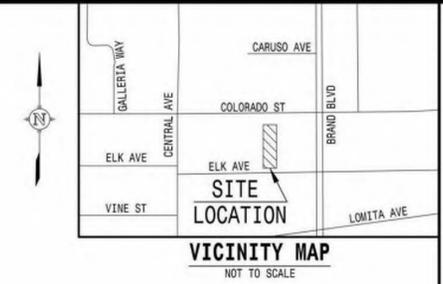


ALTA/NSPS LAND TITLE SURVEY

120 WEST COLORADO STREET, GLENDALE, CALIFORNIA 91204



OWNERSHIP:

REFERENCE IS MADE TO POLICY OF TITLE INSURANCE NO. NCS-844802-LA2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 13, 2017.

1. COMMITMENT DATE:
APRIL 05, 2017 AT 7:30 A.M.
2. POLICY OR POLICIES TO BE ISSUED:
TO BE DETERMINED
3. (A) THE ESTATE OR INTEREST IN THE LAND DESCRIBED IN THIS COMMITMENT IS:
FEE SIMPLE
(B) TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
VISTA GLENDALE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
4. THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
APN: 5641-001-023

LEGAL DESCRIPTION

PARCEL 1:

THE EAST HALF OF LOT 21 OF GRIDER AND HAMILTON'S LOMITA PARK, IN THE CITY OF GLENDALE, AS PER MAP RECORDED IN BOOK 6 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST HALF OF LOT 21 OF GRIDER AND HAMILTON'S LOMITA PARK, IN THE CITY OF GLENDALE, AS PER MAP RECORDED IN BOOK 6 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 32 OF GRIDER AND HAMILTON'S LOMITA PARK, IN THE CITY OF GLENDALE, AS PER MAP RECORDED IN BOOK 6 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5641-001-023

TITLE POLICY EXCEPTIONS:

REFERENCE IS MADE TO THE POLICY OF TITLE INSURANCE NO. NCS-844802-LA2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 13, 2017.

- - DENOTES PLOTTED AS SHOWN
1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.
 2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2016-2017.
TAX RATE AREA: 04045
A.P.N.O.: 5641-001-023
 3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
 4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2707 OF DEEDS, PAGE 6, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(c), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
 5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2776 OF DEEDS, PAGE 137, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(c), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
 - (A) 6. AN EASEMENT FOR INSTALLING, IMPROVING, ALTERING, REPAIRING, AND MAINTAINING UNDERGROUND CONDUITS, CABLES, AND OTHER EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICAL ENERGY AND FOR THE TRANSMISSION OF SOUND OR SIGNALS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 18, 1970 AS INSTRUMENT NO. 2507 OF OFFICIAL RECORDS.
 7. AN EASEMENT FOR UNDERGROUND COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 18, 1970 AS INSTRUMENT NO. 3187 OF OFFICIAL RECORDS.
 8. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS RECORDED MAY 15, 2015 AS INSTRUMENT NO. 20150569896 OF OFFICIAL RECORDS.
DATED: MAY 13, 2015
TRUSTOR: VISTA GLENDALE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: WILSHIRE BANK
BENEFICIARY: WILSHIRE BANK

A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED MAY 15, 2015 AS INSTRUMENT NO. 20150569897 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST.
 - (B) 9. AN EASEMENT FOR ELECTRIC EASEMENT AND INCIDENTAL PURPOSES, RECORDED JUNE 2, 2015 AS INSTRUMENT NO. 20150642182 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF GLENDALE, A MUNICIPAL CORPORATION
AFFECTS: PARCEL 3, AS DESCRIBED THEREIN
 10. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS RECORDED FEBRUARY 2, 2016 AS INSTRUMENT NO. 20160116137 OF OFFICIAL RECORDS.
DATED: JANUARY 28, 2016
TRUSTOR: VISTA GLENDALE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: WILSHIRE BANK
BENEFICIARY: WILSHIRE BANK
 11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 12. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499a, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
 13. RIGHTS OF PARTIES IN POSSESSION.

GENERAL NOTES:

NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE POLICY OF TITLE INSURANCE USED FOR THIS SURVEY ARE ASSUMED BY THIS MAP OR THE SURVEYOR.

THE SITE IS CURRENTLY AN EXISTING HOTEL.

