



6701 SUNSET BLVD.

LOS ANGELES, HOLLYWOOD, CALIFORNIA

HARRIDGE DEVELOPMENT GROUP, LLC
05/29/2015

INDEX

02 Zoning	29 Section A
03 Project Summary	30 Section B
05 Site Survey	31 Section C
06 Plot Plan	32 Section D
07 Ground Level Plan	33 Sections E & F
08 Podium Level Plan	34 Landscape
09 Lower Tower Plan	36 Open Space
10 Upper Tower Plan	37 Typical Unit Plans
11 Project Diagram	
12 P1	
13 P2	
14 P3	
15 P4	
16 P5	
17 A1 Parcel	
19 Mc Cadden Pl. West	
20 N. Las Palmas Ave. East	
21 N. Las Palmas Ave. West	
22 Paseo North	
23 Paseo South	
24 Crossroads West	
25 Crossroads East	
26 Sunset Blvd. South	
27 Selma Ave. North	
28 D1 Parcel	

CPC 2015-2025

Parcel	APN	Address	Existing Zoning	Proposed Zoning	Lot Area (SF)	Max. Density	Max. Units	Prop. Density (avg. across site)	Proposed Units	Buildable Area (SF)	Total Area (SF)	Max FAR	Max. Floor Area	Proposed Floor Area (SF)	Proposed Floor Area (SF)	Prop. FAR (avg. across site)		
A1	5547020007	1552 N HIGHLAND AVE	C4-2D-SN	C4-2-SN	6,074	1/200	195	1/319	0	6,074	38,950	6:1	1,820,664	Hotel = 348,363 Retail = 10,205 SF Total= 358,568	1,424,391	4.69:1		
	5547020008	1546 N HIGHLAND AVE	C4-2D-SN		6,125					6,125								
	5547020045	1540 N HIGHLAND AVE	C4-2D-SN		6,126					6,126								
	5547020036	6760 W SELMA AVE	C4-2D	C4-2	6,875					6,875								
	5547020025	1549 N MCCADDEN PL	C4-2D		6,875					6,875								
	5547020045	1543 N MCCADDEN PL	C4-2D		6,875					6,875								
B1, B2, B3, B4	5547020027	6736 W SELMA AVE	C4-2D	C4-2	2,925	1/200	593	1/319	872	2,925	118,631	6:1	1,820,664	Residential= 742,650 SF Retail = 57,792 Total= 800,442	1,424,391	4.69:1		
	5547020027	1546 N MCCADDEN PL	C4-2D		2,925					2,925								
	5547020029	1542 N MCCADDEN PL	C4-2D		5,716					5,716								
	5547020028	6732 W SELMA AVE	C4-2D		2,817					2,817								
	5547020028	NONE ASSOCIATED	C4-2D		2,804					2,804								
	5547020001	6718 W SELMA AVE	C4-2D		71,545					71,545								
	5547020002	NONE ASSOCIATED	C4-2D	10,287	10,287													
	5547020005	6713 W SUNSET BLVD	C4-2D-SN	C4-2-SN	11,362				640	1/319	0	11,362	127,973	6:1	1,820,664	Office= 92,961 SF Retail = 107,782* Total = 200,743	1,424,391	4.69:1
	5547020004	6709 W SUNSET BLVD	C4-2D-SN		8,250							8,250						
	5547020003	6707 W SUNSET BLVD	C4-2D-SN		11,250							11,250						
5547019019	NONE ASSOCIATED	C4-2D	C4-2		6,955	1/200	195	1/319				0						
5547019020	1539 N LAS PALMAS AVE	C4-2D		6,955	6,955													
5547019032	NONE ASSOCIATED	C4-2D		6,828	6,828													
5547019022	1531 N LAS PALMAS AVE	C4-2D		6,870	6,870													
5547019023	6685 W SUNSET BLVD	C4-2D		6,168	6,168													
5547019032	1529 N LAS PALMAS AVE	C4-2D		15,900	15,900													
5547019032	NONE ASSOCIATED	C4-2D		17,500	17,500													
5547019032	6665 W SUNSET BLVD	C4-2D		49,547	49,547													
D1	5547014027	1608 N LAS PALMAS AVE	C4-2D	C4-2	3,069	1/200	195	1/319	78	3,069	17,890	6:1	1,820,664	Residential= 60,302 SF Retail = 4,336 Total = 64,638	1,424,391	4.69:1		
	5547014027	NONE ASSOCIATED	C4-2D		3,099					3,099								
	5547014028	1600 N LAS PALMAS AVE	C4-2D		3,080					3,080								
	5547014028	6671 W SELMA AVE	C4-2D		3,080					3,080								
	5547014026	6665 W SELMA	C4-2D		5,562					5,562								
TOTAL					303,444	1/200	1,517	1/319	950	303,444	303,444	6:1	1,820,664	1,424,391	1,424,391	4.69:1		

*Including Crossroads of the World buildings to be retained.

LEGAL DESCRIPTION

PARCEL A: SITE 1

PARCEL 1: (5547-019-019)

LOT 5 OF A.E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (5547-019-020)

LOT 6 OF A. E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (5547 -019-022)

LOT 8 OF A. E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHERLY 75.22 FEET THEREOF.

PARCEL 4: (5547-019-023)

THE SOUTHERLY 75.22 OF LOT 8 OF A.E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5: (5547-019-032)

LOTS 1, 7 AND 9 OF THE A. E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 10 OF SAID A. E. WINSTANLEY AND THAT PORTION OF THE RANCHO LA BREA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 10, AND EASTERLY PROLONGATION THEREOF, SOUTH 89° 41' 30" EAST TO A POINT IN THE NORTHERLY LINE OF SUNSET BOULEVARD, 100 FEET WIDE, DISTANT THEREON SOUTH 89° 41' 30" EAST 283.19 FEET FROM THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF LAS PALMAS AVENUE, 50 FEET WIDE; THENCE NORTH 0° 13' 45" EAST 200.00 FEET; THENCE NORTH 4° 37' 35" EAST 170.97 FEET; THENCE NORTH 0° 03' 10" WEST 174.87 FEET TO A POINT IN THE SOUTH LINE OF SELMA AVENUE, DISTANT THEREON SOUTH 89° 30' 80" EAST 294.80 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF SELMA AVENUE, 60 FEET WIDE, AND THE EASTERLY LINE OF SAID LAS PALMAS AVENUE, THENCE ALONG SAID SOUTHERLY LINE OF SELMA AVENUE, NORTH 89° 30' 30" WEST 13.80 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 TO THE NORTHWESTERLY CORNER OF SAID LOT 10; THENCE CONTINUING SOUTHERLY; EASTERLY AND SOUTHERLY, ALONG THE GENERAL WESTERLY BOUNDARY OF SAID TO 10 TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 38, PAGE 34 OF RECORD OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL B: SITE 2

PARCEL 1: (5547-020-001)

THAT PORTION OF THE RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LAS PALMAS AVENUE, FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A. E. WINSTANLEY TRACT, RECORDED IN BOOK 8, PAGE 11 OF MAPS, RECORDS OF SAID COUNTY; DISTANT NORTHERLY THEREON 200 FEET FROM THE NORTH LINE OF SUNSET BOULEVARD AS SHOWN ON SAID TRACT MAP; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LAS PALMAS AVENUE, A DISTANCE OF 347.51 FEET TO THE SOUTH LINE OF SELMA AVENUE; THENCE WESTERLY ALONG SAID SOUTH LINE OF SELMA AVENUE, A DISTANCE OF 205.77 FEET TO THE EAST LINE OF THE DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID DAVIDSON TRACT, A DISTANCE OF 348.20 FEET TO A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD AND PASSING THROUGH THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 205.76 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS AND ALL KINDRED SUBSTANCES SITUATED 500 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY ON TO SAID LAND, AS PROVIDED IN DEED RECORDED SEPTEMBER 18, 1985 AS INSTRUMENT NO. 85-1085382.

EXCEPT THEREFROM THE EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE ALL COAL, CHEMICALS, PETROLEUM, OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND SUCH OTHER MINERALS AS MAY THEREIN EXISTS, AND TO MAKE SUCH USE OF SAID HEREIN DESCRIBED LAND BENEATH A DEPTH OF 500 FEET OF THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, DIGGING, BORING OR SINKING OF WELLS, SHAFTS, TUNNELS OR OTHER METHODS, TOGETHER WITH THE FURTHER EXCLUSIVE AND PERPETUAL RIGHT TO MAKE SUCH USE OF SAID LAND AS MAY BE NECESSARY TO STORE, KEEP, DEPOSIT AND/OR REMOVE ALL COAL, CHEMICALS, PETROLEUM, OIL, GAS, ASPHALTUM, OTHER HYDROCARBONS AND MINERALS, METALS AND MINERAL ORES, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OF NOT, OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, PROVIDED, HOWEVER, THAT GRANTORS, THEIR SUCCESSORS OR ASSIGNS SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, AS PROVIDED IN DEED RECORDED SEPTEMBER 24, 1985 AS INSTRUMENT NO. 85-1111948.

PARCEL 2: (5547-020-004)

THAT PORTION OF RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SUNSET BOULEVARD, DISTANT WESTERLY 75 FEET FROM THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF LAS PALMAS AVENUE, AS SHOWN ON THE MAP OF A. E. WINSTANLEY TRACT, RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF LAS PALMAS AVENUE, A DISTANCE OF 150 FEET, THENCE WESTERLY PARALLEL WITH SAID NORTH LINE OF SUNSET BOULEVARD, 55 FEET THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE OF LAS PALMAS AVENUE 150 FEET TO THE NORTH LINE OF SAID SUNSET BOULEVARD, THENCE EASTERLY ALONG SAID BOULEVARD 55 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (5547-020-002)

THAT PORTION OF RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SUNSET BOULEVARD WITH THE WEST LINE OF LOS PALMAS AVENUE FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A.E. WINSTANLEY TRACT AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHERLY ALONG SAID WEST LINE OF LAS PALMAS AVENUE, 200 FEET, THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD, 205.31 FEET MORE OR LESS TO POINT IN THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOTS 1 TO 6 INCLUSIVE, IN BLOCK "B" OF THE DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF SAID MAPS, THENCE SOUTHERLY ALONG SAID PROLONGED LINE 200 FEET, THE NORTH LINE OF SUNSET BOULEVARD, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BOULEVARD, 205.08 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTHERLY 150 FEET THEREOF CONVEYED TO DANIEL J. STACK BY DEED RECORDED IN BOOK 130 PAGE 150, OFFICIAL RECORDS.

PARCEL 4: (5547-020-005)

THAT PORTION THAT RANCHO LA BREA, IN THE CITY THE LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SUNSET BOULEVARD WITH THE WEST THE OF LINE PALMAS AVENUE, FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A.E. WINSTANLEY TRACT AS PER WINSTANLEY RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHERLY ALONG THE NORTH LINE LAS PALMAS AVENUE 150 FEET, THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD 205.05 FEET TO A POINT IN THE SOUTHERLY PROLONGATION OF THE EAST LINES OF LOTS 1 TO 6 INCLUSIVE IN BLOCK "B" OF THE DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, THENCE SOUTHERLY ALONG SAID PROLONGED LINE 150 FEET TO THE NORTH LINE OF SUNSET BOULEVARD, THENCE EASTERLY ALONG LINE BOULEVARD 205.08 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 130 FEET OF SAID LAND.

PARCEL 5: (5547-020-003)

THAT PORTION OF THE RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SUNSET BOULEVARD WITH THE WEST LINE OF LAS PALMAS AVENUE, FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A. E. WINSTANLEY TRACT, RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHERLY ALONG SAID WEST LINE OF LAS PALMAS AVENUE, 150 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD, 75 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE OF LAS PALMAS AVENUE, 150 FEET TO SAID NORTH LINE OF SUNSET BOULEVARD, THENCE EASTERLY ALONG SAID BOULEVARD, 75 FEET TO THE POINT OF BEGINNING.

PARCEL C: SITE 3

PARCEL 1: (5547-014-026)

THAT PORTION OF LOT 8 OF THE EULALIE TRACT NO. 2, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE(S) 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS :

BEGINNING AT THE SOUTHEAST CORNER (SE/C) OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF, 50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 112.33 FEET TO A POINT IN THE SOUTH LINE OF THE LAND CONVEYED TO CHARLES L. SWEENEY BY DEED AS RECORDED IN BOOK 5383 AT PAGE 313 OF DEEDS, RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID SOUTH LINE, 50 FEET TO A POINT IN THE EAST LINE OF SAID LOT, DISTANT 56.60 FEET SOUTH OF THE NORTHEAST CORNER (NE/C) THEREOF; THENCE SOUTH ALONG THE SAID EAST LINE, 112.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (5547-014-027)

THOSE PORTIONS OF LOTS 8, 9 AND 10 OF EULALIE TRACT NO. 2, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 3, PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT 56 FEET NORTH, MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 8, FROM A POINT IN THE SOUTH LINE OF SAID LOT, DISTANT 50 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 8, 56.33 FEET TO A POINT IN THE SOUTH LINE OF THE LAND CONVEYED TO CHARLES L. SWEENEY BY DEED RECORDED IN BOOK 5383, PAGE 313 OF DEEDS, RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID SOUTH LINE, 110.84 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID LOT 10, DISTANT 55.725 FEET SOUTH FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 10, 55.725 FEET; THENCE EASTERLY 110.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3: (547-014-028)

THE SOUTH 56 FEET OF LOTS 9 AND 10 AND THE SOUTH 56 FEET OF THE WEST .80 OF A FOOT OF LOT 8 OF EULALIE TRACT #2, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 3, PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D: SITE 4

PARCEL 1: (5547-020-007, 5547-020-008 AND 5547-020-045)

LOTS 1, 2, 3 AND 19 IN BLOCK "A" OF THE DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 153 OF MAPS; IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (5547-020-025)

LOT 20 IN BLOCK "A" OF THE DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (5547-020-036)

LOT 21 IN BLOCK "A" OF THE DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN#: 5547-020-027

LEGAL DESCRIPTION: THE WEST 65 FEET OF LOTS 1 AND 2, BLOCK "B" OF DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN #5547-020-028

LEGAL DESCRIPTION: LOTS 1 AND 2 EXCEPT THE WEST 65 FEET THEREOF IN BLOCK "B" OF DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: # 547-020-029

LOT 3 BLOCK "B", DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT SUMMARY

REQUIRED PARKING

PARCEL A

TOTAL REQUIRED HOTEL PARKING:

308 KEYS = 128 SPACES

MEETING SPACE/BANQUET :
21,484 SF x (2/1000) = 43 SPACES

BAR/LOUNGE/RESTAURANT
17,525 SF x (2/1000) = 35 SPACES

TOTAL RETAIL PARKING:
10,205 SF X (2/1000) = 20 SPACES

TOTAL REQUIRED PARKING PARCEL A = 226 SPACES

TOTAL REQUIRED BIKE PARKING:

HOTEL LONG TERM
308 KEYSx (1/20 KEYS) = 15 SPACES

HOTEL SHORT TERM
308 KEYS x (1/20 KEYS) = 15 SPACES

RETAIL SHORT TERM
10,205 SF x (1/2000 SF) = 5 SPACES

RETAIL LONG TERM
10,205 SF x (1/2000 SF) = 5 SPACES

TOTAL REQUIRED BIKE PARKING = 40 SPACES

TOTAL PROVIDED PARKING:

128 SPACES FOR ROOMS

MEETING/BANQUET :
21,484 SF x (10/1000) = 215 SPACES

BAR/LOUNGE/RESTAURANT:
17,525 SF x (2/1000) = 35 SPACES

RETAIL:
10,205 SF x (3/1000) = 31 SPACES

TOTAL: 409 SPACES PROVIDED

PARCELS B & C

PARCELS B1,B2,B3,B4:

REQUIRED RESIDENTIAL PARKING:

B1: 190 UNITS X 2.5 SPACES = 475 SPACES

B2,B3, B4 APARTMENTS ** :

273 STUDIOS x 1 = 273 SPACES
136 1 BED x 1 = 136 SPACES
273 2BED x 2 = 546 SPACES

TOTAL REQUIRED RESIDENTIAL PARKING:
1430 SPACES

REQUIRED RETAIL PARKING:

B1: 15,402 SF X (2/1000 SF) = 31 SPACES
B2: 11,639 SF X (2/1000 SF) = 23 SPACES
B3: 10,937 SF X (2/1000 SF) = 22 SPACES
B4: 16,735 SF X (2/1000 SF) = 33 SPACES

REQUIRED RETAIL PARKING B1, B2,B3, B4 : 109 SPACES

PARCELS C1,C2 :

TOTAL REQUIRED OFFICE PARKING:

C1: 49,136 SF x (2/1000 SF) = 98 SPACES
C2: 43,825 SF x (2/1000 SF) = 88 SPACES

TOTAL REQUIRED OFFICE PARKING = 186 SPACES

REQUIRED RETAIL PARKING:

C1: 23,594 SF x (2/1000 SF) = 47 SPACES
C2: 16,188 SF x (2/1000 SF) = 32 SPACES

REQUIRED RETAIL PARKING C1, C2 = 79 SPACES

CROSSROADS:

TOTAL REQUIRED RETAIL PARKING:
68,000 SF x (2 /1000 SF) = 136 SPACES

TOTAL REQUIRED PARKING PARCELS B+C = 1,940 SPACES

TOTAL REQUIRED BIKE PARKING:

RESIDENTIAL LONG TERM:
(190+70+489+123) UNITS X 1 = 872 SPACES
RESIDENTIAL SHORT TERM:
UNITS X (1 SPOT/10 UNITS) = 87 SPACES

RETAIL LONG TERM:

TOTAL RETAIL PARCEL B:
15,402 SF +11,639 SF +10,937 SF +16,735 SF = 57,402 SF

TOTAL RETAIL PARCEL C:
23,594 SF + 16,188 SF = 39,782 SF

TOTAL OFFICE PARCEL C:
49,136 SF + 43,825 SF = 92,961 SF

RETAIL LONG TERM:
(57,402 SF + 2,300 SF * + 39,782 SF) / 2000 = 49 SPACES

RETAIL SHORT TERM:
(57,402 SF + 2,300 SF * + 39,782 SF)/ 2000 = 49 SPACES

OFFICE LONG TERM :
92,961 SF / 2000 = 46 SPACES

OFFICE LONG TERM :
92,961 SF / 2000 = 46 SPACES

TOTAL REQUIRED BIKE PARKING = 1149 SPACES

BIKE PARKING INCENTIVES:

RESIDENTIAL PARKING SPACES REDUCTION:
1 per 4 BIKE PARKING SPACES , MAX 10%
(872+87)/4 = 239 > 10%(1430) = 143
RESIDENTIAL PARKING REDUCTION ALLOWED = 143 SPACES

RETAIL PARKING SPACES REDUCTION:
1 per 4 BIKE PARKING SPACES , MAX 20 %
(49+49)/4 = 24 < 20% (109+79+136) = 65
RETAIL PARKING REDUCTION ALLOWED = 24

OFFICE PARKING SPACES REDUCTION:
(46+46)/4 = 23 < 20% (186) = 37 SPACES
OFFICE PARKING REDUCTION ALLOWED = 23 SPACES

NET REQUIRED PARKING

1940 REQUIRED PARKING SPACES
- (143+24+23) SPACES REDUCTION ALLOWED

= 1750 SPACES
+ 1149 BIKE PARKING SPACES

TOTAL PROVIDED PARKING:

TOTAL PROVIDED PARKING = 2083 SPACES
BIKE PARKING = 1149 SPACES

PARCEL D

TOTAL REQUIRED PARKING:

TOTAL REQUIRED RESIDENTIAL PARKING**

50 STUDIO x 1 SPACE = 50 SPACES
10 1 BEDROOM x 1 SPACE = 10 SPACES
18 TWO BEDROOM x 2 SPACES = 36 SPACES

TOTAL REQUIRED RESIDENTIAL PARKING = 96 SPACES

TOTAL REQUIRED RETAIL PARKING
4,336 SF x (2/1000) = 9 SPACES

TOTAL REQUIRED PARKING PARCEL D = 105 SPACES

TOTAL REQUIRED BIKE PARKING

RESIDENTIAL LONG TERM:
78 UNITS X 1 = 78 SPACES

RESIDENTIAL SHORT TERM:
78 UNITS X (1 SPOT/10 UNITS) = 8 SPACES

RETAIL LONG TERM:
4,336 SF/ 2000 = 3 SPACES

RETAIL SHORT TERM:
4,336 SF/ 2000 = 3 SPACES

TOTAL REQUIRED BIKE PARKING = 92 SPACES

BIKE PARKING INCENTIVES:

RESIDENTIAL PARKING SPACES REDUCTION
1 per 4 BIKE PARKING SPACES , MAX 10%
(92)/4 = 23 > 10%(96) = 9
RESIDENTIAL PARKING REDUCTION ALLOWED = 9 SPACES

RETAIL PARKING SPACES REDUCTION
1 per 4 BIKE PARKING SPACES , MAX 20 %
(6)/4 = 1 < 20% (9) = 2
RETAIL PARKING REDUCTION ALLOWED = 1

NET REQUIRED PARKING

105 REQUIRED PARKING SPACES
- 10 SPACES REDUCTION ALLOWED

= 95 SPACES
+ 92 BIKE PARKING SPACES

TOTAL PROVIDED PARKING:

