

ENTITLEMENT DOCUMENTS

FOR
IWATANI
2714 ARTESIA BLVD
REDONDO BEACH, CA 90278

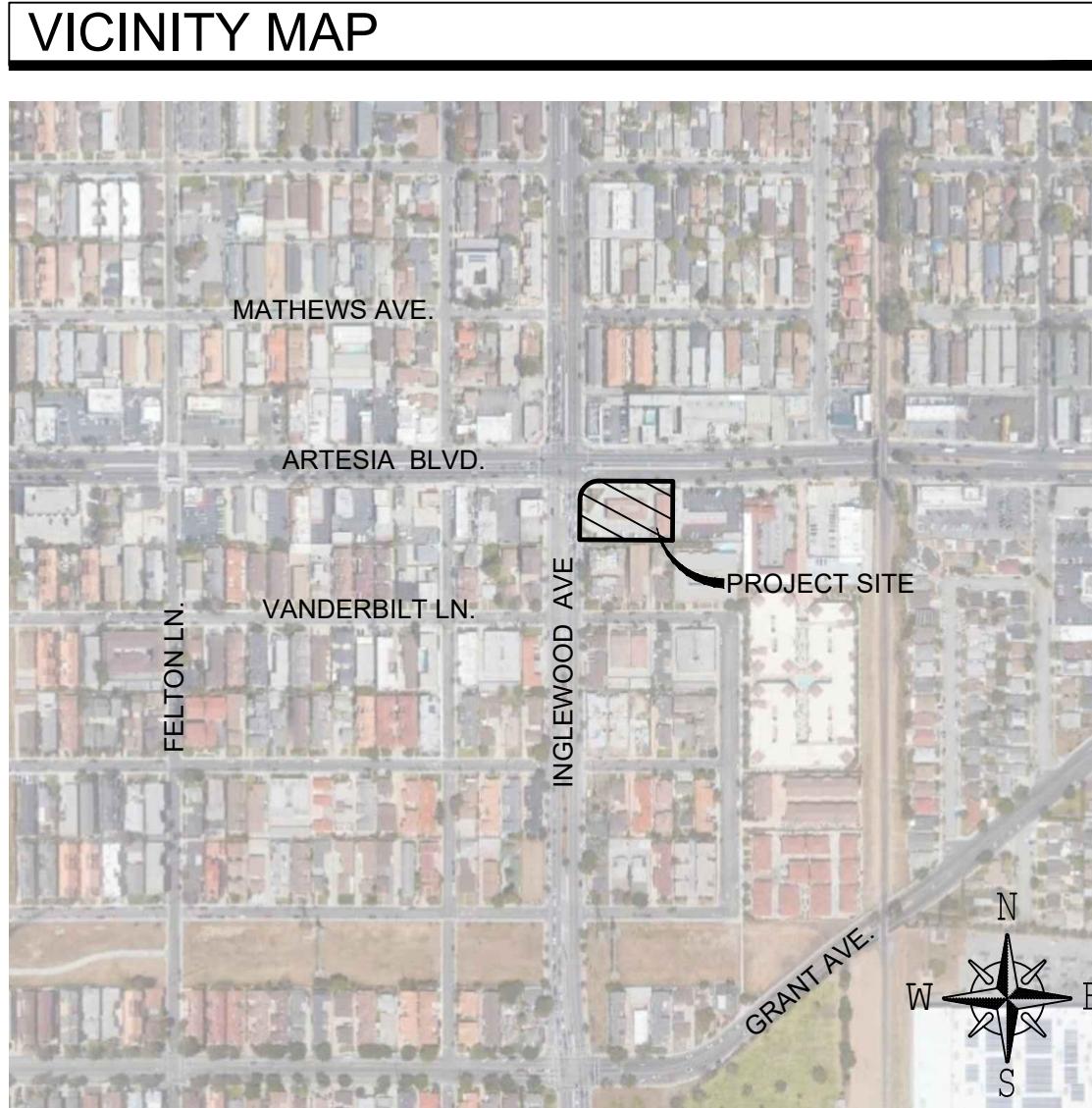
Iwatani group
Iwatani Corporation of America

fiedlergroup
Design & Engineering

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LEGAL DESCRIPTION

LOTS 4, 5, 6 AND 7 IN BLOCK 1 OF THE REDONDO VILLA TRACT, IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE(S) 82 AND 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THE NORTHERLY 20 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF THE NORTHERLY 20 FEET OF SAID LOTS 4, 5, 6 AND 7; THENCE EASTERLY ALONG SAID SOUTHERLY LINE NORTH 89° 53' 00" EAST 200.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 4, SAID POINT BEARING SOUTH 0° 09' 20" EAST 200.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 4, SOUTH 0° 09' 20" EAST 129.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 4, 5, 6 AND 7; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 7, NORTH 0° 09' 20" WEST 129.98 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

GRID NORTH AS DEFINED CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NAD 83, EPOCH 2020.00

THE BEARING EQUATION FOR THIS PROJECT WOULD BE THE CENTERLINE ARTESIA BOULEVARD, HAVING A BEARING OF SOUTH 89° 53' 18" EAST, ALSO BEING NORTH 89° 53' EAST AS SHOWN IN BOOK 10, PAGE 82-83 OF MAPS, IN THE OFFICE OF THE RECORDER, LOS ANGELES COUNTY, CALIFORNIA.

BENCHMARK

LOS ANGELES COUNTY PUBLIC WORKS VERTICAL CONTROL POINT

BM NUMBER - QY12123

ELEVATION - 119.75 (US SURVEY FEET)
36.500 (METERS)

L&DPW TAG IN S CB 300MM(1FT) E/O OF THE ECR @ SE COR ARTESIA BL & INGLEWOOD AV.

FLOOD STATEMENT

THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE "X" DESIGNATION PER FLOOD INSURANCE RATE MAP NO. 06037C1930F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BUSINESS HOURS

THE BUSINESS OPERATES DURING THE FOLLOWING TIMES:

- CONVENIENCE STORE: 24 HOURS
- SERVICE STATION: 8:00AM-8:00PM
- GASOLINE/HYDROGEN DISPENSERS: 24 HOURS

EASEMENT NOTES

3 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2632 OF DEEDS, PAGE 199, 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 12805 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 A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED AS BOOK 38785, PAGE 353 OF OFFICIAL RECORDS.