GROSS AREA: 29,498.43 SQUARE FEET (0.677 ACRES)

UNAUTHORIZED REUSE OF THIS ALTA SURVEY OR THE INFORMATION CONTAINED HEREON IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF PLUMP ENGINEERING, INC.

ASSESSOR'S PARCEL NUMBER: 5641-001-023

THIS MAP WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED ON APRIL 19, 2017.

LOCATIONS OF THE UTILITIES SHOWN ON THIS MAP ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE.

THERE IS NO VISIBLE EVIDENCE THAT THE SITE HAS BEEN USED FOR A DUMP, LANDFILL OR SUMP. THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING, STREET OR SIDEWALK REPAIR OR BUILDING CONSTRUCTION / ADDITIONS WITHIN RECENT MONTHS. THERE IS ALSO NO EVIDENCE THAT THE SITE IS LOCATED WITHIN A WETLANDS CONDITION.

APN: 5641-001-023

ZONE DSP-TD - DOWNTOWN SPECIFIC PLAN - TRANSITIONAL DISTRICT:

SEE DOWNTOWN SPECIFIC PLAN FOR FULL DETAILS OF DESIGN GUIDELINES

REVISIONS

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL,
SURVEYING, ARCHITECTURAL AND
STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 382-1855, FAX (714) 382-1854



ALTA/NSPS LAND TITLE SURVEY

120 W COLORADO STREET
GLENDALE, CALIFORNIA 91204

PREPARED FOR: VISTA INVESTMENTS

SHEET 1 OF 2
SCALE: N/A
DATE: 05/08/2017
DRAWN BY: GSM
CHKD. BY: EZR
FILE NO. 1704047

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

- (A) FIRST AMERICAN TITLE INSURANCE COMPANY, AND;
(B) VISTA INVESTMENTS

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, 4, 5, 6(B), 10(A), AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 19, 2017.

