



THE ALBANY

1330 W PICO BLVD GROUP, LLC

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

Prepared for Sandstone Properties - NOV 14, 2019

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PROJECT INFORMATION

Assessor Parcel Number	5135-035-012 & 5135-035-020
Tract	Greenwell Tract
Block	4
Lot	1-9, 12 - 22
Map Sheet	127-5A203
Description	Type 1A (Sprinklered) Building
	Single 37 Story Tower with 5 Story Podium
	Subterranean Parking
	730 Room Hotel
	Ballrooms and Meeting Rooms
Project Address	1330 West Pico Boulevard, 1308 S Albany Street
	Los Angeles, CA 90015
Applicant Entity	1330 W PICO BLVD GROUP, LLC
Planning Jurisdiction	City of Los Angeles
Existing Zoning	CM-1 & CM-1-HPOZ
Proposed Zoning	C2-4

SITE SUMMARY

Gross Lot Area	2.62 Acres / 114,132 ft²
Net Lot Area	2.57 Acres / 111,891 ft² (After Deduction)
Allowable Density	559 Residential Units (1 per 200 ft²)
Proposed Density	0 Residential Units
Current Max FAR	1.5 (167,837 ft² Max Floor Area)
Proposed FAR	6.45 : 1 (722,005 ft² Floor Area)
Allowable Height	Unlimited
Proposed Height	75'-0" Podium, 405'-0" Tower (to top of enclosure)
	480'-0" Total Building
Setbacks	None Required
Dedications	See Page 6 for Information
Special Districts	Enterprise Zone
Building Footprint	87,422 ft² - 78.1%
Ground Level Open Space	26,710 ft²
Ground Level Hardscape	18,666 ft² - 69.9%
Ground Level Landscape	8,044 ft² - 30.1%
Level 4 Open Space	14,033 ft²
Level 4 Hardscape	4,809 ft² - 34.2%
Level 4 Landscape	9,224 ft² - 65.8%
Level 5 Open Space	32,584 ft²
Level 5 Hardscape	20,309 ft² - 62.3%
Level 5 Landscape	12,275 ft² - 37.7%
Level 6 Open Space	2,812 ft²
Level 6 Landscape	2,812 ft² - 100%
Level 34 Open Space	4,451 ft²
Level 34 Landscape	4,451 ft² - 100%
Level 38 Open Space	2,462 ft²
Level 38 Hardscape	1,530 ft² - 62.2%
Level 38 Landscape	932 ft² - 37.8%

PROGRAM SUMMARY

Gross Building Area	1,062,698 ft²
Total Floor Area	722,005 ft²
Hotel	730 Keys / 624,254ft² Total
Standard King (1 Mod.)	428 Keys
Standard Double-Double (1 Mod.)	229 Keys
Jr. Suites (1.5 Mod.)	39 Keys
Suites (2 Mod.)	30 Keys
Executive Suites (3 Mod.)	3 Keys
Presidential Suite (5 Mod.)	1 Key
Club Lounge (6 Mod.)	N/A
Conference Function Space	63,356 ft² Total
Ballroom	21,273 ft²
Jr. Ballroom	8,226 ft²
Meeting Rooms	26,814 ft²
Rooftop Pavilion	7,043 ft²
Office	5,405 ft² Total
Hotel Admin Office	5,405 ft²
Restaurant & Bars	19,655 ft² Total
Lobby Lounge / Grab&Go - 87 seats	3,233 ft²
Lobby Bar - 167 seats	3,117 ft²
All Day Restaurant & Kitchen - 195 seats	7,678 ft²
Specialty Restaurant & Bar - 170 seats	3,710 ft²
Podium Deck Bars (4) - 473 seats	1,917 ft²
Spa	9,325 ft² Total
Spa / Fitness	9,325 ft²

PARKING SUMMARY

Uses	Size/Units	LAMC Parking Ratio	LAMC Req'd Vehicle Spaces	Proposed Vehicle Spaces
Restaurant	19,665 ft²	1 : 500 ft²	39	47
Ballroom / Meeting	60,126 ft²*	1 : 35 ft²	1,718	275
Spa	9,325 ft²	1 : 500 ft²	19	23
Office	5,405 ft²	1 : 500 ft²	11	0
Hotel	730 keys	1:1<30, 0.5<60, 1:3>60	268	98
Total			2,016	443

*Floor area excludes meeting room less than 750ft² for parking calculation only. See Program Summary for total floor are by use.

Total Provided Off-Street Conventional Parking 443 spaces

 Conventional Parking (P1 Level)..... 77 spaces

 Accessible Stalls 10 spaces

 Van Accessible Stalls 3 spaces

 Standard 43 spaces

 Compact 21 spaces

 Tandem 0 spaces

 Conventional Parking (P2, P3, P4 Levels)..... 122 spaces

 Standard 80 spaces

 Compact 42spaces

 Tandem 0 spaces

Uses	Short-Term Bicycle Parking		Long-Term Bicycle Parking		Total Req'd Bike Spaces
	Bicycle Parking Ratio	Req'd Bicycle Parking Spaces	Bicycle Parking Ratio	Req'd Bicycle Parking Spaces	
Restaurant	1 : 2,000 ft²	10	1 : 2,000 ft²	10	20
Ballroom / Meeting	1 : 350 ft²	172	1 : 700 ft²	86	258
Spa	1 : 2,000 ft²	5	1 : 2,000 ft²	5	10
Office	1 : 10,000 ft²	1	1 : 5,000 ft²	1	2
Hotel	1 : 10 keys	73	1 : 10 keys	73	146
Total		261		175	436
Total Bicycle Parking Provided		209		175	384

Total Provided Short-Term Bicycle Parking..... 209 Spaces

Total Provided Long-Term Bicycle Parking 175 Spaces

ROOF PV SUMMARY

Roof Area 86,327 ft² Total

 Level 4 14,018 ft²

 Level 5 - Podium 35,794 ft²

 Level 6 18,865 ft²

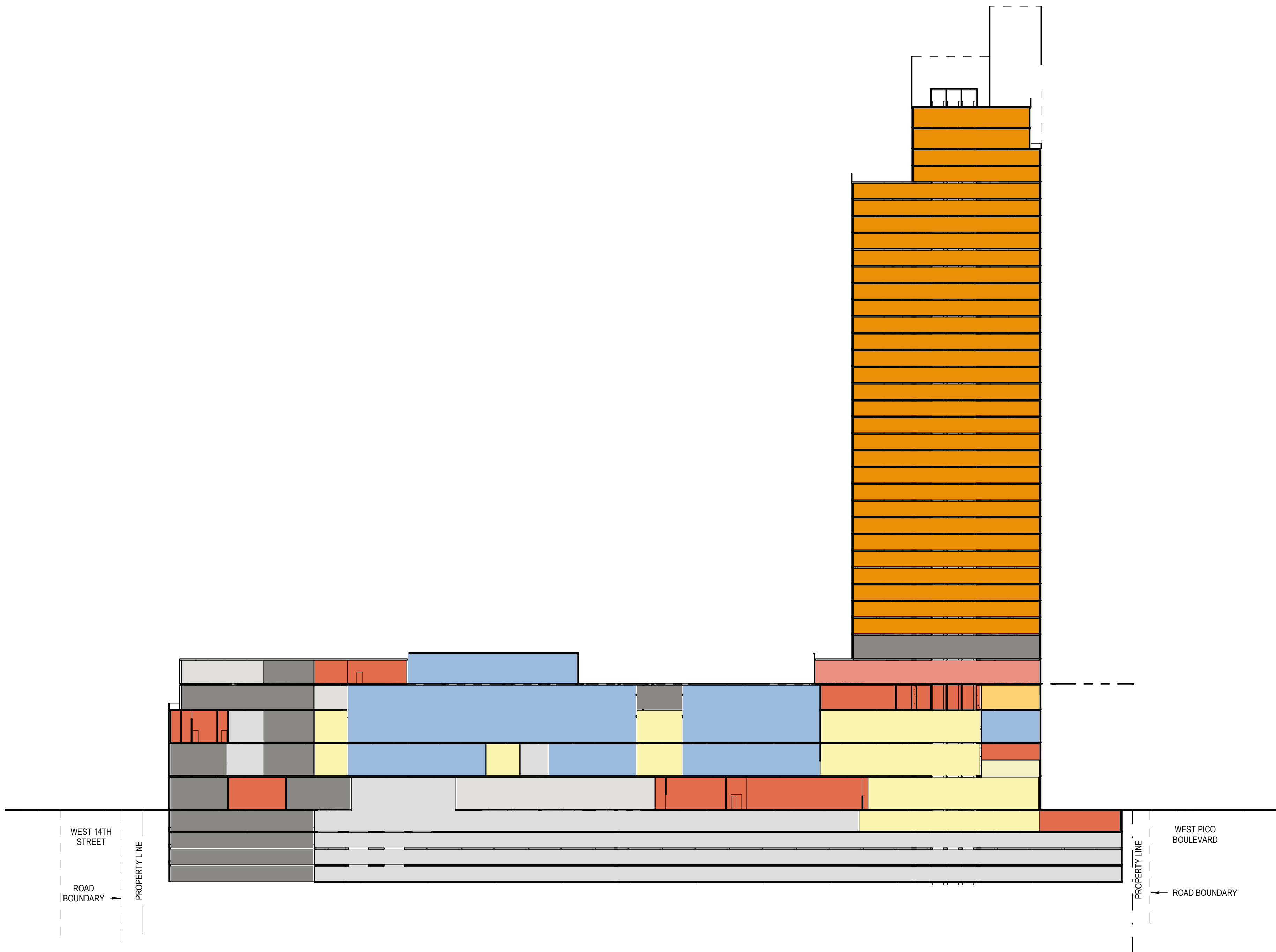
 Level 34 4,625 ft²

 Roof Level 13,025 ft²

10% of Total Roof Area 8,632 ft² Total PV Area Required

PROJECT SUMMARY

THE ALBANY
1330 WEST PICO BOULEVARD, LOS ANGELES, 90015



LEGEND

- Amenities
- Building Support
- Circulation
- F&B
- Hotel Support
- Hotel Circulation/Prefunction
- Hotel Function Space
- Hotel Guestrooms
- Mechanical
- Parking

Floor Number	Program Type	Floor Area	Guest Rooms
Roof	Mechanical Penthouse		
37	Hotel	10,227 sf	5 rooms
36	Hotel	10,227 sf	5 rooms + Club
35	Hotel	11,017 sf	14 rooms
34	Hotel	11,017 sf	14 rooms
33	Hotel	15,329 sf	24 rooms
32	Hotel	15,329 sf	24 rooms
31	Hotel	15,329 sf	24 rooms
30	Hotel	15,329 sf	24 rooms
29	Hotel	15,329 sf	24 rooms
28	Hotel	15,329 sf	24 rooms
27	Hotel	15,329 sf	24 rooms
26	Hotel	15,329 sf	24 rooms
25	Hotel	15,329 sf	26 rooms
24	Hotel	15,329 sf	26 rooms
23	Hotel	15,329 sf	26 rooms
22	Hotel	15,329 sf	26 rooms
21	Hotel	15,329 sf	26 rooms
20	Hotel	15,329 sf	26 rooms
19	Hotel	15,329 sf	26 rooms
18	Hotel	15,329 sf	26 rooms
17	Hotel	15,329 sf	26 rooms
16	Hotel	15,329 sf	26 rooms
15	Hotel	15,329 sf	26 rooms
14	Hotel	15,329 sf	26 rooms
13	Hotel	15,329 sf	26 rooms
12	Hotel	15,329 sf	27 rooms
11	Hotel	15,329 sf	27 rooms
10	Hotel	15,329 sf	27 rooms
9	Hotel	15,329 sf	27 rooms
8	Hotel	15,329 sf	27 rooms
7	Hotel	15,329 sf	27 rooms
			Total: 730 rooms
6	Mechanical		
5	Rooftop Amenities	22,028 sf	
4	Spa / Fitness / Admin Office	17,728 sf	
3	Function Spaces	61,946 sf	
2	Function Spaces	54,008 sf	
1	Lobby	31,284 sf	
P1	Parking / Hotel BOH / Storage	86,458 sf	77stalls
P2	Conventional Parking / Storage	88,631 sf	122 stalls
P3	Conventional Parking		122 stalls
P4	Conventional Parking		122 stalls
			Total: 443 vehicle stalls

PROGRAM SUMMARY

THE ALBANY
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LEGEND

- SITE BOUNDARY
- RETAIL
- CONVENTION CENTER



VICINITY MAP

THE ALBANY
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DEDICATION REQUIREMENTS

Pico (looking West)			
Existing Conditions			
86.25			
45		41.25	
14	31	33.25	8
Sidewalk	Roadway	Roadway	Sidewalk

Mobility Element 2035			
86			
43		43	
15	28	28	15
Sidewalk	Roadway	Roadway	Sidewalk

Avenue II			
No Dedication required. A previous Offer to Dedicate widened R-O-W by 3.75 feet. We could ask City to merge 2 feet of the R-O-W into the tract since it is not needed for R-O-W any more per Mobility Element standard. This would require improvemtns to move curb and gutter.			

Albany Street (Looking North)			
Existing Conditions			
60			
30		30	
12	18	18	12
Sidewalk	Roadway	Roadway	Sidewalk

Mobility Element 2035			
66			
33		33	
13	20	20	13
Sidewalk	Roadway	Roadway	Sidewalk

Collector			
A 3' dedication is needed to widen the roadway by 2' and to widen the sidewalk by 1'. Street improvement required.			

14th Street (Looking West)			
Existing Conditions			
60			
30		30	
10	20	20	10
Sidewalk	Roadway	Roadway	Sidewalk

Mobility Element 2035			
60			
30		30	
12	18	18	12
Sidewalk	Roadway	Roadway	Sidewalk

Local Street -Standard			
No dedication required. Potential widenint being confirmed with BOE.			

LEGAL DESCRIPTION:

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

LOTS 1 THROUGH 9 INCLUSIVE, LOTS 12 AND 21, THOSE PORTIONS OF LOTS 13 THROUGH 20 INCLUSIVE, AND THAT PORTION OF LOT 22 ALL IN BLOCK 4 OF THE GREENWELL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE(S) 70 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THAT CERTAIN ALLEY, 15 FEET WIDE, VACATED BY ORDINANCE NO. 139414, OF SAID CITY, LYING BETWEEN LOTS 1, 2, 3, 20, 21 AND 22 IN SAID BLOCK 4 AS SHOWN ON SAID MAP OF THE GREENWELL TRACT, ALL BEING DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINES OF SAID LOTS 1, 2, 21 AND 22, TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 20 FEET OF SAID LOTS 1, 2, 21 AND 22, TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 20 FEET OF SAID LOT 22; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWESTERLY LINE OF SAID LOT 22; THENCE ALONG SAID SOUTHWESTERLY LINE TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 12 OF RELINQUISHMENT OF HIGHWAY RIGHT OF WAY, RECORDED ON JANUARY 6, 1964, AS INSTRUMENT NO. 3869, IN BOOK D-2311, PAGE 780 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER, THENCE ALONG THE BOUNDARY LINE OF SAID LAND, SOUTH 28° 26' 07" WEST 15 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 20, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4070.74 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 63° 16' 44" WEST, THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 24' 25", AN ARC DISTANCE OF 99.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1370.74 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 11° 13' 58" AN ARC DISTANCE OF 268.73 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE 34.77 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 13, DISTANT SOUTHEASTERLY THEREON 119.74 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 13; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, TO THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY LINES OF SAID LOT 12, TO THE MOST WESTERLY CORNER OF SAID LOT 12; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINES OF SAID LOTS 12 AND 13 TO THE MOST SOUTHERLY CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 TO THE MOST WESTERLY CORNER OF SAID LOT 9, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF ALBANY STREET, 60 FEET WIDE, AS SHOWN ON SAID MAP OF THE GREENWELL TRACT; THENCE NORTHEASTERLY ALONG SAID ALBANY STREET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THOSE PORTIONS OF SAID LOTS 13 THROUGH 20 INCLUSIVE, LYING, SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 20; THENCE SOUTH 61° 33' 53" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 20, A DISTANCE OF 19.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 90° 00' 00" AND ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 28° 26' 07" WEST, 15.00 FEET; THENCE SOUTH 61° 33' 53" EAST, 20.00 FEET; THENCE SOUTH 28° 26' 07" EAST, 15.00 FEET TO THE BEGINNING OF A SECOND TANGENT CURVE CONCAVE SOUTHERLY AND ALSO HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID SECOND CURVE, THROUGH AN ANGLE OF 90° 00' 00", AND ARC DISTANCE OF 31.42 FEET TO AN INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4070.74 FEET, SAID INTERSECTION ALSO LYING IN SAID NORTHEASTERLY LINE OF SAID LOT 20 AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, THENCE SOUTHWESTERLY ALONG THE CURVE LAST MENTIONED, FROM A TANGENT WEST THROUGH AN ANGLE OF 01° 26' 25", AN ARC DISTANCE OF 99.96 FEET TO A COMPOUND CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1370.74 FEET; THENCE SOUTHWESTERLY ALONG SAID COMPOUND CURVE, THROUGH AN ANGLE OF 11° 13' 58" AND ARC DISTANCE OF 268.73 FEET; THENCE SOUTHERLY IN A DIRECT LINE 34.77 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 13, DISTANT SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 119.74 FEET FROM THE MOST WESTERLY COMER OF SAID LOT 13.

EXCEPT THEREFROM THOSE PORTIONS OF LOTS 1 AND 2 THEREIN DESCRIBED ONE-HALF OF ALL OIL RIGHTS LYING BELOW 500 FEET BELOW THE SURFACE OF THE HEREIN DESCRIBED PROPERTY WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY MICHAEL RAPP AND BERTHA RAPP, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 30, 1957, AS INSTRUMENT NO. 384, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THOSE PORTIONS OF LOTS 6 AND 7 THEREIN DESCRIBED ALL OIL, GAS, MINERALS, HYDROCARBON AND ASSOCIATED SUBSTANCES LYING IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND OR TO THE SUBSURFACE THEREOF, TO A DEPTH OF 500 FEET, AS RESERVED BY GEORGE S. BLACKSTADT AND WAUDE E. BLACKSTADT, HUSBAND AND WIFE, IN DEED RECORDED APRIL 4 1966, INST: 687 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF LOT 20 THEREIN DESCRIBED ALL OIL, GAS, WATER AND MINERAL RIGHTS WHICH ARE NOW VESTED IN THE CITY OF LOS ANGELES WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE TO SAID LAND FOR THE EXTRACTION OF SAID OIL, GAS, WATER AND MINERALS, AS RESERVED BY THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, RECORDED JUNE 26, 1967, AS INSTRUMENT NO. 701, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM LOT 13, ALL MINERALS, COALS, ASPHALTUM, OILS PETROLEUM, NATURAL GAS, AND ALL KINDRED SUBSTANCES UNDER SAID IN SAID LAND, BUT WITHOUT RIGHT OF ENTRY OF THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM SAMUEL A. HEPNER AND MARJORIE E HEPNER, RECORDED MAY 6, 1957, AS INSTRUMENT NO. 4450, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THOSE PORTIONS OF LOT 14 THROUGH 20 THEREIN DESCRIBED ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR, AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHISTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHISTOCK OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS EXCEPTED BY ARON CLUSE, ET UX, IN DEED RECORDED OCTOBER 1, 1958, AS INSTRUMENT NO. 1984 IN BOOK D-239, PAGE 173, OFFICIAL RECORDS, BY OLIVE M. CHADDOCK, IN DEED RECORDED AUGUST 25, 1959, AS INSTRUMENT NO. 1816, IN BOOK D-582, PAGE 475, OFFICIAL RECORDS, BY FRANK KAPLAN, ET AL., IN DEED RECORDED JUNE 30, 1959, AS INSTRUMENT NO. 1912 IN BOOK D-519, PAGE 443, OFFICIAL RECORDS, AND AS EXCLUDED IN FINAL DECREE OF CONDEMNATION RECORDED OCTOBER 20, 1959, AS INSTRUMENT NO. 3923 IN BOOK D-638, PAGE 874, OFFICIAL RECORDS, IN AN ACTION ENTITLED THE PEOPLE OF THE STATE OF CALIFORNIA, VERSUS SHIRLEY FERGUSON, CASE NO. 716833, SUPERIOR COURT, COUNTY OF LOS ANGELES, AND BY B.F. GREGORIE, AS GUARDIAN OF THE ESTATE OF LILLIAN PAULSON, ALSO KNOWN AS LILLIAN B. PAULSON, AS LILLIAN O. PAULSON AND LILLIAN GREGORIE PAULSON, WHO ACQUIRED TITLE AS LILLIAN GREGORIE, A HUSBAND AND WIFE, IN DEED RECORDED APRIL 17, 1959, AS INSTRUMENT NO. 2092 IN BOOK D-437, PAGE 10, OFFICIAL RECORDS BY ARTHUR CLARK, ET UX, IN DEED RECORDED NOVEMBER 13, 1958, AS INSTRUMENT NO. 2254 IN BOOK D-271, PAGE 994, OFFICIAL RECORDS, AND BY MARIA E TREWINO, IN DEED RECORDED OCTOBER 27, 1958, AS INSTRUMENT NO. 1689 IN BOOK D-1689 IN BOOK D-256, PAGE 762, OFFICIAL RECORDS, EACH AS TO HIS INTEREST, RESPECTIVELY IN THE ABOVE LOTS.

ALSO EXCEPT THEREFROM LOT 21 AND THAT PORTION OF LOT 22 HEREIN DESCRIBED ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND ASSOCIATED SUBSTANCES, IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITH NO RIGHT OF ENTRY TO THE SURFACE OF SAID LAND OF THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY RALPH L. FABER, A MARRIED MAN, BY DEED RECORDED MAY 13, 1966, AS INSTRUMENT NO. 899, OFFICIAL RECORDS.

APN: 5135-035-012 & 020

ALTA/NSPS LAND TITLE SURVEY

1330 W. PICO BOULEVARD
LOS ANGELES, CALIFORNIA

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIDELITY NATIONAL TITLE COMPANY ORDER NO.: 002-23084929-AW6
555 S. FLOWER STREET, SUITE 4420 TITLE OFFICER: ALBERT WASSIF
LOS ANGELES, CA 90071 EFFECTIVE DATE: APRIL 21, 2017
PHONE: (213) 452-7100

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS.

6 THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING LAND, LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDING DATE: JULY 17, 1963, RECORDING NO: BOOK D-2107, PAGE 537 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

7 AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, RECORDING DATE: NOVEMBER 10, 1964, RECORDING NO: 3339 OFFICIAL RECORD. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

8 COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, RECORDING DATE: DECEMBER 17, 1964, RECORDING NO: 2846 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

9 AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT PUBLIC STREET AND HIGHWAY RECORDING DATE: OCTOBER 27, 1966, RECORDING NO: 2723 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

10 AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT, RECORDING DATE: NOVEMBER 23, 1966, RECORDING NO: 2975 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

11 AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, RECORDING DATE: SEPTEMBER 20, 1968, RECORDING NO: 2425 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

12 AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, RECORDING DATE: JUNE 9, 1970 RECORDING NO: 2418 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

13 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, REDEVELOPMENT AGENCY: PICO-UNION REDEVELOPMENT PROJECT AREA NO. 1 RECORDING DATE: MARCH 24, 1970 RECORDING NO: 2504, AND RECORDING DATE: NOVEMBER 30, 2007, AND RECORDING NO: 2007-2636440, AND RECORDING DATE: NOVEMBER 30, 2007, AND RECORDING NO: 2007-2636442 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

14 AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, RECORDING DATE: JANUARY 30, 1978, RECORDING NO: 78-112829 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

15 COVENANT AND AGREEMENT, RECORDING DATE: MAY 1, 1980 RECORDING NO: 80-443493 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

16 AN IRREVOCABLE PUBLIC STREET AND HIGHWAY RECORDING DATE: MAY 09, 1980, RECORDING NO: 80-471520 OFFICIAL RECORDS. SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 06, 1982, AS INSTRUMENT NO. 82-4707 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

17 AN UNRECORDED LEASE ENTITLED: SUBORDINATION, NON-DISTURBANCE, ATTORNEMENT AGREEMENT AND ESTOPPEL AGREEMENT, RECORDING DATE: NOVEMBER 29, 2007, RECORDING NO: 2007-2623683 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

18 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, RECORDING DATE: DECEMBER 10, 2007 RECORDING NO: 2007-2706064 OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

ITEMS IF SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SURVEYOR'S NOTES:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.

- THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.

- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.

- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.

- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.

- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- (A) WROUGHT IRON FENCE LIES 0.4' SOUTHEASTERLY OF P.L.
- (B) METAL FENCE LIES 8.1±' SOUTHEASTERLY OF P.L.
- (C) CHAIN LINK FENCE LIES 1.2' NORTHWESTERLY OF P.L.
- (D) TANK LIES 0.3'± SOUTHEASTERLY OF P.L.
- (E) CHAIN LINK FENCE LIES 0.6' SOUTHEASTERLY OF P.L.
- (F) AC UNIT LIES 2.3' SOUTHEASTERLY OF P.L.
- (G) GUARD POSTS LIE 3.8± SOUTHEASTERLY OF P.L.
- (H) CHAIN LINK FENCE LIES 0.2' UP TO 0.3' SOUTHEASTERLY OF P.L.

BASIS OF BEARINGS:

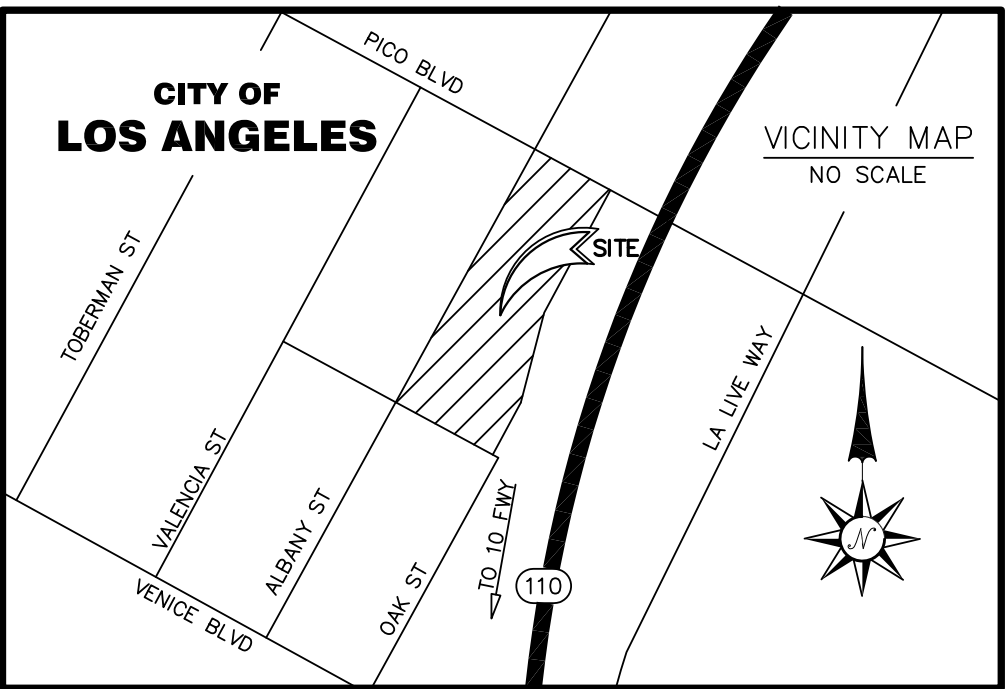
THE BEARING OF N 61°28'30" W ALONG THE CENTERLINE OF PICO BOULEVARD PER F. VALLON TRACT, M.B. 17/40 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C1620F, EFFECTIVE ON 09/26/2008 .

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.



PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
SURFACE STANDARD	8
SURFACE HANDICAP	1
ROOF TOP STANDARD	172
ROOF TOP HANDICAP	2
TOTAL	183

ZONING INFORMATION:

PENDING ZONING REPORT

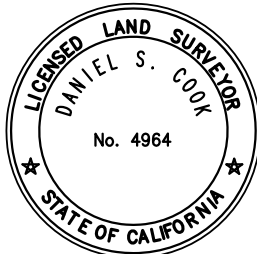
SURVEYOR'S CERTIFICATE:

TO: 1330 PICO ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, A SUSPENDED/FORFEITED LLC, SANDSTONE PROPERTIES, INC AND FIDELITY NATIONAL TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 17, 18, 19, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 18, 2017.

DATE OF PLAT OR MAP: MAY 24, 2017

DANIEL S. COOK
L.S. NO. 4964



SHEET 1 OF 2	SCALE: 1" = 30'	ALTA/NSPS LAND TITLE SURVEY	JRN CIVIL ENGINEERS	REVISIONS	
	DATE: 5/24/2017				
FILE NO.	DRAWN BY: JJO	1330 W. PICO BOULEVARD LOS ANGELES, CALIFORNIA	PHONE (949) 248-4685 FAX (949) 248-4687	232 AVENIDA FABRICANTE, STE. 107 SAN CLEMENTE, CALIFORNIA 92672	
	CHKD. BY: JRN	16471	ADDRESS:	CLIENT:	SANDSTONE PROPERTIES, INC.
			PROJECT COORDINATOR:	JESUS OSUNA (JOSUNA@JRN-CIVIL.COM)	



ALTA/NSPS LAND TITLE SURVEY

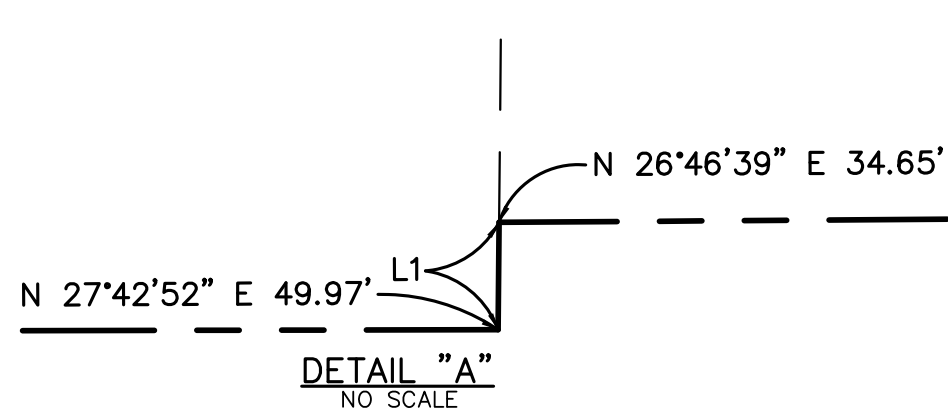
1330 W. PICO BOULEVARD
LOS ANGELES, CALIFORNIA

VALENCIA STREET

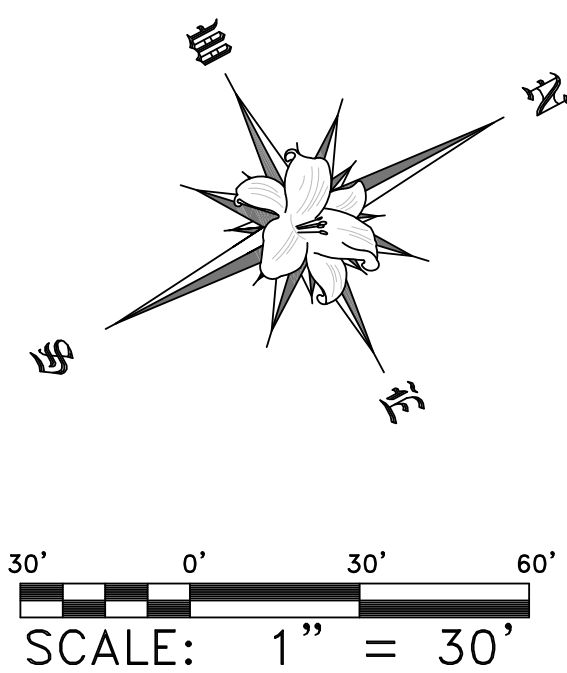
ALBANY STREET

PICO BOULEVARD

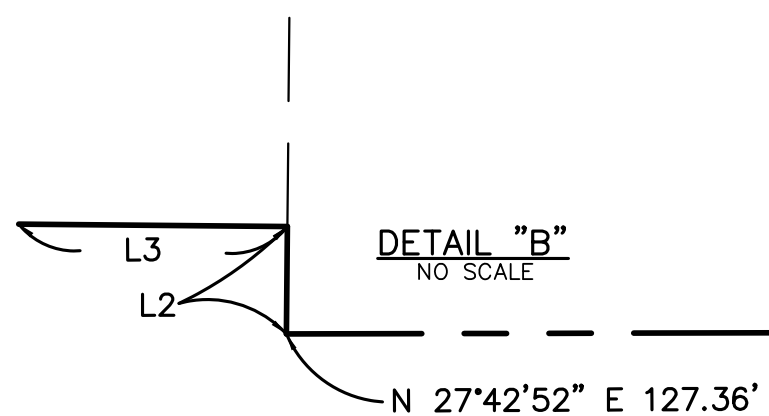
HARBOR 110 FREEWAY



LINE	BEARING	DISTANCE
L1	S 61°28'04" E	0.26'
L2	S 61°28'24" E	0.38'
L3	S 28°31'36" W	15.00'



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	111°3'56"	1370.74'	268.73'
C2	1°24'25"	4070.74'	99.96'



ALTA/NSPS LAND TITLE SURVEY SHEET 2 OF 2

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

OWNER: 1330 W PICO BLVD GROUP, LLC



Prepared for Sandstone Properties

NOV 14, 2019 | Page 7 hok.com

REVISIONS

JRN CIVIL ENGINEERS

ALTA/NSPS LAND TITLE SURVEY

SHEET 2 OF 2

DATE: 5/24/2017

DRAWN BY: JJO

CHKD. BY: JRN

FILE NO. 16471

ADDRESS: 1330 W. PICO BOULEVARD
LOS ANGELES, CALIFORNIA

CLIENT: SANDSTONE PROPERTIES, INC.

PHONE (949) 248-4685
FAX (949) 248-4687

PROJECT COORDINATOR: JESUS OSUNA (JOSUNA@JRN-CIVIL.COM)

232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672



VIEW TO THE SOUTH-EAST

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

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AERIAL VIEW FROM THE SOUTH-WEST

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

OWNER: 1330 W PICO BLVD GROUP, LLC



Prepared for Sandstone Properties



AERIAL VIEW TO THE WEST

THE ALBANY

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VIEW TO THE EAST FROM PICO BOULEVARD

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OWNER: 1330 W PICO BLVD GROUP, LLC



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SITE PLAN

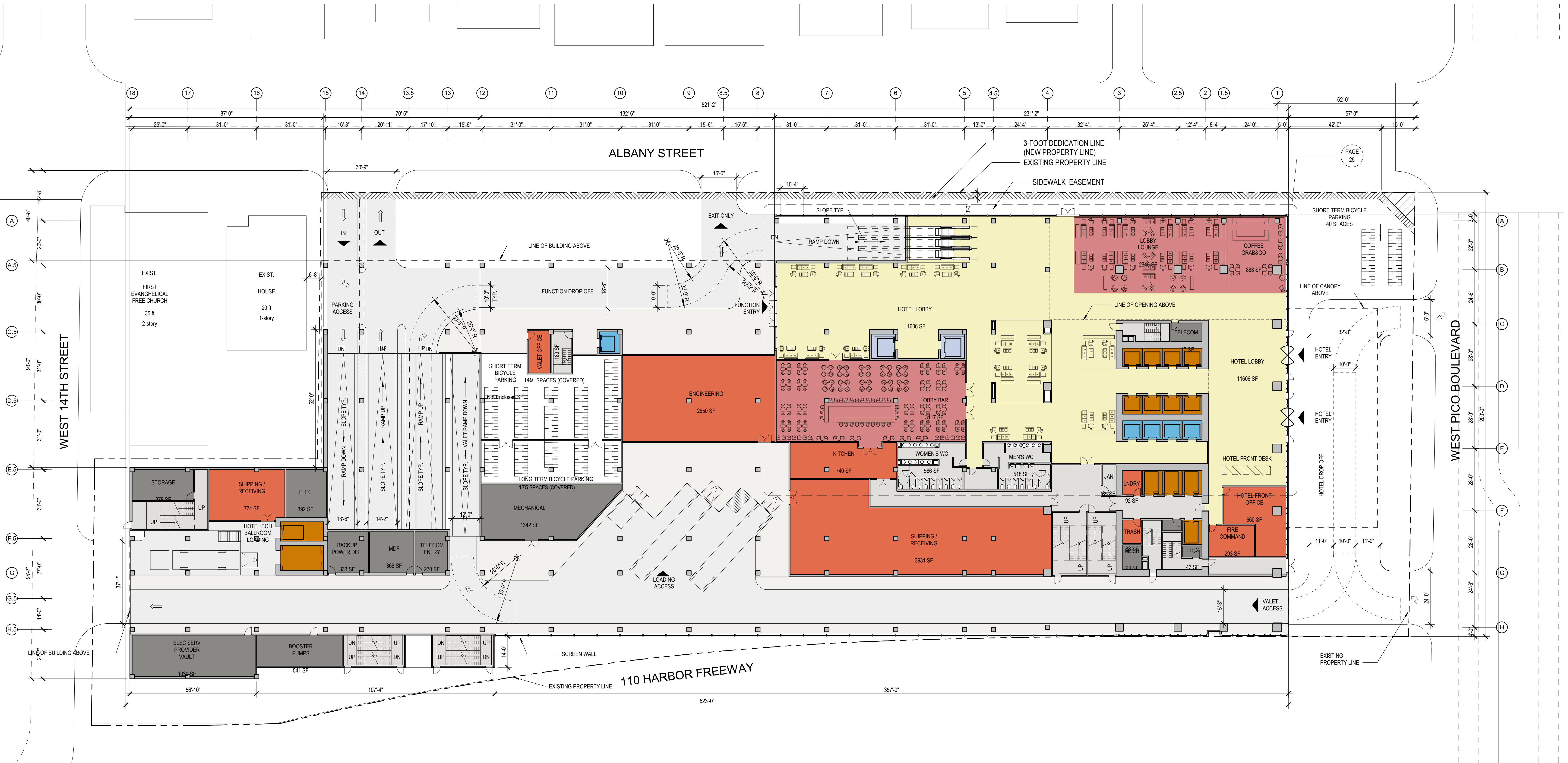
THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

Prepared for Sandstone Properties

OWNER: 1330 W PICO BLVD GROUP, LLC | 





AREA SUMMARY

Lobby Bar / Lounge / Grab & Go: 6,350 ft²
Hotel Office: 660 ft²
Hotel Lobby / BOH: 24,553 ft²

SEAT COUNT SUMMARY

Lobby Bar: 167 seats / Lounge: 71 seats / Grab & Go: 16 seats
Hotel Lobby: 72 seats
Total Seats: 326

LEGEND

- | | | |
|------------------|-------------------------------|--------------------|
| Amenities | Hotel Support | Mechanical |
| Building Support | Hotel Function Space | Parking |
| Circulation | Hotel Guestrooms | Podium Elevators |
| F&B | Hotel Circulation/Prefunction | Ballroom Elevators |

BUILDING PLAN PODIUM LEVEL 1

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

Prepared for Sandstone Properties



AREA SUMMARY

Meeting Rooms: 21,592 ft²

Prefunction / BOH: 32,416 ft²

LEGEND

- | | | |
|---|--|---|
| ● Amenities | ● Hotel Support | ● Mechanical |
| ● Building Support | ● Hotel Function Space | ● Parking |
| ● Circulation | ● Hotel Guestrooms | ● Podium Elevators |
| ● F&B | ● Hotel Circulation/Prefunction | ● Ballroom Elevators |

BUILDING PLAN PODIUM LEVEL 2

THE ALBANY
1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

OWNER: 1330 W PICO BLVD GROUP, LLC

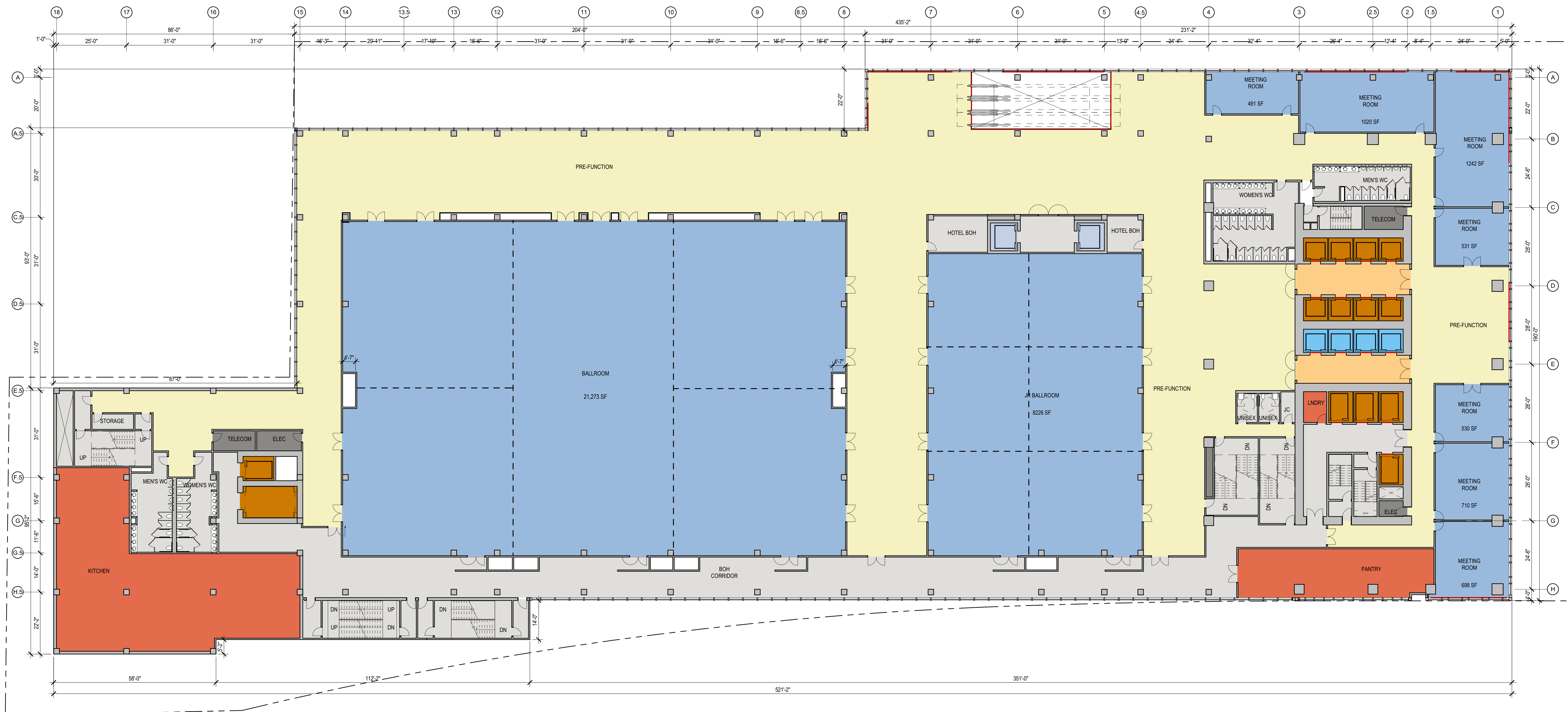


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1" = 16'
4' 16' 32' 64'

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AREA SUMMARY

Ballrooms / Meeting Rooms: 34,721 ft²

Prefunction / BOH: 27,225 ft²

LEGEND

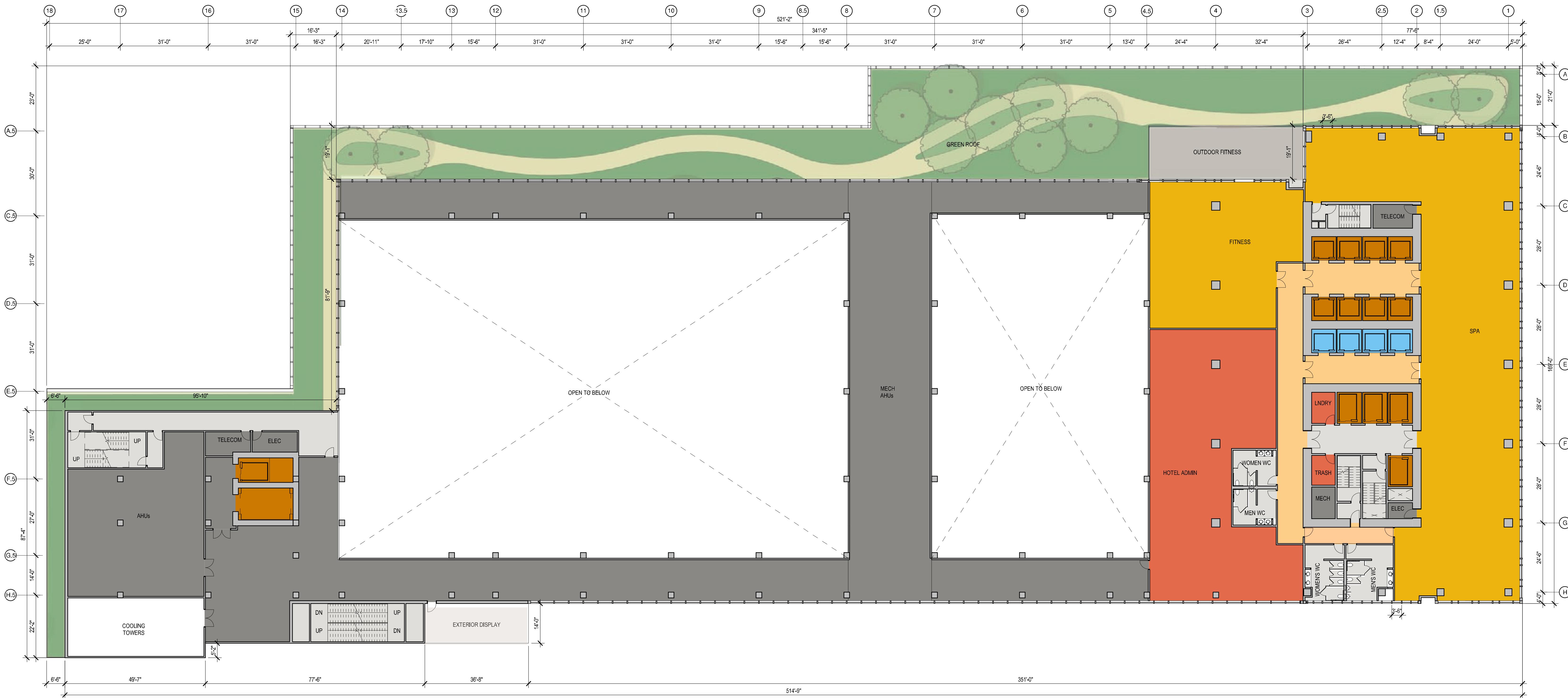
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| ● Building Support | ● Hotel Function Space | ● Parking |
| ● Circulation | ● Hotel Guestrooms | ● Podium Elevators |
| ● F&B | ● Hotel Circulation/Prefunction | ● Ballroom Elevators |