(AFFECTS LOT 4) PLOTTED ON MAPSHEET

7 A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED AS BOOK 38470, PAGE 231 OF OFFICIAL RECORDS.

(AFFECTS - PLOTTED ON MAPSHEET)

9 A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED AS BOOK 36693, PAGE 172 OF OFFICIAL RECORDS.

(AFFECTS LOT 7) (AFFECTS - PLOTTED ON MAPSHEET)

10 AN EASEMENT FOR STREET, ALLEY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 21, 1969 AS INSTRUMENT NO. 3046 OF OFFICIAL RECORDS.

(AFFECTS LOT 7) (AFFECTS - PLOTTED ON MAPSHEET)

11 AN OFFER OF DEDICATION FOR PUBLIC STREET, ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 1989 AS INSTRUMENT NO. 89-190837 OF OFFICIAL RECORDS.

TO: CITY OF REDONDO BEACH AND ITS SUCCESSOR AND ASSIGN

(AFFECTS LOT 7) (AFFECTS - PLOTTED ON MAPSHEET)

12 SURVEY PREPARED BY HAYES & ASSOCIATES, INC., DATED SEPTEMBER 08, 1992, UNDER JOB NO. 11-P6P, SHOWS THE FOLLOWING:

a. AN ENCROACHMENT ONTO SAID LAND OF THE NORTH FACE OF A 3 FOOT HIGH CONCRETE BLOCK WALL ONTO THE SOUTHWEST CORNER OF SITE FROM PROPERTY ADJACENT ON THE SOUTH.

b. AN ENCROACHMENT OF A CONCRETE PLANTER CURB LOCATED ON THE NORTHWEST CORNER OF SITE ONTO PROPERTY LOCATED ADJACENT ON THE NORTH.

c. AN ENCROACHMENT OF PLANTERS, CONCRETE CURB, AND A CONCRETE BLOCK RETAINING WALL LOCATED ON SAID LAND ONTO THE OFFER TO DEDICATE SHOWN AS ITEM NO. 11.

d. ANY EASEMENT OR LESSOR RIGHTS FOR THE PHONE STAND LOCATED ON SAID LAND, AS DISCLOSED BY PRIOR TITLE EVIDENCE, (NO OPINION TO OFFER, NO DOCUMENTS WERE PROVIDED)

14 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. R3496" RECORDED SEPTEMBER 24, 2001 AS INSTRUMENT NO. 01-1806298 OF OFFICIAL RECORDS. (UNABLE TO DETERMINE WITH PROVIDED DOCUMENTS)

20 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

PROJECT TEAM

PROJECT OWNER/DEVELOPER:
MICHAEL HOBAN, P.E.
IWATANI CORPORATION OF AMERICA
(656) 235-4450
3945 FREEDOM CIRCLE, STE. 770
SANTA CLARA, CA 95054

CIVIL ENGINEER:
PATRICK O. FIEDLER, P.E.
FIEDLER GROUP
(213) 381-7891
299 N. EUCLID AVE., STE. 550
PASADENA, CA 91101

LAND SURVEYOR:
TRENT J. KEENAN, P.L.S.
SALEM ENGINEERING GROUP, INC.
(909) 980-6455
8711 MONROE CT, STE. A
RANCHO CUCAMONGA, CA 91730

SITE INFORMATION

SITE:
LOT SIZE: 25,952 SQ. FT. 0.60 ACRE
APPROXIMATE AREA OF 4,963 SQ. FT. ± 0.11 ACRE DISTURBANCE:

ASSESSORS PARCEL #: 4082-011-028

PROPERTY ADDRESS: 2714 ARTESIA BLVD., REDONDO BEACH, CA 90278

ZONING: C-2 - COMMERCIAL

STRUCTURES:
(E) C-STORE 853 SQ. FT. ± 3.3 %
(E) 4 LUBE BAYS 1,563 SQ. FT. ± 6.0 %
(E) CANOPY 3,971 SQ. FT. ± 15.3 %
(N) EQUIPMENT ENCLOSURE 1,388 SQ. FT. 5.3 %

PARKING DATA:
USE: AUTOMOBILE REPAIR GARAGES AND SERVICE STATIONS

REQUIRED (1 SPACE PER 250 SQ. FT. OF G.F.A.): 10 SPACES OR

REQUIRED (3 SPACES PER SERVICE BAY): 12 SPACES

TOTAL REQUIRED: 12 SPACES

PROVIDED STRIPED: 7 SPACES

PROVIDED UNDER FUELING CANOPY/AWNING: 14 SPACES

SCOPE OF WORK

PROJECT SCOPE IS TO INSTALL HYDROGEN FUELING EQUIPMENT AT THE EXISTING GAS STATION LOCATED AT:

2714 ARTESIA BLVD., REDONDO BEACH, CA 90278

INSTALLATION OF HYDROGEN FUELING EQUIPMENT CONSISTS OF, BUT IS NOT LIMITED TO:

1. NEW 1,388 SQUARE FOOT ENCLOSED EQUIPMENT ENCLOSURE THAT HOLDS STORAGE AND COMPRESSION EQUIPMENT.
2. NEW 21'2" HIGH HYDROGEN FUELING CANOPY OVER (2) HYDROGEN DISPENSERS.
3. NEW INTERCONNECTING MECHANICAL PIPING & ELECTRICAL CONDUITS
4. NEW SAFETY SYSTEMS, SIGNAGE, AND OTHER MINOR SITE IMPROVEMENT

SHEET INDEX

| SHEET NO. | SHEET TITLE | GENERAL / CIVIL |
|-----------|-------------------------------------|-----------------|
| C0.0 | TITLE SHEET | |
| C0.1 | A.L.T.A./A.C.S.M. LAND TITLE SURVEY | |
| C1.0 | SITE PLAN | |
| C2.0 | EQUIPMENT ENCLOSURE PLAN | |
| C2.1 | EQUIPMENT ENCLOSURE ELEVATIONS | |
| C2.2 | EQUIPMENT ENCLOSURE ELEVATIONS | |
| C3.0 | PRELIMINARY GRADING PLAN | |
| A1.0 | AWNING PLAN & ELEVATIONS | AWNING |
| A1.1 | PERSPECTIVES | |