Ethan Z. Remington
ETHAN Z. REMINGTON, L.B. 9220
DATE: MAY 08, 2017





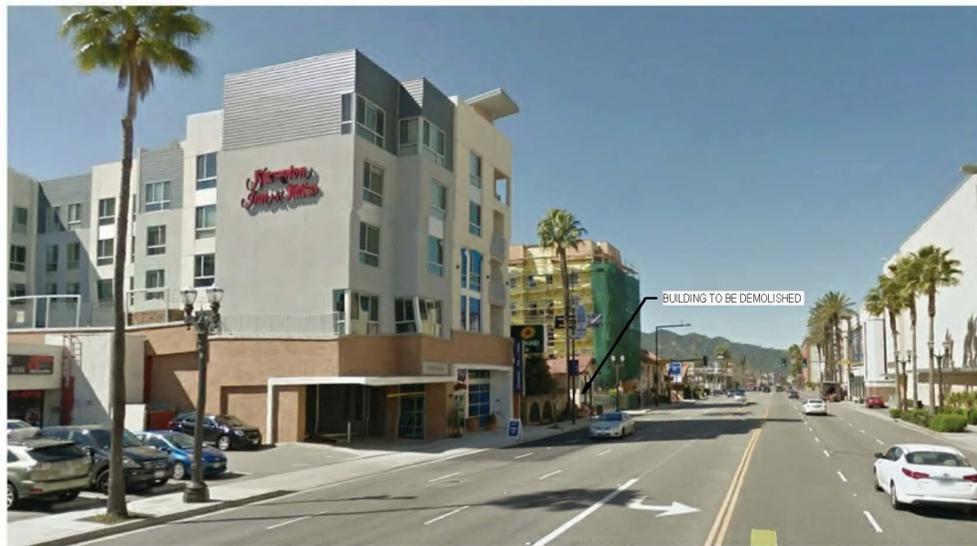
AERIAL SITE VIEW



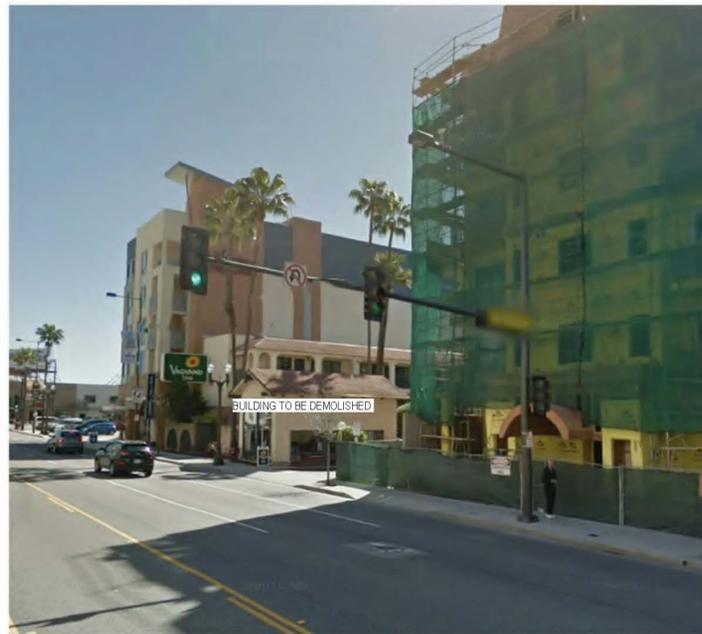