BUILDING PLAN PODIUM LEVEL 3

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

Prepared for Sandstone Properties



AREA SUMMARY

Spa/Fitness: 9,325 ft²

Hotel Office: 5,405 ft²

Hotel Support: 4,178 ft²

LEGEND

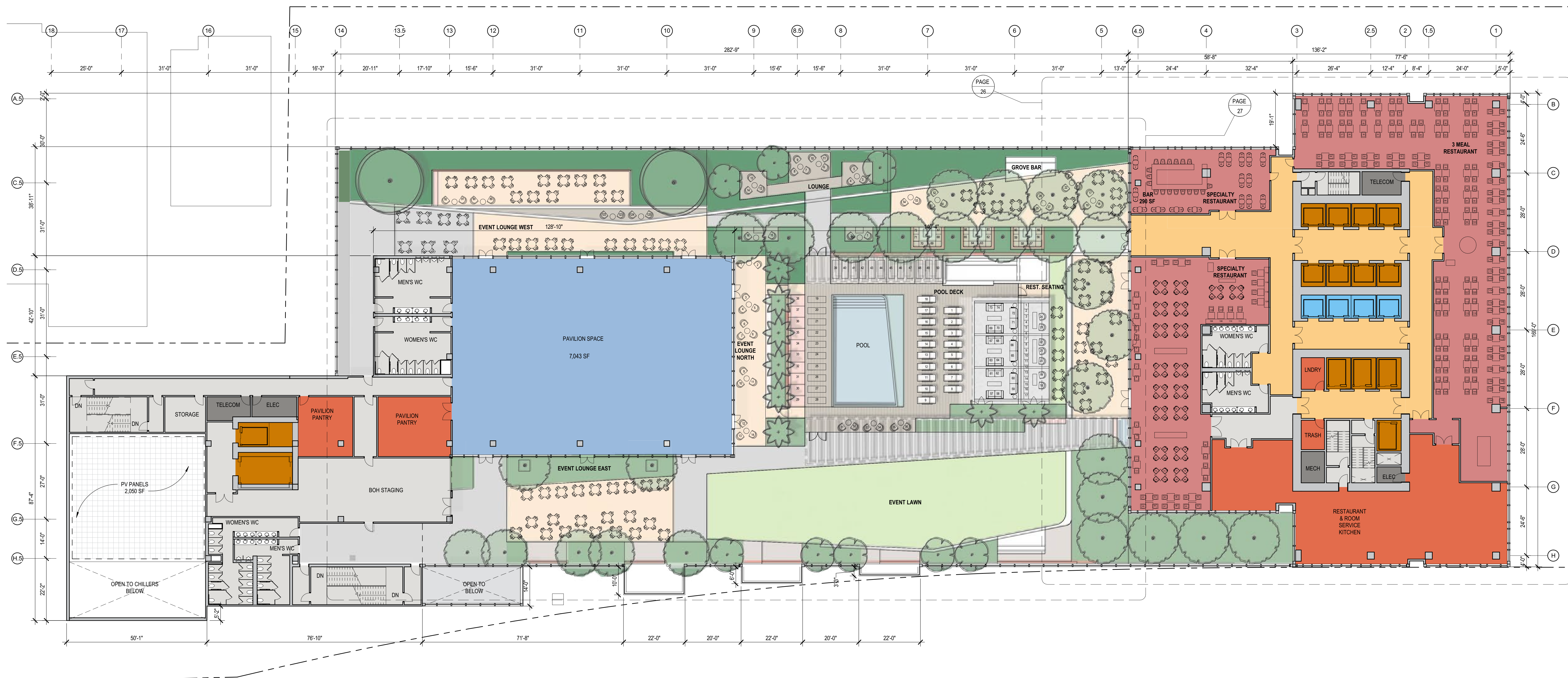
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|------------------|-------------------------------|--------------------|
| Amenities | Hotel Support | Mechanical |
| Building Support | Hotel Function Space | Parking |
| Circulation | Hotel Guestrooms | Podium Elevators |
| F&B | Hotel Circulation/Prefunction | Ballroom Elevators |

BUILDING PLAN PODIUM LEVEL 4

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

Prepared for Sandstone Properties



AREA SUMMARY

Pavillion Ballroom: 7,043 ft²

Restaurants / Podium Bars: 13,305 ft²

Hotel Support: 1,146 ft²

SEAT COUNT SUMMARY

Specialty Restaurant: 120 seats

Specialty Restaurants / Podium Bars: 50 seats

Three Meal Restaurant: 195 seats

Restaurant seating: 100 seats

Pool Deck: 74 seats

Event Lounge North: 14 seats

Event Lounge East: 88 seats

Event Lounge West: 125 seats

Lounge: 16 seats

Grove Bar: 72 seats

Total Seats: 854

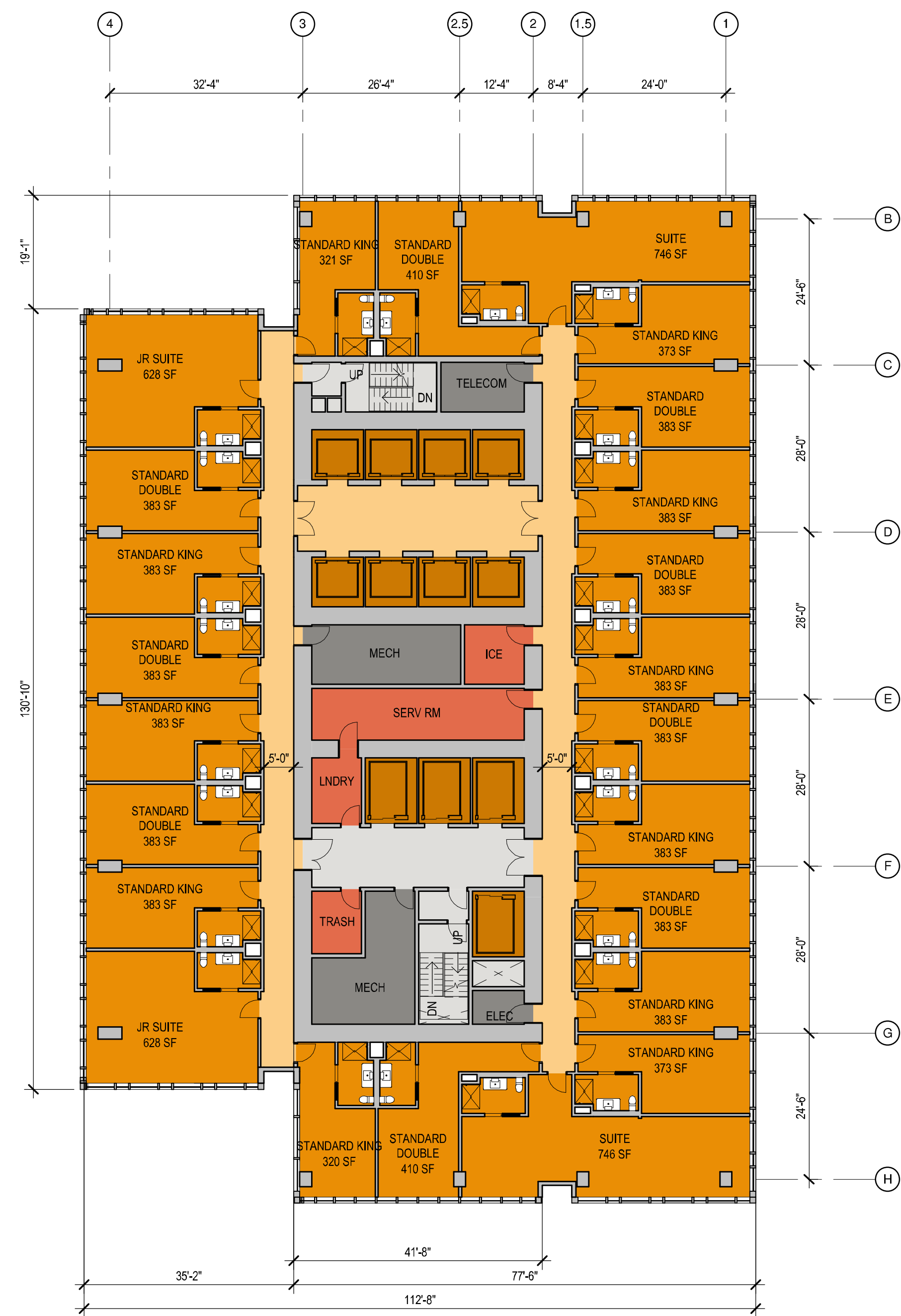
LEGEND

- Amenities
- Building Support
- Circulation
- F&B
- Hotel Support
- Hotel Function Space
- Hotel Guestrooms
- Hotel Circulation/Prefunction
- Mechanical
- Parking
- Podium Elevators
- Ballroom Elevators

BUILDING PLAN PODIUM LEVEL 5

THE ALBANY
1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

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LEVEL 7

TYPICAL HOTEL LEVEL

AREA SUMMARY

Typical Levels: 15,329 ft²

Level 34: 11,017 ft²



LEVEL 34

LEGEND

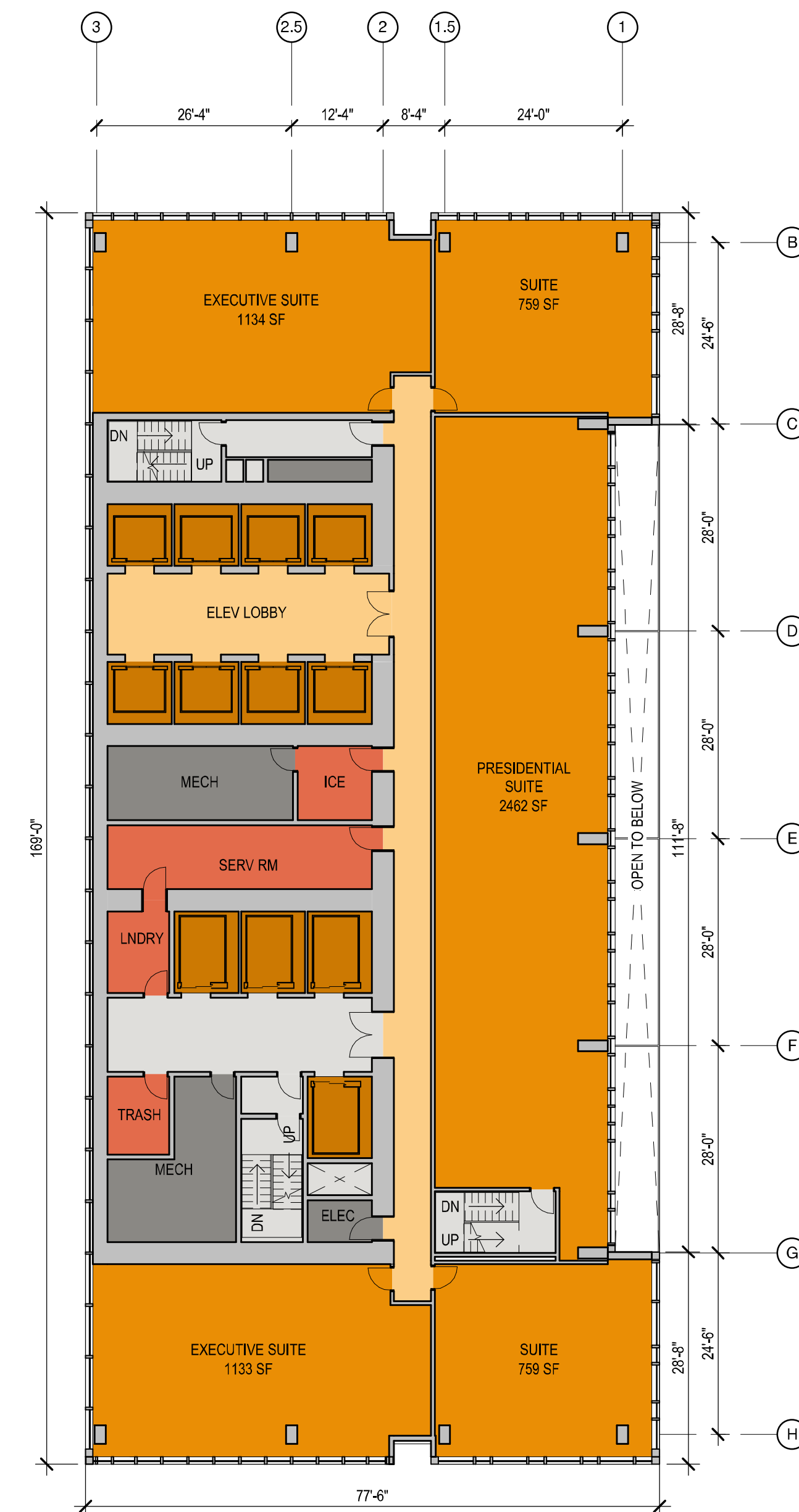
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| ● Building Support | ● Hotel Function Space | ● Parking |
| ● Circulation | ● Hotel Guestrooms | ● Podium Elevators |
| ● F&B | ● Hotel Circulation/Prefunction | ● Ballroom Elevators |

BUILDING PLAN TOWER LEVELS

THE ALBANY

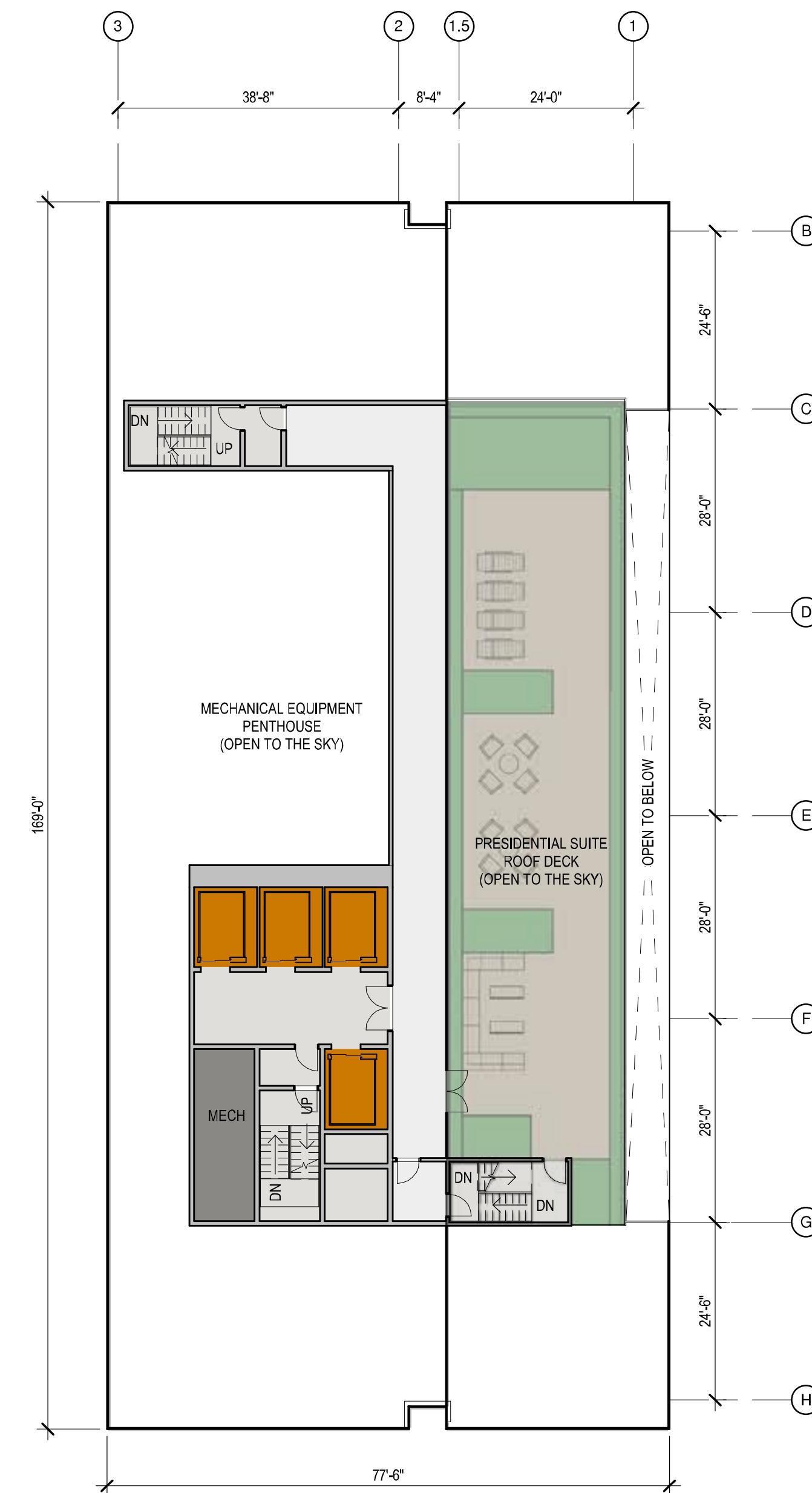
1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

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AREA SUMMARY

Level 37: 10,227 ft²



LEGEND

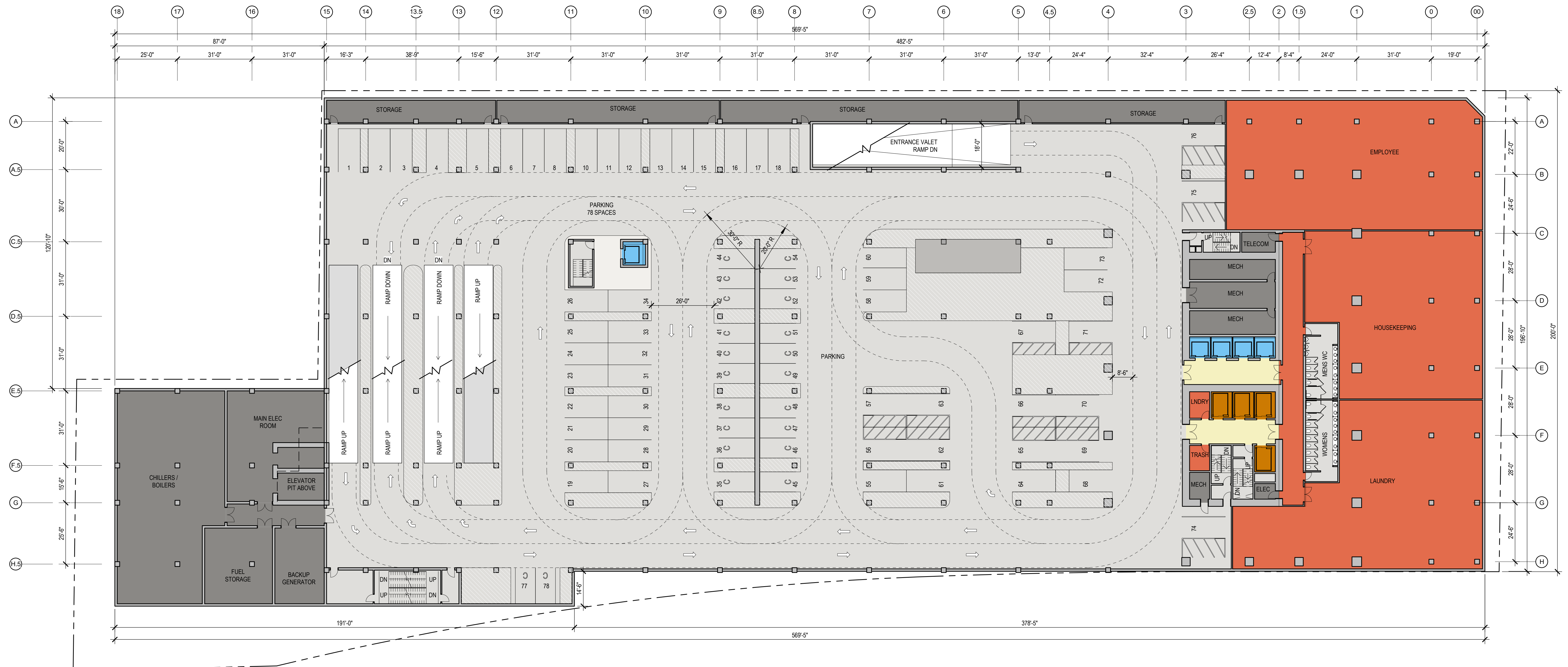
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| ● Building Support | ● Hotel Function Space | ● Parking |
| ● Circulation | ● Hotel Guestrooms | ● Podium Elevators |
| ● F&B | ● Hotel Circulation/Prefunction | ● Ballroom Elevators |

BUILDING PLANS TOWER LEVELS

THE ALBANY

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PARKING SUMMARY

Conventional Parking (P1 Level)	77 spaces
Accessible Stalls	10 spaces
Van Accessible Stalls	3 spaces
Standard	43 spaces
Compact	21 spaces
Tandem	0 spaces

AREA SUMMARY

Hotel BOH: 19,918 ft²

LEGEND

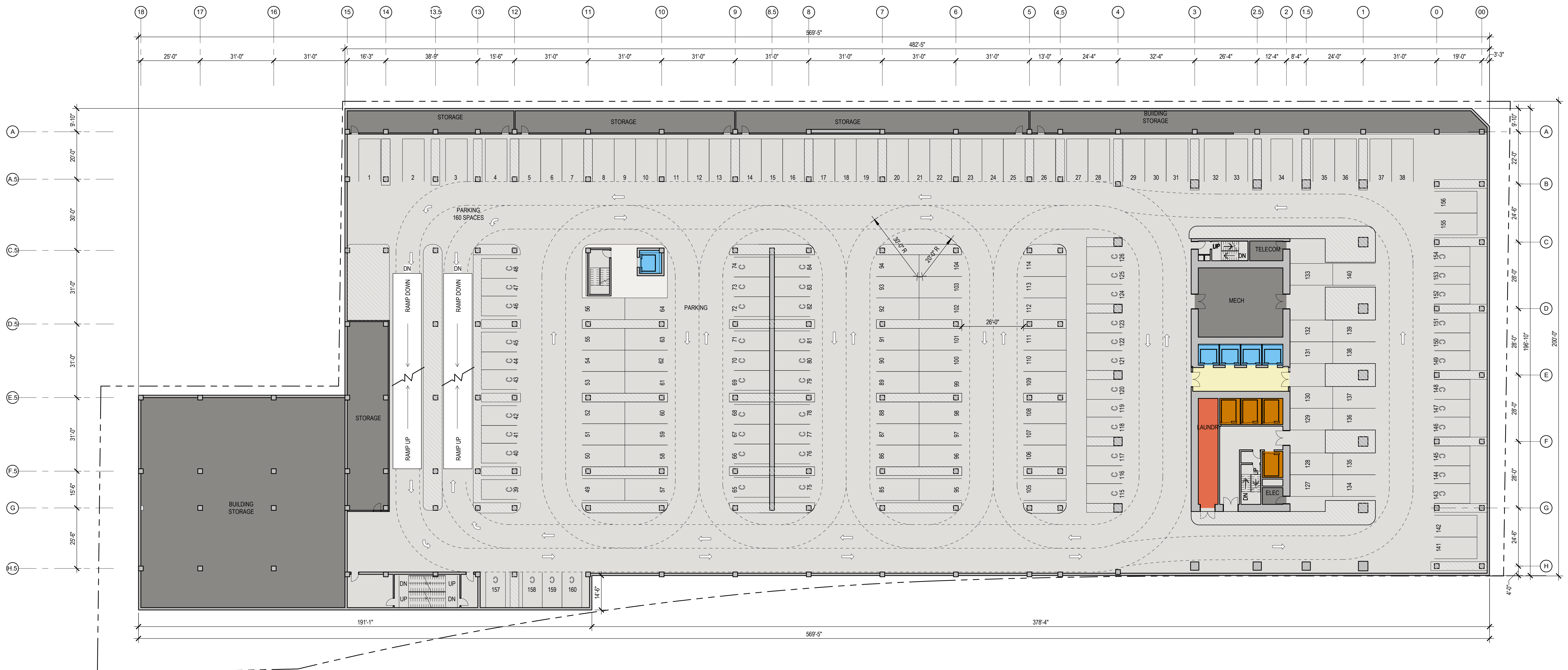
● Amenities	● Hotel Support	● Mechanical
● Building Support	● Hotel Function Space	● Parking
● Circulation	● Hotel Guestrooms	● Podium Elevators
● F&B	● Hotel Circulation/Prefunction	● Ballroom Elevators

BUILDING PLAN PARKING LEVEL P1

THE ALBANY

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PARKING SUMMARY

Conventional Parking (P2 Level)	122 spaces
Standard	80 spaces
Compact	42 spaces

LEGEND

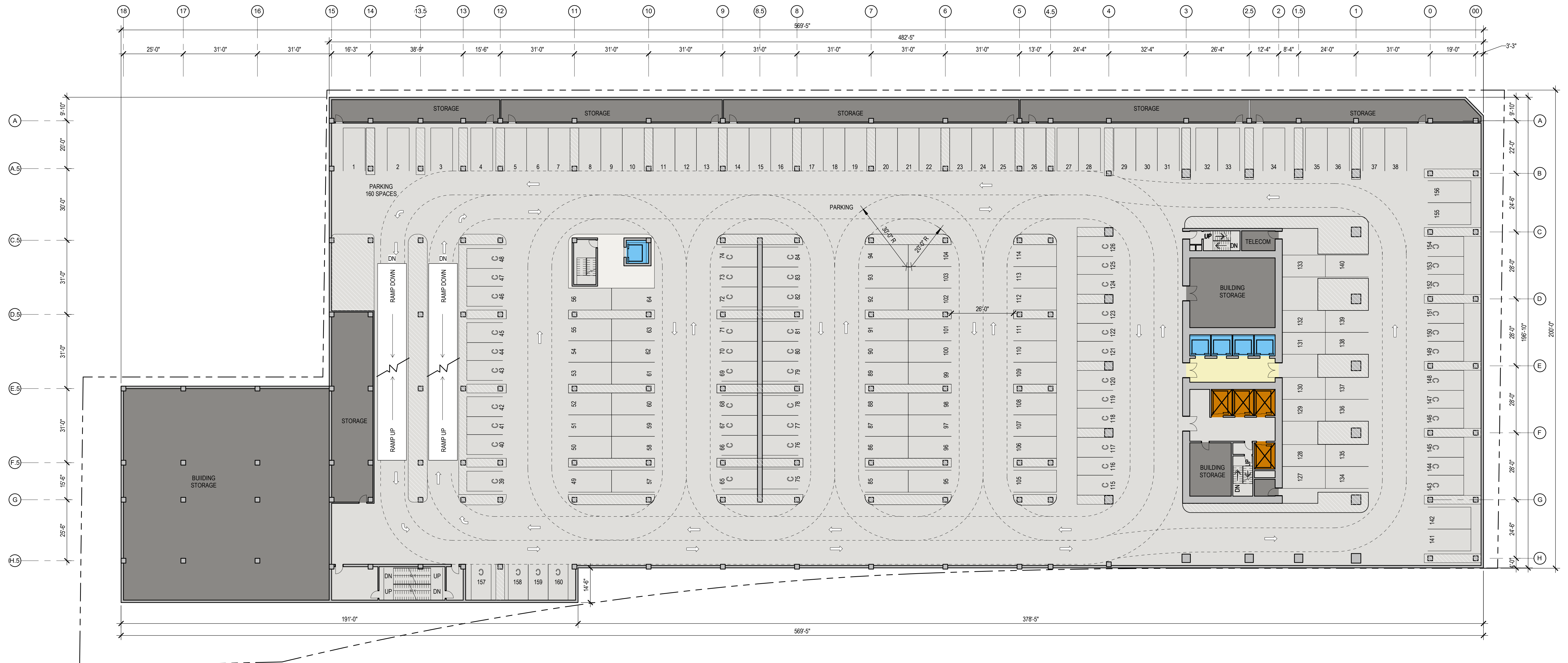
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| ● Building Support | ● Hotel Function Space | ● Parking |
| ● Circulation | ● Hotel Guestrooms | ● Podium Elevators |
| ● F&B | ● Hotel Circulation/Prefunction | ● Ballroom Elevators |