TOTAL PROVIDED PARKING = 104 SPACES
BIKE PARKING = 92 SPACES

TOTAL PARKING AREAS

PARKING AREA = 1,129,823 NSF

A1

P1,P2,P3,P4,P5 = 38,963 NSF

B+C

P1 = 170,417 NSF
P2 = 177,518 NSF
P3 = 177,518 NSF
P4 = 177,518 NSF
P5 = 176,646 NSF

D1

GROUND LEVEL = 10,370 NSF
P1, P2, P3 = 16,007 NSF

MAXIMUM HEIGHT

C4-2 & C4-2 SN = NO LIMIT

PROPOSED MAX HEIGHT

A1 = 364'-6"

B1 = 401'-7"

B2 = 86'-6"

B3 = 385'-7"

B4 = 95'-0"

C1 = 65'-0"

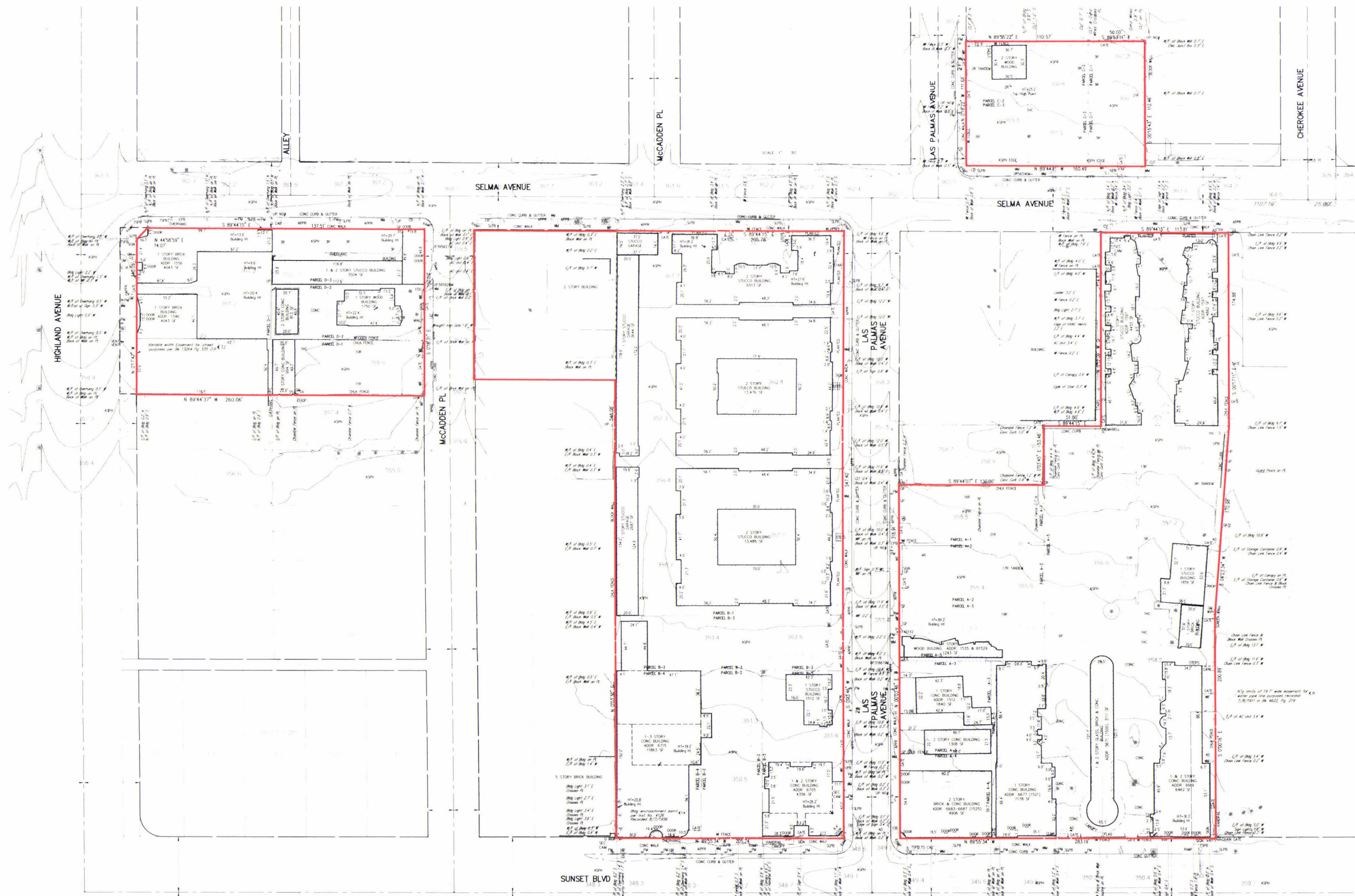
C2 = 80'-7"

D1 = 85'-0"

*ONLY CROSSROADS ADDITION COUNTED
TOWARDS FLOOR AREA

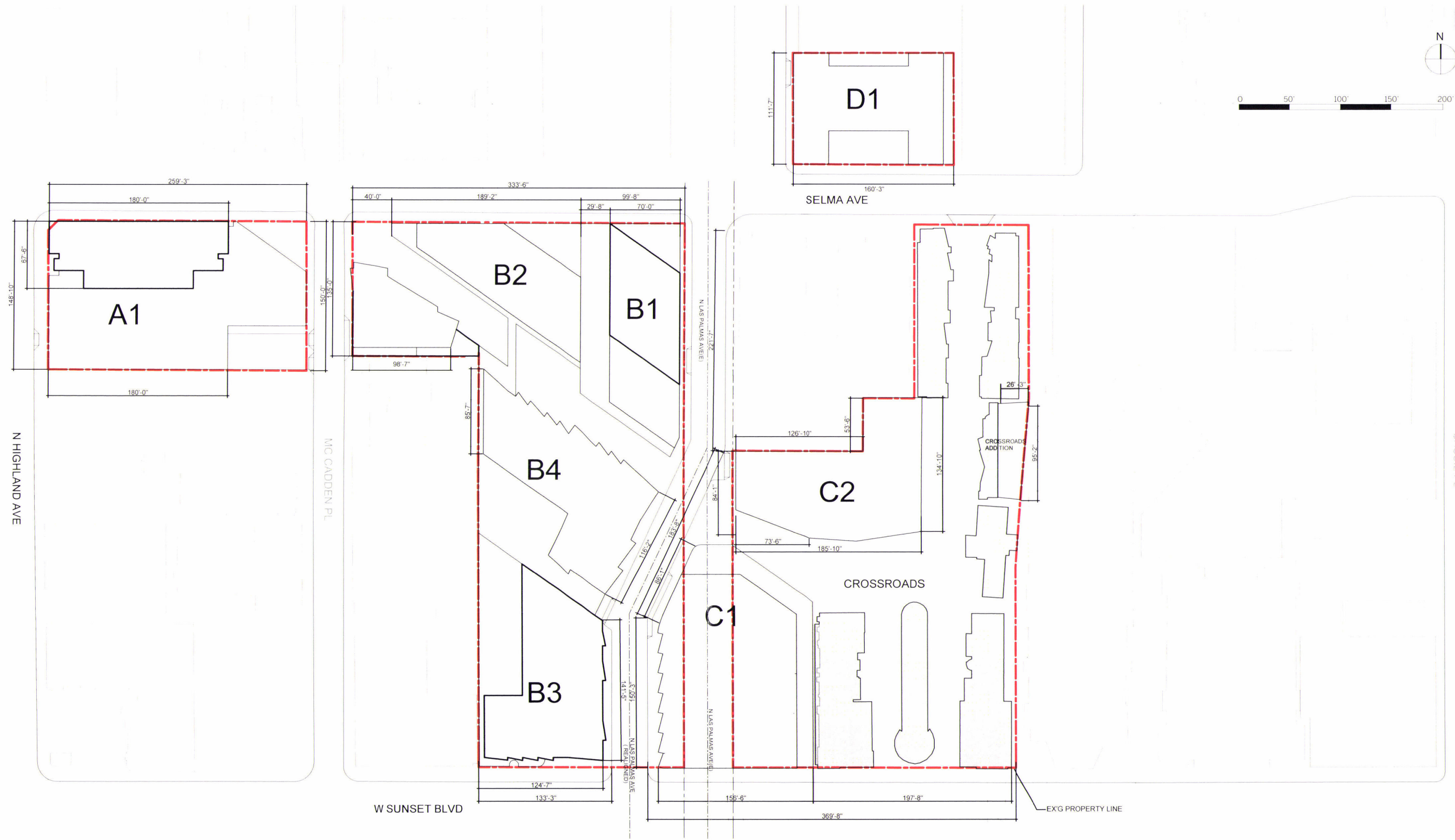
**UTILIZING LAMC 12.22 A25 PARKING OPTION 1

PROJECT SUMMARY



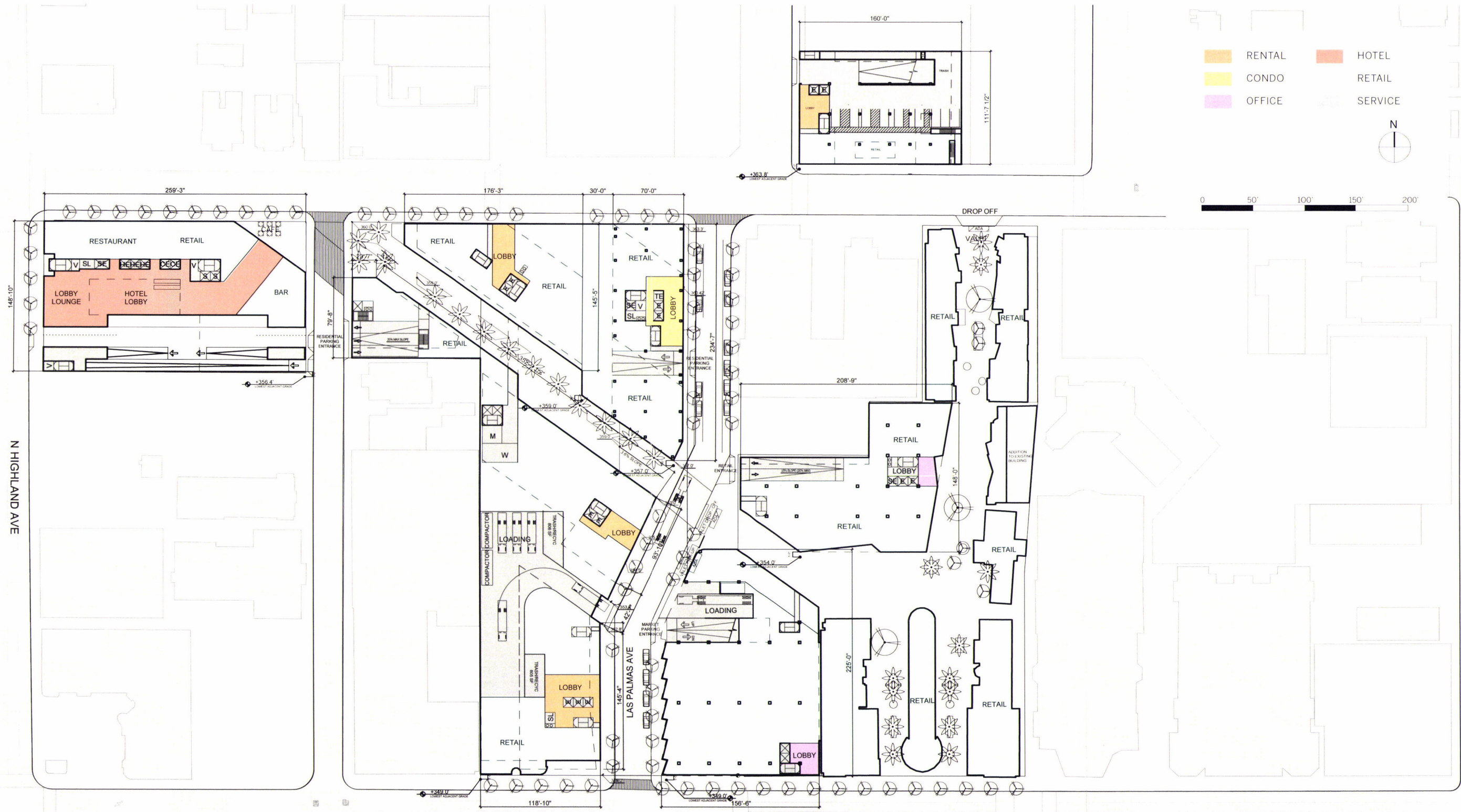
SCALE 1"=100'

SITE SURVEY



SCALE 1"=100'

PLOT PLAN

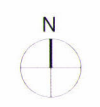


SCALE 1"=100'

GROUND LEVEL PLAN

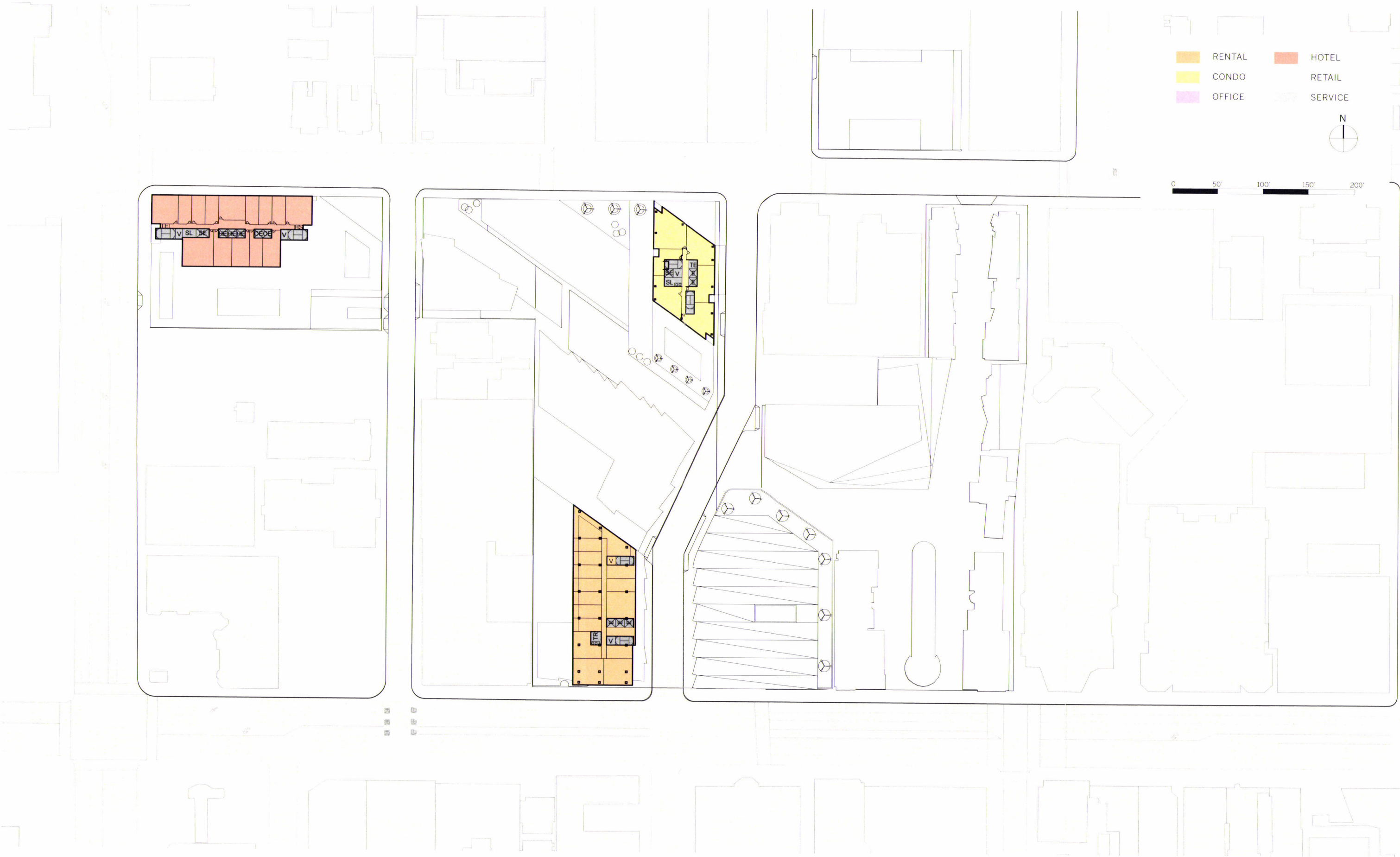


- RENTAL
- CONDO
- OFFICE
- HOTEL
- RETAIL
- SERVICE

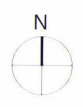


SCALE 1"=100'

PODIUM LEVEL PLAN



- RENTAL
- CONDO
- OFFICE
- HOTEL
- RETAIL
- SERVICE



SCALE 1"=100'

LOWER TOWER PLAN

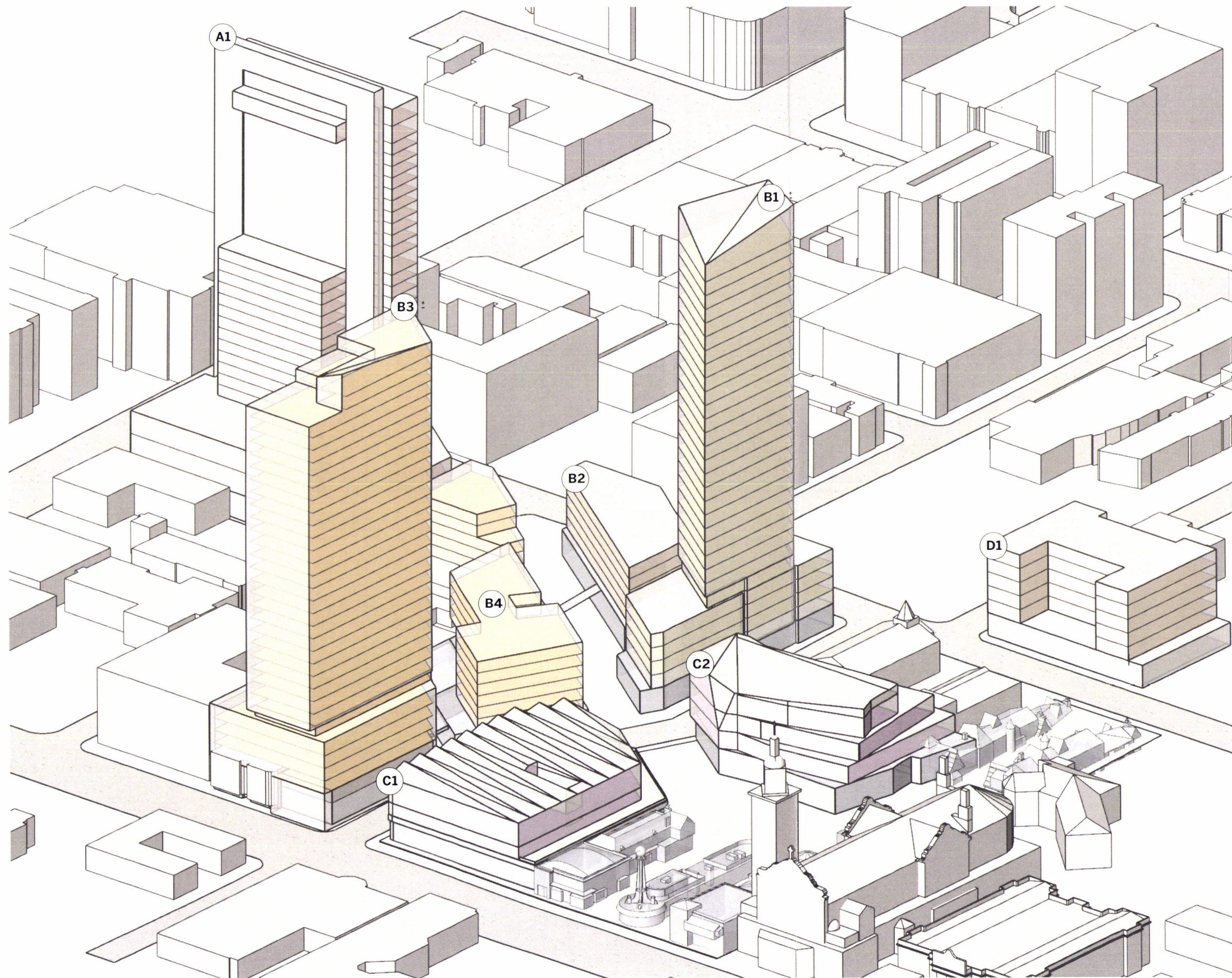


- RENTAL
- CONDO
- OFFICE
- HOTEL
- RETAIL
- SERVICE



SCALE 1"=100'