1 - NORTH SIDE FROM COLORADO



4 - LOOKING EAST ON ELK



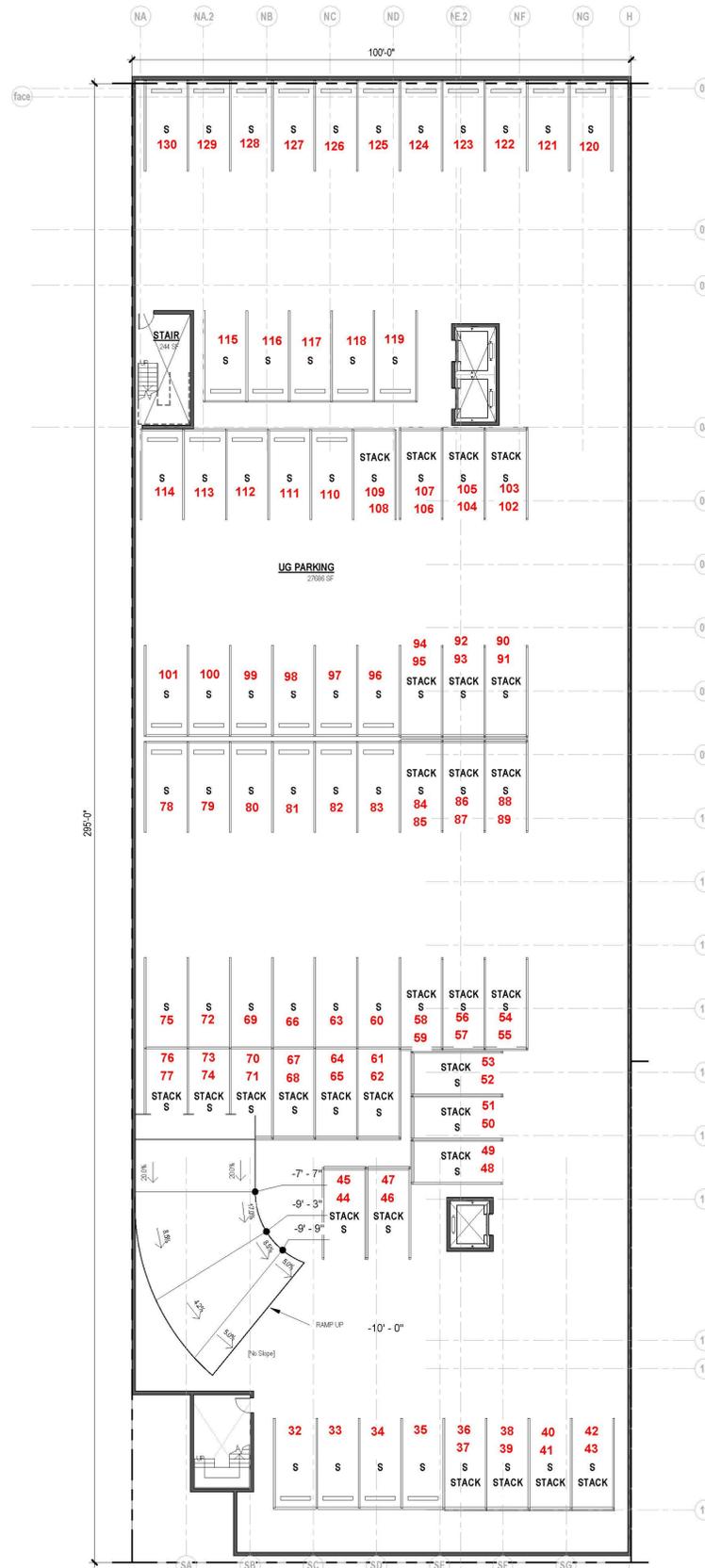
2 - WEST VIEW DOWN COLORADO



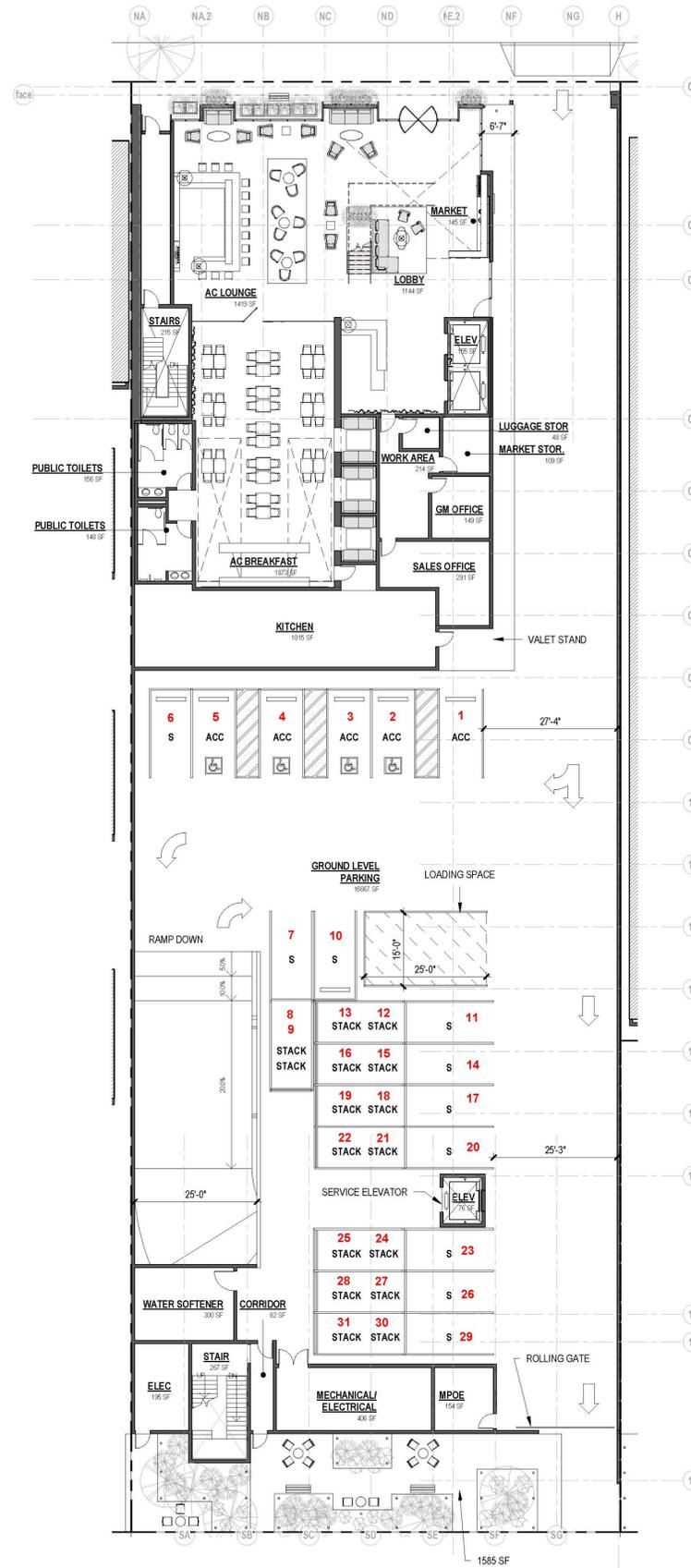
3 - LOOKING EAST VIEW DOWN COLORADO



