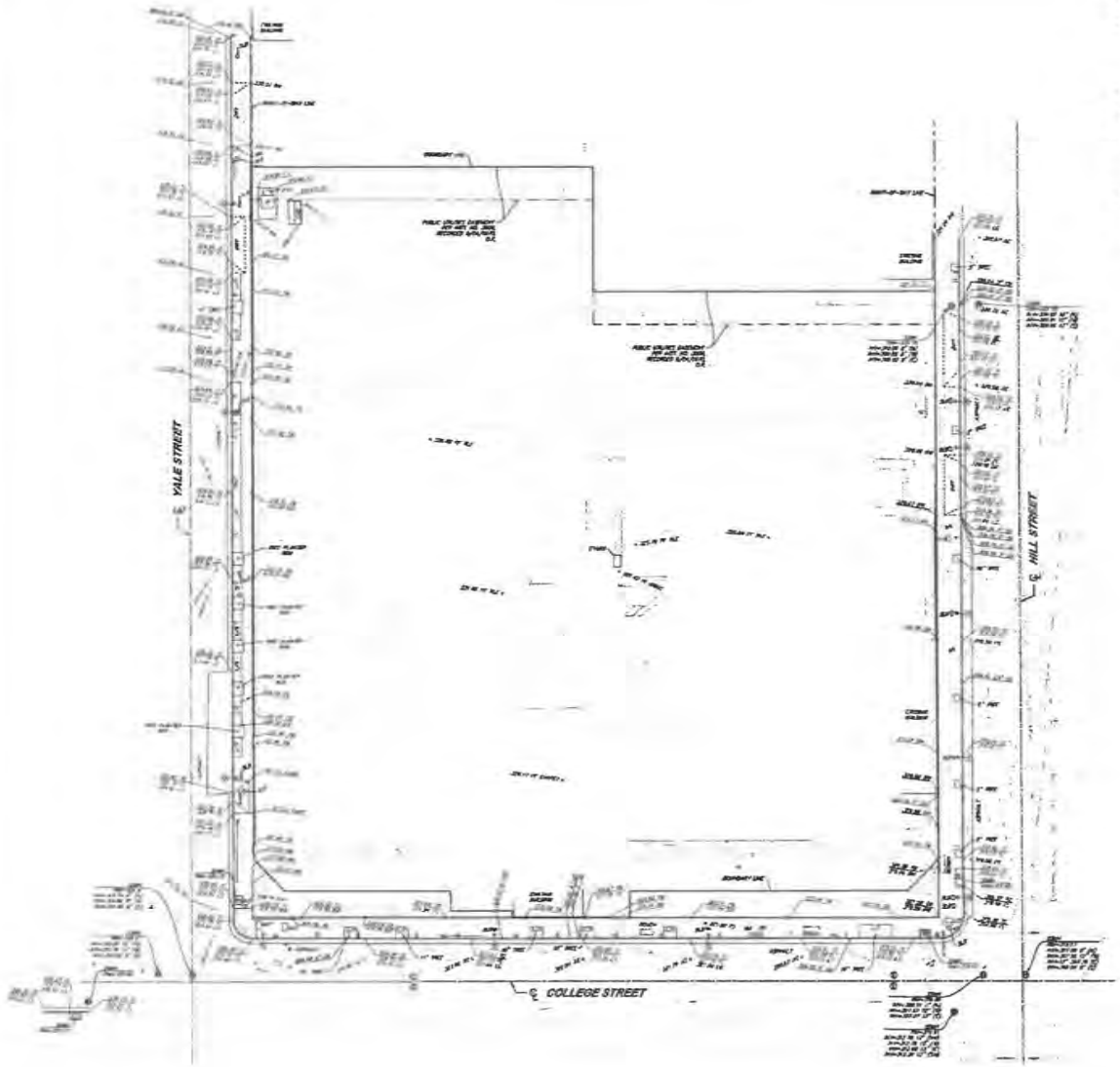
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DRAWING TITLE
OPEN SPACE ANALYSIS

G1.03

EXHIBIT "A"
Page No. 8 of 32
Case No. EAR-2025-3353-TOC-VHCA

© BKF ENGINEERS



BENCHMARK:

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, DERIVED FROM GPS OBSERVATION AND BASED ON NAVD(2011), EPOCH 2017.50, ELLIPSOID HEIGHTS AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER AND THE NGS GEOID MODEL 18.

BASIS OF BEARINGS:

THE BEARING OF NORTH 37°47'06" EAST BETWEEN THE FOLLOWING DESCRIBED STATION "A" AND STATION "B" MONUMENTS WAS TAKEN AS THE BASIS OF BEARINGS. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, (CCS83), ZONE 5, EPOCH 2017.50, AND ESTABLISHED LOCALLY BY FIELD-OBSERVED TIES RELATIVE TO CALIFORNIA SPATIAL REFERENCE NETWORK STATIONS "P086" AND "SLAC" IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 8801-8819. STATION VALUES TABULATED AND ADJUSTED AS PUBLISHED BY THE CSRC. ALL LINEAR MEASUREMENTS ARE IN US SURVEY FEET.

STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	GRIDSCALE, k	CONVERGENCE, θ	HEIGHT, ε
P086	34°04'13.81644"	118°15'28.41307"	421.940'	0.999978	0°01'02"	0.0000
SLAC	34°01'47.07672"	118°12'39.01697"	282.914'	1.000453	0°00'12"	0.0000

TIE ANGLES ARE GRID-BASED AND ARE IN REFERENCE TO THE CONTROL POINTS AND COORDINATES SHOWN ELSEW DRAWN BY THE COMBINED SCALE FACTOR SHOWN TO APPROXIMATE GROUND DISTANCES.

STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	CONVERGENCE, θ	COMBINED FACTOR
"A"	34°02'53.5288"	118°14'23.8456"	311.070'	-00°34'10.42"	0.99990318
"B"	34°02'34.9439"	118°14'23.9407"	314.0284		

LEGEND:

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- ADA TRUNCATED DOMES
- CONCRETE
- EXISTING PERIMETER
- CONCRETE/BLOCK WALL
- GRADE BREAK
- CHAIN LINK FENCE
- CONTOUR LINE (1'0.5' INTERVALS)
- STREET LIGHT
- SIGNS
- PARKING METERS
- POWER POLE
- GUY WIRE ANCHOR
- WATER VALVE
- GAS VALVE
- STORM DRAIN MANHOLE
- ELECTRICAL MANHOLE
- SANITARY SEWER MANHOLE

ABBREVIATIONS:

AC	ASPHALT
BFP	BACKFLOW PREVENTOR
BLDG	BUILDING
BOW	BACK OF WALK
C&G	CURB & GUTTER
CL/℄	CENTERLINE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DW	DRIVEWAY
EB	ELECTRICAL CABINET
EV	ELECTRICAL VAULT
FOW	EDGE OF WALK
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
LG	LIP OF GUTTER
L/S	LANDSCAPING
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP/FACE OF CURB
TF	ELECTRICAL TRANSFORMER
TOW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER
WV	WATER VAULT

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

DAVID KIRKEN, PLS 9849 — DATE

TOPOGRAPHIC SURVEY
WEST COLLEGE MEDICAL CENTER
531 COLLEGE STREET
LOS ANGELES COUNTY, CALIFORNIA

BKF

1 of 1

531 W COLLEGE STREET

kpff

FOR REFERENCE ONLY

EXHIBIT "A"
Page No. 9 of 32
Case No. EAR-2025-3353-TOC-VHCA

SURVEY (FOR REFERENCE ONLY)

C1.00

TREE REMOVAL NOTES:
TREES TO BE REMOVED: (1) STREET TREES TO BE REMOVED AND REPLACED AT A 2:1 RATIO
ON SITE PROTECTED TREES: (0) TO BE REMOVED AND REPLACED AT A 4:1 RATIO
ON SITE NON-PROTECTED TREES: (18) TO BE REMOVED AND REPLACED AT A 1:1 RATIO

TREES TO REMAIN: (15) STREET TREES TO REMAIN
REPLACEMENT TREES REQUIRED: (4) REPLACEMENT STREET TREES PER PLAN (100% PROVIDED)
REPLACEMENT PROTECTED TREES (100% PROVIDED)
REPLACEMENT ON-PROPERTY TREES (100% PROVIDED)
ONE 24-INCH BOX TREE SHALL BE PLANTED IN THE PUBLIC ROW ON CENTER, OR IN A PATTERN SATISFACTORY TO BSS.



EXHIBIT "A"
Page No. 10 of 32
Case No EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

531 W COLLEGE STREET, LOS ANGELES, CA 90012

ARCHITECT
ARTIFACT
1000 CHINATOWN STREET
SAN FRANCISCO, CA 94133

ARCHITECT & LANDSCAPE ARCHITECT
STUDIO-MDA
238 W 7TH STREET, SUITE 1000
LOS ANGELES, CA

MEP ENGINEER
APPLIED EARTH SCIENCE
4125 OAKS CANYON DRIVE
LOS ANGELES, CA 90210

CIVIL ENGINEER
CIVIL A
700 S. FLOWER STREET, 6-100
LOS ANGELES, CA 90017

STRUCTURAL ENGINEER
KPFF, INC.
1201 WILSHIRE BLVD
LOS ANGELES, CA 90017

GEOTECHNICAL ENGINEER
GEOTECH
111 W. OCEAN BLVD, 6TH
LONG BEACH, CA 90802

TRAFFIC ENGINEER
LINSCOTT, LAW & GREENSPAN
600 WILSHIRE BOULEVARD, SUITE 200
LOS ANGELES, CA 90017

LIGHTING DESIGNER
FIRST LIGHT
1201 W. LAKE ST
MINNEAPOLIS, MN 55408

ENVIRONMENTAL CONSULTANT
ENVICOM CORP.
1992 MT. DIABLO BLVD.
WALNUT CREEK, CA 94596

PLANNER
KATHY DEDEAUX, INC.
2288 CATALINA VISTA DRIVE
LOS ANGELES, CA 90068

REPRESENTATIVE
CHRISTOPHER A. JOSEPH & ASSOCIATES
727 W. 7TH STREET, SUITE 954
LOS ANGELES, CA 90017

ACOUSTICAL
J. SALVATI, INC.
[illegible]
[illegible]

WASTE
CURBIE WASTE
432 CLAUDIA ROAD
PLACERVILLE, CA

WATER
CURBIE WATER
[illegible]
[illegible]

SOILS
GEOSOIL, INC.
[illegible]
[illegible]

ARBORIST
TERRELL DAVEY, INC.
[illegible]
[illegible]

