EXHIBIT A

STATE & HITCHCOCK

WHOLE FOODS

C. General Project Statistics

[illegible]

A. Residential Project Statistics

[illegible]

D. Multi-Family Supplemental Residential Statistics

[illegible]

B. Commercial Development Statistics

[illegible]

RESIDENTIAL SUMMARY - NET

Unit #	[illegible]	Unit Type	[illegible]	[illegible]	1st Flr SF	2nd Flr SF	3rd Flr SF	Total [illegible] SF
1	[illegible]	[illegible]	343 SF	1 Car	684 SF	684 SF	605 SF	2,172 SF
2	[illegible]	[illegible]	95 SF	1 Car	679 SF	679 SF	598 SF	2,556 SF
3	[illegible]	[illegible]	514 SF	1 Car	1,217 SF	1,228 SF	1,081 SF	3,530 SF
4	[illegible]	[illegible]	294 SF	1 Car	810 SF	810 SF	931 SF	2,551 SF
5	[illegible]	[illegible]	226 SF	1 Car	641 SF	900 SF	752 SF	2,559 SF
6	[illegible]	[illegible]	231 SF	1 Car	661 SF	633 SF	740 SF	2,032 SF
7	[illegible]	[illegible]	256 SF	1 Car	545 SF	519 SF	641 SF	1,709 SF
8	[illegible]	[illegible]	223 SF	1 Car	658 SF	632 SF	738 SF	2,056 SF
9	[illegible]	[illegible]	590 SF	4 Car	592 SF	1,360 SF	1,253 SF	3,205 SF
[illegible]		Total	2672 SF		6,284 SF	[illegible]	[illegible]	[illegible]
10	[illegible]	[illegible]	182 SF	2 Car	712 SF	1,201 SF		1,913 SF
11	[illegible]	[illegible]	96 SF	1 Car	461 SF	878 SF		1,462 SF
12	[illegible]	[illegible]	83 SF	2 Car	575 SF	1,004 SF		1,579 SF
13	[illegible]	[illegible]	228 SF	2 Car	898 SF	920 SF		1,812 SF
[illegible]		Total	589 SF		2,747 SF	[illegible]		6,695 SF
14	[illegible]	[illegible]	276 SF	1 Carport	572 SF	496 SF		1,368 SF
15	[illegible]	[illegible]	360 SF	1 Carport	1,142 SF			1,142 SF
[illegible]		Total	636 SF		2,001 SF	496 SF		2,530 SF
		Total	3898 SF		11,072 SF	11,625 SF	7,609 SF	30,306 SF

COMMERCIAL SUMMARY

	[illegible]	Gross sf	Net sf
Bldg A	[illegible]	41,798 SF	[illegible]
Bldg B	[illegible]	21,190 SF	20,576 SF
Bldg C	Shops	3,052 SF	2,956 SF
Bldg D	[illegible]	4,392 SF	4,271 SF
Bldg E	[illegible]	1,060 SF	1,004 SF
	Totals	74,730 SF	72,979 SF

[illegible]

[illegible]	Standard	Compact	[illegible]	Total
[illegible]	8	0	0	8
[illegible]	43	0	2	45
[illegible]	121	0	8	129
[illegible]	92	6	5	103
Sub-Total	264	6	15	285
[illegible]				
[illegible]	16	0	0	16
[illegible]	2	0	0	2
Sub-Total	18	0	0	18
Total	282	6	15	303

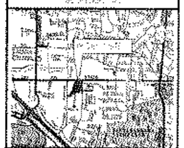
[illegible]

SHEET INDEX

[illegible]

WHOLE FOODS

3759-3763 State St
Santa Barbara, Ca



VICINITY MAP

DATE: 11.12.07

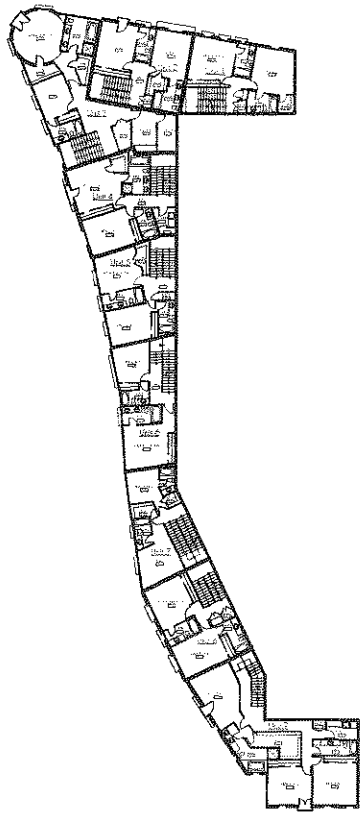
A-000

NOT FOR CONSTRUCTION

RECEIVED
NOV 12 2007
CITY OF SANTA BARBARA
PLANNING DIVISION

1ST FLOOR PLAN

UNITS 1-9



2ND FLOOR PLAN

State & Hitchcock

WHOLE FOODS

VICINITY MAP

DATE: 11.12.07

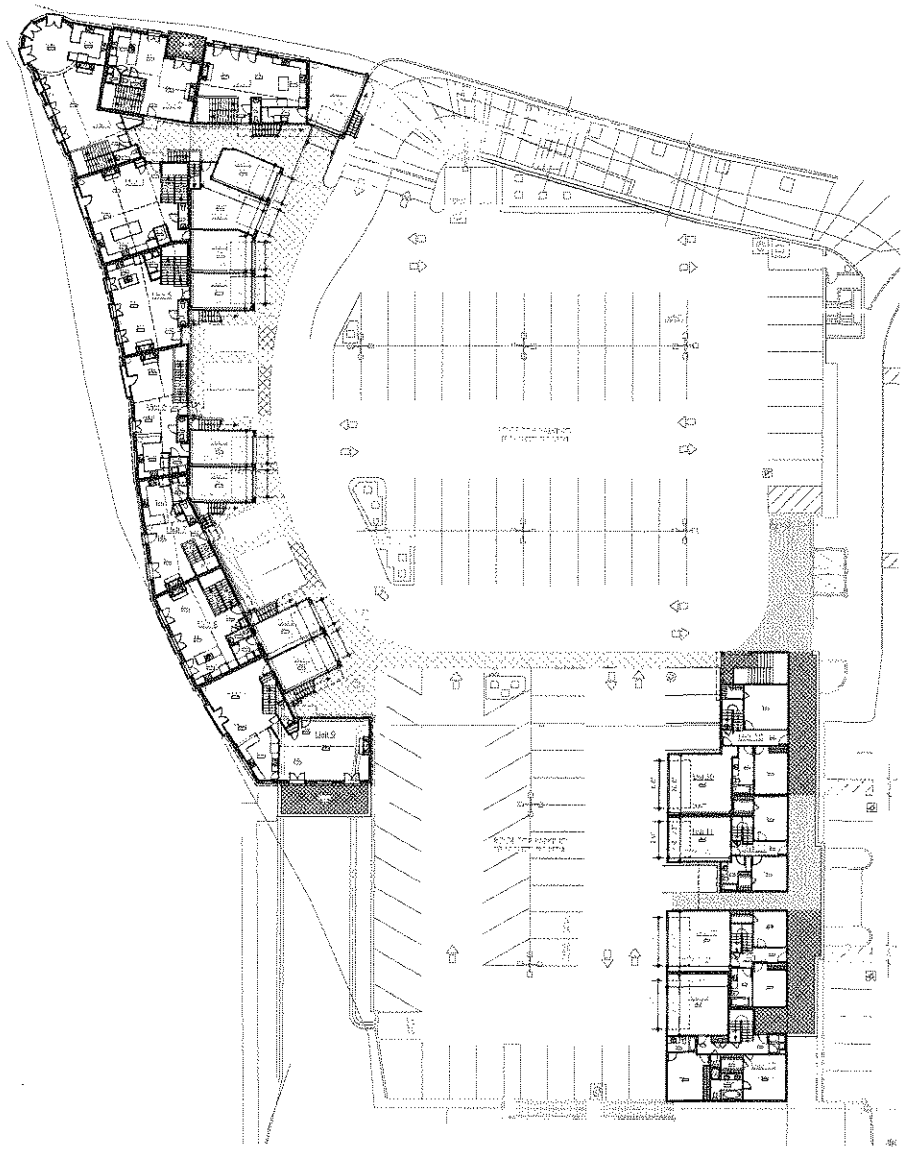
SHEET NUMBER

A-201

NOT FOR CONSTRUCTION

UNITS 1-9

UNITS 10-13



ROOF TOP PLAN

State & Hitchcock

WHOLE FOODS

VICINITY MAP

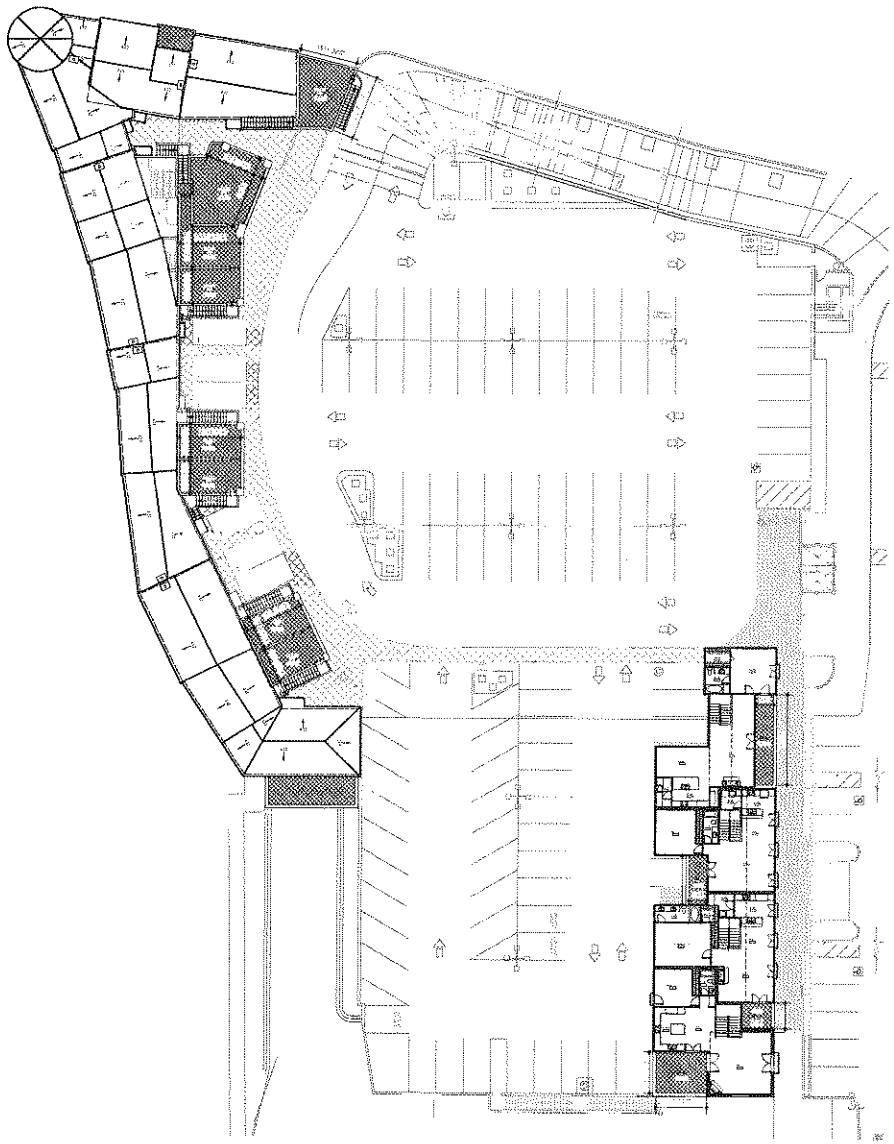
DATE: 11.12.07

A-202

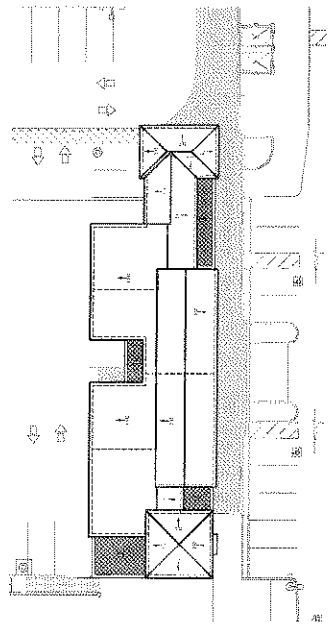
NOT FOR CONSTRUCTION

UNITS 1-9

UNITS 10-13



ROOF PLAN UNITS 1-9, 2ND FLOOR PLAN UNITS 10-13



ROOF PLANS UNITS 10-13

State & Hitchcock

WHOLE FOODS

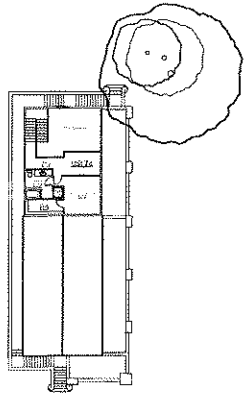
VICINITY MAP

DATE:

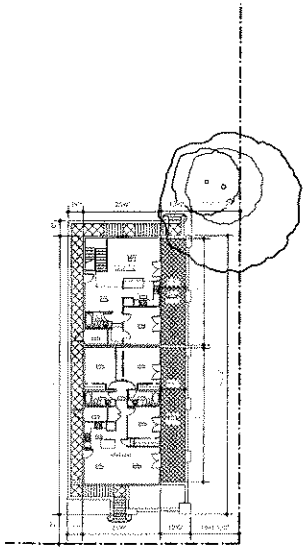
A-203

NOT FOR CONSTRUCTION

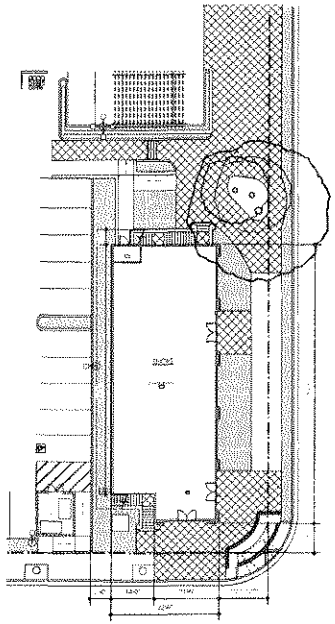
BUILDING C



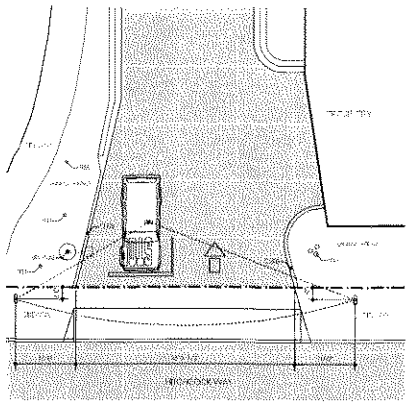
N 3RD FLOOR PLAN



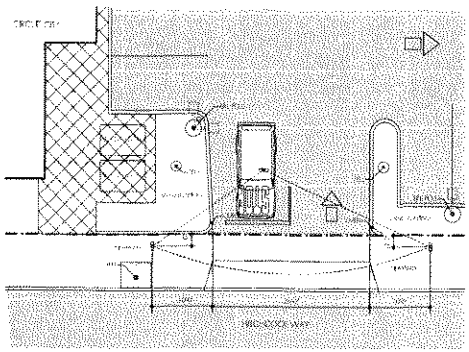
N 2ND FLOOR PLAN



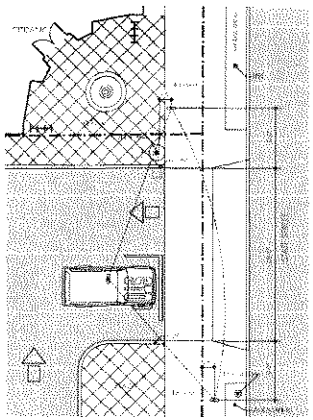
N 1ST FLOOR PLAN



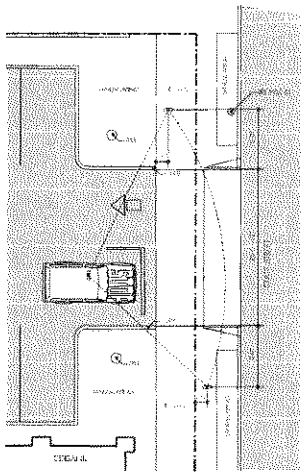
N LOADING/SOUND SHOP EXIT



N HITCHCOCK WAY EXIT



N STATE STREET EXIT



N CITIBANK STATE STREET EXIT

State & Hitchcock

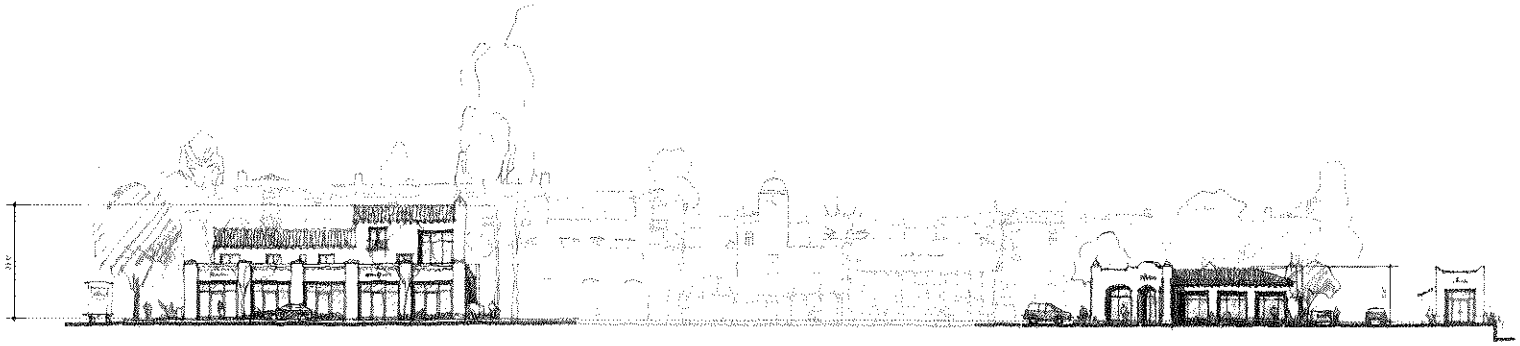
WHOLE FOODS

VICINITY MAP

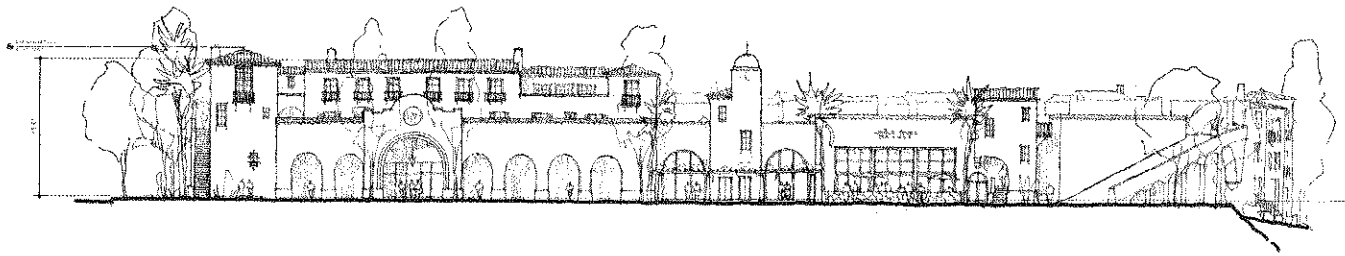
DATE: 11.12.07

A-204

NOT FOR CONSTRUCTION



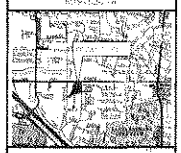
1 State Street Elevation



2 Circuit City/Whole Foods - North Elevation

State & Hitchcock

WHOLE FOODS



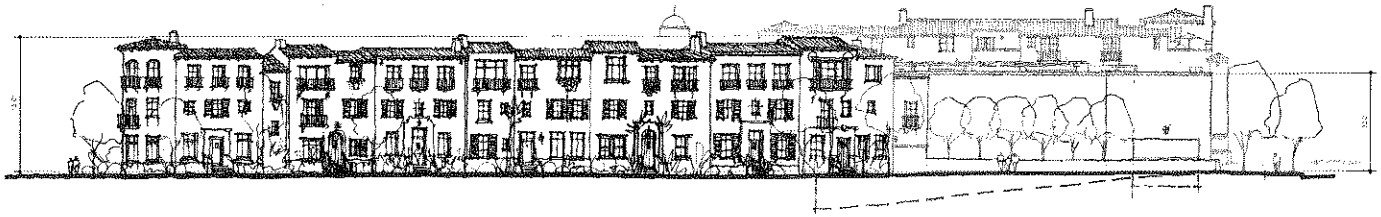
VICINITY MAP

DATE:

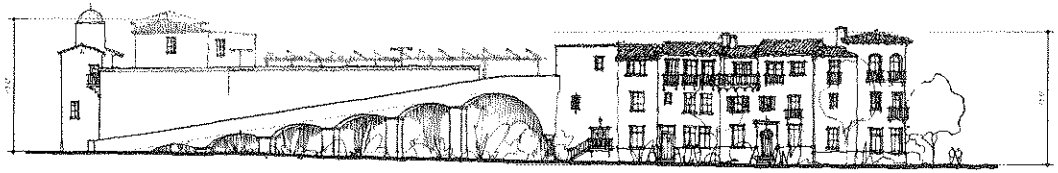
SHEET NUMBER

A-301

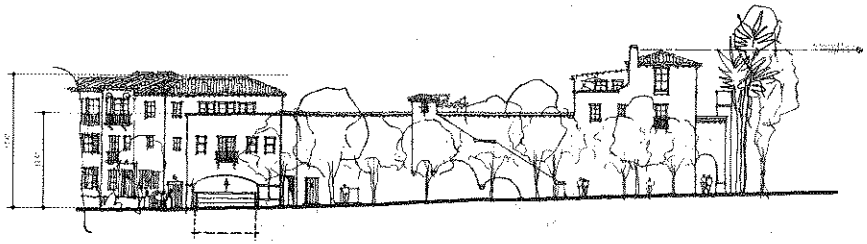
NOT FOR CONSTRUCTION



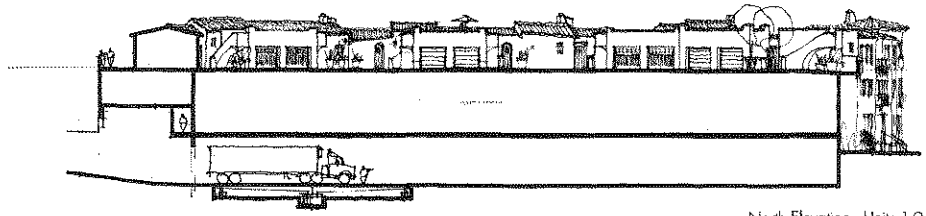
11 South Elevation



12 West Elevation



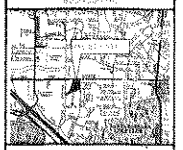
13 East Elevation



14 North Elevation - Units 1-9

State & Hitchcock

WHOLE FOODS

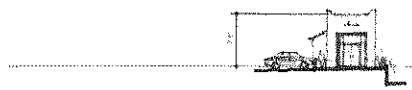


VICINITY MAP

DATE 11.12.07

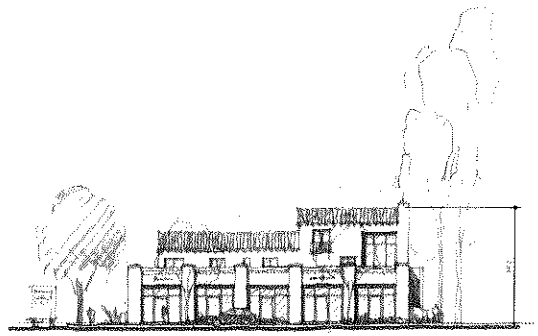
A-302

NOT FOR CONSTRUCTION

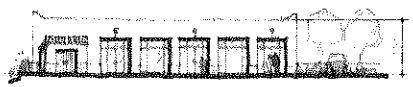


9 Bldg E Retail - North Elevation

5 Bldg D Citibank - North Elevation

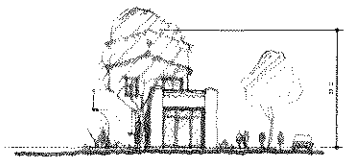


1 Bldg C Shops - North Elevation



10 Bldg E Retail - East Elevation

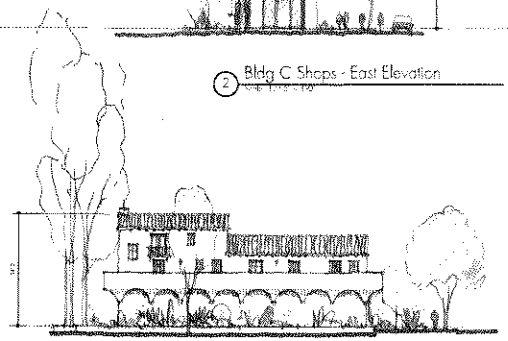
6 Bldg D Citibank - East Elevation



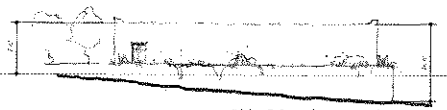
2 Bldg C Shops - East Elevation

11 Bldg E Retail - South Elevation

7 Bldg D Citibank - South Elevation

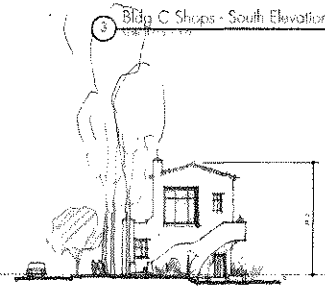


3 Bldg C Shops - South Elevation



12 Bldg E Retail - West Elevation

8 Bldg D Citibank - West Elevation



4 Bldg C Shops - West Elevation

State & Hitchcock

WHOLE FOODS

VICINITY MAP

DATE: 11.12.07

SHEET NUMBER

A-303

NOT FOR CONSTRUCTION

VESTING TENTATIVE MAP

A PROPOSED MERGER AND 2 LOT SUBDIVISION OF APN'S 051-040-046, 049, 052, AND 053 FOR CONDOMINIUM PURPOSES

JULY 2007

CITY OF SANTA BARBARA

STATE OF CALIFORNIA

LEGAL DESCRIPTION

DESCRIPTIONS ARE AS THEY APPEAR IN REPECTIVE PRELIMINARY TITLE REPORTS

CHICAGO PTR 1250874 (APN 051-040-048)

PARCEL ONE:

THAT PORTION OF LOT 45 OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, SHOWN AS PARCEL A ON MAP FILED IN BOOK E, PAGE 18 OF CITY LOT SPLITS, IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR PARKING PURPOSES UPON AND OVER THE COMMON AREAS AS DESIGNATED IN THE DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 2, 1971 INSTRUMENT NO. 35698, BOOK 2370, PAGE 1136, OF OFFICIAL RECORDS, AS AMENDED BY SUPPLEMENT RECORDED NOVEMBER 24, 1971, INSTRUMENT NO. 38360, BOOK 2373, PAGE 892, OF OFFICIAL RECORDS, AND AS AMENDED BY MODIFICATION RECORDED JULY 23, 1973, INSTRUMENT NO. 28884, BOOK 2473, PAGE 125 OF OFFICIAL RECORDS. EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL ONE ABOVE.

CHICAGO PTR 1241507 (APN 051-040-049)

THAT PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN AS PARCEL A ON THE MAP FILED IN SANTA BARBARA LOT SPLIT BOOK E, PAGE 57 IN THE OFFICE OF THE COUNTY RECORDER OF THE SANTA BARBARA COUNTY RECORDER

FATCO PTR 4201-1892707 (APN 051-040-052 & 053)

PARCEL ONE:

THAT PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, CONVEYED TO WILLIAM R LABARZIG BY DEED RECORDED APRIL 18, 1956 AS INSTRUMENT NO. 2377 IN BOOK 1373, PAGE 598 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN PARCELS B AND C AS SHOWN ON MAP FILED IN BOOK E, PAGE 57 OF S.B.C. LOT SPLITS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM A PORTION AS DESCRIBED IN A RESOLUTION ACCEPTING OFFERED LAND RECORDED APRIL 28, 1987 AS INSTRUMENT NO. 87-031257 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING BELOW A PLANE PARALLEL TO AN 500 FEET MEASURED VERTICALLY DOWNWARD BELOW THE SURFACE OF SAID LAND

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND VEHICULAR PARKING UPON AND OVER THAT PORTION OF LAND WITHIN THE "COMMON AREA" AS DEFINED AND SET FORTH IN THE DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED NOVEMBER 2, 1971 IN BOOK 2370 PAGE 1136 AND SUPPLEMENT RECORDED NOVEMBER 24, 1971 IN BOOK 2373 PAGE 892 AND MODIFICATION RECORDED JULY 23, 1973 AS INSTRUMENT NO. 28884 IN BOOK 2473 PAGE 125 OF OFFICIAL RECORDS OF SAID COUNTY

PARCEL THREE:

AN EASEMENT FOR PYLON SIGN PURPOSES ONLY, INCLUDING THE NECESSARY ACCESS RIGHTS FOR ELECTRICAL SERVICE AND MAINTENANCE THEREOF OVER THE WEST 20 FEET OF THE EAST 188 FEET 8 INCHES OF TE NORTH 21 FEET 8 INCHES OF THAT PORTION OF LOT 45 OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, SITUATED IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA INCLUDED WITHIN PARCEL A AS SHOWN ON THE MAP FILED IN BOOK E, PAGE 18 OF SANTA BARBARA LOT SPLITS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXISTING EASEMENT NOTES

NOTE NUMBER CORRESPONDS TO EXCEPTION ITEM NUMBER IN REPECTIVE PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE LISTED HEREON

CHICAGO PTR 1250874 (APN 051-040-048)

(4) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: CITY OF SANTA BARBARA
PURPOSE: SANITARY SEWER
RECORDED: JULY 2, 1958 AS INSTRUMENT NO. 15424 IN BOOK 1536, PAGE 154, OFFICIAL RECORDS
AFFECTS: A 10 FOOT STRIP OVER A PORTION OF SAID LAND

(5) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW

MAP OF: CITY LOT SPLIT
RECORDED: IN BOOK E, PAGE 18 OF LOT SPLITS
EASEMENT
PURPOSE: COMMON PARKING INGRESS, EGRESS, PUBLIC UTILITIES AND MAINTENANCE
AFFECTS: A PORTION OF SAID LAND

(5) COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING THEREFROM ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) AS SET FORTH IN THE DOCUMENT

RECORDED: NOVEMBER 2, 1971 AS INSTRUMENT NO. 35698 IN BOOK 2370, PAGE 1136, OFFICIAL RECORDS

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED: NOVEMBER 24, 1971 AS INSTRUMENT NO. 38360 IN BOOK 2373, PAGE 892, OFFICIAL RECORDS.

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED: JULY 23, 1973 AS INSTRUMENT NO 28884 IN BOOK 2473, PAGE 125 OFFICIAL RECORDS

(7) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: FRANK FICKETT, A MARRIED MAN AS HIS SOLE AND SEPARATE **PROPERTY**
PURPOSE: INGRESS, EGRESS AND VEHICULAR PARKING
RECORDED: JANUARY 27, 1972 AS INSTRUMENT NO. 2825 IN BOOK 2384, PAGE 233 OFFICIAL RECORDS
AFFECTS: "COMMON AREA" AS SET FORTH IN DECLARATION RECORDED NOVEMBER 2, 1971 IN BOOK 2370, PAGE 1136 AND SUPPLEMENT RECORDED NOVEMBER 24, 1971 IN BOOK 2373 PAGE 782

PURPOSE: PYLON SIGN PURPOSES INCLUDING ACCESS RIGHTS FOR ELECTRIC SERVICE AND MAINTENANCE
AFFECTS: A NORTHERLY PORTION OF SAID LAND

(8) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: MARCH 21, 1977 AS INSTRUMENT NO. 9564 IN BOOK 2381, PAGE 853 OFFICIAL RECORDS
AFFECTS: PORTIONS OF SAID LAND

(9) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: APRIL 28, 1972 AS INSTRUMENT NO 15361 IN BOOK 2397, PAGE 958 OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

EXISTING EASEMENT NOTES (CONTINUED)

NOTE NUMBER CORRESPONDS TO EXCEPTION ITEM NUMBER IN REPECTIVE PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE LISTED HEREON

CHICAGO PTR 1241507 (APN 051-040-049)

(4) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: CITY OF SANTA BARBARA
PURPOSE: SEWER EASEMENT
RECORDED: JULY 2, 1958 AS INSTRUMENT NO. 15424 IN BOOK 1536 PAGE 154 OFFICIAL RECORDS
AFFECTS: A 10 FOOT STRIP OVER A NORTHEASTERLY PORTION OF SAID LAND

(5) COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING THEREFROM ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) AS SET FORTH IN THE DOCUMENT

RECORDED: MARCH 2, 1971 AS INSTRUMENT NO. 5971 IN BOOK 2338, PAGE 1393, OFFICIAL RECORDS

(6) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: COUNTY OF SANTA BARBARA AND THE SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
PURPOSE: FLOOD CONTROL
RECORDED: JUNE 24, 1971 AS INSTRUMENT NO. 19327 IN BOOK 2352 PAGE 1037 OFFICIAL RECORDS
AFFECTS: PORTION OF SAID LAND

(7) AN UNRECORDED LEASE AFFECTING THE PREMISES HEREIN DESCRIBED, EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED, WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN

LESSOR: YUN-PEI YEH, CHING-JEN YEH, TZU PIN CHENG, AND WEN-SHI TU AND LEE TSAI-YUN FU
LESSEE: PATATT ENTERPRISES, INC., A CALIFORNIA CORPORATION, DBA TACO BELL
DISCLOSED BY: MEMORANDUM OF LEAST
RECORDED: APRIL 2, 1996 AS INSTRUMENT NO. 96-20090, OF OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN

FATCO PTR 4201-1892707 (APN 051-040-052 & 053)

[6] AN EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES RECORDED JUNE 5, 1958 AS INSTRUMENT NO. 12862 IN BOOK 1529 PAGE 250 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF SANTA BARBARA
AFFECTS: AS DESCRIBED THEREIN. **NOT LOCATABLE FROM RECORD INFORMATION**

[7] AN EASEMENT FOR SEWER PURPOSES AND INCIDENTAL PURPOSES, RECORDED JULY 2, 1958 IN BOOK 1536, PAGE 154 OF OFFICIAL RECORDS

IN FAVOR OF: THE CITY OF SANTA BARBARA
AFFECTS: AS DESCRIBED THEREIN

[8] AN EASEMENT FOR DRAINAGE STRUCTURE AND INCIDENTAL PURPOSES, RECORDED AUGUST 9, 1962 IN BOOK 1945 PAGE 803 OF OFFICIAL RECORDS

IN FAVOR OF: THE CITY OF SANTA BARBARA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

[9] AN EASEMENT FOR DRAINAGE STRUCTURE AND INCIDENTAL PURPOSES, RECORDED AUGUST 9, 1962 IN BOOK 1945 PAGE 805 OF OFFICIAL RECORDS

IN FAVOR OF: THE CITY OF SANTA BARBARA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

[10] AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 26, 1968 AS INSTRUMENT NO. 23370 IN BOOK 2240 PAGE 15 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN

[11] AN EASEMENT FOR FLOOD CONTROL PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1971 IN BOOK 2352 PAGE 1037 OF OFFICIAL RECORDS

IN FAVOR OF: THE COUNTY OF SANTA BARBARA AND THE SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
AFFECTS: AS DESCRIBED THEREIN

[12] COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED NOVEMBER 2, 1971 IN BOOK 2370 PAGE 1136 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, 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

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 24, 1971 IN BOOK 2373 PAGE 892 AND RECORDED JULY 23, 1973 IN BOOK 2473 PAGE 125 BOTH OF OFFICIAL RECORDS

[13] A LEASE DATED JANUARY 25, 1972, EXECUTED BY FRANK FICKETT, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AS LESSOR AND THE AKRON, A CALIFORNIA CORPORATION AS LESSEE, RECORDED JANUARY 27, 1972 IN BOOK 2384, PAGE 237, OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 23, 1973 IN BOOK 2473 PAGE 128 OF OFFICIAL RECORDS

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS

[14] AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED IN BOOK E, PAGE 18 OF LOT SPLITS

FOR: COMMON PARKING, INGRESS, EGRESS, PUBLIC UTILITIES, AND MAINTENANCE AND INCIDENTAL PURPOSES.