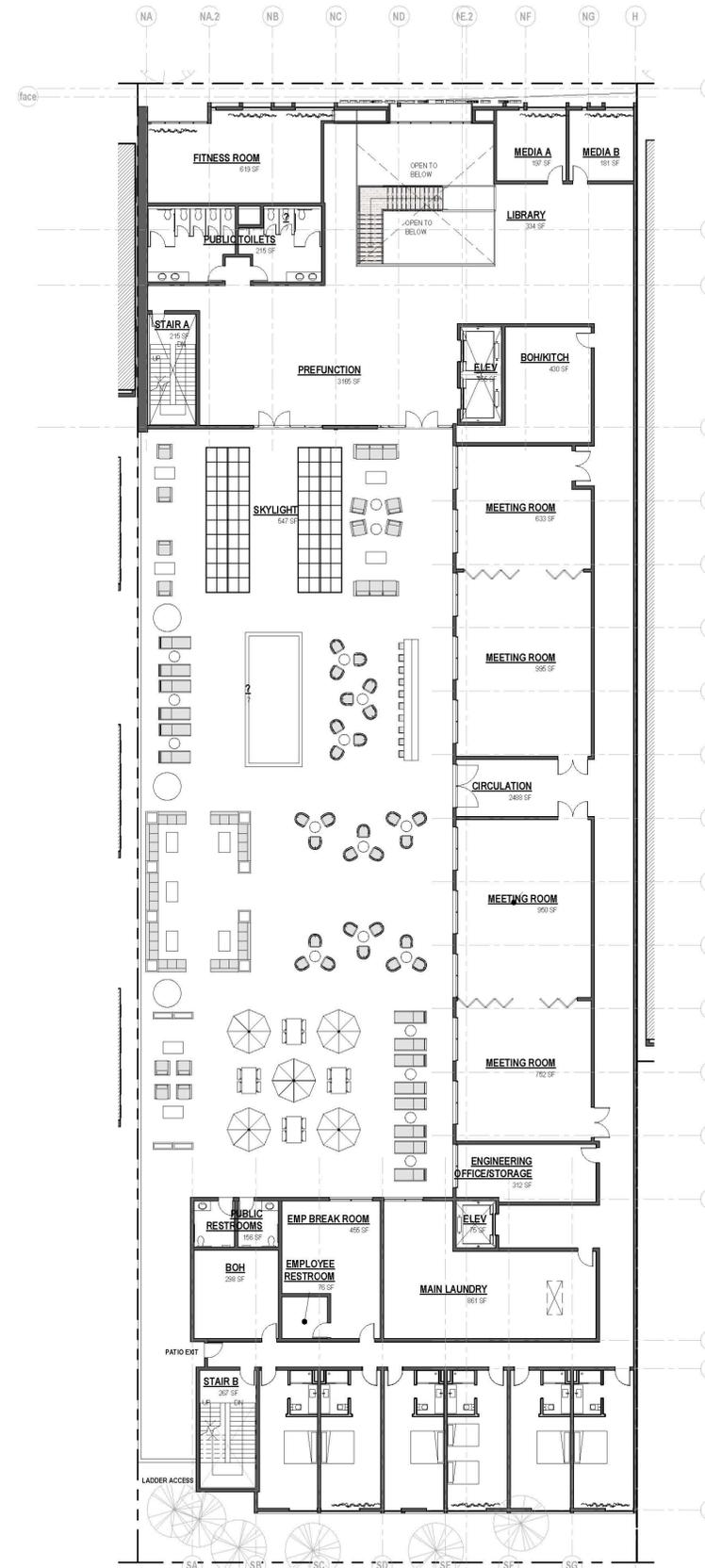
5 - LOOKING WEST ON ELK



UG PARKING PLAN 00
1/16" = 1'-0"



GROUND LEVEL PLAN 01
1/16" = 1'-0"



SECOND FLOOR PLAN 02
1/16" = 1'-0"