SURVEY
[illegible]
[illegible]

CIVIL
[illegible]
[illegible]

TRAFFIC
[illegible]
[illegible]

LIGHTING
[illegible]
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ENVIRONMENTAL
[illegible]
[illegible]

ACOUSTICAL
[illegible]
[illegible]

WASTE
[illegible]
[illegible]

PROJECT # 2023-000
SCALE
DRAWING TITLE
TREE REMOVAL PLAN

L00.10

HARDSCAPE MATERIALS



DECORATIVE CONCRETE PAVING



FISCAL PONY TREE



BUILT-IN BENCH



FENCE



TERRACED PLANTING



BLEACHERS



BUILT-IN BENCH



LANDSCAPE NOTES
TOTAL LANDSCAPE AREA ON SITE: SF

TREE NOTES
(1) TREE REQUIRED FOR EVERY (4) UNITS. 450 UNITS PROPOSED- 113 TREES REQUIRED.
TOTAL TREES PROPOSED ON SITE: 194 TREES
(18) ON SITE FICUS TREES TO BE REPLACED AT 1:1 RATIO - 18 TREES REQUIRED

ADDITIONAL 24" BOX STREET TREES PROPOSED
-STREET TREE PLACEMENT AND APPROVAL TO BE FINALIZED BY BUREAU OF STREET SERVICES AND URBAN FORESTRY

THE MINIMUM ACCEPTABLE SIZE FOR STREET TREES AND ON-SITE TREES SHALL BE A 24" BOX, NEWLY PLANTED

TREES SHALL BE SUPPORTED WITH STAKES OR GUY WIRE.

NEW TREES PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SPACED NOT MORE THAN AN AVERAGE OF 30 FEET ON CENTER, UNLESS OTHERWISE PERMITTED BY THE URBAN FORESTRY DIVISION, BUREAU OF PUBLIC WORKS. STREET TREES IN THE PUBLIC RIGHT OF WAY ARE REGULATED UNDER LOS ANGELES MUNICIPAL CODE, CHAPTER VI, SECTION 62.161 THRU 62.176. ALL TREE REMOVAL PERMITS ARE ISSUED BY THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION, AND MAY REQUIRE APPROVAL BY THE BOARD OF PUBLIC WORKS. ALL PERMITTED TREE REMOVALS SHALL BE REPLACED WITH A MINIMUM OF TWO, 24-INCH BOX SIZE TREES FOR EACH TREE REMOVED OR AS CONDITIONED BY THE BOARD OF PUBLIC WORKS.

TREES SHALL REQUIRE A 42 INCH MINIMUM SOIL DEPTH, FURTHER, THE MINIMUM AMOUNT OF SOIL VOLUME FOR TREE WELLS ON THE ROOFTOP OR ANY ABOVE GRADE OPEN SPACES SHALL BE BASED ON THE SIZE OF THE TREE AT MATURITY:

220 CUBIC FEET FOR TREES WITH A CANOPY DIAMETER RANGING FROM 15 TO 19 FEET.
400 CUBIC FEET FOR TREES WITH A CANOPY DIAMETER RANGING FROM 20 TO 24 FEET.
620 CUBIC FEET FOR TREES WITH A CANOPY DIAMETER RANGING FROM 25 TO 29 FEET.
900 CUBIC FEET FOR TREES WITH A CANOPY DIAMETER RANGING FROM 30 TO 34 FEET.

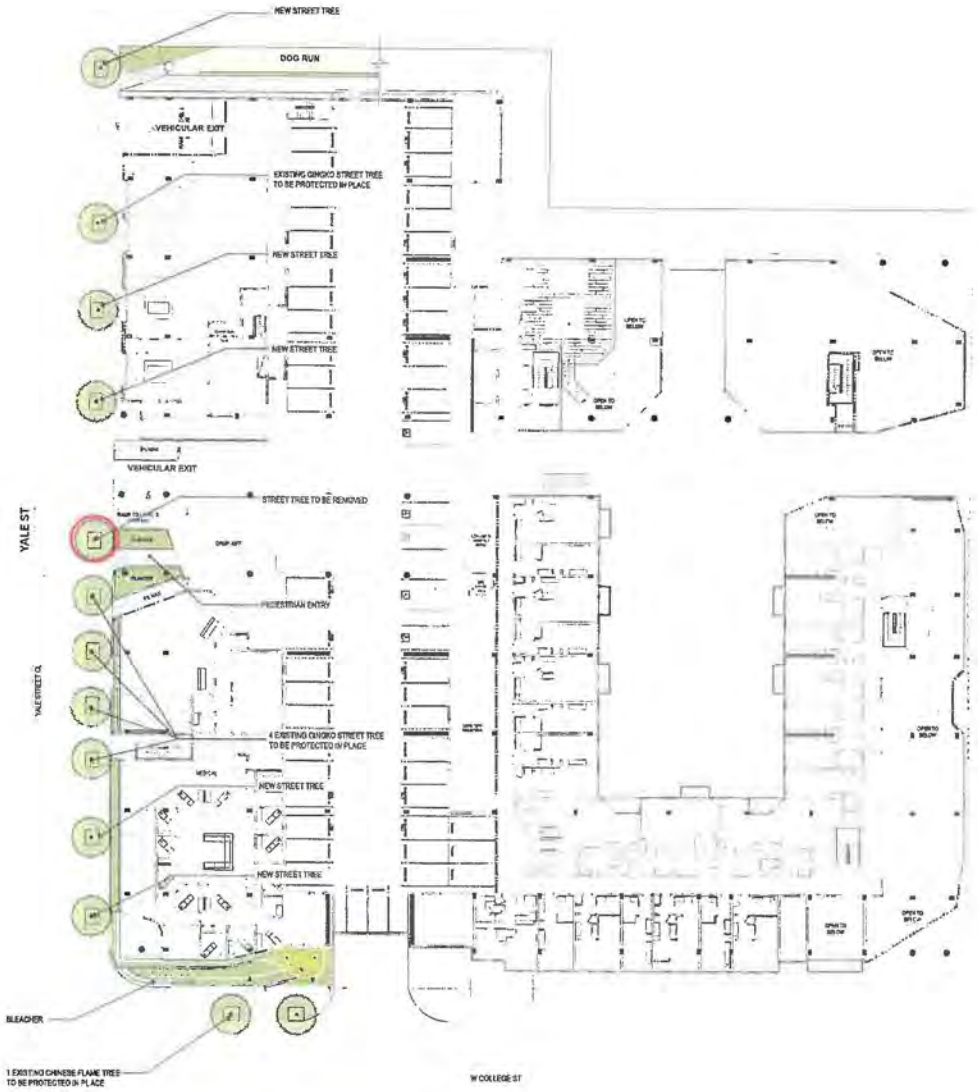
EXHIBIT "A"
Page No. 11 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

ARTIFACT

LEVEL 1 LANDSCAPE PLAN

L01 10



HARDSCAPE MATERIALS



DECORATIVE CONCRETE PAVING



BULTAN BENCH



FENCE



TERRACED SEATING



BLEACHERS



SMALL-IN DESIGN

531 W COLLEGE STREET

531 W COLLEGE STREET
LOS ANGELES, CA 90012

04.17.25	60% SCHEMATIC DESIGN
09.08.25	100% SCHEMATIC DESIGN
04.02.26	PROJECT REVIEW

ARTIFACT

PROJECT #: 23077-000

SCALE:

DRAWING TITLE
LEVEL 2
LANDSCAPE PLAN

L01.20

EXHIBIT "A"
Page No. 12 of 32
Case No. EAR-2025-3353-TOC-VHCA



HARDSCAPE MATERIALS



DECORATIVE CONCRETE PAVING



TYPICAL PYMIT TREE



BUILT-IN BENCH



FENCE



TERRACED PLANTING



BLEACHERS





PLAY SURFACE

EXHIBIT "A"
Page No. 13 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

ARTIFACT

LEVEL 4 LANDSCAPE PLAN

L01 40



HARDSCAPE MATERIALS



DECORATIVE CONCRETE PAVING













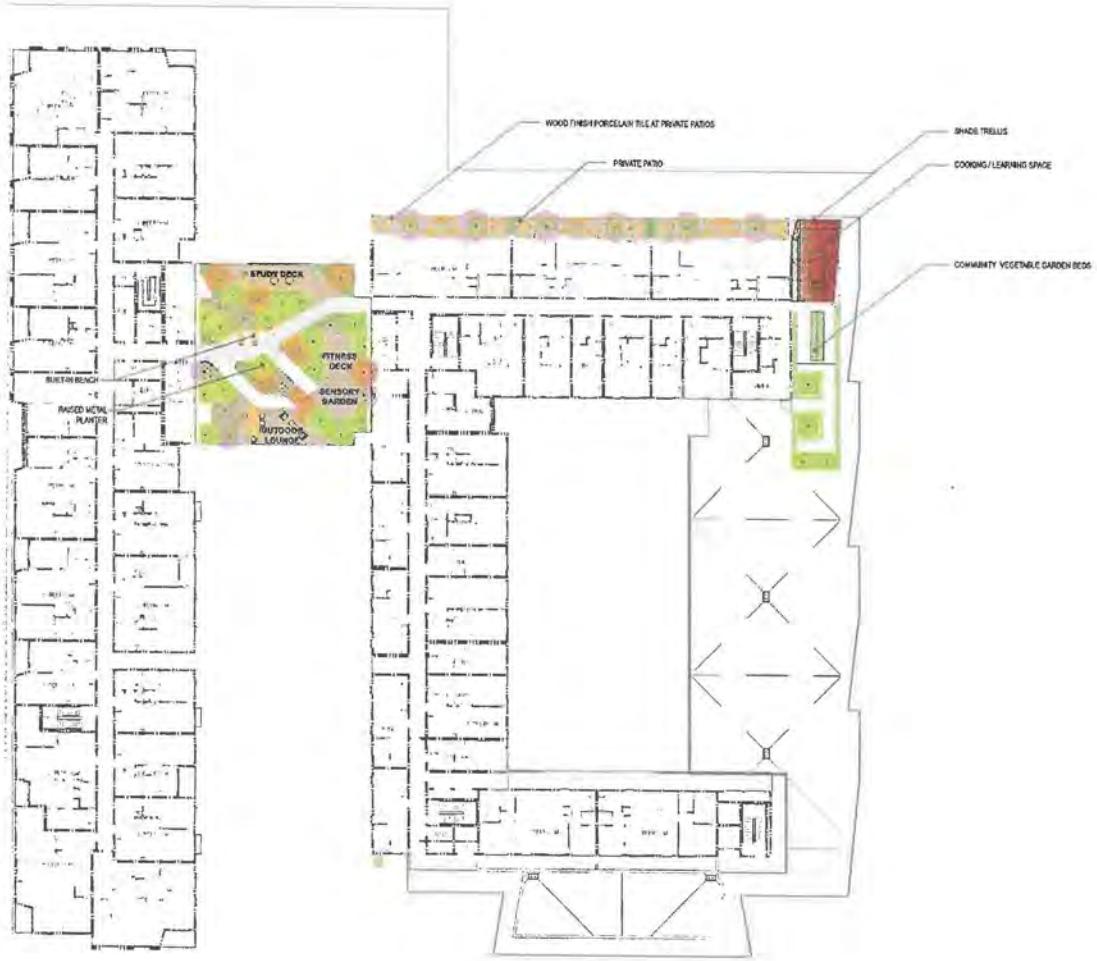


EXHIBIT "A"
Page No. 14 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

ARTIFACT

LEVEL 7 LANDSCAPE PLAN



HARDSCAPE MATERIALS



DECORATIVE CONCRETE PAVING









MOVABLE FURNITURE







EXHIBIT "A"
Page No. 15 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

ARTIFACT

LEVEL 6 LANDSCAPE PLAN

L01.80



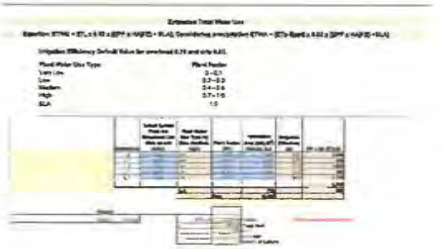


EXHIBIT "A"
Page No. 16 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

ARTIFACT

WATER CALCULATIONS

L06.00

TREES IN GROUND



AGONIS FLEXUOSA
PEPPERMINT TREE



LAURUS NOBILIS
BAY LAUREL



OLEA EUROPEA 'SWAN HILL'
SWAN HILL OLIVE



LAGERSTROEMIA INDICA
CRAPE MYRTLE



CASSIA LEPTOPHYLLA
GOLD MEDALLION TREE



TRISTANIA CONFERTA
BRISBANE BOX



PISTACIA CHINENSIS
CHINESE PISTACHE



KOELREUTERIA BIPINNATA
CHINESE FLAME TREE

TREES ON STRUCTURE



CERCIS OCCIDENTALIS
WESTERN RED BUD



CITRUS X MEYERI
LEMON TREE



OLEA EUROPEA 'SKYLARK'
SKYLARK DWARF OLIVE



PUNICA GRANATUM
POMEGRANATES



ARBUTUS 'MARINA'
STRAWBERRY TREE



FEIJOA SELLOWIANA
PINEAPPLE GUAVA

SHRUBS & GRASSES



ALCHEMILLA SCHMIDIOPA
BLACK ROSE



ALCHEMILLA SUNBURST
SUNBURST



ACACIA COGNATA
RIVER WATTLE



ALOE BARBERAE
TREE ALOE



AGAVE ATTENUATA 'BOUTIN BLUE'
FOXTAIL AGAVE



AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE



AGAVE SALMIANA 'GREEN'
GIANT AGAVE



AGAVE VELMOREANA
OCTOPUS AGAVE



ALOE STRIATA
CORAL ALOE



ARTEMISIA PYNOCEPHALA 'DAVID'S CHOICE'
COASTAL SAGEWORT



CEREUS PERUVIANUS
PERUVIAN APPLE CACTUS



FICUS PUMILA
CREEPING FIG



HARDENBERGIA VIOLACEA 'HAPPY WANDERER'
PURPLE LILAC VINE



KALANCHOE BENTHAMII 'SUSUM'
NAKED FELT BUSH



LOMANDRA 'BREEZE'
DWARF MAT RUSH



MUHLENBERGIA CAPILLARIS
MUHLY GRASS



MUHLENBERGIA RIGENS
DEER GRASS



MYRTUS COMMUNIS
TRUE MYRTLE



OLEA EUROPEA 'LITTLE OLLIE'
LITTLE OLLIE



PONYTAILREUS MARGINATUS
MEXICAN FENCEPOST



ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'
HUNTINGTON CARPET ROSEMARY



SALVIA LEUCANTHA
MEXICAN BUSH SAGE



SALVIA GREGGII
AUTUMN SAGE



SENECIO MANDRALISCAE
BLUE CHALK FINGERS



VERBENA LILACINA 'DE LA'
CEDROS ISLAND VERBENA



ZAMIA FURFURACEA
SAGO CYCAS

EXHIBIT "A"
Page No. 17 of 32
Case No. EAR-2025-3353-TOC-VHCA

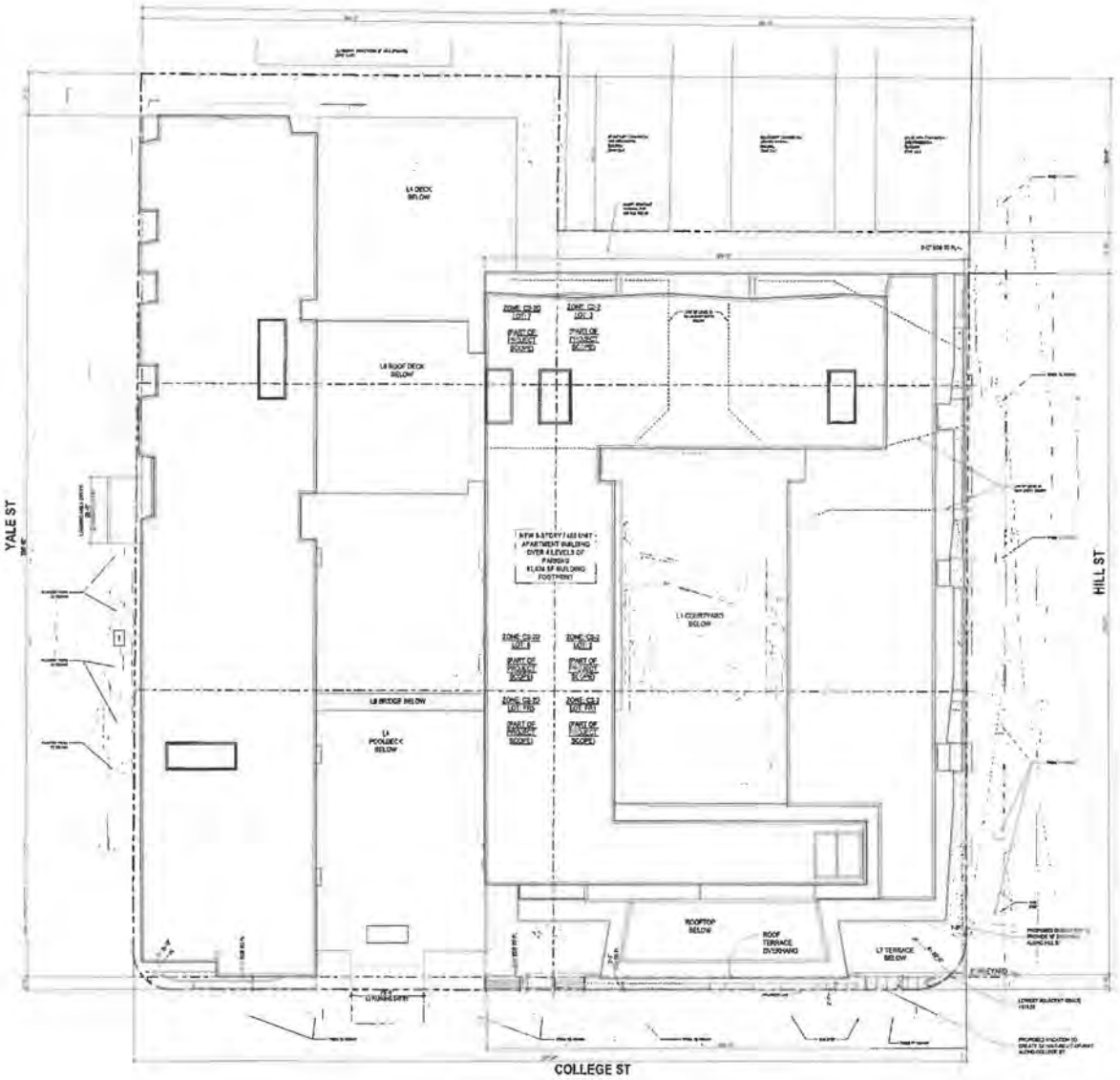
531 W COLLEGE STREET

531 W COLLEGE STREET,
LOS ANGELES, CA 90012

ARTIFACT

PLANTING MATERIALS

L08.00



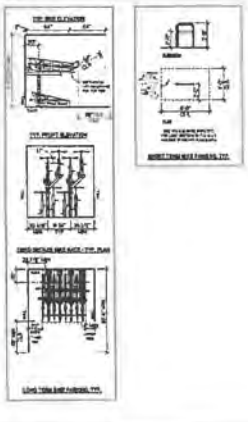
PLOT PLAN 2

LOT BREAKDOWN



531 W COLLEGE STREET

LEGEND



KEYNOTES

SHEET NOTES

1. BUILDING AND RESIDENTIAL UNITS SHALL HAVE APPLIED ADDRESS NUMBERS THAT ARE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. GENERAL CONTRACTOR SHALL SUBMIT SIGNAGE PLAN AND LOCATION FOR REVIEW AND APPROVAL BEFORE INSTALLATION.
2. AT ALL EXTERIOR DOORWAYS, THERE SHALL BE AN EXTERIOR LEVEL LANDING MEASURING AT LEAST 44 IN THE DIRECTION OF TRAVEL. THE MINIMUM WIDTH OF THE LANDING SHALL EQUAL THE DOOR WIDTH AND EXTEND 24" BEYOND THE LATCH SIDE DOOR JAMB. THE LEVEL LANDING SHALL BE OFF THE HIGHEST FROM THE EXTERIOR DOOR. THE LANDING CROSS-SLOPE SHALL NOT EXCEED 2%.
3. EXCEPT WHERE CURB RAMPS AND ACCESSIBLE RAMPS ARE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL EXTERIOR PATHS OF PEDESTRIAN TRAVEL SHALL COMPLY WITH THE FOLLOWING:
   A. NOT EXCEED 4.8% (5.0%) IN THE DIRECTION OF TRAVEL
   B. THE CROSS SLOPE SHALL NOT EXCEED 2.0%
   C. THE PATH OF TRAVEL SHALL BE FREE OF ABRUPT VERTICAL CHANGES EXCEEDING 1/4" ALSO, VERTICAL CHANGES BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NOT EXCEEDING 50%
   D. THE CLEAR WIDTH FOR PATHS ARE NOT EXCEEDING 2% SLOPE. WHERE THE PATH OF TRAVEL IS ADJACENT TO A CURB WITH GUTTER, THE MINIMUM CLEAR WIDTH SHALL NOT INCLUDE THE CURB.
   E. SURFACE SHALL BE SLIP RESISTANT