UPPER TOWER PLAN



A1
 308 KEYS
 409 CARS BELOW GRADE
 348,363 SF HOTEL
 10,205 SF RETAIL
 31 FLOORS

B1
 190 CONDO UNITS
 218,617 SF RESIDENTIAL
 15,402 SF RETAIL
 30 FLOORS

B2
 70 RENTAL UNITS
 52,371 SF RESIDENTIAL
 11,639 SF RETAIL
 6 FLOORS

B3
 489 RENTAL UNITS
 357,976 SF RESIDENTIAL
 10,937 SF RETAIL
 32 FLOORS

B4
 123 RENTAL UNITS
 113,686 SF RESIDENTIAL
 19,814 SF RETAIL
 6 FLOORS + MEZZANINE

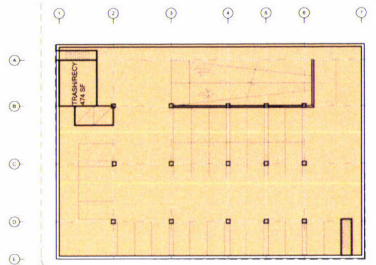
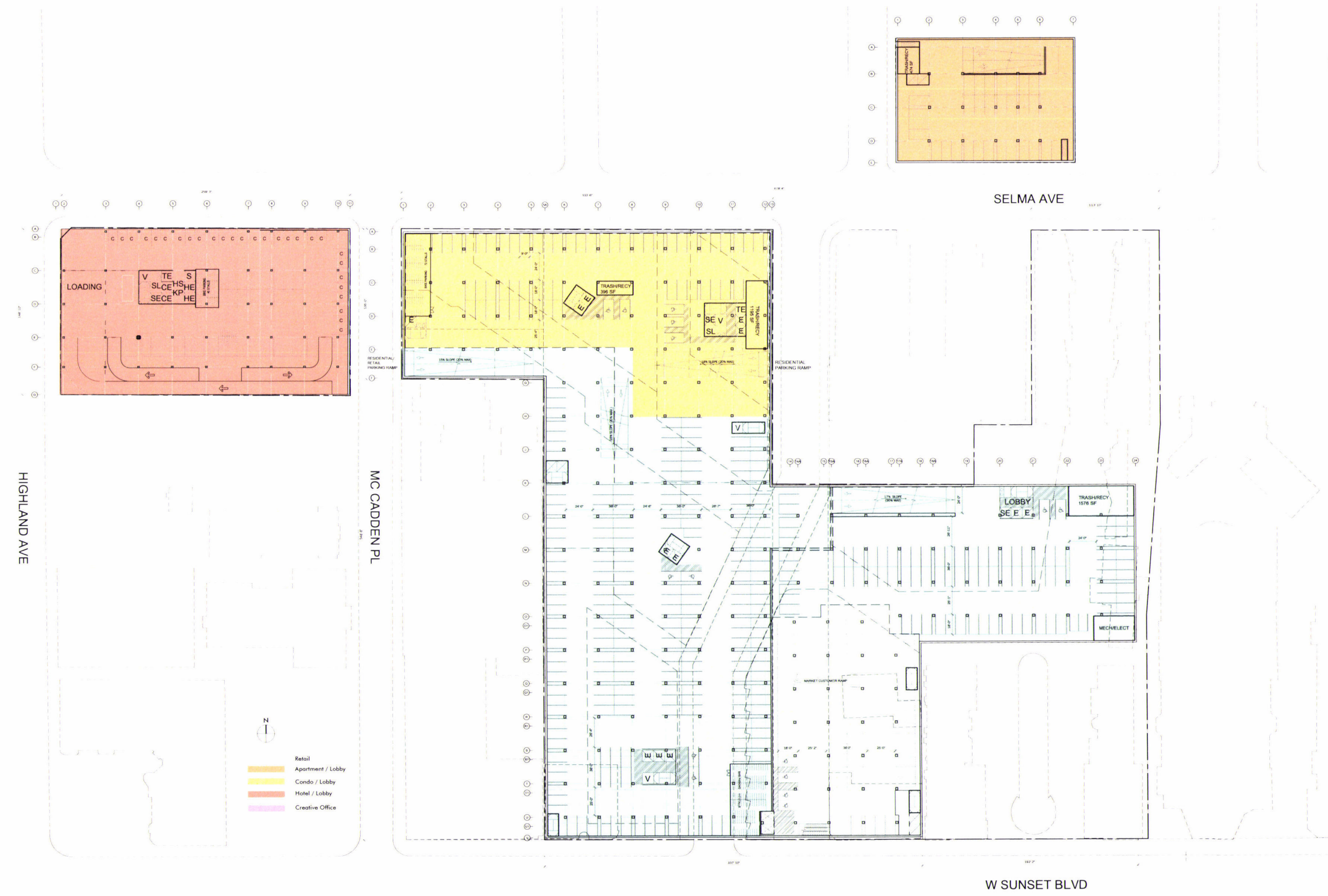
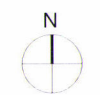
C1
 49,136 SF OFFICE
 23,594 SF RETAIL
 3 FLOORS

C2
 43,825 SF OFFICE
 16,188 SF RETAIL
 4 FLOORS

CROSSROADS
 68,000 SF RETAIL
 2 FLOORS

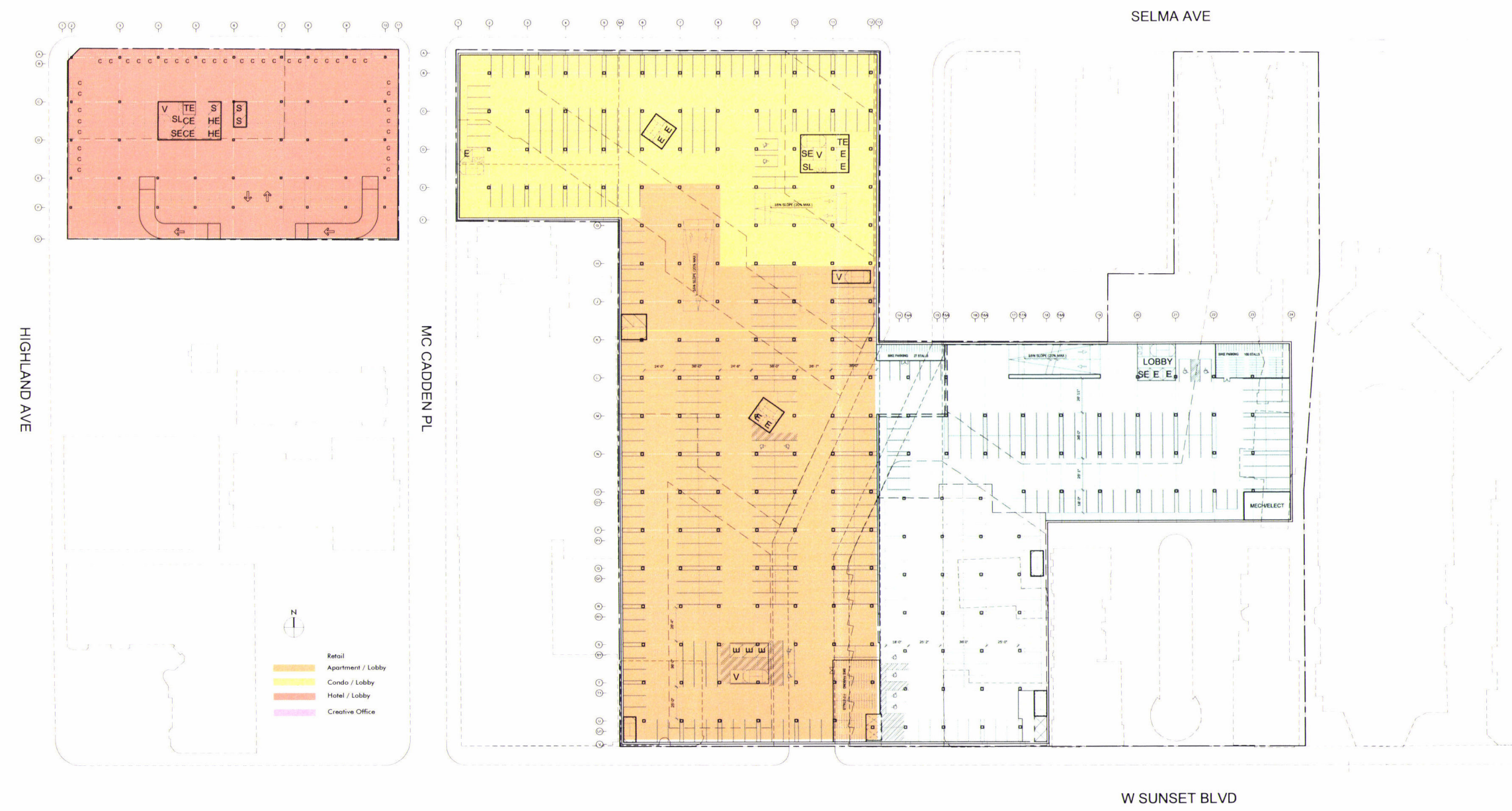
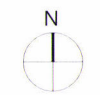
B+C PARKING
 2083 CARS BELOW GRADE

D1
 78 RENTAL UNITS
 104 CARS BELOW GRADE
 60,302 SF RESIDENTIAL
 4,336 SF RETAIL
 6 FLOORS



SCALE 1"=100'

PARKING LEVEL 1



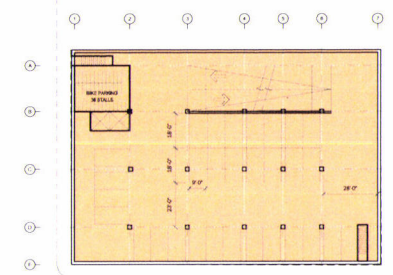
PARKING LEVEL 2

SCALE 1"=100'

PARKING LEVEL 2

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.

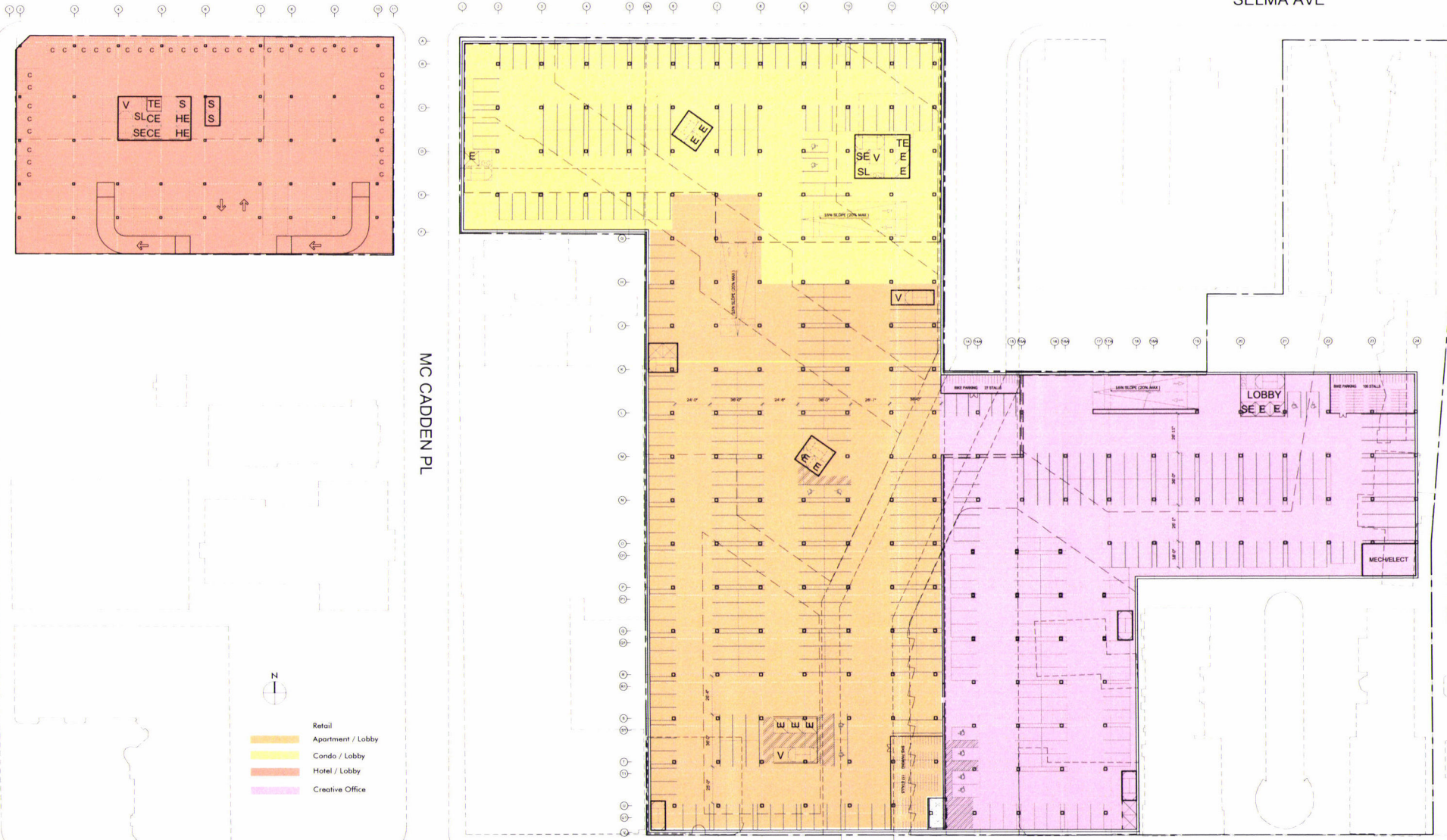


SELMA AVE

HIGHLAND AVE

MC CADDEN PL

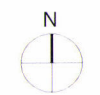
W SUNSET BLVD



- Retail
- Apartment / Lobby
- Condo / Lobby
- Hotel / Lobby
- Creative Office

SCALE 1"=100'

PARKING LEVEL 3



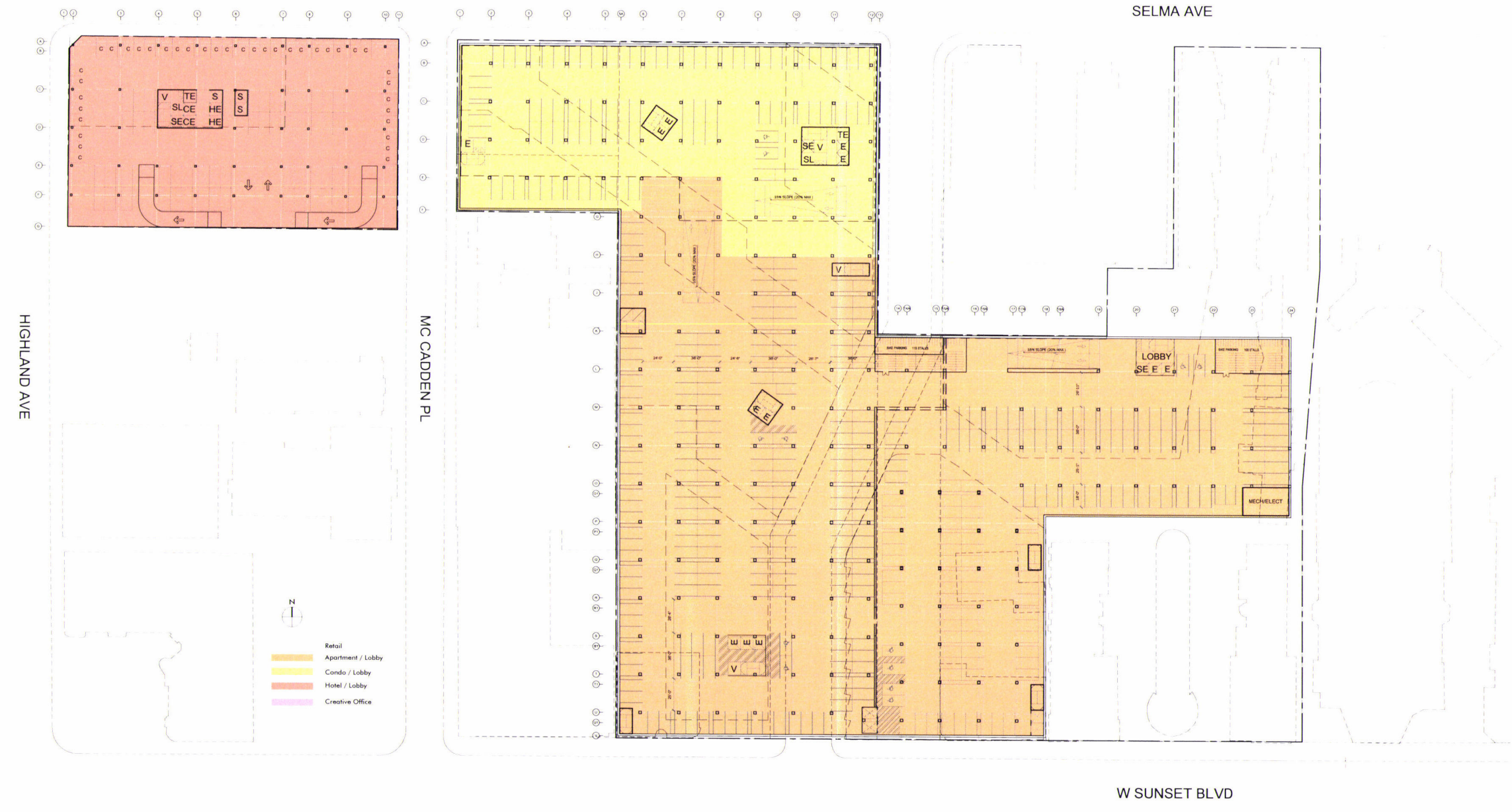
PARKING LEVEL 4

SCALE 1"=100'

PARKING LEVEL 4

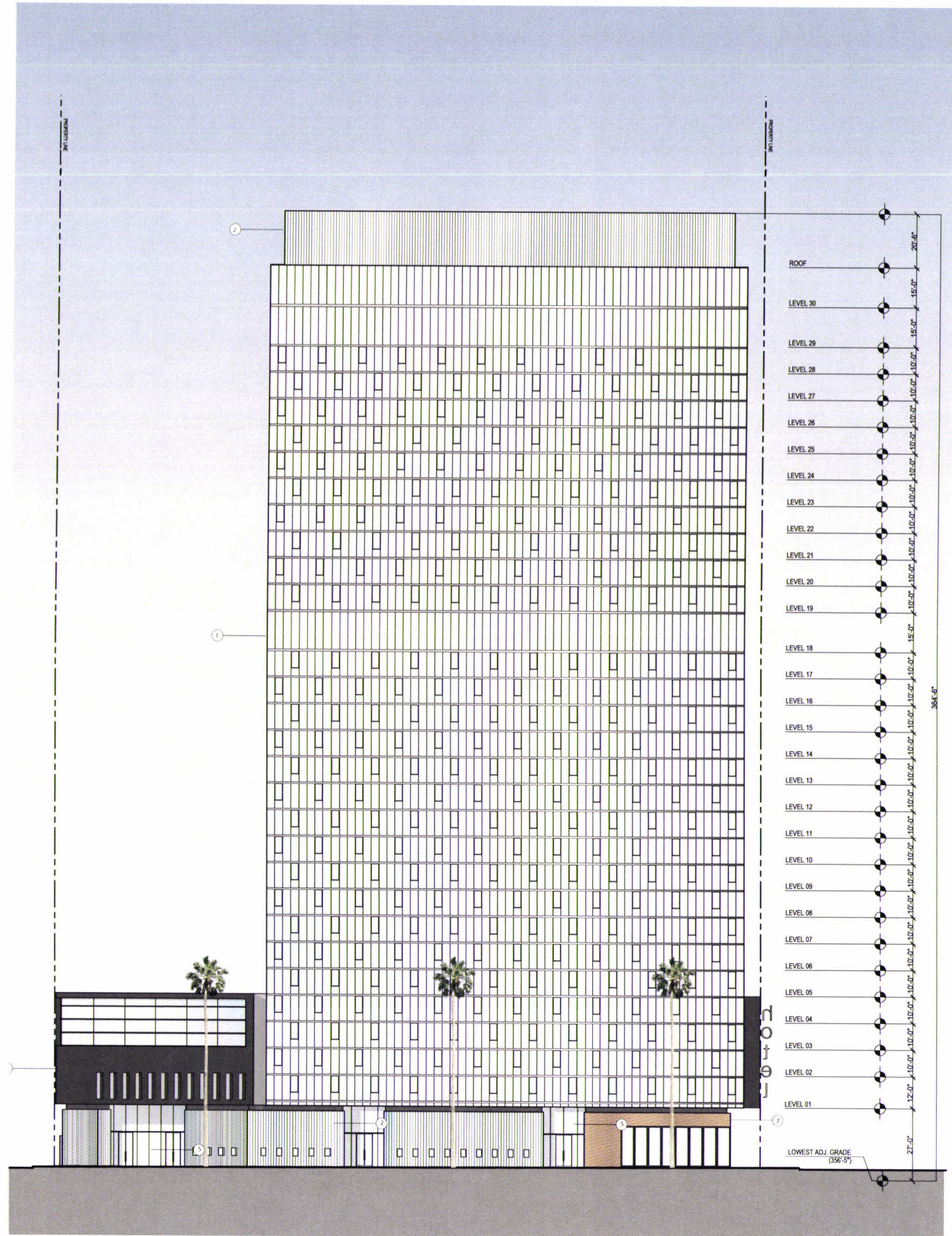
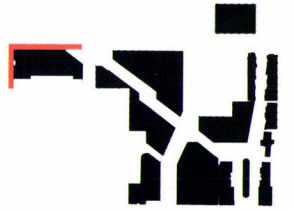
SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.