[15] AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1972 AS INSTRUMENT NO. 9563, IN BOOK 2391 PAGE 851 OF OFFICIAL RECORDS

[16] AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 29, 1972 AS INSTRUMENT NO. 10732 IN BOOK 2392 PAGE 898 OF OFFICIAL RECORDS.

[17] AN EASEMENT FOR INGRESS AND EGRESS AND VEHICULAR PARKING AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1972 AS INSTRUMENT NO. 2825 IN BOOK 2384, PAGE 233 OF OFFICIAL RECORDS.

IN FAVOR OF: GLENDALE FEDERAL SAVINGS AND LOAN ASSOCIATION
AFFECTS: AS DESCRIBED THEREIN

[18] AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 1, 1973 AS INSTRUMENT NO. 38830 IN BOOK 2483 PAGE 1288 OF OFFICIAL RECORDS

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: AS DESCRIBED THEREIN

[19] AN UNRECORDED LEASE DATED JULY 7, 1981 EXECUTED BY FRANK FICKETT AS LESSOR AND COMMERCIAL CREDIT CORPORATION, A CALIFORNIA CORPORATION AS LESSEE, AS DISCLOSED BY A SHORT FORM LEASE RECORDED OCTOBER 28, 1981 AS INSTRUMENT NO. 81-43909 OF OFFICIAL RECORDS

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

[20] COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 25, 1985 AS INSTRUMENT NO. 85-038557 OF OFFICIAL RECORDS, 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

SURVEYOR'S NOTES

1. RECORD PROPERTY OWNERS

APN 051-040-048: REGENCY REALTY GROUP, INC., A FLORIDA CORPORATION

APN 051-040-049: YUN-PEI YEH AND TZU CHENG, HUSBAND AND WIFE

APN 051-040-052&053: REGENCY CENTERS, L.P., A DELAWARE LIMITED PARTNERSHIP

2. BOUNDARY AND EASEMENT INFORMATION

THE BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM VARIOUS RECORDED MAPS AND DEEDS IN CONJUNCTION WITH THE FOLLOWING PRELIMINARY TITLE REPORTS. NO BOUNDARY ESTABLISHMENT SURVEY WAS PERFORMED

APN 051-040-048: CHICAGO TITLE COMPANY, ORDER NO. 1250875, DATED SEPTEMBER 8, 2005

APN 051-040-049: CHICAGO TITLE COMPANY, ORDER NO. 1241507, DATED APRIL 29, 2005

APN 051-040-052&053: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-1892707, DATED APRIL 26, 2005

3. TOPOGRAPHIC MAPPING

MAPPING OF EXISTING TOPOGRAPHIC AND UTILITY CONDITIONS USED AS THE BACKGROUND FOR THIS MAP WAS PREPARED BY WATERS LAND SURVEYING IN JUNE 2005 AND IS USED WITH PERMISSION OF REGENCY CENTERS

4. FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN FLOOD ZONES "AE" AND "X "AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SANTA BARBARA, STATE OF CALIFORNIA, COMMUNITY PANEL NO. 060335 0004 D, REVISED DECEMBER 3, 1991. ZONE X IS DEFINED AS AN AREA DETERMINED TO OUTSIDE OF 500 YEAR FLOOD PLAIN. ZONE AE IS DEFINED AS A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YERA FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED

5. BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS S 89°43'30"E FOR THE CENTERLINE OF STATE STREET PER THE MAP RECORDED IN THE CITY OF SANTA BARBARA LOT SPLITS BOOK E PAGE 57

6. ELEVATION DATUM

BENCH MARK, S.B. CITY BENCH-LIST STA. 3800 A CHISELED SQ. ⊕ THE N'LY END OF THE S/W CURB RETURN OF HOPE AVE. & STATE ST. ELEV.=184.878' (USC&GS/NGVD1929 DATUM) AS NOTED ON WATERS LAND SURVEYING TOPOGRAPHIC MAPPING

LAND AREA CALCULATIONS

EXISTING PARCEL	1.40 ACRES GROSS, 1.24 ACRES NET	(APN 051-040-048)
EXISTING PARCEL	0.46 ACRES, GROSS & NET	(APN 051-040-049)
EXISTING PARCEL	0.54 ACRES GROSS, 0.45 ACRES NET	(APN 051-040-052)
EXISTING PARCEL	2.99 ACRES GROSS, 2.97 ACRES NET	(APN 051-040-053)
TOTAL	5.39 ACRES GROSS, 5.12 ACRES NET	
PROPOSED LOT 1	4.93 ACRES GROSS, 4.66 ACRES NET	
PROPOSED LOT 2	0.46 ACRES, GROSS & NET	
TOTAL	5.39 ACRES GROSS, 5.12 ACRES NET	

UTILITY PROVIDERS

WATER:	CITY OF SANTA BARBARA
SEWAGE DISPOSAL:	CITY OF SANTA BARBARA
GAS:	SOUTHERN CALIFORNIA GAS
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
CABLE TV:	COX COMMUNICATIONS
TELEPHONE:	VERIZON

SITE INFORMATION

ASSESSOR'S PARCEL NO. 051-040-048
SITE ADDRESS: 3757 STATE STREET

ASSESSOR'S PARCEL NO. 051-040-049
SITE ADDRESS: 3771 STATE STREET

ASSESSOR'S PARCEL NO. 051-040-052
SITE ADDRESS: 3763 STATE STREET

ASSESSOR'S PARCEL NO. 051-040-053
SITE ADDRESS: 3759/3761 STATE STREET

LAND USE DESIGNATIONS

EXISTING ZONING:

C-P/SD-2 "RESTRICTED COMMERCIAL, SPECIAL DISTRICT UPPER STATE STREET AREA" FOR APN 051-040-048, 052 & 053

C-2/SD-2 "COMMERCIAL, SPECIAL DISTRICT UPPER STATE STREET AREA" FOR APN 051-040-049

EXISTING GENERAL PLAN: GENERAL COMMERCIAL/OFFICE

PROPOSED ZONING: NO CHANGE PROPOSED

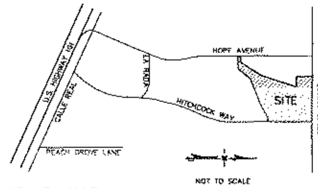
PROPOSED GENERAL PLAN: NO CHANGE PROPOSED

PROPOSED EASEMENT NOTES

△A 10 FOOT WIDE EASEMENT FOR SEWER LINE PURPOSES TO BE DEDICATED TO THE CITY OF SANTA BARBARA

△B 10 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES TO BE DEDICATED TO THE CITY OF SANTA BARBARA

△C VARIABLE WIDTH (AS NOTED) WIDE EASEMENT FOR ALL STREET PURPOSES TO BE DEDICATED TO THE CITY OF SANTA BARBARA



VICINITY MAP

OWNER'S CERTIFICATE

WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT WE ARE THE LEGAL OWNERS AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF

REGENCY REALTY GROUP, INC., A FLORIDA CORPORATION

NAME: ______________ NAME: ______________
TITLE: ______________ TITLE: ______________
SIGNATURE: ______________ SIGNATURE: ______________
ADDRESS: ______________
PHONE: ______________

YUN-PEI YEH
5306 ORCHARD PARK
SANTA BARBARA, CA., 93111
(805) 683-5759

TZU PIN CHENG
5306 ORCHARD PARK
SANTA BARBARA, CA., 93111
(805) 683-5759

REGENCY CENTERS, L.P., A DELAWARE LIMITED PARTNERSHIP

ERWIN BUSY
555 SOUTH FLOWER STREET,
SUITE 3500, LOS ANGELES, CA. 90071
(213) 553-2277

TITLE

SHEET INDEX

TM1 – TITLE SHEET
TM2 – EXISTING PARCELS AND CONDITIONS
TM3 – PROPOSED LOT AND SITE PLAN
TM4 – EXISTING TOPOGRAPHY AND GEOLOGIC CONSTRAINT MAP
TM5 – PRELIMINARY GRADING AND DRAINAGE PLAN
TM6 – PRELIMINARY UTILITY PLAN

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION

JUSTIN P. HEIGHT
PLS 6167
LICENSE EXPIRES 3-31-2008

JUSTIN P. HEIGHT
NO. 6167
STATE OF CALIFORNIA

Penfield & Smith
ENGINEERS · SURVEYORS · PLANNERS

State & Hitchcock

WHOLE FOODS MARKET

CIRCUIT CITY

CITIBANK

Regency Centers
555 South Flower Street
Suite 3500
Los Angeles, CA 90071

Design

Penfield & Smith

DRAWING TITLE
VESTING TENTATIVE MAP
W.O. 15359.01
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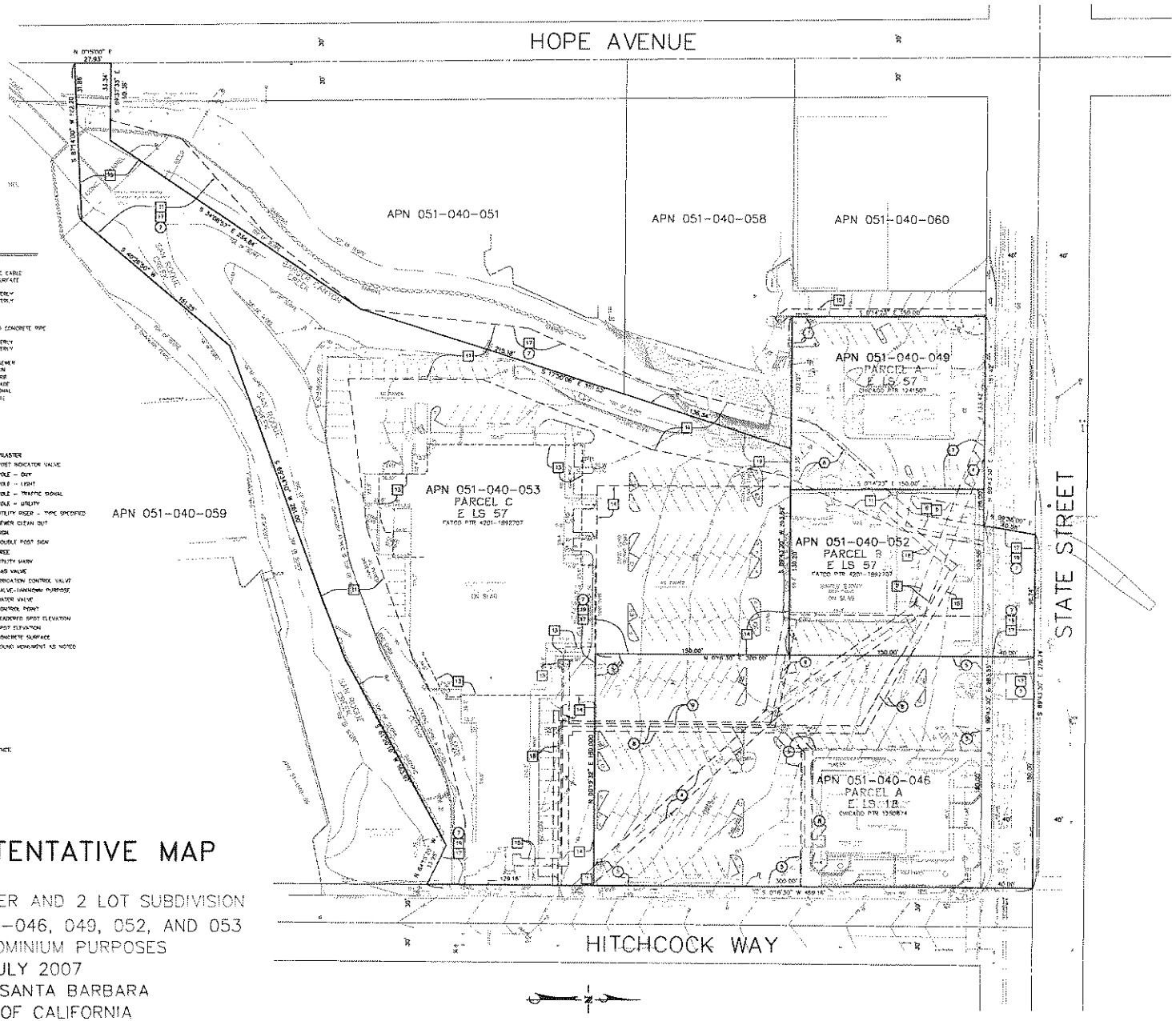
SCALE: AS NOTED
04/04/2007
SHEET NUMBER

TM1
TITLE SHEET



MAPPING LEGEND

ABBREVIATIONS

AC	ASPHALT CONCRETE	FOC	FIBER OPTIC CABLE
BW	BACK OF WALK	FS	FINISHED SURFACE
CATV	CABLE TV	NLY	NORTHERLY
CB	CATCH BASIN	NELY	NORTHEASTERLY
CL	CENTERLINE	NWLY	NORTHWESTERLY
CLF	CHAIN LINK FENCE	N	NORTH
CMP	CORRUGATED METAL PIPE	OAK	OAK TREE
CO	CLEAN OUT	PB	PULLBOX
COMM	COMMUNICATIONS	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	SLY	SOUTHERLY
CP	CONTROL POINT	SELY	SOUTHEASTERLY
CVP	CYPRESS	SWLY	SOUTHWESTERLY
DI	DRAIN INLET	S	SOUTH
DS	DOWN SPOUT	SS	SANITARY SEWER
ELY	EASTERLY	SD	STORM DRAIN
E	EAST	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TG	TOP OF GRADE
ELEC	ELECTRICITY	TS	TRAFFIC SIGNAL
EUC	EUCALYPTUS TREE	TW	TOP OF WALL
FC	FACE OF CURB	UNK	UNKNOWN
FF	FINISHED FLOOR	W	WEST
FL	FLOW LINE	WLY	WESTERLY

SYMBOLS

- BACK FLOW PREVENTER
- BOLLARD
- DRAIN INLET
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GUY - ANCHOR
- HOSE BIB
- GAS METER
- WATER METER
- TELEPHONE MANHOLE
- FIBER OPTIC CABLE MANHOLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CABLE TV PULLBOX
- COMMUNICATION PULLBOX
- ELECTRIC PULLBOX
- GAS PULLBOX
- TRAFFIC SIGNAL PULLBOX
- WATER PULLBOX
- PILASTER
- POST INDICATOR VALVE
- POLE - GUY
- POLE - LIGHT
- POLE - TRAFFIC SIGNAL
- POLE - UTILITY
- UTILITY RISER - TYPE SPECIFIED
- SEWER CLEAN OUT
- SIGN
- DOUBLE POST SIGN
- TREE
- UTILITY MARK
- GAS VALVE
- IRRIGATION CONTROL VALVE
- VALVE-UNKNOWN PURPOSE
- WATER VALVE
- CONTROL POINT
- LEADERED SPOT ELEVATION
- SPOT ELEVATION
- CONCRETE SURFACE
- FOUND MONUMENT AS NOTED

LINETYPES

- EASEMENT LINE
- RIGHT OF WAY LINE
- FLOWLINE
- GROUND BREAKLINE
- BOTTOM OF SLOPE
- TOP OF SLOPE
- CONTOUR LINE
- CURB
- CENTERLINE
- EDGE OF PAVEMENT
- CHAINLINK/BARBWIRE FENCE
- POST FENCE
- WOOD FENCE
- WALL