ROOM SCHEDULE

NAME	AREA	NAME	AREA
GROUND FLOOR		PUBLIC TOILETS	467 SF
AC BREAKFAST	1873 SF	SECOND FLOOR	15432 SF
AC LOUNGE	1419 SF		
CORRIDOR	82 SF	THIRD FLOOR	
ELEC	195 SF	CIRCULATION	2949 SF
FRONT DESK	413 SF	GUEST LAUNDRY	94 SF
GM OFFICE	149 SF	GUESTROOMS	11355 SF
KITCHEN	1015 SF	JANITOR CLOSET	49 SF
LOBBY	1144 SF	LAUNDRY CHUTE	78 SF
LUGGAGE STOR	48 SF	LAUNDRY BOH	412 SF
MARKET	145 SF	STOR.	293 SF
MARKET STOR.	109 SF	THIRD FLOOR	15231 SF
MECHANICAL/ELECTRICAL	406 SF		
MPQE	154 SF	FOURTH FLOOR	
PUBLIC TOILETS	304 SF	CIRCULATION	2949 SF
SALES OFFICE	291 SF	GUESTROOMS	11355 SF
WATER SOFTENER	300 SF	JANITOR CLOSET	49 SF
WORK AREA	214 SF	LAUNDRY CHUTE	78 SF
GROUND FLOOR	8260 SF	LAUNDRY BOH	412 SF
		VIDEO/TELE EQUIP	402 SF
		FOURTH FLOOR	15245 SF
SECOND FLOOR			
BOH	298 SF	FIFTH FLOOR	
BOHKITCH	430 SF	CIRCULATION	2949 SF
CIRCULATION	2488 SF	GUESTROOMS	11355 SF
EMP BREAK ROOM	455 SF	JANITOR CLOSET	49 SF
EMPLOYEE RESTROOM	76 SF	LAUNDRY CHUTE	78 SF
ENGINEERING OFFICE/STORAGE	312 SF	LAUNDRY BOH	412 SF
FITNESS ROOM	619 SF	STOR.	402 SF
GUESTROOMS	2063 SF	FIFTH FLOOR	15119 SF
LIBRARY	334 SF		
MAIN LAUNDRY	861 SF	SIXTH FLOOR	
MEDIA A	197 SF	BOH	402 SF
MEDIA B	181 SF	CIRCULATION	3117 SF
MEETING ROOM	3330 SF	GUESTROOMS	9720 SF
PREFUNCTION	3165 SF	LAUNDRY BOH	412 SF
PUBLIC RESTROOMS	156 SF	SIXTH FLOOR	13652 SF

GUESTROOM TYPES

FLOOR	TYPE	COUNT
SECOND FLOOR	STANDARD KING	5
	DOUBLE/DOUBLE	1
THIRD FLOOR	STANDARD KING	20
	DOUBLE/DOUBLE	10
	ACCESSIBLE KING	1
	ACCESSIBLE D/D	1
FIFTH FLOOR	STANDARD KING	20
	DOUBLE/DOUBLE	10
	ACCESSIBLE KING	1
	ACCESSIBLE D/D	1
SIXTH FLOOR	STANDARD KING	18
	DOUBLE/DOUBLE	8
	ACCESSIBLE KING	1
	ACCESSIBLE D/D	1
Grand total: 130		

PARKING COUNTS

PARKING COUNTS		
MARK	STALL TYPE	COUNT
ACC	ACCESSIBLE 9X18 - STANDARD (5 REQ)	5
S	STANDARD 9X18	75
STACK	STACKER 9X18	50
Grand total: 130		

NOT FOR CONSTRUCTION

GLENDALE HOTEL

120 W COLORADO STREET
GLENDALE, CA 91204

UNDERGROUND - SECOND FLOOR PLAN

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

ARCHITECT:

VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUIN, CA 95045
T 310 725 8214