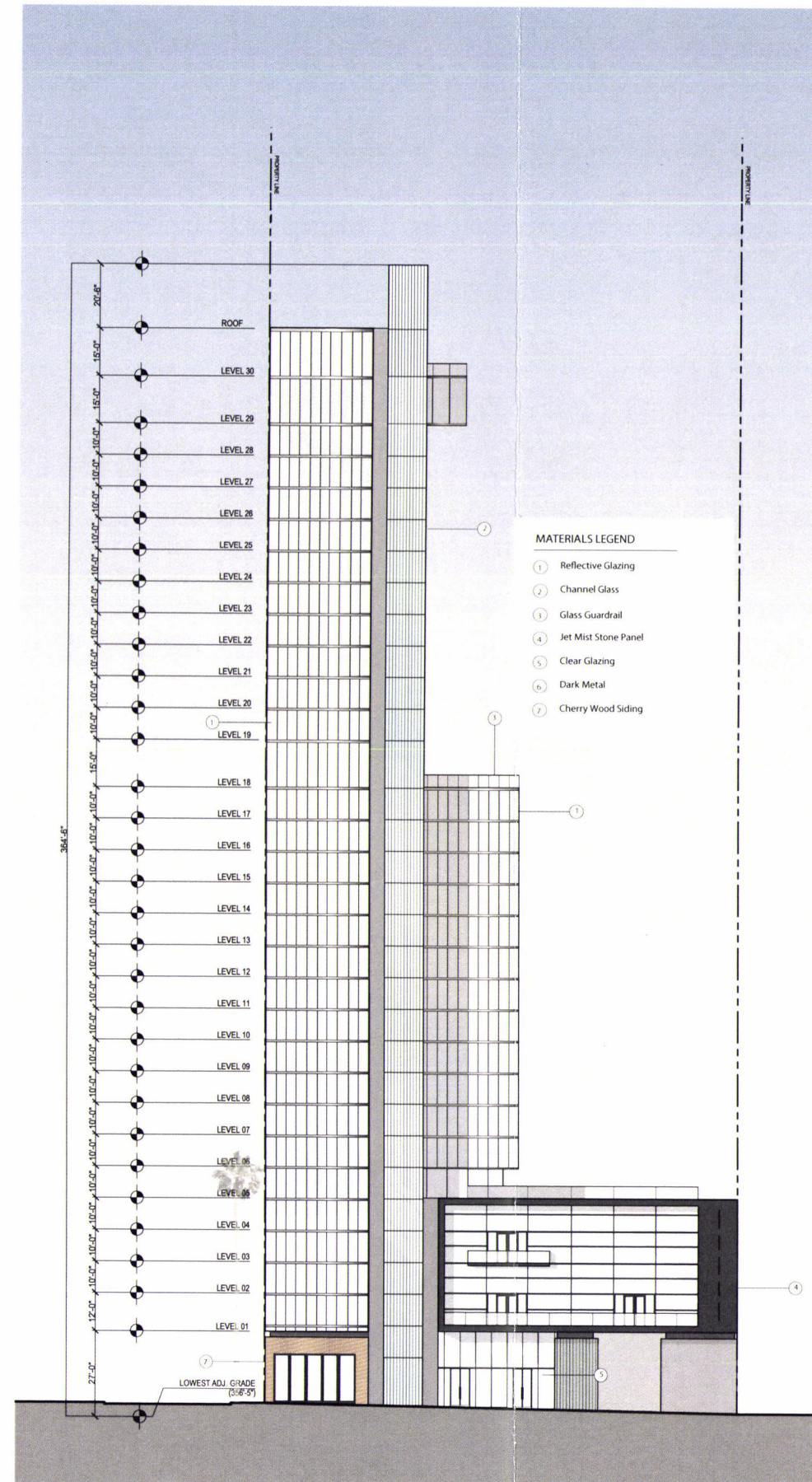


SCALE 1"=100'

PARKING LEVEL 5

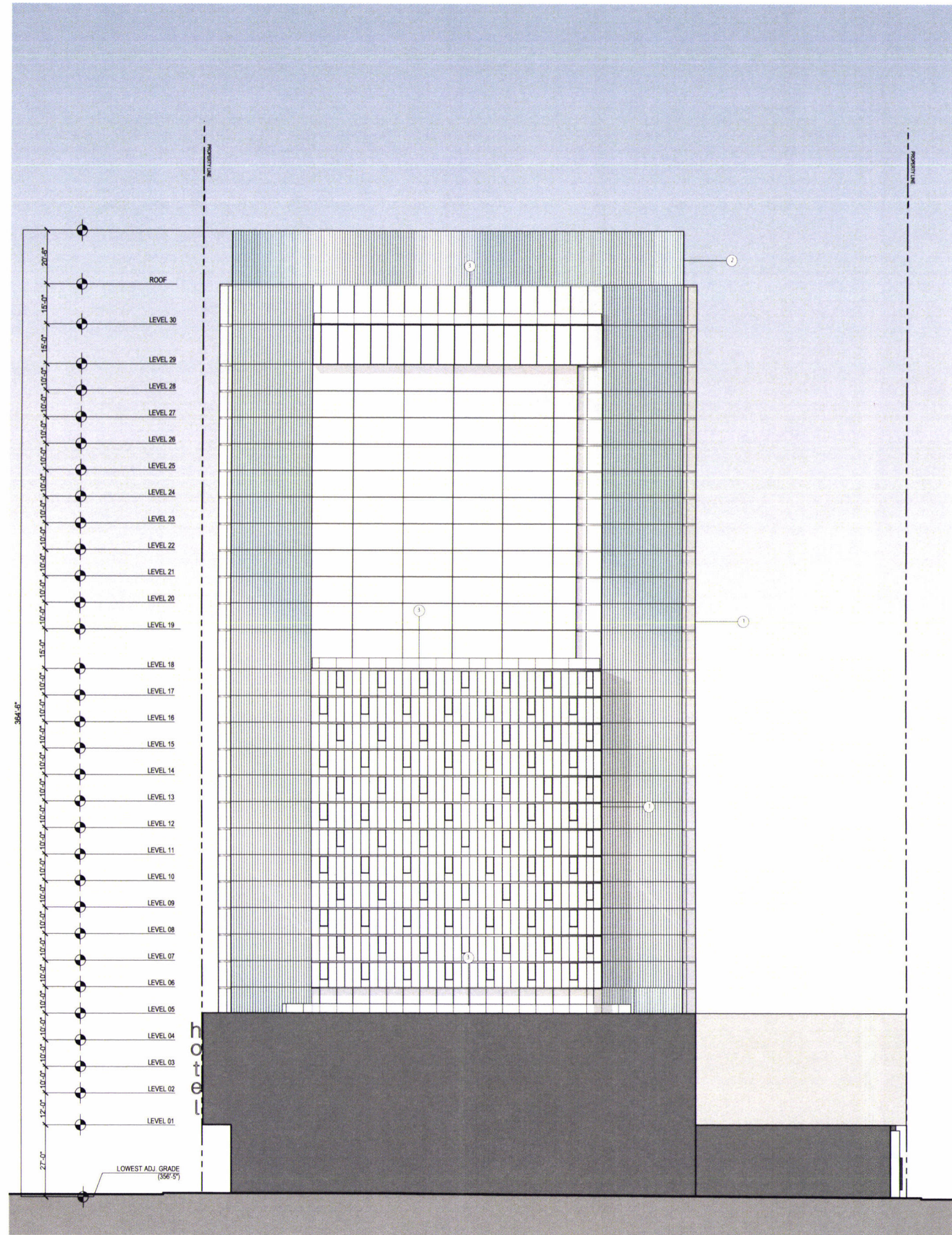
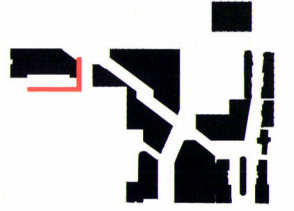


NORTH ELEVATION

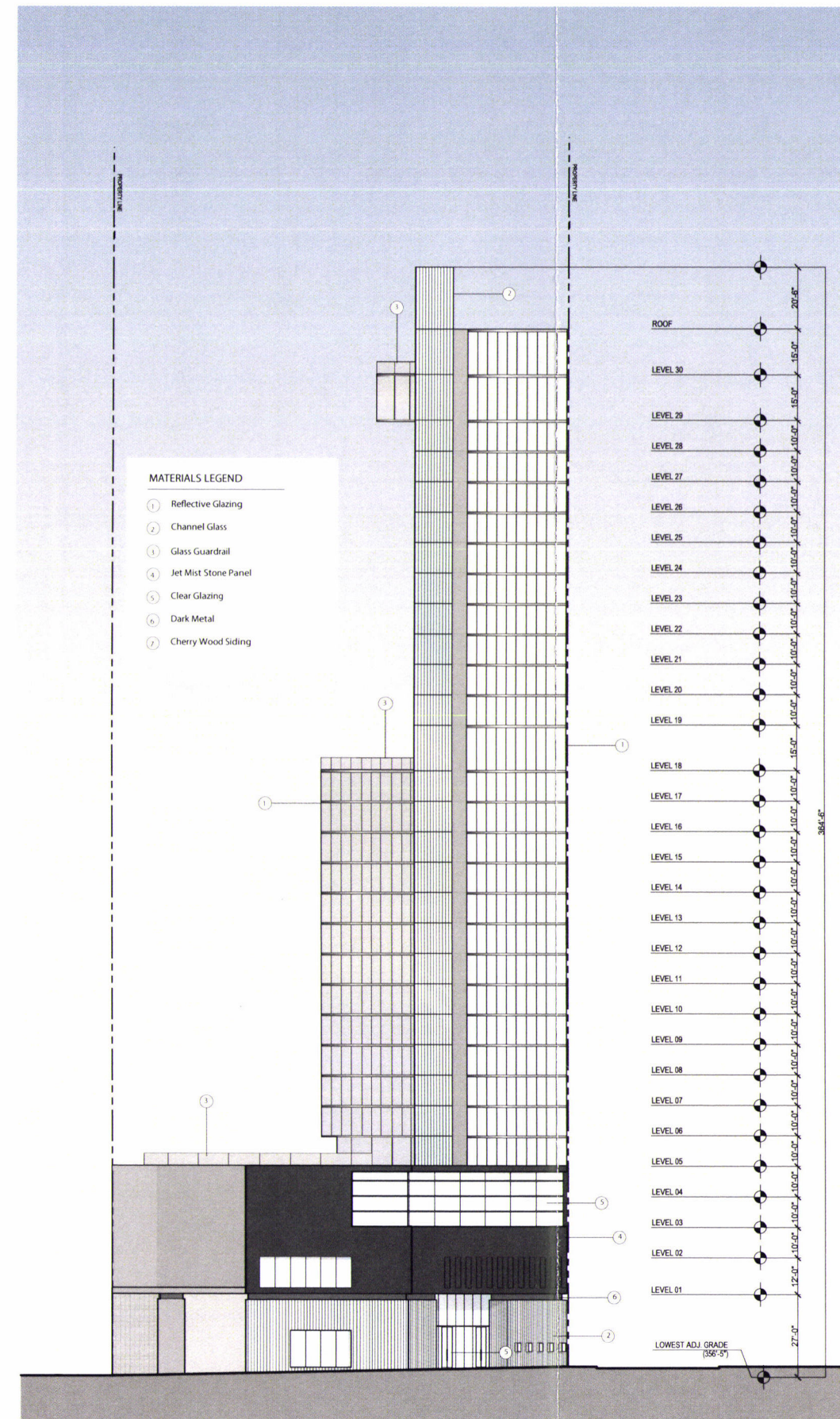


WEST ELEVATION

SCALE 1"=50'

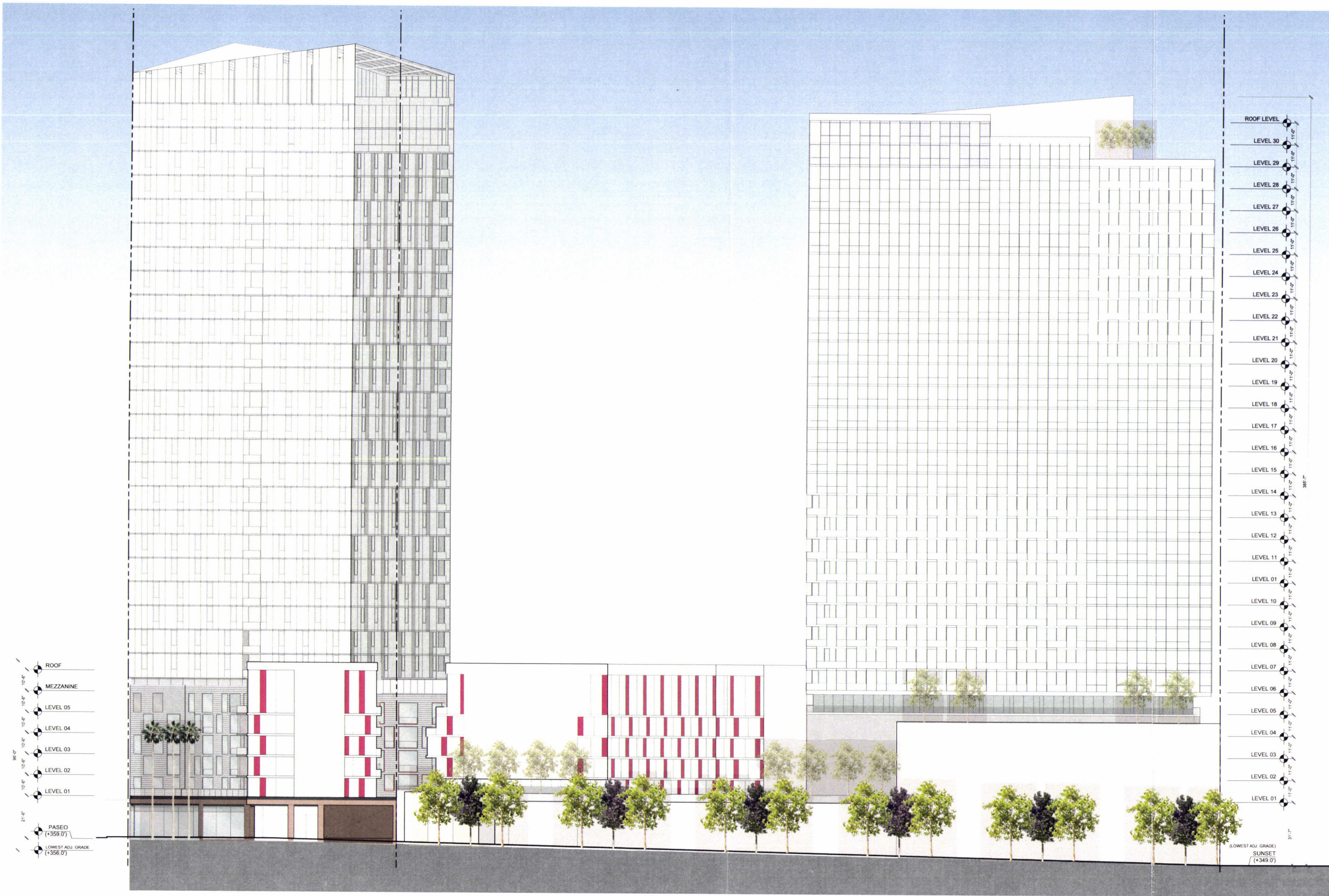


SOUTH ELEVATION



EAST ELEVATION

SCALE 1"=50'



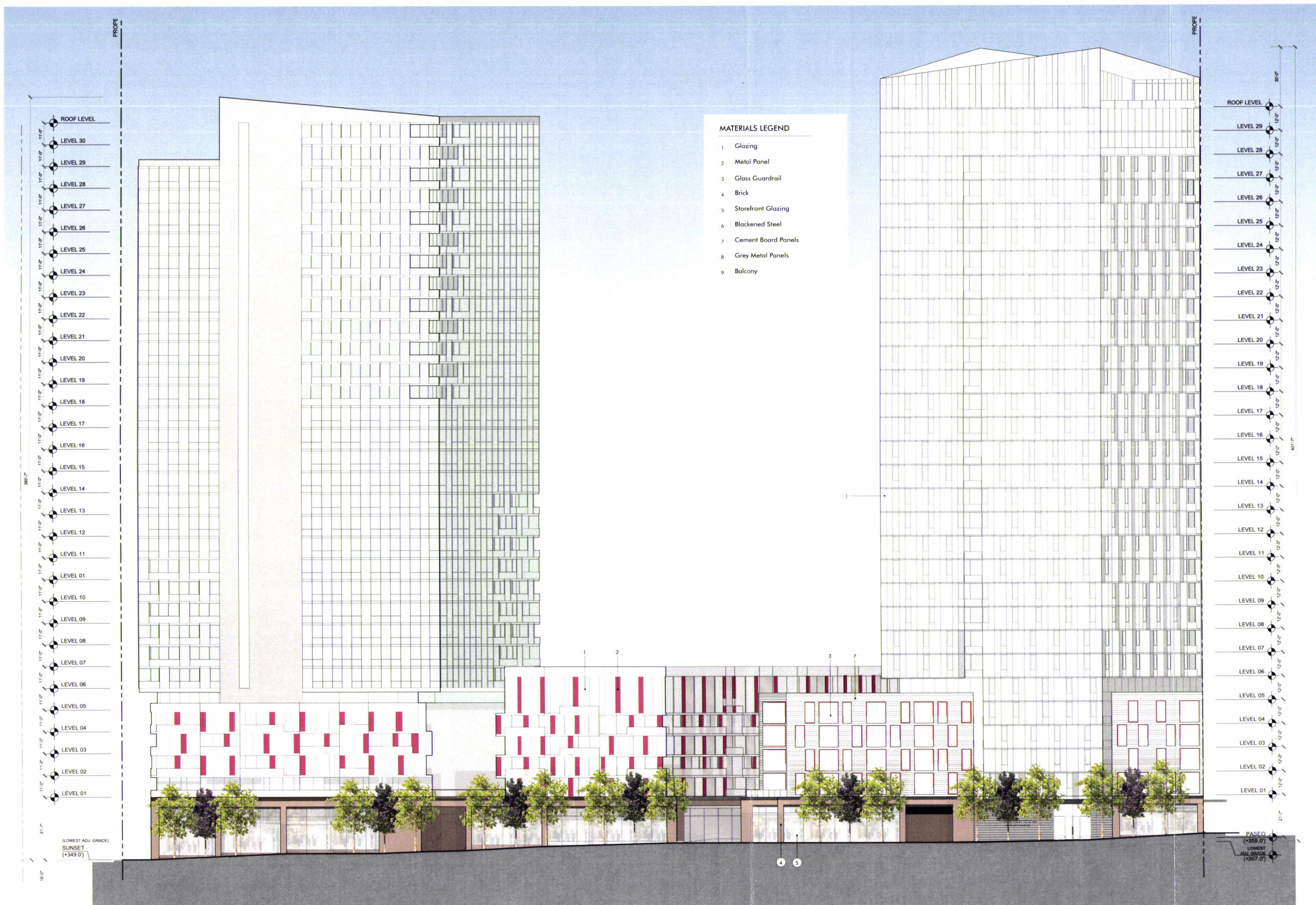
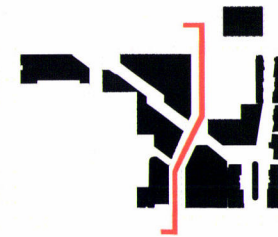
ELEVATION

SCALE 1"=50'

MC CADDEN PL. WEST

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.



ELEVATION

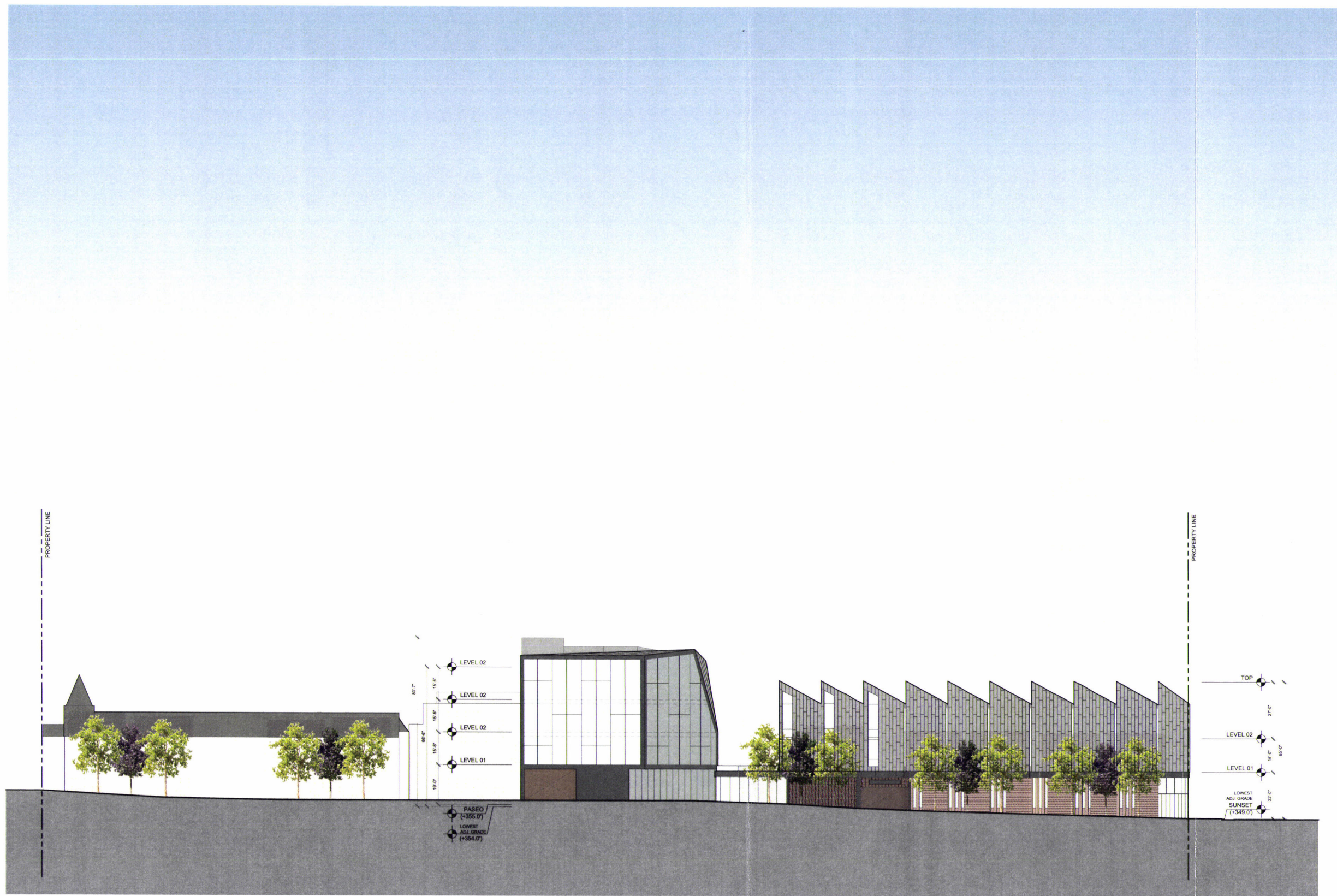
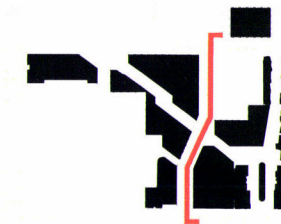
SCALE 1"=50'

N. LAS PALMAS AVE. EAST

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.