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DEVELOPMENT INFORMATION:
IWATANI
HYDROGEN
FUELING STATION

SITE ADDRESS:
2714 ARTESIA BLVD
@ INGLEWOOD AVE
REDONDO BEACH, CA 90278

DESIGNED BY: FG PM: PDF
CHECKED BY: MEP PM:
DRAWN BY: D.J.K CONSULTANT PM:
DATE: PROJECT NO.:
07/15/2020 16425 DRAWING TITLE:

TITLE SHEET

SHEET NO.:

C0.0

Project 16425 Date 07/15/2020 Entitlement Document Civil Design 16425-000.dwg - PLOTTED Mar 19, 2021 5:52pm

ARTESIA BLVD.

866.5

EQUIPMENT LIST

| # | EQUIPMENT |
|-------|------------------------------------|
| 1 | SUPPLY & FUELING STORAGE |
| 2A/2B | STATION MODULE |
| 3A/3B | HYDROGEN DISPENSER |
| 4 | SUPPLY CABINET - VALVE PANEL |
| 5 | SUPPLY CABINET - HMI |
| 6 | VALVE PANEL |
| 7 | PAYMENT OPERATING SYSTEM (POS) |
| 8 | SWITCHGEAR (NEMA 3R; 480 VAC) |
| 9 | NETWORK EQUIPMENT ENCLOSURE |
| 10 | LOW VOLTAGE (240/120 VAC) PANEL-LV |
| 11 | AP TELEMETRY |
| 12 | REMOTE VENT STACKS (26' TALL) |

Iwatani Group
Iwatani Corporation of America

 fiedlergroup
Design & Engineering

299 N. Euclid Ave., Ste 550
Pasadena, CA 91101

| NO. | DATE | REVISION DESCRIPTION |
|-----|------------|----------------------|
| 1 | 01/12/2021 | GENERAL REVISIONS |
| 2 | 03/19/2021 | CITY COMMENTS |

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DEVELOPMENT INFORMATION:

IWATANI
HYDROGEN
FUELING STATION

SITE ADDRESS:

| | |
|---------------------|-----------------------|
| DESIGNED BY: DJK | FG PM: POF |
| CHECKED BY: JGD | MEP PM: |
| DRAWN BY: DJK | CONSULTANT PM: |
| DATE: 07/15/2020 | PROJECT NO.: 16425 |

SITE PLAN

SHEET NO.:

C1.0

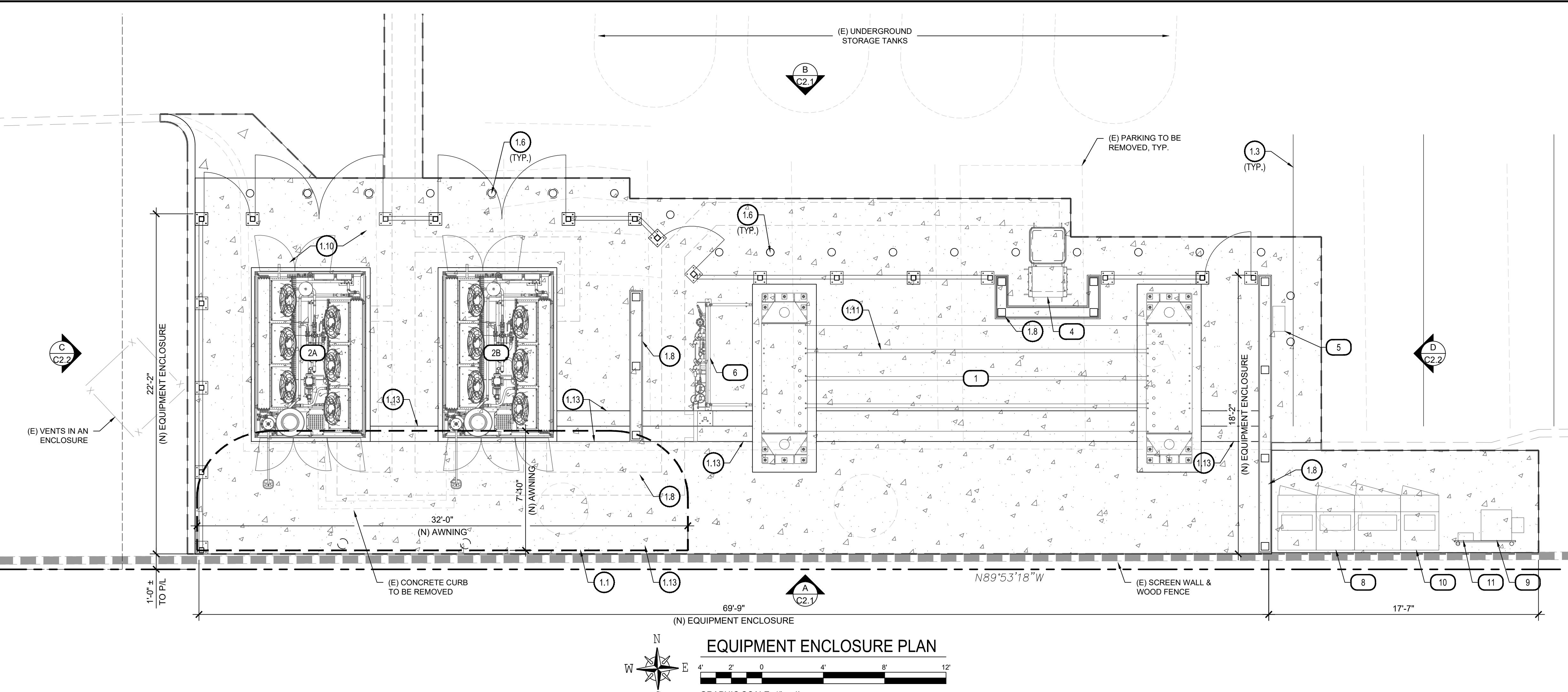
LEGEND

-  EASEMENT NOTE. SEE SHEET C0.0
-  PARKING COUNT
-  ACCESSIBLE ROUTE

SITE PLAN

SHEET NO.:

C1.0



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KEY NOTES

NOTE

NEW ITEMS

- 1.1 (N) AWNING
- 1.2 RELOCATED (E) WATER BACKFLOW PREVENTER
- 1.3 (N) / RESTRIPED PARKING
- 1.4 (N) ACCESSIBLE PARKING
- 1.5 (N) STRIPED PATH-OF-TRAVEL
- 1.6 (N) GUARD POST
- 1.7 (N) CONCRETE CURB
- 1.8 (N) STUCCO FIRE WALL
- 1.9 (N) DETECTABLE WARNING
- 1.10 (N) CONCRETE
- 1.11 (N) FENCING
- 1.12 (N) TRANSFORMER
- 1.13 (N) STEPS
- 1.14 RECONSTRUCUTED (E) DRIVEWAY
- 1.15 RECONSTRUCUTED (E) CURB RAMP
- 1.16 RELOCATED (E) AIR/WATER UNIT

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| | |
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| DESIGNED BY: TH | FG PM: POF |
| CHECKED BY: POF | MEP PM: |
| DRAWN BY: TH | CONSULTANT PM: |
| DATE: 07/15/2020 | PROJECT NO.: 16425 |

EQUIPMENT ENCLOSURE PLAN

SHEET NO.:

C2.0

EQUIPMENT LIST

| # | EQUIPMENT |
|-------|------------------------------------|
| 1 | SUPPLY & FUELING STORAGE |
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FINISH SCHEDULE

| # | NOTE | MATERIAL | COLOR | FINISH |
|---|--|-----------------------------|--------------|---------------------|
| A | EQUIPMENT ENCLOSURE WALL | STUCCO | DUSTY GREY | STUCCO |
| B | EQUIPMENT ENCLOSURE FENCE, POST & GATE | STEEL W/ ZINC COATING | DUSTY GREY | N/A |
| C | GUARD POST | CONC. | NATURAL GRAY | SEMI-GLOSS PAINT |

299 N. Euclid Ave., Ste 550
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The logo for the 811 Dig Safe service. It features a large, bold number '811' in a white, sans-serif font. The '8' and '1' are stacked vertically, with a horizontal line connecting them. Below the '1' is a stylized illustration of a shovel, depicted with a dark handle and a lighter-colored head, pointing upwards and to the right. The background of the logo is black.

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| CHECKED BY: AM | MEP PM: |
| DRAWN BY: TH | CONSULTANT PM: |
| DATE: 27/12/2020 | PROJECT NO.: 10105 |