BUILDING PLAN PARKING LEVEL P2

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

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PARKING SUMMARY

Conventional Parking (P3 Level)	122 spaces
Standard	80 spaces
Compact	42 spaces

LEGEND

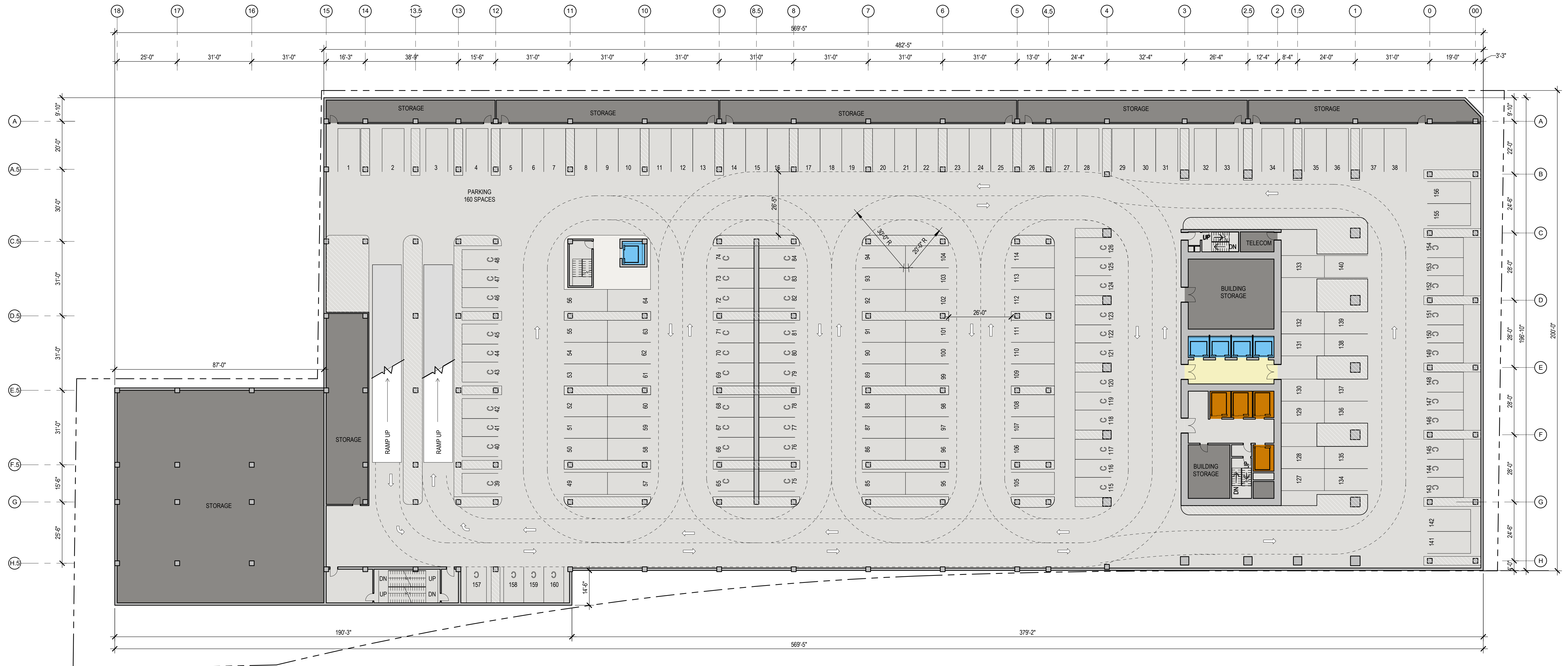
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| ● Building Support | ● Hotel Function Space | ● Parking |
| ● Circulation | ● Hotel Guestrooms | ● Podium Elevators |
| ● F&B | ● Hotel Circulation/Prefunction | ● Ballroom Elevators |

BUILDING PLAN PARKING LEVEL P3

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

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PARKING SUMMARY

Conventional Parking (P4 Level)	122 spaces
Standard	80 spaces
Compact	42 spaces

LEGEND

- | | | |
|---|---|--|
| ● Amenities | ● Hotel Support | ● Mechanical |
| ● Building Support | ● Hotel Function Space | ● Parking |
| ● Circulation | ● Hotel Guestrooms | ● Podium Elevators |
| ● F&B | ● Hotel Circulation/Prefunction | ● Ballroom Elevators |

BUILDING PLAN PARKING LEVEL P4

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

Prepared for Sandstone Properties



SEAT COUNT & AREA SUMMARY

Lobby Bar: 167 seats	Hotel Lobby: 72 seats
Lounge: 71 seats	Total Seats: 326
Grab & Go: 16 seats	

LEGEND

- Amenities

Building Support

Circulation

F&B
- Hotel Support

Hotel Function Space

Hotel Guestrooms

Hotel Circulation/Prefunction
- Mechanical

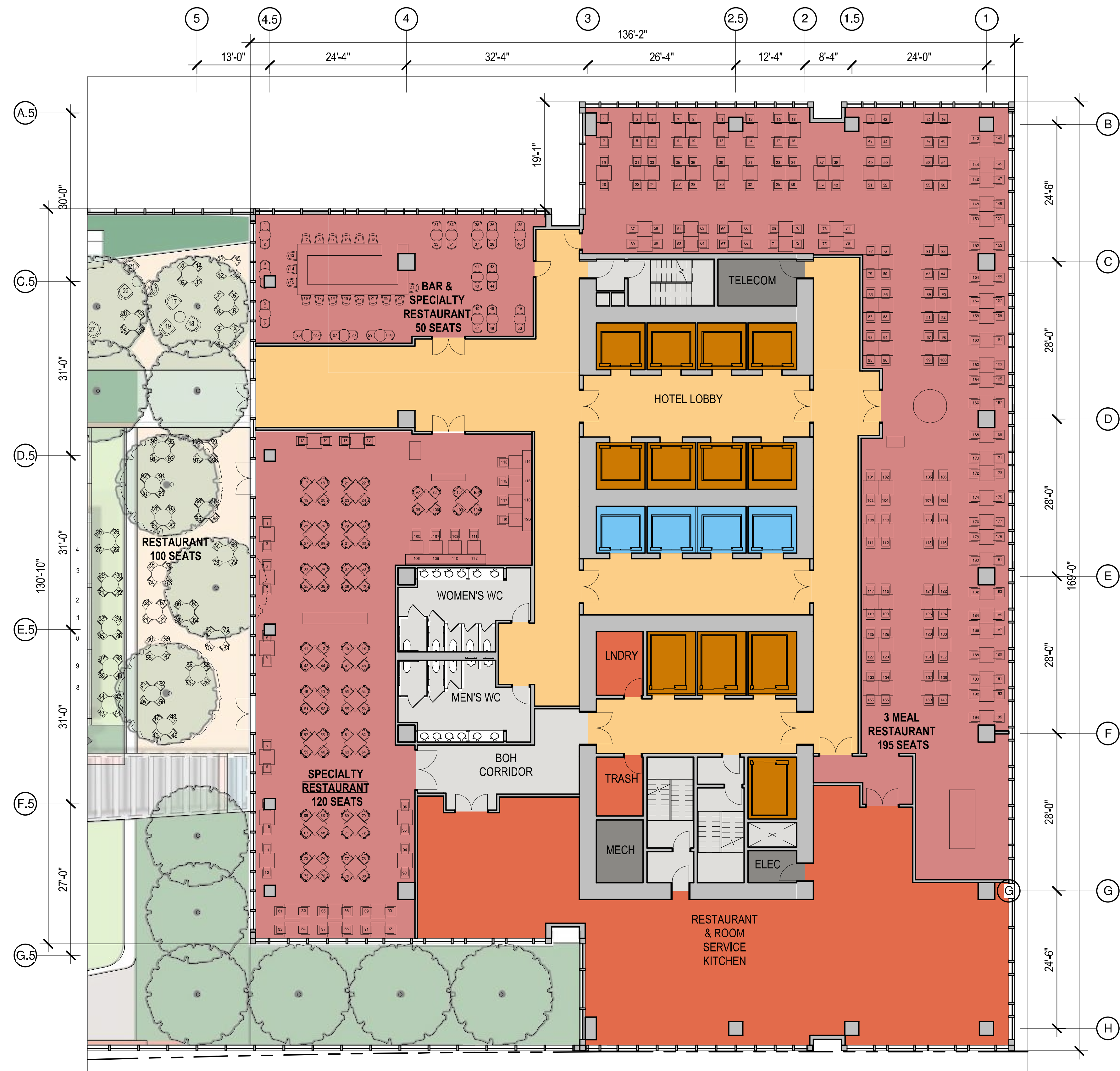
Parking

Podium Elevators

Ballroom Elevators

ENLARGED PLAN PODIUM LEVEL 1

THE ALBANY
1330 WEST PICO BOULEVARD, LOS ANGELES, 90015
Prepared for Sandstone Properties



SEAT COUNT & AREA SUMMARY

Specialty Restaurant: 120 seats

Specialty Restaurants / Podium Bars: 50 seats

Three Meal Restaurant: 195 seats

Total Seats: 365

LEGEND

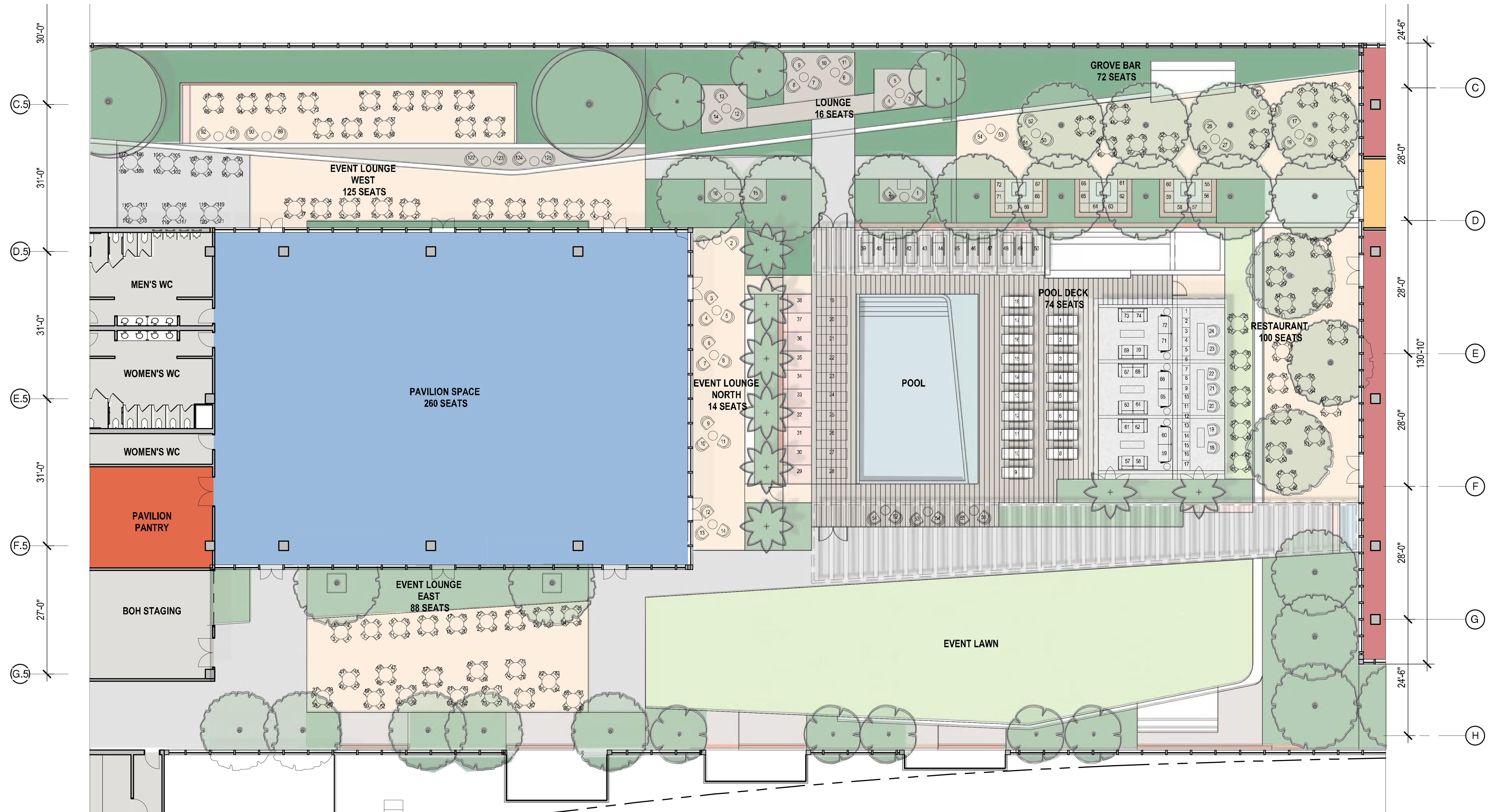
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| ● Building Support | ● Hotel Function Space | ● Parking |
| ● Circulation | ● Hotel Guestrooms | ● Podium Elevators |
| ● F&B | ● Hotel Circulation/Prefunction | ● Ballroom Elevators |

ENLARGED PLAN PODIUM LEVEL 5

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

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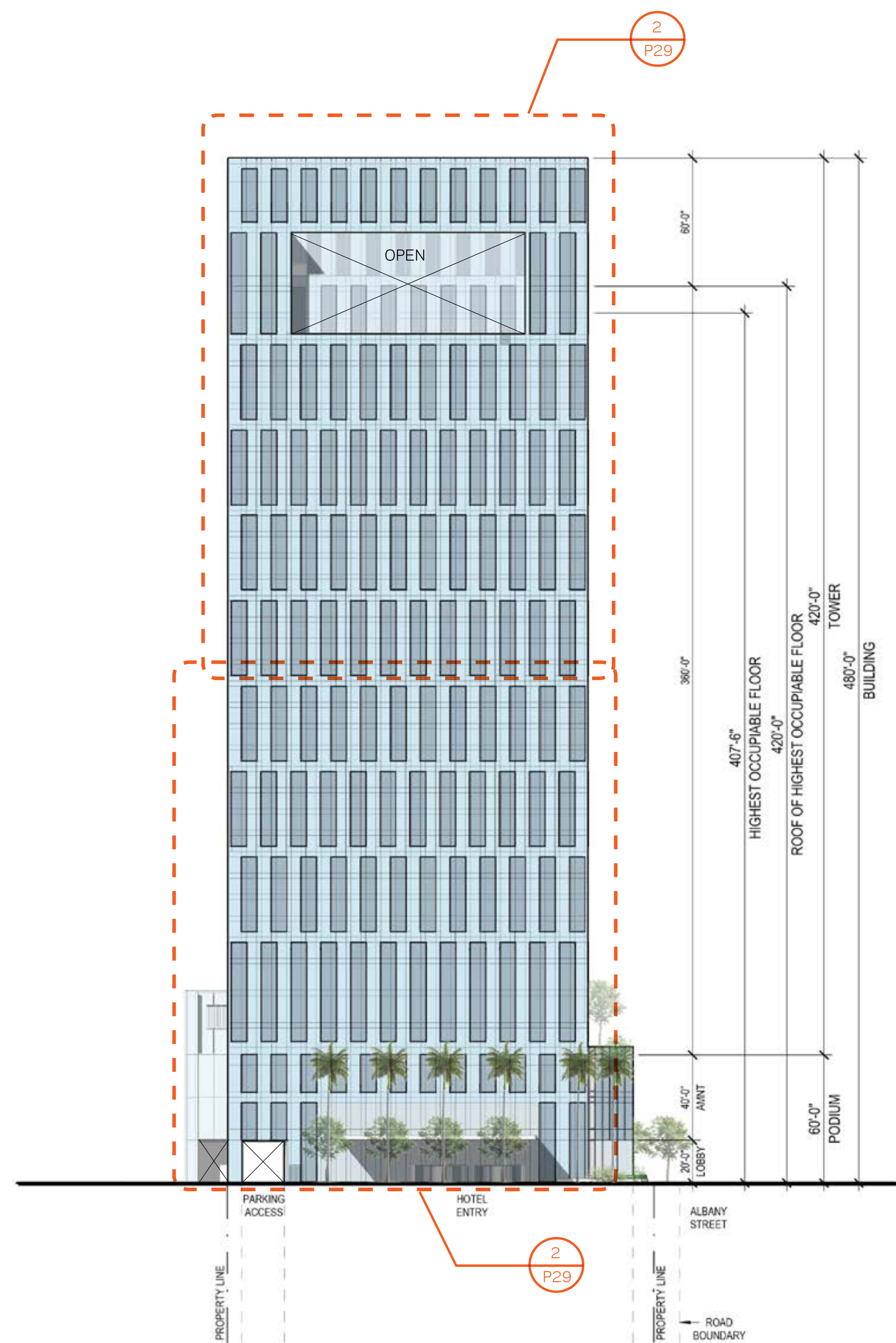