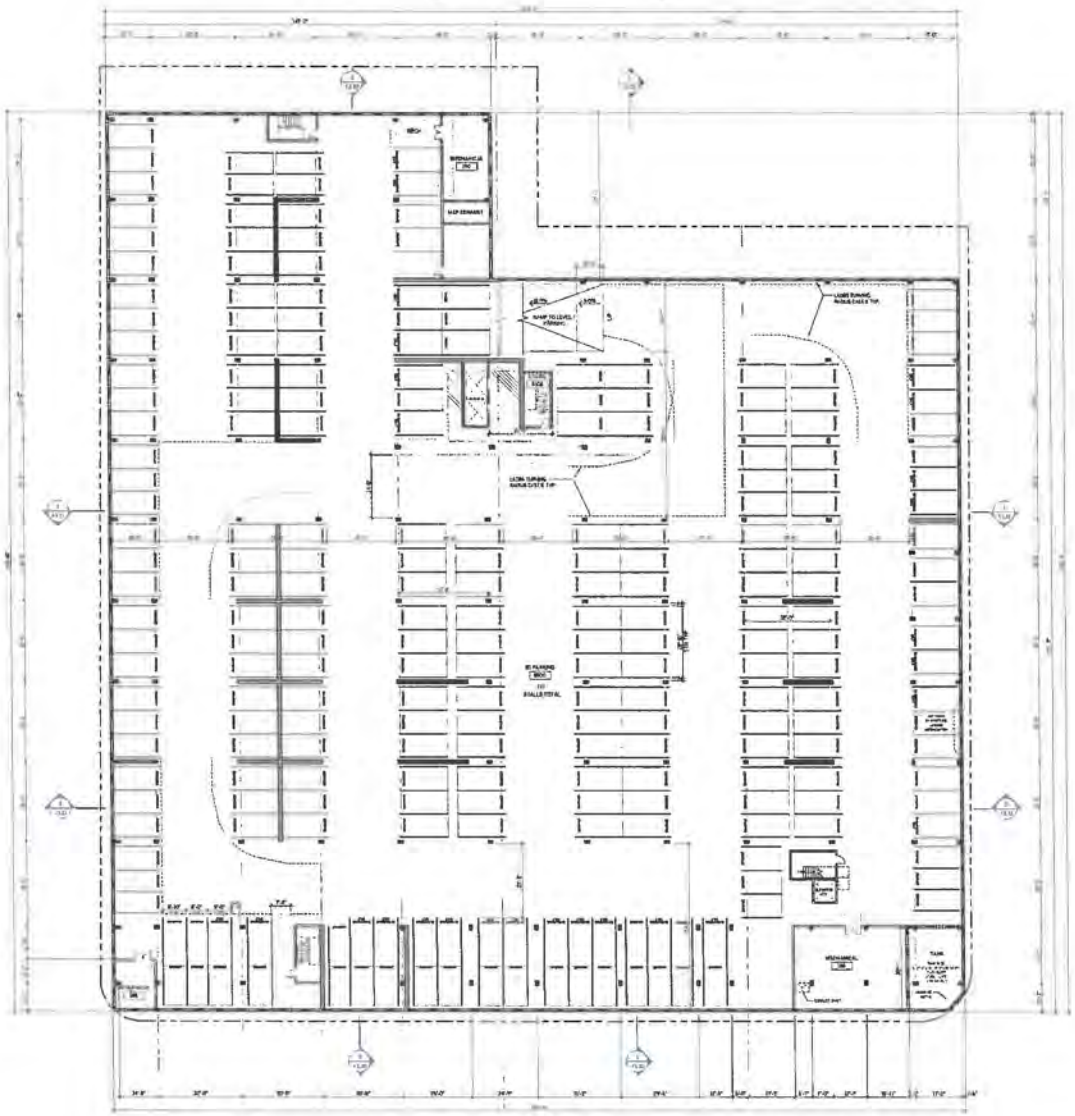
PLAN LEGEND

EXHIBIT "A"
Page No. 18 of 32
Case No. EAR-2025-3353-TOC-VHCA

SITE PLAN, ENLARGED SITE PLANS, SITE DETAILS

A1.01

531 W COLLEGE STREET



LEVEL B1 - FLOOR PLAN 1

SHEET NOTES

KEYNOTES

LEGEND

KEY PLAN

EXHIBIT "A"
Page No. 19 of 32
Case No. EAR-2025-3353-TOC-VHCA

FLOOR PLAN - LEVEL B1

A2.10

531 W COLLEGE STREET

531 W COLLEGE STREET
LOS ANGELES, CA 90012



LEVEL 01 - FLOOR PLAN 1

NO.	DATE	DESCRIPTION
	04.17.25	60% SCHEMATIC DESIGN
	08.29.25	100% SCHEMATIC DESIGN
	09.12.25	PROJECT REVIEW

PROJECT #:

SCALE:

DRAWING TITLE
FLOOR PLAN - LEVEL 1

A2.11

SHEET NOTES

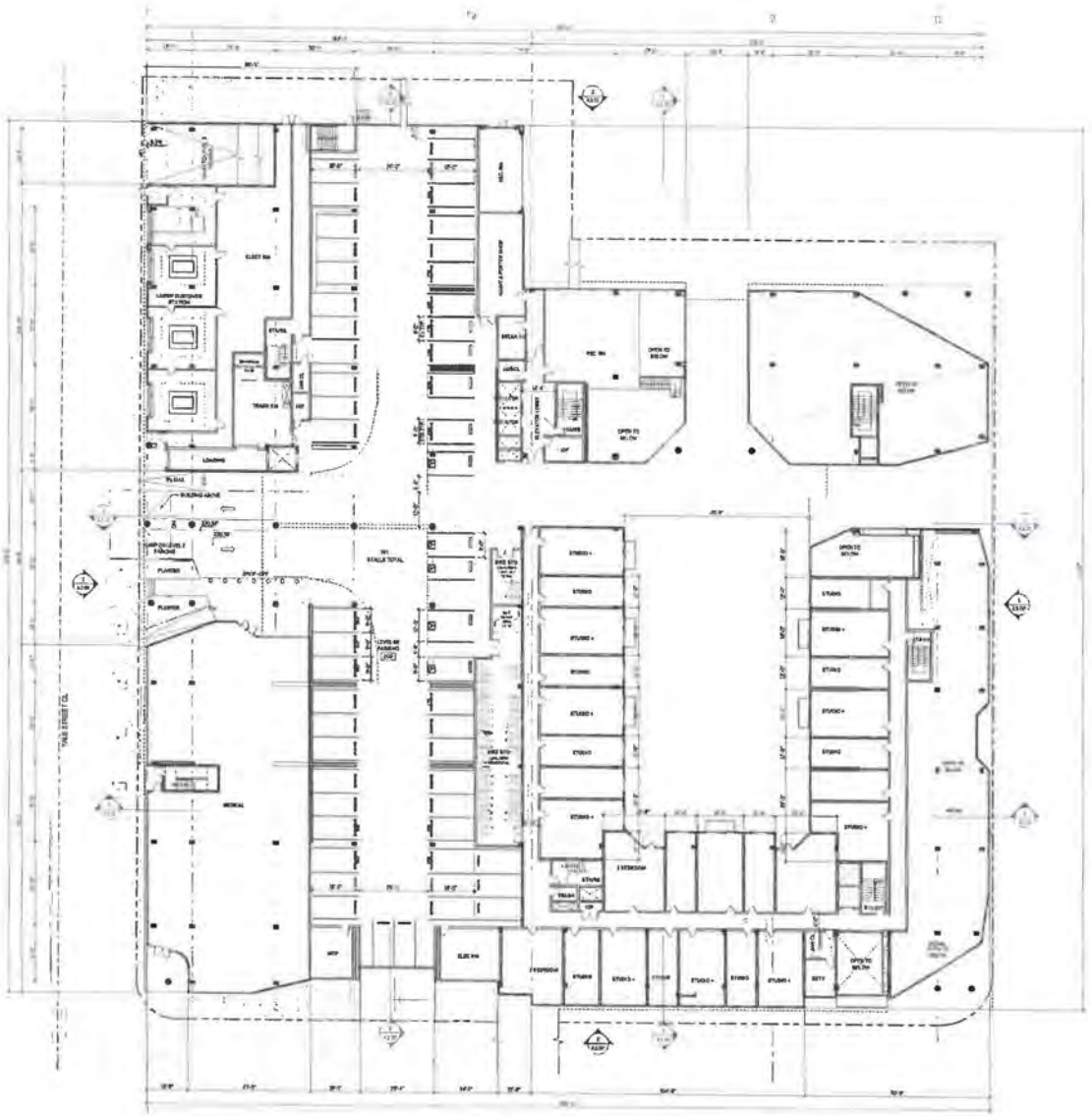
1. ALL DOORS ADJACENT TO WALLS ARE CENTERLINE IF NOTED FACE OF JAMB TO FACE OF PANEL
   AT ADJACENT WALL U.O.N.