05.22.18 ENTITLEMENTS

DRAWN BY: VOB

REV. # DATE DESCRIPTION

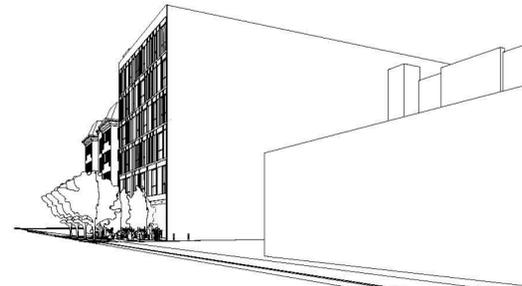
REV. #	DATE	DESCRIPTION

A2-10

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REAR WEST APPROACH 08



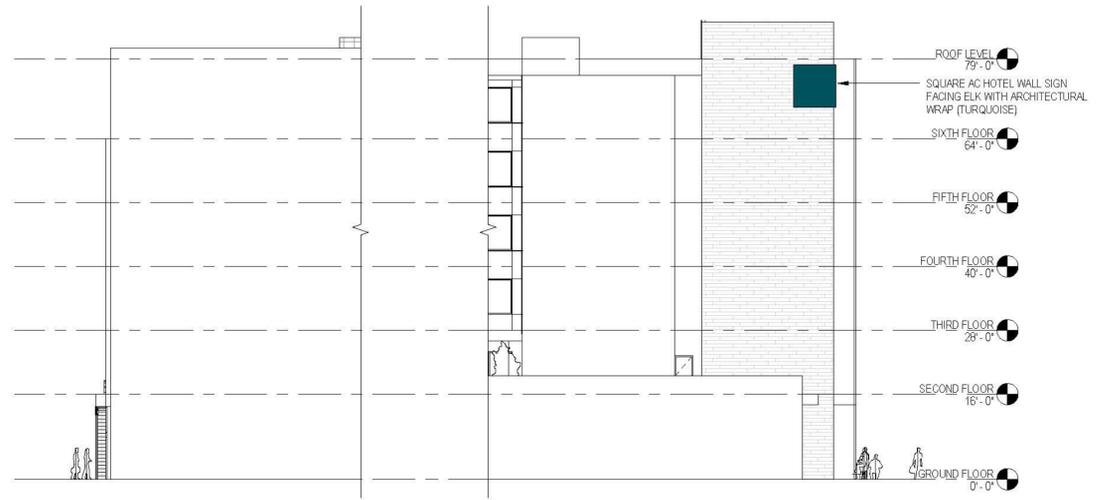
REAR EAST APPROACH 07



FRONT EAST APPROACH 06



FRONT WEST APPROACH 05



AC BRAND SIGNAGE TYPES



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GLENDALE HOTEL
120 W COLORADO STREET
GLENDALE, CA 91204

PROPOSED SIGNAGE SCALE: As indicated

ARCHITECT:
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
T 310.725.8214

ENTITLEMENTS		
REV. #	DATE	DESCRIPTION

A4-01

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GFRC FRAMES



FIBER CEMENT PANELS



WOOD LOOK RAINSCREEN



FIBER CEMENT PANELS @ TOWER WRAP



METAL PANEL AT FLOOR PLATES



SLOT LIGHTING AT FACADE



COLORADO RENDERING

1

NOT FOR CONSTRUCTION

GLENDALE HOTEL
120 W COLORADO STREET
GLENDALE, CA 91204

BUILDING MATERIALS

SCALE: 1/2" = 1'-0"

ARCHITECT:
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
T 310.725.8214



05.22.18 ENTITLEMENTS

DRAWN BY: VOB

REV. # DATE DESCRIPTION

REV. #	DATE	DESCRIPTION

A4-03

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5/17/2018 5:53:13 PM



NORTH (COLORADO) VIEW



SIDEWALK VIEW AT HOTEL ENTRY ON COLORADO

NOT FOR CONSTRUCTION

GLENDALE HOTEL

120 W COLORADO STREET
GLENDALE, CA 91204

RENDERED VIEWS
COLORADO

SCALE: 1/2" = 1'-0"

ARCHITECT:
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEQUOYO, CA 95026
T 916 725-8214



05.22.18 ENTITLEMENTS
DRAWN BY: VDB

REV. #	DATE	DESCRIPTION

A9-00

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GLENDALE HOTEL

120 W COLORADO STREET
GLENDALE, CA 91204

RENDERED VIEWS LOBBY

SCALE: 1/2" = 1'-0"

ARCHITECT:
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEANUNDO, CALIFORNIA
T 916 725 8214