ENLARGED PLAN PODIUM LEVEL 5

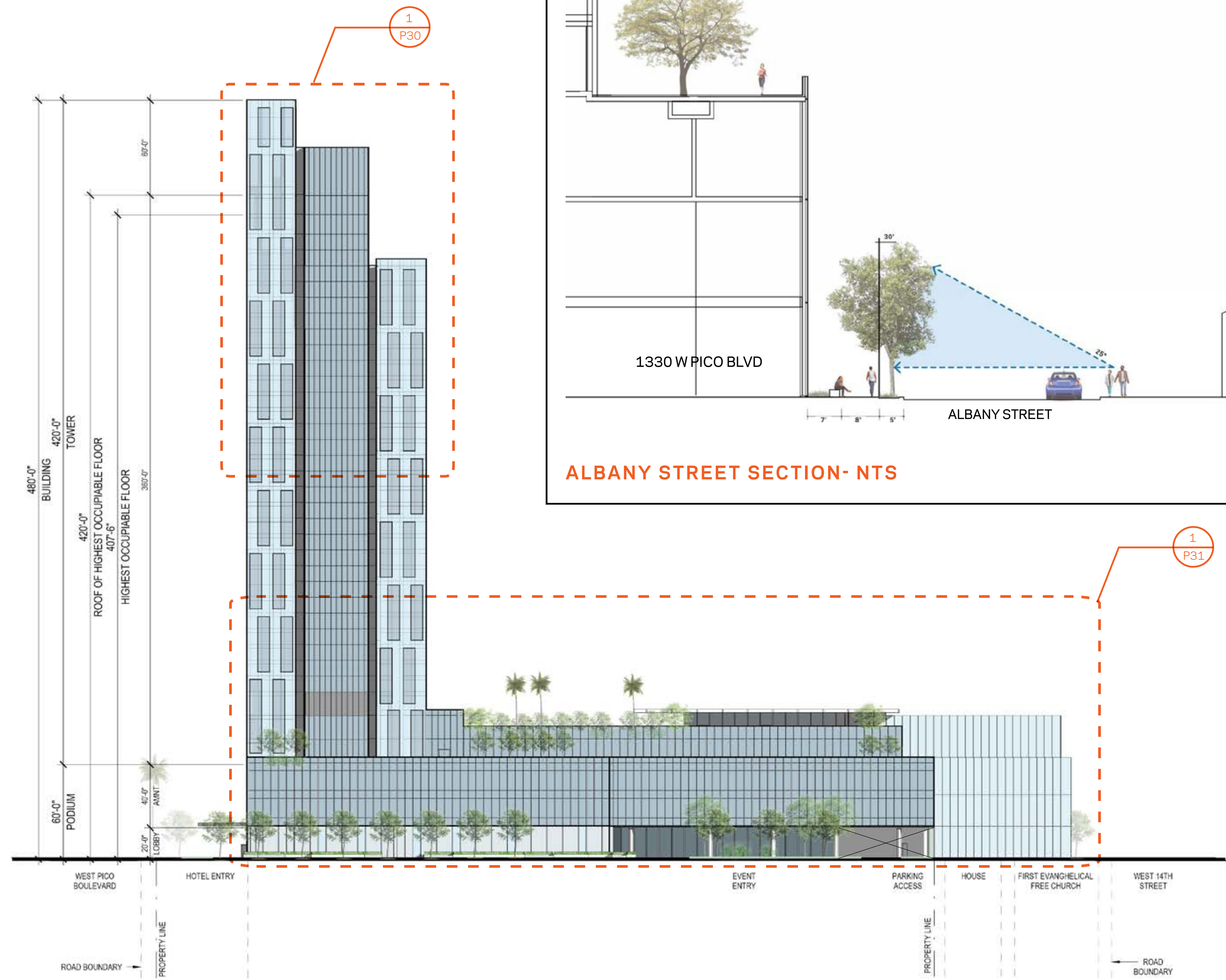
THE ALBANY

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NORTH ELEVATION



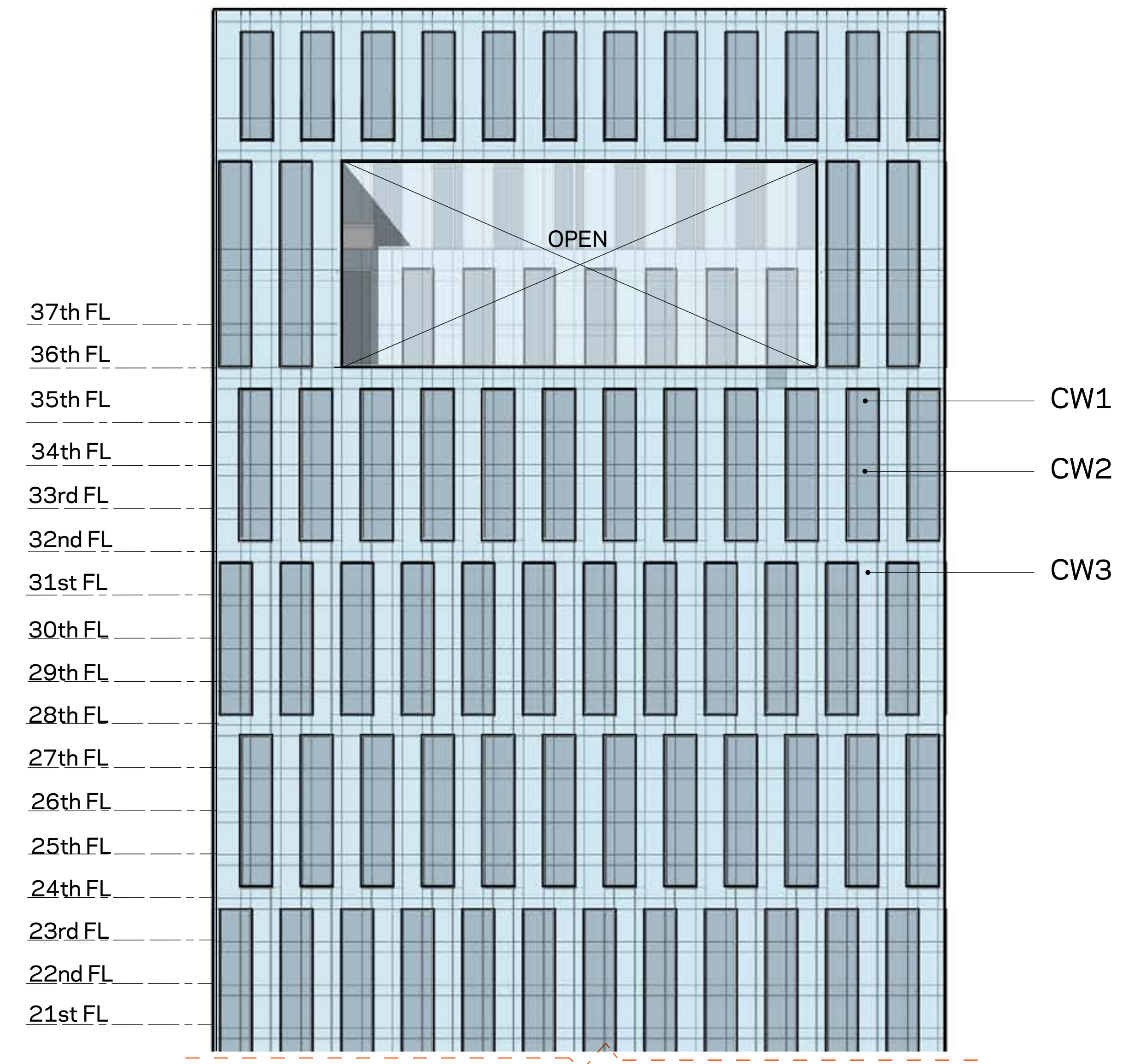
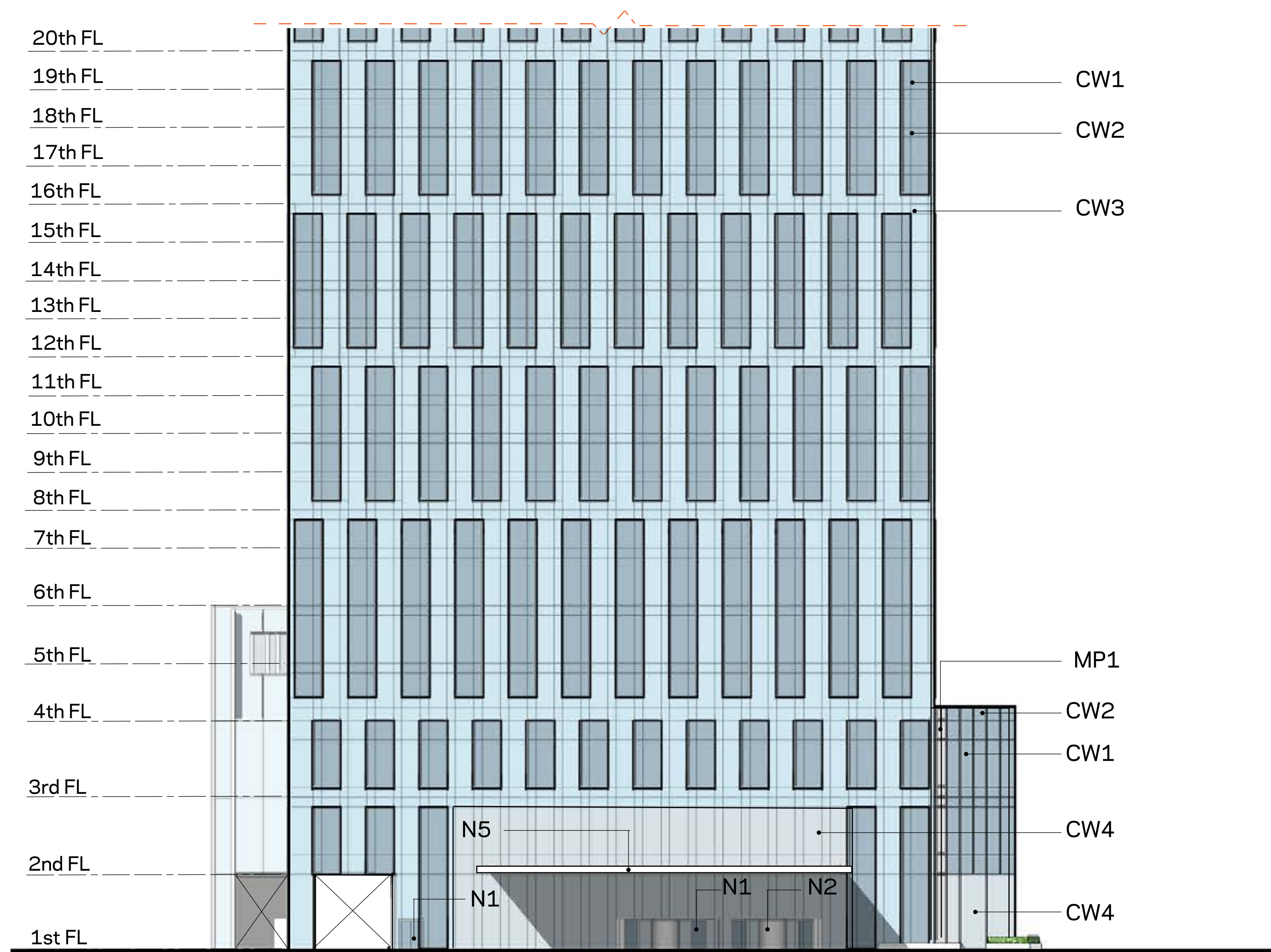
WEST ELEVATION

ELEVATIONS NORTH & WEST

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

Prepared for Sandstone Properties



LEGEND

- CW1** Curtain wall system glass type 1 - Vision blue gray high transparency
- CW2** Curtain wall system glass type 2 - Light blue gray with ceramic frit
- CW3** Curtain wall system glass type 3 - Shadow box blue gray (to match type 1)
- CW4** Curtain wall system glass type 4 - Clear high transparency

- MP1** Metal Panel Type 1 - Silver gray metallic
- MP2** Metal Panel Type 3 - Perforate silver gray metallic
- LV1** Louvers Type 1 - Silver gray metallic

HOTEL TOWER

- Expressed mullion/mullion extension frame at hotel room vision glass pattern offset every 4 floors
- Mullion not expressed (unless otherwise noted) structurally silicone glazed
- Spandrel glass/shadow box at floor slab and at wall intersections to conceal structure

NOTES

- N1** Glass entry doors
- N2** Revolving doors
- N3** Metal service doors
- N4** Metal column cover
- N5** Metal and Glass canopy
- N6** Architectural concrete planter
- N7** Bench

ENLARGED ELEVATION NORTH

THE ALBANY

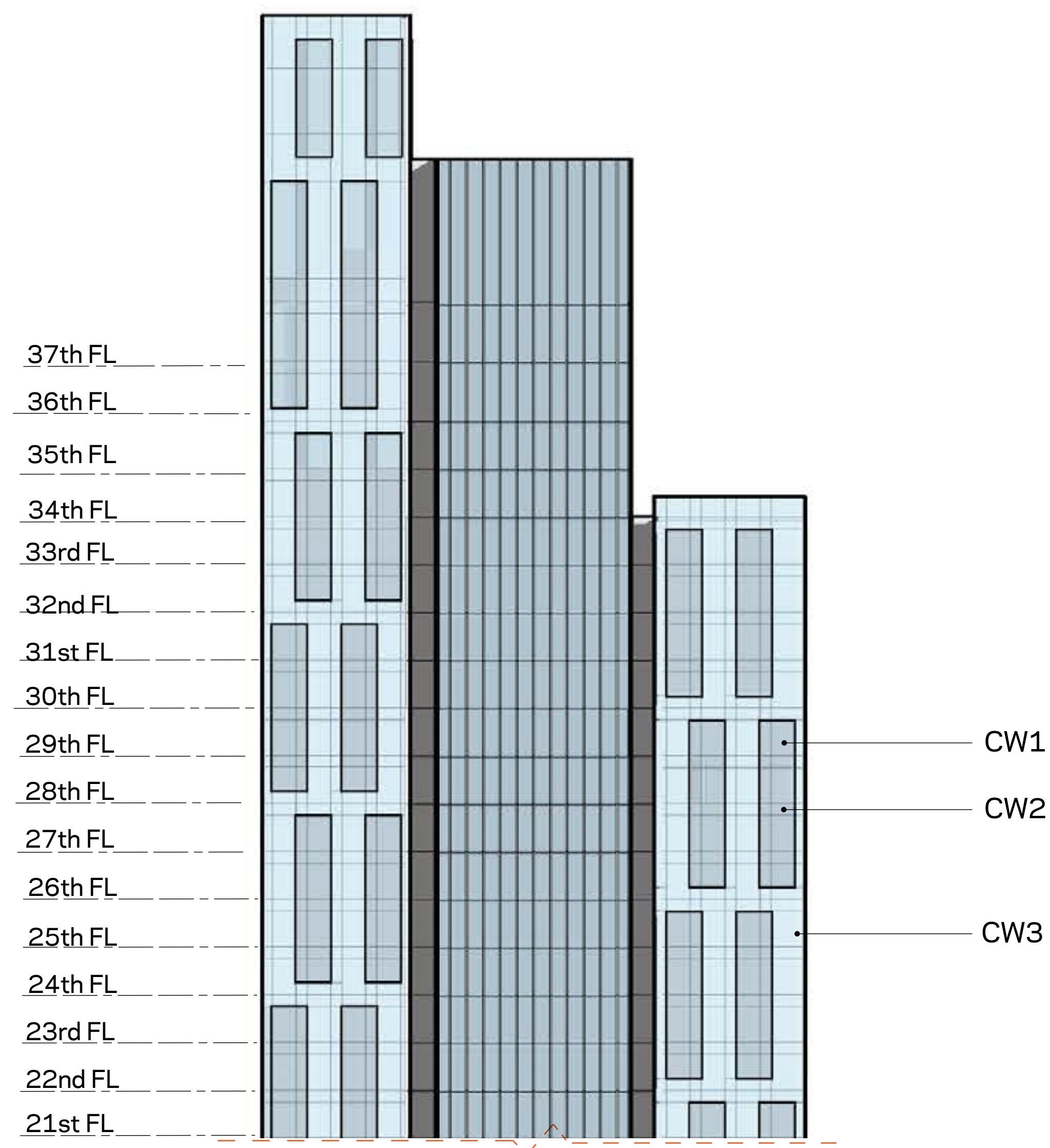
1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

OWNER: 1330 W PICO BLVD GROUP, LLC | **hok**

Prepared for Sandstone Properties

1" = 80' 20' 40' 80'

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SEE PAGE 33 FOR LOWER WEST

LEGEND

- CW1** Curtain wall system glass type 1 - Vision blue gray high transparency
- CW2** Curtain wall system glass type 2 - Light blue gray with ceramic frit
- CW3** Curtain wall system glass type 3 - Shadow box blue gray (to match type 1)
- CW4** Curtain wall system glass type 4 - Clear high transparency

HOTEL TOWER

- Expressed mullion/mullion extension frame at hotel room vision glass pattern offset every 4 floors
- Mullion not expressed (unless otherwise noted) structurally silicone glazed
- Spandrel glass/shadow box at floor slab and at wall intersections to conceal structure

- MP1** Metal Panel Type 1 - Silver gray metallic
- MP2** Metal Panel Type 3 - Perforate silver gray metallic
- LV1** Louvers Type 1 - Silver gray metallic

NOTES

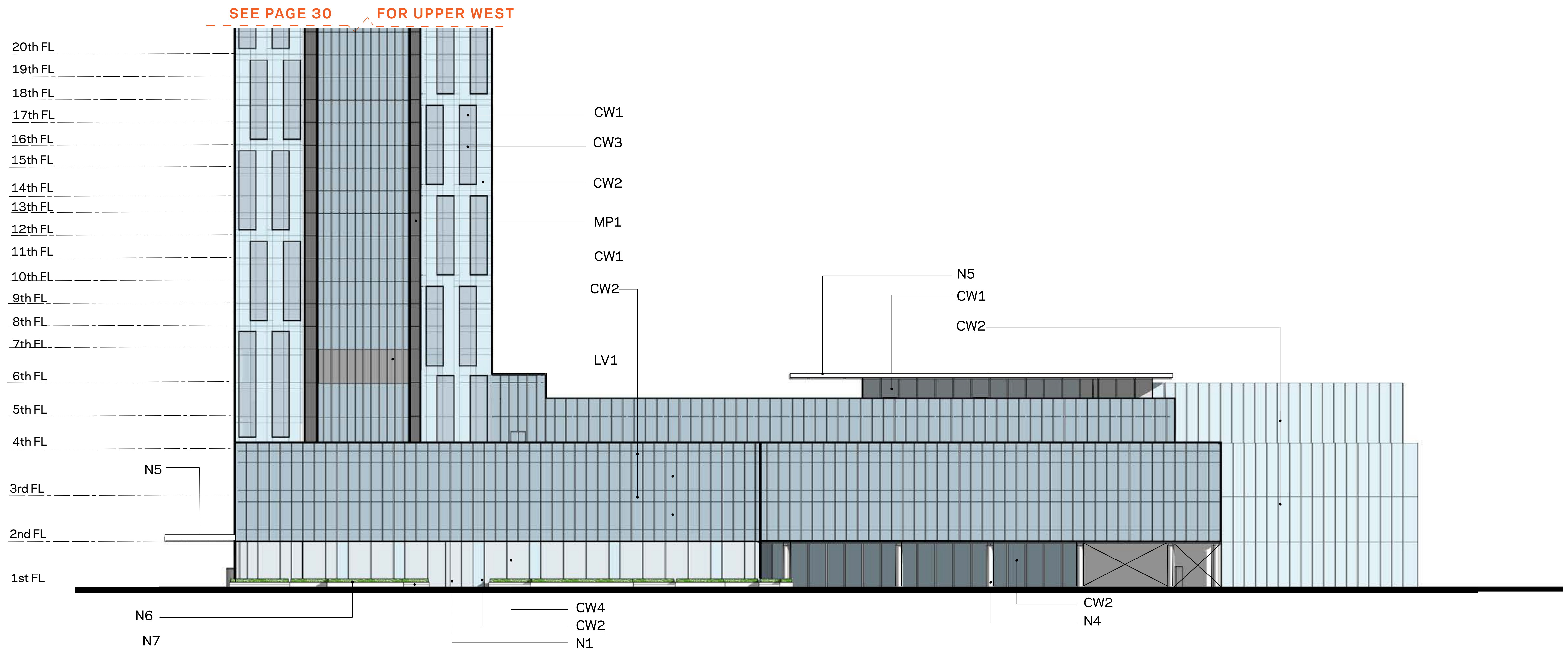
- N1** Glass entry doors
- N2** Revolving doors
- N3** Metal service doors
- N4** Metal column cover
- N5** Metal and Glass canopy
- N6** Architectural concrete planter
- N7** Bench

ENLARGED ELEVATION WEST UPPER

THE ALBANY

1330 WEST PICO BOULEVARD, LOS ANGELES, 90015

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LEGEND

- CW1** Curtain wall system glass type 1 - Vision blue gray high transparency
- CW2** Curtain wall system glass type 2 - Light blue gray with ceramic frit
- CW3** Curtain wall system glass type 3 - Shadow box blue gray (to match type 1)
- CW4** Curtain wall system glass type 4 - Clear high transparency

- MP1** Metal Panel Type 1 - Silver gray metallic
- MP2** Metal Panel Type 3 - Perforate silver gray metallic
- LV1** Louvers Type 1 - Silver gray metallic

NOTES

- N1** Glass entry doors
- N2** Revolving doors
- N3** Metal service doors
- N4** Metal column cover
- N5** Metal and Glass canopy
- N6** Architectural concrete planter
- N7** Bench

HOTEL TOWER

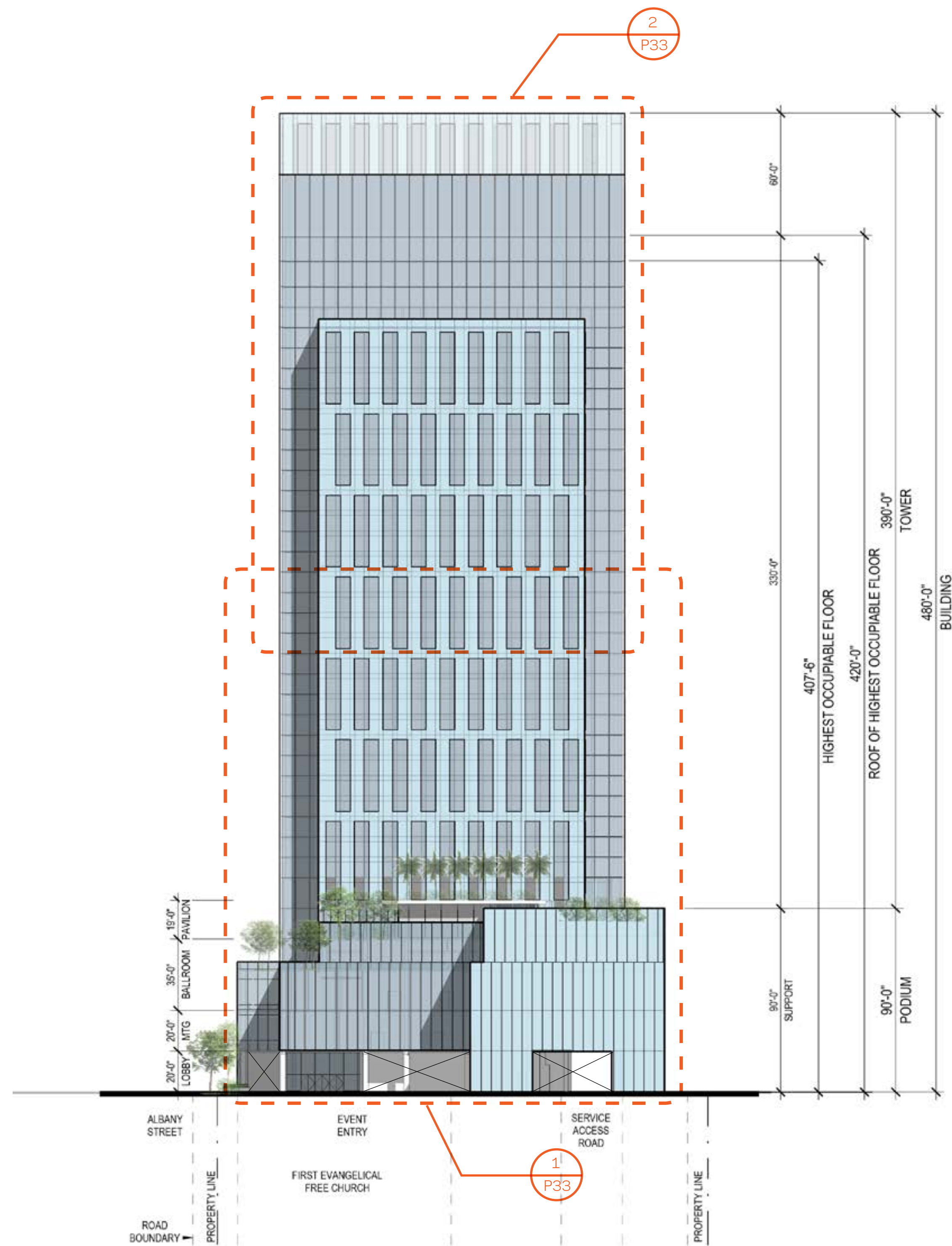
- Expressed mullion/mullion extension frame at hotel room vision glass pattern offset every 4 floors
- Mullion not expressed (unless otherwise noted) structurally silicone glazed
- Spandrel glass/shadow box at floor slab and at wall intersections to conceal structure

ENLARGED ELEVATION WEST LOWER

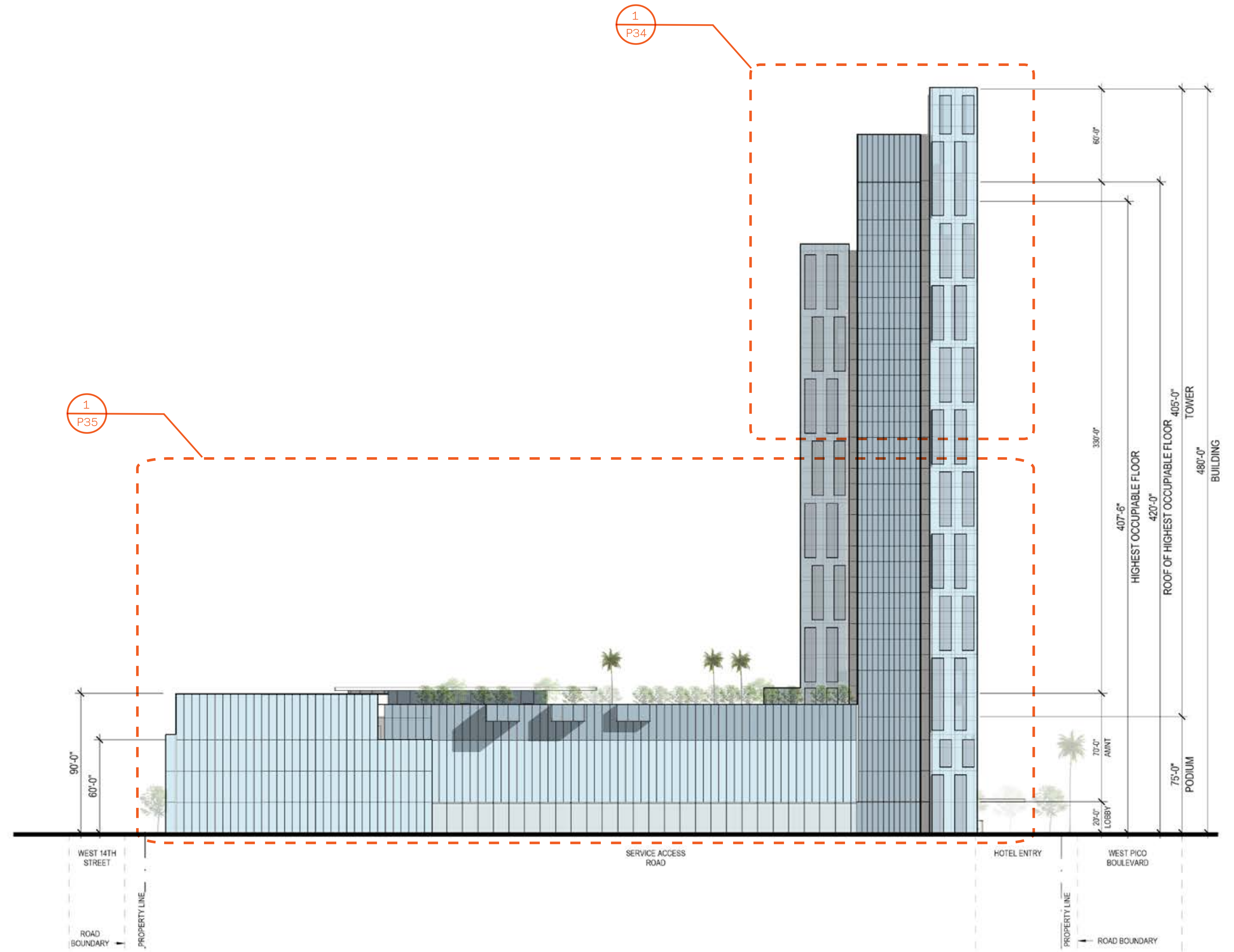
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SOUTH ELEVATION