EQUIPMENT ENCLOSURE ELEVATIONS

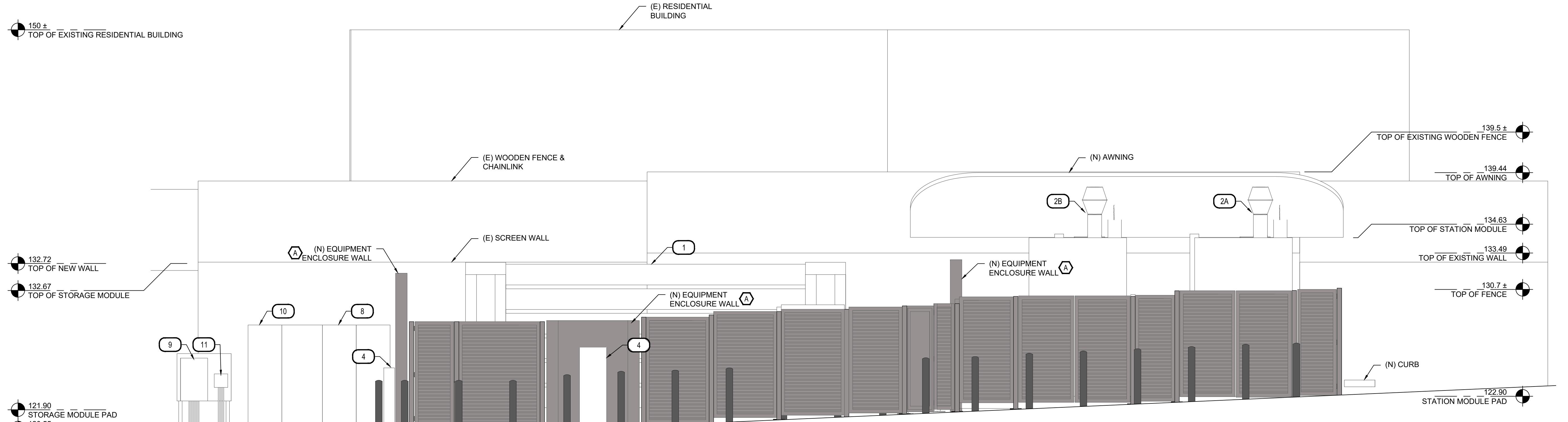
C2.1

C H A P T E R



A SOUTH ELEVATION

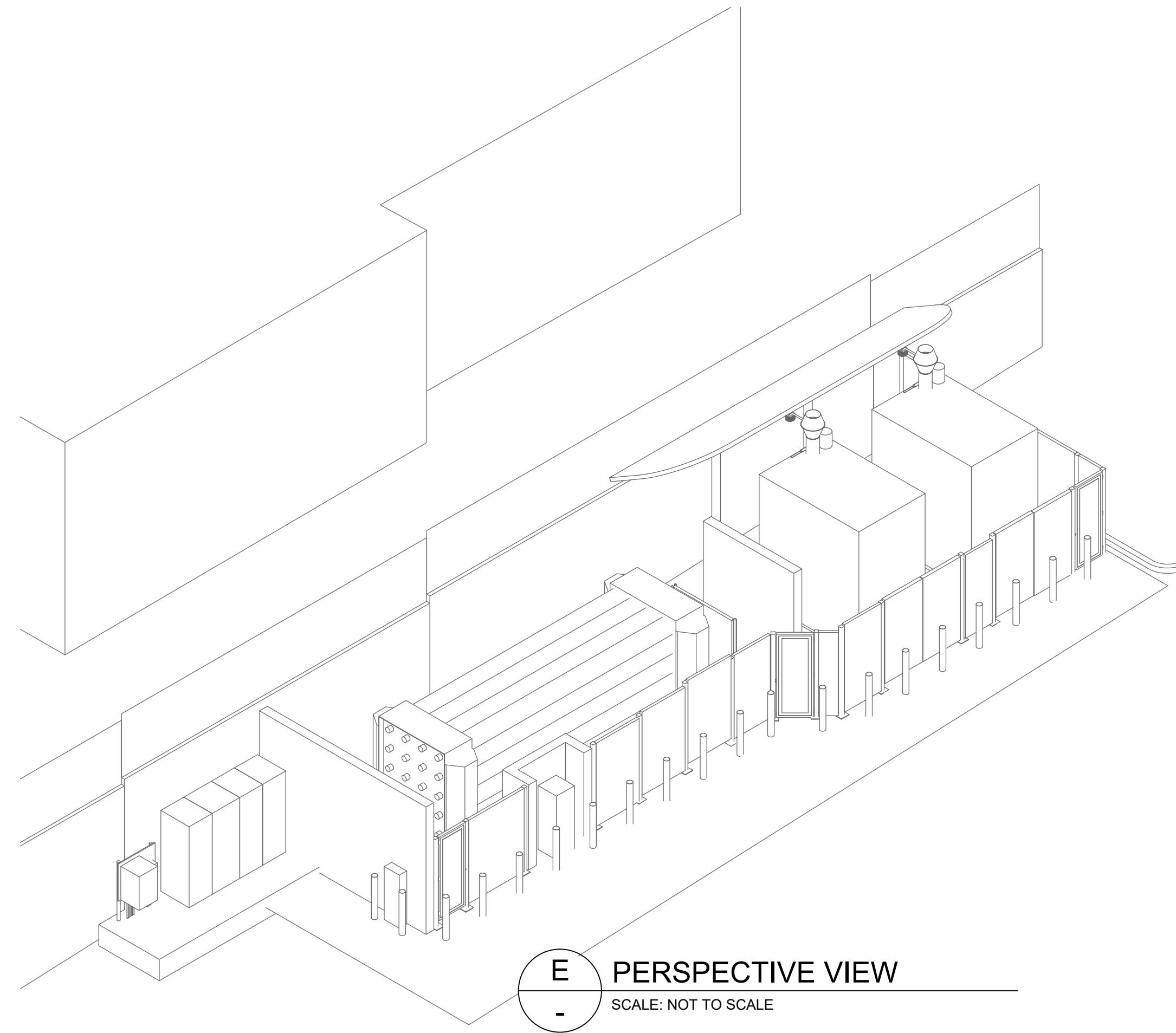
SCALE: 1/4" =



B NORTH ELEVATION

SCALE: 1/4" =