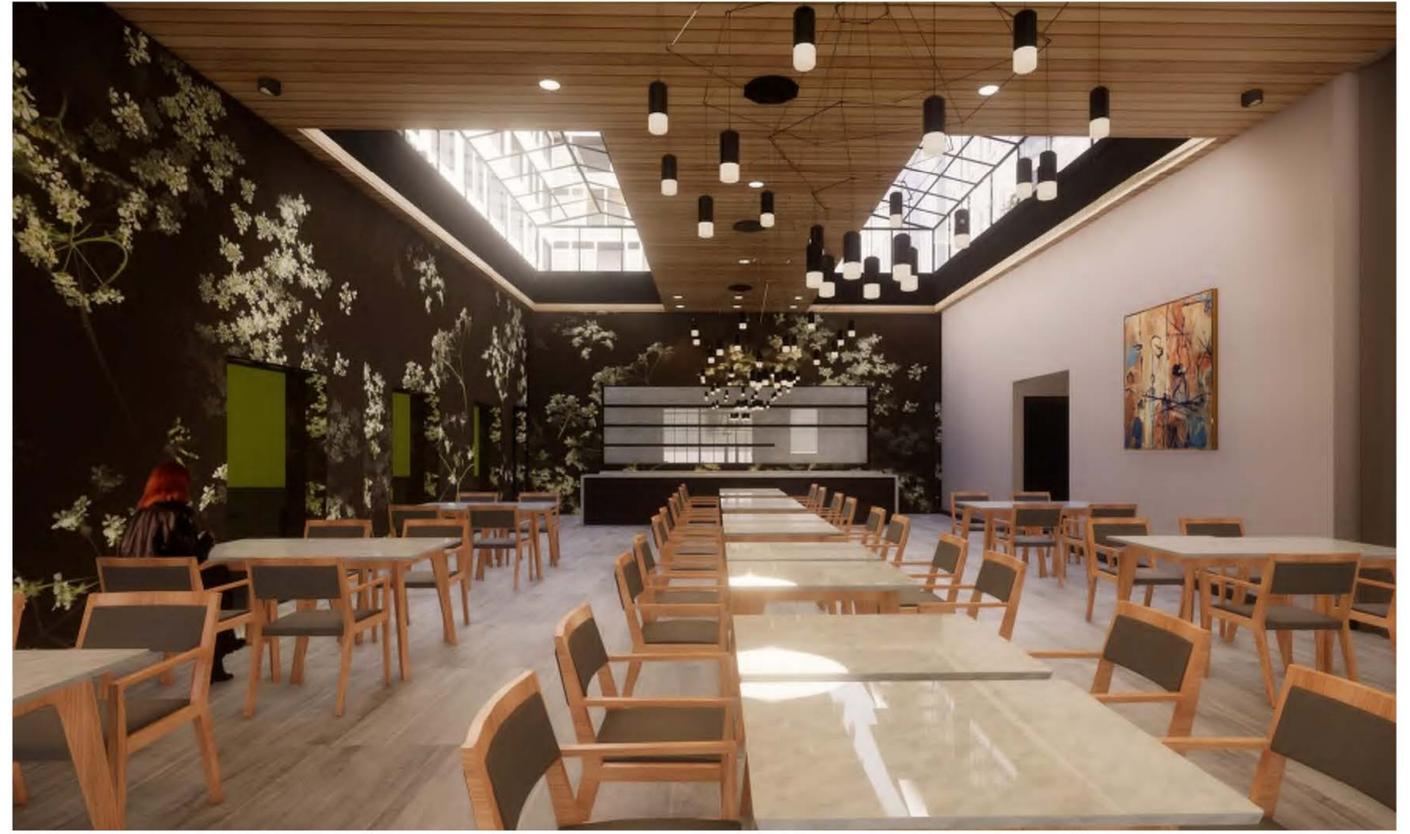
05.22.18 ENTITLEMENTS
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REV. # DATE DESCRIPTION

REV. #	DATE	DESCRIPTION

A9-02

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GLENDALE HOTEL

120 W COLORADO STREET
GLENDALE, CA 91204

RENDERED VIEWS LOBBY

SCALE: 1/2" = 1'-0"

ARCHITECT:
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEQUOYO, CA 92026
T 917 725 8214



05.22.18 ENTITLEMENTS
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REV. #	DATE	DESCRIPTION

A9-03

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COURTYARD VIEW LOOKING TOWARDS ELK ST.



COURTYARD VIEW LOOKING TOWARD COLORADO ST.

NOT FOR CONSTRUCTION

GLENDALE HOTEL

120 W COLORADO STREET
GLENDALE, CA 91204

**RENDERED VIEWS
COURTYARD**

SCALE: 1/2" = 1'-0"

ARCHITECT:

VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEQUOYO, CA 92445
T 951.725.8214



05.22.18

ENTITLEMENTS

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REV. # DATE DESCRIPTION

REV. #	DATE	DESCRIPTION

A9-04

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SOUTH (ELK) VIEW



SIDEWALK VIEW AT PUBLIC OPEN SPACE ON ELK

NOT FOR CONSTRUCTION

GLENDALE HOTEL
 120 W COLORADO STREET
 GLENDALE, CA 91204

RENDERED VIEWS ELK SCALE: 1/2" = 1'-0"

ARCHITECT:
 VISTA DESIGN BUILD
 2225 CAMPUS DRIVE
 EL SEGUNDO, CA 90246
 T 310.725.8234



05.22.18 ENTITLEMENTS
 DRAWN BY: NDB

REV. #	DATE	DESCRIPTION

A9-05

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