KEYNOTES

LEGEND

KEY PLAN

EXHIBIT "A"
Page No. 20 of 32
Case No. EAR-2025-3353-TOC-VHCA



LEVEL 02 - FLOOR PLAN 1

SHEET NOTES

1. ALL DOORS ADJACENT TO WALLS ARE LOCATED 6" FROM FACE OF ADJACENT WALL U.O.N.

KEYNOTES

LEGEND

KEY PLAN

EXHIBIT "A"
Page No. 21 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

531 W COLLEGE STREET,
LOS ANGELES, CA 90012

NO.	DATE	DESCRIPTION
1	04.17.25	MEA PLANNING SUBMISSION
2	06.04.25	PRA & BCAP ANALYSIS SUBMISSION
3	06.27.25	PROJECT REVIEW

PROJECT #: 2023-049

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

DRAWING TITLE:
FLOOR PLAN - LEVEL 2

A2.12

531 W COLLEGE STREET



LEVEL 03 - FLOOR PLAN 1

SHEET NOTES

KEYNOTES

LEGEND

KEY PLAN

EXHIBIT "A"
Page No. 22 of 32
Case No. EAR-2025-3353-TOC-VHCA

FLOOR PLAN - LEVEL 3

A2.13

531 W COLLEGE STREET



LEVEL 04 - FLOOR PLAN 1

SHEET NOTES

KEYNOTES

LEGEND

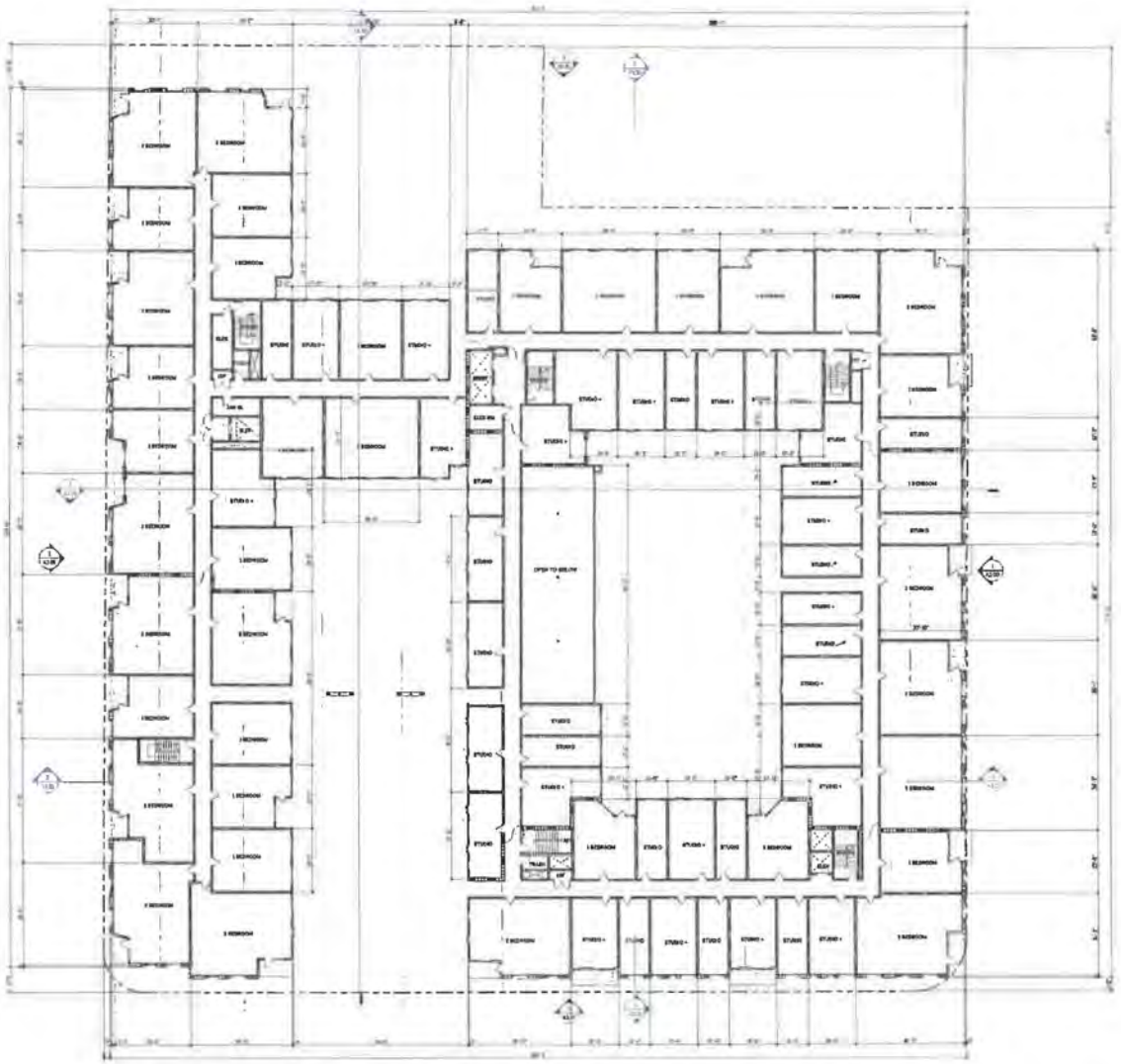
KEY PLAN

EXHIBIT "A"
Page No. 23 of 32
Case No. EAR-2025-3353-TOC-VHCA

FLOOR PLAN - LEVEL 4

A2.14

531 W COLLEGE STREET



LEVEL 05 - FLOOR PLAN