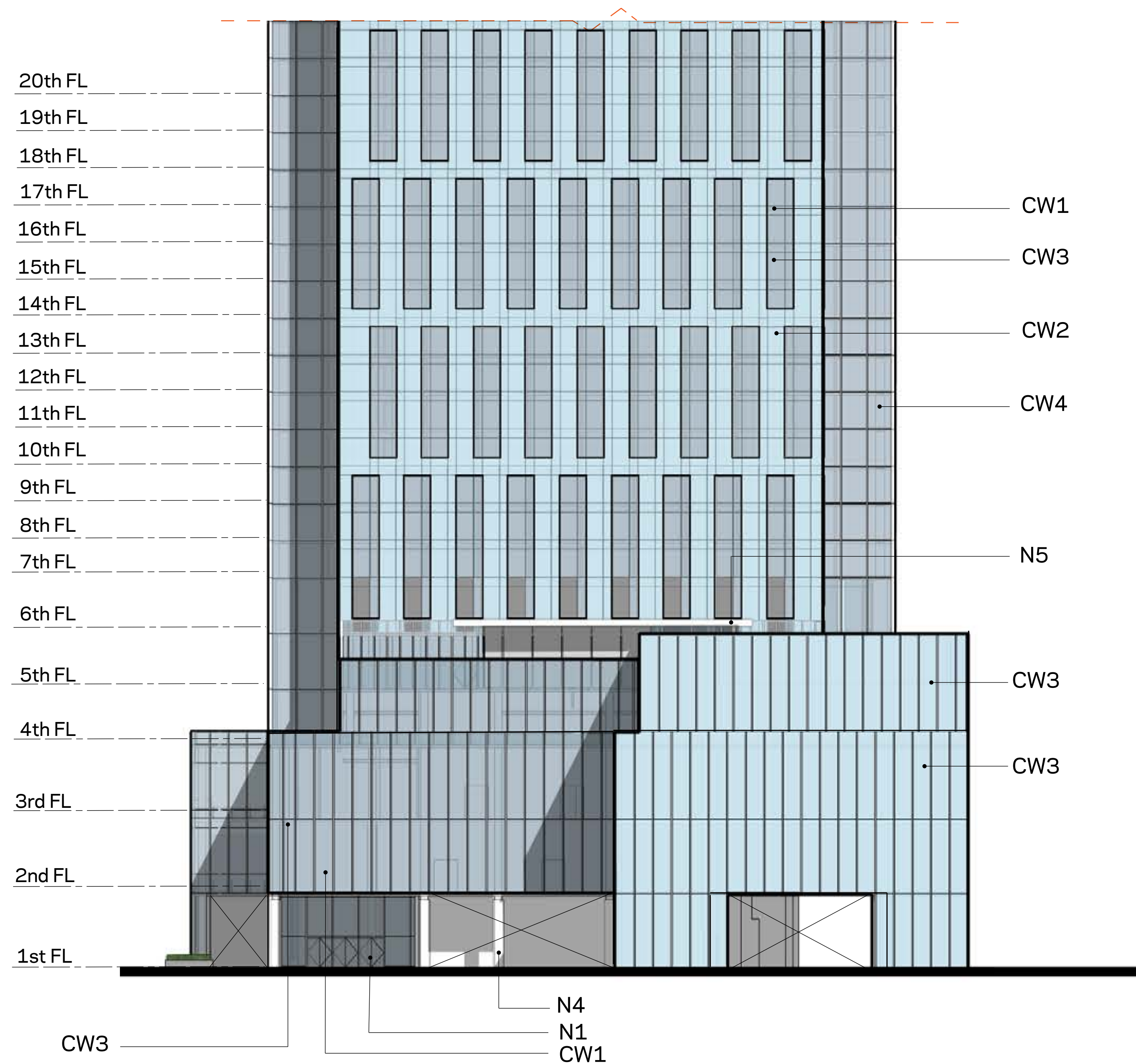
EAST ELEVATION

ELEVATIONS SOUTH & EAST

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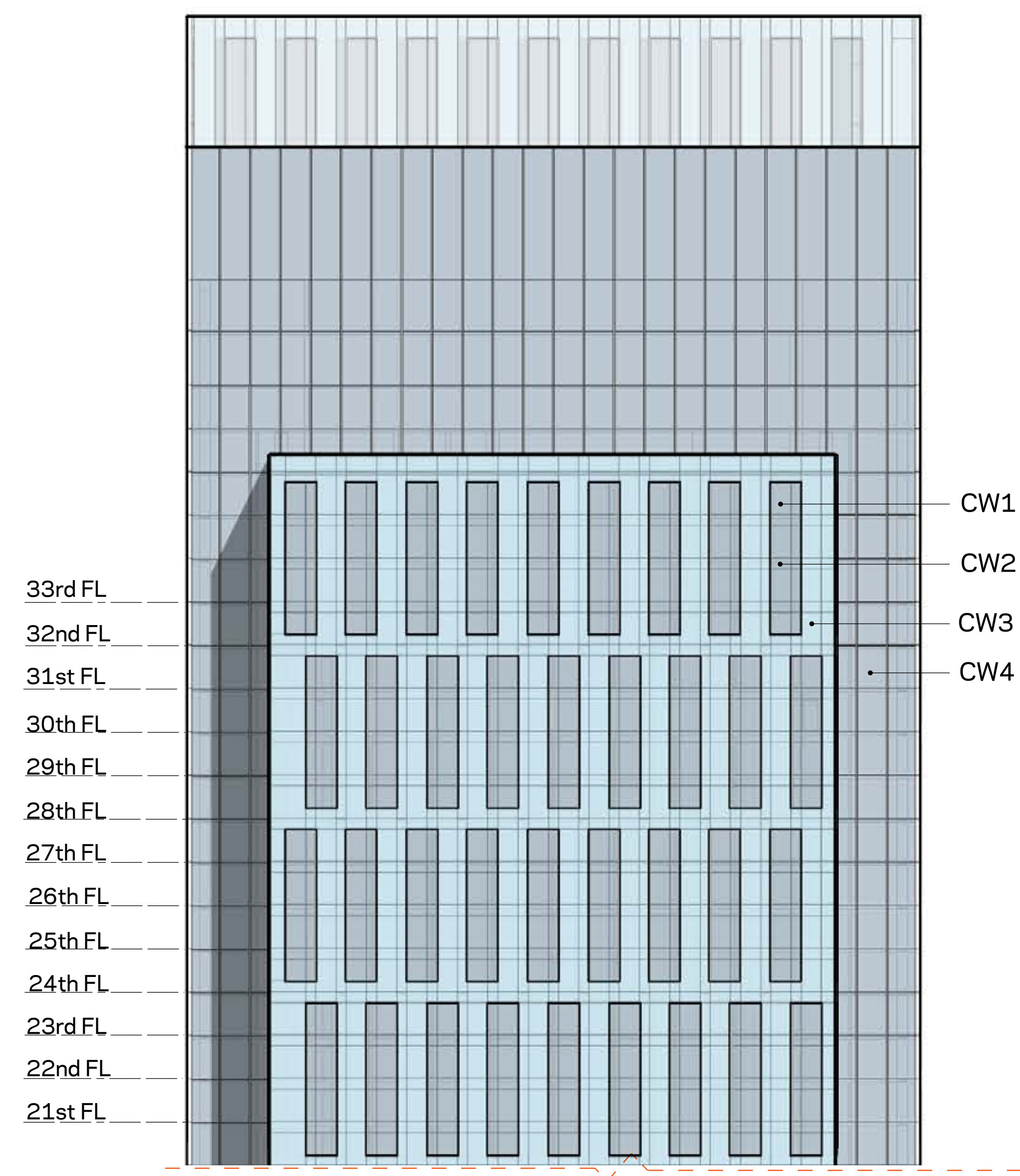
LEGEND

- CW1** Curtain wall system glass type 1 - Vision blue gray high transparency
- CW2** Curtain wall system glass type 2 - Light blue gray with ceramic frit
- CW3** Curtain wall system glass type 3 - Shadow box blue gray (to match type 1)
- CW4** Curtain wall system glass type 4 - Clear high transparency

HOTEL TOWER

- Expressed mullion/mullion extension frame at hotel room vision glass pattern offset every 4 floors
- Mullion not expressed (unless otherwise noted) structurally silicone glazed
- Spandrel glass/shadow box at floor slab and at wall intersections to conceal structure

- MP1** Metal Panel Type 1 - Silver gray metallic
- MP2** Metal Panel Type 3 - Perforate silver gray metallic
- LV1** Louvers Type 1 - Silver gray metallic



NOTES

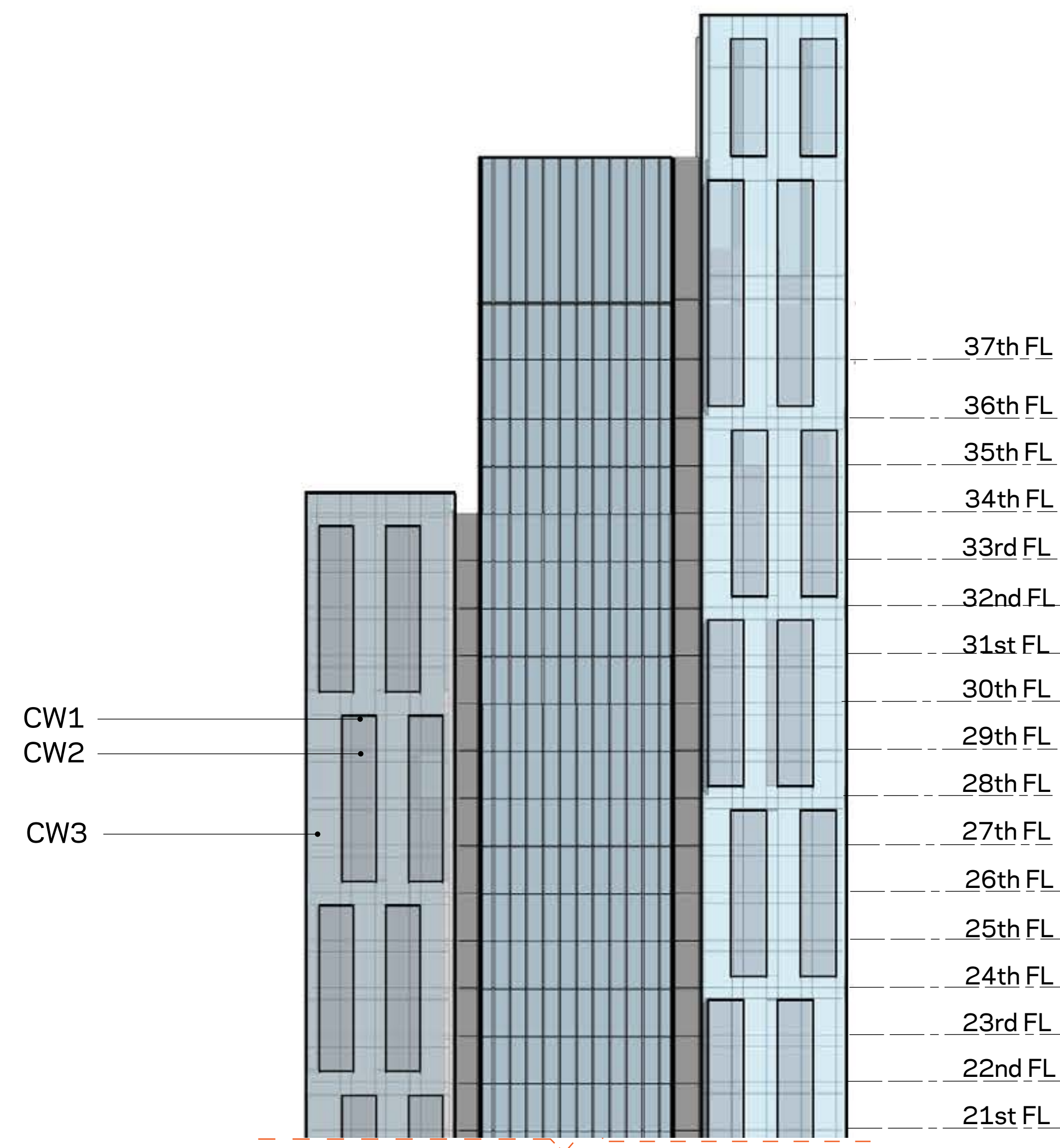
- N1** Glass entry doors
- N2** Revolving doors
- N3** Metal service doors
- N4** Metal column cover
- N5** Metal and Glass canopy
- N6** Architectural concrete planter
- N7** Bench

ENLARGED ELEVATION SOUTH

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SEE PAGE 35 FOR LOWER EAST

LEGEND

- CW1** Curtain wall system glass type 1 - Vision blue gray high transparency
- CW2** Curtain wall system glass type 2 - Light blue gray with ceramic frit
- CW3** Curtain wall system glass type 3 - Shadow box blue gray (to match type 1)
- CW4** Curtain wall system glass type 4 - Clear high transparency

HOTEL TOWER

- Expressed mullion/mullion extension frame at hotel room vision glass pattern offset every 4 floors
- Mullion not expressed (unless otherwise noted) structurally silicone glazed
- Spandrel glass/shadow box at floor slab and at wall intersections to conceal structure

- MP1** Metal Panel Type 1 - Silver gray metallic
- MP2** Metal Panel Type 3 - Perforate silver gray metallic
- LV1** Louvers Type 1 - Silver gray metallic

NOTES

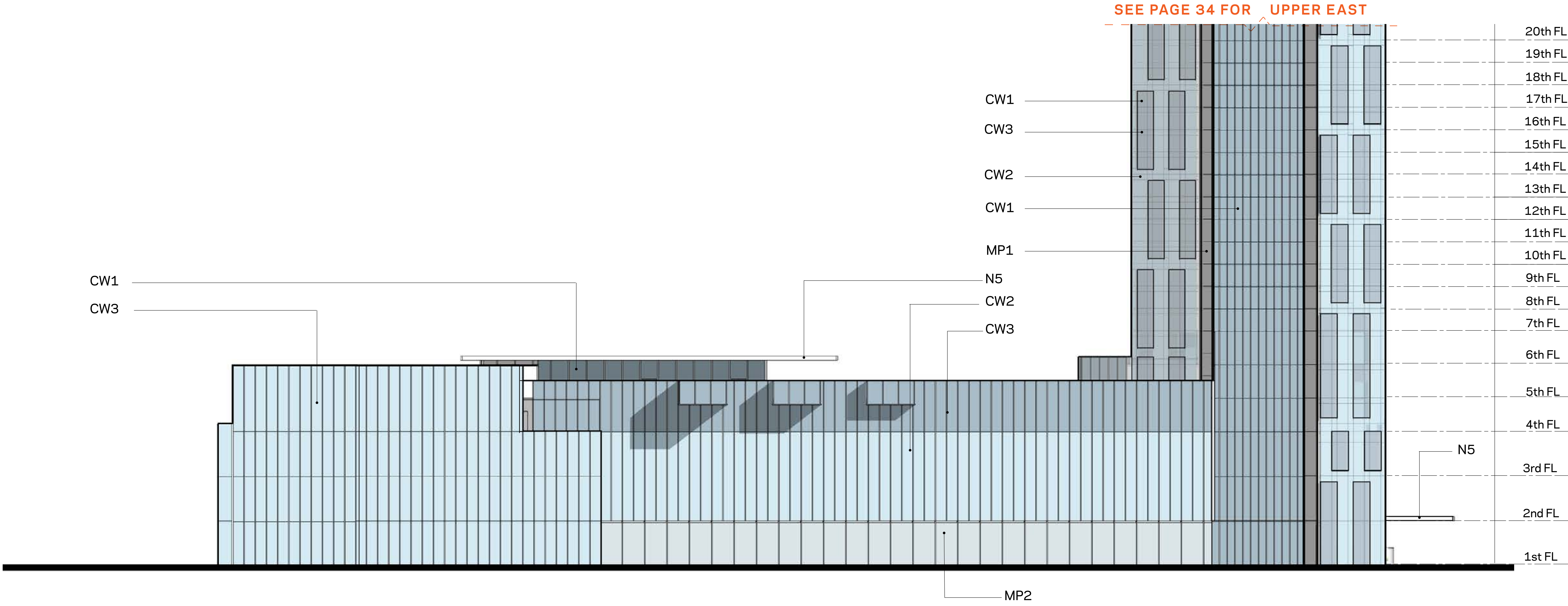
- N1** Glass entry doors
- N2** Revolving doors
- N3** Metal service doors
- N4** Metal column cover
- N5** Metal and Glass canopy
- N6** Architectural concrete planter
- N7** Bench

ENLARGED ELEVATION EAST UPPER

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LEGEND

- CW1** Curtain wall system glass type 1 - Vision blue gray high transparency
CW2 Curtain wall system glass type 2 - Light blue gray with ceramic frit
CW3 Curtain wall system glass type 3 - Shadow box blue gray (to match type 1)
CW4 Curtain wall system glass type 4 - Clear high transparency

- MP1** Metal Panel Type 1 - Silver gray metallic
MP2 Metal Panel Type 3 - Perforate silver gray metallic
LV1 Louvers Type 1 - Silver gray metallic

NOTES

- N1** Glass entry doors
N2 Revolving doors
N3 Metal service doors
N4 Metal column cover
N5 Metal and Glass canopy
N6 Architectural concrete planter
N7 Bench

HOTEL TOWER

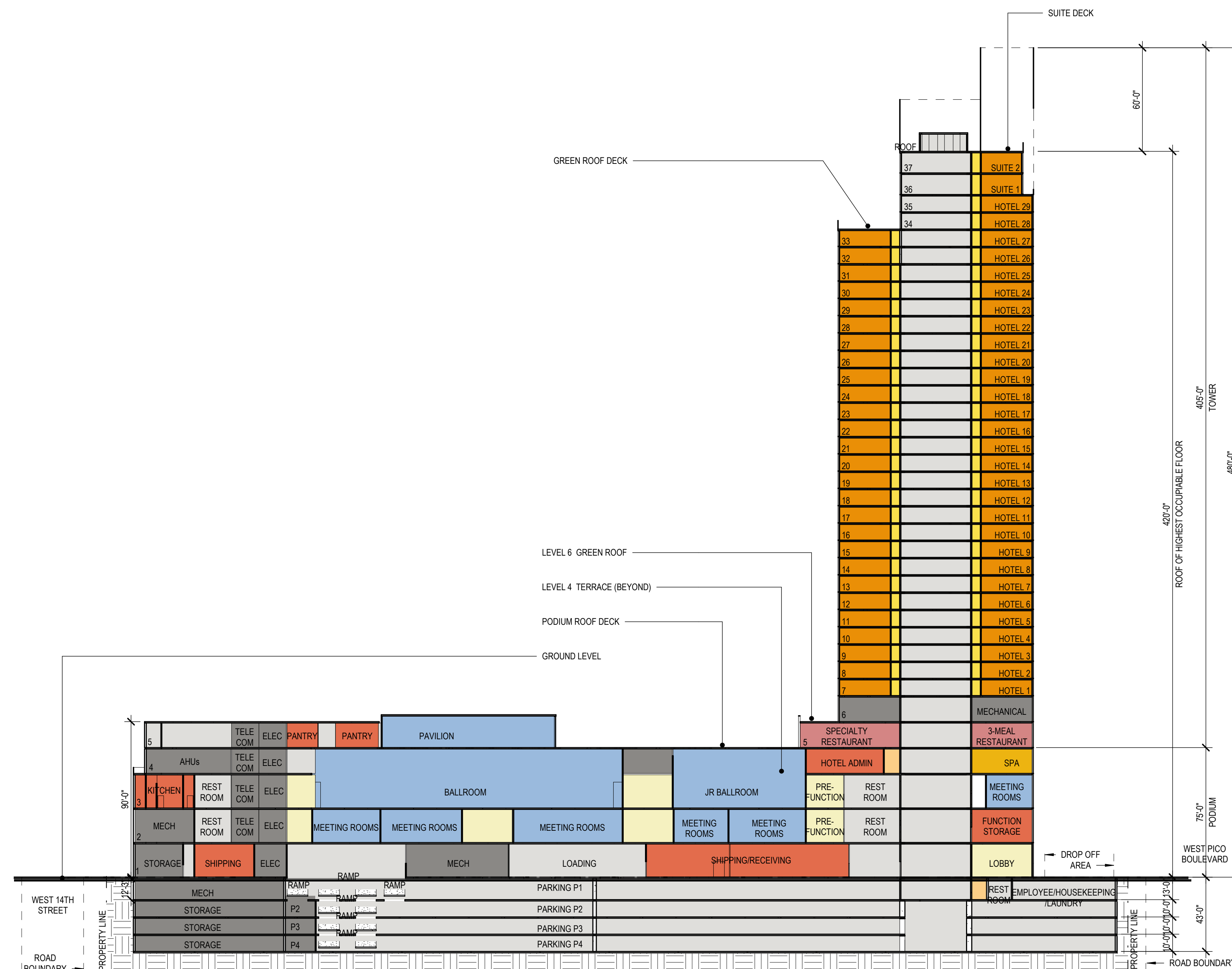
Expressed mullion/mullion extension frame at hotel room vision glass pattern offset every 4 floors
Mullion not expressed (unless otherwise noted) structurally silicone glazed
Spandrel glass/shadow box at floor slab and at wall intersections to conceal structure

ENLARGED ELEVATION EAST LOWER

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LEGEND

- Amenities
- Building Support
- Circulation
- F&B
- Hotel Support
- Hotel Circulation/Prefunction
- Hotel Function Space
- Hotel Guestrooms
- Mechanical
- Parking



SECTION NORTH-SOUTH

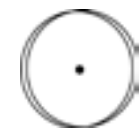
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EXISTING TREES: 18



Podocarpus: 10



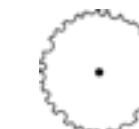
Olea europaea: 1



Washingtonia robusta: 4



Canariensis phoenix: 1

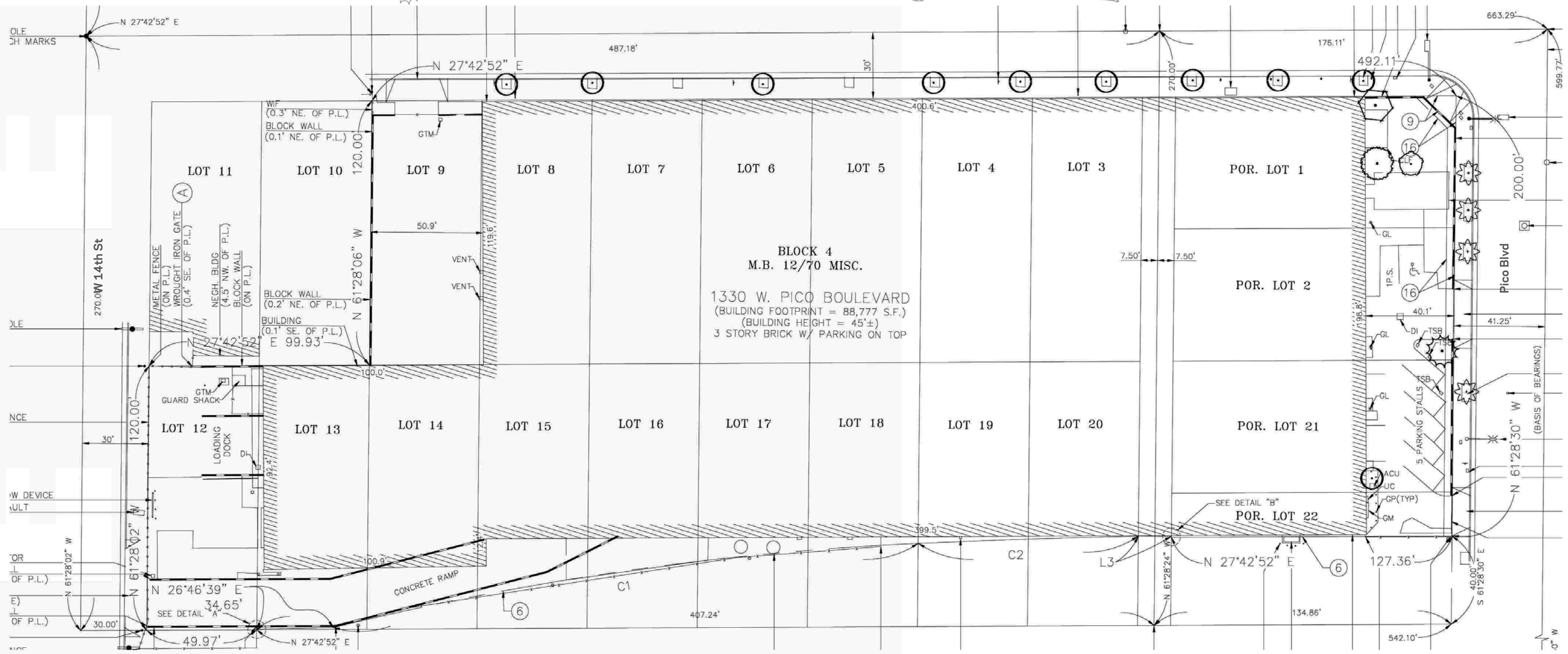


Schefflera actinophylla: 1



Schinus terebinthifolius: 1

Note: Tree location and species not surveyed and are approximately visually located and identified



LANDSCAPE PLAN EXISTING TREE PLAN

THE ALBANY

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VEGETATION LEGEND

- Plant Zone A
- Plant Zone B
- Lawn
- Plant Zone C
- Plant Zone D

Note: See Planting Palette plan for complete planting list reference.