VESTING TENTATIVE MAP

A PROPOSED MERGER AND 2 LOT SUBDIVISION
OF APN'S 051-040-046, 049, 052, AND 053
FOR CONDOMINIUM PURPOSES
JULY 2007
CITY OF SANTA BARBARA
STATE OF CALIFORNIA

EXISTING PARCELS AND SITE CONDITIONS

State & Hitchcock

WHOLE FOODS MARKET

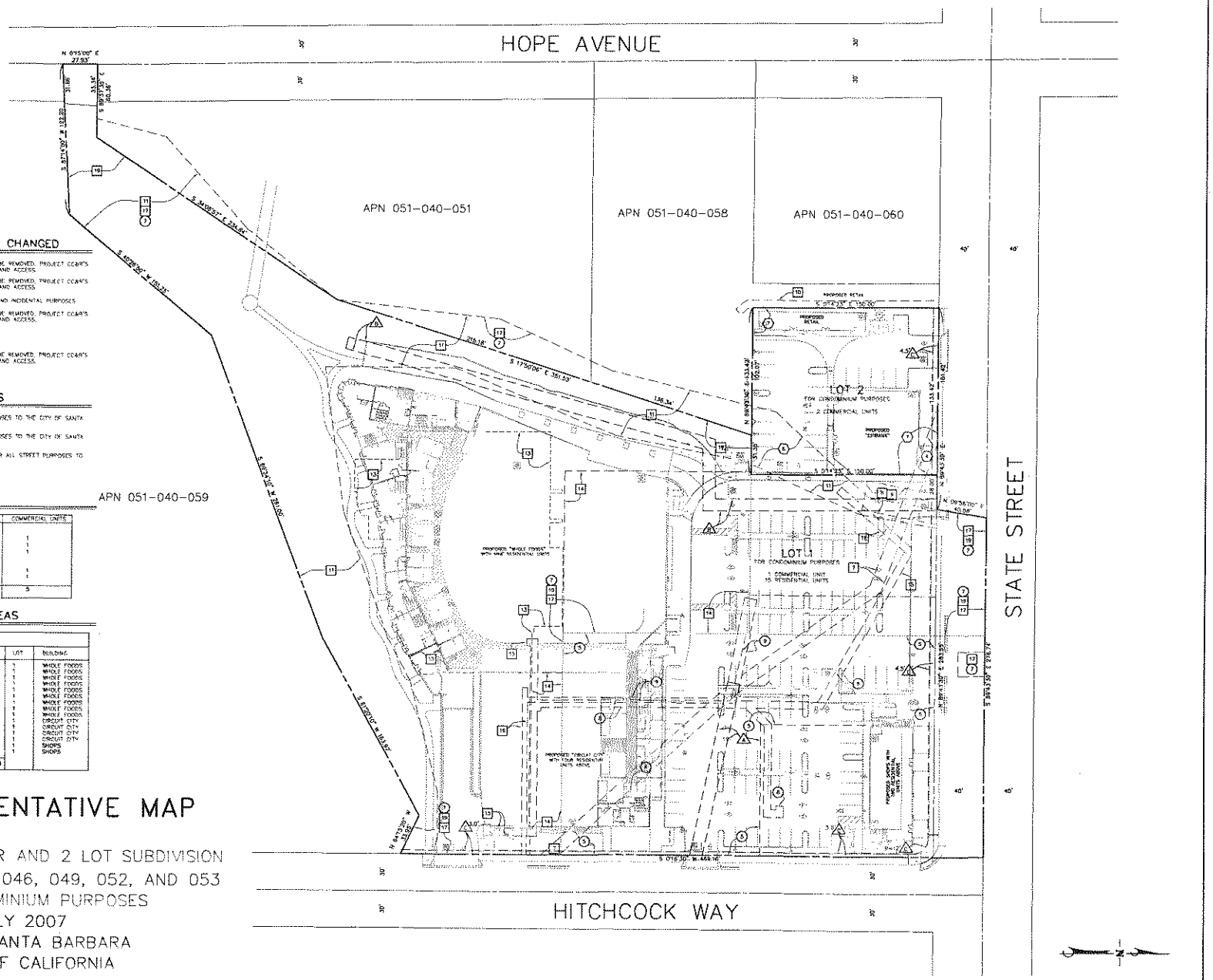
CIRCUIT CITY
CITIBANK

Regency Center
555 South Flower Street
Suite 3600
Los Angeles, CA 90071
(213) 553-2200

Penfield & Smith
ENGINEERS · SURVEYORS · PLANNERS

DRAWING TITLE
VESTING TENTATIVE MAP
W.O. 16509 01
DRAWING FILE: 16509 TM.dwg
SCALE: AS NOTED
04/04/2007
SHEET NUMBER
TM2
EXISTING PARCELS AND SITE CONDITIONS

Penfield & Smith
ENGINEERS · SURVEYORS · PLANNERS



EXISTING EASEMENTS TO BE CHANGED

(5) ACCESS, PARKING, AND UTILITIES EASEMENT TO BE REMOVED. PROJECT CC&R'S WILL PROVIDE FOR COMMON PARKING, UTILITIES, AND ACCESS.

(9) ACCESS, PARKING, AND UTILITIES EASEMENT TO BE REMOVED. PROJECT CC&R'S WILL PROVIDE FOR COMMON PARKING, UTILITIES, AND ACCESS.

(13) AN EASEMENT FOR FLOOD CONTROL PURPOSES AND INCIDENTAL PURPOSES

(14) ACCESS, PARKING, AND UTILITIES EASEMENT TO BE REMOVED. PROJECT CC&R'S WILL PROVIDE FOR COMMON PARKING, UTILITIES, AND ACCESS.

(15) PUBLIC UTILITIES EASEMENT TO BE RELOCATED

(16) PUBLIC UTILITIES EASEMENT TO BE RELOCATED

(17) ACCESS, PARKING, AND UTILITIES EASEMENT TO BE REMOVED. PROJECT CC&R'S WILL PROVIDE FOR COMMON PARKING, UTILITIES, AND ACCESS.

(18) PUBLIC UTILITIES EASEMENT TO BE RELOCATED

PROPOSED EASEMENT NOTES

(A) 10 FOOT WIDE EASEMENT FOR SEWER LINE PURPOSES TO THE CITY OF SANTA BARBARA

(B) 10 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES TO THE CITY OF SANTA BARBARA

(C) VARIABLE WIDTH (AS NOTED) WIDE EASEMENT FOR ALL STREET PURPOSES TO BE DEDICATED TO THE CITY OF SANTA BARBARA

PROPOSED UNIT COUNT

LOT	BUILDING	RESIDENTIAL UNITS	COMMERCIAL UNITS
1	"SHOPS"	2	1
	"CIRCUIT CITY"	4	1
	"WHOLE FOODS"	9	1
2	"CITIBANK"	0	1
	"RETAIL"	0	1
TOTALS:		15	5

PROPOSED UNIT FLOOR AREAS

COMMERCIAL			RESIDENTIAL			
BUILDING	AREA	LOT	UNIT	AREA	LOT	BUILDING
WHOLE FOODS	63,013	1	1	2,123	1	WHOLE FOODS
CIRCUIT CITY	20,719	1	2	2,056	1	WHOLE FOODS
SHOPS	2,936	1	3	1,520	1	WHOLE FOODS
CITIBANK	4,273	2	4	2,551	1	WHOLE FOODS
RETAIL	1,264	2	5	2,056	1	WHOLE FOODS
			6	2,036	1	WHOLE FOODS
TOTAL	72,209		7	1,705	1	WHOLE FOODS
			8	2,059	1	WHOLE FOODS
			9	2,906	1	WHOLE FOODS
			10	1,811	1	CIRCUIT CITY
(ALL AREAS GIVEN IN SQUARE FEET)			11	1,586	1	CIRCUIT CITY
			12	1,848	1	CIRCUIT CITY
			13	1,831	1	CIRCUIT CITY
			14	1,831	1	SHOPS
			15	1,142	1	SHOPS
			TOTAL	30,813		

VESTING TENTATIVE MAP

A PROPOSED MERGER AND 2 LOT SUBDIVISION
OF APN'S 051-040-046, 049, 052, AND 053
FOR CONDOMINIUM PURPOSES
JULY 2007
CITY OF SANTA BARBARA
STATE OF CALIFORNIA

PROPOSED LOTS, EASEMENTS, AND IMPROVEMENTS

State & Hitchcock

WHOLE FOODS MARKET

CIRCUIT CITY
CITIBANK

DRAWING TITLE
VESTING TENTATIVE MAP
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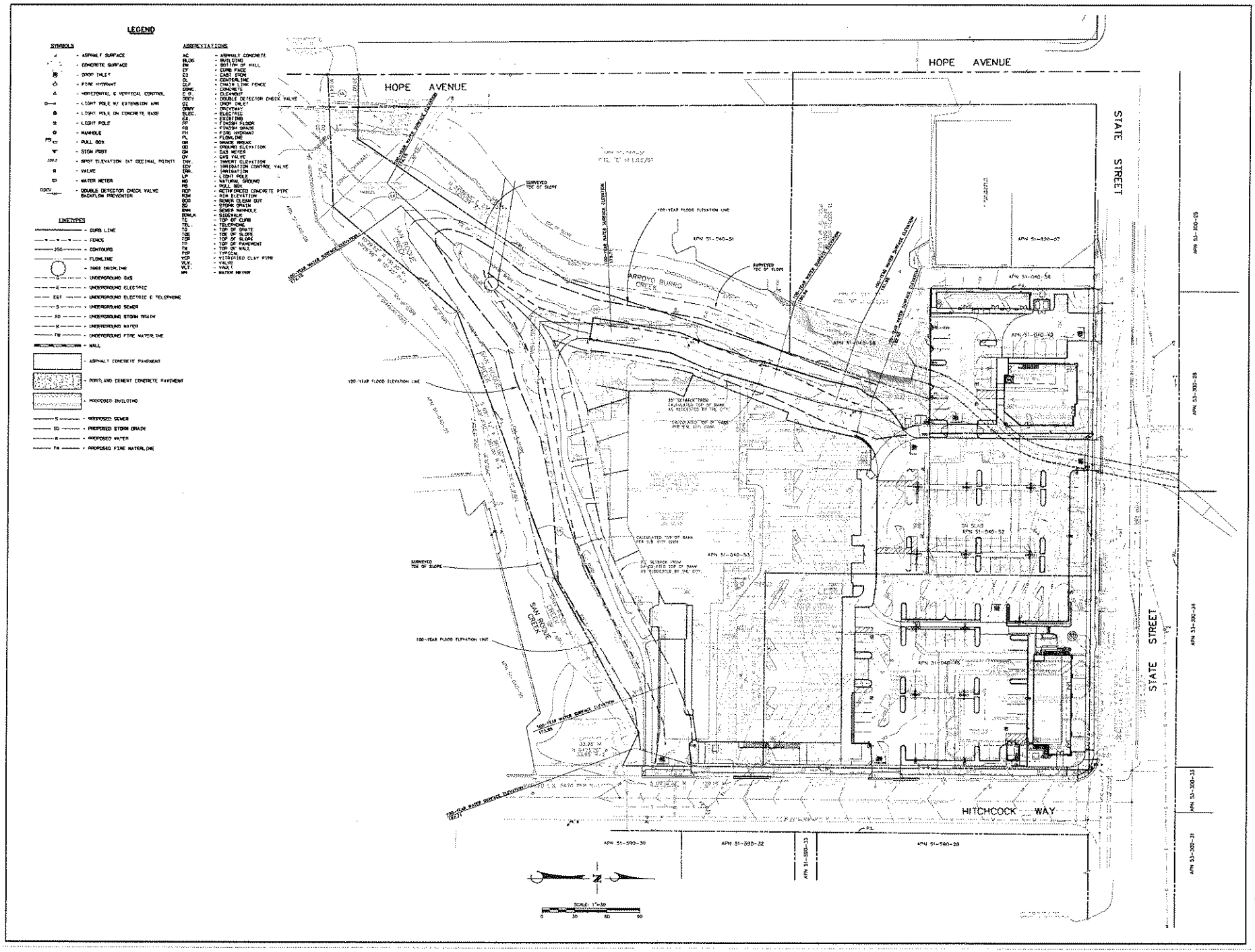
SCALE: AS NOTED
04/04/2007
SHEET NUMBER
TM3
PROPOSED LOTS, EASEMENTS, AND IMPROVEMENTS



State & Hitchcock

WHOLE FOODS MARKET

CIRCUIT CITY
CITIBANK

NOT FOR CONSTRUCTION

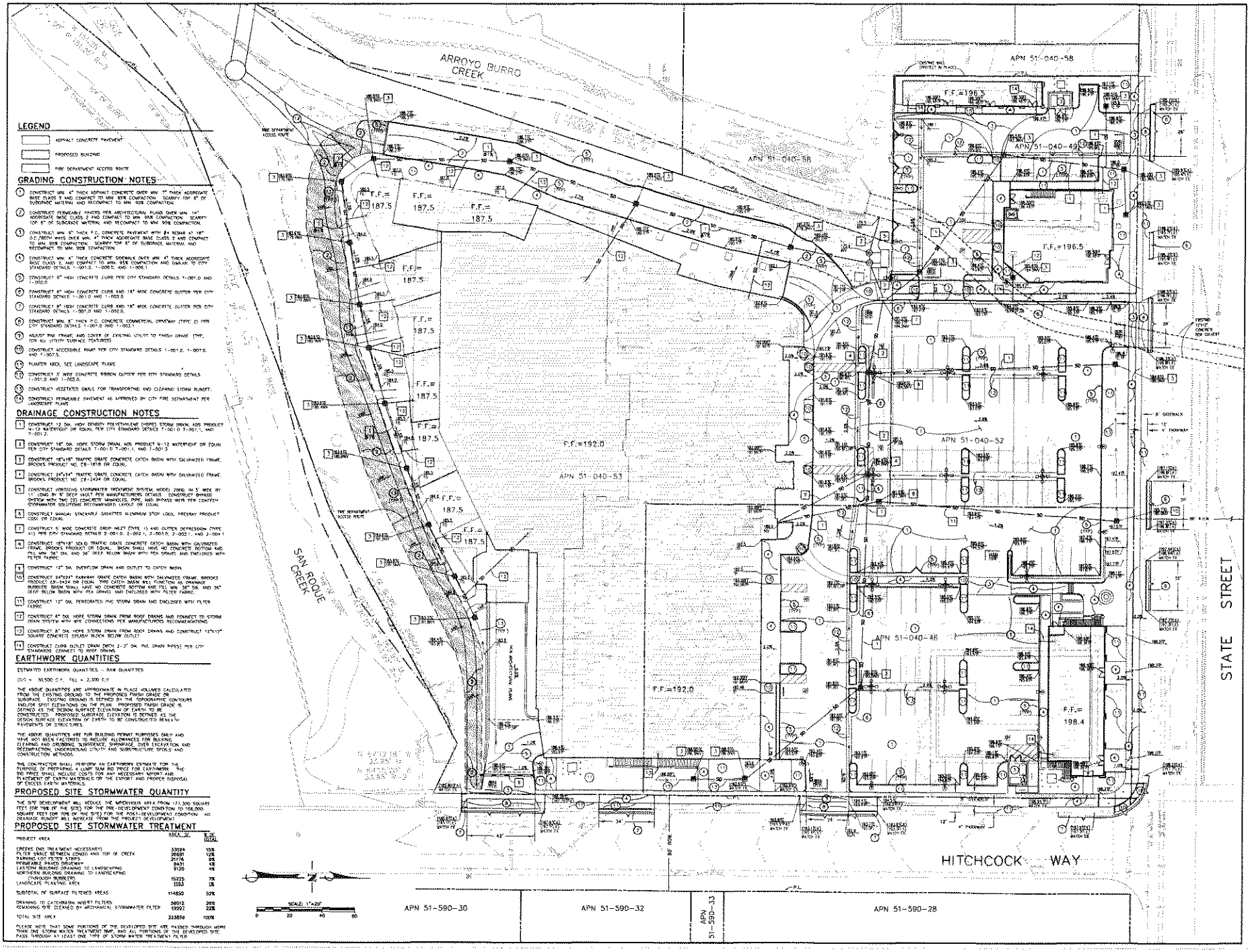
DRAWING TITLE
VESTING TM DRAINAGE TOPOGRAPHY AND GEOLOGIC CONSTRAINT MAP

SCALE 1" = 30'