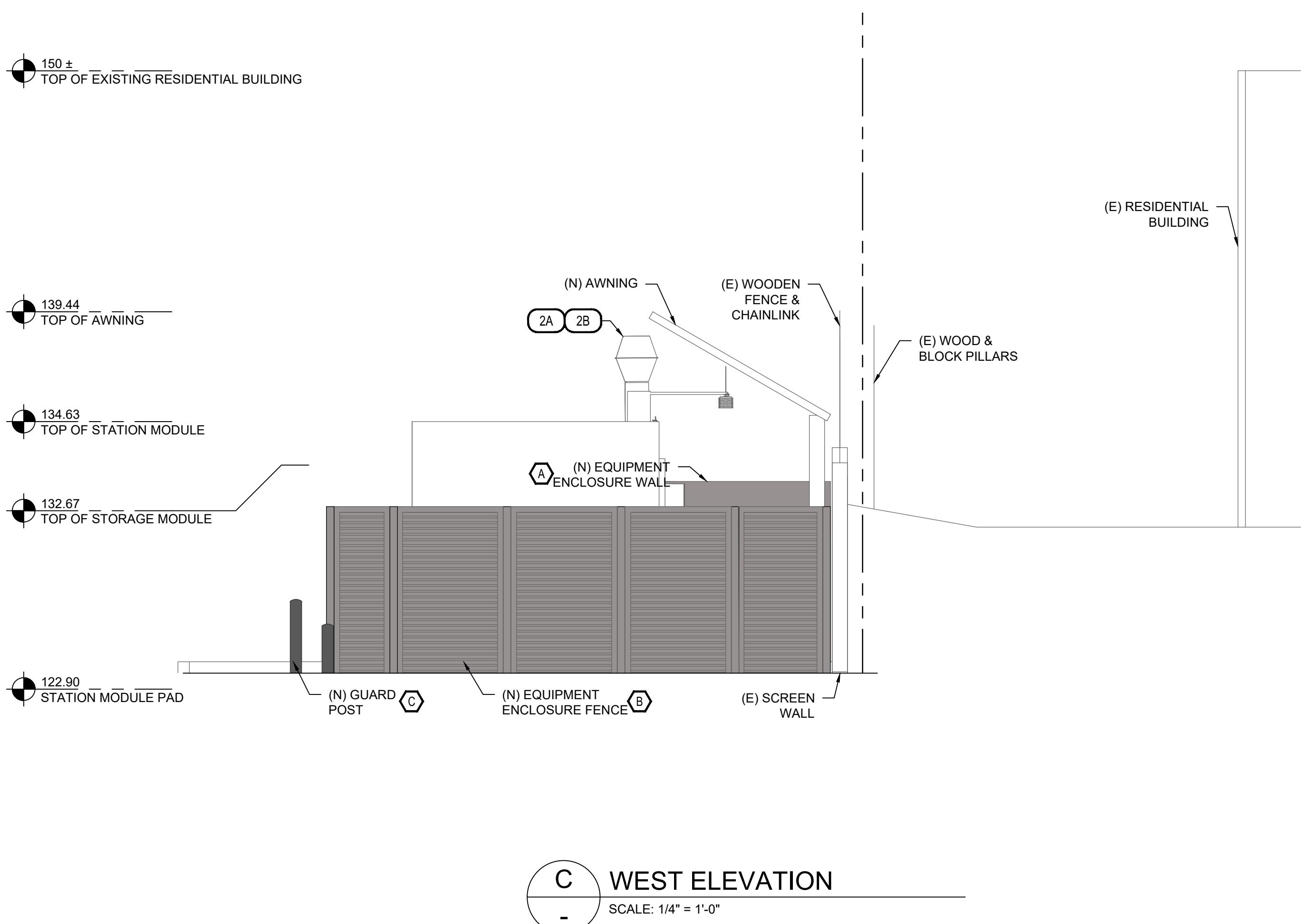
C2.1





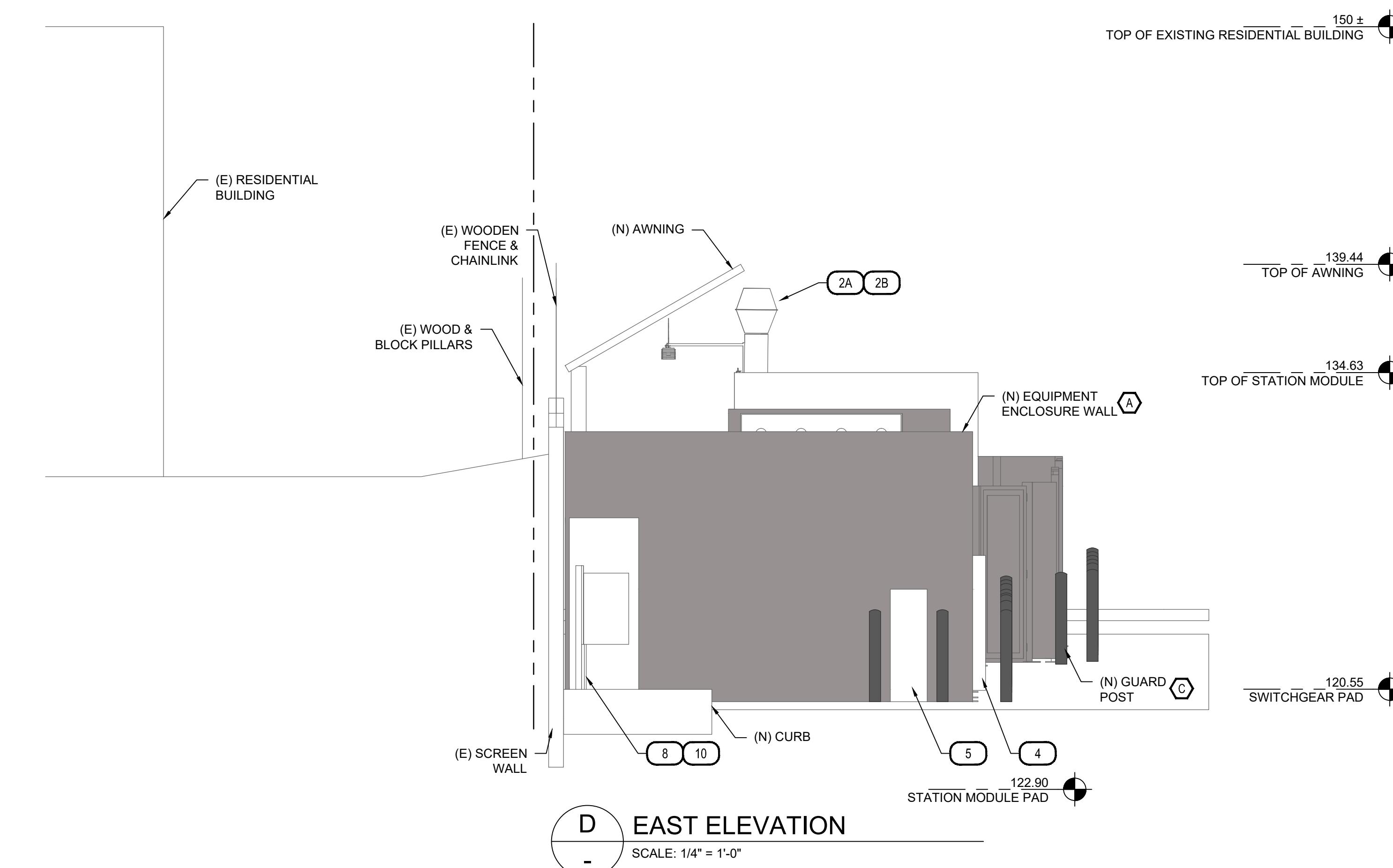
PERSPECTIVE VIEW

SCALE: NOT TO SCALE



C WEST ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



D EAST ELEVATION

SCALE: 1/4" = 1'-0"