SHEET NOTES

KEYNOTES

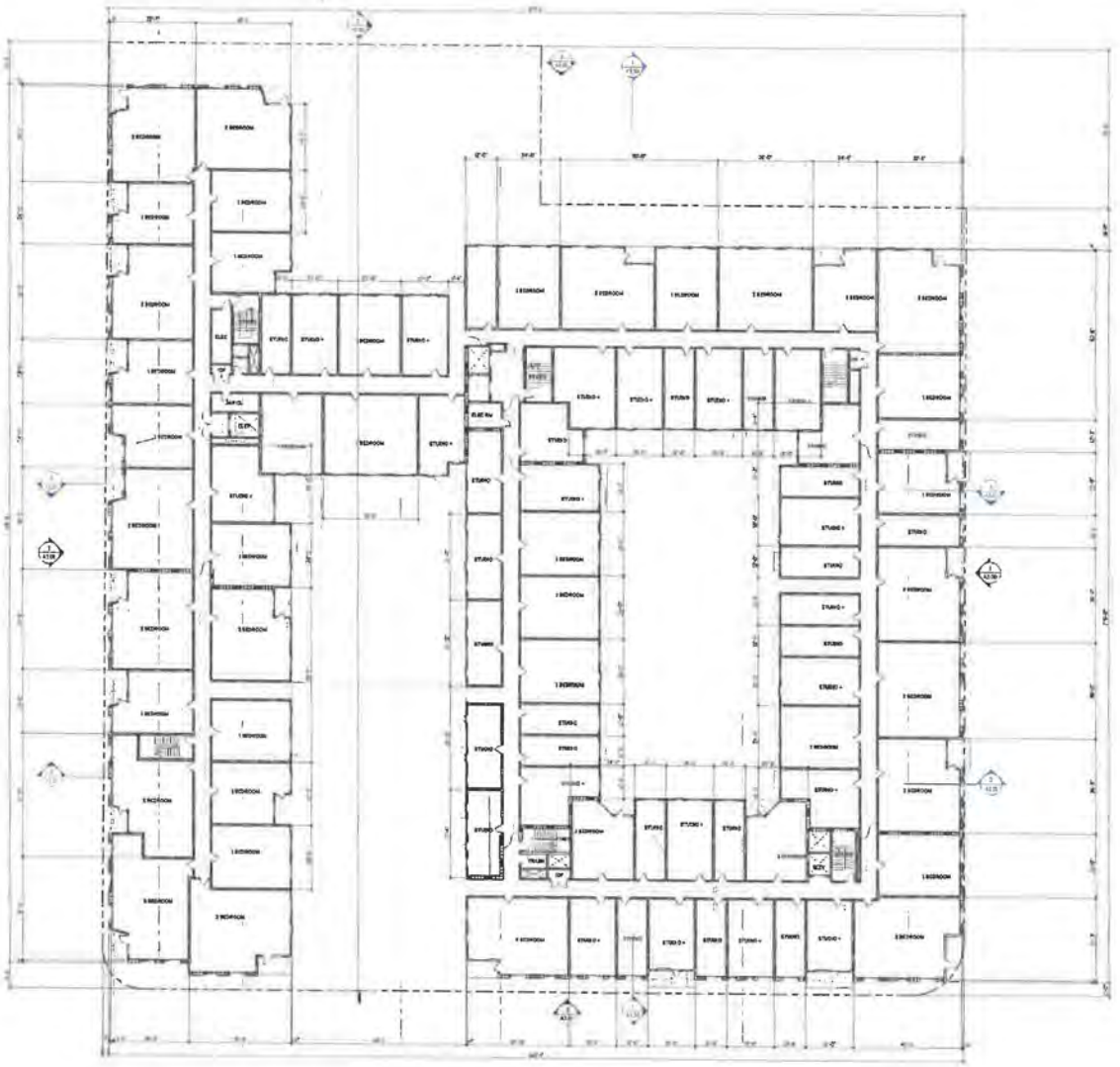
LEGEND

KEY PLAN

EXHIBIT "A"
Page No. 24 of 32
Case No. EAR-2025-3353-TOC-VHCA

FLOOR PLAN - LEVEL 5

A2.15



LEVEL 06 FLOOR PLAN 1

SHEET NOTES

1 ALL DOORS ADJACENT TO WALLS ARE DIMENSIONED 8" FROM FACE OF JAMB TO FACE OF WALL AT ADJACENT WALLS, U.N.O.

KEYNOTES

LEGEND

KEY PLAN

EXHIBIT "A"
Page No. 25 of 32
Case No. EAR-2025-3353-TOC-VHCA

531 W COLLEGE STREET

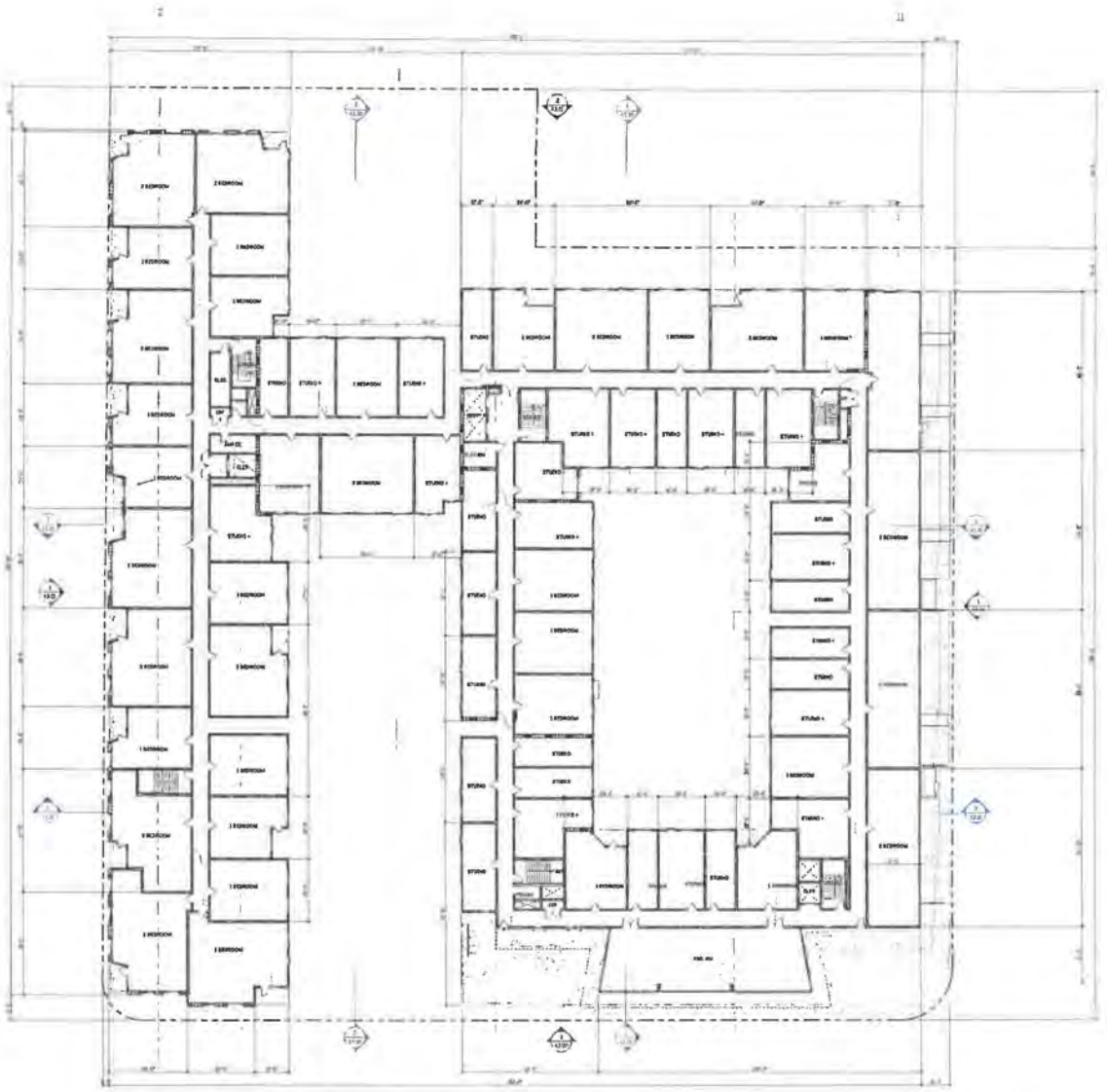
531 W COLLEGE STREET
LOS ANGELES, CA 90012

04.17.25 VE & SCHEMATIC DESIGN
06.04.25 100% SCHEMATIC DESIGN
09.12.25 PRODUCT REVIEW

FLOOR PLAN - LEVEL 6

A2.16

531 W COLLEGE STREET



LEVEL 07 FLOOR PLAN 1

SHEET NOTES

KEYNOTES

LEGEND

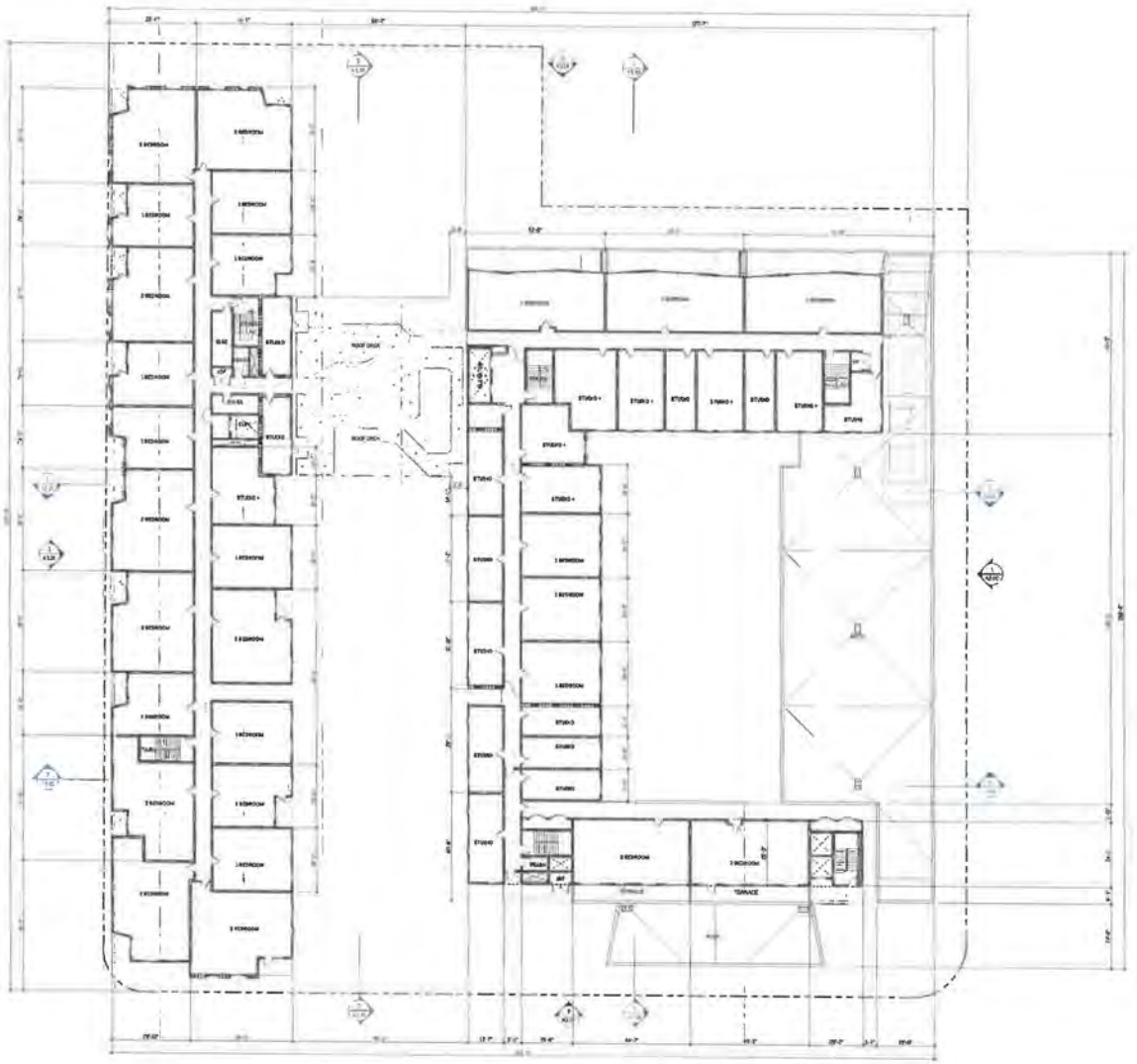
KEY PLAN

EXHIBIT "A"
Page No. 26 of 32
Case No. EAR-2025-3353-TOC-VHCA

FLOOR PLAN - LEVEL 7

A2.17

531 W COLLEGE STREET



LEVEL 08 FLOOR PLAN 1

SHEET NOTES

KEYNOTES

LEGEND

KEY PLAN

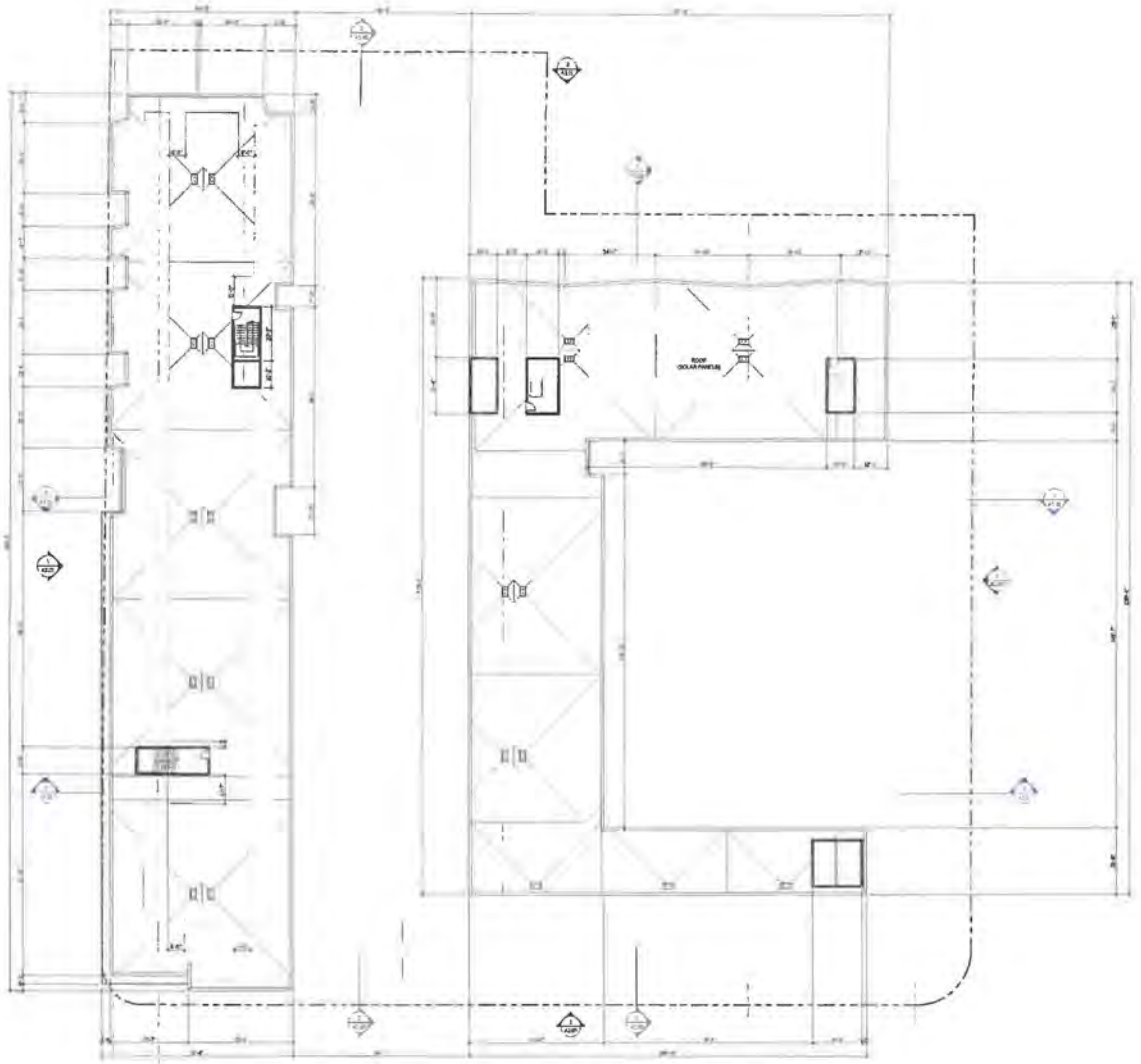
EXHIBIT "A"
Page No. 27 of 32
Case No. EAR-2025-3353-TOC-VHCA