20



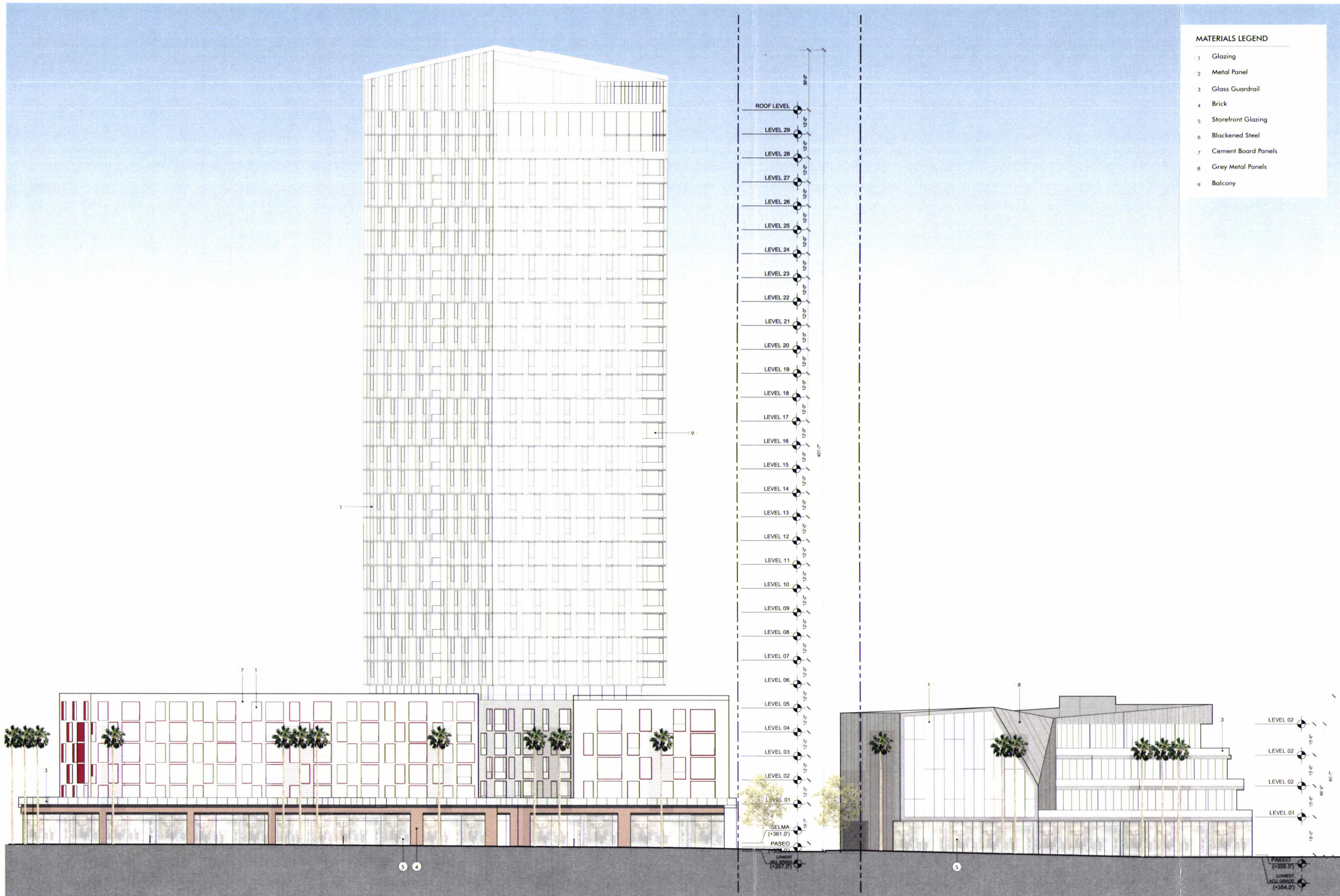
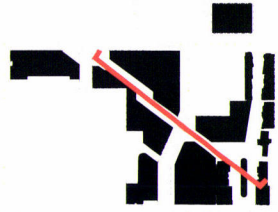
ELEVATION

SCALE 1"=50'

N.LAS PALMAS AVE. WEST

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.



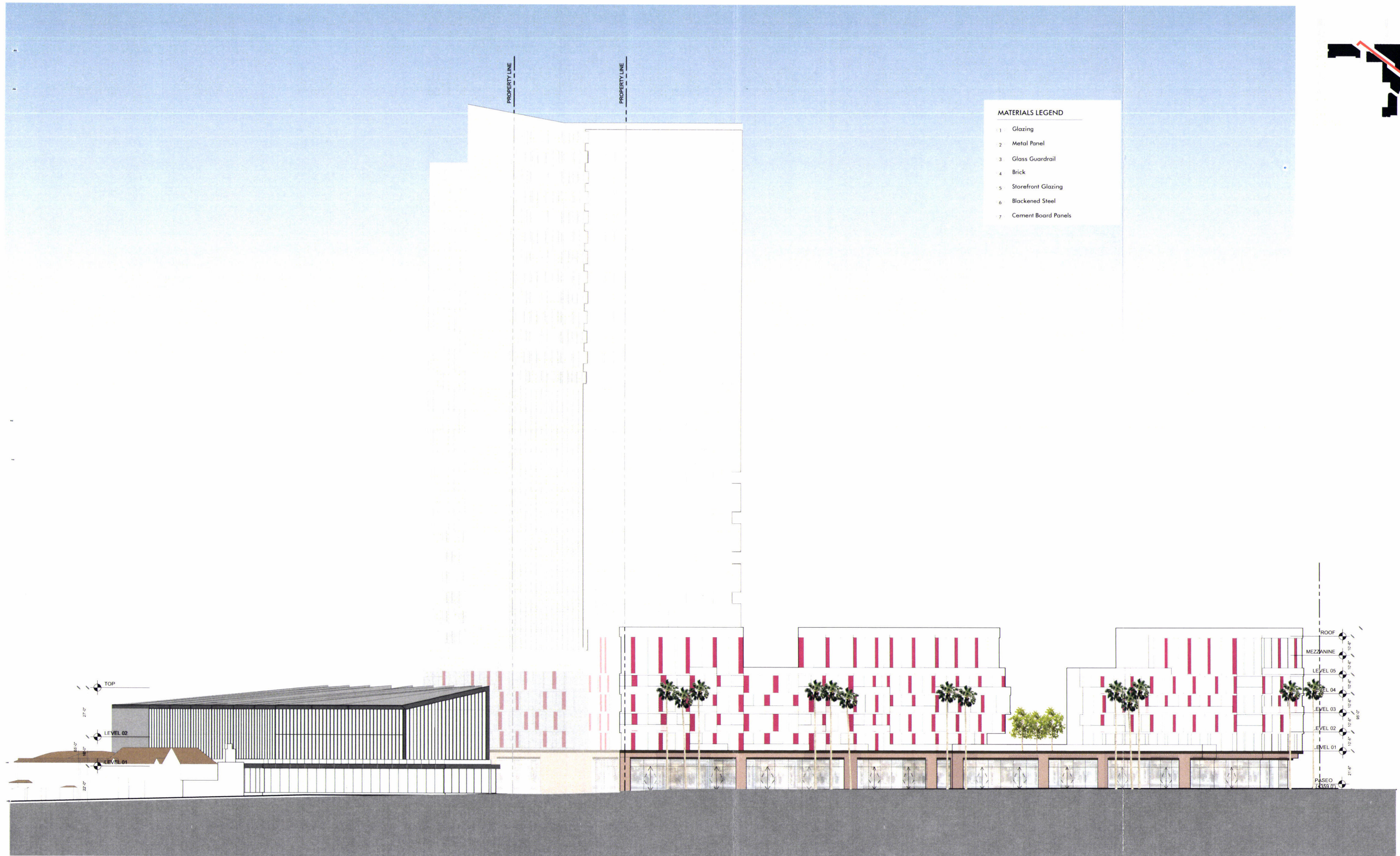
ELEVATION

SCALE 1"=50'

PASEO NORTH

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.



- MATERIALS LEGEND**
- 1 Glazing
 - 2 Metal Panel
 - 3 Glass Guardrail
 - 4 Brick
 - 5 Storefront Glazing
 - 6 Blackened Steel
 - 7 Cement Board Panels

TOP
27'-0"
LEVEL 02
18'-0"
LEVEL 01
22'-0"

ROOF
MEZZANINE
LEVEL 05
LEVEL 04
LEVEL 03
LEVEL 02
LEVEL 01
PASEO
21'-0"

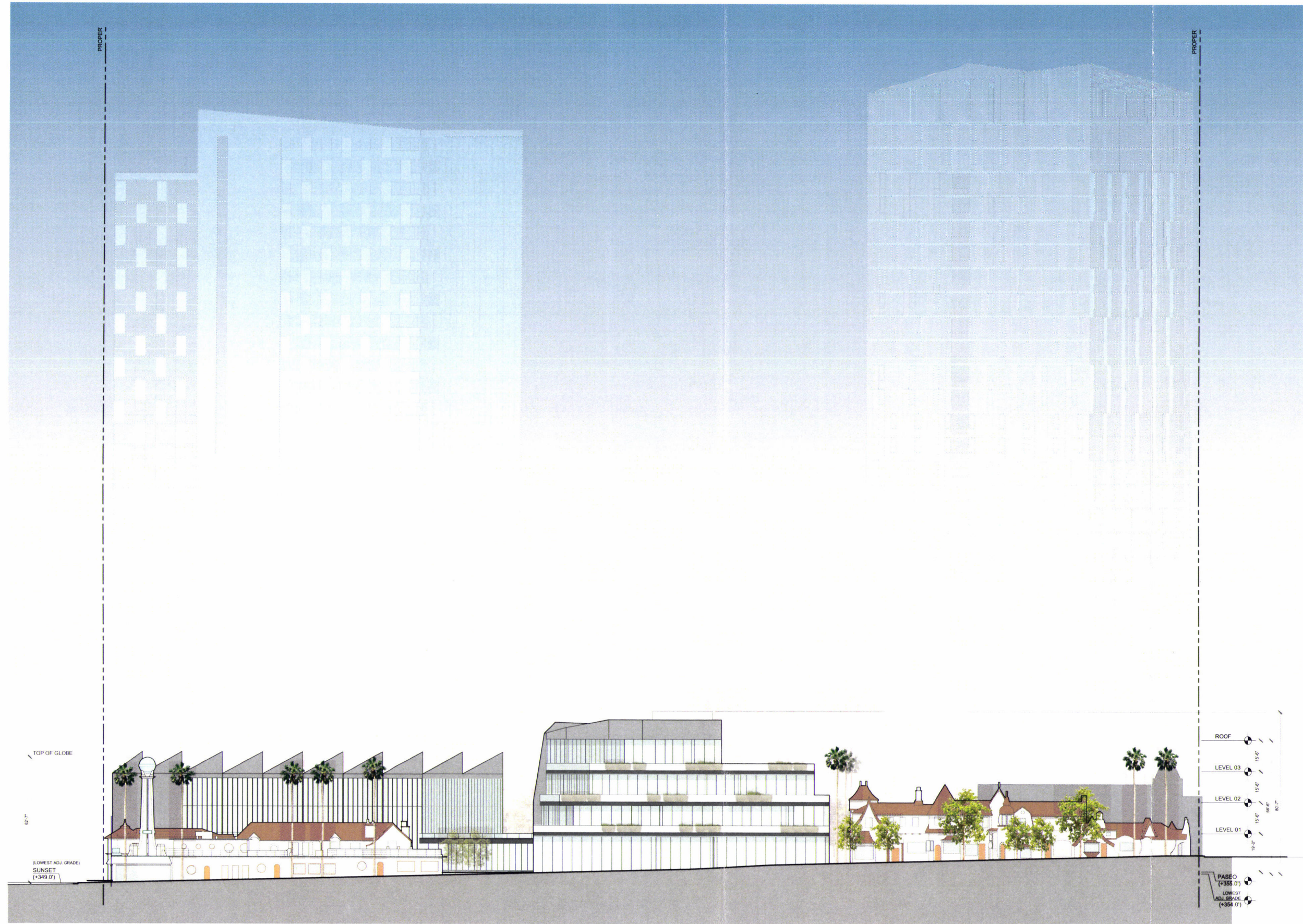
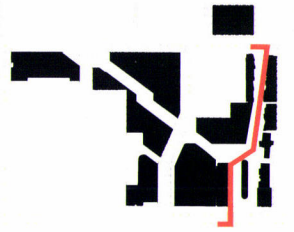
ELEVATION

SCALE 1"=50'

PASEO SOUTH

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.



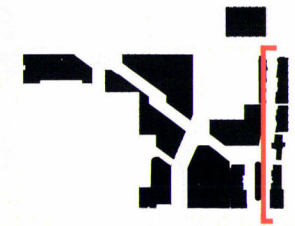
ELEVATION

SCALE 1"=50'

CROSSROADS WEST

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.



ELEVATION

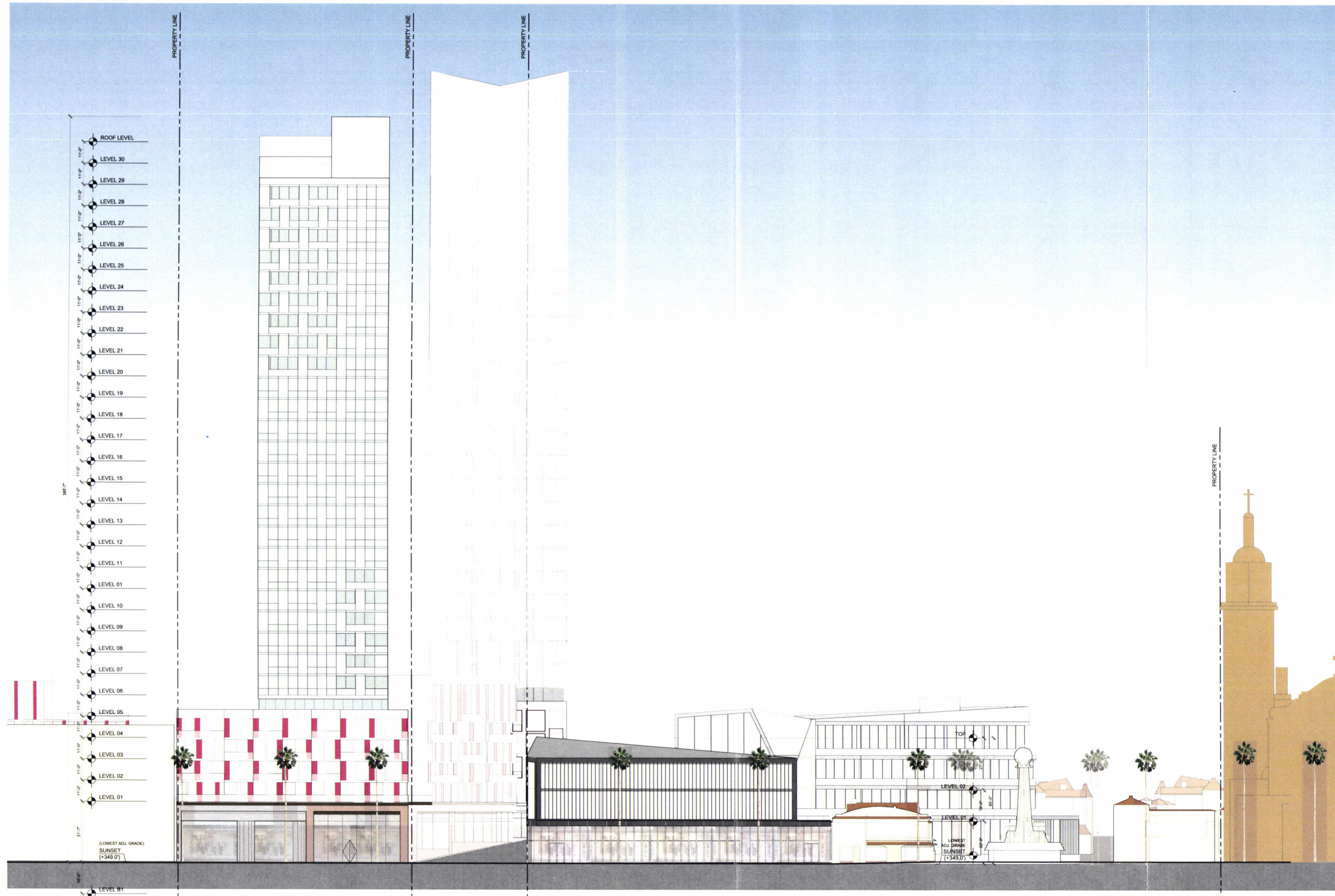
SCALE 1"=50'

CROSSROADS EAST

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.

25



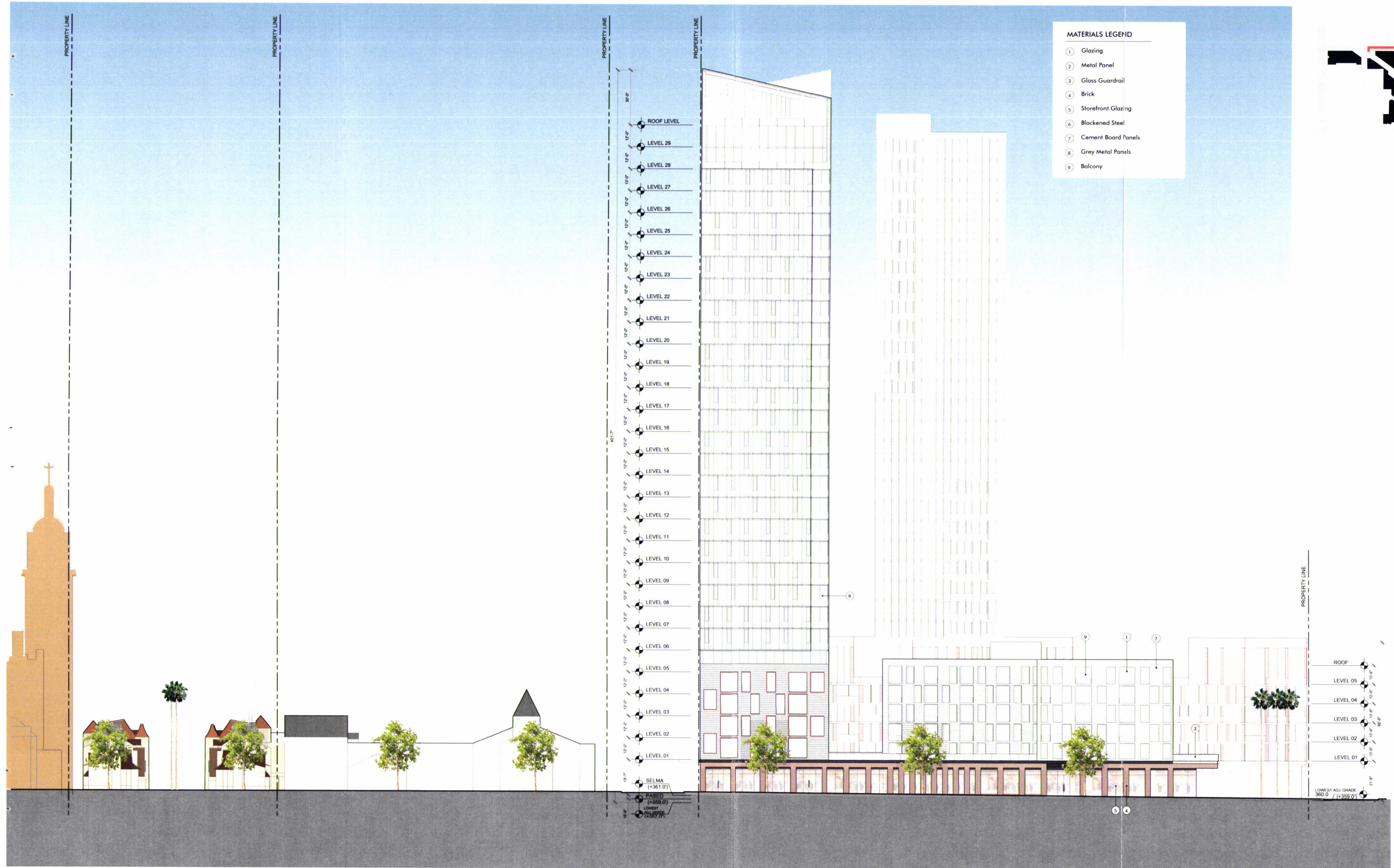
ELEVATION

SCALE 1"=50'

SUNSET BLVD. SOUTH

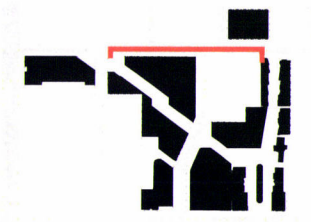
SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.