TREES

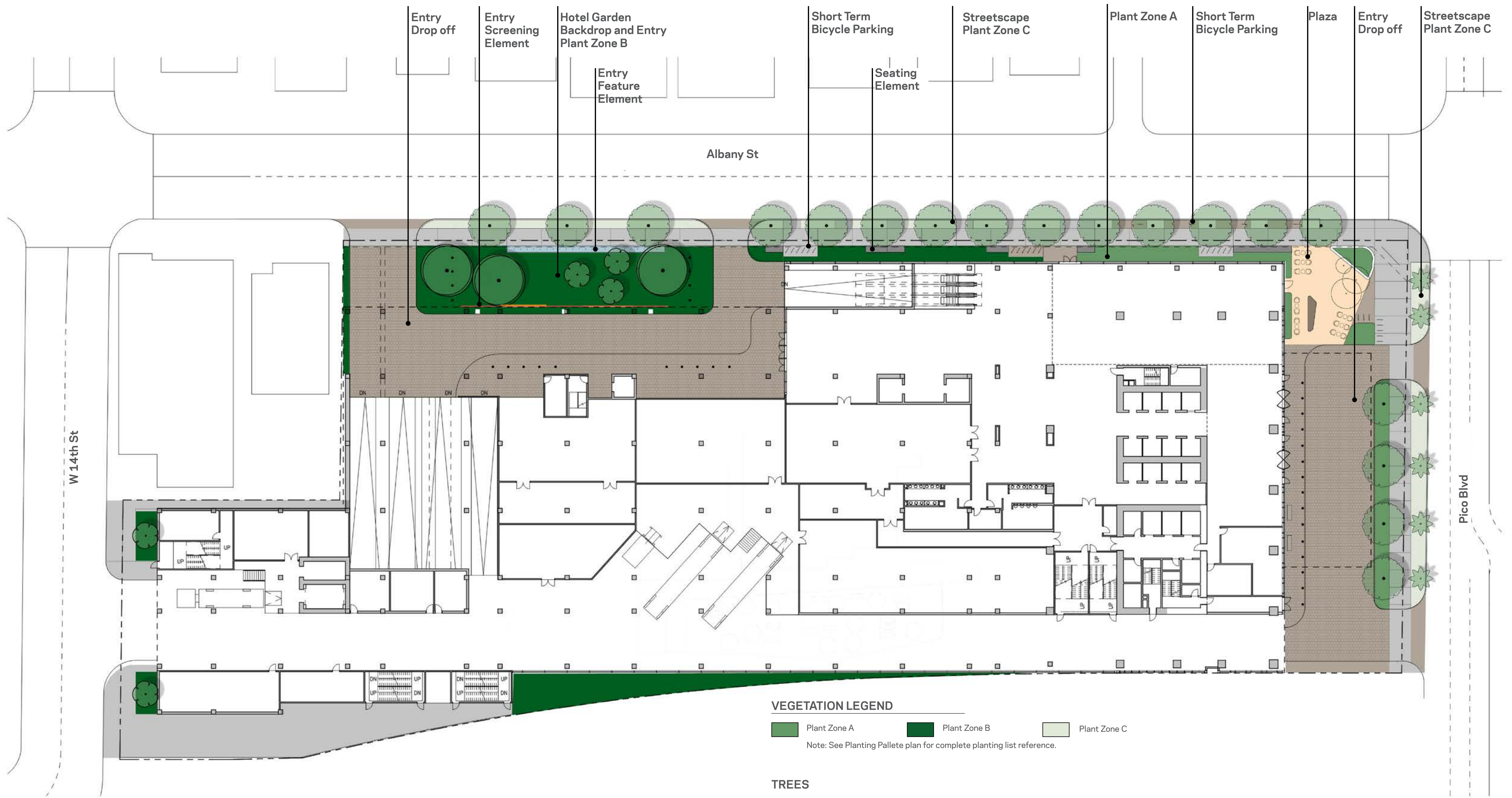
- Lophostemon confertus
- Lophostemon confertus
- Cassia leptophylla
- Washingtonia Robusta

CALCULATIONS

EXISTING TREES		
EXISTING TREES TO BE REPLACED:	19	TOTAL
PROPOSED TREES:		
LEVEL 01:	32	90 TOTAL
LEVEL 04:	11	
LEVEL 05:	47	
LEVEL 34	-	
LEVEL 38	-	

LANDSCAPE PLAN ROOF PLAN

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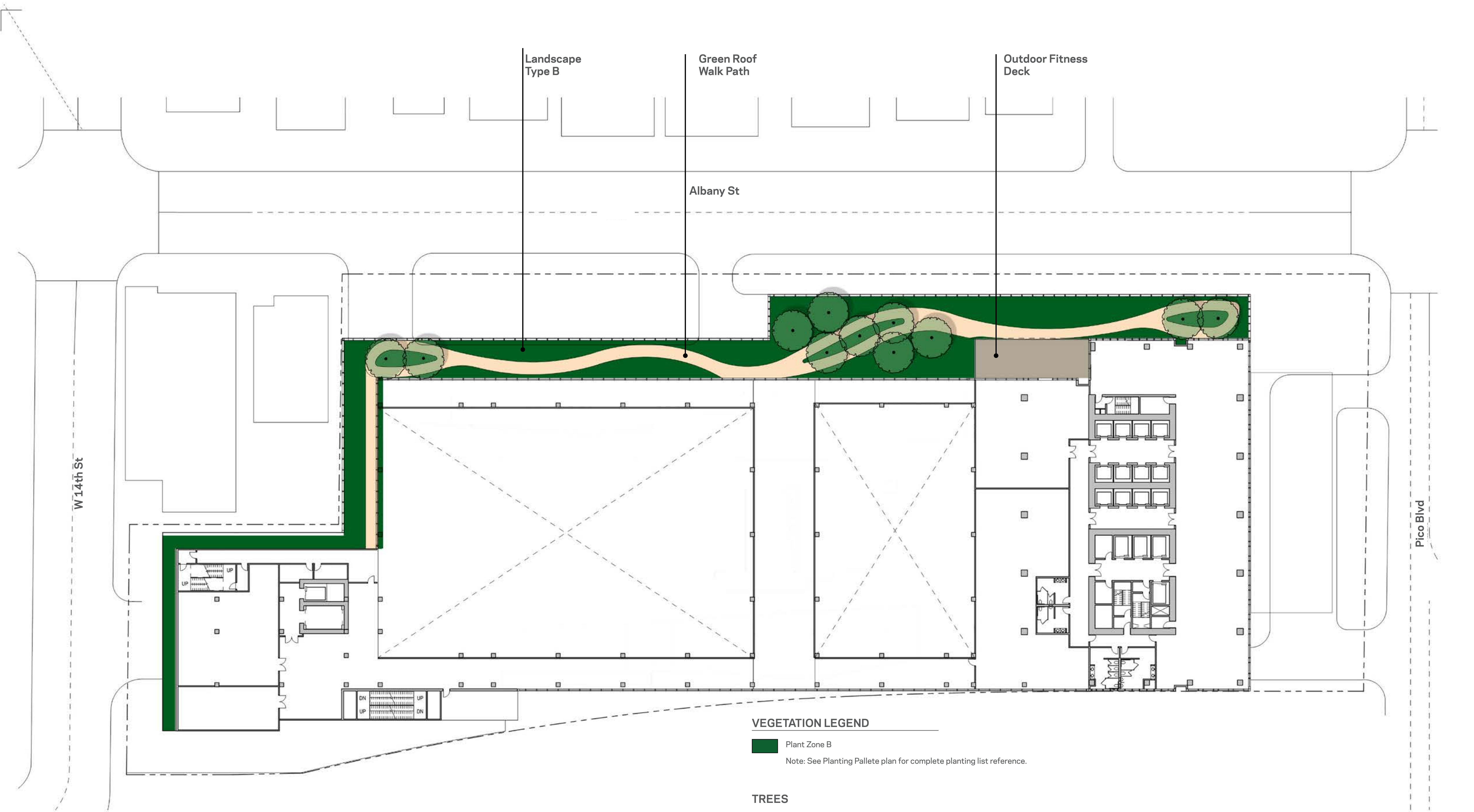


LANDSCAPE PLAN LEVEL 1

THE ALBANY

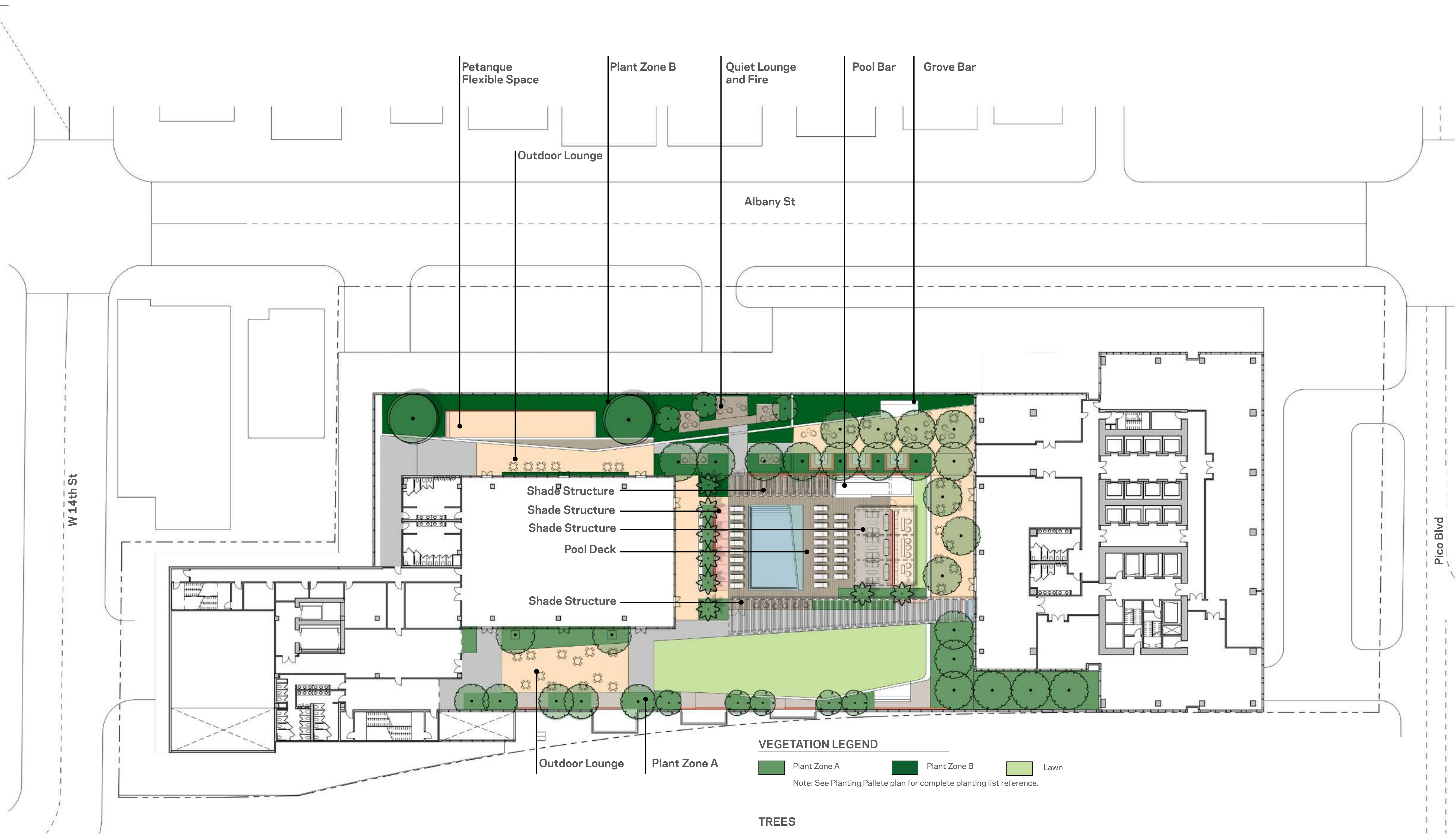
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LANDSCAPE PLAN LEVEL 4

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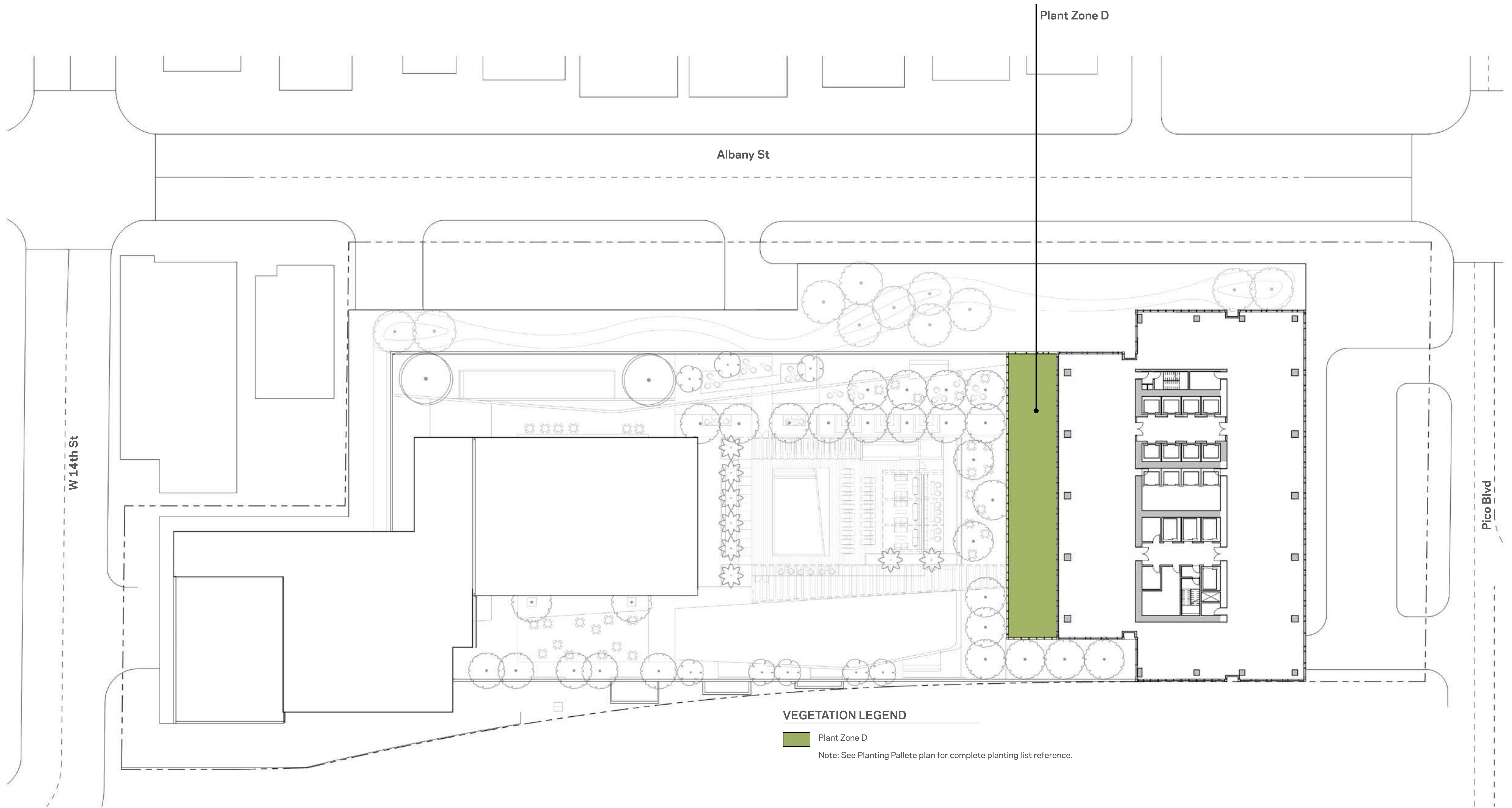


LANDSCAPE PLAN LEVEL 5

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LANDSCAPE PLAN TOWER LEVEL 6

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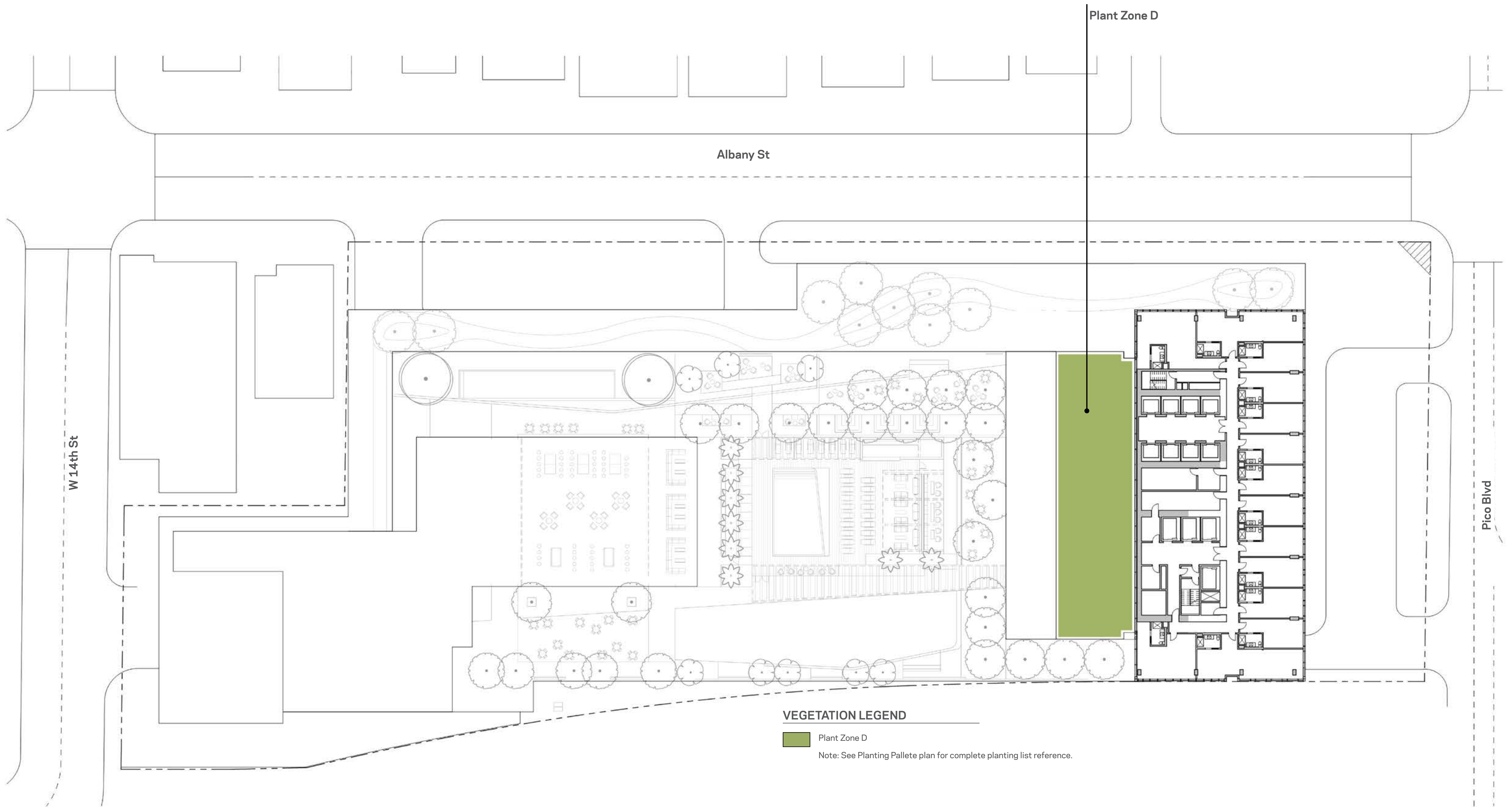
OWNER: 1330 W PICO BLVD GROUP, LLC



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FLOOR PLAN - LEVEL 34 - Exhibit A To
Landscape

LANDSCAPE PLAN TOWER LEVEL 34

THE ALBANY

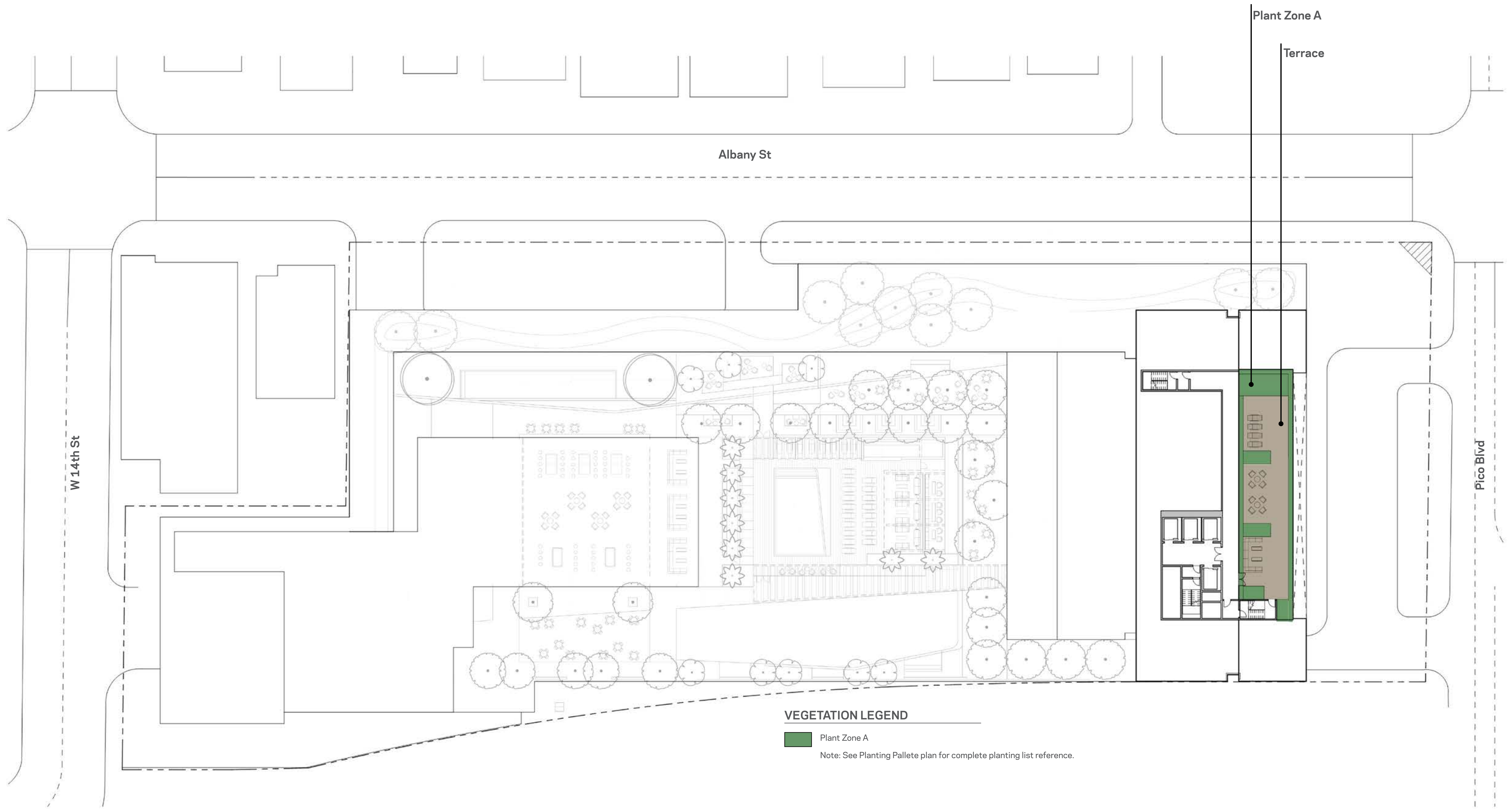
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LANDSCAPE PLAN TOWER LEVEL 38

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CANOPY TREES



Arbutus x 'Marina'



Lophostemon confertus



Parkinsonia x 'Desert Museum'



Prosopis alba



Rhus lancea



Tristaniopsis laurina 'Elegant'

ACCENT TREES



Brahea armata



Cassia leptophylla



Dracaena draco



Handroanthus impetiginosus



Pyrus kawakamii

SHRUBS & GROUNDCOVERS



Agave 'Blue Flame'



Kniphofia uvaria 'Malibu Yellow'



Carex elata 'Aurea'



Dianella revoluta 'Little Rev'



Heuchera maxima



Lomandra longifolia 'Breeze'



Senecio mandraliscae



Kalanchoe luciae



Zamia furfuracea



Agave x 'Joe Hoak'



Mahonia eurybracteata 'Soft Caress'



Agave attenuata 'Boutin Blue'



Agave vilmoriniana



Aloe ferox



Sesleria autumnalis



Baccharis pilularis 'Pigeon Point'



Correa x 'Ray's Tangerine'



