

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
SUBDIVIDER'S STATEMENT

For Office Use Only  
(1) Case No. \_\_\_\_\_

Date of Filing \_\_\_\_\_

- (2) Tract No. 72702  Vesting  Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

- (3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

1114-1154 S. Grand Avenue, 309-321 W. 12<sup>th</sup> Street, 1147-1155 S. Olive Street

- (4) Map reference location: 126A27

- (5) Thomas Bros. Map: Page No. 634 Grid No. D5, E5

- (6) Proposed number of lots 14 airspace lots

- (7) Tract area: +/-1.68 net acres within tract border; +/-2.1 gross acres.  
+/-73,447.4 (1.68 ac) net square feet after required dedication.

- (8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking*	+ Guest Parking*
Single-Family-(SF)	-		+
Apartments -(APT)			+
Condominiums-(C)**	451	405	+
Condominium Conversion-(CC)			
Commercial-(CM)	15,460	9	
Industrial-(IND)	-		
Stock Cooperative-(SC)	-		+
Commercial Condo Conversion-(CMCC)	-		
Industrial Condo Conversion-(INDCC)	-		
Commercial Condominiums-(CMC)	-		
Industrial Condominiums-(INDC)	-		
Other – Hotel	300 rooms	50	
Other – Offsite (Grand Avenue Lofts)		132	

\*Please see Architectural plans for breakdown of required and provided spaces.

\*\* Condominium parking exempt from Advisory Agency Parking Policy in Central City Area.

- (10) Number/type of units to be demolished N/A

- (11) Community Plan area Central City Council District # 14

- (12) Community planning designation High Density Residential and Regional Center Commercial  
109 to 218 DU's/GA

(13) The existing zone is [Q]R5-4D-O, C2-4D-O The proposed zone is Same  
approved under City Planning Case Nos. \_\_\_\_\_ by the ( ) City Planning Commission and/or ( ) City Council.

- a. Has the tract map been filed to effectuate a zone change?  
Yes ( ) No (X).
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?  
Yes ( ) No (X).
- c. Is an application for a zone change to a restrictive zone incident to a subdivision being concurrently filed?  
Yes ( ) No (X).
- d. Has the property been considered at a public hearing for a Conditional Use ( ), Variance ( ), Other (specify) No  
Under Case Nos. \_\_\_\_\_

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes ( ) No (X)  
How many? \_\_\_\_\_

If yes, how many are 4 inches or more in diameter? None  
How many absolutely must be removed? None

Are there other trees 12 inches or more in diameter? Yes ( ) No (X)  
If yes, how many? \_\_\_\_\_. How many must be removed? \_\_\_\_\_ Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary). \_\_\_\_\_

(15) Is proposed tract in a slope stability study (hillside) area?  
Yes ( ) No (X)  
In a fault rupture study area? Yes ( ) No (X)

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes ( ) No (X)

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ( ) No (X) Filing requirement: submit the hillside and flood hazard area data sheet.

(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the site? Yes ( ) \* No (X). Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes ( ) No (X) If yes, attach a sketch showing each unit or phase.

(20) Tenant information for demolitions and conversions (attach CP-6345).

(21) Is the project in a horsekeeping (K) district? Yes ( ) No (X)  
Is the project within a plan-designated horsekeeping area? Yes ( ) No (X)  
Is the project in an RA or more restrictive zone? Yes ( ) No (X)

(22) If the tract is for condominium or cooperative conversion purposes, list:

a. Anticipated range of sales prices TBD

- b. Anticipated sales terms to tenants TBD  
Note: Attach separate sheet, if necessary.
- c. Number of existing parking spaces 271. A certified parking plan is required for all conversions.

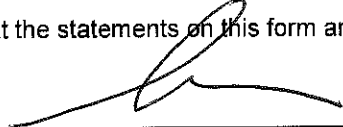
(23) Is a haul route approval being requested at this time? Yes (  ) No (  )

(24) Has a Land Development Counseling Session taken place? Yes (  ) No (  )  
If so, what is LDCC No. CM2013-0496 & CM2012-0502

(25) Describe your proposal briefly here or on an attached sheet: - See attached Exhibit 1.

A 1/4 lot airspace/subdivision for a mixed-use development with 451 residential/condominium units and 15,460 square feet of commercial uses and a 300 room hotel with ancillary facilities.

I certify that the statements on this form are true to the best of my knowledge.

Signed   
Stephen Mack

Date February 11, 2014

RECORD OWNER(S)  
(From Latest Adopted Tax Roll)

Name DTLA South Park Properties Propco II, LLC  
Address 304 S. Broadway, Suite 400  
City Los Angeles, CA 90013  
Phone (213) 542-4322  
Attn Stephen Mack

Name Olive/Hill Street Partners, LLC  
Address 17901 Von Karman Avenue, Suite 901  
City Irvine, CA 92614  
Phone \_\_\_\_\_  
Fax No \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax No \_\_\_\_\_

\_\_\_\_\_  
Date \_\_\_\_\_

SUBDIVIDER

Name DTLA South Park Properties Propco II, LLC  
Address 304 S. Broadway, Suite 400  
City Los Angeles, CA 90013  
Phone (213) 542-4322  
Attn Mark Wareham

ENGINEER OR LICENSED SURVEYOR  
Name Psomas  
Address 555 S. Flower Street, Suite 4300  
City Los Angeles, CA 90071  
Phone (213) 223-1400  
Attn Joel B. Miller  
(Licensed Surveyor: John Chiappe, PLS #7230)

EXHIBIT 1

A subdivision with 20 airspace lots and one conventional lot for a mixed-use development with 461 residential condominium units and 8,700 square feet of commercial uses and a 300-room hotel with ancillary facilities and 8,610 square feet of commercial uses.