MATERIALS LEGEND

- 1 Glazing
- 2 Metal Panel
- 3 Glass Guardrail
- 4 Brick
- 5 Storefront Glazing
- 6 Blackened Steel
- 7 Cement Board Panels
- 8 Grey Metal Panels
- 9 Balcony



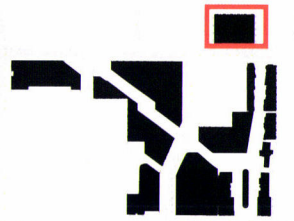
ELEVATION

SCALE 1"=50'

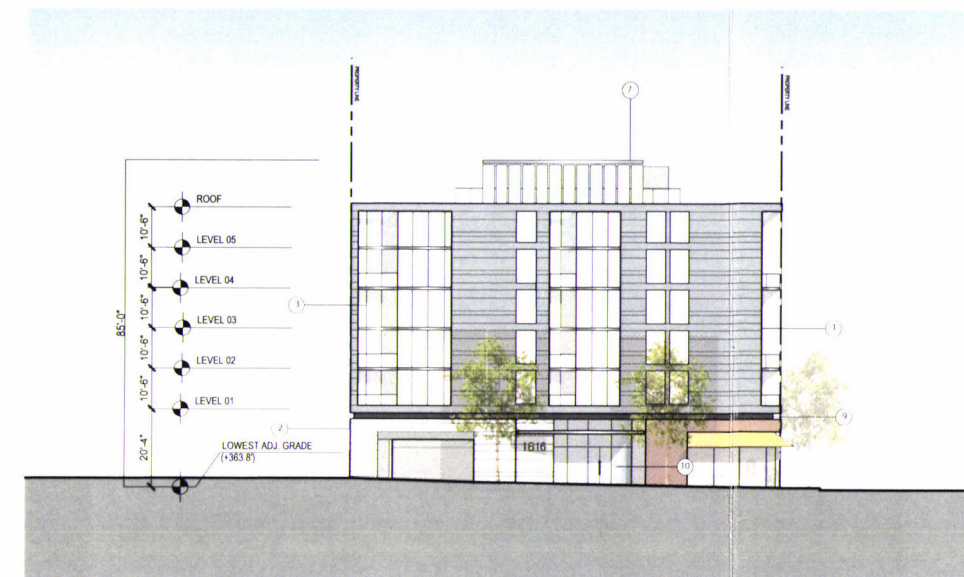
SELMA AVE. NORTH

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

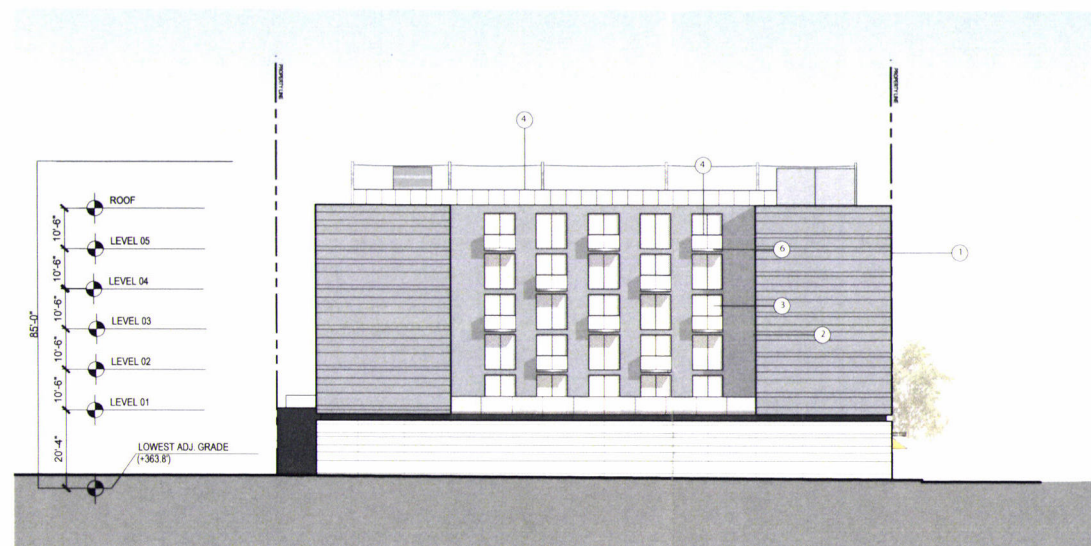
6701 SUNSET BLVD.



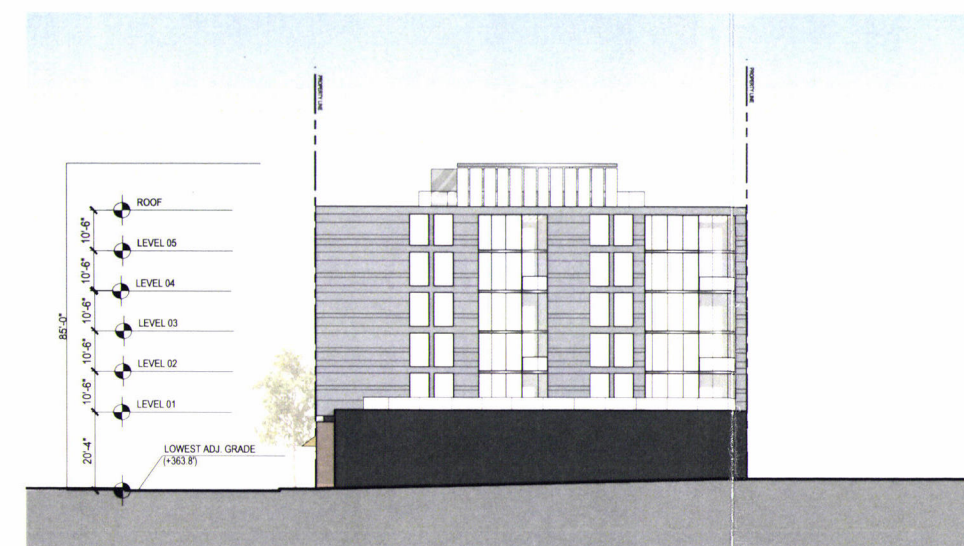
SOUTH ELEVATION



WEST ELEVATION



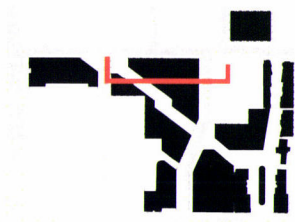
NORTH ELEVATION



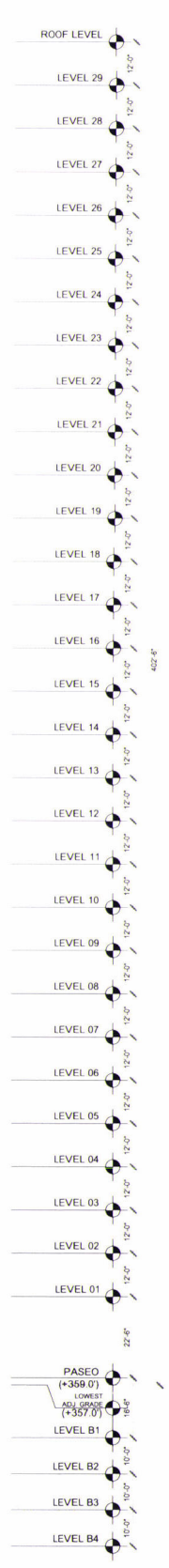
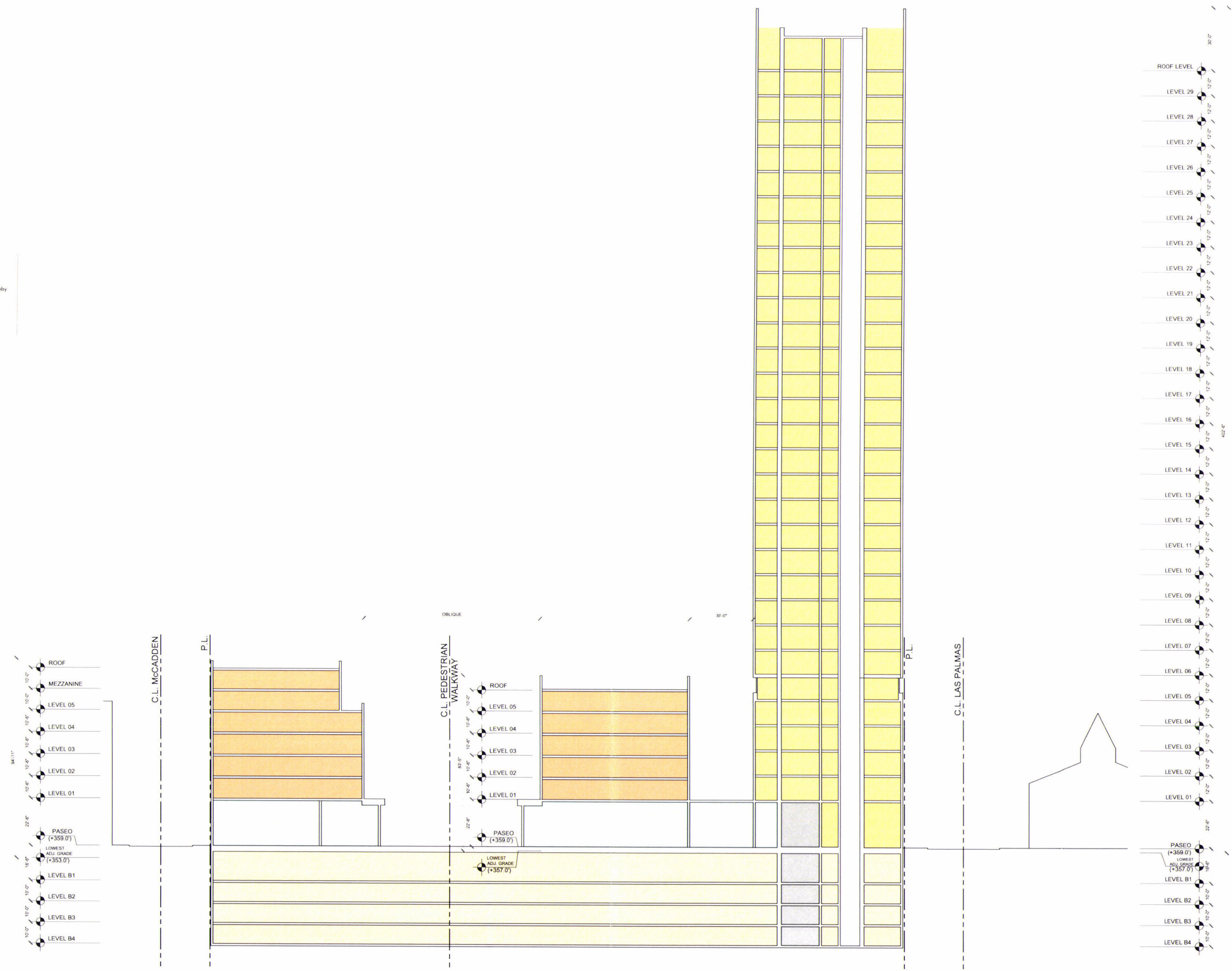
EAST ELEVATION

MATERIALS LEGEND

- ① Fiber Cement Panel - Pewter
- ② Fiber Cement Panel - White
- ③ Clear Glazing with Black Frame
- ④ Glass Rail
- ⑤ Green Wall System
- ⑥ Anodized Aluminum Plate
- ⑦ Fabric and Metal Canopy System
- ⑧ Brick
- ⑨ Black Metal
- ⑩ Clear Glazing



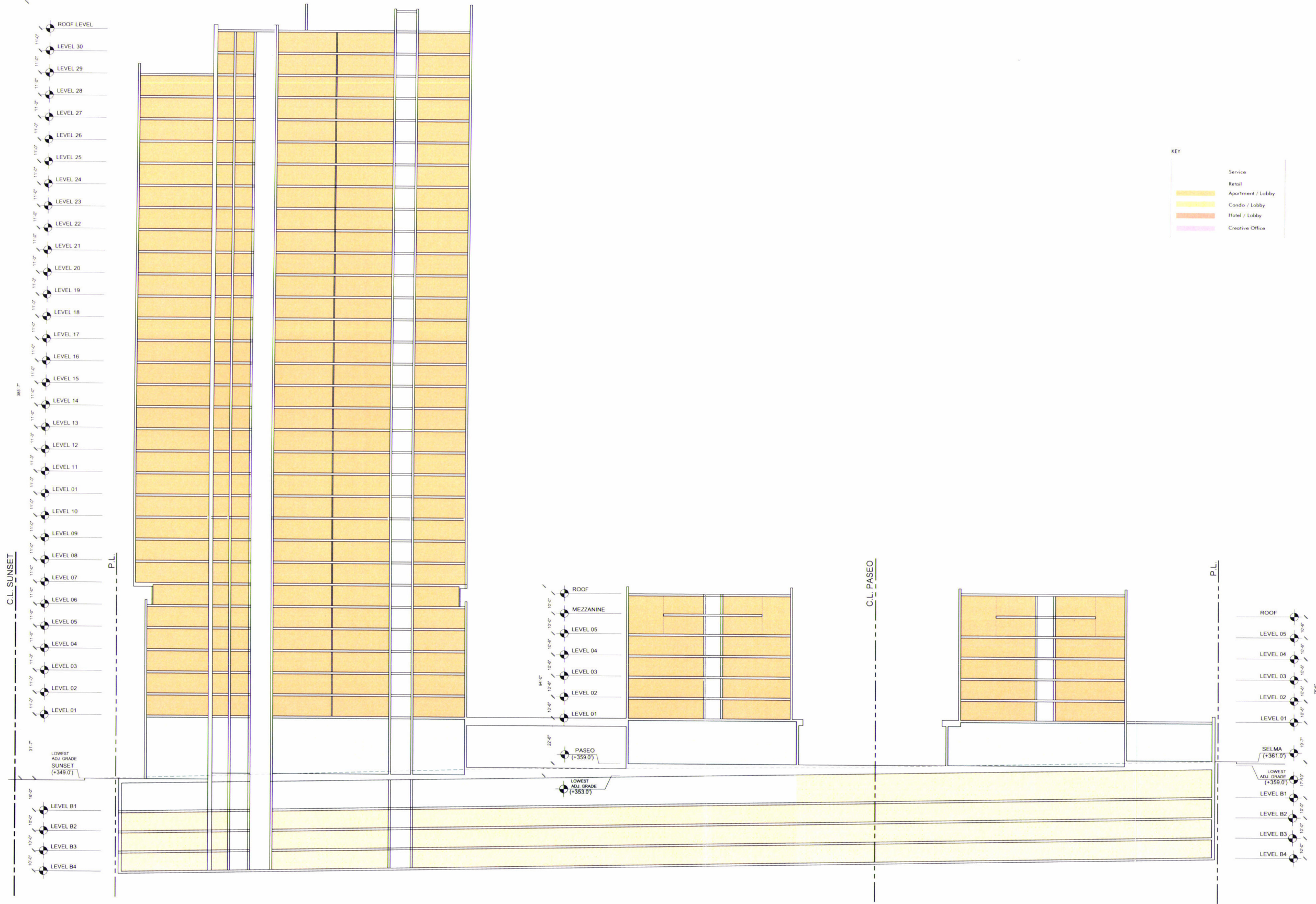
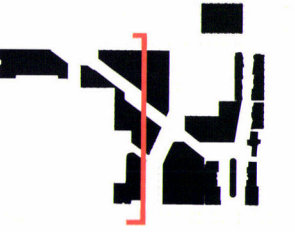
- KEY
- Service
 - Retail
 - Apartment / Lobby
 - Condo / Lobby
 - Hotel / Lobby
 - Creative Office



SECTION

SCALE 1"=50'

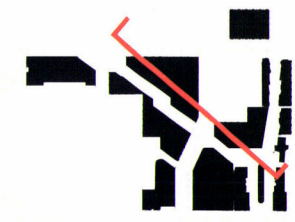
SECTION A



SECTION

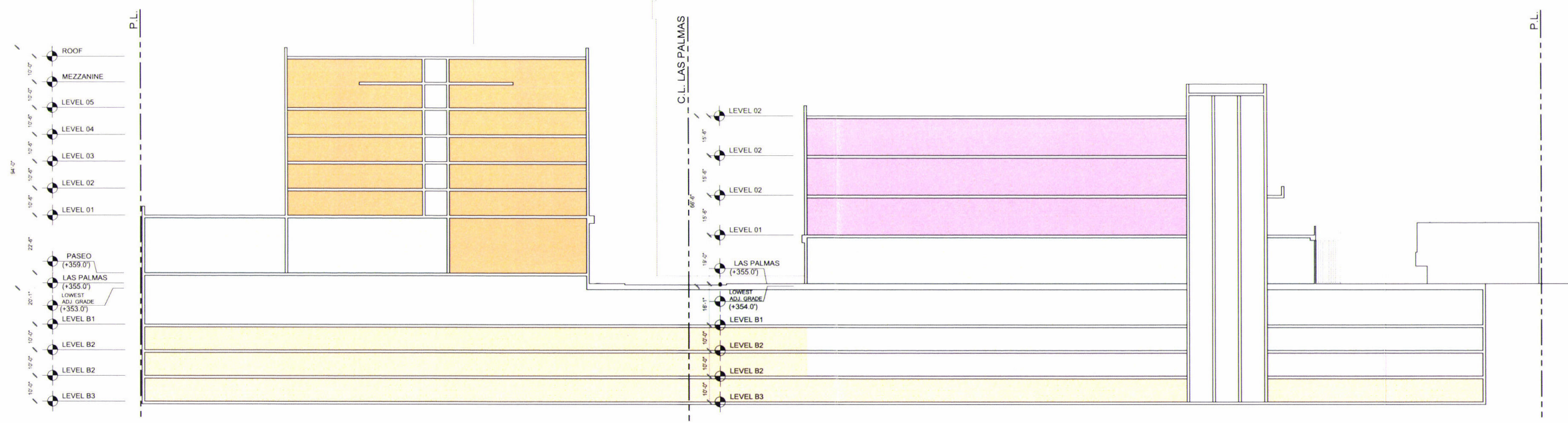
SCALE 1"=50'

SECTION B



KEY

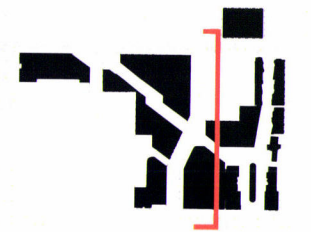
[Light Blue Box]	Service
[Light Green Box]	Retail
[Light Orange Box]	Apartment / Lobby
[Light Yellow Box]	Condo / Lobby
[Light Purple Box]	Hotel / Lobby
[Light Pink Box]	Creative Office



SECTION

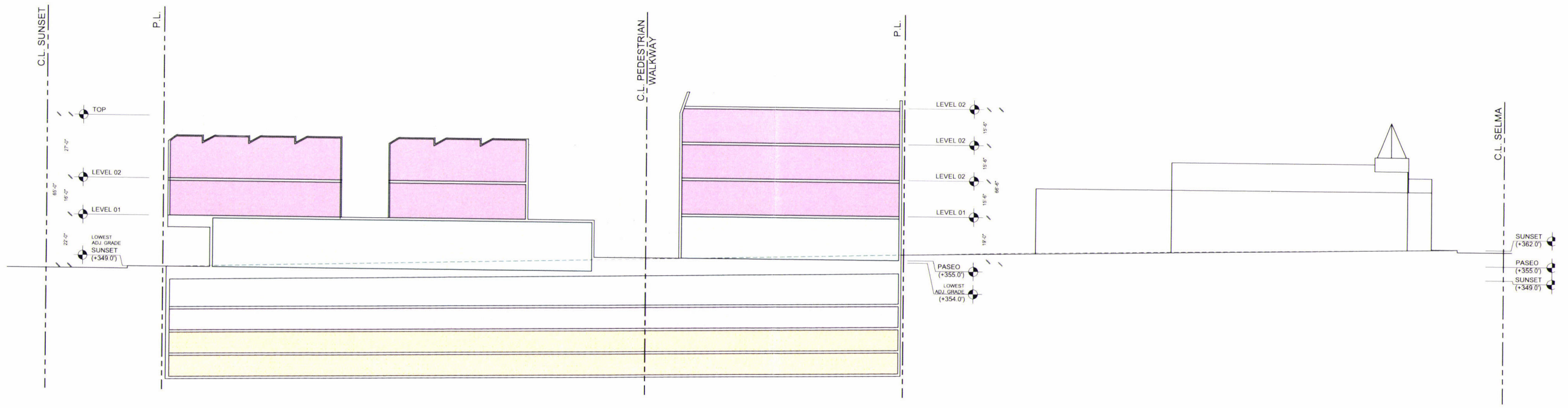
SCALE 1"=50'