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HYDROGEN
FUELING STATION

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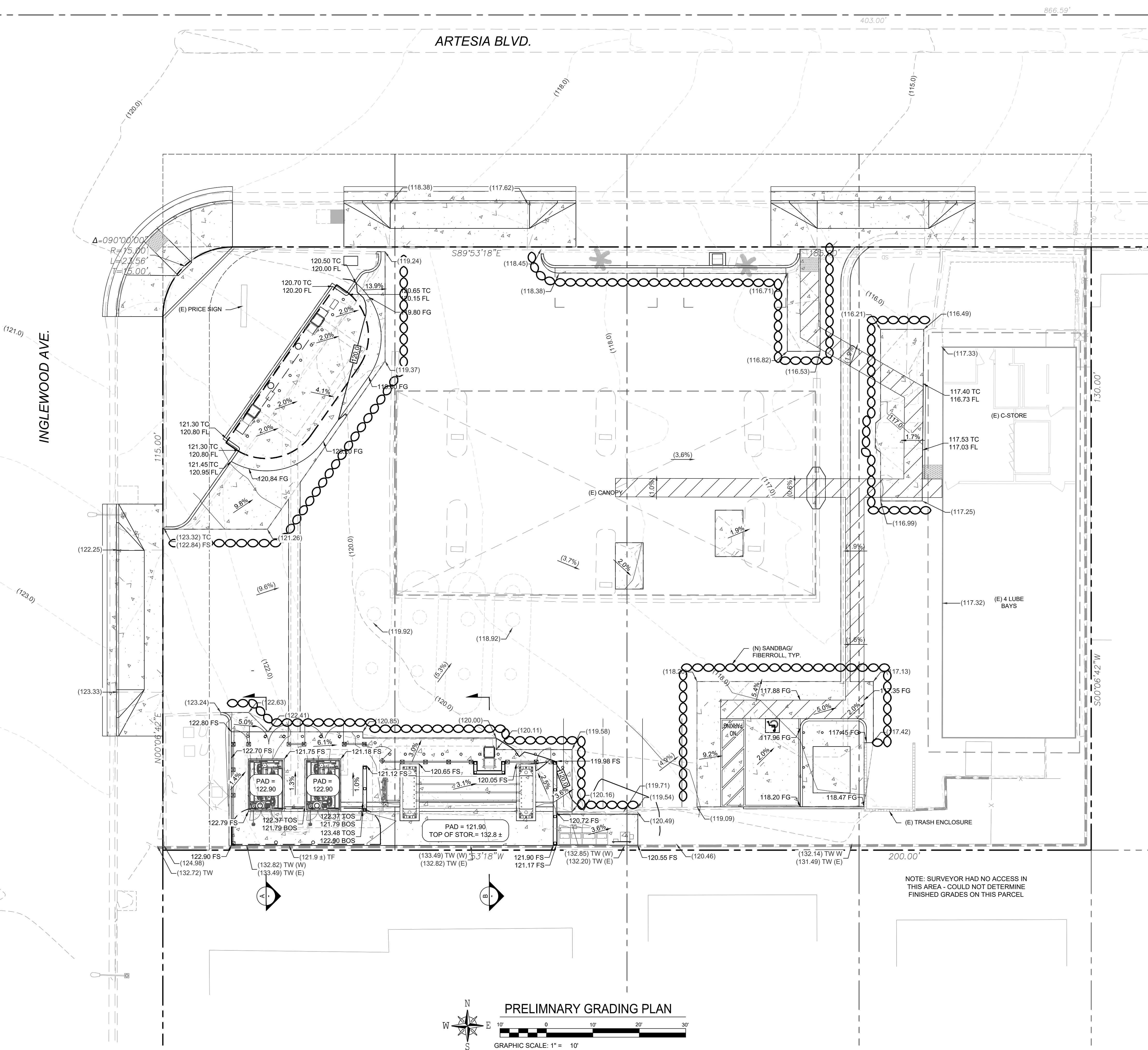
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| DRAWN BY: TH | CONSULTANT PM: |
| DATE: 07/15/2020 | PROJECT NO.: 16425 |

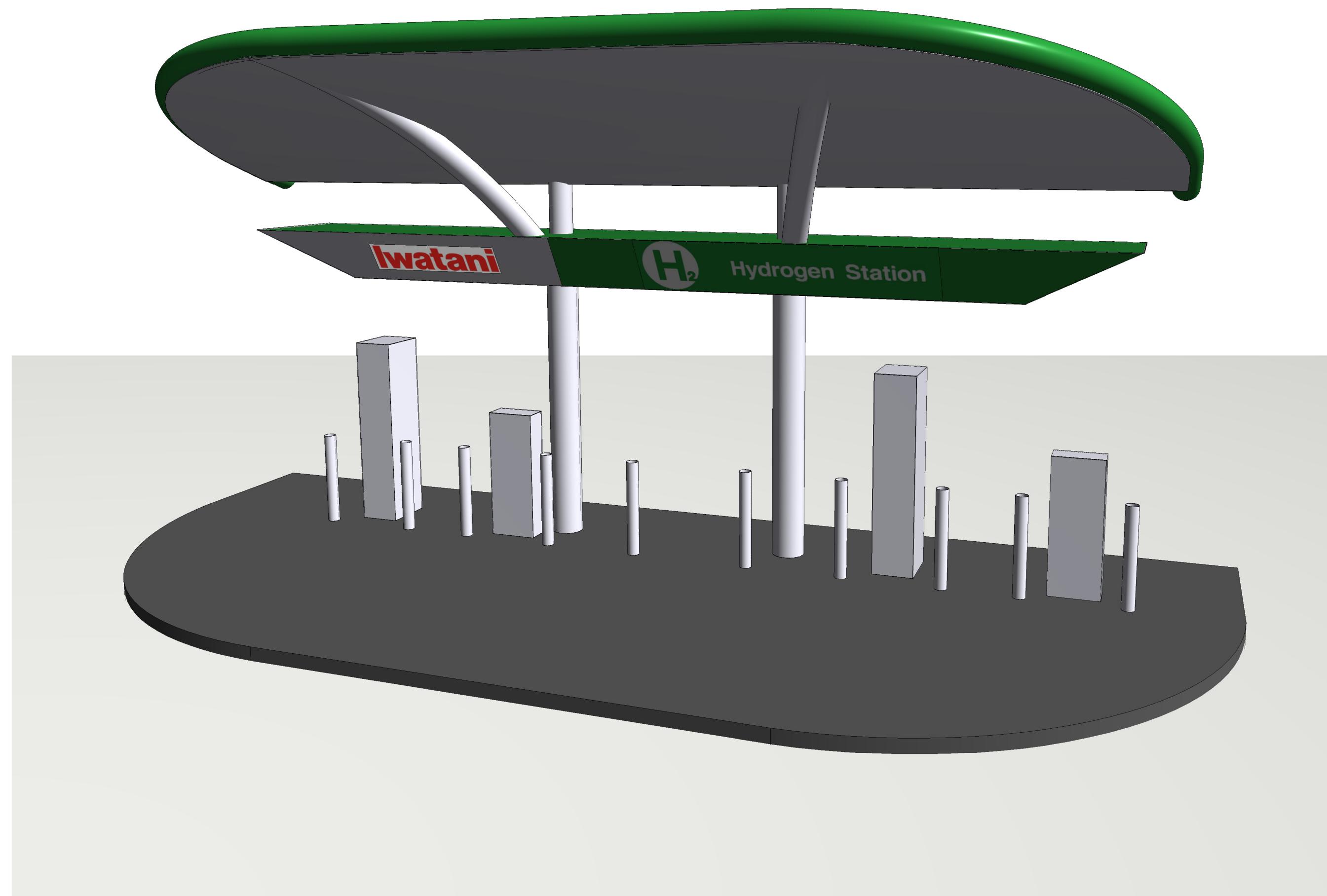
DRAWING TITLE:

EQUIPMENT ENCLOSURE ELEVATIONS

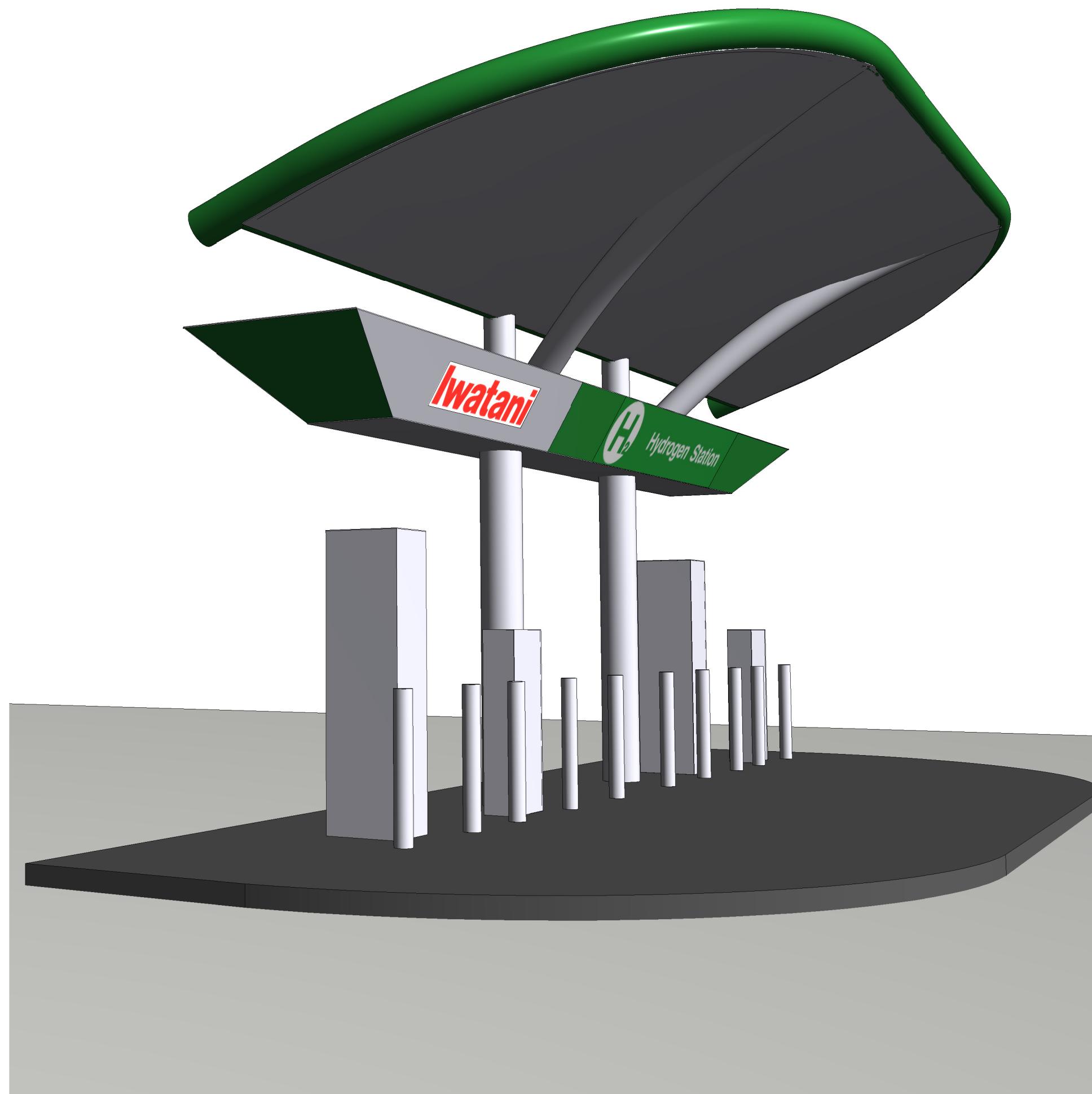
SHEET NO.:

C2.2





PERSPECTIVE 2



PERSPECTIVE 1

COLOR LEGEND

| | | |
|---|-----|--|
|  | C-1 | COLOR 1 NAME: EVERGREEN STYLE: |
|  | C-2 | COLOR 2 NAME: CF10101 STYLE: RED |
|  | C-3 | COLOR 3 NAME: STYLE: WHITE |



MATERIAL LEGEND

| | |
|---|---|
|  | ACM-1 COLOR: 3 (WHITE) NAME: ALUMINUM METAL PANEL STYLE: SEMI-GLOSS FINISH |
|  | HSS-1 COLOR: SEE ELEVATIONS NAME: HOLLOW STEEL STRUCTURE STYLE: ROUND (10" Ø, 12" Ø, 16" Ø) |
|  | MP-1 COLOR: SEE ELEVATIONS NAME: GALV METAL ROLLED PANEL STYLE: 3" HEIGHT X 16" WIDTH, 20 GA. |

| No. | DATE | DESCRIPTION |
|-----|------------|----------------|
| 1 | 12/16/2020 | AWNING UPDATES |
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DEVELOPMENT INFORMATION:

**FUTURITY HYDROGEN
DISMISSED, AMMUNIC**

SITE ADDRESS:

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|--------------|------------|---------------------|
| DESIGNED BY: | JC | FG PM: |
| CHECKED BY: | PF | MEP PM: |
| DRAWN BY: | JC | CONSULTANT PM: |
| DATE: | 08/28/2020 | PROJECT NO. 1642 |

PERSPECTIVES

SHEET No.:

A1.1