05/30/2007

SHEET NUMBER

TM4



LEGEND

- ASPHALT CONCRETE PAVEMENT
- PROPOSED BUILDING
- FIRE DEPARTMENT ACCESS ROUTE

GRADING CONSTRUCTION NOTES

1. CONSTRUCT MIN. 4" THICK ASPHALT CONCRETE OVER MIN. 4" THICK AGGREGATE BASE CLASS 2 AND COMPACT TO MIN. 95% COMPACTION. SCARIFY TOP 8" OF SUBGRADE MATERIAL AND RECOMPACT TO MIN. 95% COMPACTION.
2. CONSTRUCT PERMEABLE PAVERS PER ARCHITECTURAL PLANS OVER MIN. 1½" AGGREGATE BASE CLASS 2 AND COMPACT TO MIN. 95% COMPACTION. SCARIFY TOP 8" OF SUBGRADE MATERIAL AND RECOMPACT TO MIN. 95% COMPACTION.
3. CONSTRUCT MIN. 6" THICK P.C. CONCRETE PAVEMENT WITH #4 REBAR AT 18" O.C. EACH WAYS OVER MIN. 4" THICK AGGREGATE BASE CLASS 2 AND COMPACT TO MIN. 95% COMPACTION. SCARIFY TOP 8" OF SUBGRADE MATERIAL AND RECOMPACT TO MIN. 95% COMPACTION.
4. CONSTRUCT MIN. 4" THICK CONCRETE SIDEWALK OVER MIN. 4" THICK AGGREGATE BASE CLASS 2, AND COMPACT TO MIN. 95% COMPACTION AND SIMILAR TO CITY STANDARD DETAILS 1-001.0, 1-006.0, AND 1-006.1
5. CONSTRUCT 6" HIGH CONCRETE CURB PER CITY STANDARD DETAILS 1-001.0 AND 1-002.0
6. CONSTRUCT 6" HIGH CONCRETE CURB AND 18" WIDE CONCRETE GUTTER PER CITY STANDARD DETAILS 1-001.0 AND 1-002.0
7. CONSTRUCT 6" HIGH CONCRETE CURB AND 18" WIDE CONCRETE GUTTER PER CITY STANDARD DETAILS 1-001.0 AND 1-002.0.
8. CONSTRUCT MIN. 6" THICK P.C. CONCRETE COMMERCIAL DRIVEWAY (TYPE 2) PER CITY STANDARD DETAILS 1-001.0 AND 1-003.1
9. ADJUST RIM, FRAME, AND COVER OF EXISTING UTILITY TO FINISH GRADE (TYP. FOR ALL UTILITY SURFACE FEATURES)
10. CONSTRUCT ACCESSIBLE RAMP PER CITY STANDARD DETAILS 1-001.0, 1-007.0, AND 1-007.1.
11. PLANTER AREA, SEE LANDSCAPE PLANS
12. CONSTRUCT 3' WIDE CONCRETE RIBBON GUTTER PER CITY STANDARD DETAILS 1-001.0 AND 1-005.0.
13. CONSTRUCT VEGETATED SWALE FOR TRANSPORTING AND CLEANING STORM RUNOFF.
14. CONSTRUCT PERMEABLE PAVEMENT AS APPROVED BY CITY FIRE DEPARTMENT PER LANDSCAPE PLANS

DRAINAGE CONSTRUCTION NOTES

1. CONSTRUCT 12 DIA. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN, ADS PRODUCT N-12 WATERTIGHT OR EQUAL PER CITY STANDARD DETAILS 1-001.0 7-001.1, AND 7-001.2
2. CONSTRUCT 18" DIA. HDPE STORM DRAIN, ADS PRODUCT N-12 WATERTIGHT OR EQUAL PER CITY STANDARD DETAILS 1-001.0 7-001.1, AND 1-001.2
3. CONSTRUCT 18"x18" TRAFFIC GRATE CONCRETE CATCH BASIN WITH GALVANIZED FRAME, BROOKS PRODUCT NO. CB-1818 OR EQUAL.
4. CONSTRUCT 24"x24" TRAFFIC GRATE CONCRETE CATCH BASIN WITH GALVANIZED FRAME, BROOKS PRODUCT NO. CB-2424 OR EQUAL.
5. CONSTRUCT HYDROTECH STORMWATER TREATMENT SYSTEM, MODEL 2000, IN 5' WIDE BY 11' LONG IN 8' DEEP VAULT PER MANUFACTURERS DETAILS. CONSTRUCT BYPASS SYSTEM WITH TWO (2) CONCRETE MANHOLES, PIPE, AND BYPASS WEIR PER CONTECH STORMWATER SOLUTIONS RECOMMENDED LAYOUT OR EQUAL
6. CONSTRUCT MANGAI STACKABLE GASKETED ALUMINUM STOP LOGS, PRECAST PRODUCT CODE OR EQUAL
7. CONSTRUCT 5' WIDE CONCRETE GRATE INLET (TYPE 1) AND GUTTER DEPRESSION (TYPE 3) PER CITY STANDARD DETAILS 2-001.0, 2-002.1, 2-003.0, 2-003.1, AND 2-004.1
8. CONSTRUCT 18"x18" SOLID TRAFFIC GRATE CONCRETE CATCH BASIN WITH GALVANIZED FRAME, BROOKS PRODUCT OR EQUAL. BASIN SHALL HAVE NO CONCRETE BOTTOM AND FILL MIN. 36" DIA. AND 36" DEEP BELOW BASIN WITH PEA GRAVEL AND ENCLOSED WITH FILTER FABRIC
9. CONSTRUCT 12" DIA. OVERFLOW DRAIN AND OUTLET TO CATCH BASIN.
10. CONSTRUCT 24"x24" SARTRAN GRATE CATCH BASIN WITH GALVANIZED FRAME, BROOKS PRODUCT CB-2424 OR EQUAL THIS CATCH BASIN WILL FUNCTION AS DRAINAGE BUBBLER. BASIN SHALL HAVE NO CONCRETE BOTTOM AND FILL MIN. 36" DIA. AND 36" DEEP BELOW BASIN WITH PEA GRAVEL AND ENCLOSED WITH FILTER FABRIC.
11. CONSTRUCT 12" DIA. PERFORATED PVC STORM DRAIN AND ENCLOSED WITH FILTER FABRIC
12. CONSTRUCT 6" DIA. HDPE STORM DRAIN FROM ROOF DRAINS AND CONNECT TO STORM DRAIN SYSTEM WITH WYE CONNECTIONS PER MANUFACTURERS RECOMMENDATIONS.
13. CONSTRUCT 6" DIA. HDPE STORM DRAIN FROM ROOF DRAINS AND CONSTRUCT 12"x12" SQUARE CONCRETE SPLASH BLOCK BELOW OUTLET
14. CONSTRUCT CURB OUTLET DRAIN (WITH 2-3" DIA. PVC DRAIN PIPES) PER CITY STANDARDS CONNECT TO ROOF DRAINS

EARTHWORK QUANTITIES

ESTIMATED EARTHWORK QUANTITIES - RAW QUANTITIES

Cut = 30,500 C.Y. Fill = 2,300 C.Y

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE ABOVE QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS AND CONSTRUCTION METHODS.

THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

PROPOSED SITE STORMWATER QUANTITY

THE SITE DEVELOPMENT WILL REDUCE THE IMPERVIOUS AREA FROM 171,300 SQUARE FEET (OR 79% OF THE SITE) FOR THE PRE-DEVELOPMENT CONDITION TO 156,550 SQUARE FEET (OR 72% OF THE SITE) FOR THE POST-DEVELOPMENT CONDITION. AND DRAINAGE RUNOFF WILL INCREASE FROM THE PRE-DEVELOPMENT

PROPOSED SITE STORMWATER TREATMENT

PROJECT AREA	AREA SF	% OF TOTAL
CREEKS (NO TREATMENT NECESSARY)	33024	15%
FILTER SWALE BETWEEN CONDOS AND TOP OF CREEK	26681	12%
PARKING LOT FILTER STRIPS	21176	9%
PERMEABLE PAVED DRIVEWAY	8431	4%
EASTERN BUILDING DRAINING TO LANDSCAPING	9120	4%
NORTHERN BUILDING DRAINING TO LANDSCAPING THROUGH BUBBLERS	15273	7%
PLANTING AREA	1593	1%
SUBTOTAL OF SURFACE FILTERED AREAS	114850	52%
DRAINING TO CATCHBASIN INSERT FILTERS	98012	26%
REMAINING SITE CLEANED BY MECHANICAL STORMWATER FILTER	10997	22%
TOTAL SITE AREA	223859	100%

PLEASE NOTE THAT SOME PORTIONS OF THE DEVELOPED SITE ARE FILTERED THROUGH MORE THAN ONE STORM WATER TREATMENT BMP, AND ALL PORTIONS OF THE DEVELOPED SITE PASS THROUGH AT LEAST ONE TYPE OF STORM WATER TREATMENT FILTER

State & Hitchcock

WHOLE FOODS MARKET

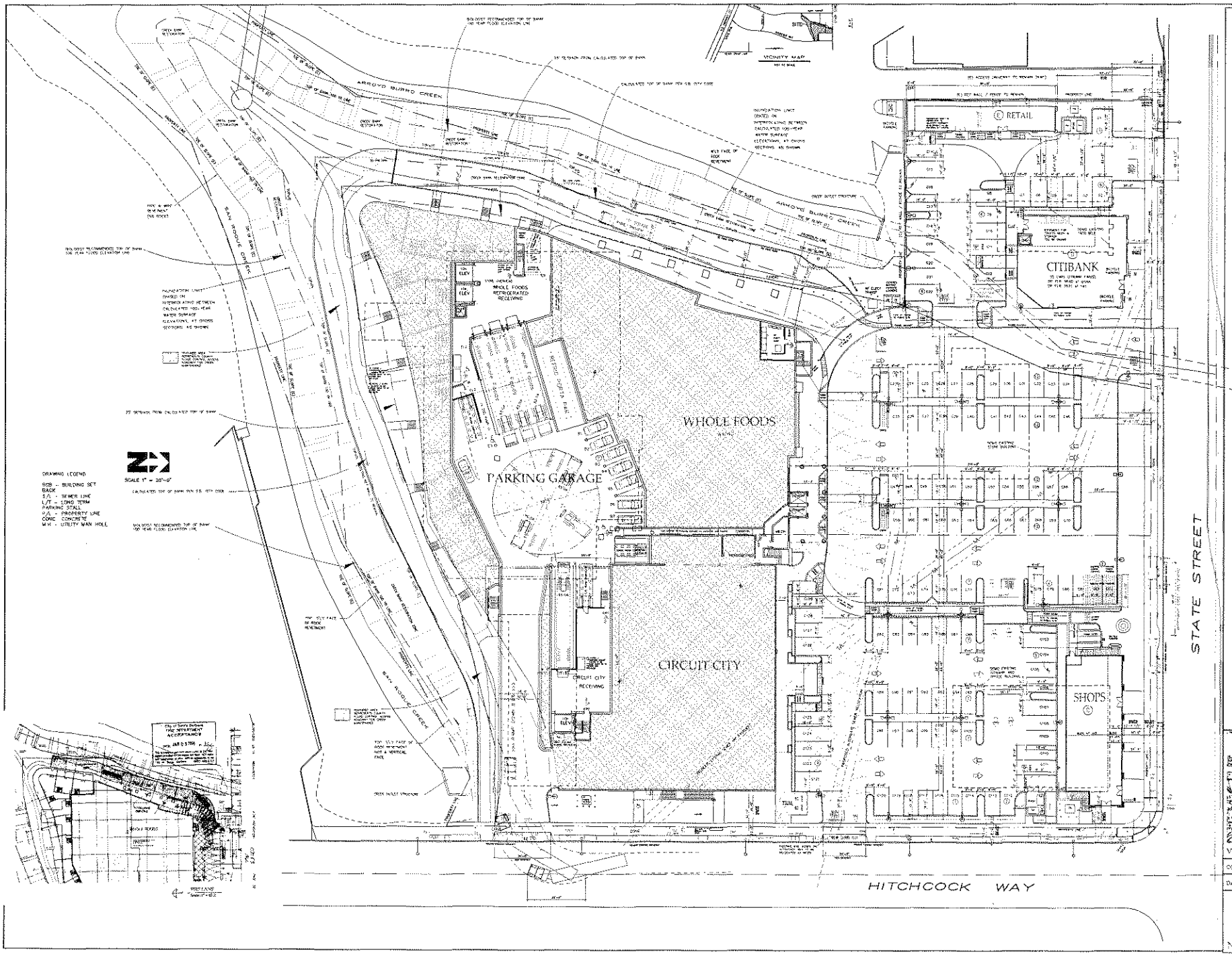
CIRCUIT CITY
CITIBANK

NOT FOR CONSTRUCTION

DRAWING TITLE
VESTING TM PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE 1" = 20'
08/30/2007

SHEET NUMBER
TM5



State & Hitchcock

WHOLE FOODS MARKET

CIRCUIT CITY
CITIBANK

3759-3763 State St.
Santa Barbara, Ca
A.P.N. 051-040-052, 051-040-053

APPLICANT

Regency Centers
555 South Flower Street, Suite 3000
Los Angeles, California 90071
213-[illegible]

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Cearlal Australia Architects LLP
921 1/2 State Street
Santa Barbara, California 93101
805-963-8077

Whole Foods
Gary Architects
9019 Mainring Glow Way
San Valley, CA 91362
818-504-0200

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Santa Barbara, California 93101
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Santa Barbara, California 93101
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Associated Transportation Engineers
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LAND USE COUNSEL

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Santa Barbara, California 93101
805-963-2142

VICINITY MAP

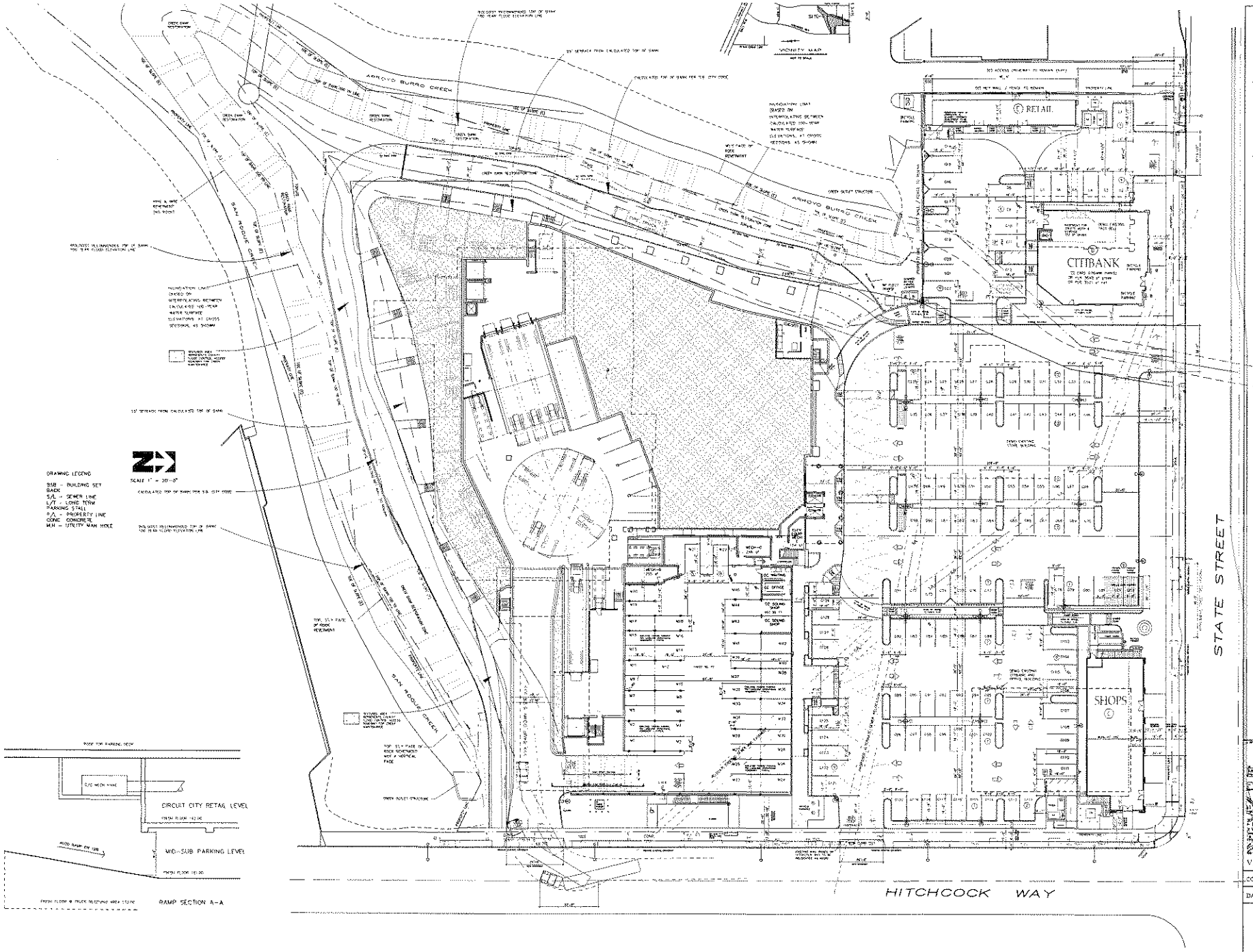
CONTENTS: BASEMENT LEVEL PLAN

DATE: November 9, 2007

SHEET NUMBER:

SA-1

NOT FOR CONSTRUCTION



State & Hitchcock

WHOLE FOODS MARKET

CIRCUIT CITY
CITIBANK

3759-3763 State St.
Santa Barbara, Ca
A.P.N. 051-040-052, 051-040-053

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Los Angeles, California 90071
213-683-1828

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Whole Foods
Carey Architects
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Sun Valley, CA 91352
818-604-0200