SECTION C



KEY

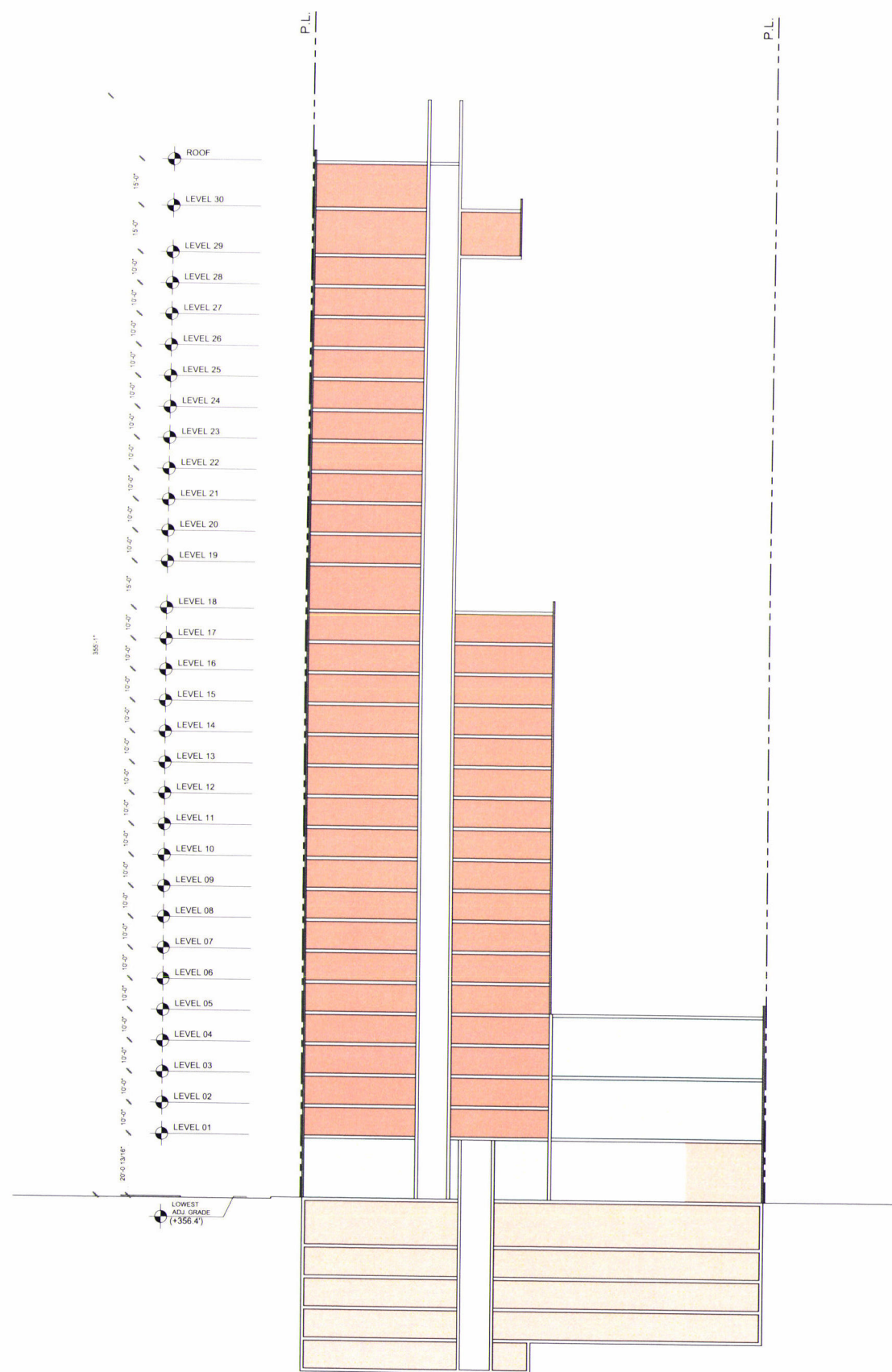
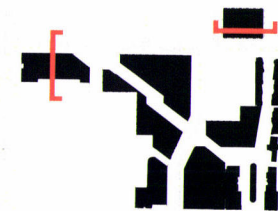
[Light Blue Box]	Service
[Light Yellow Box]	Retail
[Yellow Box]	Apartment / Lobby
[Orange Box]	Condo / Lobby
[Red Box]	Hotel / Lobby
[Pink Box]	Creative Office



SECTION

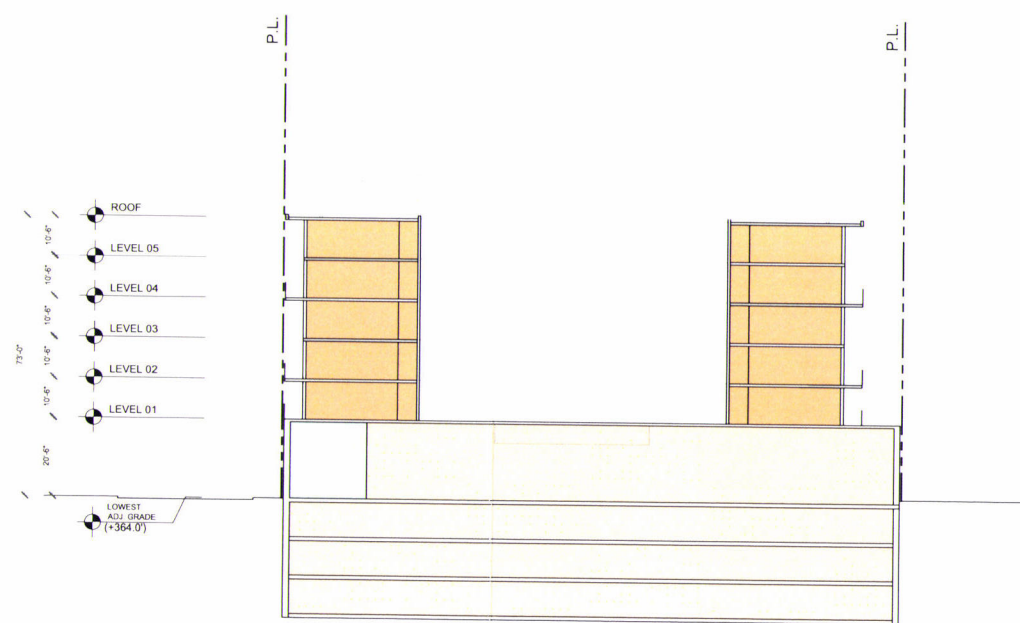
SCALE 1"=50'

SECTION D



KEY

Service	
Retail	
Apartment / Lobby	
Condo / Lobby	
Hotel / Lobby	
Creative Office	

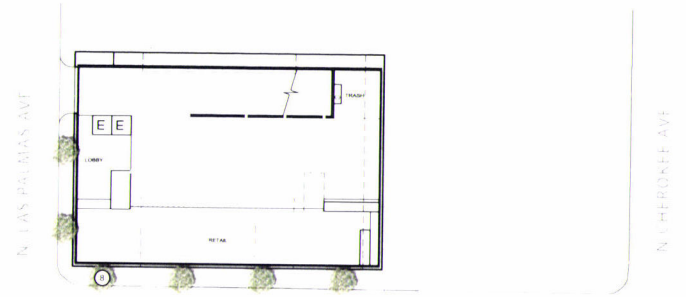


SECTION

SCALE 1"=50'

SECTIONS E & F

- LEGEND**
- P.I.P. Colored Concrete
 - Raised Planter with Ipe Seating, Typical.
 - Lounge Seating
 - Bistro Tables and Chairs, Typical.
 - Specimen Tree in Planter with Built in Ipe Seating
 - Pop Jet Fountain Plaza
 - Wood Deck Performance Area
 - Street Trees in Planted Parkway
 - Outdoor Dining area
 - Historic Crossroads Landscape
 - Street Tree Palms
 - Bike Parking



GROUND LEVEL PLAN SCALE 1"=100'

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

LANDSCAPE



ROOFTOP/AMENITY LEVEL PLAN SCALE 1"=100'

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

LANDSCAPE

6701 SUNSET BLVD.

B1

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
One Bedroom	20%	38	100	3,800
Two Bedroom	60%	114	125	14,250 SF
Three Bedroom	20%	38	175	6,650 SF
TOTAL		190 UNITS		24,700 SF

B1 Common Open Space

Total Residential Open Space Requirement	24,700 SF
Total Residential Common Open Space Proposed	15,764 SF
Total Interior Amenity Space	4000 SF
Total Private Open Space Required	4936 SF
Total Units Required with Balcony's	99 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B1 Tree Requirement

Total Trees Required (194 Units)	49 Trees
One 24" Box Tree per every 4 Units	
Total Proposed Trees on Roof Decks	38 Trees
Total Proposed Street Trees	11 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	49 Trees
----------------------	----------

B1 Planting Requirement

Total Residential Common Open Space	15,764 SF
Total Common Planted	5,390 SF (34%)

25% of Common Open Space must be planted

B2

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	40%	28	100	2,800 SF
One Bedroom	20%	14	100	1,400 SF
Two Bedroom	40%	28	125	3,500 SF
		70 UNITS		7,700 SF

B2 Common Open Space

Total Residential Open Space Requirement	7,700 SF
Total Residential Common Open Space Proposed	4,640 SF
Total Interior Amenity Space	1,500 SF
Total Private Open Space Required	1,560 SF
Total Units Required with Balcony's	32 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B2 Tree Requirement

Total Trees Required (70 Units)	18 Trees
One 24" Box Tree per every 4 Units	
Total Proposed Trees on Roof Decks	15 Trees
Total Proposed Street Trees	5 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	20 Trees
----------------------	----------

B2 Planting Requirement

Total Residential Common Open Space	3,410 SF
Total Common Planted	1,197 SF (35 %)

25% of Common Open Space must be planted

B3

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	40%	196	100	19,600 SF
One Bedroom	20%	97	100	9,700 SF
Two Bedroom	40%	196	125	24,500 SF
		489 UNITS		53,800 SF

B3 Common Open Space

Total Residential Open Space Requirement	53,800 SF
Total Residential Common Open Space Proposed	27,114 SF
Total Interior Amenity Space	1500 SF
Total Private Open Space Required	11,413 SF
Total Paseo Open Space	13,758 SF
Total Units Required with Balcony's	229 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B3 Tree Requirement

Total Trees Required (489 Units)	123 Trees
One 24" Box Tree per every 4 Units	
Total Proposed Trees on Roof Decks	102 Trees
Total Proposed Street Trees	24 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	126 Trees
----------------------	-----------

B3 Planting Requirement

Total Residential Common Open Space	27,114 SF
Total Common Planted	12,000 SF (44%)

25% of Common Open Space must be planted

B4

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	40%	49	100	4,900 SF
One Bedroom	20%	25	100	2,500 SF
Two Bedroom	40%	49	125	6,125 SF
		123		13,525 SF

B4 Common Open Space

Total Residential Open Space Requirement	13,525 SF
Total Residential Common Open Space Proposed	6,475 SF
Total Interior Amenity Space	1,500 SF
Total Private Open Space Required	5,550 SF
Total Units Required with Balcony's	111 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B4 Tree Requirement

Total Trees Required (123 Units)	31 Trees
One 24" Box Tree per every 4 Units	
Total Proposed Trees on Roof Decks	7 Trees
Total Proposed Street Trees	6 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees in Paseo	18 Trees
Total Trees Proposed	31 Trees

B4 Planting Requirement

Total Residential Common Open Space	6,475 SF
Total Common Open Space Planted	3,207 SF (49 %)

25% of Common Open Space must be planted

D1

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	64%	50	100	5,000SF
One Bedroom	13%	10	100	1,000 SF
Two Bedroom	23%	18	125	2,250 SF
		78 UNITS		8,250 SF

D1 Common Open Space

Total Residential Open Space Requirement	8,250 SF
Total Residential Common Open Space Proposed	7,719 SF
Total Interior Amenity Space	1,199 SF
Total Private Open Space Required	0
Total Units Required with Balcony's	0

up to 50 SF of private open space can count towards meeting Open Space Requirement

D1 Tree Requirement

Total Trees Required (79 Units)	20 Trees
One 24" Box Tree per every 4 Units	
Total Proposed Trees on Roof Decks	14 Trees
Total Proposed Street Trees	6 Trees

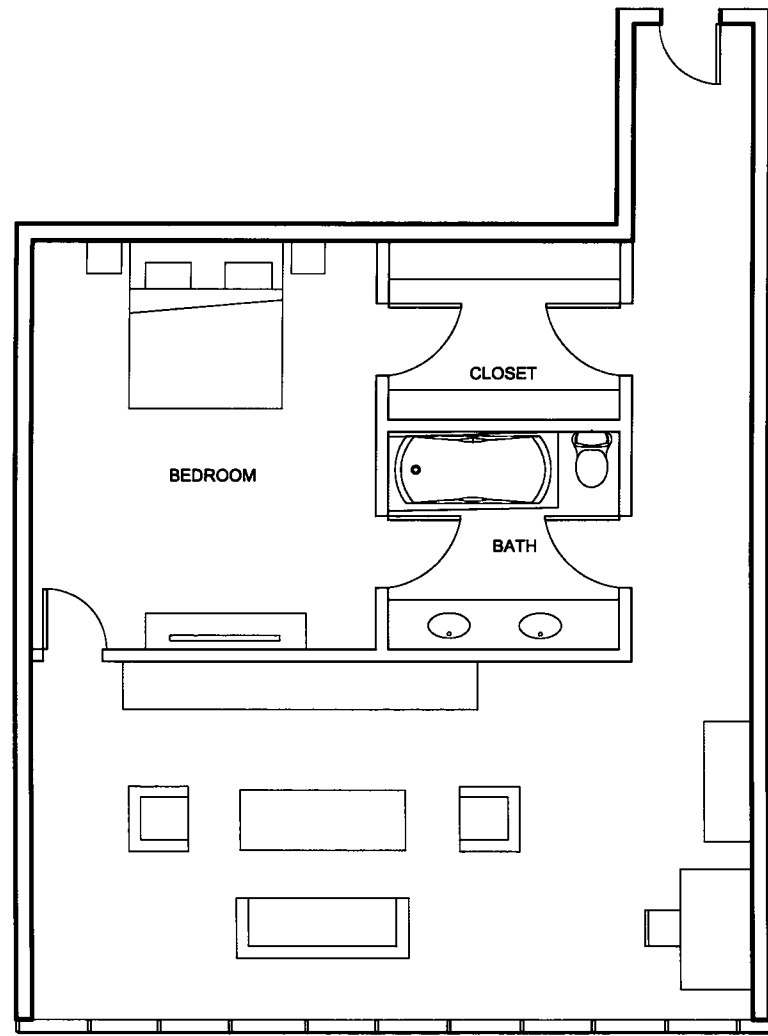
Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	20 Trees
----------------------	----------

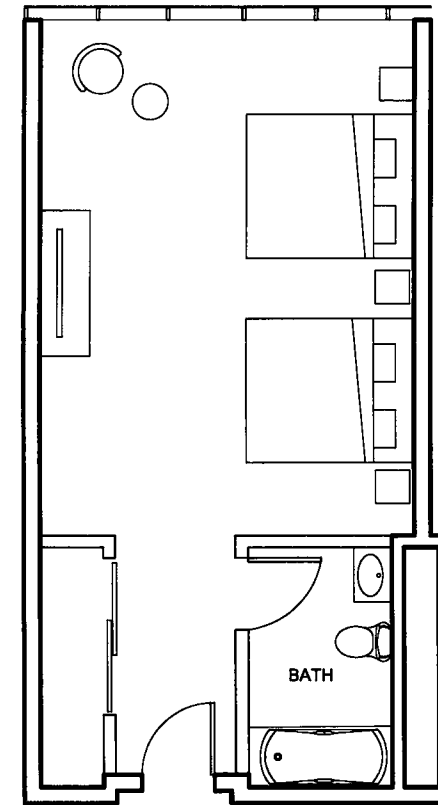
D1 Planting Requirement

Total Residential Common Open Space	7,719 SF
Total Common Planted	3,908 SF (50%)

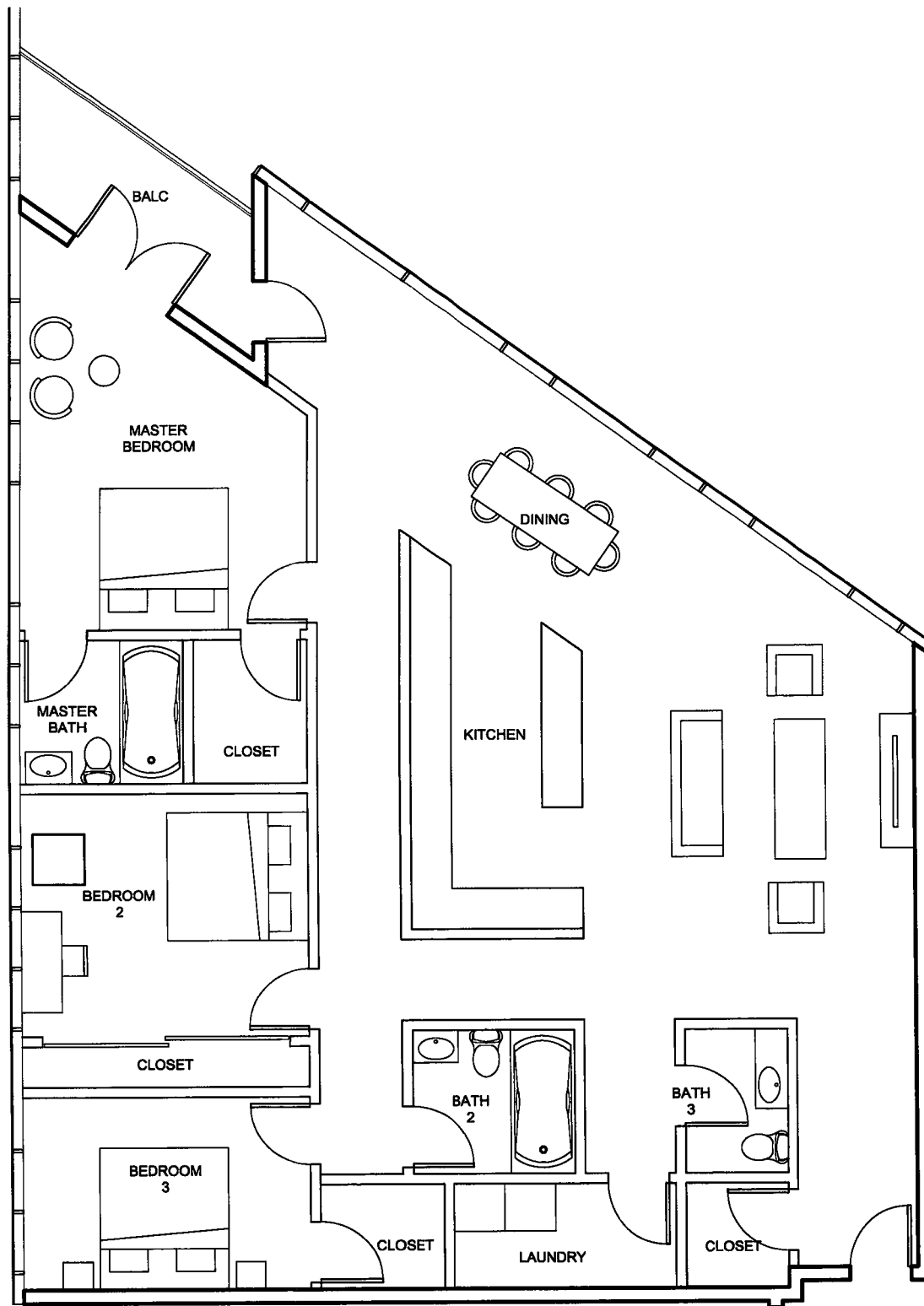
25% of Common Open Space must be planted