FLOOR PLAN - LEVEL 8

A2.18

531 W COLLEGE STREET

531 W COLLEGE STREET
LOS ANGELES, CA 90012



ROOF FLOOR PLAN

SHEET NOTES

1. TYPICAL ROOF ASSEMBLIES:
   A. 0.5/12 SLOPE ROOF: SEE SHEET A0.00 FOR SYSTEM. REFER TO SHEET A0.00.
   B. 1/2/20 ROOF: DESCRIPTION OF ROOF SYSTEM. REFER TO SHEET A0.00.
2. ROOF SURFACE SHALL SLOPE TO DRAIN GUTTER, OR SCUPPER OUT AT A MINIMUM 1/4" PER FOOT AT VALLEYS.
3. CRICKET SLOPES AND SLOPE DIRECTIONS ARE INDICATED ON THE ROOF PLAN. PROVIDE ADDITIONAL CRICKETS TO ACHIEVE POSITIVE DRAINAGE TO DRAIN, GUTTER OR DOWNSPOUT. CRICKETS SHALL SLOPE AT 1/8" PER FOOT.
4. WHERE ROOF MTHD VENTS ARE LOCATED WITHIN 10'-0" OF ANY EXPOSED OPENING, THE LOWEST EDGE OF VENT SHALL NOT BE LESS THAN 2'-0" PER 2019 CBC.
5. ROOF PLUMBING VENTS SHALL NOT TERMINATE WITHIN 10'-0" HORIZONTALLY OR NOT LESS THAN 2'-0" ABOVE AN OPENABLE WINDOW, DOOR, SKYLIGHT, AIR INTAKE, OR VENT SHAFT. ROOF PLUMBING VENTS SHALL NOT BE PLACED WITHIN 5'-0" HORIZONTALLY OF THE ROOF PARAPET OR BUILDING PYTHAG SEN.
6. NO ROOFING PENETRATION (E.G. PLUMBING VENTS, OPTION VENTS, EVS.) OR OPENINGS WITHIN 1'-0" OF VALLEYS, HIPS, OR RIDGES.
7. WHERE A ROOF PAYAPET IS LESS THAN 3'-0" MIN., COORDINATE ROOF ACCESS OPENINGS TO EQUIPMENT SO THAT THE ACCESS OPENING AND PATH OF TRAVEL TO THE ACCESS OPENING IS LOCATED GREATER THAN 8'-0" HORIZONTALLY FROM THE SIDE OF THE ROOF OR ROOF PARAPET.
8. PROVIDE HORIZONTAL NOILING FOR PLUMBING PIPING AND CONDUIT PENETRANTS ON THE ROOF.
9. ALL SEAM FLASHINGS, COPING LOUVERS, WALL CAPS, ATTIC VENTS AND SOFFIT VENTS ARE FIELD PAINTED (N.O.I. PAINT TO MATCH ADJACENT WALL OR SOFFIT (E.O.I).
10. PROVIDE ROOF ATTIC VENTS AS SHOWN ON SHEET A0.00.
11. WHERE ROOF SLOPES AND CRICKETS ARE BUILT ABOVE LROOF DECKS ASSEMBLY, CURCEILED SPACES TOPANCE E - 4287 AND 0.150 FRAMING SPACED TO TYPE IF NOT EVENLY WITH THE INSIDE OR MEAN EDGE OF FRAMED WALL BE FILLED ENTIRELY WITH NON-COMBUSTIBLE INSULATION.
12. LOCATE HEAT PUMP AND AIR HANDLERS ABOVE RESIDENTIAL CORRIDORS. IF THIS EQUIPMENT IS NOT LOCATED ABOVE CORRIDORS, AS IT'S ARCHITECT BEFORE INSTALLATION OF PENETRATIONS, FRAMING & SUPPORTS.
13. COORDINATE GUTTER AND DOWNSPOUT LOCATIONS WITH THE LOCATIONS SHOWN ON THE EXTERIOR ELEVATIONS. REFER TO EXTERIOR ELEVATIONS FOR DOWNSPOUTS AND CUTTING NOT SHOWN ON THE ROOF PLAN.
14. LAVE, PRIME AND PAINT ALL GUTTERS, DOWNSPOUTS, AND ASSOCIATED BRACKETS AND ACCESSORIES, COLOR TO BE.
15. PROVIDE ALL VENT PLUMBING CAPS IN ACCORDANCE WITH AND WITH EXCHANGE, PAINT TO MATCH ADJACENT WALL OR ROOF IF EXPOSED TO VIEW. (AC)
16. ALL ROOF ACCESS HATCHES LOCATED WITHIN 6'-0" HORIZONTALLY FROM EDGE OF ROOF MUST BE SUPPLIED WITH GUARDRAILS.
17. ALL WORK ON ROOF SHALL BE COORDINATED WHEN ROOFING CONTRACTOR TO MAINTAIN WARRANTY.

KEYNOTES

LEGEND

KEY PLAN

EXHIBIT "A"
Page No. 28 of 32
Case No. EAR-2025-3353-TOC-VHCA

ROOF PLAN

A2.19

531 W COLLEGE STREET

531 W COLLEGE STREET
LOS ANGELES, CA 90012



SOUTH ELEVATION 2



EAST ELEVATION 1



SHEET NOTES

1. TYPE TEXT HERE.
2. TYPE TEXT HERE.
3. TYPE TEXT HERE.

EXHIBIT "A"
Page No. 29 of 32
Case No. EAR-2025-3353-TOC-VHCA

KEYNOTES

MATERIAL LEGEND

KEY PLAN

PROJECT #:
SCALE:
DRAWING TITLE
EXTERIOR ELEVATIONS

A3.00



NORTH ELEVATION 2



WEST ELEVATION 1



SHEET NOTES

1. TYPE TEXT HERE
2. TYPE TEXT HERE
3. TYPE TEXT HERE

EXHIBIT "A"
Page No. 30 of 32
Case No. EAR-2025-3353-TOC-VHCA

KEYNOTES

MATERIAL LEGEND

EXTERIOR MATERIAL FINISH & ELEVATION NOTES	
MARK	MATERIAL

EXTERIOR PAINT			
MARK	PAINT TYPE	COLOR# (SW)	FINISH
1	CUSTOM DESIGN STEEL EXPOSED RAIL, 42" TALL POWDER COATED - BRONZE	BRONZE	
1.1	CUSTOM DESIGN STEEL GUARD RAIL, 36" TALL POWDER COATED - BRONZE	BRONZE	
2	LAMINATED GLASS RAILING - CLEAR TINTED	CLEAR	

KEY PLAN

531 W COLLEGE STREET

531 W COLLEGE STREET,
LOS ANGELES, CA 90012

OWNER
ADA APART GROUP
1600 CAMINO A DIO ST
SAN FRANCISCO, CA 94123

ARCHITECT OF RECORD (ARCHITECT)
STEWARD HART
312 S. HILL ST ST 1015 (MAIN) 1105
LOS ANGELES, CA

ARCHITECT (DESIGN)
STEWARD HART
312 S. HILL ST ST 1015 (MAIN), SUITE 1130
LOS ANGELES, CA

MEP
EPPT
700 S. FLOWER STREET #1100
LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT
AGENCY ARTE LCT
1800 4TH AVE
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
DCI ENGINEERS
1212 S. KING STREET, SUITE 200
LOS ANGELES, CA 90014

CIVIL ENGINEER / GEOTECHNICAL ENGINEER / SURVEYOR
SALAR O'NEIL
1801 4TH ST / FIRST STREET SUITE 425
LOS ANGELES, CA 90012

LIGHTING DESIGNER
DCI LLC
1800 GREEN VALLEY CIRCLE, SUITE 300
CULVER CITY, CA 90230

ENVIRONMENTAL
DUDEK ENVIRONMENTAL EXPERTS
1700 N GLASS AVE
ORANGE, CA 92868

CIVIL, TRAFFIC, WATER RESOURCES
JENKINS ENGINEERS, INC.
1800 THIRD STREET SUITE 425
LOS ANGELES, CA 90012

HISTORIC PRESERVATION
LSA/CHATTEL
20 EXECUTIVE PARK, SUITE 200
IRVINE, CA 92614

ACOUSTICAL
HARRY DIENDA INC.
7998 DAYTRAY PLACE, SUITE 200
SAN JOSE, CA 95139

ENVIRONMENTAL
TERRA RETRA ENVIRONMENTAL ENGINEERING
1700 E. OCEAN STREET, SUITE 2100
LOS ANGELES, CA 90017

LANDSCAPE
RAMPSON ENGINEERS & HOUSE
1300 S OLIVE ST. SUITE 1300
LOS ANGELES, CA 90015

PLANNING
KELSEY PERSONS
432 CULVER BLVD
PLAYA DEL REY, CA 90293

MEP / ELECTRICAL
OPTIMUM CONSULTANTS, INC.
24175 GOLDEN LANTERN 204
DANA POINT, CA 92629

TRAFFIC ENGINEER
AQUATIC DEMON DATUM
5256 TARQUEY AVENUE
CARLSBAD, CA 92008

STRUCTURAL ENGINEER
LABIB PANA ASSOCIATES
210 Main STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER
ARC NO 1
24900 GREENBRIER DRIVE
STEVENSON RANCH, CA 91381

WALL SYSTEMS
APPLIED EARTH SCIENCES
4125 OLIVER CHASE DRIVE
LOS ANGELES, CA 90008

NO.	DATE	DESCRIPTION
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05	08.25	100% SCHEMATIC DESIGN
06	07.13	PROJECT REVIEW

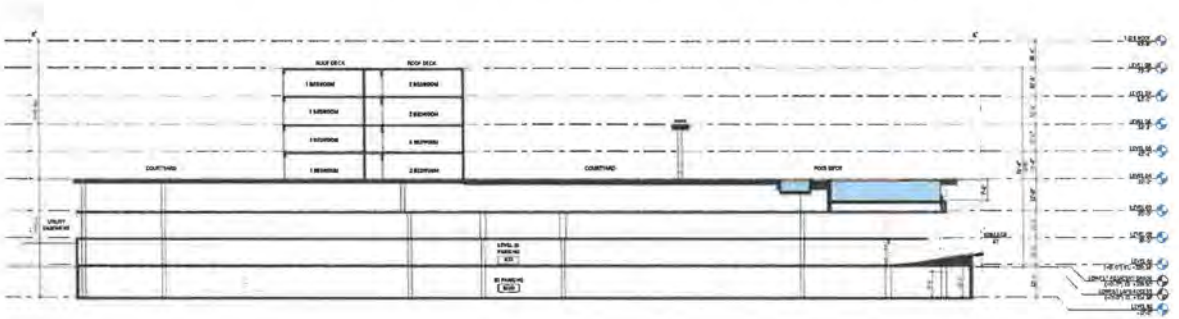
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SCALE