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805-963-2142

VICINITY MAP

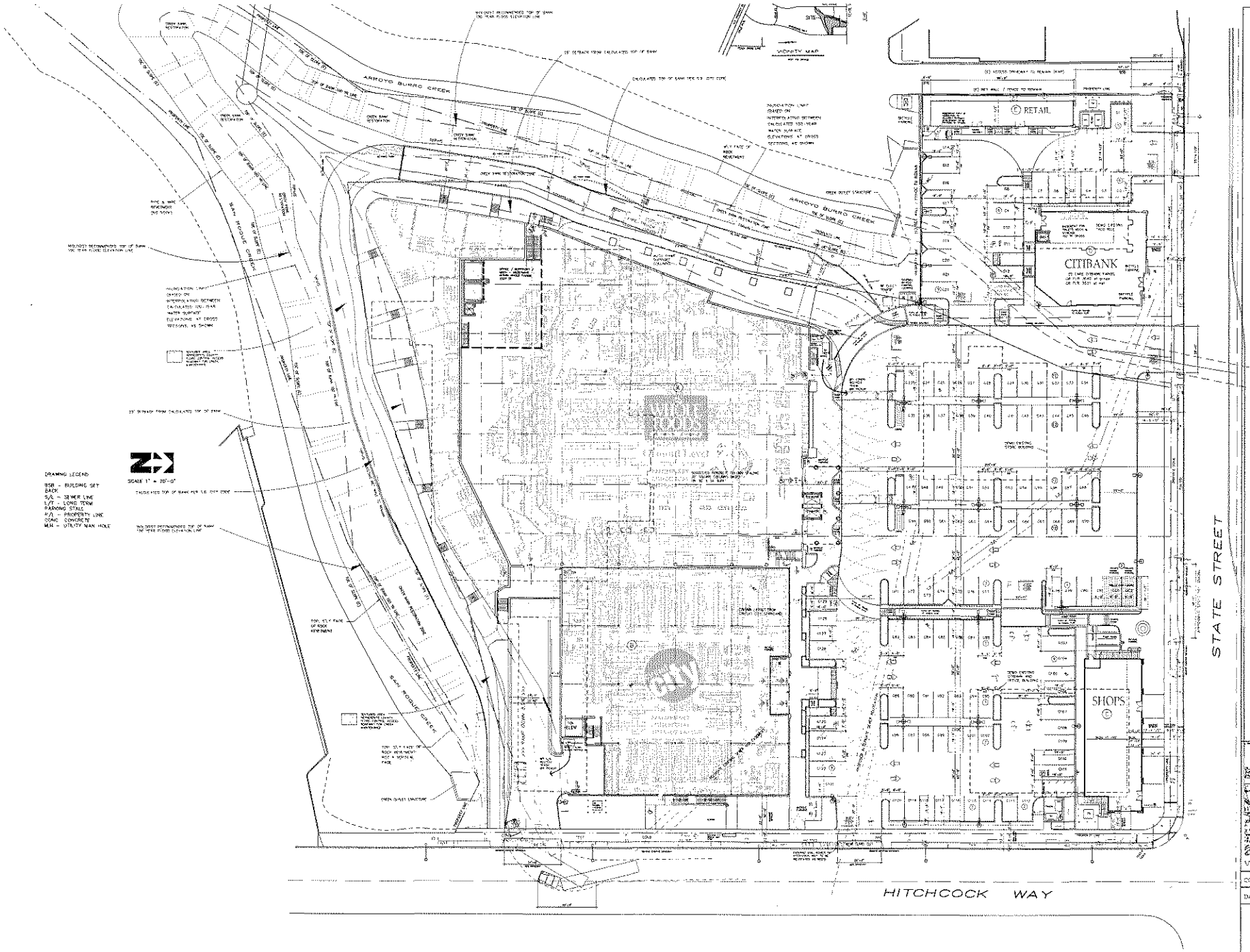
CONTENTS: MID SUB PARKING LEVEL

DATE: November 9, 2007

SHEET NUMBER

SA-1A

NOT FOR CONSTRUCTION



State & Hitchcock

WHOLE FOODS MARKET

LISCOMB CITY
CITIBANK

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Santa Barbara, Ca
A.P.N. 051-040-052, 051-040-053

APPLICANT

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805-963-8077

Whole Foods
Cary Architects
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Sun Valley, CA 91352
818-504-0240

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Tall, Marking, Abbie, Montgomery, Granet & Rainey, LLP
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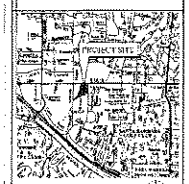
Santa Barbara, California 93101
805-963-2147



VICINITY MAP

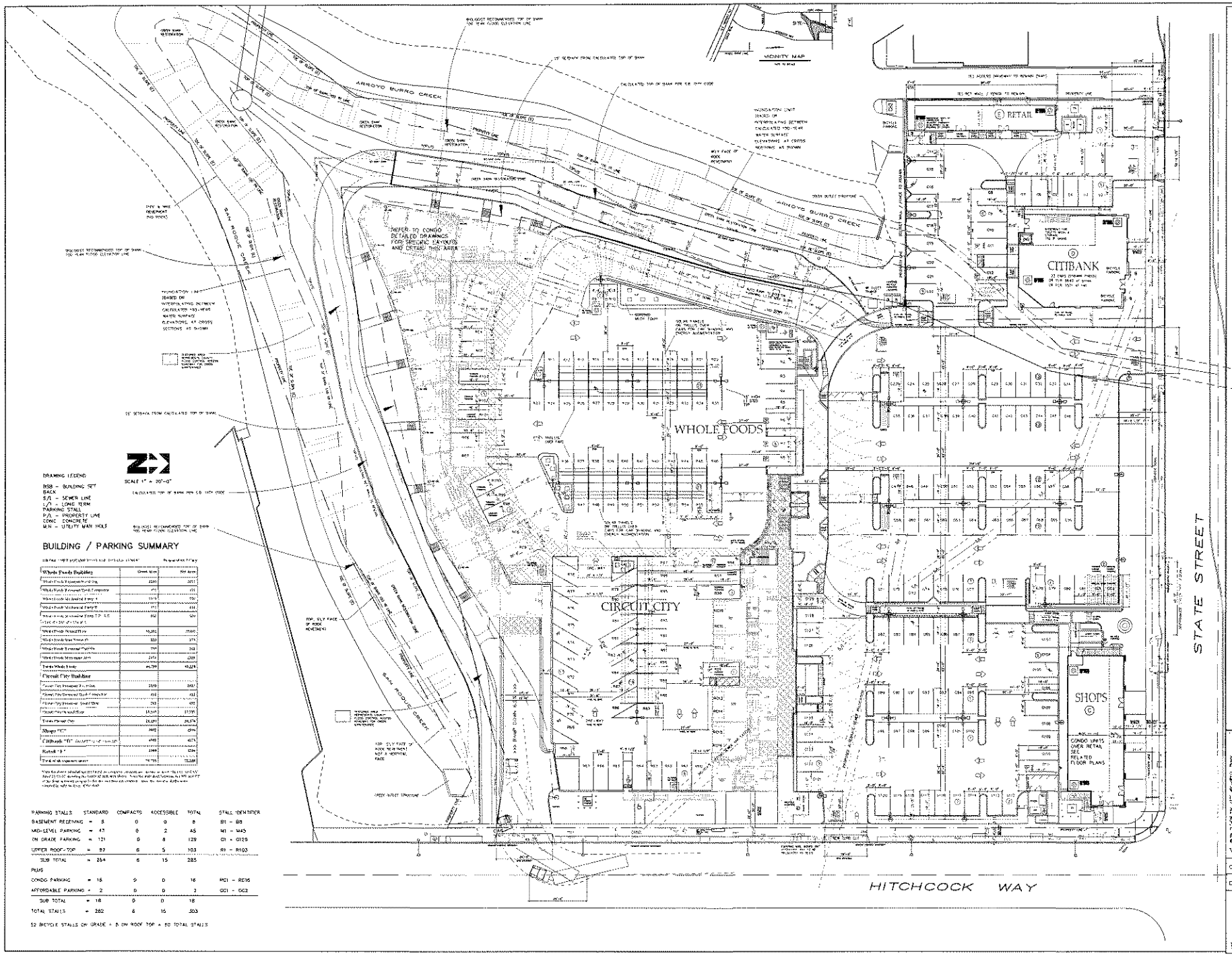
CONTENTS: STREET LEVEL PLAN

DATE: November 9, 2007

SHEET NUMBER

SA-2

NOT FOR CONSTRUCTION



DRAWING LEGEND

BSS – BUILDING SET BACK
S/L – SEWER LINE
L/T – LONG TERM PARKING STALL
P/L – PROPERTY LINE
CONC – CONCRETE
M.H. – UTILITY MAN HOLE

BUILDING / PARKING SUMMARY

	Gross Area	Net Area
Whole Foods Building		
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
Circuit City Building		
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
Shops [illegible]	[illegible]	[illegible]
Citibank [illegible]	[illegible]	[illegible]
Retail [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

PARKING STALLS	STANDARD	COMPACTS	ACCESSIBLE	TOTAL	STALL IDENTIFIER
BASEMENT RECEIVING	= 8	0	0	8	B1 – B8
MID-LEVEL PARKING	= 43	0	2	45	M1 – M45
ON GRADE PARKING	= 121	0	8	129	G1 – G129
UPPER ROOF-TOP	= 87	6	5	103	R1 – R103
SUB TOTAL	= 259	6	15	285	
PLUS					
CONDO PARKING	= 16	0	0	16	RC1 – RC16
AFFORDABLE PARKING	= 2	0	0	2	GC1 – GC2
SUB TOTAL	= 18	0	0	18	
TOTAL STALLS	= 282	6	15	303	

52 BICYCLE STALLS ON GRADE + 8 ON ROOF TOP = 60 TOTAL STALLS

State & Hitchcock

WHOLE FOODS MARKET

CIRCUIT CITY
CITIBANK

3759-3763 State St.
Santa Barbara, Ca
A.P.N. 051-010-052, 051-010-053

APPLICANT

Regency Centers
555 South Flower Street, Suite 3000
Los Angeles, California 90071
213-683-3200

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811 E. State Street
Santa Barbara, California 93101
805-963-8077

Whole Foods
Cary Architects
9019 Monterey Glen Way
Sun Valley, CA 91352
818-504-6200

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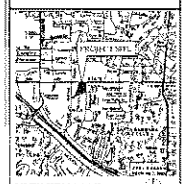


VICINITY MAP

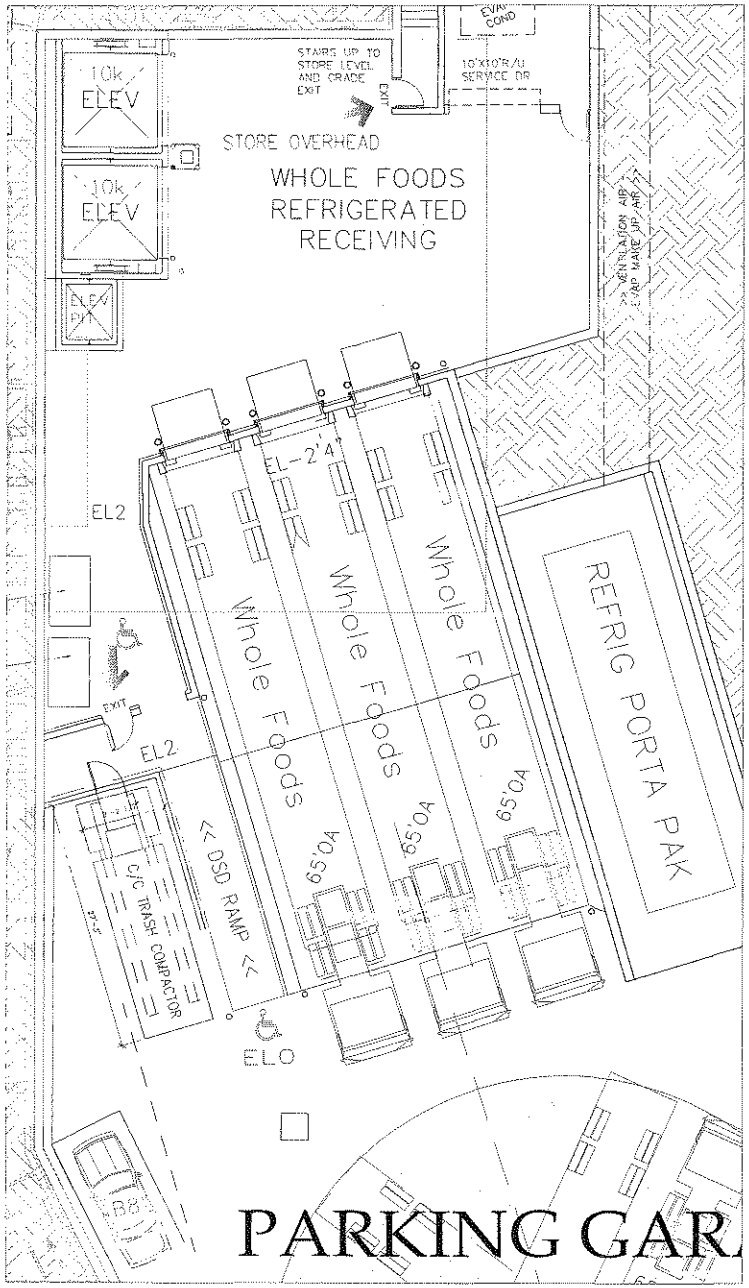
CONTENTS: ROOF DECK PLAN

DATE: November 9, 2000

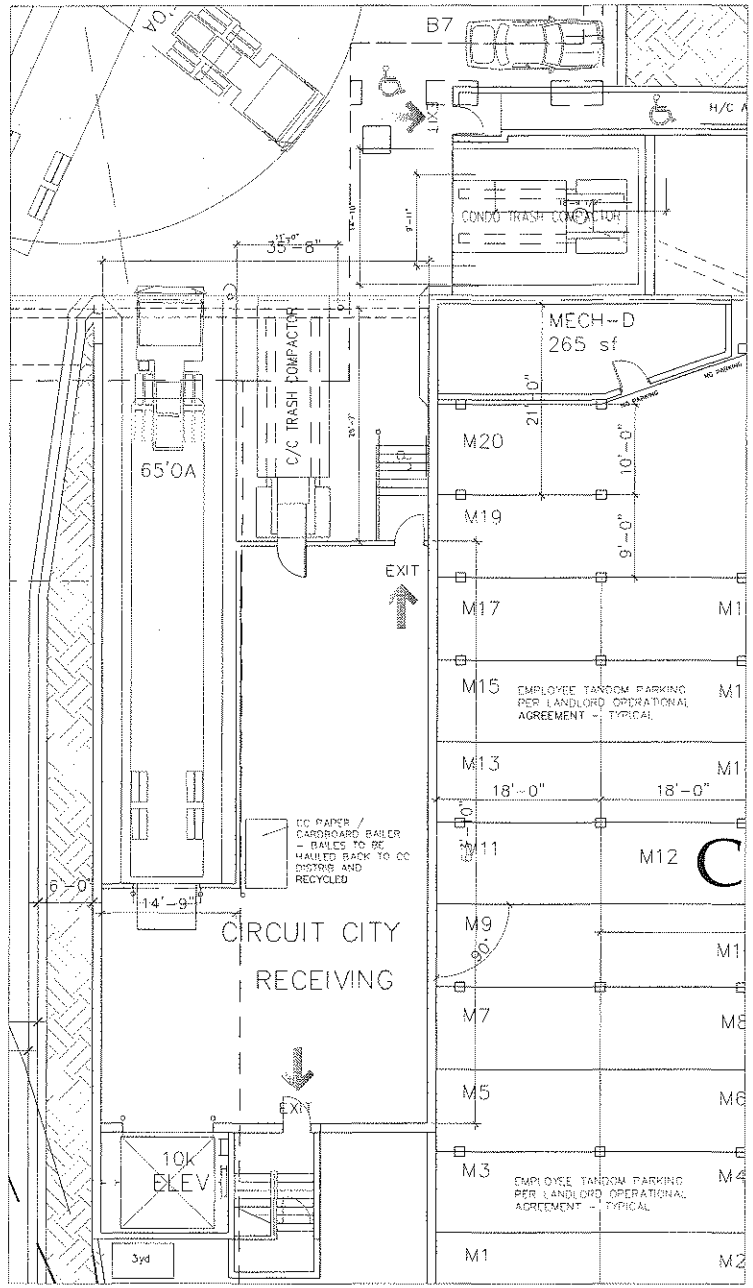
SHEET NUMBER

SA-3

NOT FOR CONSTRUCTION



Whole Foods Trash Compactor Unit



Circuit City Trash Coompactor and Condo Trash Chute Room

State & Hitchcock

WHOLE FOODS MARKET

CIRCUIT CITY CITIMARK

5759-5769 State St.
Santa Barbara, Ca
A.P.N. 051-060-052, 051-060-053

APPLICANT

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Whole Foods
Corp Architects
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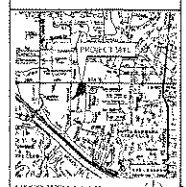