Carex divulsa

PLANT LIST

Botanical Name	Common Name	WUCOLS	Comments
PLANT ZONE A			
CANOPY TREE - MIN 24" BOX			
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	Low	Deciduous Tree
Prosopis alba	Argentine Mesquite	Low	Deciduous Tree
Rhus lancea	African Sumac	Low	Evergreen Tree
ACCENT TREE - MIN 24" BOX			
Brahea armata	Mexican Blue Palm	Low	Evergreen Palm
Dracaena draco	Dragon Tree	Low	Evergreen Tree
SHRUBS & GROUNDCOVERS			
Agave 'Blue Flame'	Blue Flame Agave	Low	Succulent
Agave attenuata 'Boutin Blue'	Boutin Blue Agave	Low	Succulent
Agave celsii albicans 'UCB'	Century Plant	Low	Succulent
Agave x 'Joe Hoak'	Joe Hoak Agave	Low	Succulent
Agave vilmoriniana	Octopus Agave	Low	Succulent
Aloe ferox	Bitter Aloe	Low	Succulent
Baccharis pilularis 'Pigeon Point'	Coyote Brush	Low	Evergreen Shrub
Carex divulsa	Berkeley Sedge	Low	Sedge
Carex elata 'Aurea'	Sedge	Low	Sedge
Dioon edule	Mexican Cycad	Medium	Cycad
Kalanchoe luciae	Paddle Plant	Low	Succulent
Kniphofia uvaria 'Malibu Yellow'	Malibu Yellow Poker Plant	Low	Evergreen Perennial
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	Low	Evergreen Perennial
Senecio mandraliscae	Blue Finger	Low	Succulent

PLANT ZONE B			
CANOPY TREE - MIN 24" BOX			
Arbutus x 'Marina'	Arbutus	Low	Evergreen Tree
Tristaniopsis laurina 'Elegant'	Elegant Water Gum	Medium	Evergreen Tree
ACCENT TREE - MIN 24" BOX			
Cassia leptophylla	Gold Medallion Tree	Medium	Evergreen Tree
Handroanthus impetiginosus	Pink Trumpet Tree	Medium	Deciduous Tree
Pyrus kawakamii	Evergreen Pear	Medium	Evergreen Tree
SHRUBS & GROUNDCOVERS			
Baccharis pilularis 'Pigeon Point'	Coyote Brush	Low	Evergreen Shrub
Carex divulsa	Berkeley Sedge	Low	Sedge
Carex elata 'Aurea'	Sedge	Low	Sedge
Correa x 'Ray's Tangerine'	Orange Australian Fuchsia	Low	Evergreen Shrub
Dianella revoluta 'Little Rev'	Little Rev Flax Lily	Low	Evergreen Perennial
Festuca mairei	Atlas Fescue	Low	Evergreen Grass
Heuchera maxima	Island Alum Root	Low	Evergreen Perennial
Kniphofia uvaria 'Malibu Yellow'	Malibu Yellow Poker Plant	Low	Evergreen Perennial
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	Medium	Evergreen Shrub
Mahonia eurybracteata 'Soft Caress'	Mahonia Soft Caress	Medium	Evergreen Shrub
Sesleria autumnalis	Autumn Moor Grass	Medium	Evergreen Grass
Zamia furfuracea	Cardboard Palm	Medium	Cycad

PLANT ZONE C			
CANOPY TREE - MIN 24" BOX			
Lophostemon confertus	Brisbane Box	Medium	Evergreen Tree
ACCENT TREE - MIN 24" BOX			
Washingtonia robusta	Mexican Fan Palm	Low	Palm
GROUNDCOVER			
Kniphofia uvaria 'Malibu Yellow'	Malibu Yellow Poker Plant	Low	Evergreen Perennial
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	Low	Evergreen Perennial

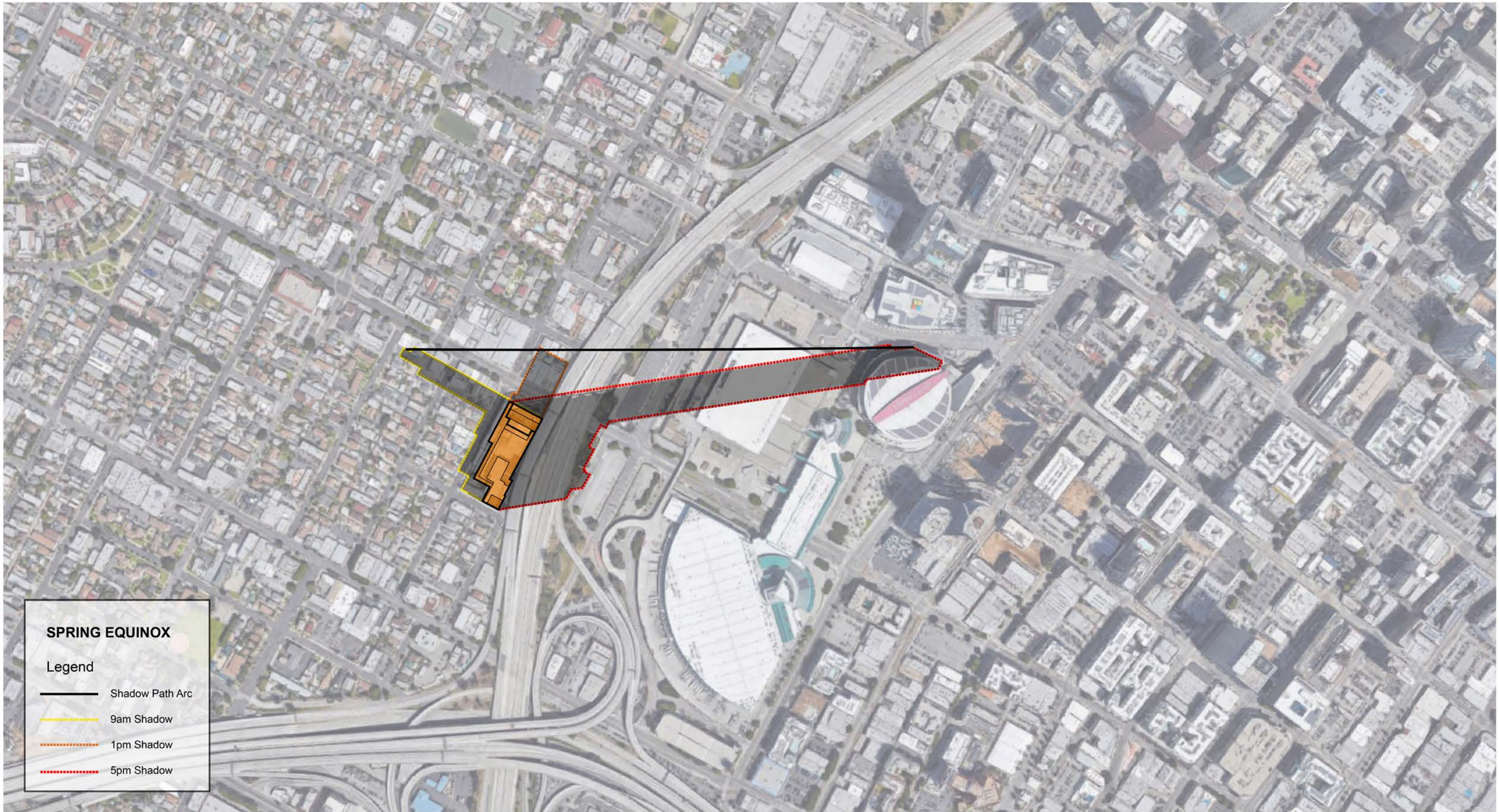
PLANT ZONE D			
GROUNDCOVER			
Kniphofia uvaria 'Malibu Yellow'	Malibu Yellow Poker Plant	Low	Evergreen Perennial
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	Low	Evergreen Perennial

LANDSCAPE PLAN PLANTING PALETTE

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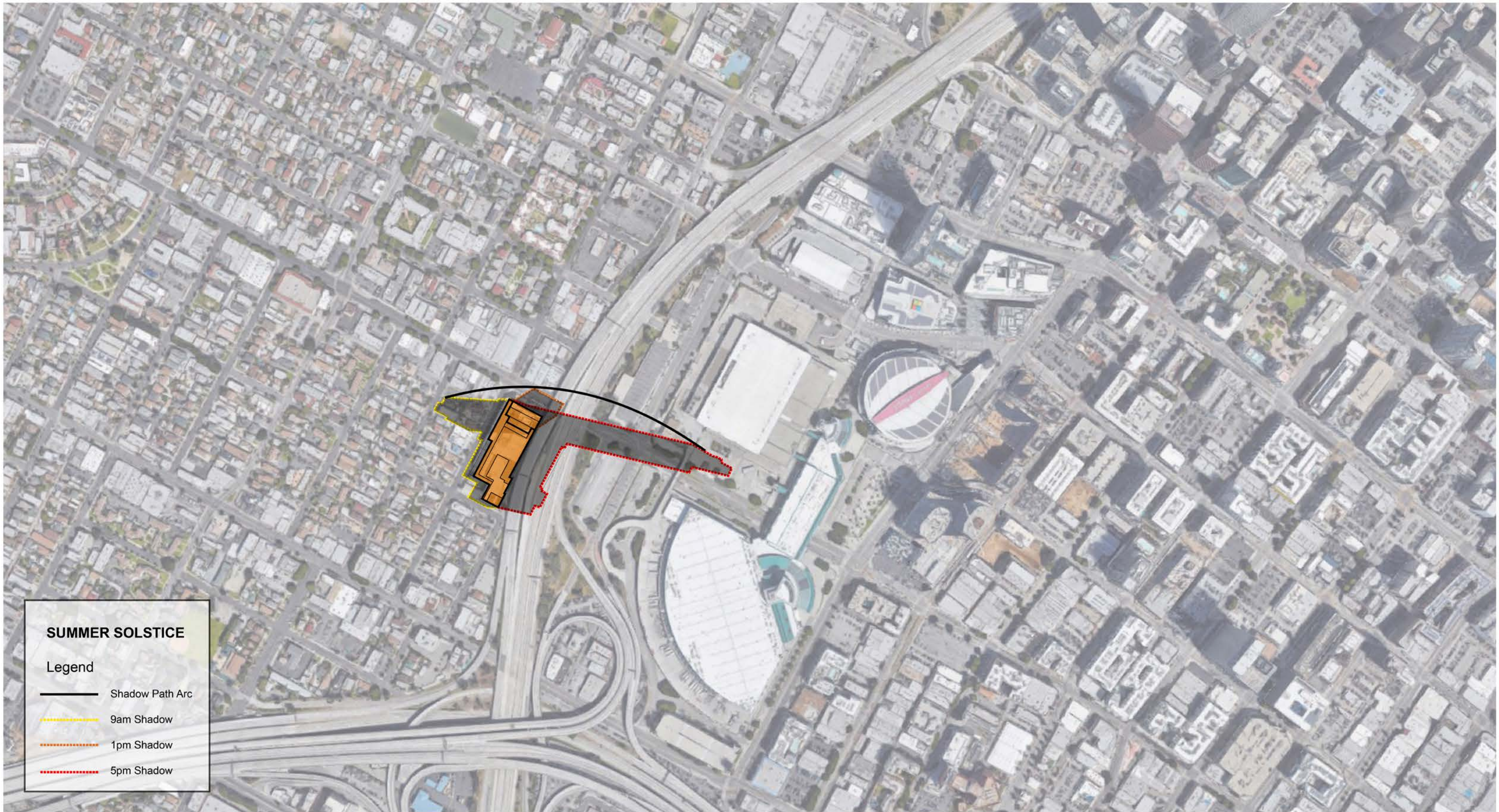


SHADOW STUDIES SPRING EQUINOX

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SHADOW STUDIES SUMMER SOLSTICE

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FALL EQUINOX

Legend

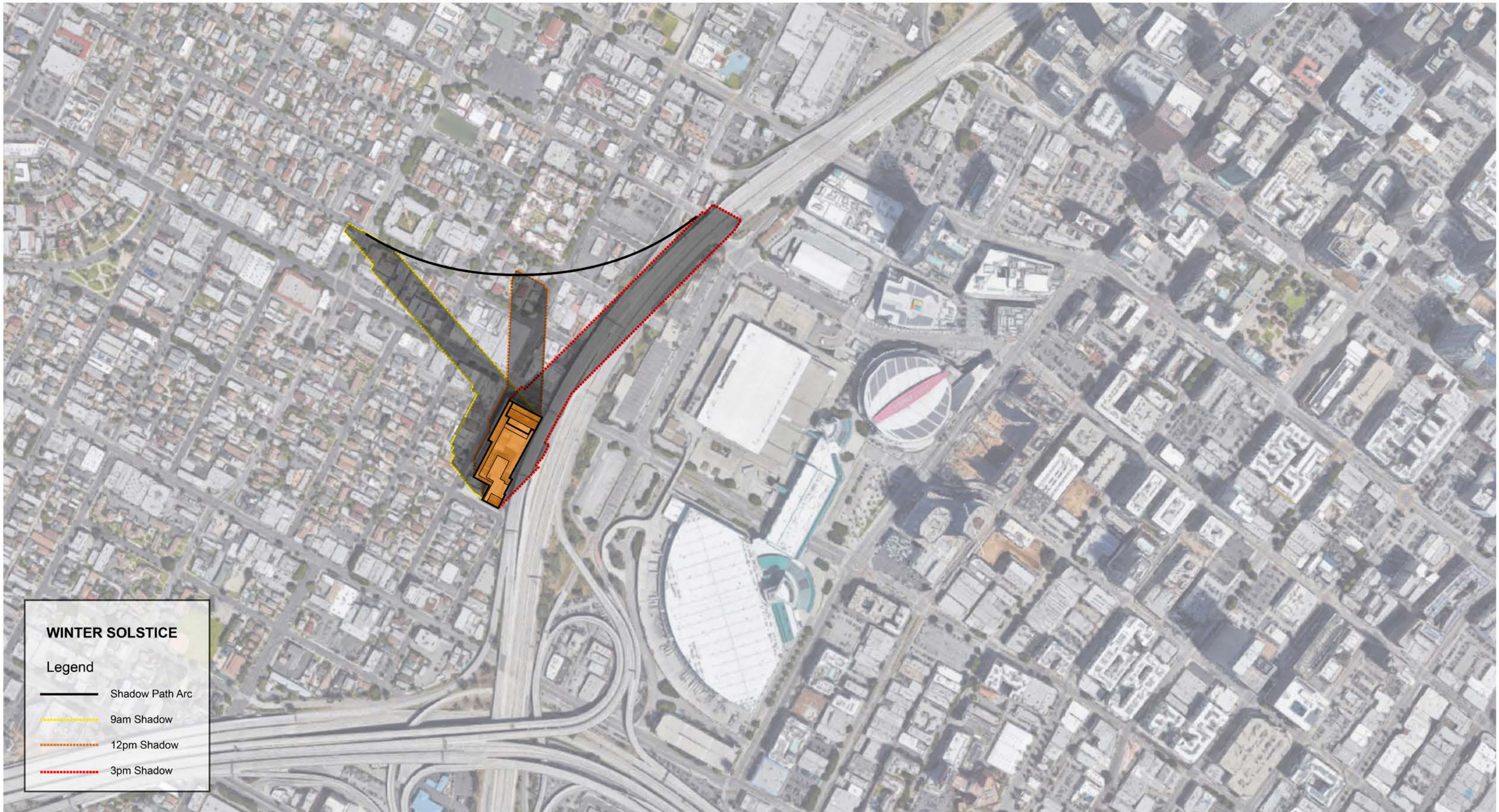
- Shadow Path Arc
- 9am Shadow
- 1pm Shadow
- 5pm Shadow

SHADOW STUDIES FALL EQUINOX

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WINTER SOLSTICE

Legend

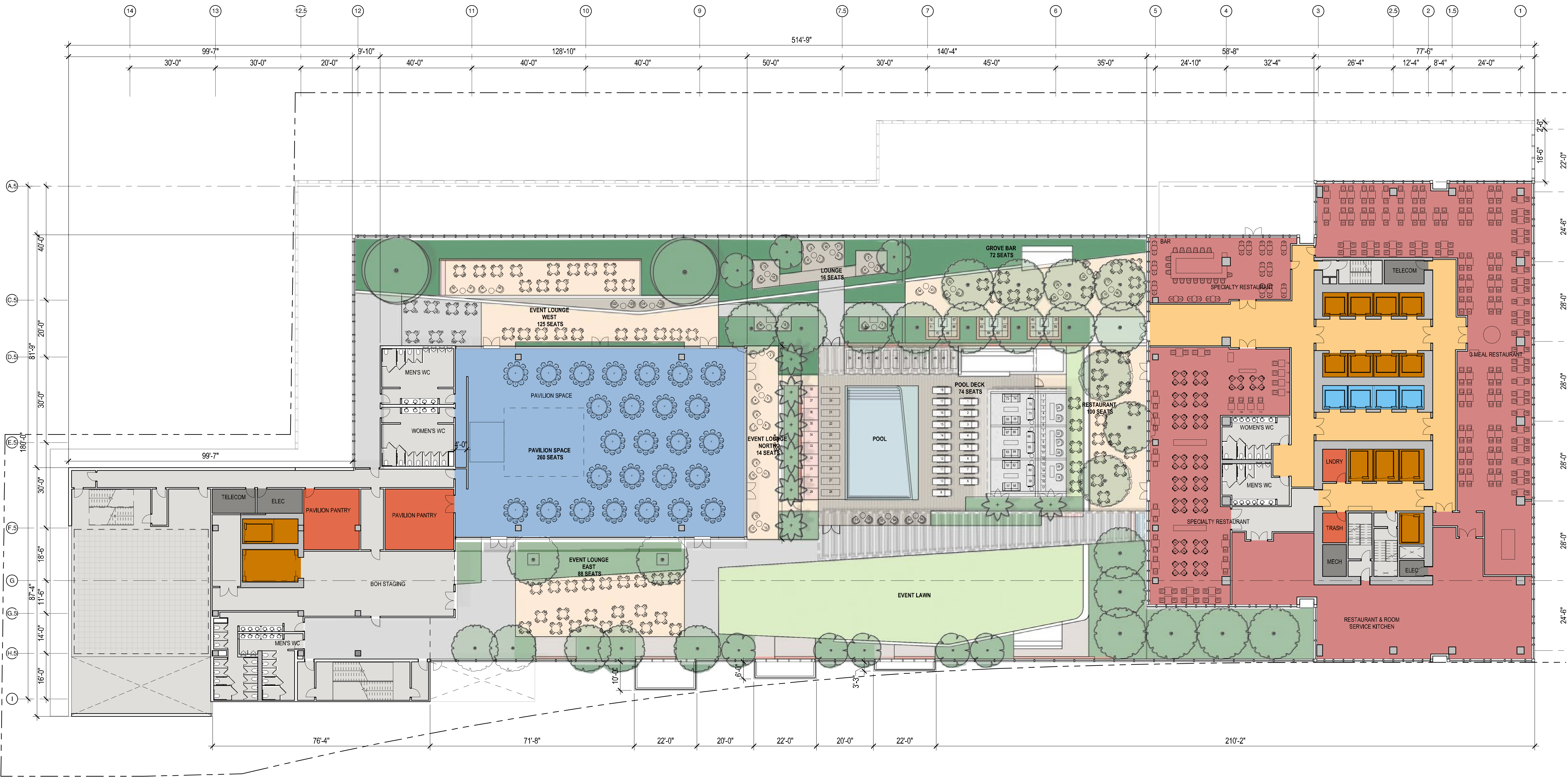
- Shadow Path Arc
- 9am Shadow
- 12pm Shadow
- 3pm Shadow

SHADOW STUDIES WINTER SOLSTICE

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AREA SUMMARY

Pavillion Ballroom: 7,043 ft²
Restaurants / Podium Bars: 13,305 ft²
Hotel Support: 1,146 ft²

SEAT COUNT SUMMARY

Specialty Restaurant: 120 seats
Specialty Restaurants / Podium Bars: 50 seats
Three Meal Restaurant: 195 seats
Restaurant seating: 100 seats

Pool Deck: 74 seats
Event Lounge North: 14 seats
Event Lounge East: 88 seats
Pavilion Space: 260
Event Lounge West: 125 seats
Lounge: 16 seats
Grove Bar: 72 seats
Total Seats: 1,114

LEGEND

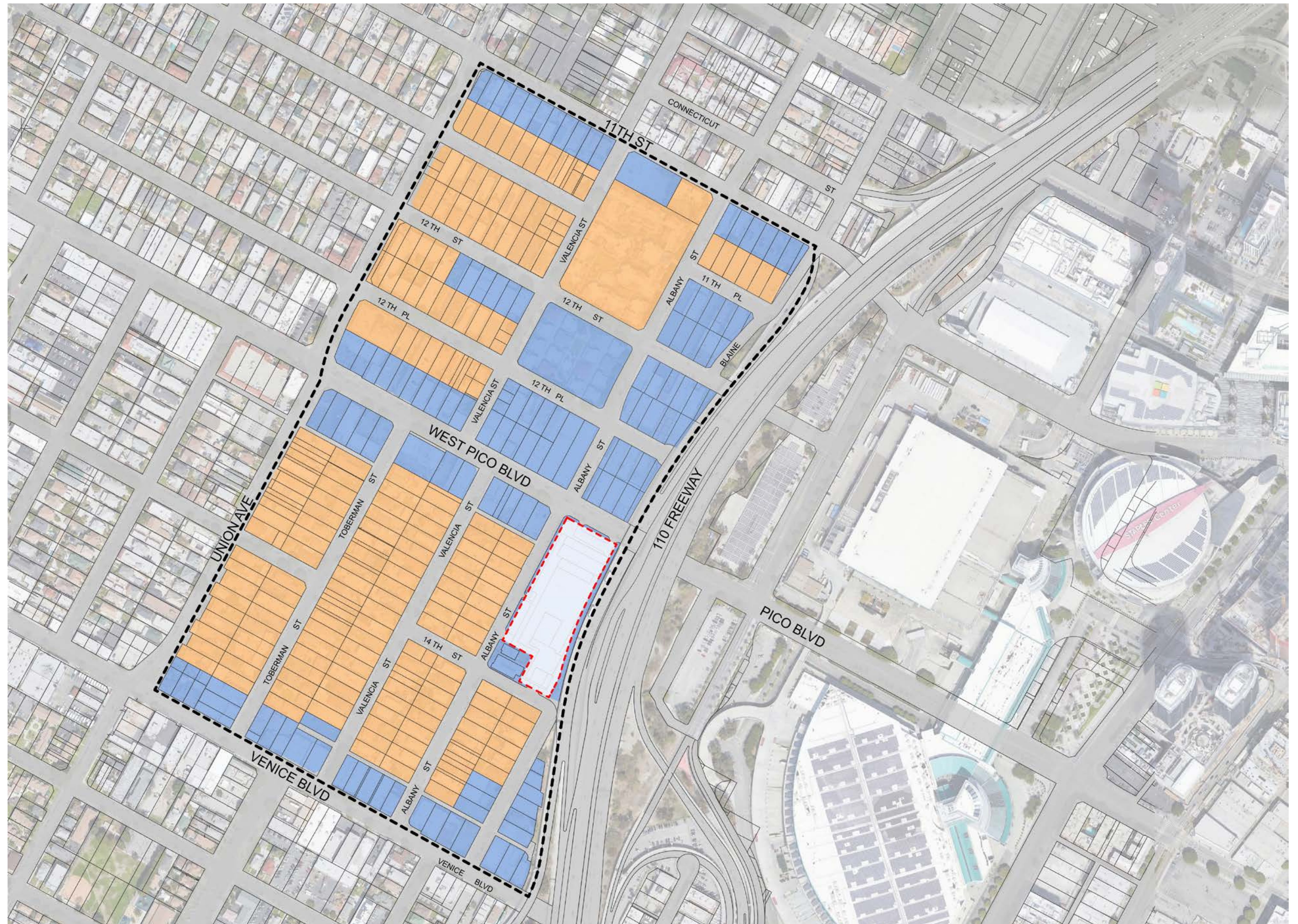
- Amenities
- Building Support
- Circulation
- F&B
- Hotel Support
- Hotel Function Space
- Hotel Guestrooms
- Hotel Circulation/Prefunction
- Mechanical
- Parking
- Podium Elevators
- Ballroom Elevators

BUILDING PLAN PODIUM LEVEL 5 PAVILION SPACE FURNITURE PLAN

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LEGEND

- SITE BOUNDARY
- COMMERCIAL
- RESIDENTIAL



PICO UNION NEIGHBOURHOOD MAP

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