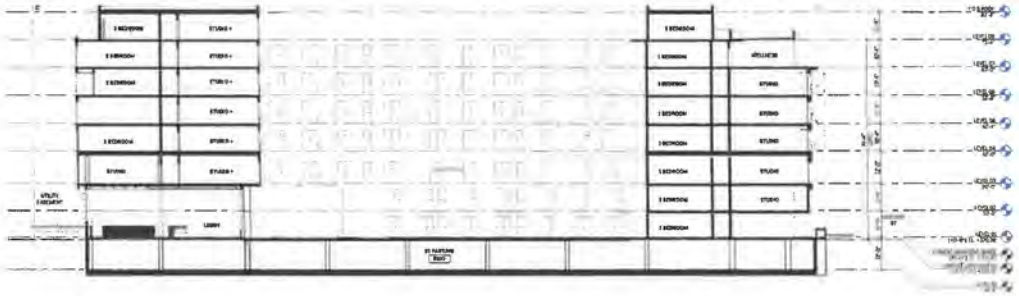
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EXTERIOR ELEVATIONS

A3.01

531 W COLLEGE STREET



N/S BUILDING SECTION 1 2



N/S BUILDING SECTION 2 1

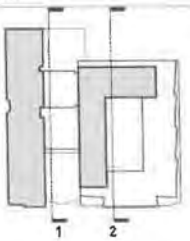
EXHIBIT "A"
Page No. 31 of 32
Case No. EAR-2025-3353-TOC-VHCA

SHEET NOTES

1. PROVIDE 10 GA METAL SADDLE FLASH AT ALL ROOF/WALL TRANSITIONS (SAME HEAT OR JAMB) TO HORIZONTALLY FACED FACE BOOKING MEMBRANE FLASHING, AND CLEARANCE WOOD TRIM.
2. FOR TYPICAL ROOF FLASHING AT ROOF/CURBING SET EQUIPMENT, SET 24/25.
3. FOR TYPICAL ROOF FLASHING AT MECHANICAL DUCT SUPPORTS, SEE 41/10.
4. FOR TYPICAL PLUMBING VENT AND ELECTRICAL PIPE PENETRATIONS, SET 42/25.
5. AT ALL EXTERIOR PARAPET WALL, ROOF, BALCONY, AT PENETRATIONS, EXTERIOR WALL-TO-FLASHING INTERSECTIONS, EXTERIOR FLOOR SLAB-TO-WALL INTERSECTIONS, AND EVERY NEW FLOOR / CEILING COMPARTMENTATION PENETRATIONS, PROVIDE 1 ONE-HOUR, BELOW SET, WHITE HIGH-DENSITY BACKER PLANKING, THAT TRUSS TO THE MANUFACTURER'S SPECIFICATIONS SYSTEM.
6. PROVIDE TRIMS TO THE SATISFACTION OF THE BUILDING ENVELOPE (WD), STEEL SHT LAST LIMITED CUSTOM WINDOWS, DOOR, & WOOD, HARDWARE, AND CONSULTS PENETRATING EXTERIOR WALLS, ROOF OPENS, AND WITHOUT ROOF WALLS.

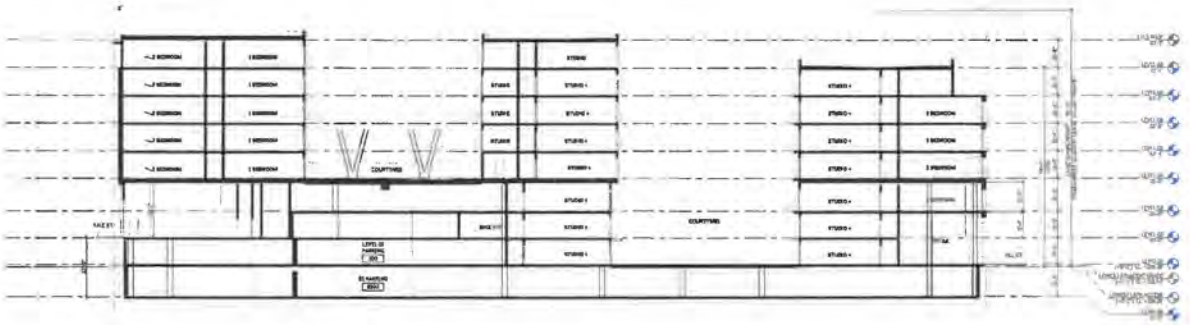
KEYNOTES

KEY PLAN

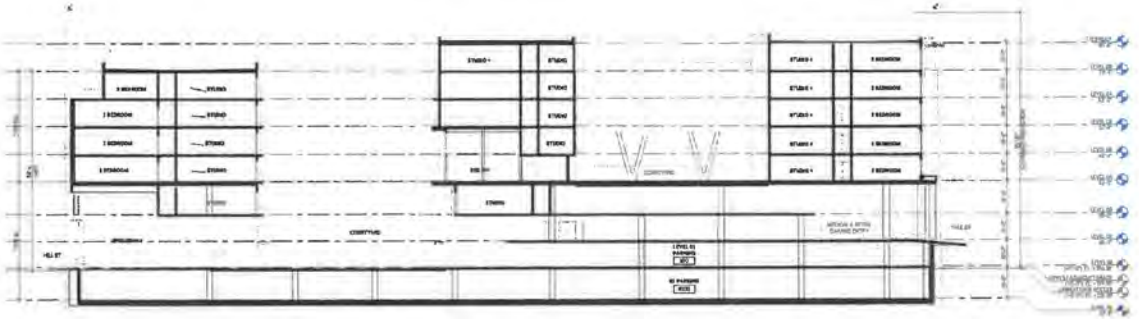


BUILDING SECTIONS

A3.30



W/E BUILDING SECTION 2



E/W BUILDING SECTION 1

531 W COLLEGE STREET

531 W COLLEGE STREET,
LOS ANGELES, CA 90012

NO.	DATE	DESCRIPTION
1	04.17.25	60% SCHEMATIC DESIGN
2	05.08.25	100% SCHEMATIC DESIGN
3	06.12.25	PROJECT REVIEW

BUILDING SECTIONS

A3.31

SHEET NOTES

1. PROVIDE 18 GA METAL BACKING PLATES AT ALL ROOF TO WALL TRANSITIONS (EAVE, HEAD, SPLASH), CONCEALED FASTENER TYPE ROOFING MEMBRANES, FLASHINGS, AND COUNTER INDICATED.
2. FOR TYPICAL ROOF FLASHING AT MECH EQUIPMENT, SEE A2.01.
3. FOR TYPICAL ROOF FLASHING AT MECHANICAL DUCT SUPPORTS, SEE A2.01.
4. FOR TYPICAL PLUMBING VENT AND ELECTRICAL PIPE PENETRATIONS, SEE A2.01.
5. AT ALL EXTERIOR INWARD WALL, ROOF, BALCONY/TERRACE/WALL, EXTERIOR WALL-TO-PARAPET/TERRACE/WALL, EXTERIOR FLOOR TO WALL INTERSECTIONS, AND CEILING TO FLOOR/WALL/CURTAINWALL INTERSECTIONS, PROVIDE A CONTINUOUS, SEALED, WATERPROOF, G.S.M. SADDLE FLASHING THAT SEALS TO THE BUILDING WATERPROOFING SYSTEM.
6. PROVIDE SEALANT TO THE BUILDING'S WATERPROOFING SYSTEM SO ENABLES UNINTERRUPT CONDITIONS AT PENETRATIONS OF THE BUILDING ENVELOPE INCLUDING BUT NOT LIMITED TO LITES, NEW WINDOWS, SPRINKLER, ACTS, MECHANICAL PIPING, AND CONDUITS PENETRATING EXTERIOR WALLS, ROOF DECKS, AND VERTICAL ROOF WALLS.

KEYNOTES

KEY PLAN



EXHIBIT "A"
Page No. 32 of 32
Case No. EAR-2025-3353-TOC-VHCA

Operating Agreement

of

531 W. COLLEGE, LLC
(A Delaware Limited Liability Company)

June 27, 2018

THE MEMBERSHIP UNITS IN 531 W. COLLEGE, LLC HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT"), IN RELIANCE UPON THE EXEMPTIONS PROMULGATED THEREUNDER; THE ISSUER IS UNDER NO OBLIGATION TO REGISTER THE MEMBERSHIP UNITS UNDER THE SECURITIES ACT. THE MEMBERSHIP UNITS MAY NOT BE OFFERED FOR SALE, SOLD, DELIVERED AFTER SALE, TRANSFERRED, PLEDGED OR HYPOTHECATED UNLESS QUALIFIED AND REGISTERED UNDER APPLICABLE STATE AND FEDERAL SECURITIES LAWS OR UNLESS, IN THE OPINION OF COUNSEL SATISFACTORY TO THE COMPANY, SUCH QUALIFICATION AND REGISTRATION IS NOT REQUIRED. ANY TRANSFER OF THE SECURITIES REPRESENTED BY THIS AGREEMENT IS FURTHER SUBJECT TO OTHER RESTRICTIONS, TERMS AND CONDITIONS WHICH ARE SET FORTH HEREIN.

IN WITNESS WHEREOF, the undersigned have executed or caused to be executed this Agreement as of the day and year first above written.

"Company"

531 W. COLLEGE, LLC

By: _____
Jonathan Wu, M.D., Manager

By: _____
Kenneth Sim, M.D., Manager

By: _____
Thomas Lam, M.D., Manager

Members

"CSI"

COLLEGE STREET INVESTMENT LP

By: _____
Name: Jonathan Wu
Title: chairman

"AP"

ALLIED PHYSICIANS OF CALIFORNIA, A PROFESSIONAL MEDICAL CORPORATION

By: _____
Kenneth Sim, M.D.,
Executive Chairman

"NMM"

NETWORK MEDICAL MANAGEMENT, INC.

By: _____
Thomas Lam, M.D.,
Chief Executive Officer