SUITE



DOUBLE



3 BED / 2.5 BATH

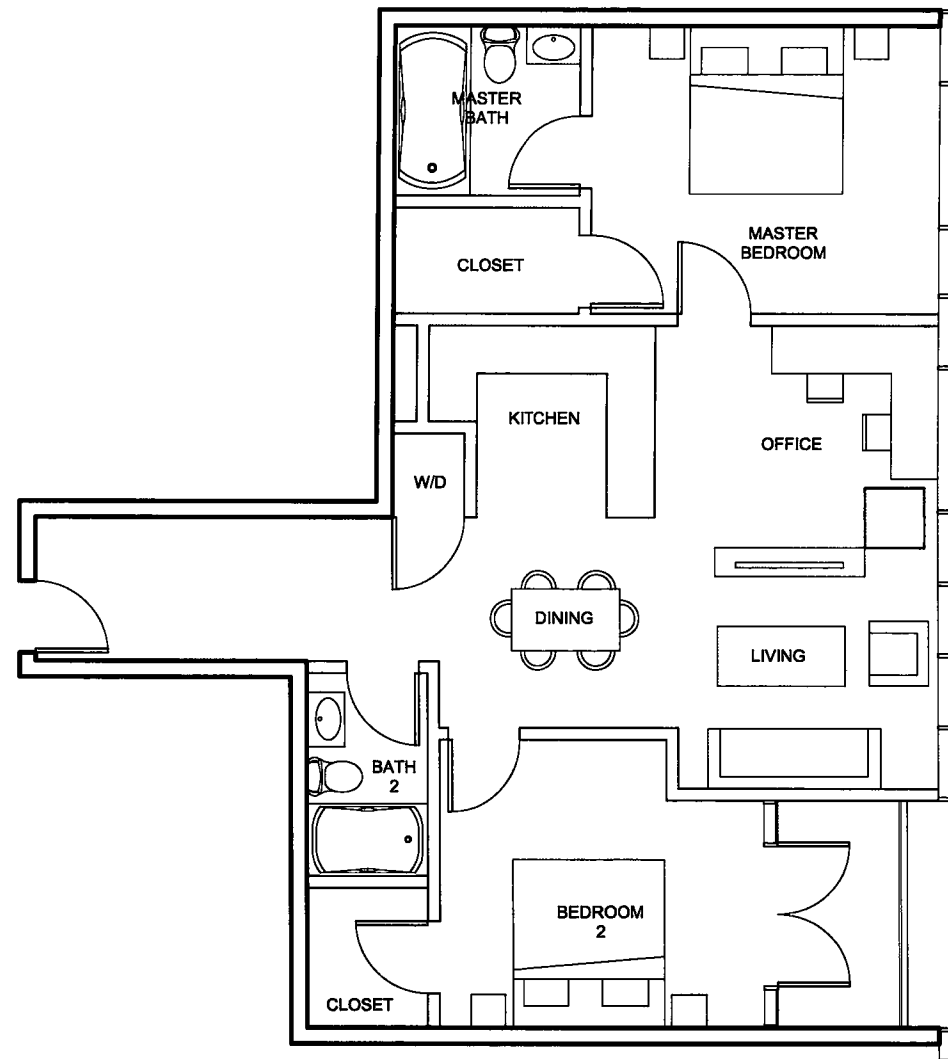
CONDO B1

SCALE 1/8"=1'

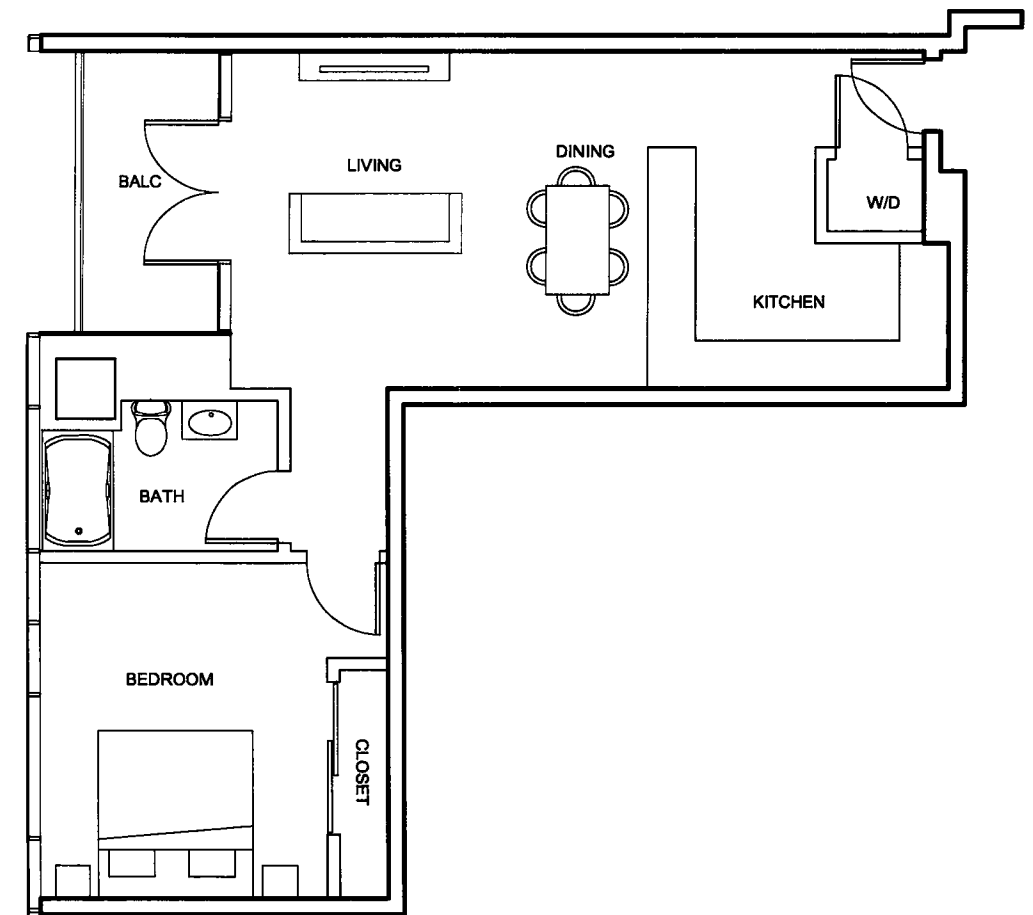
SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

TYPICAL UNIT PLANS

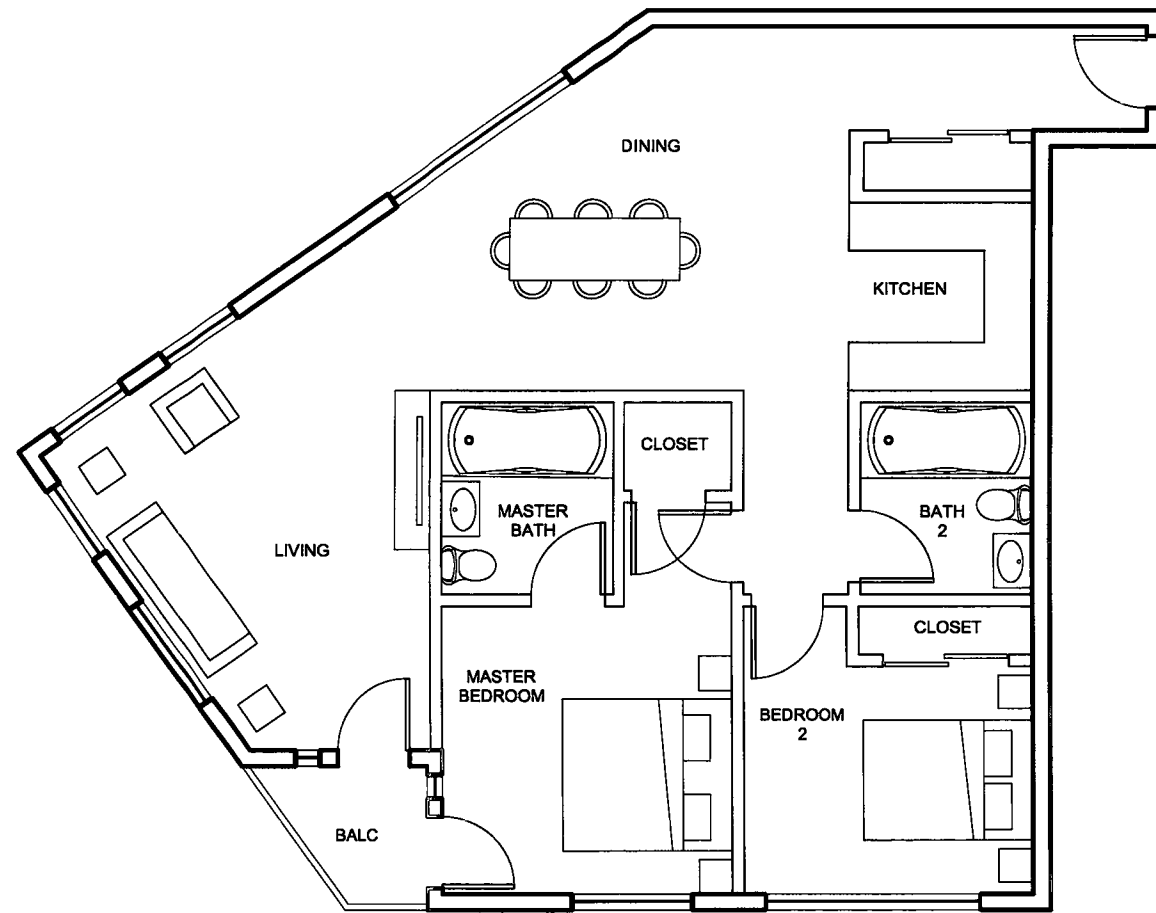
6701 SUNSET BLVD.



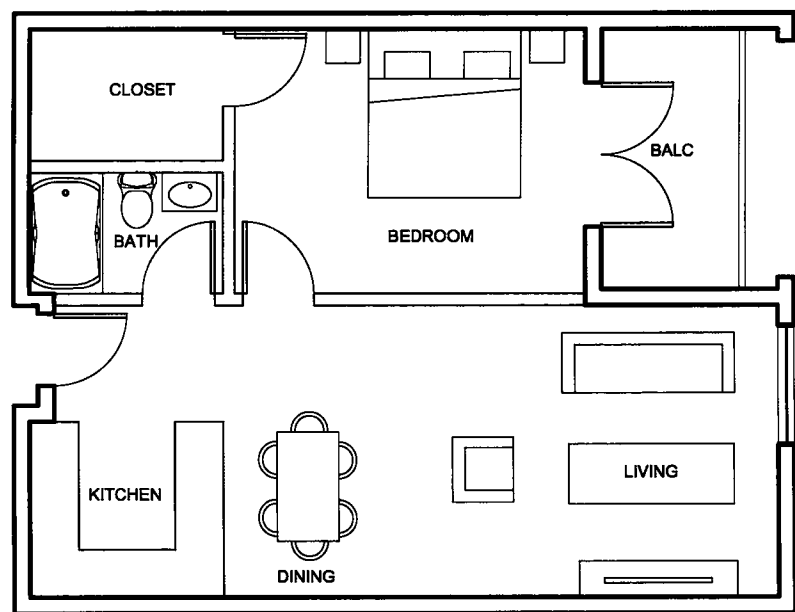
2 BED/2 BATH



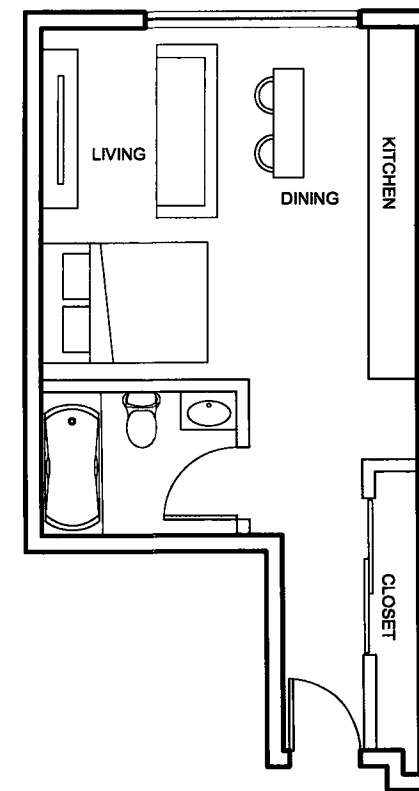
1 BED



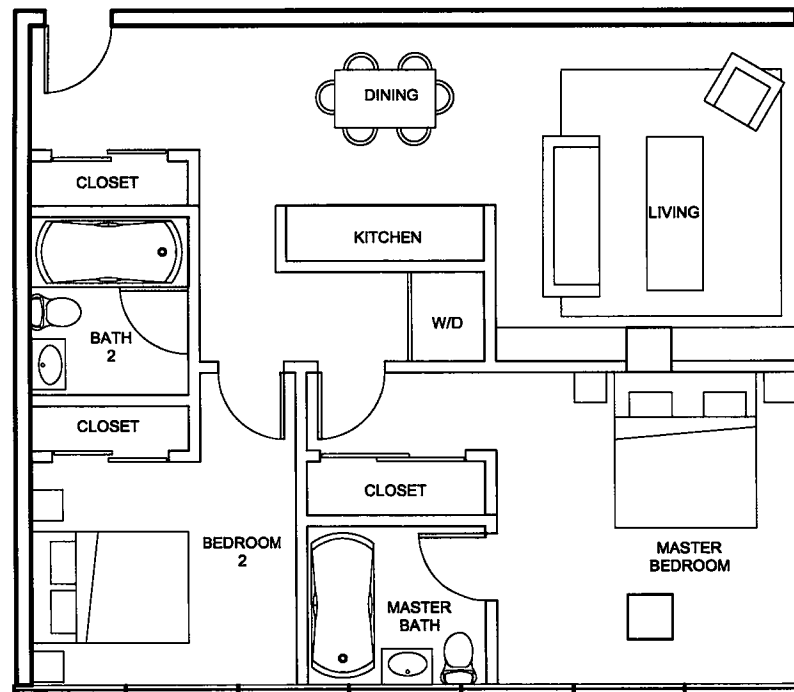
2 BED/2 BATH



1 BED /1 BATH



STUDIO



2 BED/2 BATH

RENTAL B3

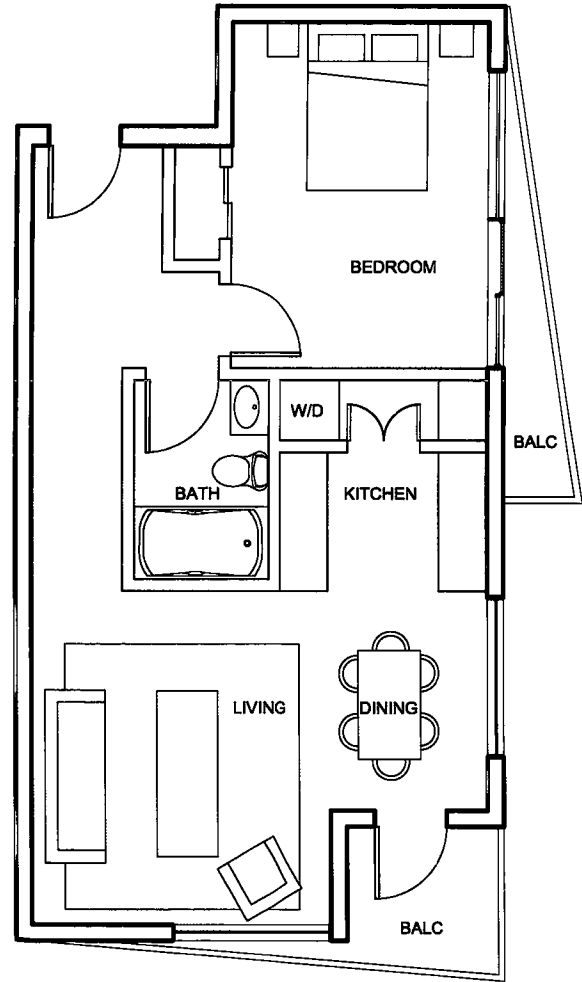
SCALE 1/8"=1'

TYPICAL UNIT PLANS

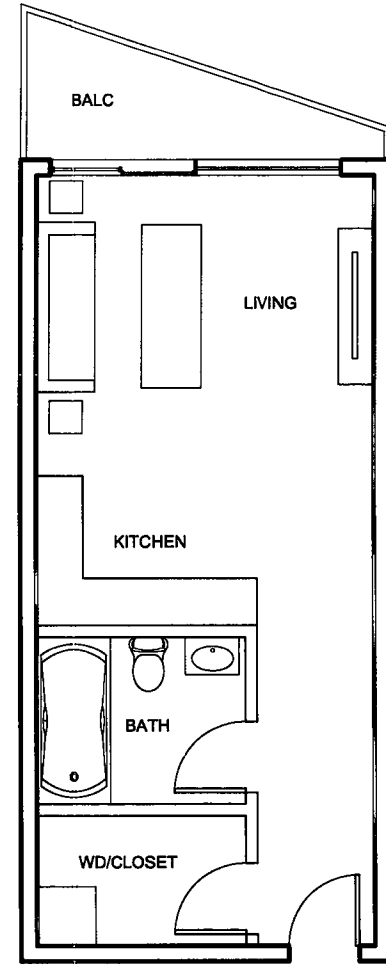
SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.

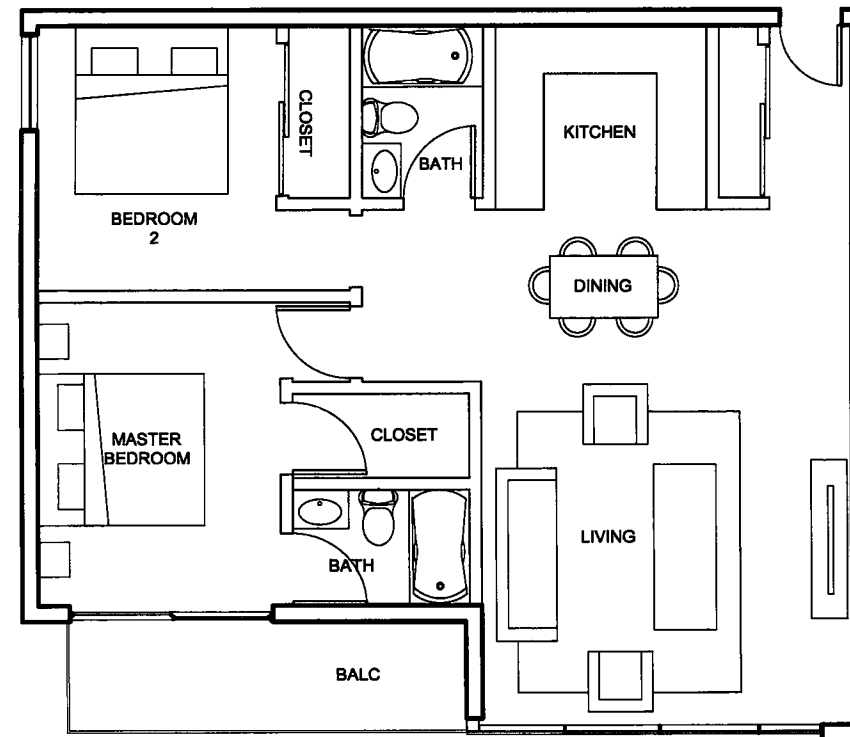
42



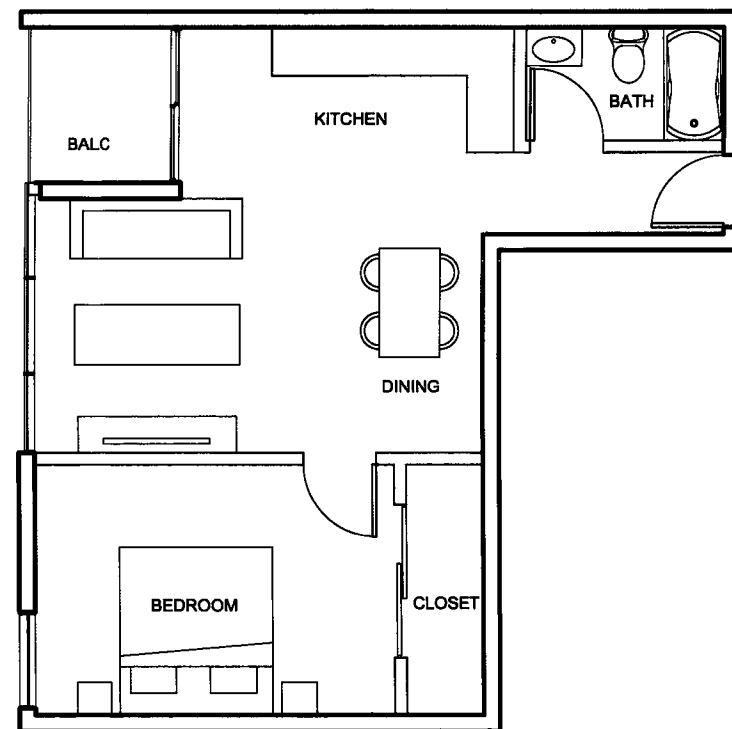
1 BED /1 BATH



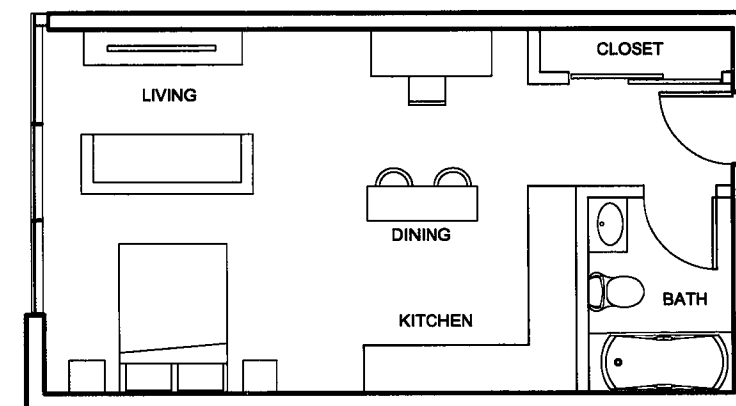
STUDIO



2 BED / 2 BATH



1 BED /1 BATH



STUDIO