VICINITY MAP

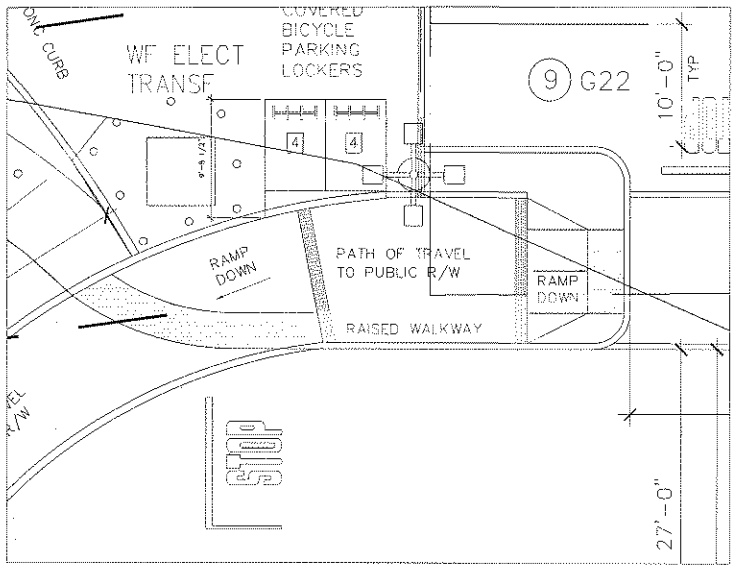
CONTENTS: SITE - TRASH FACILITIES

DATE: November 9, 2007

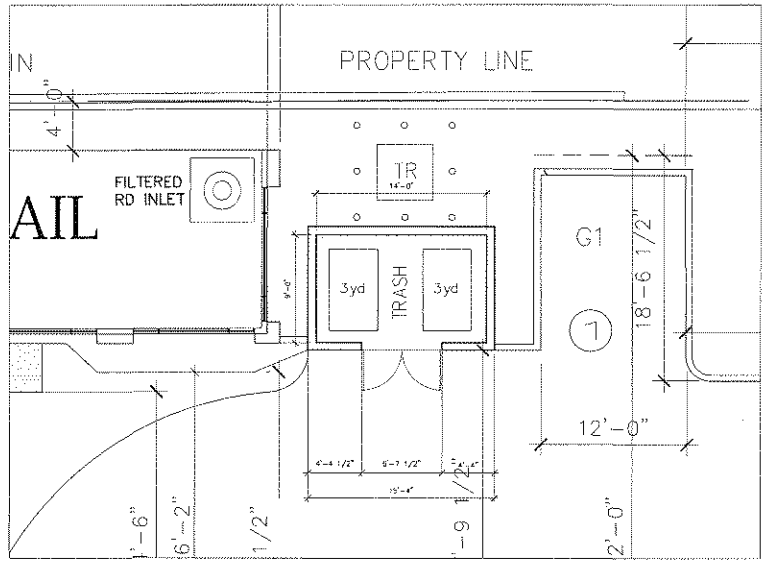
SHEET NUMBER

SA-4

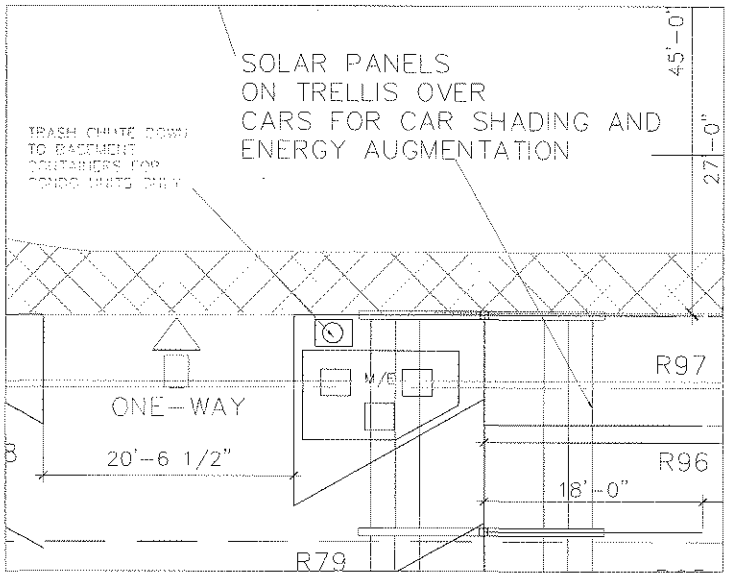
NOT FOR CONSTRUCTION



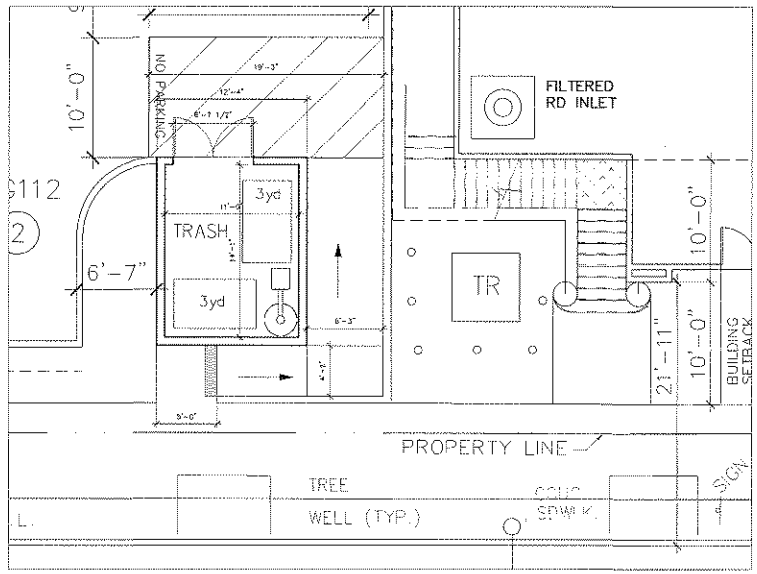
Covered Bicycle Lockers @ Auto Ramp



Trash Enclosure at CitiBank / Retail "E"



Trash Chute Entry - Rooftop Condo Disposal



Trash Enclosure at Shops / Condos "C"

State & Hitchcock

WHOLE FOODS MARKET

CITIBANK CITY CITIBANK

3279-3763 State St.
Santa Barbara, Ca
A.P.N. 051-060-052, 051-040-083

APPLICANT

Regency Centers
888 South Figueroa Street, Suite 2000
Los Angeles, California 90017
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ARCHITECTS

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Cary Architects
8012 Morrison Cave Way
San Valley, CA 91352
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DUDEK
& ASSOCIATES

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Rincon Consultants
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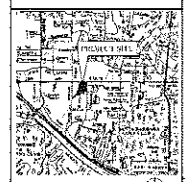
322 East Carrillo St, Ste. 400
Santa Barbara, California 93101
805-962-2182



VICINITY MAP

CONTENTS: SITE TRASH FACILITIES

DATE: November 9, 2007

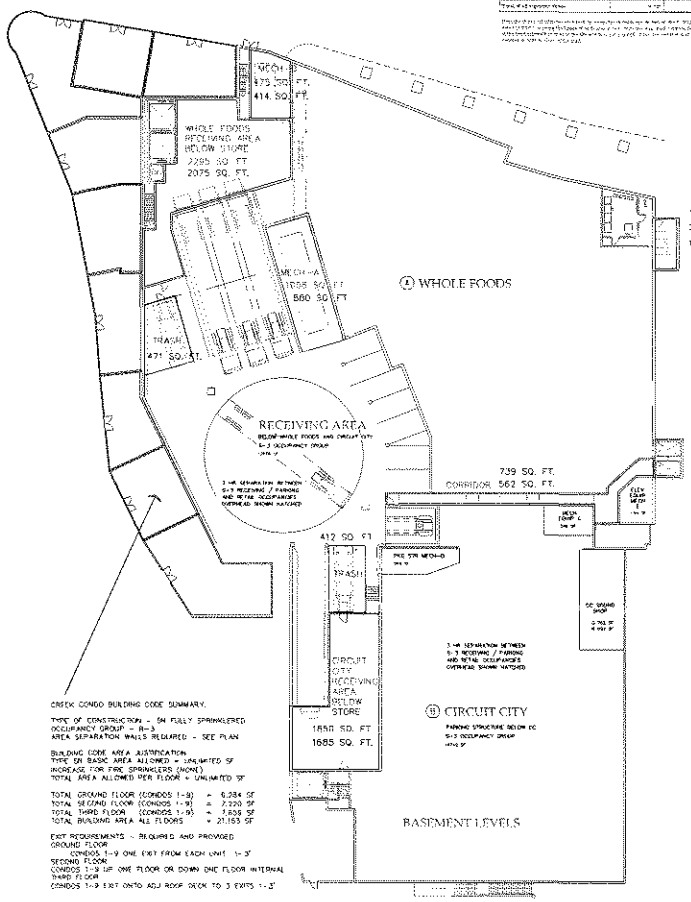
SHEET NUMBER

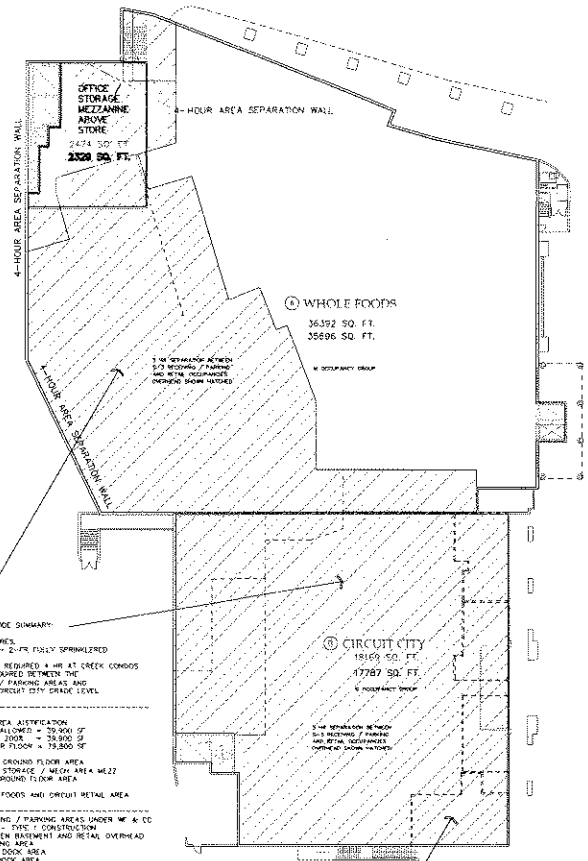
SA-5

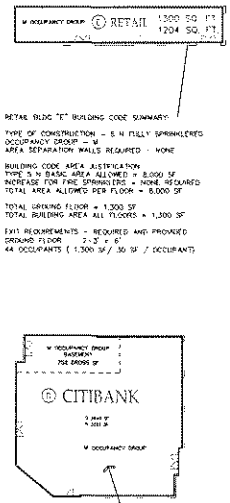
NOT FOR CONSTRUCTION

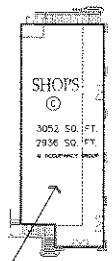
Whole Foods Building	Gross Area	Net Area
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
Total Area	[illegible]	[illegible]
Whole Foods Building		
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
Total Gross Area	[illegible]	[illegible]
Shops "C"	[illegible]	[illegible]
Citibank "B" (Subject to [illegible])	[illegible]	[illegible]
Retail "E"	[illegible]	[illegible]
Total Net Leasable Area	[illegible]	[illegible]

Prepared by [illegible] Architects, [illegible] Santa Barbara, California [illegible] Tel: [illegible] Fax: [illegible]









CREEK CONDO BUILDING CODE SUMMARY:

TYPE OF CONSTRUCTION - 5N FULLY SPRINKLERED
OCCUPANCY GROUP - (R-3)
AREA SEPARATION WALLS REQUIRED - SEE PLAN

BUILDING CODE AREA JUSTIFICATION
TYPE 5N BASIC AREA ALLOWED = UNLIMITED SF
INCREASE FOR FIRE SPRINKLERS (NONE)
TOTAL AREA ALLOWED PER FLOOR = UNLIMITED SF

TOTAL GROUND FLOOR (CONDOS 1-9) = 6,284 SF
TOTAL SECOND FLOOR (CONDOS 1-9) = 7,220 SF
TOTAL THIRD FLOOR (CONDOS 1-9) = 7,639 SF
TOTAL BUILDING AREA ALL FLOORS = 21,163 SF

EXIT REQUIREMENTS - REQUIRED AND PROVIDED
GROUND FLOOR
CONDOS 1-9 ONE EXIT FROM EACH UNIT 1- 3'
SECOND FLOOR
CONDOS 7-9 1ST ONE FLOOR OR DOWN ONE FLOOR INTERNAL
THIRD FLOOR
CONDOS 1-9 EXIT ONTO ADJ ROOF DECK TO 3 EXITS 1-3'

WF AND CC BUILDING CODE SUMMARY:

GRADE LEVEL RETAIL STORES
TYPE OF CONSTRUCTION - 2-1-FR FULLY SPRINKLERED
OCCUPANCY GROUP - M
AREA SEPARATION WALLS REQUIRED 4 HR AT CREEK CONDOS
2-HOUR SEPARATION REQUIRED BETWEEN THE LOWER LEVEL RECEIVING / PARKING AREAS AND THE WHOLE FOODS AND CIRCUIT CITY GRADE LEVEL TENANT SPACES

RETAIL BUILDING CODE AREA JUSTIFICATION
TYPE 2-1-FR BASIC AREA ALLOWED = 39,000 SF
INCREASE FOR FIRE SPRS 200% = 39,000 SF
TOTAL AREA ALLOWED PER FLOOR = 78,000 SF

36,392 SF WHOLE FOODS GROUND FLOOR AREA
2,474 SF WHOLE FOODS STORAGE / MECH AREA MEZZ
18,169 SF CIRCUIT CITY GROUND FLOOR AREA

57,035 SF TOTAL WHOLE FOODS AND CIRCUIT RETAIL AREA

BASEMENT TRUCK RECEIVING / PARKING AREAS UNDER WF & CC
GROUP S-2 OCCUPANCY - TYPE 1 CONSTRUCTION
3-HR SEPARATION BETWEEN BASEMENT AND RETAIL OVERHEAD
12,606 SF TRUCK RECEIVING AREA
2,295 SF WHOLE FOODS DOCK AREA
1,850 SF CIRCUIT CITY DOCK AREA
14,742 SF PARKING GARAGE UNDER CIRCUIT CITY
1,038 SF MECHANICAL EQUIP RM - A
476 SF MECHANICAL EQUIP RM - B
246 SF MECHANICAL EQUIP RM - C
265 SF MECHANICAL EQUIP RM - D
154 SF MECHANICAL EQUIP RM - E
782 SF BASEMENT CIRCUIT CITY SOUND SHOP (M OCCUP)

34,453 SF GROSS TOTAL BASEMENT AREA FOR BLDG CODE JUSTIFICATION

RETAIL EXIT REQUIREMENTS - REQUIRED AND PROVIDED

BASEMENT EXITS
WHOLE FOODS 2-3'EXITS = 6'
8 OCCUPANTS (2295 SF/300 SF / OCCUP)
TRUCK AREA 1-3'EXITS = 3'
42 OCCUPANTS (12606 SF/300 SF / OCCUP)
CIRCUIT CITY 2-3'EXITS = 6'
6 OCCUPANTS (1850 SF/300 SF / OCCUP)

BASEMENT PARKING AREA EXITS UNDER CIRCUIT CITY
PARKING AREA 2-3'EXITS = 6'
80 OCCUPANTS (16169 / 200 SF / OCCUP)

GROUND FLOOR EXITS
WHOLE FOODS 5-8'EXITS = 30'
1296 OCCUPANTS (38886 SF / 30 SF / OCCUP)
CIRCUIT CITY 2-3'EXITS + 2-6'EXITS = 12'
606 OCCUPANTS (18169 SF / 30 SF / OCCUP)

UPPER DECK / CONDO EXITS
DECK 1-3' = 3'
CONDOS OVER CC 1 EA FROM UNITS TO 3 DECK EXITS
CONDOS AT CREEK 1 EA FROM UNITS TO 3 DECK EXITS

CONDO BUILDING OVER CIRCUIT CITY CODE SUMMARY:
SHOWN DOTTED

TYPE OF CONSTRUCTION 5N FULLY SPRINKLERED
OCCUPANCY GROUP - R-3 2ND/3RD
OCCUPANCY SEPARATION RETAIL/CONDO 1-HR

BUILDING CODE AREA JUSTIFICATION
TYPE 5N BASIC AREA ALLOWED = 8,000 SF
MEZZ AREA FOR FIRE SPRINKLERS - 200%
TOTAL AREA ALLOWED PER FLOOR = 16,000 SF

TOTAL SECOND FLOOR (CONDOS 10-13 DECK) = 2,787 SF
TOTAL THIRD FLOOR (CONDO 10-13 = 3,906 SF
TOTAL CONDO BUILDING AREA ALL FLOORS = 6,693 SF

EXIT REQUIREMENTS - REQUIRED AND PROVIDED
CONDOS OVER RETAIL - 1 EA FROM UNITS TO GRADE

GROUND FLOOR LEVEL

BLACK = GROSS AREA LIMITS
RED = NET AREA LIMITS
GREEN = MEZZ AREA LIMITS
BLUE = BUILDING [illegible]
[illegible] = BUILDING [illegible]
INCLUDED WITHIN THE AREA VALUES

RETAIL BLDG "E" BUILDING CODE SUMMARY:

TYPE OF CONSTRUCTION - 5 N FULLY SPRINKLERED
OCCUPANCY GROUP - M
AREA SEPARATION WALLS REQUIRED - NONE

BUILDING CODE AREA JUSTIFICATION
TYPE 5 N BASIC AREA ALLOWED = 8,000 SF
INCREASE FOR FIRE SPRINKLERS = NONE REQUIRED
TOTAL AREA ALLOWED PER FLOOR = 8,000 SF

TOTAL GROUND FLOOR = 1,300 SF
TOTAL BUILDING AREA ALL FLOORS = 1,300 SF

EXIT REQUIREMENTS - REQUIRED AND PROVIDED
GROUND FLOOR 2-3' = 6'
44 OCCUPANTS (1,300 SF/ 30 SF / OCCUPANT)

CITIBANK BUILDING CODE SUMMARY:

TYPE OF CONSTRUCTION - 5 N FULLY SPRINKLERED
OCCUPANCY GROUP - M
AREA SEPARATION WALLS REQUIRED - NONE

BUILDING CODE AREA JUSTIFICATION
TYPE 5 N BASIC AREA ALLOWED = 8,000 SF
INCREASE FOR FIRE SPRINKLERS = NONE REQUIRED
TOTAL AREA ALLOWED PER FLOOR = 8,000 SF

TOTAL BASEMENT AREA = 752 SF
TOTAL GROUND FLOOR = 3,640 SF
TOTAL BUILDING AREA ALL FLOORS = 4,392 SF

EXIT REQUIREMENTS - REQUIRED AND PROVIDED
GROUND FLOOR 2-3' = 6'
147 OCCUPANTS (4,392 SF/ 30 SF / OCCUPANT)

SHOPS "C" / CONDO BUILDING CODE SUMMARY:

TYPE OF CONSTRUCTION 5 N FULLY SPRINKLERED
OCCUPANCY GROUP - M GROUND R-3 2ND & 3RD
OCCUPANCY SEPARATION RETAIL/CONDO 1-HR

BUILDING CODE AREA JUSTIFICATION
TYPE 5N BASIC AREA ALLOWED = 8,000 SF
INCREASE FOR FIRE SPRINKLERS - NONE
TOTAL AREA ALLOWED PER FLOOR = 8,000 SF
TOTAL AREA ALLOWED FOR BUILDING TWICE THAT ALLOWED FOR A SINGLE FLOOR = 16,000

TOTAL GROUND FLOOR (RETAIL) = 3,052
TOTAL SECOND FLOOR (CONDOS 14-15 DECK) = 2,001 SF
TOTAL THIRD FLOOR (CONDO 14) = 499 SF
TOTAL BUILDING AREA ALL FLOORS = 5,552 SF

EXIT REQUIREMENTS - REQUIRED AND PROVIDED
GROUND FLOOR
RETAIL 2-3' = 6'
103 OCCUPANTS (3,052 SF/ 30)
CONDOS OVER RETAIL 1 EA FROM UNITS TO GRADE

State & Hitchcock

WHOLE FOODS MARKET

CIRCUIT CITY
CITIBANK

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A.P.N. 053-080-052, 053-040-053

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VICINITY MAP

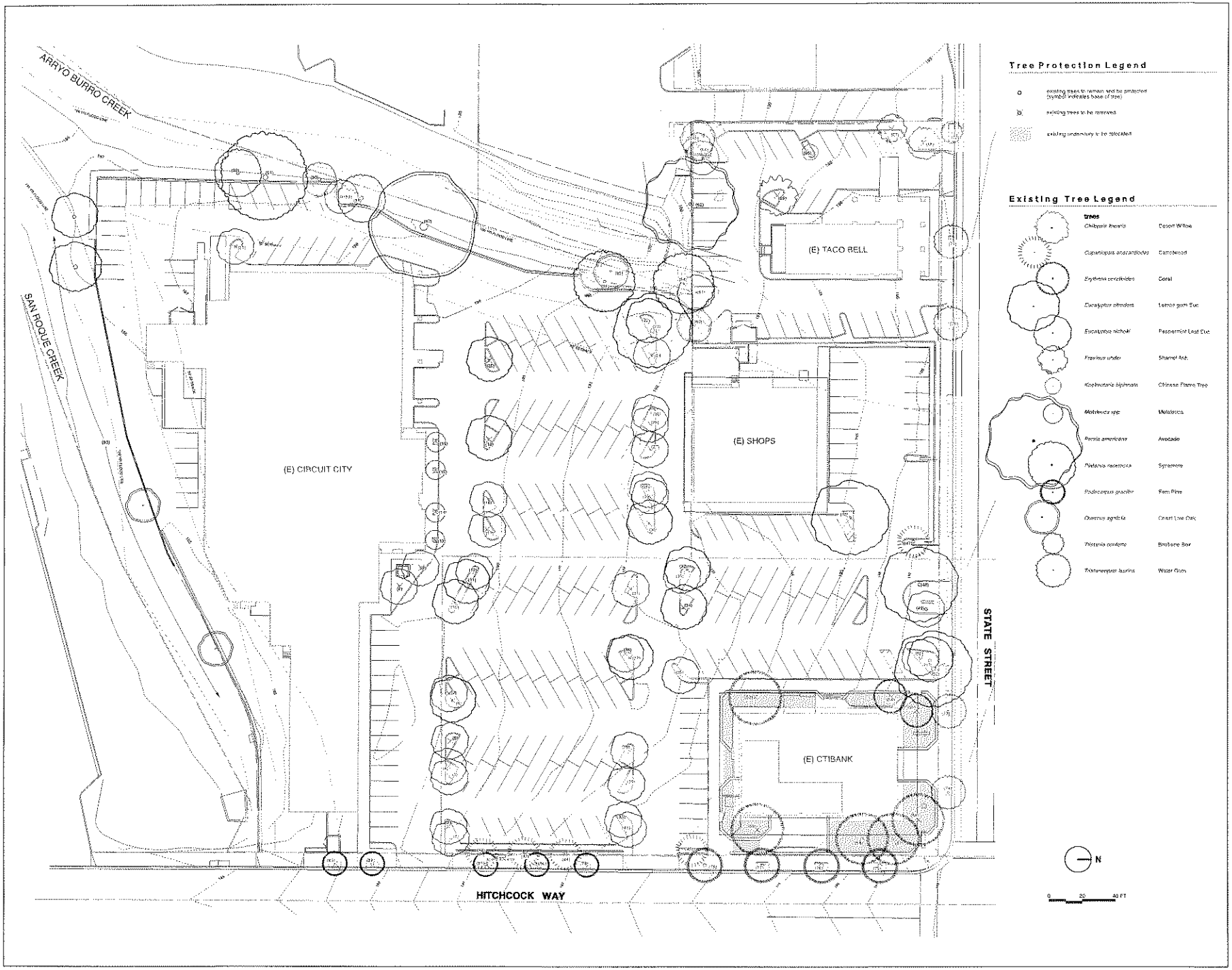
CONTENTS: STREET LEVEL PLAN

DATE: November 9, 2007

SHEET NUMBER

BA-1

NOT FOR CONSTRUCTION



Tree Protection Legend

- existing trees to remain and be protected (symbol indicates base of tree)
- existing trees to be removed
- existing underbody to be relocated

Existing Tree Legend

trees

Chilopsis linearis	Desert Willow
Cupaniopsis anacardioides	Carrotwood
Erythrina serrulata	Coral
Eucalyptus citriodora	Lemon gum Euc
Eucalyptus nicholii	Peppermint Leaf Euc
Fraxinus uhdei	Shamel Ash
Koelreuteria bipinnata	Chinese Flame Tree
Melaleuca spp.	Melaleuca
Persea americana	Avocado
Platanus racemosa	Sycamore
Podocarpus gracilior	Fern Pine
Quercus agrifolia	Coast Live Oak
Tristania conferta	Brisbane Box
Tristaniopsis laurina	Water Gum

State & Hitchcock

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Santa Barbara, Ca

A.P.N. 051-040-052, 051-040-053

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NOT FOR CONSTRUCTION

DRAWING TITLE
SITE PLAN
TREE PROTECTION PLAN

SCALE 1" = 20'-0"

DATE 10/05/07

SHEET NUMBER
L1-0

Arborist Notes

Preliminary Whole Foods Tree Inventory

See site map for the location of the trees by corresponding number and a rendition of most of the notes. Palms growing around the base and smaller trees of Taco Bell and around the bank less than 6" DBH (Diameter Breast Height) are not included in this inventory.

Condition Ratings:

Good: trees with good structure and are higher in vigor (healthier)

Fair: the average - good structure but low in vigor. Most trees are fair due to prior insect problems and water deficits to root systems. Several fair condition trees are worth keeping if possible but maintenance is necessary and increased root area will benefit health.

Poor: poor structure and low vigor

Tree Protection Notes

All existing trees to remain are to be protected as follows:

1. Any irrigation systems installed under existing trees to be protected shall be done under the direction of a qualified Arborist and in accordance with recommendations of the Arborist.

2. Contractor shall install fencing or protective barriers around existing trees to be protected during construction.

3. Contractor shall have a qualified Arborist present during any excavation adjacent to or beneath the dripline of trees that are required to be protected.

4. The trees shall be thinned as needed in accordance with recommendations of qualified Arborist.

6. Any root pruning and trimming shall be done under the direction of a qualified Arborist.

7. All excavation within the dripline of the trees shall be done with hand tools and any roots encountered shall be cut cleanly.

8. ABSOLUTELY NO tree will be removed unless clearly marked and authorized by owner's representative.

9. Many new trees will be planted, mitigating the loss of any proposed tree removals.

10. Street tree removal is contingent on submittal to the Planning Division verification of approval from the Park Commission for the removal of one Fern Tree (diameter 17") from the front yard setback on Hitchcock Way.

Existing Tree Inventory/key

Tree #	Species	DBH (inches)	Condition/Health	Comments
1	Lemon Gum Eucalyptus (Eucalyptus citriodora)	17	Fair	
2	Lemon Gum Eucalyptus (Eucalyptus citriodora)	14	Fair	
3	Lemon Gum Eucalyptus (Eucalyptus citriodora)	10	Fair	
4	Lemon Gum Eucalyptus (Eucalyptus citriodora)	10	Good	
5	Lemon Gum Eucalyptus (Eucalyptus citriodora)	16	Fair	
6	Lemon Gum Eucalyptus (Eucalyptus citriodora)	21	Good	
7	Lemon Gum Eucalyptus (Eucalyptus citriodora)	14	Poor	leaner
8	Lemon Gum Eucalyptus (Eucalyptus citriodora)	14	Fair	
9	Lemon Gum Eucalyptus (Eucalyptus citriodora)	10	Fair	
10	Lemon Gum Eucalyptus (Eucalyptus citriodora)	18	Fair	nice group
11	Lemon Gum Eucalyptus (Eucalyptus citriodora)	14	Good	nice group
12	Lemon Gum Eucalyptus (Eucalyptus citriodora)	5	Poor	
13	Melaleuca	6	Fair	hedged/poor
14	Melaleuca	5	Fair	hedged/poor
15	Melaleuca	5	Fair	hedged/poor
16	Melaleuca	8	Fair	hedged/poor
17	Lemon Gum Eucalyptus (Eucalyptus citriodora)	15	Fair	
18	Lemon Gum Eucalyptus (Eucalyptus citriodora)	11	Poor	
19	Lemon Gum Eucalyptus (Eucalyptus citriodora)	22	Good	great tree
20	Lemon Gum Eucalyptus (Eucalyptus citriodora)	22	Fair	
21	Lemon Gum Eucalyptus (Eucalyptus citriodora)	13	Fair	
22	Lemon Gum Eucalyptus (Eucalyptus citriodora)	16	Fair	nice group although #23 is the best
23	Lemon Gum Eucalyptus (Eucalyptus citriodora)	19	Good	nice group
24	Lemon Gum Eucalyptus (Eucalyptus citriodora)	11	Poor	
25	Lemon Gum Eucalyptus (Eucalyptus citriodora)	16	Fair	okay group-would be better with care
26	Lemon Gum Eucalyptus (Eucalyptus citriodora)	13	Fair	okay group-could be better with care
27	Lemon Gum Eucalyptus (Eucalyptus citriodora)	12	Poor	
28	Lemon Gum Eucalyptus (Eucalyptus citriodora)	15	Poor	
29	Lemon Gum Eucalyptus (Eucalyptus citriodora)	9	Poor	
30	Lemon Gum Eucalyptus (Eucalyptus citriodora)	18	Good	great tree
31	Lemon Gum Eucalyptus (Eucalyptus citriodora)	19	Fair	not worth keeping
32	Lemon Gum Eucalyptus (Eucalyptus citriodora)	16	Poor	pitiful
33	Lemon Gum Eucalyptus (Eucalyptus citriodora)	11	Fair	not worth keeping
34	Lemon Gum Eucalyptus (Eucalyptus citriodora)	18	Fair	not worth keeping
35	Lemon Gum Eucalyptus (Eucalyptus citriodora)	9	Fair	not worth keeping
36	Lemon Gum Eucalyptus (Eucalyptus citriodora)	14	Good	nice group
37	Lemon Gum Eucalyptus (Eucalyptus citriodora)	19	Good	nice group
38	Lemon Gum Eucalyptus (Eucalyptus citriodora)	26	Good	nice
39	Lemon Gum Eucalyptus (Eucalyptus citriodora)	13	Fair	not worth it
40	Lemon Gum Eucalyptus (Eucalyptus citriodora)	16	Poor	not worth it
41	Lemon Gum Eucalyptus (Eucalyptus citriodora)	18	Good	nice tree but not the best
42	Carrotwood	11	Fair	Suppressed crown from overhanging city podocarpus
43	Carrotwood	13	Fair	Suppressed crown from overhanging city podocarpus
44	Carrotwood	12	Fair	Suppressed crown from overhanging city podocarpus
45	Carrotwood	13	Fair	Suppressed crown from overhanging city podocarpus
46	Lemon Gum Eucalyptus (Eucalyptus citriodora)	16	Fair	not great
47	Carrotwood	22	Fair	large wound at low major crotch
48	Lemon Gum Eucalyptus (Eucalyptus citriodora)	18	Fair	not great
49	Lemon Gum Eucalyptus (Eucalyptus citriodora)	14	Fair	not great
50	Lemon Gum Eucalyptus (Eucalyptus citriodora)	13	Fair	nice group although needs care
51	Lemon Gum Eucalyptus (Eucalyptus citriodora)	17	Fair	nice group although needs care
52	Lemon Gum Eucalyptus (Eucalyptus citriodora)	21	Fair	nice group although needs care
53	Coral (Erythrina coralloides)	28	Good	all corals good but check on relocation
54	Coral (Erythrina coralloides)	20	Good	
55	Coral (Erythrina coralloides)	multi	Good	
56	Coral (Erythrina coralloides)	22	Good	
57	Coral (Erythrina coralloides)	multi	Good	
58	Coral (Erythrina coralloides)	9	Good	
59	Coral (Erythrina coralloides)	16	Good	
60	Oak	12	Good	nice tree, beware south side root ball on retaining wall
61	Lemon Gum Eucalyptus (Eucalyptus citriodora)	8	Fair	
62	Avocado	22	Good	
63	Lemon Gum Eucalyptus (Eucalyptus citriodora)	16	Good	smaller tree but nice
64	Ash	6	Poor	
65	Oak	14	Poor	
66	[illegible]	3	Good	
67	Ash	4	Poor	
68	Desert Willow	multi	Good	
69	Peppermint Leaf Eucalyptus	7	Good	
70	Tristania conferta	8	Good	city street tree
71	Tristaniopsis laurina	7	Good	city street tree
72	Tristaniopsis laurina	8	Fair	city street tree
73	Tristaniopsis laurina	10	Good	city street tree
74	Tristaniopsis laurina	10	Good	city street tree
75	Podocarpus gracilior	22	Good	city street tree
76	Podocarpus gracilior	31	Good	city street tree
77	Podocarpus gracilior	18	Good	city street tree
78	Podocarpus gracilior	24	Good	city street tree
79	Podocarpus gracilior	21	Good	city street tree
80	Podocarpus gracilior	16	Good	city street tree
81	Podocarpus gracilior	15	Good	city street tree - may conflict with new driveway
82	Podocarpus gracilior	17	Good	city street tree
83	Podocarpus gracilior	17	Good	city street tree
84	Sycamore	multi	Good	Remove the 4" trunk before it gets big and falls onto people
85	Oak	12	Good	CRZ (Critical Root Zone) out of project zone
86	Sycamore	12	Good	
87	Oak	48	Good	Great tree needs protecting-use permeable driveway that does not require scraping & compaction of existing soil during construction. There may be a large root attached beneath asphalt. CRZ is 48', see plan
88	Sycamore	16	Good	CRZ=16' These trees will be easier to protect than oak. Generally are less sensitive to larger CRZ. Could reduce to 75% or 3/4' per 1" DBH. Perhaps continue process from oak #87 to the north of sycamore #92
89	Sycamore	12	Good	CRZ=12'
90	Sycamore	16	Good	CRZ=16'
91	Sycamore	24	Good	CRZ=24'
92	Sycamore	20	Good	CRZ=20'
93	Tree row of Eucalyptus globulus and oak	variable	Good/Fair and Poor	Excavation and grading will not impact tree if existing retaining wall remains. Remove all Eucalyptus and any trees that are dangerous or leaning precariously onto the wall toward the bldgs. Some side pruning on oaks will be prudent to reduce weight overhanging limbs and restore structure.

State & Hitchcock

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WHOLE FOODS MARKET

CIRCUIT CITY

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NOT FOR CONSTRUCTION

DRAWING TITLE

SITE PLAN

TREE PROTECTION LEGEND

SCALE: 1" = 20'-0"

[illegible]

[illegible]

L1-1